

City View Lofts  
Balance Sheet Prev Year Comparison  
As of October 31, 2023

|                                       | Oct 31, '23       | Oct 31, '22       | \$ Change       |
|---------------------------------------|-------------------|-------------------|-----------------|
| <b>ASSETS</b>                         |                   |                   |                 |
| Current Assets                        |                   |                   |                 |
| Checking/Savings                      |                   |                   |                 |
| TBK Operating                         | 15,997.66         | 0.00              | 15,997.66       |
| Reserve Accounts –                    | 138,710.41        | 130,811.87        | 7,898.54        |
| BOK Operating                         | 0.00              | 23,106.59         | -23,106.59      |
| Total Checking/Savings                | 154,708.07        | 153,918.46        | 789.61          |
| Accounts Receivable                   |                   |                   |                 |
| Accounts Receivable                   | 0.00              | -550.00           | 550.00          |
| Total Accounts Receivable             | 0.00              | -550.00           | 550.00          |
| Total Current Assets                  | 154,708.07        | 153,368.46        | 1,339.61        |
| <b>TOTAL ASSETS</b>                   | <b>154,708.07</b> | <b>153,368.46</b> | <b>1,339.61</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                   |                   |                 |
| Liabilities                           |                   |                   |                 |
| Current Liabilities                   |                   |                   |                 |
| Accounts Payable                      |                   |                   |                 |
| Accounts Payable                      | 1,024.30          | 1,751.90          | -727.60         |
| Total Accounts Payable                | 1,024.30          | 1,751.90          | -727.60         |
| 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             | 14,094.30         | 15,895.95         | -1,801.65       |
| Total Liabilities                     | 14,094.30         | 15,895.95         | -1,801.65       |
| Equity                                |                   |                   |                 |
| Equity – Reserve                      | 46,997.32         | 46,997.32         | 0.00            |
| Retained Earnings                     | 94,112.98         | 98,180.05         | -4,067.07       |
| Net Income                            | -496.53           | -7,704.86         | 7,208.33        |
| Total Equity                          | 140,613.77        | 137,472.51        | 3,141.26        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>154,708.07</b> | <b>153,368.46</b> | <b>1,339.61</b> |

City View Lofts  
Budget vs. Actual  
January through October 2023

|                                | Jan – Oct '23    | Budget           | \$ Over Budg...  |
|--------------------------------|------------------|------------------|------------------|
| <b>Ordinary Income/Expense</b> |                  |                  |                  |
| <b>Income</b>                  |                  |                  |                  |
| Homeowner Assessme...          | 66,000.00        | 66,000.00        | 0.00             |
| <b>Total Income</b>            | <b>66,000.00</b> | <b>66,000.00</b> | <b>0.00</b>      |
| <b>Expense</b>                 |                  |                  |                  |
| Association Website            | 200.00           | 200.00           | 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         | 1,750.00         | -121.04          |
| Fire System                    | 2,528.00         | 2,975.00         | -447.00          |
| Landscape                      | 1,619.50         | 1,800.00         | -180.50          |
| HOA Management                 | 6,250.00         | 6,250.00         | 0.00             |
| Janitorial                     | 3,380.00         | 4,150.00         | -770.00          |
| Xcel Energy                    | 9,311.97         | 8,500.00         | 811.97           |
| Snow Removal                   | 2,055.00         | 2,250.00         | -195.00          |
| Trash / Recycle                | 3,519.09         | 3,300.00         | 219.09           |
| Insurance                      | 16,320.97        | 11,500.00        | 4,820.97         |
| Keys, Locks, Security          | 441.55           | 500.00           | -58.45           |
| Elevator Maintenance           | 3,862.10         | 3,750.00         | 112.10           |
| Water / Sewer                  | 3,430.23         | 3,350.00         | 80.23            |
| Building Maintenance           | 3,386.55         | 2,000.00         | 1,386.55         |
| Phone / Callbox / Inte...      | 3,756.30         | 3,650.00         | 106.30           |
| <b>Total Expense</b>           | <b>63,313.53</b> | <b>57,905.00</b> | <b>5,408.53</b>  |
| <b>Net Ordinary Income</b>     | <b>2,686.47</b>  | <b>8,095.00</b>  | <b>-5,408.53</b> |
| <b>Other Income/Expense</b>    |                  |                  |                  |
| <b>Other Income</b>            |                  |                  |                  |
| Interest – Reserve             | 3,322.00         | 0.00             | 3,322.00         |
| <b>Total Other Income</b>      | <b>3,322.00</b>  | <b>0.00</b>      | <b>3,322.00</b>  |
| <b>Other Expense</b>           |                  |                  |                  |
| Reserve Expenses               | 6,505.00         | 0.00             | 6,505.00         |
| <b>Total Other Expense</b>     | <b>6,505.00</b>  | <b>0.00</b>      | <b>6,505.00</b>  |
| <b>Net Other Income</b>        | <b>-3,183.00</b> | <b>0.00</b>      | <b>-3,183.00</b> |
| <b>Net Income</b>              | <b>-496.53</b>   | <b>8,095.00</b>  | <b>-8,591.53</b> |