

CITY VIEW LOFTS HOMEOWNERS ASSOCIATION, INC.

2020 Budget

Oct '19

REVENUE	Actual '14	Actual '15	Actual '16	Actual '17	Actual '18	Est. '19	Budget '20	COMMENTS
Homeowner Assessments	53,280	59,410	63,840	68,100	72,002	72,000	72,000	
Special Assessment	-	-	10,464	-	-	-		
Interest	616	25	29	60	166	261		

EXPENSE	Actual '14	Actual '15	Actual '16	Actual '17	Actual '18	Est. '19	Budget '20	COMMENTS
Association Website	-	-	-	-	200	240	240	
Building Maintenance	594	7,057	2,308	5,513	2,424	5,292	3,600	
Consultant Fees	2,075	-	-	-	-	-	-	
Elevator Maintenance	2,986	6,841	4,168	3,901	4,804	4,606	4,800	
Fire System	6,609	1,553	3,159	2,316	2,898	2,183	2,525	
Garage Maintenance	2,224	1,267	1,964	-	147	1,155	1,590	
HOA Management	6,912	6,563	5,100	5,100	6,000	6,180	6,600	
Insurance	6,115	10,028	7,714	4,132	17,526	2,484	2,750	Mar renew - paid 3yrs '18
Janitorial	2,000	3,369	3,075	2,990	3,120	3,510	4,230	Carpet Clean May & Oct
Keys, Locks, Secuirty	1,657	1,783	535	1,271	652	280	900	
Landscape	425	1,805	1,667	80	1,899	972	1,400	includes tree trimming
Legal	994	994	106	540	-	-	-	
Phone / Callbox	-	2,107	1,969	2,059	2,286	2,539	2,700	
Snow Removal	223	1,115	860	255	485	670	900	
Tax Return / License	275		210	237	230	235	250	
Trash / Recycle	1,423	2,201	2,264	2,913	3,776	4,211	1,920	Alpine \$140 / month
Water / Sewer	2,762	3,068	2,879	3,087	3,996	3,465	3,600	
Wastewater	-	-	-	522	579	637	690	
Window Cleaning	1,975	825	825	825	825	825	825	
Xcel	9,091	9,835	9,491	10,033	9,652	9,341	10,200	
Reserve Spending	-	-	5,151	8,976	10,586	7,156		2019: landscape / security
Contribution to Reserve	8,776	3,000	22,035	19,800	5,500	16,500	20,943	

TOTAL	Actual '14	Actual '15	Actual '16	Actual '17	Actual '18	Est. '19	Budget '20	COMMENTS
Revenue	53,896	59,435	74,333	68,160	72,168	72,261	72,000	
Expense	57,115	63,411	75,479	74,550	77,385	72,241	70,663	
Net Ordinary Income	(3,220)	(3,976)	(1,146)	(6,390)	(5,218)	20	1,337	
OPERATING ACCOUNT BALANCE**								

**assumes \$10K opening balance