

CITY VIEW LOFTS HOMEOWNERS ASSOCIATION, INC.

2022 Budget

Oct '21

REVENUE	Actual '19	Actual '20	Est. '21	Budget '22	COMMENTS
Homeowner Assessments	72,000	72,000	72,000	75,600	5% increase
Special Assessment	-	-	-	120,000	Roof / Reserve Projects
Interest	261	150	124	-	

EXPENSE	Actual '19	Actual '20	Est. '21	Budget '22	COMMENTS
Association Website	240	240	240	240	
Building Maintenance	6,031	2,254	1,771	3,300	
Elevator Maintenance	4,591	3,879	4,029	4,200	
Fire System	2,183	3,008	2,433	2,525	
Garage Maintenance	1,155	516	1,174	1,590	
HOA Management	6,180	6,565	6,600	6,900	
Insurance	2,484	2,442	9,379	10,200	Mar renew - paid 3yrs '18
Janitorial	3,380	3,910	3,665	4,275	includes carpet clean
Keys, Locks, Security	280	3,176	132	900	
Landscape	1,257	620	2,858	2,025	2021 - mulch
Legal	-	-	-	-	
Phone / Callbox	2,320	2,772	3,105	3,300	
Snow Removal	890	1,441	3,757	3,150	
Tax Return / License	235	243	238	250	
Trash / Recycle	3,363	2,312	3,275	3,420	increased pickups
Water / Sewer	3,371	4,136	3,951	4,200	
Wastewater	637	701	723	780	
Window Cleaning	825	825	870	825	
Xcel	8,671	7,251	8,492	9,000	
Reserve Spending	7,156	2,290	12,688	120,000	Roof / Reserve Projects
Contribution to Reserve	16,100	23,000	2,700	14,000	

TOTAL	Actual '19	Actual '20	Est. '21	Budget '22	COMMENTS
Revenue	72,261	72,150	72,124	195,600	
Expense	71,349	71,581	72,080	195,080	
Net Ordinary Income	912	569	43	520	
OPERATING ACCOUNT BALANCE**					

**assumes \$12.5K opening balance (\$12.5K in 2020)