

CITY VIEW LOFTS HOMEOWNERS ASSOCIATION, INC.

2025 Budget

Nov '24

REVENUE	Actual '21	Actual '22	Actual '23	Est. '24	Budget '25	COMMENTS
Homeowner Assessments	72,000	75,600	79,200	86,400	90,000	4.15% increase
Special Assessment	30,000	90,000	-	-	-	
Interest	126	322	4,808	6,718	-	

EXPENSE	Actual '21	Actual '22	Actual '23	Est. '24	Budget '25	COMMENTS
Association Website	240	240	240	360	360	
Building Maintenance	1,271	2,125	5,882	3,879	3,600	
Elevator Maintenance	4,018	4,220	4,552	5,818	4,800	
Fire System	2,433	4,553	2,528	1,815	2,400	repaired leaks '22
Garage Maintenance	1,324	2,524	1,779	2,397	1,950	
HOA Management	6,600	6,900	7,500	8,100	8,400	includes power wash
Insurance	9,377	12,980	16,321	16,877	17,575	Pay in Full
Janitorial	3,615	3,690	4,080	4,050	4,830	includes carpet clean
Keys, Locks, Secuirty	132	431	442	-	600	
Landscape	3,005	1,680	1,990	2,082	2,025	2021 - mulch
Legal	-	350	-	150	-	
Phone / Callbox / Internet	3,099	3,960	4,504	4,663	4,800	includes internet
Snow Removal	2,757	2,707	2,325	2,635	2,800	
Tax Return / License	248	239	265	293	300	
Trash / Recycle	3,327	3,831	4,391	5,475	5,820	
Water / Sewer	3,816	3,786	4,090	4,331	4,560	
Wastewater	723	745	403	1,248	900	
Window Cleaning	-	1,776	955	1,050	1,100	2021 invoice in 2022
Xcel	8,270	10,431	11,226	11,008	12,000	
Reserve Spending	12,709	102,823	6,505	13,306	-	Roof & Garage Operator
Contribution to Reserve	33,000	(4,000)	(8,000)	3,500	10,000	

TOTAL	Actual '21	Actual '22	Actual '23	Est. '24	Budget '25	COMMENTS
Revenue	102,126	165,922	84,008	93,118	90,000	
Expense	99,963	165,989	71,977	93,037	88,820	
Net Ordinary Income	2,162	(67)	12,031	81	1,180	
OPERATING ACCOUNT BALANCE**						