

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

	Nov 30, '23	Nov 30, '22	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
TBK Operating	18,504.26	0.00	18,504.26
Reserve Accounts –	139,287.67	130,849.51	8,438.16
BOK Operating	0.00	24,828.87	-24,828.87
Total Checking/Savings	157,791.93	155,678.38	2,113.55
Accounts Receivable			
Accounts Receivable	0.00	-525.00	525.00
Total Accounts Receivable	0.00	-525.00	525.00
Total Current Assets	157,791.93	155,153.38	2,638.55
TOTAL ASSETS	157,791.93	155,153.38	2,638.55
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,168.46	1,559.23	-390.77
Total Accounts Payable	1,168.46	1,559.23	-390.77
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	14,238.46	15,703.28	-1,464.82
Total Liabilities	14,238.46	15,703.28	-1,464.82
Equity			
Equity – Reserve	46,997.32	46,997.32	0.00
Retained Earnings	94,112.98	98,180.05	-4,067.07
Net Income	2,443.17	-5,727.27	8,170.44
Total Equity	143,553.47	139,450.10	4,103.37
TOTAL LIABILITIES & EQUITY	157,791.93	155,153.38	2,638.55

City View Lofts
Budget vs. Actual
January through November 2023

	Jan – Nov '23	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	72,600.00	72,600.00	0.00
Total Income	72,600.00	72,600.00	0.00
Expense			
Association Website	220.00	220.00	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	1,850.00	-221.04
Fire System	2,528.00	2,975.00	-447.00
Landscape	1,989.50	2,025.00	-35.50
HOA Management	6,875.00	6,875.00	0.00
Janitorial	3,730.00	4,490.00	-760.00
Xcel Energy	10,102.51	9,350.00	752.51
Snow Removal	2,325.00	2,700.00	-375.00
Trash / Recycle	3,954.99	3,630.00	324.99
Insurance	16,320.97	12,650.00	3,670.97
Keys, Locks, Security	441.55	550.00	-108.45
Elevator Maintenance	4,257.48	4,125.00	132.48
Water / Sewer	3,758.05	3,685.00	73.05
Building Maintenance	3,661.55	2,200.00	1,461.55
Phone / Callbox / Inte...	4,134.22	4,015.00	119.22
Total Expense	67,551.09	63,320.00	4,231.09
Net Ordinary Income	5,048.91	9,280.00	-4,231.09
Other Income/Expense			
Other Income			
Interest – Reserve	3,899.26	0.00	3,899.26
Total Other Income	3,899.26	0.00	3,899.26
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	-2,605.74	0.00	-2,605.74
Net Income	2,443.17	9,280.00	-6,836.83