

Tejon34 Townhomes
Balance Sheet Prev Year Comparison
As of July 31, 2023

	Jul 31, '23	Jul 31, '22	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts -	114,035.76	149,191.59	-35,155.83
BOK Operating	38,644.54	9,246.02	29,398.52
Total Checking/Savings	152,680.30	158,437.61	-5,757.31
Accounts Receivable			
Accounts Receivable	334.83	-423.26	758.09
Total Accounts Receiva...	334.83	-423.26	758.09
Other Current Assets			
Undeposited Funds	450.00	0.00	450.00
Total Other Current As...	450.00	0.00	450.00
Total Current Assets	153,465.13	158,014.35	-4,549.22
TOTAL ASSETS	153,465.13	158,014.35	-4,549.22
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	986.65	4,318.89	-3,332.24
Total Accounts Payable	986.65	4,318.89	-3,332.24
Total Current Liabilities	986.65	4,318.89	-3,332.24
Total Liabilities	986.65	4,318.89	-3,332.24
Equity			
Retained Earnings	125,908.84	107,242.12	18,666.72
Opening Balance Equity	40,276.03	40,276.03	0.00
Net Income	-13,706.39	6,177.31	-19,883.70
Total Equity	152,478.48	153,695.46	-1,216.98
TOTAL LIABILITIES & EQUI...	153,465.13	158,014.35	-4,549.22

City View Lofts
Budget vs. Actual
January through July 2023

	Jan – Jul '23	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	46,200.00	46,200.00	0.00
Total Income	46,200.00	46,200.00	0.00
Expense			
Association Website	140.00	140.00	0.00
Wastewater	403.31	390.00	13.31
Tax Return / License	255.00	250.00	5.00
Window Cleaning	0.00	950.00	-950.00
Garage Maintenance	300.00	1,450.00	-1,150.00
Fire System	2,168.00	2,975.00	-807.00
Landscape	1,166.50	1,125.00	41.50
HOA Management	4,375.00	4,375.00	0.00
Janitorial	2,300.00	3,130.00	-830.00
Xcel Energy	6,926.25	5,950.00	976.25
Snow Removal	2,055.00	1,800.00	255.00
Trash / Recycle	2,545.02	2,310.00	235.02
Insurance	15,968.97	8,050.00	7,918.97
Keys, Locks, Security	0.00	350.00	-350.00
Elevator Maintenance	2,612.69	2,625.00	-12.31
Water / Sewer	2,361.97	2,345.00	16.97
Building Maintenance	1,280.07	1,400.00	-119.93
Phone / Callbox / Inte...	2,632.93	2,555.00	77.93
Total Expense	47,490.71	42,170.00	5,320.71
Net Ordinary Income	-1,290.71	4,030.00	-5,320.71
Other Income/Expense			
Other Income			
Interest – Reserve	1,597.01	0.00	1,597.01
Total Other Income	1,597.01	0.00	1,597.01
Other Expense			
Reserve Expenses	4,805.00	0.00	4,805.00
Total Other Expense	4,805.00	0.00	4,805.00
Net Other Income	-3,207.99	0.00	-3,207.99
Net Income	-4,498.70	4,030.00	-8,528.70