

RIVER BANKS LOFT CONDOMINIUM ASSOCIATION

2005 PROPOSED BUDGET

DETAIL EXPENSE LINE ITEMS

	2003 Actual	2004 Budget	2004 Forecast	2005 Budget
Payroll Detail				
Security	172,824	170,409	173,139	173,817
Janitorial	na	na	na	24,789
Maintenance/janitorial	82,490	90,573	77,200	66,020
Office	32,760	31,200	31,200	31,980
Employee Benefits	7,967	14,320	12,577	17,640
total	<u>296,041</u>	<u>306,502</u>	<u>294,116</u>	<u>314,247</u>
Utility detail				
electric	47,810	51,464	39,460	48,000
gas	5,757	8,000	5,732	6,800
water	10,674	10,800	8,544	10,000
telephone	4,185	4,250	4,120	4,200
total	<u>68,426</u>	<u>74,514</u>	<u>57,856</u>	<u>69,000</u>
Contract detail				
windows	4,820	3,400	3,590	3,800
extermination	4,784	4,416	4,416	4,600
scavenger	11,009	12,540	12,691	12,900
elevator	8,475	7,200	11,825	12,000
HVAC	5,738	2,200	1,987	2,200
Building and other	12,254	3,000	0	5,000
total	<u>47,080</u>	<u>32,756</u>	<u>34,509</u>	<u>40,500</u>
Maintenance				
landscape and snow removal	3,141	3,500	929	2,000
building repairs, net	33,443	19,000	28,001	30,000
paint and decorate	16,250	3,000	1,029	3,000
Security and life systems	15,528	3,575	4,922	4,800
equipment maintenance	6,903	15,350	8,338	10,000
carpet cleaning	2,900	6,000	5,600	6,000
light bulbs	5,998	3,000	4,064	4,800
supplies and uniforms	7,416	6,200	10,638	8,200
total	<u>91,579</u>	<u>59,625</u>	<u>63,521</u>	<u>68,800</u>
Other Admin				
flowers	3,044	2,520	2,674	2,500
bank Fees	2,924	3,000	2,900	3,000
licenses	2,501	2,040	4,320	3,600
office supplies	2,340	2,000	2,169	2,400
ail fee/web site	0	250	0	250
miscellany	3,894	4,950	4,422	5,200
dues	0	500	708	500
total	<u>14,703</u>	<u>15,260</u>	<u>17,193</u>	<u>17,450</u>