

**FRENCH BROAD PLACE CONDOMINIUM ASSOCIATION
2009 BUDGET**

CATEGORIES	BUDGET
Administrative	
Property Management (Accounting)	\$ 14,000.00
Corporate Filing Fee	\$ 150.00
Legal	\$ 500.00
Miscellaneous	\$ 600.00
Office Supplies	\$ 150.00
Postage	\$ 150.00
Printing	\$ 150.00
Total Administrative	\$ 15,700.00
Insurance	
Building (\$22,000,000)	\$ 28,000.00
Property	\$ included
General Liability	\$ included
Directors and Officers	\$ 1,000.00
Umbrella Liability (\$2,000,000)	\$ 1,750.00
Total Insurance	\$ 30,750.00
Utilities	
Electric	\$ 4,800.00
Telephone	\$ 480.00
Total Utilities	\$ 5,280.00
Contracts	
Elevator Contract and Repair	\$ 7,500.00
Floor Care	\$ 3,000.00
Security / Access Control	\$ 1,500.00
Pest Control	\$ 1,000.00
Window Washing	\$ 1,000.00
Air Conditioning	\$ 800.00
General Service	\$ 360.00
Total Contracts	\$ 15,160.00
General Maintenance	
Custodial Supplies	\$ 1,200.00
Painting Supplies	\$ 120.00
Fire Extinguishers	\$ 240.00
Repair and Maintenance Building	\$ 2,400.00
Repair and Maintenance Electrical	\$ 600.00
Repair and Maintenance Equipment	\$ 600.00
Repair and Maintenance Lighting	\$ 500.00
Repair and Maintenance Plumbing	\$ 600.00
Landscaping Replacement	\$ 500.00
Contingency	\$ 2,000.00
Total General Maintenance	\$ 8,760.00
Salaries	
Maintenance / Janitorial	\$ 25,000.00
Total Salaries	\$ 25,000.00
TOTAL BUDGET EXCLUDING RESERVES	\$ 100,650.00

Reserves

Roof	\$ 6,000.00
Estimated Replacement Cost: \$150,000	
Anticipated Useful Life: 25 years	
Remaining Useful Life: 25 years	
Elevator	\$ 5,000.00
Estimated Replacement Cost: \$150,000	
Anticipated Useful Life: 30 years	
Remaining Useful Life: 30 years	
Equipment	\$ 1,333.33
Estimated Replacement Cost: \$20,000	
Anticipated Useful Life: 15 years	
Remaining Useful Life: 15 years	
Parking Deck Restriping	\$ 250.00
Estimated Replacement Cost: \$2,000	
Anticipated Useful Life: 8 years	
Remaining Useful Life: 8 years	
Total Reserves	\$ 12,583.33

TOTAL BUDGET INCLUDING RESERVES	\$ 113,233.33
--	----------------------

Compartmentalized Expenses

Residential (3rd and 4th floor)	
Water & Sewer (60,000 gal/mo)	\$ 9,600.00
Trash	\$ 5,400.00
Gas	2,880.00
Green Roof Landscaping Maintenance	\$ 2,000.00
Total Additional Residential	\$ 19,880.00
Commercial (1st and 2nd floor)	
Trash	\$ 15,000.00
Total Additional 1st and 2nd floor	\$ 15,000.00
Commercial (2nd floor only)	
Water & Sewer (3,000 gal/mo)	\$ 500.00
Total Additional 2nd floor only	\$ 500.00

TOTAL BUDGET INCLUDING COMPARTMENTALIZED EXPENSES	\$ 148,613.33
--	----------------------