

City View Lofts
Balance Sheet Prev Year Comparison
As of July 31, 2024

	Jul 31, '24	Jul 31, '23	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts -	144,023.41	136,985.42	7,037.99
BOK Operating	0.00	14,264.03	-14,264.03
TBK Operating	14,918.96	0.00	14,918.96
Total Checking/Savings	158,942.37	151,249.45	7,692.92
Accounts Receivable			
Accounts Receivable	-1,200.00	52.83	-1,252.83
Total Accounts Receivable	-1,200.00	52.83	-1,252.83
Other Current Assets			
Undeposited Funds	1,200.00	0.00	1,200.00
Total Other Current Assets	1,200.00	0.00	1,200.00
Total Current Assets	158,942.37	151,302.28	7,640.09
TOTAL ASSETS	158,942.37	151,302.28	7,640.09
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,345.66	1,620.68	-275.02
Total Accounts Payable	1,345.66	1,620.68	-275.02
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	14,415.66	14,690.68	-275.02
Total Liabilities	14,415.66	14,690.68	-275.02
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	98,143.74	94,112.98	4,030.76
Net Income	-614.35	-4,498.70	3,884.35
Total Equity	144,526.71	136,611.60	7,915.11
TOTAL LIABILITIES & EQUITY	158,942.37	151,302.28	7,640.09

City View Lofts
Budget vs. Actual
January through July 2024

	Jan – Jul '24	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	50,400.00	50,400.00	0.00
Total Income	50,400.00	50,400.00	0.00
Expense			
Association Website	210.00	210.00	0.00
Wastewater	825.47	430.00	395.47
Tax Return / License	268.00	285.00	-17.00
Window Cleaning	0.00	1,000.00	-1,000.00
Garage Maintenance	2,247.06	1,450.00	797.06
Fire System	1,455.00	2,975.00	-1,520.00
Landscape	1,232.00	1,125.00	107.00
HOA Management	4,725.00	4,725.00	0.00
Janitorial	2,250.00	3,130.00	-880.00
Xcel Energy	6,773.16	7,350.00	-576.84
Snow Removal	1,885.00	1,600.00	285.00
Trash / Recycle	3,051.30	2,800.00	251.30
Insurance	16,525.01	17,800.00	-1,274.99
Keys, Locks, Security	0.00	350.00	-350.00
Elevator Maintenance	3,828.71	2,450.00	1,378.71
Water / Sewer	2,456.61	2,555.00	-98.39
Building Maintenance	3,379.38	2,100.00	1,279.38
Phone / Callbox / Inte...	2,659.92	2,800.00	-140.08
Total Expense	53,771.62	55,135.00	-1,363.38
Net Ordinary Income	-3,371.62	-4,735.00	1,363.38
Other Income/Expense			
Other Income			
Interest – Reserve	3,826.79	0.00	3,826.79
Total Other Income	3,826.79	0.00	3,826.79
Other Expense			
Reserve Expenses	1,069.52		
Total Other Expense	1,069.52		
Net Other Income	2,757.27	0.00	2,757.27
Net Income	-614.35	-4,735.00	4,120.65