

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

	Nov 30, '24	Nov 30, '23	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts -	146,621.93	139,287.67	7,334.26
TBK Operating	11,458.72	18,504.26	-7,045.54
Total Checking/Savings	158,080.65	157,791.93	288.72
Accounts Receivable			
Accounts Receivable	1,200.00	0.00	1,200.00
Total Accounts Receivable	1,200.00	0.00	1,200.00
Total Current Assets	159,280.65	157,791.93	1,488.72
TOTAL ASSETS	159,280.65	157,791.93	1,488.72
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,443.88	1,168.46	275.42
Total Accounts Payable	1,443.88	1,168.46	275.42
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	14,513.88	14,238.46	275.42
Total Liabilities	14,513.88	14,238.46	275.42
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	98,143.74	94,112.98	4,030.76
Net Income	-374.29	2,443.17	-2,817.46
Total Equity	144,766.77	143,553.47	1,213.30
TOTAL LIABILITIES & EQUITY	159,280.65	157,791.93	1,488.72

City View Lofts
Budget vs. Actual
January through November 2024

	Jan – Nov '24	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	79,200.00	79,200.00	0.00
Total Income	79,200.00	79,200.00	0.00
Expense			
Association Website	330.00	330.00	0.00
Wastewater	1,247.63	860.00	387.63
Tax Return / License	293.00	285.00	8.00
Window Cleaning	1,050.00	1,000.00	50.00
Garage Maintenance	2,647.12	1,850.00	797.12
Fire System	2,620.00	2,975.00	-355.00
Landscape	2,032.00	2,025.00	7.00
HOA Management	7,425.00	7,425.00	0.00
Janitorial	3,650.00	4,490.00	-840.00
Legal	150.00	0.00	150.00
Xcel Energy	9,691.75	11,550.00	-1,858.25
Snow Removal	2,595.00	2,400.00	195.00
Trash / Recycle	4,989.86	4,400.00	589.86
Insurance	16,877.01	18,175.00	-1,297.99
Keys, Locks, Security	0.00	550.00	-550.00
Elevator Maintenance	5,497.11	3,850.00	1,647.11
Water / Sewer	3,959.05	4,015.00	-55.95
Building Maintenance	3,379.38	3,300.00	79.38
Phone / Callbox / Inte...	4,259.52	4,400.00	-140.48
Total Expense	72,693.43	73,880.00	-1,186.57
Net Ordinary Income	6,506.57	5,320.00	1,186.57
Other Income/Expense			
Other Income			
Interest – Reserve	6,425.31	0.00	6,425.31
Total Other Income	6,425.31	0.00	6,425.31
Other Expense			
Reserve Expenses	13,306.17	0.00	13,306.17
Total Other Expense	13,306.17	0.00	13,306.17
Net Other Income	-6,880.86	0.00	-6,880.86
Net Income	-374.29	5,320.00	-5,694.29