



WESTPARK INDUSTRIAL CENTER II ASSOCIATION INC.  
2009 OPERATING BUDGET

ANNUAL ASSESSMENT : 18 UNITS  
2009 - \$2.86 Per Sq. Ft.

	2009 BUDGET
<b>INCOME</b>	
MAINTENANCE ASSESSMENTS	\$94,000
DEVELOPER DEFICIT FUNDING	\$0
<b>TOTAL INCOME</b>	<b>\$94,000</b>
<b>EXPENSES</b>	
<b>UTILITIES</b>	
ELECTRICITY (COMMON AREA)	\$5,500
WATER / SEWER / IRRIGATION	\$3,600
FIRE SYSTEM PHONE LINES	\$2,800
<b>TOTAL UTILITIES</b>	<b>\$11,900</b>
<b>BUILDING &amp; GROUNDS</b>	
LANDSCAPING MAINTENANCE	\$8,500
LANDSCAPING - Other	\$2,000
IRRIGATION MAINTENANCE	\$1,800
LIGHTING MAINTENANCE	\$1,000
MAINTENANCE / REPAIRS & SUPPLIES	\$2,500
PRESSURE CLEANING	\$1,200
TRASH REMOVAL	\$8,000
FIRE ALARM MONIT/MAINT	\$4,300
PEST CONTROL	\$2,000
CONTINGENCY	\$4,900
<b>TOTAL GROUNDS MAINTENANCE EXPENSE</b>	<b>\$36,200</b>
<b>ADMINISTRATION</b>	
INSURANCE (PROPERTY/LIAB/D&O)	\$24,000
MANAGEMENT & ACCOUNTING FEES	\$15,200
PROFESSIONAL FEES/LEGAL	\$300
TAXES/LICENSES/FEES	\$300
ADMIN/PRINTING/POSTAGE	\$200
MASTER ASSOCIATION FEES	\$1,300
<b>TOTAL ADMINISTRATION EXPENSE</b>	<b>\$41,300</b>
PAINTING	\$2,100
ROAD RESURFACING	\$1,500
ROOF	\$1,000
<b>TOTAL RESERVES</b>	<b>\$4,600</b>
<b>TOTAL EXPENSES</b>	<b>\$94,000</b>