

CITY VIEW LOFTS HOMEOWNERS ASSOCIATION, INC.

2019 Budget

Oct '18

REVENUE	Actual '14	Actual '15	Actual '16	Actual '17	Est. '18	Budget '19	COMMENTS
Homeowner Assessments	53,280	59,410	63,840	68,100	72,000	72,000	
Special Assessment	-	-	10,464				
Interest	616	25	29	60	159		

EXPENSE	Actual '14	Actual '15	Actual '16	Actual '17	Est. '18	Budget '19	COMMENTS
Association Website	-	-	-	-	200	240	
Building Maintenance	594	7,057	2,308	5,513	2,924	3,600	
Consultant Fees	2,075	-	-	-		-	
Elevator Maintenance	2,986	6,841	4,168	3,901	4,809	4,800	
Fire System	6,609	1,553	3,159	2,316	2,483	2,525	
Garage Maintenance	2,224	1,267	1,964	-	567	1,590	
HOA Management	6,912	6,563	5,100	5,100	6,000	6,180	
Insurance	6,115	10,028	7,714	4,132	6,362	900	March renew - paid 3yrs '18
Janitorial	2,000	3,369	3,075	2,990	3,510	4,230	Carpet Clean May & Oct
Keys, Locks, Secuirty	1,657	1,783	535	1,271	652	1,200	
Landscape	425	1,805	1,667	80	1,849	1,050	
Legal	994	994	106	540		-	
Phone / Callbox	-	2,107	1,969	2,059	2,287	2,400	
Snow Removal	223	1,115	860	255	885	900	
Tax Return / License	275		210	237	230	250	
Trash / Recycle	1,423	2,201	2,264	2,913	3,773	3,960	
Water / Sewer	2,762	3,068	2,879	3,087	4,008	3,600	
Wastewater	-	-	-	522	579	620	
Window Cleaning	1,975	825	825	825	825	1,700	
Xcel	9,091	9,835	9,491	10,033	10,160	10,500	
Reserve Spending	-	-	5,151	8,976	28,740		2018: ins., elevator, railings
Contribution to Reserve	8,776	3,000	22,035	19,800	(10,165)	21,000	

TOTAL	Actual '14	Actual '15	Actual '16	Actual '17	Est. '18	Budget '19	COMMENTS
Revenue	53,896	59,435	74,333	68,160	72,159	72,000	
Expense	57,115	63,411	75,479	74,550	70,477	71,245	
Net Ordinary Income	(3,220)	(3,976)	(1,146)	(6,390)	1,682	755	
OPERATING ACCOUNT BALANCE**							

**assumes \$10K opening balance