City View Lofts
Balance Sheet Prev Year Comparison
As of November 30, 2022

	Nov 30, '22	Nov 30, '21	$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts –	130,849.51	114,055.29	16,794.22
BOK Operating	24,828.87	20,967.68	3,861.19
Total Checking/Savings	155,678.38	135,022.97	20,655.41
Accounts Receivable			
Accounts Receivable	-525.00	-50.00	-475.00
Total Accounts Receivable	-525.00	-50.00	-475.00
Other Current Assets			
Prepaid Insurance Expense	0.00	10,909.50	-10,909.50
Total Other Current Assets	0.00	10,909.50	-10,909.50
Total Current Assets	155,153.38	145,882.47	9,270.91
TOTAL ASSETS	155,153.38	145,882.47	9,270.91
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,559.23	1,319.13	240.10
Total Accounts Payable	1,559.23	1,319.13	240.10
Other Current Liabilities			
Due To Unit Owner	1,074.05	1,074.05	0.00
Assessment Reserves Pay...	13,070.00	13,070.00	0.00
Total Other Current Liabilit...	14,144.05	14,144.05	0.00
Total Current Liabilities	15,703.28	15,463.18	240.10
Total Liabilities	15,703.28	15,463.18	240.10
Equity			
Equity – Reserve	46,997.32	46,997.32	0.00
Retained Earnings	98,180.05	73,927.27	24,252.78
Net Income	-5,727.27	9,494.70	-15,221.97
Total Equity	139,450.10	130,419.29	9,030.81
TOTAL LIABILITIES & EQUITY	155,153.38	145,882.47	9,270.91

City View Lofts
Budget vs. Actual
January through November 2022

	Jan – Nov '22	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
Homeowner Assessme...	69,300.00	69,300.00	0.00
Total Income	69,300.00	69,300.00	0.00
Expense			
Association Website	220.00	220.00	0.00
Wastewater	745.34	780.00	-34.66
Tax Return / License	239.00	250.00	-11.00
Window Cleaning	1,776.00	825.00	951.00
Garage Maintenance	2,523.53	1,520.00	1,003.53
Fire System	4,553.00	2,525.00	2,028.00
Landscape	1,680.00	2,025.00	-345.00
HOA Management	6,325.00	6,325.00	0.00
Janitorial	3,370.00	3,950.00	-580.00
Legal	350.00	0.00	350.00
Xcel Energy	9,165.58	8,250.00	915.58
Snow Removal	2,241.00	2,700.00	-459.00
Trash / Recycle	3,497.85	3,135.00	362.85
Insurance	12,213.08	9,350.00	2,863.08
Keys, Locks, Security	430.91	825.00	-394.09
Elevator Maintenance	3,940.07	3,850.00	90.07
Water / Sewer	3,493.26	3,850.00	-356.74
Building Maintenance	2,124.52	3,025.00	-900.48
Phone / Callbox / Inte...	3,599.21	3,025.00	574.21
Total Expense	62,487.35	56,430.00	6,057.35
Net Ordinary Income	6,812.65	12,870.00	-6,057.35
Other Income/Expense			
Other Income			
Special Assessment	90,000.00	120,000.00	-30,000.00
Interest - Reserve	283.08	0.00	283.08
Total Other Income	90,283.08	120,000.00	-29,716.92
Other Expense			
Reserve Expenses	102,823.00	0.00	102,823.00
Total Other Expense	102,823.00	0.00	102,823.00
Net Other Income	-12,539.92	120,000.00	-132,539.92
Net Income	-5,727.27	132,870.00	-138,597.27