

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

	Aug 31, '25	Aug 31, '24	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts –			
Schwab Reserve	142,490.51	144,635.37	-2,144.86
Total Reserve Accounts –	142,490.51	144,635.37	-2,144.86
TBK Operating	11,046.61	14,973.82	-3,927.21
Total Checking/Savings	153,537.12	159,609.19	-6,072.07
Total Current Assets	153,537.12	159,609.19	-6,072.07
TOTAL ASSETS	153,537.12	159,609.19	-6,072.07
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,634.94	1,819.50	-184.56
Total Accounts Payable	1,634.94	1,819.50	-184.56
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	14,704.94	14,889.50	-184.56
Total Liabilities	14,704.94	14,889.50	-184.56
Equity			
Equity – Reserve	46,997.32	46,997.32	0.00
Retained Earnings	101,305.10	98,143.74	3,161.36
Net Income	-9,470.24	-421.37	-9,048.87
Total Equity	138,832.18	144,719.69	-5,887.51
TOTAL LIABILITIES & EQUITY	153,537.12	159,609.19	-6,072.07

City View Lofts
Budget vs. Actual
January through August 2025

	Jan – Aug '25	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	60,000.00	60,000.00	0.00
Total Income	60,000.00	60,000.00	0.00
Expense			
Association Website	240.00	240.00	0.00
Wastewater	1,010.02	900.00	110.02
Tax Return / License	1,304.81	300.00	1,004.81
Window Cleaning	0.00	1,100.00	-1,100.00
Garage Maintenance	2,819.81	1,550.00	1,269.81
Fire System	2,533.00	2,400.00	133.00
Landscape	2,342.23	1,350.00	992.23
HOA Management	5,600.00	5,600.00	0.00
Janitorial	2,750.00	3,470.00	-720.00
Xcel Energy	7,095.05	8,000.00	-904.95
Snow Removal	2,135.00	1,600.00	535.00
Trash / Recycle	4,965.58	3,880.00	1,085.58
Insurance	20,440.00	17,575.00	2,865.00
Keys, Locks, Security	150.00	400.00	-250.00
Elevator Maintenance	3,486.97	3,200.00	286.97
Water / Sewer	2,869.92	3,040.00	-170.08
Building Maintenance	2,944.71	2,400.00	544.71
Phone / Callbox / Inte...	3,408.97	3,200.00	208.97
Total Expense	66,096.07	60,205.00	5,891.07
Net Ordinary Income	-6,096.07	-205.00	-5,891.07
Other Income/Expense			
Other Income			
Interest – Reserve	3,840.80	0.00	3,840.80
Total Other Income	3,840.80	0.00	3,840.80
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	-3,374.17	0.00	-3,374.17
Net Income	-9,470.24	-205.00	-9,265.24