

City View Lofts
Balance Sheet Prev Year Comparison
As of September 30, 2025

	Sep 30, '25	Sep 30, '24	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts -			
Schwab Reserve	142,934.19	145,264.66	-2,330.47
Total Reserve Accounts -	142,934.19	145,264.66	-2,330.47
TBK Operating	12,961.83	19,121.33	-6,159.50
Total Checking/Savings	155,896.02	164,385.99	-8,489.97
Accounts Receivable			
Accounts Receivable	0.00	-1,200.00	1,200.00
Total Accounts Receivable	0.00	-1,200.00	1,200.00
Total Current Assets	155,896.02	163,185.99	-7,289.97
TOTAL ASSETS	155,896.02	163,185.99	-7,289.97
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,973.77	1,174.59	799.18
Total Accounts Payable	1,973.77	1,174.59	799.18
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	15,043.77	14,244.59	799.18
Total Liabilities	15,043.77	14,244.59	799.18
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	101,305.10	98,143.74	3,161.36
Net Income	-7,450.17	3,800.34	-11,250.51
Total Equity	140,852.25	148,941.40	-8,089.15
TOTAL LIABILITIES & EQUITY	155,896.02	163,185.99	-7,289.97

City View Lofts
Budget vs. Actual
January through September 2025

	Jan – Sep '25	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	67,500.00	67,500.00	0.00
Total Income	67,500.00	67,500.00	0.00
Expense			
Association Website	270.00	270.00	0.00
HOA Management	6,300.00	6,300.00	0.00
Wastewater	1,010.02	900.00	110.02
Tax Return / License	1,304.81	300.00	1,004.81
Window Cleaning	1,051.00	1,100.00	-49.00
Garage Maintenance	2,819.81	1,650.00	1,169.81
Fire System	2,533.00	2,400.00	133.00
Landscape	2,552.23	1,575.00	977.23
Janitorial	3,050.00	3,810.00	-760.00
Legal	250.00	0.00	250.00
Xcel Energy	7,871.92	9,000.00	-1,128.08
Snow Removal	2,135.00	1,600.00	535.00
Trash / Recycle	5,568.10	4,365.00	1,203.10
Insurance	20,440.00	17,575.00	2,865.00
Keys, Locks, Security	150.00	450.00	-300.00
Elevator Maintenance	4,696.13	3,600.00	1,096.13
Water / Sewer	3,229.50	3,420.00	-190.50
Building Maintenance	2,944.71	2,700.00	244.71
Phone / Callbox / Inte...	3,843.45	3,600.00	243.45
Total Expense	72,019.68	64,615.00	7,404.68
Net Ordinary Income	-4,519.68	2,885.00	-7,404.68
Other Income/Expense			
Other Income			
Interest – Reserve	4,284.48	0.00	4,284.48
Total Other Income	4,284.48	0.00	4,284.48
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	-2,930.49	0.00	-2,930.49
Net Income	-7,450.17	2,885.00	-10,335.17