



**BOULEVARD PROFESSIONAL CENTER
ESTIMATED BUDGET FOR FIRST FULL YEAR OF OPERATIONS**

ADMINISTRATIVE EXPENSES	ANNUAL COST	QUARTERLY
INSURANCE	\$41,000	\$10,250
PROPERTY MANAGEMENT FEE'S	\$24,000	\$6,000
POSTAGE / PRINTING / OFFICE	\$1,200	\$300
AUDIT / TAX PREPARATION	\$2,500	\$625
LEGAL FEES	\$2,500	\$625
TAX/LICENSES/FEE'S FIRE ALARMS	\$600	\$150
BUILDING & GROUNDS		
LANDSCAPE MAINT.	\$15,000	\$3,750
LANDSCAPE REPLACEMENT	\$3,000	\$750
IRRIGATION MAINT.	\$1,500	\$375
PEST CONTROL	\$1,200	\$300
LIGHTING MAINT.	\$2,000	\$500
PRESSURE CLEANING	\$1,800	\$450
REPAIRS / MAINT./ SUPPLIES	\$5,000	\$1,250
COMMON AREA MAINT.	\$6,000	\$1,500
TRASH REMOVAL	\$12,500	\$3,125
CONTINGENCY	\$10,000	\$2,500
 UTILITIES		
ELECTRIC	\$12,000	\$3,000
WATER / SEWER	\$21,000	\$5,250
 ELEVATORS		
PERMITS	\$400	\$100
MAINT CONTRACT	\$6,000	\$1,500
TELEPHONE	\$1,500	\$375
TESTING	\$700	\$175
REPAIRS	\$2,000	\$500
 FIRE/LIFE SAFTEY SYSTEM		
MONITORING / TESTING	\$4,000	\$1,000
TELEPHONE	\$2,600	\$650
REPAIRS / MAINTENANCE	\$1,000	\$250
 TOTAL EXPENSE	\$181,000	\$45,250
2008 2009 PSF CAM (70376 sf)	\$2.57	\$0.64
 RESERVES (STARTING YEAR 3)		
ROOF REPLACEMENT	\$8,696	\$2,174
PAINTING	\$10,500	\$2,625
PAVING	\$3,000	\$750
TOTAL	\$203,196	\$50,799
	\$2.89	\$0.72