

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

	Aug 31, '24	Aug 31, '23	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts -	144,635.37	137,526.92	7,108.45
BOK Operating	0.00	12,022.07	-12,022.07
TBK Operating	14,973.82	0.00	14,973.82
Total Checking/Savings	159,609.19	149,548.99	10,060.20
Accounts Receivable			
Accounts Receivable	0.00	-52.83	52.83
Total Accounts Receivable	0.00	-52.83	52.83
Total Current Assets	159,609.19	149,496.16	10,113.03
TOTAL ASSETS	159,609.19	149,496.16	10,113.03
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,819.50	1,472.13	347.37
Total Accounts Payable	1,819.50	1,472.13	347.37
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	14,889.50	14,542.13	347.37
Total Liabilities	14,889.50	14,542.13	347.37
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	98,143.74	94,112.98	4,030.76
Net Income	-421.37	-6,156.27	5,734.90
Total Equity	144,719.69	134,954.03	9,765.66
TOTAL LIABILITIES & EQUITY	159,609.19	149,496.16	10,113.03

City View Lofts
Budget vs. Actual
January through August 2024

	Jan – Aug '24	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	57,600.00	57,600.00	0.00
Total Income	57,600.00	57,600.00	0.00
Expense			
Association Website	240.00	240.00	0.00
HOA Management	5,400.00	5,400.00	0.00
Wastewater	825.47	860.00	-34.53
Tax Return / License	268.00	285.00	-17.00
Window Cleaning	1,050.00	1,000.00	50.00
Garage Maintenance	2,247.06	1,550.00	697.06
Fire System	1,815.00	2,975.00	-1,160.00
Landscape	1,432.00	1,350.00	82.00
Janitorial	2,700.00	3,470.00	-770.00
Legal	150.00	0.00	150.00
Xcel Energy	7,609.03	8,400.00	-790.97
Snow Removal	1,885.00	1,600.00	285.00
Trash / Recycle	3,535.94	3,200.00	335.94
Insurance	16,877.01	18,175.00	-1,297.99
Keys, Locks, Security	0.00	400.00	-400.00
Elevator Maintenance	4,149.90	2,800.00	1,349.90
Water / Sewer	2,859.28	2,920.00	-60.72
Building Maintenance	3,379.38	2,400.00	979.38
Phone / Callbox / Inte...	3,040.88	3,200.00	-159.12
Total Expense	59,463.95	60,225.00	-761.05
Net Ordinary Income	-1,863.95	-2,625.00	761.05
Other Income/Expense			
Other Income			
Interest – Reserve	4,438.75	0.00	4,438.75
Total Other Income	4,438.75	0.00	4,438.75
Other Expense			
Reserve Expenses	2,996.17	0.00	2,996.17
Total Other Expense	2,996.17	0.00	2,996.17
Net Other Income	1,442.58	0.00	1,442.58
Net Income	-421.37	-2,625.00	2,203.63