

City View Lofts Homeowners Assoc.
Balance Sheet Prev Year Comparison
As of December 31, 2025

	Dec 31, 25	Dec 31, 24	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
TBK Operating	13,068.96	13,546.14	-477.18
Reserve Accounts -			
Schwab Reserve	144,275.74	147,149.71	-2,873.97
Total Reserve Accounts -	144,275.74	147,149.71	-2,873.97
Total Checking/Savings	157,344.70	160,695.85	-3,351.15
Accounts Receivable			
Accounts Receivable	0.00	2,400.00	-2,400.00
Total Accounts Receivable	0.00	2,400.00	-2,400.00
Total Current Assets	157,344.70	163,095.85	-5,751.15
TOTAL ASSETS	157,344.70	163,095.85	-5,751.15
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,126.34	1,723.43	-597.09
Total Accounts Payable	1,126.34	1,723.43	-597.09
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	14,196.34	14,793.43	-597.09
Total Liabilities	14,196.34	14,793.43	-597.09
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	101,305.10	98,143.74	3,161.36
Net Income	-5,154.06	3,161.36	-8,315.42
Total Equity	143,148.36	148,302.42	-5,154.06
TOTAL LIABILITIES & EQUITY	157,344.70	163,095.85	-5,751.15

City View Lofts Homeowners Assoc.

Budget to Actual

January through December 2025

	Jan - Dec 25	Budget	\$ Over Bud...
Ordinary Income/Expense			
Income			
Homeowner Assessments	90,000.00	90,000.00	0.00
Total Income	90,000.00	90,000.00	0.00
Expense			
Association Website	360.00	360.00	0.00
Wastewater	1,010.02	900.00	110.02
Tax Return / License	1,329.81	300.00	1,029.81
Window Cleaning	1,051.00	1,100.00	-49.00
Garage Maintenance	2,969.81	1,950.00	1,019.81
Fire System	2,908.00	2,400.00	508.00
Landscape	2,972.23	2,025.00	947.23
HOA Management	8,400.00	8,400.00	0.00
Janitorial	4,050.00	4,830.00	-780.00
Legal	250.00	0.00	250.00
Xcel Energy	10,473.17	12,000.00	-1,526.83
Snow Removal	2,440.00	2,800.00	-360.00
Trash / Recycle	7,481.66	5,820.00	1,661.66
Insurance	20,440.00	17,575.00	2,865.00
Keys, Locks, Security	365.00	600.00	-235.00
Elevator Maintenance	5,746.40	4,800.00	946.40
Water / Sewer	4,265.26	4,560.00	-294.74
Building Maintenance	2,944.71	3,600.00	-655.29
Phone / Callbox / Internet	4,713.37	4,800.00	-86.63
Total Expense	84,170.44	78,820.00	5,350.44
Net Ordinary Income	5,829.56	11,180.00	-5,350.44
Other Income/Expense			
Other Income			
Interest - Reserve	5,626.03	0.00	5,626.03
Total Other Income	5,626.03	0.00	5,626.03
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	-10,983.62	0.00	-10,983.62
Net Income	-5,154.06	11,180.00	-16,334.06