

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

	<u>Aug 31, '22</u>	<u>Aug 31, '21</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
BOK Operating	22,136.95	14,611.48	7,525.47
Reserve Accounts –	130,747.91	114,024.02	16,723.89
Total Checking/Savings	152,884.86	128,635.50	24,249.36
Accounts Receivable			
Accounts Receivable	-50.00	0.00	-50.00
Total Accounts Receivable	-50.00	0.00	-50.00
Other Current Assets			
Prepaid Insurance Expense	0.00	10,909.50	-10,909.50
Undeposited Funds	525.00	0.00	525.00
Total Other Current Assets	525.00	10,909.50	-10,384.50
Total Current Assets	153,359.86	139,545.00	13,814.86
TOTAL ASSETS	<u>153,359.86</u>	<u>139,545.00</u>	<u>13,814.86</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	2,807.29	1,458.48	1,348.81
Total Accounts Payable	2,807.29	1,458.48	1,348.81
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	16,951.34	15,602.53	1,348.81
Total Liabilities	16,951.34	15,602.53	1,348.81
Equity			
Equity – Reserve	46,997.32	46,997.32	0.00
Retained Earnings	98,180.05	73,927.27	24,252.78
Net Income	-8,768.85	3,017.88	-11,786.73
Total Equity	136,408.52	123,942.47	12,466.05
TOTAL LIABILITIES & EQUITY	<u>153,359.86</u>	<u>139,545.00</u>	<u>13,814.86</u>

City View Lofts
Budget vs. Actual
January through August 2022

	<u>Jan – Aug '22</u>	<u>Budget</u>	<u>\$ Over Budg...</u>
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	160.00	160.00	0.00
Phone / Callbox / Inte...	2,515.13	2,200.00	315.13
Wastewater	372.67	780.00	-407.33
Tax Return / License	229.00	250.00	-21.00
Window Cleaning	1,776.00	825.00	951.00
Garage Maintenance	500.00	1,310.00	-810.00
Fire System	2,798.00	2,525.00	273.00
Landscape	1,125.00	1,350.00	-225.00
HOA Management	4,600.00	4,600.00	0.00
Janitorial	2,360.00	2,975.00	-615.00
Legal	0.00	0.00	0.00
Xcel Energy	6,756.52	6,000.00	756.52
Snow Removal	2,241.00	1,800.00	441.00
Trash / Recycle	2,532.08	2,280.00	252.08
Insurance	9,913.22	6,800.00	3,113.22
Keys, Locks, Security	0.00	600.00	-600.00
Elevator Maintenance	2,734.76	2,800.00	-65.24
Water / Sewer	2,537.55	2,800.00	-262.45
Building Maintenance	3,376.40	2,200.00	1,176.40
Total Expense	46,527.33	42,255.00	4,272.33
Net Ordinary Income	3,872.67	8,145.00	-4,272.33
Other Income/Expense			
Other Income			
Interest – Reserve	181.48	0.00	181.48
Special Assessment	90,000.00	120,000.00	-30,000.00
Total Other Income	90,181.48	120,000.00	-29,818.52
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	-12,641.52	120,000.00	-132,641.52
Net Income	-8,768.85	128,145.00	-136,913.85