

CITY VIEW LOFTS HOMEOWNERS ASSOCIATION, INC.

2023 Budget

Oct '22

REVENUE	Actual '19	Actual '20	Actual '21	Est. '22	Budget '23	COMMENTS
Homeowner Assessments	72,000	72,000	72,000	75,600	79,200	4.8% increase
Special Assessment	-	-	30,000	90,000	-	Roof / Reserve Projects
Interest	261	150	126	262	-	

EXPENSE	Actual '19	Actual '20	Actual '21	Est. '22	Budget '23	COMMENTS
Association Website	240	240	240	240	240	
Building Maintenance	6,031	2,254	1,271	2,325	2,400	
Elevator Maintenance	4,591	3,879	4,018	4,220	4,500	
Fire System	2,183	3,008	2,433	4,193	2,975	repaired leaks '22
Garage Maintenance	1,155	516	1,324	2,524	1,950	
HOA Management	6,180	6,565	6,600	6,900	7,500	
Insurance	2,484	2,442	9,377	12,986	13,800	Mar renew - paid 3yrs '18
Janitorial	3,380	3,910	3,615	3,700	4,830	includes carpet clean
Keys, Locks, Security	280	3,176	132	431	600	
Landscape	1,257	620	3,005	1,945	2,025	2021 - mulch
Legal	-	-	-	350	-	SB100 Policies
Phone / Callbox / Internet	2,320	2,772	3,099	3,609	4,380	includes internet
Snow Removal	890	1,441	2,757	3,241	3,150	
Tax Return / License	235	243	248	239	250	
Trash / Recycle	3,363	2,312	3,327	3,805	3,960	
Water / Sewer	3,371	4,136	3,816	3,817	4,020	
Wastewater	637	701	723	745	780	
Window Cleaning	825	825	-	1,776	950	2021 invoice in 2022
Xcel	8,671	7,251	8,270	9,602	10,200	
Reserve Spending	7,156	2,290	12,709	102,823	-	Roof & Garage Operator
Contribution to Reserve	16,100	23,000	33,000	(4,000)	10,500	

TOTAL	Actual '19	Actual '20	Actual '21	Est. '22	Budget '23	COMMENTS
Revenue	72,261	72,150	102,126	165,862	79,200	
Expense	71,349	71,581	99,963	165,470	79,010	
Net Ordinary Income	912	569	2,162	392	190	
OPERATING ACCOUNT BALANCE**						