

No 25 Downing Condominium Association, Inc.
2010 Budget

Account	Title	2009 Plan	2009 Forecast	2010 Plan
41100	Assessment income	\$ 448,320	\$ 448,320	\$ 448,320
41200	Other income	-	1,235	-
42110	Late fees	1,200	1,700	1,200
42170	Miscellaneous charges	-	1,185	-
42190	Move in fees	600	1,000	600
42200	Move out fees	600	600	600
42300	Parking & storage income	3,600	3,375	2,400
43100	Fines & violations income	-	500	-
44100	Interest income	-	167	180
48100	YTD valuation adjustments	10,800	12,411	12,000
	Total income	465,120	470,492	465,300
50100	Electricity	81,300	66,976	73,800
50200	Natural gas	31,000	23,088	27,200
50300	Water	7,800	6,842	7,800
50400	Sewer	6,300	6,169	6,300
	Total utilities	126,400	103,075	115,100
61100	HVAC maint contract	7,200	5,400	7,200
61150	HVAC repairs & supplies	21,000	27,407	25,000
61200	Water treatment	2,400	1,602	2,400
61300	Elevator maint contract	9,200	9,358	9,200
61350	Elevator repairs & maint	1,200	4,772	1,200
61500	Fountain maint & décor	2,900	3,052	2,900
62100	Fire control system maint	5,700	5,300	4,500
62150	Fire control system repairs	3,000	1,844	3,000
62300	Emergency generator	900	1,073	900
62500	Electrical & lighting repairs	2,400	2,916	2,400
62550	Lighting supplies	2,400	2,328	2,400
62600	Plumbing repairs	3,600	5,272	3,600
63100	Garage door repairs	800	210	800
65100	Building maintenance repairs	9,000	17,117	12,000
65150	Building maintenance supplies	1,200	938	1,200
65500	Building repairs contingency	6,000	1,500	6,000
66100	Fitness machines & TV/cable	1,200	818	1,200
	Total facility maint & repairs	80,100	90,906	85,900
71100	Janitorial	16,200	15,770	16,200
71200	Pest control	600	493	600
71300	Trash removal	3,600	4,630	3,250
72100	Annual flowers	4,600	4,455	5,100
72200	Landscape maint & repair	3,000	3,483	3,000
72300	Tree & shrub maintenance	1,750	1,822	1,750
73100	Snow removal	1,900	1,400	1,900
74100	Window cleaning	5,000	2,765	5,500

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74200	Garage cleaning	1,300	1,250	1,300
74300	Carpet cleaning	1,200	1,150	1,200
74400	Elevator cleaning	1,500	1,616	1,500
	Total maintenance & cleaning	40,650	38,834	41,300
80100	General liability insurance	19,992	19,992	21,996
80300	D&O insurance	1,036	1,036	1,036
80400	Umbrella insurance policy	4,260	4,253	4,260
	Total insurance	25,288	25,281	27,292
90100	Resident manager salary	66,876	66,885	67,879
90200	Payroll taxes	6,087	5,318	6,170
90300	Denver occupational tax	48	53	48
90400	SEP contributions	4,008	4,008	5,436
90500	Workers comp insurance	2,400	2,279	2,400
90600	Health insurance	3,804	3,552	3,948
91100	Management fees	8,400	8,181	4,200
91200	Administrative expenses	3,600	2,777	3,600
92100	Legal general	4,500	4,051	4,500
92200	Legal collection	-	(1,183)	-
92500	Audit & tax returns	2,200	2,150	2,200
94100	Software	800	1,039	800
95100	Phones & internet	6,000	6,532	6,000
95200	Permits	1,400	560	1,400
97500	Association social events	2,500	2,834	2,500
98000	Bad debts expense	-	-	-
99100	Reserve expenses	3,755	16,376	35,000
99500	Miscellaneous administrative	-	535	-
99900	Corporate income taxes	6,000	3,000	6,000
	Total administration expenses	122,378	128,948	152,081
	Total expenses	394,816	387,044	421,673
	Net income (loss)	\$ 70,304	\$ 83,448	\$ 43,627
Reserves:				
	Monthly transfers	60,000	60,000	60,000
	Investment income	10,800	12,411	12,000
	Expenses	(3,755)	(16,376)	(35,000)
	Net income (loss)	67,045	56,034	37,000
Operations:				
	Income	394,320	398,081	393,300
	Expenses	(391,061)	(370,668)	(386,673)
	Net income (loss)	3,259	27,414	6,627