

Valencia Business Center Association Dues Estimate

Updated 11/20/06

Total Sq Ft (All Units Combined)

76,792

Expense Category	Annual Cost	Monthly Cost	Monthly Cost Per Sq Ft
REPAIRS & MAINTENANCE			
General Repair and Maintenance	2,400	200	0.003
Lighting Maintenance Contract Bldg/Pkg Lot	600	50	0.001
Lighting/Elec Repairs/Bulb Replacement	1,800	150	0.002
Backflow Testing/Repairs	700	58	0.001
Roof Maintenance Contract	5,000	417	0.005
Roof Repairs	2,000	167	0.002
Painting	1,200	100	0.001
Fire/Life/Safety Monitoring	2,160	180	0.002
Subtotal	15,860	1,322	0.017
PKG LOT/LANDSCAPE & TRASH			
Parking Lot Sweeping Maintenance Contract	2,700	225	0.003
Trash Removal Contract	4,800	400	0.005
Trash Hauling Service	600	50	0.001
Landscape Maintenance Contract	16,200	1,350	0.018
Landscape Irrigation Repairs & Extras	600	50	0.001
Pest/Gopher Control	2,100	175	0.002
Subtotal	27,000	2,250	0.029
UTILITIES			
Electricity	7,800	650	0.008
Water and Sewer	12,000	1,000	0.013
Utility Deposits	1,500	125	0.002
Subtotal	21,300	1,775	0.023
ADMINISTRATIVE			
G&A-Manager & Owner's Assoc	1,200	100	0.001
Tax Return Preparation	700	58	0.001
Legal/Professional Services	900	75	0.001
Association, Property & Financial Management	27,000	2,250	0.029
Pre-contract Start Up Costs (Budget prep, etc.)	2,000	167	0.002
Project Management Fees	0	0	0.000
Subtotal	31,800	2,650	0.035
TAXES, INSURANCE, CONTINGENCY			
State & Local Taxes	800	67	0.001
Property Insurance	10,000	833	0.011
Unforeseen Expenses (Contingency)	2,400	200	0.003
Subtotal	13,200	1,100	0.014
RESERVES			
Seal Coat / Stripe	4,167	347	0.005
Misc Repairs	1,000	83	0.001
Next Year Insurance Down Payment	3,000	250	0.003
Exterior Painting	2,657	221	0.003
Subtotal	10,824	902	0.012
GRAND TOTAL	119,984	9,999	0.130