

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

	<u>Aug 31, '16</u>
ASSETS	
Current Assets	
Checking/Savings	
CoBiz Operating	5,625.55
Reserve Accounts –	
CoBiz Reserve	<u>48,816.76</u>
Total Reserve Accounts –	<u>48,816.76</u>
Total Checking/Savings	54,442.31
Accounts Receivable	
Accounts Receivable	<u>42.50</u>
Total Accounts Receivable	<u>42.50</u>
Total Current Assets	<u>54,484.81</u>
TOTAL ASSETS	<u><u>54,484.81</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	<u>1,448.44</u>
Total Accounts Payable	1,448.44
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>11,642.49</u>
Total Liabilities	11,642.49
Equity	
Equity – Reserve	38,003.08
Retained Earnings	961.43
Net Income	<u>3,877.81</u>
Total Equity	<u>42,842.32</u>
TOTAL LIABILITIES & EQUITY	<u><u>54,484.81</u></u>

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

	<u>Jan – Aug '16</u>	<u>Budget</u>	<u>\$ Over Budg...</u>
Ordinary Income/Expense			
Income			
Monthly Assessment	42,240.00	42,240.00	0.00
Late Fees	25.00		
	<u>42,265.00</u>		
Total Income	42,265.00	42,240.00	25.00
Expense			
Building Repair	1,100.00	2,400.00	-1,300.00
Carpet Cleaning	0.00	375.00	-375.00
Elevator	2,319.00	2,000.00	319.00
Fire System	2,281.00	415.00	1,866.00
Garage Maintenance	1,336.61	925.00	411.61
HOA Management	3,400.00	3,400.00	0.00
Insurance	6,286.74	3,547.50	2,739.24
Janitorial	2,075.00	1,800.00	275.00
Keys, Locks, Security	534.50	400.00	134.50
Landscape	1,140.00	1,050.00	90.00
Legal	106.00		
Lighting Maintenance	240.00	200.00	40.00
Phone	1,309.78	1,440.00	-130.22
Snow Removal	605.00	800.00	-195.00
Tax Return / License	200.00	275.00	-75.00
Trash / Recycle	1,465.16	1,480.00	-14.84
Water / Sewer / Waste	2,024.28	2,000.00	24.28
Window Cleaning	825.00	825.00	0.00
Xcel Energy	6,966.30	6,640.00	326.30
Contribution to Reserve	10,800.00	10,800.00	0.00
	<u>45,014.37</u>	<u>40,772.50</u>	<u>4,241.87</u>
Total Expense	45,014.37	40,772.50	4,241.87
Net Ordinary Income	-2,749.37	1,467.50	-4,216.87
Other Income/Expense			
Other Income			
Contribution from Opera...	10,800.00		
Interest – Reserve	13.68		
	<u>10,813.68</u>		
Total Other Income	10,813.68		
Other Expense			
Reserve Spending	4,186.50		
	<u>4,186.50</u>		
Total Other Expense	4,186.50		
Net Other Income	<u>6,627.18</u>		
Net Income	<u>3,877.81</u>	<u>1,467.50</u>	<u>2,410.31</u>

City View Lofts
Statement of Revenue and Expense
August 2016

	<u>Aug '16</u>	<u>Jan – Aug '...</u>
Ordinary Income/Expense		
Income		
Monthly Assessment	5,400.00	42,240.00
Late Fees	0.00	25.00
	<u>5,400.00</u>	<u>42,265.00</u>
Total Income	5,400.00	42,265.00
Expense		
Building Repair	0.00	1,100.00
Elevator	234.25	2,319.00
Fire System	533.00	2,281.00
Garage Maintenance	0.00	1,336.61
HOA Management	425.00	3,400.00
Insurance	1,075.08	6,286.74
Janitorial	0.00	2,075.00
Keys, Locks, Security	0.00	534.50
Landscape	210.00	1,140.00
Legal	0.00	106.00
Lighting Maintenance	0.00	240.00
Phone	166.84	1,309.78
Snow Removal	0.00	605.00
Tax Return / License	0.00	200.00
Trash / Recycle	198.02	1,465.16
Water / Sewer / Waste	230.33	2,024.28
Window Cleaning	825.00	825.00
Xcel Energy	853.25	6,966.30
Contribution to Reserve	1,800.00	10,800.00
	<u>6,550.77</u>	<u>45,014.37</u>
Total Expense	6,550.77	45,014.37
Net Ordinary Income	-1,150.77	-2,749.37
Other Income/Expense		
Other Income		
Contribution from Opera...	1,800.00	10,800.00
Interest – Reserve	2.00	13.68
	<u>1,802.00</u>	<u>10,813.68</u>
Total Other Income	1,802.00	10,813.68
Other Expense		
Reserve Spending	0.00	4,186.50
	<u>0.00</u>	<u>4,186.50</u>
Total Other Expense	0.00	4,186.50
Net Other Income	<u>1,802.00</u>	<u>6,627.18</u>
Net Income	<u>651.23</u>	<u>3,877.81</u>