City View Lofts
Balance Sheet Prev Year Comparison
As of September 30, 2024

	Sep 30, '24	Sep 30, '23	$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts -	145,264.66	138,155.48	7,109.18
BOK Operating	0.00	11,812.30	-11,812.30
TBK Operating	19,121.33	0.00	19,121.33
Total Checking/Savings	164,385.99	149,967.78	14,418.21
Accounts Receivable			
Accounts Receivable	-1,200.00	1,120.94	-2,320.94
Total Accounts Receivable	-1,200.00	1,120.94	-2,320.94
Total Current Assets	163,185.99	151,088.72	12,097.27
TOTAL ASSETS	163,185.99	151,088.72	12,097.27
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,174.59	373.40	801.19
Total Accounts Payable	1,174.59	373.40	801.19
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	14,244.59	13,443.40	801.19
Total Liabilities	14,244.59	13,443.40	801.19
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	98,143.74	94,112.98	4,030.76
Net Income	3,800.34	-3,464.98	7,265.32
Total Equity	148,941.40	137,645.32	11,296.08
TOTAL LIABILITIES & EQUITY	163,185.99	151,088.72	12,097.27

City View Lofts
Budget vs. Actual
January through September 2024

	Jan – Sep '24	Budget	$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	64,800.00	64,800.00	0.00
Total Income	64,800.00	64,800.00	0.00
Expense			
Association Website	270.00	270.00	0.00
Wastewater	1,247.63	860.00	387.63
Tax Return / License	268.00	285.00	-17.00
Window Cleaning	1,050.00	1,000.00	50.00
Garage Maintenance	2,247.06	1,650.00	597.06
Fire System	1,815.00	2,975.00	-1,160.00
Landscape	1,632.00	1,575.00	57.00
HOA Management	6,075.00	6,075.00	0.00
Janitorial	3,000.00	3,810.00	-810.00
Legal	150.00	0.00	150.00
Xcel Energy	8,318.02	9,450.00	-1,131.98
Snow Removal	1,885.00	1,600.00	285.00
Trash / Recycle	4,020.58	3,600.00	420.58
Insurance	16,877.01	18,175.00	-1,297.99
Keys, Locks, Security	0.00	450.00	-450.00
Elevator Maintenance	4,471.09	3,150.00	1,321.09
Water / Sewer	3,234.89	3,285.00	-50.11
Building Maintenance	3,379.38	2,700.00	679.38
Phone / Callbox / Inte...	3,130.87	3,600.00	-469.13
Total Expense	63,071.53	64,510.00	-1,438.47
Net Ordinary Income	1,728.47	290.00	1,438.47
Other Income/Expense			
Other Income			
Interest - Reserve	5,068.04	0.00	5,068.04
Total Other Income	5,068.04	0.00	5,068.04
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	2,071.87	0.00	2,071.87
Net Income	3,800.34	290.00	3,510.34