

No. 25 Downing Condominiums
 Budget Worksheet
 For the Year Ending December 31, 2018

10/4/2017

Account Number	Name	Actual 2015	Actual 2016	Budget 2017	Budget 2018
41100	Assessment Income	484,788	484,788	484,788	533,266.80
41200	Other Income	2,000	0	-	-
42110	Late Fees	0	100	-	-
42140	Interest	53	54	-	-
42170	Misc Charges	45	511	-	-
42190	Move In Fees	2,600	1,400	2,000	2,000.00
42300	Parking & Storage	1,800	2,050	1,800	1,800.00
43100	Fines/Violations Income	0	50	-	-
45200	Heat Pump Rental Income	500	125	-	-
45210	Construction Fee		2,150		-
45220	Loggia Rental Income				-
	Total Income	491,786	491,228	488,588	537,066.80
50100	Electricity	70,201	65,261	60,000	63,000.00
50200	Natural Gas	14,734	10,933	14,000	14,500.00
50300	Water	8,347	9,423	9,300	9,700.00
50400	Sewer	11,331	12,248	12,937	14,000.00
61100	HVAC Maint Contract	4,950	5,838	6,600	8,700.00
61050	HVAC Unit Maintenance	0	0	-	25,000.00
61150	HVAC Repairs & Supplies	13,382	23,443	25,000	25,000.00
61200	Water Treatment	2,002	2,002	2,005	2,005.00
61300	Elevator Maintenance	11,612	10,337	10,600	10,152.00
61350	Elevator Repairs	57	0	2,000	2,000.00
61400	EFIS Repairs	3,750	0	-	-
61500	Fountain Maintenance	1,739	1,640	1,600	1,100.00
62100	Fire Control System Contract	360	2,624	4,415	4,500.00
62150	Fire Control System Repairs	9,320	2,849	5,000	5,000.00
	Fire Monitoring				
62200	Security System Monitoring	1,560	2,028	2,000	2,000.00
62300	Emergency Generator	2,429	1,473	2,200	1,500.00
62500	Electrical & Lighting	1,330	4,435	1,500	1,500.00
62550	Lighting Supplies	4,470	2,743	1,000	1,500.00
62600	Plumbing Repairs	2,324	3,345	2,700	2,700.00
63100	Garage Door Repairs	773	990	2,000	2,000.00
63150	Non Capital Reserves (savings)	2,579	4,812	5,000	5,000.00
63160	Insurance Claim Deductible	0	2,500	-	-
65100	Building Maintenance Repairs	9,736	12,780	10,000	10,000.00
65150	Building Maintenance Supplies	1,276	2,479	2,000	2,800.00
65500	Building Repairs Contingency	8,066	9,391	9,000	9,000.00
65600	Loggia Remodel	0	13,812	-	
66100	Fitness Machines	724	3,169	1,000	1,000.00
71100	Janitorial	16,814	17,475	18,000	17,000.00
71200	Pest Control	784.86	830.04	840	840.00
71300	Trash Removal	3,646	3,848	4,560	4,500.00
72100	Annual Flowers	9,507	7,884	8,000	8,000.00

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Account Number	Name	Actual 2015	Actual 2016	Budget 2017	Budget 2018
72200	Landscape Maintenance	3,582	3,477	3,800	3,500.00
72300	Tree/Shrub Maintenance	3,137	4,795	4,500	4,000.00
73100	Snow Removal	3,990	1,520	2,700	2,700.00
74100	Window Cleaning	5,800	6,900	8,000	8,000.00
74200	Garage Cleaning	2,350	2,350	2,400	2,350.00
74300	Carpet Cleaning	1,366	1,679	1,400	1,400.00
74400	Elevator Cleaning	0	0	1,000	-
74500	Depreciation Expense			-	-
80100	General Insurance	24,147	23,685	25,000	23,213.40
80300	D&O Insurance	1,268	1,268	1,400	1,355.55
80400	Umbrella Insurance	1,136	1,136	1,200	1,142.40
80500	Crime Insurance	0	0	-	1,531.95
90100	Manager Salary	82,000	85,000	85,000	90,000.00
90200	Payroll Taxes	7,187	7,328	7,350	7,500.00
90300	Denver Occupational	0	0	-	-
90400	SEP Contributions	6,660	6,800	6,800	9,000.00
90500	Workers Comp	2,833	4,338	4,500	4,500.00
90600	Health Insurance	7,224	8,661	9,960	10,200.00
91100	Management Fees	8,523	8,501	8,500	8,500.00
91200	Administrative	2,674	1,647	1,750	1,176.50
91300	Professional Development	385	490	750	750.00
92100	Legal General	853	2,260	2,000	5,000.00
92200	Legal Collection	0	0	-	-
92500	Audit/Tax Return	2,150	2,150	2,150	2,150.00
94100	Software/Computer	0	776	750	500.00
95100	Phones & Internet	7,059	5,147	7,000	7,000.00
95200	Permits	2,487	1,762	1,750	1,750.00
97500	Association Social Events	3,088	3,169	3,000	3,000.00
99500	Annual Discretionary Bonus	5,000	5,000	5,000	5,000.00
99510	Discretionary Spot Bonus	2,500	2,500	2,500	2,500.00
	Miscellaneous	0	0	-	-
99900	Corporate Income Tax	0	0	-	750.00
	Total Expenses	405,204	432,932	423,417	462,466.80
	Net Income (Loss) from Operations	86,582	58,296	65,171	74,600.00
	Less: Reserve Contribution	(56,650)	(58,350)	(65,000)	(74,600.00)
		29,932	(54)	171	-
	RESERVE:				
48100	Valuation Adjustment	0	0	-	-
48500	Reserve Investment Income	6,794	7,578	9,000	4,000.00
	Reserve Contributions	56,650	58,350	65,000	74,600.00
99100	Reserve Expenses	(176,998)	(121,620)	(71,000)	(10,849.00)
	Net Income (Loss) from Reserves	(113,554)	(55,692)	3,000	67,751.00

Monthly fees	3% increase	\$ increase	Square Feet	Proposed	
				2015 Fees/ Square Foot	2014 Fees/ Square Foot
292	301	9	773	\$4.67	\$4.53
314	323	9	831	\$4.67	\$4.53
321	331	10	852	\$4.66	\$4.52
351	362	11	930	\$4.66	\$4.53
355	366	11	940	\$4.67	\$4.53
521	537	16	1380	\$4.67	\$4.53
533	549	16	1413	\$4.66	\$4.53
539	555	16	1424	\$4.68	\$4.54
677	697	20	1792	\$4.67	\$4.53
1,035	1,064	29	2740	\$4.66	\$4.53
1,086	1,117	31	2874	\$4.66	\$4.53
3,292	3,388	96	8711	\$4.67	\$4.53
1,066	1,098	32			

No 25 Downing Condominiums

OWNER/RESIDENT LISTING AS OF 06/14/17				2017	2018	Rounded	increase
N25A101	25 Downing St. Bldg. One # 101 Blooming Terrace, LLC (Amy Harmon) (H) 2399 Blake St. Suite 110; Denver, CO 80205-2195	0.013700000	\$555.00	\$610.50	611	\$56.00	
N25A102	25 Downing St. Bldg. One # 102 Sandra Brown (H)	0.013700000	\$555.00	\$610.50	611	\$56.00	
N25A103	25 Downing St. Bldg. One # 103 Ryan Meisheid (H)	0.007400000	\$301.00	\$331.10	331	\$30.00	
N25A104	25 Downing St. Bldg. One # 104 Thomas Flood (H)	0.008000000	\$323.00	\$355.30	355	\$32.00	
N25A201	25 Downing St. Bldg. One # 201 Robert C Hawk (Mary Sue Hawk) (H) 25 Downing Street PH1; Denver, CO 80218	0.013600000	\$549.00	\$603.90	604	\$55.00	
N25A202	25 Downing St. Bldg. One # 202 Sheila Duffy (H) 2037 Dahlia St; Denver, CO 80207	0.013600000	\$549.00	\$603.90	604	\$55.00	
N25A203	25 Downing St. Bldg. One # 203 Ellen Spangler (H)	0.008900000	\$362.00	\$398.20	397	\$35.00	
N25A204	25 Downing St. Bldg. One # 204 Brooke Tippin (H)	0.008200000	\$331.00	\$364.10	364	\$33.00	
N25A205	25 Downing St. Bldg. One # 205 Ron Marshall (Nancy Marshall) (H) 5835 Long Brake Trail; Edina, MN 55439	0.009000000	\$366.00	\$402.60	403	\$37.00	
N25A301	25 Downing St. Bldg. One # 301 Luis Tenorio (H)	0.013600000	\$549.00	\$603.90	604	\$55.00	
N25A302	25 Downing St. Bldg. One # 302 Suzanne Culin (H)	0.013600000	\$549.00	\$603.90	604	\$55.00	
N25A303	25 Downing St. Bldg. One # 303 Ann V. Hodges (H) 302 Roaring Fork Drive; Aspen, CO 81611-2241	0.008900000	\$362.00	\$398.20	397	\$35.00	
N25A304	25 Downing St. Bldg. One # 304 David Miller (Kylee Miller) (H)	0.008200000	\$331.00	\$364.10	364	\$33.00	
N25A305	25 Downing St. Bldg. One # 305 Susan M Kasper (H)	0.009000000	\$366.00	\$402.60	403	\$37.00	
N25A401	25 Downing St. Bldg. One # 401 Brant Halstead (H)	0.013600000	\$549.00	\$603.90	604	\$55.00	
N25A402	25 Downing St. Bldg. One # 402 Leslie M Hopp Living Trust (H) 407 S Spaulding Dr #4; Beverly Hills, CA 90212	0.013600000	\$549.00	\$603.90	604	\$55.00	
N25A403	25 Downing St. Bldg. One # 403 Joe Dunnick (H)	0.008900000	\$362.00	\$398.20	397	\$35.00	
N25A404	25 Downing St. Bldg. One # 404 Annie Gangel (H) 322 Walnut Street; Newport Beach, CA 92663	0.008200000	\$331.00	\$364.10	364	\$33.00	
N25A405	25 Downing St. Bldg. One # 405 Modesta Levy-Groth (H) Maikotlenweg 29; Munster Germany, 48155	0.009000000	\$366.00	\$402.60	403	\$37.00	
N25A501	25 Downing St. Bldg. One # 501 Angie Romani (H) 2200 Cherryville Road; Greenwood Villa, CO 80121	0.013600000	\$549.00	\$603.90	604	\$55.00	
N25A502	25 Downing St. Bldg. One # 502 Nancy L. Reynolds (H)	0.013600000	\$549.00	\$603.90	604	\$55.00	
N25A503	25 Downing St. Bldg. One # 503 Lori Reynolds (H)	0.008900000	\$362.00	\$398.20	397	\$35.00	
N25A504	25 Downing St. Bldg. One # 504 Volin Living Trust (H)	0.017200000	\$697.00	\$766.70	767	\$70.00	

N25A601	25 Downing St. Bldg.One # 601 Pierre & Jane Olney (H)	0.013600000	\$549.00	\$603.90	604	\$55.00
N25A602	25 Downing St. Bldg.One # 602 Richard Berkman (Jacqueline Berkman) (H)	0.013600000	\$549.00	\$603.90	604	\$55.00
N25A603	25 Downing St. Bldg.One # 603 James Lebsack (H) PO Box 22215; Denver, CO 80222-0215	0.013300000	\$537.00	\$590.70	591	\$54.00
N25A604	25 Downing St. Bldg.One # 604 Farhad Zardoshtian (H)	0.013300000	\$537.00	\$590.70	591	\$54.00
N25A701	25 Downing St. Bldg.One # 701 Ted Stolberg (H) Stolberg Equity Partners, LLC; 370 17th St. Suite 3650; Denver, CO 80202	0.027200000	\$1,098.00	\$1,207.80	1208	\$110.00
N25A703	25 Downing St. Bldg.One # 703 Steven H. Meyer (Anne B. Meyer) (H) 685 Crest Ct.; Grand Junction, CO 81506-8307	0.013300000	\$537.00	\$590.70	591	\$54.00
N25A704	25 Downing St. Bldg.One # 704 Sara John (H)	0.013300000	\$537.00	\$590.70	591	\$54.00
N25A801	25 Downing St. Bldg.One # 801 Robert Taylor (H) PO Box 1262; Vail, CO 81658-1262	0.013600000	\$549.00	\$603.90	604	\$55.00
N25A802	25 Downing St. Bldg.One # 802 Bradley O. Hofer (H)	0.013600000	\$549.00	\$603.90	604	\$55.00
N25A803	25 Downing St. Bldg.One # 803 Tina Crew (H) 1560 Blake St. #812; Denver, CO 80202	0.013300000	\$537.00	\$590.70	591	\$54.00
N25A804	25 Downing St. Bldg.One # 804 Matt Duggan (Kathleen Duggan) (H)	0.013300000	\$537.00	\$590.70	591	\$54.00
N25A901	25 Downing St. Bldg.One # 901 Alfi Moscovi (Michal Moscovi) (H)	0.013600000	\$549.00	\$603.90	604	\$55.00
N25A902	25 Downing St. Bldg.One # 902 Kyle Herren (H)	0.013600000	\$549.00	\$603.90	604	\$55.00
N25A903	25 Downing St. Bldg.One # 903 Wayne Redovian (H)	0.013300000	\$537.00	\$590.70	591	\$54.00
N25A904	25 Downing St. Bldg.One # 904 Buck Steed (H)	0.013300000	\$537.00	\$590.70	591	\$54.00
N25APH1	25 Downing St. Bldg.One # PH1 Robert C. Hawk (Mary Sue Hawk) (H) 47111 Vintage Drive East; #201 The Vintage Club; Indian Wells, CA 92210	0.083700000	\$3,388.00	\$3,726.80	3727	\$339.00
N25APH2	25 Downing St. Bldg.One # PH2 Michael H Clark (Particia L Clark) (H)	0.027800000	\$1,065.00	\$1,171.50	1172	\$107.00
N25B101	25 Downing St. Bldg.Two # 101 Franklin S. Chow (H) PO Box 5657; Vail, CO 81658-5657	0.013700000	\$555.00	\$610.50	611	\$56.00
N25B102	25 Downing St. Bldg.Two # 102 Julie Revson (H)	0.013700000	\$555.00	\$610.50	611	\$56.00
N25B103	25 Downing St. Bldg.Two # 103 Carol Rathe (H)	0.008000000	\$323.00	\$355.30	355	\$32.00
N25B104	25 Downing St. Bldg.Two # 104 Christina M. Marek (H) 1144 S. Corona St.; Denver, CO 80210	0.007400000	\$301.00	\$331.10	331	\$30.00
N25B201	25 Downing St. Bldg.Two # 201 Charlotte Wiessner (H) 2353 E. Alameda Ave.; Denver, CO 80209-3337	0.013600000	\$549.00	\$603.90	604	\$55.00
N25B202	25 Downing St. Bldg.Two # 202 Kent Seacat (Regina Seacat) (H)	0.013600000	\$549.00	\$603.90	604	\$55.00
N25B203	25 Downing St. Bldg.Two # 203 Toney Ott (H)	0.009000000	\$366.00	\$402.60	403	\$37.00
N25B204	25 Downing St. Bldg.Two # 204 Jamie L. Richards (H) 2115 A Vermont Rd.; Vail, CO 81657	0.008200000	\$331.00	\$364.10	364	\$33.00

N25B205	25 Downing St. Bldg. Two # 205 Barbara L. Joffe (H)	0.008900000	\$362.00	\$398.20	397	\$35.00
N25B301	25 Downing St. Bldg. Two # 301 Janice Rippy (H)	0.013600000	\$549.00	\$603.90	604	\$55.00
N25B302	25 Downing St. Bldg. Two # 302 Jeffrey J. Wren (H)	0.013600000	\$549.00	\$603.90	604	\$55.00
N25B303	25 Downing St. Bldg. Two # 303 Russell Taylor (H)	0.009000000	\$366.00	\$402.60	403	\$37.00
N25B304	25 Downing St. Bldg. Two # 304 Robert A. Brovege Jr. (H)	0.008200000	\$331.00	\$364.10	364	\$33.00
N25B305	25 Downing St. Bldg. Two # 305 Bruce Peterson (H)	0.008900000	\$362.00	\$398.20	397	\$35.00
N25B401	25 Downing St. Bldg. Two # 401 Alice F. Benitez (H) 70 Eudora St.; Denver, CO 80220-6312	0.013600000	\$549.00	\$603.90	604	\$55.00
N25B402	25 Downing St. Bldg. Two # 402 Alice F. Benitez (H) 70 Eudora St.; Denver, CO 80220-6312	0.013600000	\$549.00	\$603.90	604	\$55.00
N25B403	25 Downing St. Bldg. Two # 403 Bidgle, LLC (John McBride) (H) 303 Aspen Airport Business Ct; Aspen, CO 81611-3540	0.009000000	\$366.00	\$402.60	403	\$37.00
N25B404	25 Downing St. Bldg. Two # 404 Professional Exchange (Linda Hays) (H) 8131 NW Lakeview Dr.; Parkville, MO 64152-4374	0.008200000	\$331.00	\$364.10	364	\$33.00
N25B405	25 Downing St. Bldg. Two # 405 Robert Boswell (Rhonda Boswell) (H) 320 High St.; Denver, CO 80218	0.008900000	\$362.00	\$398.20	397	\$35.00
N25B501	25 Downing St. Bldg. Two # 501 Marjorie W. Callahan (H)	0.013600000	\$549.00	\$603.90	604	\$55.00
N25B502	25 Downing St. Bldg. Two # 502 Barbara McCulloch (H)	0.013600000	\$549.00	\$603.90	604	\$55.00
N25B503	25 Downing St. Bldg. Two # 503 Reggie Gray (Pam Gray) (H) PO Box 172; Breckenridge, CO 80424-0172	0.009000000	\$366.00	\$402.60	403	\$37.00
N25B504	25 Downing St. Bldg. Two # 504 Palmetto Investments LLC (H) 2611 N. Seminary Ave; Chicago, IL 60614	0.008200000	\$331.00	\$364.10	364	\$33.00
N25B505	25 Downing St. Bldg. Two # 505 Brad Morrison (H)	0.008900000	\$362.00	\$398.20	397	\$35.00
N25BPH1	25 Downing St. Bldg. Two # PH1 Gordon R. Parker (Pam Parker) (H)	0.027700000	\$1,117.00	\$1,228.70	1229	\$112.00
N25BPH2	25 Downing St. Bldg. Two # PH2 Robert Hanfling (Phyllis Hanfling) (H)	0.026300000	\$1,064.00	\$1,170.40	1170	\$106.00
N25A1001	25 Downing St. Bldg. One # 1001 Betty L. Ingram Trust (H) 2027 N. Atwood; Mesa, AZ 85207	0.013600000	\$549.00	\$603.90	604	\$55.00
N25A1002	25 Downing St. Bldg. One # 1002 The Robert C. Russo (Revocable Trust) (H) 48440 Casita Drive; La Quinta, CA 92253	0.013600000	\$549.00	\$603.90	604	\$55.00
N25A1003	25 Downing St. Bldg. One # 1003 James P. Shoffner Jr. (H)	0.013300000	\$537.00	\$590.70	591	\$54.00
N25A1004	25 Downing St. Bldg. One # 1004 Tyler Carner (H)	0.013300000	\$537.00	\$590.70	591	\$54.00
N25A1101	25 Downing St. Bldg. One # 1101 James Wiggins (Constance Wiggins) (H) 1930 Oak Knoll Drive; Lake Forest, IL 60045-3780	0.027600000	\$1,117.00	\$1,228.70	1229	\$112.00
N25A1102	25 Downing St. Bldg. One # 1102 Peter & Carla Simons (H)	0.026300000	\$1,064.00	\$1,170.40	1170	\$106.00
				\$44,438.90		\$4,040.00
			\$40,399.00		\$44,439.00	

Compatibility Report for 2016 budget draft.xls

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