

City View Lofts Homeowners Assoc.
Balance Sheet Prev Year Comparison
As of November 30, 2025

	Nov 30, 25	Nov 30, 24	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
TBK Operating	9,897.11	11,458.72	-1,561.61
Reserve Accounts -			
Schwab Reserve	143,831.19	146,621.93	-2,790.74
Total Reserve Accounts -	143,831.19	146,621.93	-2,790.74
Total Checking/Savings	153,728.30	158,080.65	-4,352.35
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	153,728.30	159,280.65	-5,552.35
TOTAL ASSETS	153,728.30	159,280.65	-5,552.35
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,594.84	1,443.88	150.96
Total Accounts Payable	1,594.84	1,443.88	150.96
Other Current Liabilities			
Assessment Reserves Payable	13,070.00	13,070.00	0.00
Total Other Current Liabilities	13,070.00	13,070.00	0.00
Total Current Liabilities	14,664.84	14,513.88	150.96
Total Liabilities	14,664.84	14,513.88	150.96
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	101,305.10	98,143.74	3,161.36
Net Income	-9,238.96	-374.29	-8,864.67
Total Equity	139,063.46	144,766.77	-5,703.31
TOTAL LIABILITIES & EQUITY	153,728.30	159,280.65	-5,552.35

City View Lofts Homeowners Assoc.

Budget to Actual

January through November 2025

	Jan - Nov 25	Budget	\$ Over Bud...
Ordinary Income/Expense			
Income			
Homeowner Assessments	82,500.00	82,500.00	0.00
Total Income	82,500.00	82,500.00	0.00
Expense			
Association Website	330.00	330.00	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	2,969.81	1,850.00	1,119.81
Fire System	2,908.00	2,400.00	508.00
Landscape	2,972.23	2,025.00	947.23
HOA Management	7,700.00	7,700.00	0.00
Janitorial	3,700.00	4,490.00	-790.00
Legal	250.00	0.00	250.00
Xcel Energy	9,346.83	11,000.00	-1,653.17
Snow Removal	2,135.00	2,400.00	-265.00
Trash / Recycle	6,839.14	5,335.00	1,504.14
Insurance	20,440.00	17,575.00	2,865.00
Keys, Locks, Security	365.00	550.00	-185.00
Elevator Maintenance	5,396.31	4,400.00	996.31
Water / Sewer	3,934.56	4,180.00	-245.44
Building Maintenance	2,944.71	3,300.00	-355.29
Phone / Callbox / Internet	4,713.37	4,400.00	313.37
Total Expense	80,310.79	74,235.00	6,075.79
Net Ordinary Income	2,189.21	8,265.00	-6,075.79
Other Income/Expense			
Other Income			
Interest - Reserve	5,181.48	0.00	5,181.48
Total Other Income	5,181.48	0.00	5,181.48
Other Expense			
Reserve Expenses	16,609.65	0.00	16,609.65
Total Other Expense	16,609.65	0.00	16,609.65
Net Other Income	-11,428.17	0.00	-11,428.17
Net Income	-9,238.96	8,265.00	-17,503.96