City View Lofts
Balance Sheet Prev Year Comparison
As of September 30, 2023

	Sep 30, '23	Sep 30, '22	$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts -	138,155.48	130,774.78	7,380.70
BOK Operating	11,812.30	20,676.98	-8,864.68
Total Checking/Savings	149,967.78	151,451.76	-1,483.98
Accounts Receivable			
Accounts Receivable	1,120.94	475.00	645.94
Total Accounts Receivable	1,120.94	475.00	645.94
Total Current Assets	151,088.72	151,926.76	-838.04
TOTAL ASSETS	151,088.72	151,926.76	-838.04
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	373.40	1,376.24	-1,002.84
Total Accounts Payable	373.40	1,376.24	-1,002.84
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	13,443.40	15,520.29	-2,076.89
Total Liabilities	13,443.40	15,520.29	-2,076.89
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	94,112.98	98,180.05	-4,067.07
Net Income	-3,464.98	-8,770.90	5,305.92
Total Equity	137,645.32	136,406.47	1,238.85
TOTAL LIABILITIES & EQUITY	151,088.72	151,926.76	-838.04

City View Lofts
Budget vs. Actual
January through September 2023

	Jan – Sep '23	Budget	$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	59,400.00	59,400.00	0.00
Total Income	59,400.00	59,400.00	0.00
Expense			
Association Website	180.00	180.00	0.00
Wastewater	403.31	780.00	–376.69
Tax Return / License	265.00	250.00	15.00
Window Cleaning	955.00	950.00	5.00
Garage Maintenance	1,628.96	1,650.00	–21.04
Fire System	2,528.00	2,975.00	–447.00
Landscape	1,619.50	1,575.00	44.50
HOA Management	5,625.00	5,625.00	0.00
Janitorial	3,080.00	3,810.00	–730.00
Xcel Energy	8,663.53	7,650.00	1,013.53
Snow Removal	2,055.00	1,800.00	255.00
Trash / Recycle	3,083.19	2,970.00	113.19
Insurance	16,320.97	10,350.00	5,970.97
Keys, Locks, Security	105.00	450.00	–345.00
Elevator Maintenance	3,202.03	3,375.00	–172.97
Water / Sewer	3,060.01	3,015.00	45.01
Building Maintenance	2,972.11	1,800.00	1,172.11
Phone / Callbox / Inte...	3,380.44	3,285.00	95.44
Total Expense	59,127.05	52,490.00	6,637.05
Net Ordinary Income	272.95	6,910.00	–6,637.05
Other Income/Expense			
Other Income			
Interest – Reserve	2,767.07	0.00	2,767.07
Total Other Income	2,767.07	0.00	2,767.07
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	–3,737.93	0.00	–3,737.93
Net Income	–3,464.98	6,910.00	–10,374.98