



## WESTPARK

### PROFESSIONAL CENTER

#### WESTPARK PROFESSIONAL CENTER II ASSOCIATION, INC. ESTIMATED BUDGET FOR FIRST FULL YEAR OF OPERATIONS

ANNUAL PSF COMMON ASSESSMENT:	\$3.69
OPERATING EXPENSES	
UTILITIES	
Electric	ANNUAL \$12,000.00
Water & Sewer	\$18,500.00
	\$30,500.00
BUILDING & GROUNDS	
Landscape Maintenance	\$15,000.00
Landscape Replacement	\$3,000.00
Irrigation Maintenance	\$2,400.00
Lighting Maintenance	\$4,200.00
Pressure Cleaning	\$1,800.00
Repairs / Maintenance & Supplies	\$9,000.00
Trash Removal	\$10,300.00
Contingency	\$4,000.00
	\$49,700.00
ADMINISTRATIVE EXPENSES	
Insurance	\$48,000.00
Management & Accounting Fees	\$21,600.00
Legal Fees	\$2,500.00
Master Association Fee	\$1,500.00
Professional Services (Audit / Tax Preparation)	\$250.00
Taxes/License/Fees	\$1,500.00
Admin/Printing/Postage	\$1,800.00
	\$77,150.00
RESERVES	
Painting	\$7,500.00
Road Resurfacing	\$2,400.00
Roof Replacement	\$10,000.00
	\$19,900.00
ELEVATOR:	
Elevator Maintenance and Monitoring Contract	\$4,320
Elevator Telephone	\$1,680
LIFE SAFETY:	
Fire Alarm Maintenance, Monitoring, Testing Contract	\$4,000
Fire Alarm Telephone	\$3,360
	\$13,360
TOTAL EXPENSES	\$190,610.00