



WESTPARK PROFESSIONAL CENTER I ASSOCIATION, INC.
ESTIMATED OPERATING BUDGET

Budget for First Year of Operations from the date of recording of the
Declaration of Condominium

WPPI	2009 BUDGET	QUARTERLY
UTILITIES		
ELECTRIC	\$12,000	\$3,000
WATER / SEWER	\$11,500	\$2,875
BUILDING & GROUNDS		
LANDSCAPE MAINT.	\$16,000	\$4,000
LANDSCAPE REPLACEMENT	\$2,000	\$500
IRRIGATION MAINT.	\$2,000	\$500
LIGHTING MAINT.	\$3,000	\$750
PRESSURE CLEANING	\$1,800	\$450
REPAIRS / MAINT./ SUPPLIES	\$18,000	\$4,500
TRASH REMOVAL	\$23,000	\$5,750
CONTINGENCY	\$12,000	\$3,000
ADMINISTRATIVE EXPENSES		
INSURANCE	\$32,000	\$8,000
PROPERTY MANAGEMENT FEE'S	\$24,000	\$6,000
POSTAGE / PRINTING / OFFICE	\$300	\$75
AUDIT / TAX PREPARATION	\$250	\$63
LEGAL FEES	\$500	\$125
TAX/LICENSES/FEE'S FIRE ALARMS	\$1,500	\$375
MASTER ASSC FEE	\$1,500	\$375
RESERVES (STARTING YEAR 3)		
ROOF REPLACEMENT	\$10,000	\$2,500
PAINTING	\$7,500	\$1,875
PAVING	\$2,400	\$600
TOTAL	\$181,250	\$45,313
	\$2.52	\$0.63

6-BUILDINGS
71,924 SF