

No. 25 Downing Condominiums							
Budget Worksheet							
For the Year Ending December 31, 2011							
Account		Actual	YTD	Projected	Projected	Budget	Budget
Number	Name	2009	8/31/10	Sept-Dec	2010	2010	2011
41100	Assessment Income	448,362	298,667	149,653	448,320	448,320	448,320
41200	Other Income	1,235	0		0	0	0
42110	Late Fees	1,883	275	150	425	1,200	400
42140	Interest	19	20		20	0	0
42170	Misc Charges	710			0	0	0
42190	Move In Fees	1,100	1,125		1,125	600	600
42200	Move Out Fees	600	800		800	600	600
42300	Parking & Storage	2,925	2,125	600	2,725	2,400	2,400
43100	Fines/Violations Income	500	0	0	0	0	0
44100	Interest Income	181	11		11	180	0
	Total Income	457,514	303,023		453,426	453,300	452,320
50100	Electricity	54,249	39,697	25,000	64,697	73,800	68,000
50200	Natural Gas	15,667	14,697	9,000	23,697	27,200	25,000
50300	Water	6,747	2,751	1,375	4,126	7,800	5,000
50400	Sewer	5,128	4,553	2,277	6,830	6,300	7,000
61100	HVAC Maint Contract	5,400	3,600	1,800	5,400	7,200	7,200
61150	HVAC Repairs & Supplies	31,580	21,029	10,514	31,543	25,000	30,000
61200	Water Treatment	2,004	1,336	668	2,004	2,400	2,400
61300	Elevator Maintenance	9,410	7,057	3,529	10,586	9,200	11,400
61350	Elevator Repairs	5,260	6,054	0	6,054	1,200	8,000
61400	EFIS Repairs	0	0	0	0	0	0
61500	Fountain Maintenance	5,160	1,547	774	2,321	2,900	2,900
62100	Fire Control System	4,040	360	4,140	4,500	4,500	4,500
62150	Fire Control System	1,999	2,272	1,136	3,408	3,000	3,000
62300	Emergency Generator	1,073	361	181	542	900	900
62500	Electrical & Lighting	5,868	224	112	336	2,400	1,000
62550	Lighting Supplies	2,125	739	370	1,109	2,400	1,500
62600	Plumbing Repairs	5,122	3,159	441	3,600	3,600	4,000
63100	Garage Door Repairs	(2,199)	0	0	0	800	250
65100	Building Maintenance Repairs	15,776	6,619	3,309	9,928	12,000	15,000
65150	Building Maintenance Supplies	782	573	286	859	1,200	1,200
65500	Building Repairs	0	6,828	0	6,828	6,000	10,000
66100	Fitness Machines	693	510	255	765	1,200	1,200
71100	Janitorial	15,457	10,565	5,282	15,847	16,200	16,500
71200	Pest Control	453	550	275	825	600	600
71300	Trash Removal	4,639	2,953	1,477	4,430	3,250	4,500
72100	Annual Flowers	6,176	3,489	1,744	5,233	5,100	5,100
72200	Landscape Maintenance	3,491	2,620	1,310	3,930	3,000	3,000
72300	Tree/Shrub Maintenance	2,257	2,642	1,321	3,962	1,750	2,000
73100	Snow Removal	2,400	1,275	638	1,913	1,900	1,900
74100	Window Cleaning	7,240	2,910	2,500	5,410	5,500	5,500
74200	Garage Cleaning	1,250	1,000	0	1,000	1,300	1,200
74300	Carpet Cleaning	1,150	1,196	0	1,196	1,200	1,200
74400	Elevator Cleaning	1,616	300	150	450	1,500	1,500
80100	General Insurance	19,992	13,328	6,664	19,992	21,996	22,000
80300	D&O Insurance	1,036	655	327	982	1,036	1,100
80400	Umbrella Insurance	4,250	2,833	1,417	4,250	4,260	4,300
90100	Manager Salary	69,388	45,253	25,126	70,379	67,879	69,915
90200	Payroll Taxes	5,510	3,507	2,661	6,168	6,168	5,449
90300	Denver Occupational	41	138	69	207	48	48
90400	SEP Contributions	4,008	3,624	1,812	5,436	5,436	5,599
90500	Workers Comp	2,214	963	482	1,445	2,400	2,400
90600	Health Insurance	3,597	2,390	1,558	3,948	3,948	5,352
91100	Management Fees	7,948	3,746	1,873	5,619	4,200	4,500
91200	Administrative	3,154	1,648	250	1,898	3,600	2,000
92100	Legal General	3,301	673	337	1,010	4,500	1,000

92200	Legal Collection	5,897	0	0	0	0	0
92500	Audit/Tax Return	2,150	2,150	1,075	3,225	2,200	2,200
94100	Software	995	221	111	332	800	0
95100	Phones & Internet	6,062	4,429	2,215	6,644	6,000	6,000
95200	Permits	1,010	560	280	840	1,400	1,400
97500	Association Social Events	2,239	1,125	1,375	2,500	2,500	2,500
99050	Non capital Expenses	27,380	0	0	0	0	6,000
99500	Misc Administrative	535	0	0	0	0	0
99900	Corporate Income Tax	3,000	0	0	0	6,000	2,000
	Total Expenses	395,720	240,710		368,204	386,671	396,213
	Net Income (Loss) from Operations	61,794	62,313		85,222	66,629	56,107
	Less: Reserve Contribution	(60,000)	(40,000)	(20,000)	(60,000)	(60,000)	(50,000)
		1,794	22,313		25,222	6,629	6,107
	RESERVE:						
48100	Valuation Adjustment	11,349	0		0	12,000	0
48500	Reserve Investment Income		5,862	2,931	8,793		9,000
	Reserve Contributions	60,000	40,000	20,000	60,000	60,000	50,000
99100	Reserve Expenses	(14,006)	(30,000)	0	(30,000)	(35,000)	(18,340)
	Net Income (Loss) from Reserves	57,343	15,862		38,793	37,000	40,660