

**NO. 25 DOWNING HOMEOWNERS ASSOCIATION
2005 Proposed Budget Option 1**

Category	January	February	March	April	May	June	July	August	September	October	November	December	2005 Proposed
INCOME:													
Scheduled Fees	35,779.90	35,779.90	35,779.90	35,779.90	35,779.90	35,779.90	35,779.90	35,779.90	35,779.90	35,779.90	35,779.90	35,779.90	429,358.80
Late Fee collection reimb.	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Legal Fees-Reimb Income	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Move-In/Move Out	100.00	0.00	100.00	0.00	100.00	0.00	100.00	0.00	100.00	0.00	100.00	0.00	600.00
Repair/Maint-Reimb Income	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Total Income	36,129.90	36,029.90	36,129.90	36,029.90	36,129.90	36,029.90	36,129.90	36,029.90	36,129.90	36,029.90	36,129.90	36,029.90	432,958.80
EXPENSES:													
Building Maintenance Contracts													
Elevator (Ohls)	0.00	3,185.00	0.00	0.00	3,185.00	0.00	0.00	3,185.00	0.00	0.00	3,185.00	0.00	12,740.00
Janitorial (Corp Clean)	900.00	900.00	900.00	900.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	900.00	900.00	1,300.00	12,700.00
HVAC ANNUAL (M-Tech)		11,604.36											11,604.36
HVAC (M-Tech)	791.66	791.66	791.66	791.66	791.66	791.66	791.66	791.66	791.66	791.66	791.66	791.74	9,500.00
Water Treatment (MTech)	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	3,240.00
Emergency Generator (Cummins)	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00	320.00	0.00	0.00	1,990.00
Pest control (Terminix)	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	576.00
Fitness Machines & TV	67.00	38.00	238.00	67.00	38.00	238.00	67.00	38.00	238.00	67.00	38.00	238.00	1,372.00
Fountain (Aquademics)	0.00	0.00	0.00	0.00	250.00	250.00	250.00	250.00	250.00	0.00	0.00	0.00	1,500.00
Fire alarm systems tests	645.00	645.00	645.00	645.00	645.00	645.00	645.00	645.00	645.00	645.00	645.00	645.00	7,740.00
Repairs:													
HVAC Repairs (MTech)	1,170.00	1,166.00	1,166.00	1,166.00	1,166.00	1,166.00	1,166.00	1,166.00	1,166.00	1,166.00	1,166.00	1,170.00	14,000.00
Fire monitoring system	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	4,000.00
Etis Repair	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	600.00	0.00	0.00	1,200.00
Garage Repairs	166.00	166.00	166.00	166.00	167.00	167.00	167.00	167.00	168.00	168.00	168.00	166.00	2,000.00
Elevator Repairs/Maintenance	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	70.00	70.00	70.00	70.00	900.00
Electrical Repairs	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Misc Repairs	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	725.00	700.00	700.00	8,875.00
Cleaning:													
Garage Cleaning	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	800.00	0.00	0.00	1,600.00
Window Cleaning	0.00	0.00	0.00	0.00	2,220.00	0.00	0.00	0.00	0.00	2,220.00	0.00	0.00	4,440.00
Elevator Cleaning	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
General Building Cleaning	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
Supplies:													
Lighting Supplies	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	3,300.00
Building Maint Supplies	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
Total Building Maint.	6,647.66	21,104.02	6,514.66	7,693.66	12,869.66	7,065.66	7,164.66	10,050.66	7,870.66	11,265.66	9,456.66	6,873.74	114,577.36
Utilities													
Electric	6,500.00	6,000.00	6,500.00	6,500.00	4,500.00	4,500.00	5,000.00	3,500.00	3,500.00	3,500.00	5,000.00	5,000.00	61,500.00
Gas	3,000.00	3,000.00	3,000.00	2,500.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,500.00	28,000.00
Water	0.00	800.00	0.00	800.00	0.00	1,600.00	0.00	2,000.00	0.00	1,500.00	0.00	750.00	7,500.00
Sewer	0.00	1,100.00	0.00	1,100.00	0.00	1,100.00	0.00	1,100.00	0.00	1,100.00	0.00	1,100.00	6,600.00
Total Utilities	9,500.00	10,900.00	9,500.00	10,900.00	6,500.00	9,200.00	7,000.00	8,600.00	5,500.00	8,150.00	7,000.00	10,850.00	103,600.00

**NO. 25 DOWNING HOMEOWNERS ASSOCIATION
2005 Proposed Budget Option 1**

Category	2005												Proposed		
	January	February	March	April	May	June	July	August	September	October	November	December			
Payroll															
Resident Manager (Gross)	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
Payroll Taxes	330.00	330.00	330.00	330.00	330.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	408.44	4,158.44
Workers Comp	0.00	0.00	0.00	0.00	0.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	0.00	4,200.00
Denver Occupational Tax	12.00	0.00	0.00	12.00	0.00	0.00	12.00	0.00	0.00	12.00	0.00	0.00	0.00	0.00	48.00
Health Insurance	166.00	166.00	166.00	166.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	2,200.00
Total Payroll	5,508.00	5,496.00	5,496.00	5,508.00	5,522.00	6,242.00	6,254.00	6,242.00	6,242.00	6,254.00	6,242.00	6,254.00	6,242.00	5,600.44	70,606.44
Exterior Maintenance															
Landscape Maintenance (Swingle)	0.00	0.00	600.00	600.00	500.00	500.00	500.00	600.00	600.00	0.00	0.00	0.00	0.00	0.00	3,900.00
Landscape Purchases (KK)	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
Lawn Mowing (One Man)	0.00	0.00	0.00	0.00	300.00	350.00	400.00	400.00	400.00	250.00	0.00	0.00	0.00	0.00	2,100.00
Trash Removal (Waste Mgmt)	385.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	3,960.00
Snow Removal (WD Services)	600.00	600.00	600.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	650.00	650.00	650.00	650.00	3,700.00
Total Exterior Maint.	985.00	925.00	1,525.00	4,025.00	1,125.00	1,175.00	1,225.00	3,825.00	1,325.00	575.00	975.00	975.00	975.00	975.00	18,660.00
Administration															
Management Fees	1,515.00	1,515.00	1,515.00	1,515.00	1,515.00	1,515.00	1,515.00	1,515.00	1,515.00	1,515.00	1,515.00	1,515.00	1,515.00	1,515.00	18,180.00
Collection expense	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Administrative	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	3,240.00
Security/Elevators	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	5,220.00
Office Phone/Cell Phone	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
Audit/ tax return	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Taxes	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Decorations & parties	600.00	0.00	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,800.00
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Legal General	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
Legal Collection	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	145.00	1,795.00
Insurance:	15,775.00	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	0.00	35,080.00
Bad Debt															0.00
Total Administration	19,070.00	4,840.00	6,340.00	6,840.00	4,840.00	4,840.00	5,440.00	4,840.00	4,840.00	4,840.00	2,695.00	3,290.00	3,290.00	72,715.00	
Transfer to Reserve	0.00	0.00	2,000.00	2,000.00	2,000.00	7,000.00	7,000.00	2,000.00	7,000.00	7,000.00	9,000.00	7,800.00			52,800.00
Total Operating Expenses	41,710.66	43,265.02	31,375.66	36,966.66	32,856.66	35,522.66	34,083.66	35,557.66	32,777.66	38,084.66	35,388.66	35,389.18			432,958.80
Income (loss) from Op.	(5,580.78)	(12,815.88)	(8,061.64)	(8,998.40)	(5,725.16)	(5,217.92)	(3,171.68)	(2,699.44)	652.80	(1,401.96)	(640.72)	0.00			0.00