

RIVER BANKS LOFT CONDOMINIUM ASSOCIATION

2005 PROPOSED BUDGET

DETAIL CAPITAL EXPENDITURES

	2004 Budget	2004 Forecast	2005 Budget	OUTLOOK							
				2006	2007	2008	2009	2010	2011	2012	2013
MASONRY TUCK-POINT	64,500	51,500	67,500	67,500	67,500	67,500	67,500	67,500	67,500	30,000	30,000
OTHER MASONRY AND SEALANT				22,500				112,500			
CRITICAL FAÇADE EVALUATION					47,000				47,000		
FURNITURE	8,000	4,400		4,000			2,000			2,000	
CODE COMPLIANCE	6,000	54,200									
SECURITY & LIFE SUPPORT SYSTEMS	6,000	10,200	6,000								
RIVERFRONT COMMON AREA	4,000	4,100									
GARAGE DOOR AND OTHER	16,400	12,100									
MAJOR ROOF REPLACEMENT/REPAIR						12,000				336,000	
COMMON AREA HALLWAY CARPET			15,000	15,000							
GARAGE FLOOR AND DECK SEALANT				37,500	15,000		39,000		15,000	37,500	
MAJOR INTERIOR PAINTING								20,000			
HVAC CONDENSER UNIT REPLACEMENT								60,000			
SPRINKLER SYSTEM VALVE REPLACEMENT											54,000
PUMP ROOM REPAIR/REPLACEMENT											60,000
LOBBY FLOOR STONE CARPET REPLACE AND GUARD AREA MAINTENANCE			2,500	6,000							
ROOFTOP PATIO DECK SOLUTION			30,000								
FIRST FLOOR VENTILATION SOLUTION			5,000								
CONTINGENCY			10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
TOTAL	<u>\$104,900</u>	<u>\$136,500</u>	<u>\$136,000</u>	<u>\$162,500</u>	<u>\$139,500</u>	<u>\$89,500</u>	<u>\$118,500</u>	<u>\$270,000</u>	<u>\$139,500</u>	<u>\$415,500</u>	<u>\$154,000</u>
Average annual expenditure 2006-2013											<u>\$186,125</u>

Amounts exclude bi-annual Maintenance items, generally under \$5,000 in aggregate in any one year, that will be included in the operating expense budget