

City View Lofts
Balance Sheet Standard
As of July 31, 2016

	<u>Jul 31, '16</u>
ASSETS	
Current Assets	
Checking/Savings	
CoBiz Operating	7,606.88
Reserve Accounts –	
CoBiz Reserve	<u>47,014.76</u>
Total Reserve Accounts –	<u>47,014.76</u>
Total Checking/Savings	54,621.64
Accounts Receivable	
Accounts Receivable	<u>665.00</u>
Total Accounts Receivable	<u>665.00</u>
Total Current Assets	<u>55,286.64</u>
TOTAL ASSETS	<u><u>55,286.64</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	<u>2,901.50</u>
Total Accounts Payable	2,901.50
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>13,095.55</u>
Total Liabilities	13,095.55
Equity	
Equity – Reserve	38,003.08
Retained Earnings	961.43
Net Income	<u>3,226.58</u>
Total Equity	<u>42,191.09</u>
TOTAL LIABILITIES & EQUITY	<u><u>55,286.64</u></u>

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

	<u>Jan – Jul '16</u>	<u>Budget</u>	<u>\$ Over Budg...</u>
Ordinary Income/Expense			
Income			
Monthly Assessment	36,840.00	36,840.00	0.00
Late Fees	25.00		
Total Income	<u>36,865.00</u>	<u>36,840.00</u>	<u>25.00</u>
Expense			
Building Repair	1,100.00	2,100.00	-1,000.00
Carpet Cleaning	0.00	375.00	-375.00
Elevator	2,084.75	1,750.00	334.75
Fire System	1,748.00	385.00	1,363.00
Garage Maintenance	1,336.61	875.00	461.61
HOA Management	2,975.00	2,975.00	0.00
Insurance	5,211.66	2,365.00	2,846.66
Janitorial	2,075.00	1,575.00	500.00
Keys, Locks, Security	534.50	350.00	184.50
Landscape	930.00	840.00	90.00
Legal	106.00		
Lighting Maintenance	240.00	175.00	65.00
Phone	1,142.94	1,260.00	-117.06
Snow Removal	605.00	800.00	-195.00
Tax Return / License	200.00	275.00	-75.00
Trash / Recycle	1,267.14	1,295.00	-27.86
Water / Sewer / Waste	1,793.95	1,750.00	43.95
Window Cleaning	0.00	825.00	-825.00
Xcel Energy	6,113.05	5,810.00	303.05
Contribution to Reserve	9,000.00	9,000.00	0.00
Total Expense	<u>38,463.60</u>	<u>34,780.00</u>	<u>3,683.60</u>
Net Ordinary Income	-1,598.60	2,060.00	-3,658.60
Other Income/Expense			
Other Income			
Contribution from Opera...	9,000.00		
Interest – Reserve	11.68		
Total Other Income	<u>9,011.68</u>		
Other Expense			
Reserve Spending	4,186.50		
Total Other Expense	<u>4,186.50</u>		
Net Other Income	<u>4,825.18</u>		
Net Income	<u><u>3,226.58</u></u>	<u><u>2,060.00</u></u>	<u><u>1,166.58</u></u>