

Happy Days Office Building Owner's Association
1234 Happy Days Avenue

Prepared by: Sierra Property Management

2010 Budget

Updated: 01/26/2010

Common Area Expenses

Expenses	Code	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Electricity	4003	945.00	945.00	945.00	945.00	945.00	945.00	945.00	945.00	945.00	945.00	945.00	945.00	\$11,340.00
Gas	4005	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	\$6,960.00
Irrigation Water	4006	288.00	288.00	288.00	288.00	288.00	288.00	288.00	288.00	288.00	288.00	288.00	288.00	\$3,456.00
Trash Removal	4101	440.00	440.00	440.00	440.00	440.00	440.00	440.00	440.00	440.00	440.00	440.00	440.00	\$5,280.00
Landscaping	4102	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	\$10,800.00
Landscape Materials/Repairs	4103	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	\$600.00
Pest Control	4104	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	\$1,200.00
Sweeping	4105	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	\$1,200.00
Janitorial	4107	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	\$6,240.00
Janitorial Supplies	4108	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	\$3,120.00
Security	4109	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	\$2,520.00
Fire Sprinklers/Alarm	4110	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	\$900.00
Cleanup	4111	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	\$180.00
Window Washing	4112	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	\$2,100.00
Power Washing	4113	62.00	62.00	62.00	62.00	62.00	62.00	62.00	62.00	62.00	62.00	62.00	62.00	\$744.00
Carpet Cleaning	4114	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	\$1,200.00
Roof Repair	4151	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	\$420.00
Parking Lot Light Repair	4156	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	\$780.00
Elevator Service (Schedule)	4157	142.00	142.00	142.00	142.00	142.00	142.00	142.00	142.00	142.00	142.00	142.00	142.00	\$1,704.00
HVAC Service (Schedule)	4158	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	\$900.00
Other Repair/Maintenance	4195	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	\$6,000.00
Management Fee	4201	895.00	895.00	895.00	895.00	895.00	895.00	895.00	895.00	895.00	895.00	895.00	895.00	\$10,740.00
President Fee	4245	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	\$3,600.00
Insurance (P&L Policy)	4251	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	\$5,160.00
Insurance (D&O Policy)	4252	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	\$1,380.00
Taxes (INC. Fee)	4301	67.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00	\$804.00
Postage/Express Service	4501	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	\$120.00
Other Administrative	4545	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	\$900.00
Sub-Total CAM Expenses		7,529.00	7,529.00	7,529.00	7,529.00	7,529.00	7,529.00	7,529.00	7,529.00	7,529.00	7,529.00	7,529.00	7,529.00	\$90,348.00
Reserves (General)	4197	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	\$15,000.00
Reserves (Retaining Wall)	4197	481.67	481.67	481.67	481.67	481.67	481.67	481.67	481.67	481.67	481.67	481.67	481.67	\$5,780.04
Total Reserves		1,731.67	1,731.67	1,731.67	1,731.67	1,731.67	1,731.67	1,731.67	1,731.67	1,731.67	1,731.67	1,731.67	1,731.67	\$20,780.04
Total Association Expenses		\$10,992.34	\$10,992.34	\$10,992.34	\$10,992.34	\$10,992.34	\$10,992.34	\$10,992.34	\$10,992.34	\$10,992.34	\$10,992.34	\$10,992.34	\$10,992.34	\$111,128.04

Owner Pro-Rata Share

Owner	Condo	Suite	Square Footage	Pro-Rata Share	Annual Proration	Monthly Proration
Smith	1	100	2,168	8.60%	\$9,557.01	\$796.42
Jones	2	130	1,928	7.70%	\$8,556.86	\$713.07
Johnson	3	150	1,081	4.30%	\$4,778.51	\$398.21
Anderson	4	160	1,081	4.30%	\$4,778.51	\$398.21
Williams	5	190	1,584	6.30%	\$7,001.07	\$583.42
Adams	6	210	2,017	8.00%	\$8,890.24	\$740.85
Baker	7	230	1,023	4.10%	\$4,556.25	\$379.69
Davis	8	240	1,114	4.40%	\$4,889.63	\$407.47
Martin	9	250	1,998	7.90%	\$8,779.12	\$731.59
Owens	10	275	1,866	7.40%	\$8,223.47	\$685.29
Robinson	11	300	1,583	6.30%	\$7,001.07	\$583.42
Walker	12	320	2,802	11.10%	\$12,335.21	\$1,027.93
Wilson	13	350	1,772	7.00%	\$7,778.96	\$648.25
Carter	14	360	1,583	6.30%	\$7,001.07	\$583.42
Farmer	15	380	1,583	6.30%	\$7,001.07	\$583.42
TOTAL			25,183	100%	\$111,128.04	\$9,260.67

NOTES:

- * Retaining wall replacement has been added to the 2010 Budget at 1/2 of the total cost, with the other half budgeted in 2009.
- * Retaining wall replacement is scheduled to be replaced in 2010.
- * Parking Lot Sweeping is done twice a month.
- * Window Cleaning is done twice a year.
- * Power Washing of sidewalks is done once a year.
- * Power Washing of building is done once a year.
- * Common Area Carpet cleaning is done 4 times a year.
- * Est. Construction Management Fee included under Management Fee.
- * Annual Fire Sprinkler/Alarm Testing has been included under Fire Sprinklers/Alarm.

Common Area Expenses Per Square Foot Per Month

Operating Expenses per square foot per month:	\$0.299
Reserves per square foot per month:	\$0.069
Total CAM Expenses per month:	\$0.368