

NO. 25 DOWNING HOMEOWNERS ASSOCIATION

**2008 Budget-
2nd Draft**

Acct #	Category	January	February	March	April	May	June	July	August	September	October	November	December	Proposed 2008 Budget	08/06-08/07 Actual	FY 2006 Actual	FY 2005	Comments
	INCOME:																	
4000-000	Scheduled Fees	36,853.45	36,853.45	36,853.45	36,853.45	36,853.45	36,853.45	36,853.45	36,853.45	36,853.45	36,853.45	36,853.45	36,853.45	442,241.40	442,241.00	429,361.00	429,361.00	No Increase in assessments
4060-065	Move In/Out Fees	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	1,700.00	5,500.00	4,500.00	Based on monthly allowance of \$100
4050-010	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	1,958.00	3,388.00	968.00	Based on monthly allowance of \$100
4050-020	Legal Fees-Reimb Income	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00	100.00	400.00	0.00	0.00	324.00	Based on quarterly allowance of \$100
4050-040	Repair/Maint-Reimb Income	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00	100.00	400.00	260.00	(208.00)	143.00	Based on quarterly allowance of \$100
	Total Income	37,053.45	37,053.45	37,253.45	37,053.45	37,053.45	37,253.45	37,053.45	37,053.45	37,253.45	37,053.45	37,053.45	37,253.45	445,441.40	446,159.00	438,041.00	435,296.00	
	EXPENSES:																	
	Maintenance Contracts																	
6420-010	Elevator (Thyssen Krupp)	0.00	1,985.00	0.00	0.00	1,985.00	0.00	0.00	1,985.00	0.00	0.00	1,985.00	0.00	7,940.00	7,560.00	13,620.00	13,496.00	Per contract w/Thyssen Krupp 4% increase
6070-000	Janitorial (Colorado Cleaning Serv.)	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	12,960.00	13,345.00	14,853.00	26,329.00	Per current contract
6410-000	HVAC (Synergy)	1,800.00	0.00	0.00	1,800.00	0.00	0.00	1,800.00	0.00	0.00	1,800.00	0.00	0.00	7,200.00	7,200.00	10,531.00	10,436.00	Per current contract
6470-000	Water Treatment (Rky.Mtn. Aqua)	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	2,004.00	1,661.00	500.00	2,888.00	Per current contract
6065-020	Emergency Generator (Cummins)	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	400.00	0.00	554.00	1,615.00	Bi-Annual service/ 1major, 1 minor
6090-000	Pest control (Terminix)	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	588.00	738.00	501.00	585.00	Per current contract
8070-000	Fitness Machines & TV/Cable	50.00	50.00	225.00	50.00	50.00	225.00	50.00	50.00	225.00	50.00	50.00	225.00	1,300.00	1,040.00	1,720.00	1,772.00	Cable \$50/mth and qtrly.equip.service
6000-085	Fountain Maint. & Décor (BR&D)	700.00	0.00	0.00	430.00	205.00	205.00	205.00	205.00	205.00	205.00	205.00	0.00	2,565.00	1,309.00	992.00	860.00	Winter décor, maintain & repairs
6440-000	Fire Alarm System	43.00	43.00	43.00	43.00	43.00	43.00	245.00	43.00	4,693.00	43.00	43.00	43.00	5,368.00	6,587.00	12,463.00	8,411.00	Monthly Monitoring, Annual Testing, repairs
7010-040	Mow/ Weed/Fert/ (One Man & Dog)	0.00	0.00	0.00	381.00	381.00	381.00	381.00	381.00	381.00	381.00	381.00	0.00	3,048.00	3,162.00	2,447.00	2,947.00	Per Contract
7050-000	Trash Removal (Waste Mgmt)	314.00	314.00	314.00	314.00	314.00	314.00	314.00	314.00	314.00	314.00	314.00	314.00	3,768.00	3,880.00	2,930.00	3,215.00	Per Contract
7000-000	Tree/ Shrub Maintenance (Swingle)	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	2,040.00	2,307.00	2,243.00	1,547.00	Insect spray and pruning
7040-000	Landscape & Annual Plants (KK)	0.00	0.00	0.00	0.00	3,695.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,695.00	4,353.00	5,921.00	3,269.00	Courtyard annuals & mulch
7060-000	Snow Removal (One Man & Dog)	300.00	300.00	300.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	300.00	1,800.00	3,235.00	1,080.00	2,540.00	Based on historical data
	Total Maintenance Contracts	4,673.00	4,158.00	2,548.00	4,784.00	8,139.00	2,634.00	4,461.00	4,444.00	7,484.00	4,259.00	4,744.00	2,348.00	54,676.00	56,377.00	70,355.00	79,910.00	
	Repairs:																	
6410-025	HVAC Repairs & Supplies (Synergy)	1,500.00	1,500.00	1,500.00	2,750.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	2,750.00	1,500.00	1,500.00	20,500.00	18,711.00	15,150.00	15,539.00	Includes yrly maint. & bi- annual filters per residence
6440-030	Plumbing Repairs	200.00	0.00	0.00	200.00	0.00	0.00	200.00	0.00	0.00	200.00	0.00	0.00	800.00	0.00	0.00	n/a	Quarterly allowance for leaks & repairs
6000-000	Effs Repairs	0.00	0.00	400.00	0.00	0.00	400.00	0.00	0.00	400.00	0.00	0.00	400.00	1,600.00	0.00	0.00	n/a	Misc. patching as necessary
6430-000	Garage Door Repairs	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	1,000.00	3,366.00	1,961.00	955.00	Quarterly allowance of \$250
6420-000	Elevator Repairs	0.00	0.00	200.00	0.00	0.00	200.00	0.00	0.00	200.00	0.00	0.00	200.00	800.00	2,855.00	1,472.00	859.00	Quarterly allowance of \$200
6065-000	Electrical & Lighting Repairs	0.00	100.00	400.00	100.00	100.00	400.00	100.00	100.00	400.00	100.00	100.00	400.00	2,300.00	2,117.00	3,861.00	2,563.00	Quarterly allowance of \$300 (ballasts/lot lights)
	Grounds/ Irrigation Repairs	0.00	0.00	0.00	300.00	50.00	50.00	50.00	50.00	50.00	0.00	0.00	0.00	550.00		0.00	0.00	Mulch & Sprinkler repairs
6000-000	Building Maintenance Repairs	200.00	200.00	1,000.00	200.00	200.00	1,000.00	200.00	200.00	1,000.00	200.00	200.00	1,000.00	5,600.00	12,313.00	10,662.00	17,933.00	Includes Jetting Waste Lines, Painting, Drywall
	Cleaning:																	
6430-040	Garage Cleaning	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,250.00	0.00	800.00	2 garage cleanings/ power washing
6000-070	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	4,400.00	8,660.00	4,660.00	Bi-Annual window cleanings
6420-000	Elevator Cleaning (Reidy Metal)	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,183.00	1,472.00	1,600.00	Yearly re-finish
6000-030	Carpet Cleaning	0.00	0.00	0.00	0.00	1,450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,450.00	1,345.00	0.00	1,200.00	Annual carpet cleaning
	Supplies:																	
6060-000	Lighting Supplies	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	2,310.00	1,247.00	1,877.00	Bulbs and Misc.
6000-080	Building Maintenance Supplies	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	1,310.00	1,597.00	796.00	Misc. cleaning supplies & chems
	Total Building Maint.	2,200.00	2,100.00	4,050.00	4,850.00	5,820.00	5,600.00	2,350.00	2,150.00	4,100.00	5,770.00	2,100.00	4,050.00	45,140.00	51,160.00	46,082.00	48,782.00	

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	Utilities																	
9000-020	Electric (Xcel)	8,600.00	9,200.00	9,100.00	7,900.00	9,600.00	1,700.00	3,400.00	6,900.00	3,000.00	3,200.00	6,000.00	6,700.00	75,300.00	74,593.00	70,062.00	68,762.00	Based on historical dataActual
9000-030	Gas (Seminole)	4,000.00	4,700.00	4,200.00	2,800.00	1,700.00	1,200.00	1,200.00	665.00	700.00	1,100.00	2,125.00	5,450.00	29,840.00	23,455.00	23,712.00	20,546.00	Based on historical dataActual
9010-010	Water	1,800.00	0.00	1,700.00	0.00	918.00	0.00	2,376.00	0.00	1,728.00	0.00	2,376.00	0.00	10,898.00	10,150.00	9,925.00	11,412.00	Actual plus 8% increase during summer
9010-020	Sewer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	776.00	0.00	0.00	0.00	776.00	1,794.00	897.00	1,673.00	Average over past 4 yrs.
	Total Utilities	14,400.00	13,900.00	15,000.00	10,700.00	12,218.00	2,900.00	6,976.00	7,565.00	6,204.00	4,300.00	10,501.00	12,150.00	116,814.00	109,992.00	104,596.00	102,393.00	
	Payroll																	
9500-000	Resident Manager (Gross)	5,464.00	5,464.00	5,464.00	5,464.00	5,464.00	5,464.00	5,464.00	5,464.00	5,464.00	5,464.00	5,464.00	5,464.00	65,568.00	63,660.00	61,800.00	60,443.00	3% Increase for Onsite Manager
9520-000	Payroll Taxes	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	4,992.00	3,728.00	4,786.00	4,996.00	7.65%
9510-020	401 K Program	273.00	273.00	273.00	273.00	273.00	273.00	273.00	273.00	273.00	273.00	273.00	273.00	3,276.00	3,183.00	0.00	0.00	
9540-000	Workers Comp	0.00	0.00	0.00	0.00	0.00	546.00	546.00	546.00	546.00	546.00	546.00	0.00	3,276.00	3,528.00	3,598.00	1,850.00	
9520-040	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	48.00	48.00	33.00	12.00	Denver tax applied
9560-000	Payroll Administration Fee	111.00	111.00	111.00	111.00	111.00	111.00	111.00	111.00	111.00	111.00	111.00	111.00	1,332.00	1,332.00	1,398.00	1,200.00	Paychex fee to calculate & process payroll
9530-000	Health Insurance	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	3,360.00	3,728.00	3,759.00	2,929.00	Current plus incr at renewal
	Total Payroll	6,556.00	6,544.00	6,544.00	6,556.00	6,544.00	7,090.00	7,102.00	7,090.00	7,090.00	7,102.00	7,090.00	6,544.00	81,852.00	79,207.00	75,374.00	71,430.00	
	Administration																	
5000-000	Management Fees	1,675.00	1,675.00	1,675.00	1,675.00	1,675.00	1,675.00	1,675.00	1,675.00	1,675.00	1,675.00	1,675.00	1,675.00	20,100.00	19,287.00	18,833.00	18,135.00	Per contract, anticipates 3% increase
5025-000	Late Fee Expense	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	755.00	875.00	380.00	Initially billed to homeowner accounts
5070-000	Administrative	385.00	385.00	385.00	385.00	385.00	385.00	385.00	385.00	385.00	385.00	385.00	385.00	4,620.00	5,007.00	5,111.00	4,267.00	Copies, faxes, postage, banking& payroll fees etc.
5050-030	Permits	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	4,440.00	1,025.00	4,100.00	3,900.00	Various Permits; inspect boiler,intercom, fire alarm
5080-000	Phones & Internet	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	7,440.00	7,312.00	6,248.00	3,296.00	Main line, elevator line, cellular & internet
5040-000	Audit/ tax return	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,100.00	0.00	0.00	0.00	0.00	2,100.00	2,050.00	2,050.00	2,000.00	Fee for audit & Tax prep
5050-000	Taxes	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	700.00	700.00	292.00	Estimated 2007 taxes due 2008
5100-010	Social	0.00	500.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	500.00	1,500.00	1,603.00	600.00	1,432.00	Holiday décor & party/summer picnic
5450-000	Miscellaneous/Contingency	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	1,601.00	2,181.00	0.00	Web Site Admin., Board Mtgs., Educational
5020-000	Legal General	140.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	2,890.00	4,943.00	5,001.00	1,257.00	For retainer & contract reviews, etc.
5020-010	Legal Collection	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	755.00	0.00	1,631.00	Based on historical data
5030-000	Insurance	2,150.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,150.00	23,772.00	19,515.00	39,864.00	Based on historical data
5130-000	Bad Debt	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00	100.00	400.00	29,970.00	29,971.00	0.00	2006-Large Write-off for foreclosure
	Total Administration	5,540.00	6,000.00	6,600.00	5,500.00	5,500.00	5,600.00	6,000.00	7,600.00	5,600.00	5,500.00	5,500.00	6,100.00	71,040.00	98,780.00	95,185.00	76,454.00	
	Total Operating Expenses	33,369.00	32,702.00	34,742.00	32,390.00	38,221.00	23,824.00	26,889.00	28,849.00	30,478.00	26,931.00	29,935.00	31,192.00	369,522.00	395,516.00	391,592.00	378,969.00	
	Income (Loss) from Op.	3,684.45	4,351.45	2,511.45	4,663.45	(1,167.55)	13,429.45	10,164.45	8,204.45	6,775.45	10,122.45	7,118.45	6,061.45	75,919.40	50,643.00	46,449.00	56,327.00	
9700-000	Transfer to Reserve	3,500.00	4,000.00	2,500.00	4,500.00	0.00	10,184.00	9,500.00	8,000.00	6,000.00	8,000.00	7,000.00	5,744.00	68,928.00	35,200.00	48,400.00	39,600.00	Per Study recommendation
	NET TOTAL	184.45	351.45	11.45	163.45	(1,167.55)	3,245.45	664.45	204.45	775.45	2,122.45	118.45	317.45	6,991.40	15,443	(1,951)	16,727	