

CITY VIEW LOFTS HOMEOWNERS ASSOCIATION, INC.

2026 Budget

Oct '25

REVENUE	Actual '22	Actual '23	Actual '24	Est. '25	Budget '26	COMMENTS
Homeowner Assessments	75,600	79,200	86,400	90,000	97,200	8% increase
Special Assessment	90,000	-	-	-	-	
Interest	322	4,808	6,953	5,633	-	

EXPENSE	Actual '22	Actual '23	Actual '24	Est. '25	Budget '26	COMMENTS
Association Website	240	240	360	360	420	
Building Maintenance / Security	2,555	6,323	3,534	3,095	3,900	
Elevator Maintenance	4,220	4,552	6,147	5,746	5,100	
Fire System	4,553	2,528	2,793	2,533	2,600	repaired leaks '22
Garage Maintenance	2,524	1,779	2,648	3,070	1,950	
HOA Management	6,900	7,500	8,100	8,400	9,000	includes power wash
Insurance	12,980	16,321	16,877	20,440	23,375	Pay in Full
Janitorial	3,690	4,080	3,950	4,100	4,930	includes carpet clean
Landscape	1,680	1,990	2,032	2,972	2,250	
Legal	350	-	150	250	-	
Phone / Callbox / Internet	3,960	4,504	4,668	5,148	5,400	includes internet
Snow Removal	2,707	2,325	2,595	2,985	2,975	
Tax Return / License	239	265	293	1,305	1,300	
Trash / Recycle	3,831	4,391	5,475	7,537	7,500	includes chute clean
Water / Sewer	3,786	4,090	4,289	4,334	4,560	
Wastewater / Sidewalk Tax	745	403	1,248	1,010	1,100	
Window Cleaning	1,776	955	1,050	1,051	1,100	2021 invoice in 2022
Xcel	10,431	11,226	10,678	10,372	11,400	
Reserve Spending	102,823	6,505	13,306	10,598	-	Roof & Garage Operator
Contribution to Reserve	(4,000)	(8,000)	1,500	(10,000)	8,000	

TOTAL	Actual '22	Actual '23	Actual '24	Est. '25	Budget '26	COMMENTS
Revenue	165,922	84,008	93,353	95,633	97,200	
Expense	165,989	71,977	91,692	85,307	96,860	
Net Ordinary Income	(67)	12,031	1,661	10,327	340	
OPERATING ACCOUNT BALANCE**						