City View Lofts
Balance Sheet Prev Year Comparison
As of December 31, 2022

	Dec 31, '22	Dec 31, '21	$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts –	143,388.41	147,066.43	-3,678.02
BOK Operating	13,491.64	13,273.34	218.30
Total Checking/Savings	156,880.05	160,339.77	-3,459.72
Accounts Receivable			
Accounts Receivable	0.00	-50.00	50.00
Total Accounts Receivable	0.00	-50.00	50.00
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	156,880.05	171,199.27	-14,319.22
TOTAL ASSETS	156,880.05	171,199.27	-14,319.22
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	2,699.75	968.35	1,731.40
Total Accounts Payable	2,699.75	968.35	1,731.40
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	15,769.75	15,112.40	657.35
Total Liabilities	15,769.75	15,112.40	657.35
Equity			
Equity – Reserve	46,997.32	46,997.32	0.00
Retained Earnings	98,180.05	73,927.27	24,252.78
Net Income	-4,067.07	35,162.28	-39,229.35
Total Equity	141,110.30	156,086.87	-14,976.57
TOTAL LIABILITIES & EQUITY	156,880.05	171,199.27	-14,319.22

City View Lofts
Budget vs. Actual
January through December 2022

	Jan – Dec '22	Budget	$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	75,600.00	75,600.00	0.00
Total Income	75,600.00	75,600.00	0.00
Expense			
Association Website	240.00	240.00	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	1,590.00	933.53
Fire System	4,553.00	2,525.00	2,028.00
Landscape	1,680.00	2,025.00	–345.00
HOA Management	6,900.00	6,900.00	0.00
Janitorial	3,690.00	4,275.00	–585.00
Legal	350.00	0.00	350.00
Xcel Energy	10,430.99	9,000.00	1,430.99
Snow Removal	2,707.00	3,150.00	–443.00
Trash / Recycle	3,830.60	3,420.00	410.60
Insurance	12,979.70	10,200.00	2,779.70
Keys, Locks, Security	430.91	900.00	–469.09
Elevator Maintenance	4,220.04	4,200.00	20.04
Water / Sewer	3,785.92	4,200.00	–414.08
Building Maintenance	2,124.52	3,300.00	–1,175.48
Phone / Callbox / Inte...	3,959.50	3,300.00	659.50
Total Expense	67,166.05	61,080.00	6,086.05
Net Ordinary Income	8,433.95	14,520.00	–6,086.05
Other Income/Expense			
Other Income			
Special Assessment	90,000.00	120,000.00	–30,000.00
Interest – Reserve	321.98	0.00	321.98
Total Other Income	90,321.98	120,000.00	–29,678.02
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	–12,501.02	120,000.00	–132,501.02
Net Income	–4,067.07	134,520.00	–138,587.07