

City View Lofts
Balance Sheet Prev Year Comparison
As of August 31, 2023

	Aug 31, '23	Aug 31, '22	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts -	137,526.92	130,747.91	6,779.01
BOK Operating	12,022.07	26,031.95	-14,009.88
Total Checking/Savings	149,548.99	156,779.86	-7,230.87
Accounts Receivable			
Accounts Receivable	-52.83	-50.00	-2.83
Total Accounts Receivable	-52.83	-50.00	-2.83
Other Current Assets			
Undeposited Funds	0.00	525.00	-525.00
Total Other Current Assets	0.00	525.00	-525.00
Total Current Assets	149,496.16	157,254.86	-7,758.70
TOTAL ASSETS	149,496.16	157,254.86	-7,758.70
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,472.13	6,702.29	-5,230.16
Total Accounts Payable	1,472.13	6,702.29	-5,230.16
Other Current Liabilities			
Due To Unit Owner	0.00	1,074.05	-1,074.05
Assessment Reserves Pay...	13,070.00	13,070.00	0.00
Total Other Current Liabilit...	13,070.00	14,144.05	-1,074.05
Total Current Liabilities	14,542.13	20,846.34	-6,304.21
Total Liabilities	14,542.13	20,846.34	-6,304.21
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	94,112.98	98,180.05	-4,067.07
Net Income	-6,156.27	-8,768.85	2,612.58
Total Equity	134,954.03	136,408.52	-1,454.49
TOTAL LIABILITIES & EQUITY	149,496.16	157,254.86	-7,758.70

City View Lofts
Budget vs. Actual
January through August 2023

	Jan - Aug '23	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	52,800.00	52,800.00	0.00
Total Income	52,800.00	52,800.00	0.00
Expense			
Association Website	160.00	160.00	0.00
Wastewater	403.31	780.00	-376.69
Tax Return / License	255.00	250.00	5.00
Window Cleaning	955.00	950.00	5.00
Garage Maintenance	300.00	1,550.00	-1,250.00
Fire System	2,528.00	2,975.00	-447.00
Landscape	1,619.50	1,350.00	269.50
HOA Management	5,000.00	5,000.00	0.00
Janitorial	2,630.00	3,470.00	-840.00
Xcel Energy	7,675.25	6,800.00	875.25
Snow Removal	2,055.00	1,800.00	255.00
Trash / Recycle	2,647.29	2,640.00	7.29
Insurance	16,320.97	9,200.00	7,120.97
Keys, Locks, Security	105.00	400.00	-295.00
Elevator Maintenance	2,907.36	3,000.00	-92.64
Water / Sewer	2,710.99	2,680.00	30.99
Building Maintenance	3,310.07	1,600.00	1,710.07
Phone / Callbox / Inte...	3,007.04	2,920.00	87.04
Total Expense	54,589.78	47,525.00	7,064.78
Net Ordinary Income	-1,789.78	5,275.00	-7,064.78
Other Income/Expense			
Other Income			
Interest - Reserve	2,138.51	0.00	2,138.51
Total Other Income	2,138.51	0.00	2,138.51
Other Expense			
Reserve Expenses	6,505.00	0.00	6,505.00
Total Other Expense	6,505.00	0.00	6,505.00
Net Other Income	-4,366.49	0.00	-4,366.49
Net Income	-6,156.27	5,275.00	-11,431.27