

City View Lofts
Balance Sheet Prev Year Comparison
As of July 31, 2025

	Jul 31, '25	Jul 31, '24	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts –			
Schwab Reserve	141,990.85	144,023.41	-2,032.56
Total Reserve Accounts –	141,990.85	144,023.41	-2,032.56
TBK Operating	11,599.82	14,918.96	-3,319.14
Total Checking/Savings	153,590.67	158,942.37	-5,351.70
Accounts Receivable			
Accounts Receivable	0.00	-1,200.00	1,200.00
Total Accounts Receivable	0.00	-1,200.00	1,200.00
Other Current Assets			
Undeposited Funds	0.00	1,200.00	-1,200.00
Total Other Current Assets	0.00	1,200.00	-1,200.00
Total Current Assets	153,590.67	158,942.37	-5,351.70
TOTAL ASSETS	153,590.67	158,942.37	-5,351.70
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,874.78	1,345.66	529.12
Total Accounts Payable	1,874.78	1,345.66	529.12
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	14,944.78	14,415.66	529.12
Total Liabilities	14,944.78	14,415.66	529.12
Equity			
Equity – Reserve	46,997.32	46,997.32	0.00
Retained Earnings	101,305.10	98,143.74	3,161.36
Net Income	-9,656.53	-614.35	-9,042.18
Total Equity	138,645.89	144,526.71	-5,880.82
TOTAL LIABILITIES & EQUITY	153,590.67	158,942.37	-5,351.70

City View Lofts
Budget vs. Actual
January through July 2025

	Jan – Jul '25	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	52,500.00	52,500.00	0.00
Total Income	52,500.00	52,500.00	0.00
Expense			
Association Website	210.00	210.00	0.00
HOA Management	4,900.00	4,900.00	0.00
Landscape	2,132.23	1,125.00	1,007.23
Wastewater	505.01	450.00	55.01
Tax Return / License	1,304.81	300.00	1,004.81
Garage Maintenance	951.00	1,450.00	-499.00
Fire System	1,423.00	2,000.00	-577.00
Janitorial	2,300.00	3,130.00	-830.00
Snow Removal	2,135.00	1,600.00	535.00
Trash / Recycle	4,363.06	3,395.00	968.06
Insurance	20,088.00	17,200.00	2,888.00
Keys, Locks, Security	150.00	350.00	-200.00
Elevator Maintenance	3,136.88	2,800.00	336.88
Water / Sewer	2,510.34	2,660.00	-149.66
Building Maintenance	2,944.71	2,100.00	844.71
Phone / Callbox / Inte...	2,973.89	2,800.00	173.89
Xcel Energy	6,254.77	7,000.00	-745.23
Total Expense	58,282.70	53,470.00	4,812.70
Net Ordinary Income	-5,782.70	-970.00	-4,812.70
Other Income/Expense			
Other Income			
Interest – Reserve	3,341.14	0.00	3,341.14
Total Other Income	3,341.14	0.00	3,341.14
Other Expense			
Reserve Expenses	7,214.97	0.00	7,214.97
Total Other Expense	7,214.97	0.00	7,214.97
Net Other Income	-3,873.83	0.00	-3,873.83
Net Income	-9,656.53	-970.00	-8,686.53