

City View Lofts
Balance Sheet Standard
As of June 30, 2016

	<u>Jun 30, '16</u>
ASSETS	
Current Assets	
Checking/Savings	
CoBiz Operating	6,850.65
Reserve Accounts –	
CoBiz Reserve	<u>45,212.84</u>
Total Reserve Accounts –	<u>45,212.84</u>
Total Checking/Savings	52,063.49
Accounts Receivable	
Accounts Receivable	<u>415.00</u>
Total Accounts Receivable	<u>415.00</u>
Total Current Assets	<u>52,478.49</u>
TOTAL ASSETS	<u><u>52,478.49</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	<u>1,766.77</u>
Total Accounts Payable	1,766.77
Other Current Liabilities	
Assessment Reserves	9,120.00
Due To Unit Owner	<u>1,074.05</u>
Total Other Current Liabil...	<u>10,194.05</u>
Total Current Liabilities	<u>11,960.82</u>
Total Liabilities	11,960.82
Equity	
Equity – Reserve	38,003.08
Retained Earnings	961.43
Net Income	<u>1,553.16</u>
Total Equity	<u>40,517.67</u>
TOTAL LIABILITIES & EQUITY	<u><u>52,478.49</u></u>

City View Lofts
Profit and Loss Budget vs. Actual
January through June 2016

	<u>Jan – Jun '16</u>	<u>Budget</u>	<u>\$ Over Budg...</u>
Ordinary Income/Expense			
Income			
Monthly Assessment	31,440.00	31,440.00	0.00
Late Fees	25.00		
	<u>31,465.00</u>		
Total Income	31,465.00	31,440.00	25.00
Expense			
Building Repair	1,100.00	1,800.00	-700.00
Carpet Cleaning	0.00	375.00	-375.00
Elevator	1,850.50	1,500.00	350.50
Fire System	1,748.00	355.00	1,393.00
Garage Maintenance	1,336.61	825.00	511.61
HOA Management	2,550.00	2,550.00	0.00
Insurance	5,211.66	2,365.00	2,846.66
Janitorial	1,075.00	1,350.00	-275.00
Keys, Locks, Security	437.50	300.00	137.50
Landscape	680.00	630.00	50.00
Legal	106.00		
Lighting Maintenance	240.00	150.00	90.00
Phone	975.19	1,080.00	-104.81
Snow Removal	605.00	800.00	-195.00
Tax Return / License	200.00	275.00	-75.00
Trash / Recycle	1,068.76	1,110.00	-41.24
Water / Sewer / Waste	1,548.62	1,500.00	48.62
Window Cleaning	0.00	825.00	-825.00
Xcel Energy	5,002.26	4,980.00	22.26
Contribution to Reserve	7,200.00	7,200.00	0.00
	<u>32,935.10</u>	<u>29,970.00</u>	<u>2,965.10</u>
Total Expense	32,935.10	29,970.00	2,965.10
Net Ordinary Income	-1,470.10	1,470.00	-2,940.10
Other Income/Expense			
Other Income			
Contribution from Opera...	7,200.00		
Interest – Reserve	9.76		
	<u>7,209.76</u>		
Total Other Income	7,209.76		
Other Expense			
Reserve Spending	4,186.50		
	<u>4,186.50</u>		
Total Other Expense	4,186.50		
Net Other Income	<u>3,023.26</u>		
Net Income	<u>1,553.16</u>	<u>1,470.00</u>	<u>83.16</u>