

Von Karman Center Association Dues Estimate
Updated 4/2/2007
Total Sq Ft (All Units Combined)

100,137

Expense Category	Annual Cost	Monthly Cost	Monthly Cost Per Sq Ft
REPAIRS & MAINTENANCE			
General Repair and Maintenance	1,800	150	0.001
Lighting Maintenance Contract Bldg/Pkg Lot	600	50	0.000
Lighting/Elec Repairs/Bulb Replacement	1,800	150	0.001
Plumbing Repairs	1,200	100	0.001
Backflow Testing/Repairs	800	67	0.001
Roof Maintenance Contract	3,400	283	0.003
Window Cleaning/Contract	3,200	267	0.003
Dayporter Service/Contract	4,200	350	0.003
HVAC Maintenance Contract	9,600	800	0.008
Painting	1,200	100	0.001
Fire/Life/Safety Monitoring	5,400	450	0.004
Subtotal	33,200	2,767	0.028
PKG LOT/LANDSCAPE & TRASH			
Parking Lot Sweeping Maintenance Contract	3,600	300	0.003
Drain Cleaning/Maintenance Contract	5,000	417	0.004
Trash Removal Contract	16,800	1,400	0.014
Trash Hauling Service	1,200	100	0.001
Landscape Maintenance Contract	20,400	1,700	0.017
Landscape Replacement/Tree Trimming	1,200	100	0.001
Landscape Color Replacement	2,000	167	0.002
Landscape Irrigation Repairs & Extras	900	75	0.001
Pest/Gopher Control	2,400	200	0.002
Subtotal	53,500	4,458	0.045
UTILITIES			
Electricity	14,400	1,200	0.012
Water and Sewer	9,600	800	0.008
Utility Deposits	1,500	125	0.001
Subtotal	25,500	2,125	0.021
ADMINISTRATIVE			
G&A-Manager & Owner's Assoc	1,200	100	0.001
Tax Return Preparation	750	63	0.001
Association, Property & Financial Management	30,600	2,550	0.025
Pre-contract Start Up Costs (Budget prep, etc.)	2,500	208	0.002
Subtotal	35,050	2,921	0.029
TAXES, INSURANCE, CONTINGENCY			
State & Local Taxes	800	67	0.001
Property, Liability, D&O, Commercial Crime Insuranc	13,500	1,125	0.011
Unforseen Expenses (Contingency)	1,800	150	0.001
Subtotal	16,100	1,342	0.013
RESERVES			
Seal Coat / Stripe	3,000	250	0.002
Misc Repairs	1,000	83	0.001
Next Year Insurance Down Payment	4,050	338	0.003
Exterior Painting	3,250	271	0.003
Subtotal	11,300	942	0.009
GRAND TOTAL	174,650	14,554	0.145