

CITY VIEW LOFTS HOMEOWNERS ASSOCIATION, INC.

2024 Budget

Oct '23

REVENUE	Actual '20	Actual '21	Actual '22	Est. '23	Budget '24	COMMENTS
Homeowner Assessments	72,000	72,000	75,600	79,200	86,400	9% increase
Special Assessment	-	30,000	90,000	-	-	Roof / Reserve Projects
Interest	150	126	322	4,567	-	

EXPENSE	Actual '20	Actual '21	Actual '22	Est. '23	Budget '24	COMMENTS
Association Website	240	240	240	240	360	
Building Maintenance	2,254	1,271	2,125	5,509	3,600	
Elevator Maintenance	3,879	4,018	4,220	4,087	4,200	
Fire System	3,008	2,433	4,553	2,528	2,975	repaired leaks '22
Garage Maintenance	516	1,324	2,524	1,007	1,950	
HOA Management	6,565	6,600	6,900	7,500	8,100	
Insurance	2,442	9,377	12,980	16,321	18,175	
Janitorial	3,910	3,615	3,690	4,160	4,830	includes carpet clean
Keys, Locks, Secuirty	3,176	132	431	442	600	
Landscape	620	3,005	1,680	2,155	2,025	2021 - mulch
Legal	-	-	350	-	-	
Phone / Callbox / Internet	2,772	3,099	3,960	4,505	4,800	includes internet
Snow Removal	1,441	2,757	2,707	2,755	2,800	
Tax Return / License	243	248	239	265	285	
Trash / Recycle	2,312	3,327	3,831	4,391	4,800	
Water / Sewer	4,136	3,816	3,786	4,180	4,380	
Wastewater	701	723	745	807	860	
Window Cleaning	825	-	1,776	955	1,000	2021 invoice in 2022
Xcel	7,251	8,270	10,431	12,014	12,600	
Reserve Spending	2,290	12,709	102,823	6,505	-	Roof & Garage Operator
Contribution to Reserve	23,000	33,000	(4,000)	(5,000)	8,000	

TOTAL	Actual '20	Actual '21	Actual '22	Est. '23	Budget '24	COMMENTS
Revenue	72,150	102,126	165,922	83,767	86,400	
Expense	71,581	99,963	165,989	75,324	86,340	
Net Ordinary Income	569	2,162	(67)	8,443	60	
OPERATING ACCOUNT BALANCE**						