

CITY VIEW LOFTS HOMEOWNERS ASSOCIATION, INC.

2021 Budget

Oct '20

REVENUE	Actual '18	Actual '19	Est. '20	Budget '21	COMMENTS
Homeowner Assessments	72,002	72,000	72,000	72,000	
Special Assessment	-	-	-		
Interest	166	261	151		

EXPENSE	Actual '18	Actual '19	Est. '20	Budget '21	COMMENTS
Association Website	200	240	240	240	
Building Maintenance	2,424	6,031	2,663	3,600	
Elevator Maintenance	4,804	4,591	3,532	4,800	
Fire System	2,898	2,183	2,835	2,525	
Garage Maintenance	147	1,155	816	1,590	
HOA Management	6,000	6,180	6,565	6,600	
Insurance	17,526	2,484	2,442	9,000	Mar renew - paid 3yrs '18
Janitorial	3,120	3,380	4,010	3,855	includes carpet clean
Keys, Locks, Security	652	280	2,041	900	
Landscape	1,899	1,257	1,420	1,575	
Legal	-	-	-	-	
Phone / Callbox	2,286	2,320	2,796	2,940	
Snow Removal	485	890	2,600	2,975	
Tax Return / License	230	235	243	250	
Trash / Recycle	3,776	3,363	2,299	2,640	increased pickups
Water / Sewer	3,996	3,371	4,209	4,380	
Wastewater	579	637	701	780	
Window Cleaning	825	825	825	825	
Xcel	9,652	8,671	7,552	8,400	
Reserve Spending	10,586	7,156	2,290		2020 - fire pump
Contribution to Reserve	5,500	16,100	23,000	14,000	

TOTAL	Actual '18	Actual '19	Est. '20	Budget '21	COMMENTS
Revenue	72,168	72,261	72,151	72,000	
Expense	77,585	71,349	73,078	71,875	
Net Ordinary Income	(5,418)	912	(927)	125	
OPERATING ACCOUNT BALANCE**					

**assumes \$10K opening balance (\$11K in 2020)