

CITY VIEW LOFTS HOMEOWNERS ASSOCIATION, INC.

2018 Budget

11/2/17

REVENUE	Actual '14	Actual '15	Actual '16	Est. '17	Budget '18	COMMENTS
Homeowner Assessments	53,280	59,410	63,840	68,100	72,000	5% increase
Special Assessment	-	-	10,464			
Interest	616	25	29	60		

EXPENSE	Actual '14	Actual '15	Actual '16	Est. '17	Budget '18	COMMENTS
Building Maintenance	594	7,057	2,308	4,470	4,200	
Consultant Fees	2,075	-	-		-	
Elevator Maintenance	2,986	6,841	4,168	4,402	4,800	
Fire System	6,609	1,553	3,159	2,316	2,335	
Garage Maintenance	2,224	1,267	1,964	-	1,830	
HOA Management	6,912	6,563	5,100	5,100	6,000	
Insurance	6,115	10,028	7,714	5,207	6,120	
Janitorial	2,000	3,369	3,075	2,990	3,870	Carpet Clean May & Oct
Keys, Locks, Security	1,657	1,783	535	673	1,200	
Landscape	425	1,805	1,667	75	875	
Legal	994	994	106	540	-	
Phone / Callbox		2,107	1,969	2,055	2,160	
Snow Removal	223	1,115	860	575	800	
Tax Return / License	275		210	237	250	
Trash / Recycle	1,423	2,201	2,264	2,898	3,000	
Water / Sewer / Waste	2,762	3,068	2,879	3,145	3,300	
Wastewater				522	530	
Window Cleaning	1,975	825	825	825	825	
Xcel	9,091	9,835	9,491	10,064	10,560	
Reserve Spending			5,151	5,500		2017 - interior wall painting
Contribution to Reserve	8,776	3,000	22,035	15,000	19,000	

TOTAL	Actual '14	Actual '15	Actual '16	Est. '17	Budget '18	COMMENTS
Revenue	53,896	59,435	74,333	68,160	72,000	
Expense	57,115	63,411	75,479	66,595	71,655	
Net Ordinary Income	(3,220)	(3,976)	(1,146)	1,566	345	
OPERATING ACCOUNT BALANCE**						

**Assumes \$10,000 opening balance in operating account.