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05/07/25
Cash Basis

M15 Lofts
Balance Sheet
As of April 30, 2025

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Zions - Checking	5,938.05
Zions - Money Market	52,239.14
Total Checking/Savings	58,177.19
Accounts Receivable	
Accounts Receivable	-831.00
Total Accounts Receivable	-831.00
Total Current Assets	57,346.19
TOTAL ASSETS	57,346.19
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	55,417.03
Net Income	1,929.16
Total Equity	57,346.19
TOTAL LIABILITIES & EQUITY	57,346.19

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M15 Lofts
Profit & Loss
April 2025

	<u>Apr 25</u>
Ordinary Income/Expense	
Income	
Homeowner Dues	5,672.00
Interest Income	12.76
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Total Income	5,684.76
Expense	
Administration	
Fees (Bank, Licensing, Etc.)	22.00
Insurance	463.64
Management Fees	500.00
Office Supplies	16.28
Professional Fees	300.00
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Total Administration	1,301.92
Grounds Maintenance	
Landscaping	360.00
Maintenance and Repairs	1,986.00
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Total Grounds Maintenance	2,346.00
Utilities	
Electricity	70.19
Waste Removal	602.03
Water & Sewer	1,018.77
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Total Utilities	1,690.99
Total Expense	<hr/> 5,338.91
Net Ordinary Income	345.85
Other Income/Expense	
Other Expense	
Non Exp Money Moved to Reserves	-715.00
Reserves	715.00
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Total Other Expense	0.00
Net Other Income	<hr/> 0.00
Net Income	<hr/> <hr/> 345.85

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Cash Basis

M15 Lofts

Profit & Loss Budget vs. Actual

January through April 2025

	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Homeowner Dues	18,424.00	61,440.00	-43,016.00	30.0%
Interest Income	46.33			
Late Fees	50.00			
Reinvestment Fee	500.00			
Total Income	19,020.33	61,440.00	-42,419.67	31.0%
Expense				
Administration				
Encroachment Fee	0.00	1,305.00	-1,305.00	0.0%
Fees (Bank, Licensing, Etc.)	89.00	300.00	-211.00	29.7%
Insurance	3,467.15	8,000.00	-4,532.85	43.3%
LAC Donation / CAI Membership	0.00	180.00	-180.00	0.0%
Legal Fees	107.00	500.00	-393.00	21.4%
Management Fees	2,000.00	6,000.00	-4,000.00	33.3%
Office Supplies	32.97	360.00	-327.03	9.2%
Professional Fees	300.00	700.00	-400.00	42.9%
Total Administration	5,996.12	17,345.00	-11,348.88	34.6%
Grounds Maintenance				
Landscaping	360.00	5,690.00	-5,330.00	6.3%
Maintenance and Repairs	3,933.00	5,040.00	-1,107.00	78.0%
Snow Removal	0.00	4,250.00	-4,250.00	0.0%
Total Grounds Maintenance	4,293.00	14,980.00	-10,687.00	28.7%
Utilities				
Electricity	261.97	400.00	-138.03	65.5%
Waste Removal	2,188.07	5,150.00	-2,961.93	42.5%
Water & Sewer	4,352.01	15,000.00	-10,647.99	29.0%
Total Utilities	6,802.05	20,550.00	-13,747.95	33.1%
Total Expense	17,091.17	52,875.00	-35,783.83	32.3%
Net Ordinary Income	1,929.16	8,565.00	-6,635.84	22.5%
Other Income/Expense				
Other Expense				
Non Exp Money Moved to Reserves	-2,860.00			
Reserves	2,860.00	8,565.00	-5,705.00	33.4%
Total Other Expense	0.00	8,565.00	-8,565.00	0.0%
Net Other Income	0.00	-8,565.00	8,565.00	0.0%
Net Income	1,929.16	0.00	1,929.16	100.0%