City View Lofts
Balance Sheet Prev Year Comparison
As of July 31, 2022

	Jul 31, '22	Jul 31, '21	$ Change
ASSETS			
Current Assets			
Checking/Savings			
BOK Operating	20,980.69	13,157.11	7,823.58
Reserve Accounts -	130,687.31	114,013.37	16,673.94
Total Checking/Savings	151,668.00	127,170.48	24,497.52
Accounts Receivable			
Accounts Receivable	-50.00	-500.00	450.00
Total Accounts Receivable	-50.00	-500.00	450.00
Other Current Assets			
Prepaid Insurance Expense	0.00	10,909.50	-10,909.50
Total Other Current Assets	0.00	10,909.50	-10,909.50
Total Current Assets	151,618.00	137,579.98	14,038.02
TOTAL ASSETS	151,618.00	137,579.98	14,038.02
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,864.07	1,334.80	529.27
Total Accounts Payable	1,864.07	1,334.80	529.27
Other Current Liabilities			
Due To Unit Owner	1,074.05	1,074.05	0.00
Assessment Reserves Pay...	13,070.00	13,070.00	0.00
Total Other Current Liabilit...	14,144.05	14,144.05	0.00
Total Current Liabilities	16,008.12	15,478.85	529.27
Total Liabilities	16,008.12	15,478.85	529.27
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	98,180.05	73,927.27	24,252.78
Net Income	-9,567.49	1,176.54	-10,744.03
Total Equity	135,609.88	122,101.13	13,508.75
TOTAL LIABILITIES & EQUITY	151,618.00	137,579.98	14,038.02

City View Lofts
Budget vs. Actual
January through July 2022

	Jan – Jul '22	Budget	$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	44,100.00	44,100.00	0.00
Total Income	44,100.00	44,100.00	0.00
Expense			
Association Website	140.00	140.00	0.00
HOA Management	4,025.00	4,025.00	0.00
Wastewater	372.67	390.00	−17.33
Tax Return / License	229.00	250.00	−21.00
Window Cleaning	866.00	825.00	41.00
Garage Maintenance	0.00	1,240.00	−1,240.00
Fire System	2,798.00	2,525.00	273.00
Landscape	940.00	1,125.00	−185.00
Janitorial	2,050.00	2,650.00	−600.00
Legal	0.00	0.00	0.00
Xcel Energy	6,015.98	5,250.00	765.98
Snow Removal	2,241.00	1,800.00	441.00
Trash / Recycle	2,215.57	1,995.00	220.57
Insurance	8,794.60	5,950.00	2,844.60
Keys, Locks, Security	0.00	525.00	−525.00
Elevator Maintenance	2,454.79	2,450.00	4.79
Water / Sewer	2,210.92	2,450.00	−239.08
Building Maintenance	3,376.40	1,925.00	1,451.40
Phone / Callbox / Inte...	2,235.44	1,925.00	310.44
Total Expense	40,965.37	37,440.00	3,525.37
Net Ordinary Income	3,134.63	6,660.00	−3,525.37
Other Income/Expense			
Other Income			
Interest – Reserve	120.88	0.00	120.88
Special Assessment	90,000.00	120,000.00	−30,000.00
Total Other Income	90,120.88	120,000.00	−29,879.12
Other Expense			
Reserve Expenses	102,823.00	0.00	102,823.00
Total Other Expense	102,823.00	0.00	102,823.00
Net Other Income	−12,702.12	120,000.00	−132,702.12
Net Income	−9,567.49	126,660.00	−136,227.49