

No. 25 Downing Condominiums
 Budget Worksheet
 For the Year Ending December 31, 2013

Account Number	Name	Actual 2011	YTD 9/30/12	Projected Oct-Dec	Projected 2012	Budget 2012	Budget 2013
41100	Assessment Income	448,320	336,240	112,080	448,320	448,320	448,320
41200	Other Income	2,300	1,688		1,688	0	0
42110	Late Fees	625	181	60	241	600	600
42140	Interest	68	29	10	39	0	0
42170	Misc Charges		1,025		1,025	0	0
42190	Move In Fees	1,900	200		200	1,200	1,200
42200	Move Out Fees	1,100	1,700		1,700	1,200	1,200
42300	Parking & Storage	2,377	2,625	875	3,500	2,400	2,700
43100	Fines/Violations Income	650	0	0	0	250	250
44100	Interest Income		0		0	0	0
	Total Income	457,340	343,688		456,713	453,970	454,270
50100	Electricity	68,866	43,659	14,553	58,212	68,000	65,000
50200	Natural Gas	20,658	8,596	2,865	11,461	25,000	20,000
50300	Water	8,168	6,846	2,282	9,128	5,500	12,000
50400	Sewer	7,538	7,263	2,421	9,684	7,000	10,000
61100	HVAC Maint Contract	5,400	3,600	1,200	4,800	7,200	7,200
61150	HVAC Repairs & Supplies	49,831	25,426	8,475	33,901	30,000	30,000
61200	Water Treatment	2,004	1,502	501	2,003	2,400	2,400
61300	Elevator Maintenance	11,801	8,550	2,850	11,400	11,400	9,600
61350	Elevator Repairs	1,959	0	0	0	5,000	2,500
61400	EFIS Repairs	0	0	0	0	0	0
61500	Fountain Maintenance	3,473	1,103	600	1,703	2,900	2,900
62100	Fire Control System Contract	4,700	405	3,960	4,365	4,500	4,500
62150	Fire Control System Repairs	6,627	4,832	0	4,832	4,000	5,000
62200	Security System Monitoring	0	0	0	0	0	4,900
62300	Emergency Generator	1,375	728	243	971	900	1,000
62500	Electrical & Lighting	2,079	746	249	995	1,500	1,500
62550	Lighting Supplies	2,468	1,430	477	1,907	1,500	1,500
62600	Plumbing Repairs	3,697	1,379	460	1,839	4,000	2,500
63100	Garage Door Repairs	195	3,137	0	3,137	250	2,000
63150	Non Capital Reserves (savings)	5,548	4,158	0	4,158	6,000	4,000
65100	Building Maintenance Repairs	10,399	8,093	0	8,093	15,000	10,000
65150	Building Maintenance Supplies	2,122	1,651	550	2,201	1,200	2,000
65500	Building Repairs Contingency	11,354	4,973	0	4,973	11,000	7,000
66100	Fitness Machines	175	350	117	467	1,200	1,200
71100	Janitorial	15,743	11,771	3,924	15,695	16,500	16,500
71200	Pest Control	686	419	140	559	600	600
71300	Trash Removal	5,040	4,155	1,385	5,540	5,000	5,500
72100	Annual Flowers	8,136	6,122	1,197	7,319	7,000	7,500
72200	Landscape Maintenance	3,865	4,205	600	4,805	3,000	3,500
72300	Tree/Shrub Maintenance	2,508	1,465	488	1,953	2,000	2,000
73100	Snow Removal	2,210	750	250	1,000	1,900	1,900
74100	Window Cleaning	5,915	2,750	917	3,667	6,000	6,000
74200	Garage Cleaning	1,200	1,200	0	1,200	1,200	1,200
74300	Carpet Cleaning	1,196	1,370	0	1,370	1,200	1,400
74400	Elevator Cleaning	0	0	0	0	1,500	1,500
80100	General Insurance	21,248	17,611	5,870	23,481	23,000	23,600
80300	D&O Insurance	1,119	709	236	945	1,200	1,200
80400	Umbrella Insurance	4,250	1,343	448	1,791	4,300	1,090
90100	Manager Salary	72,415	54,009	18,003	72,012	72,012	74,172

90200 Payroll Taxes	5,672	4,353	1,447	5,800	5,800	5,850
90300 Denver Occupational	64	41	7	48	48	48
90400 SEP Contributions	5,193	4,328	1,443	5,771	5,771	5,934
90500 Workers Comp	2,138	1,078	359	1,437	2,400	1,650
90600 Health Insurance	5,953	4,551	1,517	6,068	6,000	6,500
91100 Management Fees	4,333	3,399	1,133	4,532	4,750	4,750
91200 Administrative	3,699	1,587	529	2,116	2,500	2,500
92100 Legal General	3,431	87	29	116	3,000	500
92200 Legal Collection	0	0	0	0	0	0
92500 Audit/Tax Return	2,150	2,150	0	2,150	2,200	2,200
94100 Software	221	0	0	0	0	0
95100 Phones & Internet	7,671	4,972	1,657	6,629	6,000	6,000
95200 Permits	505	1,157	0	1,157	1,000	1,100
97500 Association Social Events	2,478	0	0	0	2,500	2,500
99500 Annual Discretionary Bonus	0	0	0	0	3,000	3,000
99510 Discretionary Spot Bonus	0	0	0	0	1,000	1,500
99900 Corporate Income Tax	0	0	0	0	2,000	2,000
Total Expenses	419,476	274,009		357,390	409,831	402,394
Net Income (Loss) from Operations	37,864	69,679		99,323	44,139	51,876
Less: Reserve Contribution	(50,000)	(37,622)	(12,378)	(50,000)	(50,000)	(50,000)
	(12,136)	32,057		49,323	(5,861)	1,876
RESERVE:						
48100 Valuation Adjustment	0	0	0	0	0	0
48500 Reserve Investment Income	8,022	6,289	2,096	8,385	9,000	7,500
Reserve Contributions	50,000	37,622	12,378	50,000	50,000	50,000
99100 Reserve Expenses	(11,315)	(41,500)	0	(41,500)	(8,000)	0
Net Income (Loss) from Reserves	46,707	2,411		16,885	51,000	57,500