

City View Lofts
Balance Sheet Prev Year Comparison
As of June 30, 2025

	Jun 30, '25	Jun 30, '24	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts -			
Schwab Reserve	141,507.87	143,471.75	-1,963.88
Total Reserve Accounts -	141,507.87	143,471.75	-1,963.88
TBK Operating	17,667.39	14,860.00	2,807.39
Total Checking/Savings	159,175.26	158,331.75	843.51
Accounts Receivable			
Accounts Receivable	0.00	208.18	-208.18
Total Accounts Receivable	0.00	208.18	-208.18
Total Current Assets	159,175.26	158,539.93	635.33
TOTAL ASSETS	159,175.26	158,539.93	635.33
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	811.98	1,793.56	-981.58
Total Accounts Payable	811.98	1,793.56	-981.58
Other Current Liabilities			
Assessment Reserves Pay...	13,070.00	13,070.00	0.00
Total Other Current Liabilit...	13,070.00	13,070.00	0.00
Total Current Liabilities	13,881.98	14,863.56	-981.58
Total Liabilities	13,881.98	14,863.56	-981.58
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	101,305.10	98,143.74	3,161.36
Net Income	-3,009.14	-1,464.69	-1,544.45
Total Equity	145,293.28	143,676.37	1,616.91
TOTAL LIABILITIES & EQUITY	159,175.26	158,539.93	635.33

City View Lofts
Budget vs. Actual
January through June 2025

	Jan – Jun '25	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	45,000.00	45,000.00	0.00
Total Income	45,000.00	45,000.00	0.00
Expense			
Association Website	180.00	180.00	0.00
HOA Management	4,200.00	4,200.00	0.00
Wastewater	505.01	450.00	55.01
Tax Return / License	1,304.81	300.00	1,004.81
Garage Maintenance	300.00	1,350.00	-1,050.00
Fire System	173.00	0.00	173.00
Landscape	840.00	900.00	-60.00
Janitorial	2,000.00	2,790.00	-790.00
Xcel Energy	4,537.73	6,000.00	-1,462.27
Snow Removal	2,135.00	1,600.00	535.00
Trash / Recycle	2,960.54	2,910.00	50.54
Insurance	20,088.00	17,200.00	2,888.00
Keys, Locks, Security	150.00	300.00	-150.00
Elevator Maintenance	2,786.79	2,400.00	386.79
Water / Sewer	2,131.96	2,280.00	-148.04
Building Maintenance	2,142.21	1,800.00	342.21
Phone / Callbox / Inte...	2,537.28	2,400.00	137.28
Total Expense	48,972.33	47,060.00	1,912.33
Net Ordinary Income	-3,972.33	-2,060.00	-1,912.33
Other Income/Expense			
Other Income			
Interest – Reserve	2,858.16	0.00	2,858.16
Total Other Income	2,858.16	0.00	2,858.16
Other Expense			
Reserve Expenses	1,894.97	0.00	1,894.97
Total Other Expense	1,894.97	0.00	1,894.97
Net Other Income	963.19	0.00	963.19
Net Income	-3,009.14	-2,060.00	-949.14