

No. 25 Downing Condominium Association, Inc.
Budget Summary and Special Assessment
for the year ending December 31, 2024
\$ in thousands

Description	2023 Budget	2023 Forecast (9 mos act + 3 mos proj)	2024 Budget	
OPERATING FUND				
Monthly Assessment Revenue	\$ 727.1	\$ 727.4	\$ 774.4	6.5% increase
Other Revenue	\$ 5.2	\$ 5.0	\$ 4.2	
Total Operating Revenue	<u>\$ 732.3</u>	<u>\$ 732.4</u>	<u>\$ 778.6</u>	
Operating Expenses:				
Administrative, Insurance & Professional Fees	\$ 48.3	\$ 54.7	\$ 56.6	
Management Fees	\$ 47.6	\$ 47.6	\$ 48.6	
Payroll and Benefits	\$ 119.7	\$ 127.2	\$ 127.4	
Contracted Building Maintenance	\$ 86.9	\$ 88.4	\$ 93.5	
Other Building Maintenance	\$ 44.5	\$ 46.4	\$ 48.5	
Landscaping & Grounds	\$ 30.4	\$ 24.4	\$ 30.7	
Utilities	\$ 152.5	\$ 146.3	\$ 147.4	
Total Operating Expenses	<u>\$ 529.9</u>	<u>\$ 535.0</u>	<u>\$ 552.7</u>	
Net Profit (Loss) Before Reserve Contributions	\$ 202.4	\$ 197.4	\$ 225.9	
Less: Reserve Contributions	<u>\$ (202.4)</u>	<u>\$ (197.4)</u>	<u>\$ (225.9)</u>	
Net Operating Profit (Loss)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	
RESERVE FUND				
Beginning Fund Equity	\$ 998.8	\$ 920.3	\$ 576.4	
Contributions from Operating Fund	\$ 202.4	\$ 197.4	\$ 225.9	
Special Assessment - Reserve Enhancement	\$ 200.0	\$ 205.5	\$ 200.0	(1) (2)
Reserve Investment Income	\$ 6.0	\$ 44.1	\$ 17.3	
Reserve Expenses	<u>\$ (915.9)</u>	<u>\$ (790.9)</u>	<u>\$ (613.8)</u>	(3)
Net Reserve Fund Increase (Decrease)	<u>\$ (507.5)</u>	<u>\$ (343.9)</u>	<u>\$ (170.6)</u>	
Ending Fund Equity	\$ 491.3	\$ 576.4	\$ 405.8	

Notes:

(1) The 6.5% increase in monthly assessments and \$200K special assessment for reserve enhancement were forecasted last year for 2024 and 2025.

(2) The 2024 \$200K special assessment is payable in a lump sum on Feb 1st, or in three (3) equal monthly installments on the 1st of Feb, March and April.

(3) The 2024 budgeted reserve expenses were obtained from the 2023 McCaffery study. A breakdown follows:

South Parking Lot - Replace and Waterproof	\$ 397.0
Lochinvar Boilers (Bldg 1)	\$ 82.4
Gym Equipment and Flooring	\$ 30.4
Concrete & Stucco Repair	\$ 48.9
Electrical Contingency	\$ 16.3
Other	\$ 38.8
Total Expenses	<u>\$ 613.8</u>

(4) An updated 3-year reserve plan for 2024, 2025 and 2026 is attached.