

NO. 25 DOWNING HOMEOWNERS ASSOCIATION

**2007 Budget
Board Approved**

Acct #	Category	Proposed 2007 Budget	Comments
	INCOME:		
4000-000	Scheduled Fees	442,241.40	Increase of 3% to balance monthly expenses anticipated
4060-065	Move In/Out Fees	400.00	Based on quarterly allowance of \$100
4050-010	Late Fee/ collection reimb.	1,200.00	
4050-020	Legal Fees-Reimb Income	1,200.00	
4050-040	Repair/Maint-Reimb Income	480.00	
	Total Income	445,521.40	
	EXPENSES:		
	Building Maintenance Contracts		
6420-010	Elevator (Thyssen Krupp)	7,560.00	Per contract w/ new vendor- Thyssen Krupp
6070-000	Janitorial (Colorado Cleaning Serv.)	12,960.00	Per current contract
6410-000	HVAC (Synergy)	7,200.00	Per current contract
6470-000	Water Treatment (Rky.Mtn. Aqua)	2,004.00	Per current contract
6065-020	Emergency Generator (Cummins)	800.00	Bi-Annual service/ 1 major, 1 minor
6090-000	Pest control (Terminix)	564.00	Per current contract
8070-000	Fitness Machines & TV/Cable	1,300.00	Cable \$50/mth and qtrly. Machine service
6000-085	Fountain (BR&D)	1,100.00	Repairs & maintenance
6440-000	Fire alarm system tests	4,849.00	Annual Testing
	Repairs:		
6410-025	HVAC Repairs & Supplies (Synergy)	20,500.00	Includes yrly maint. & annual filter per residence
6440-030	Fire monitoring system	516.00	Monthly monitoring
6000-000	Efis Repairs	1,600.00	Misc. patching as necessary
6430-000	Garage Door Repairs	1,000.00	Quarterly allowance of \$250
6420-000	Elevator Repairs	800.00	Quarterly allowance of \$200
6065-000	Electrical Repairs	2,300.00	Quarterly allowance of \$300 (ballasts.lot lights)
6000-000	Misc Repairs	7,700.00	Includes Plumbing,Jetting Waste Lines, Intercom,
	Cleaning:		
6430-040	Garage Cleaning	1,500.00	2 garage cleanings/ power washing
6000-070	Window Cleaning	4,440.00	Bi-Annual window cleanings
6420-000	Elevator Cleaning	1,500.00	Yearly re-finish
6000-030	Carpet Cleaning	1,450.00	Annual carpet cleaning
	Supplies:		
6060-000	Lighting Supplies	2,400.00	Bulbs and Misc.
6000-080	Building Maintenance Supplies	1,200.00	Misc. cleaning supplies & chems
	Total Building Maint.	85,243.00	
	Utilities		
9000-020	Electric (Xcel)	75,828.00	Actual
9000-030	Gas (Seminole)	29,254.00	Actual
9010-010	Water	10,756.00	Actual
9010-020	Sewer	776.00	Average over past 4 yrs.
	Total Utilities	116,614.00	

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	Payroll		
9500-000	Resident Manager (Gross)	63,660.00	3% Increase for Onsite Manager
9520-000	Payroll Taxes	4,860.00	7.65%
	401 K Program	3,183.00	5% of salary
9540-000	Workers Comp	3,180.00	
9520-040	Denver Occupational Tax	48.00	
	Payroll Administration Fee	1,332.00	Paychex fee to calculate & process payroll
9530-000	Health Insurance	4,272.00	Current plus incr at renewal
	Total Payroll	80,535.00	
	Exterior Maintenance		
7000-000	Tree/ Shrub Maintenance (Swingle)	2,040.00	Insect spray and pruning
7010-020	Landscape Purchases (KK)	3,695.00	Courtyard annuals
7010-040	Mow/ Weed/Fert/ (One Man & Dog)	3,048.00	Contract
7050-000	Trash Removal (Waste Mgmt)	3,768.00	Contract
7060-000	Snow Removal (One Man & Dog)	1,800.00	
	Total Exterior Maint.	14,351.00	
	Administration		
5000-000	Management Fees	19,500.00	Per contract, anticipates 3% increase
5025-000	Late Fee Expense	600.00	
5070-000	Administrative	3,240.00	Copies, postage, etc.
	Permits	4,440.00	Various Permits; inspect boiler, intercom, fire alarm
5080-000	Phones & Internet	7,440.00	Main line, elevator line, cellular & internet
5040-000	Audit/ tax return	2,100.00	Fee for audit & Tax prep
5050-000	Taxes	2,000.00	Estimated 2006 taxes due 2007
5100-010	Decorations & parties	1,500.00	Holiday décor, Holiday party
5450-000	Miscellaneous	900.00	Web Site Administration, Educational
5020-000	Legal General	2,890.00	For retainer & contract reviews, etc.
5020-010	Legal Collection	600.00	Based on historical data
5030-000	Insurance	29,700.00	Anticipate 7-8% decrease upon policy renewal 01/
5130-000-0	Bad Debt	2,700.00	Large Write-off in 2006 for foreclosure
	Total Administration	77,610.00	
	Total Operating Expenses	374,353.00	
	Income (Loss) from Op.	71,168.40	
9700-000	Transfer to Reserve	52,800.00	Per Study recommendation
	NET TOTAL	18,368.40	