

1234 ASSOCIATION
1234 Happy Lane
Auburn, CA 95603

2013 Budget

Prepared by: M2M Properties
 Updated: 01/10/2013

Common Area Expenses

Expenses	Code	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Electricity	4003	830.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	\$9,960.00
Gas	4005	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	\$4,500.00
Irrigation Water	4006	282.00	282.00	282.00	282.00	282.00	282.00	282.00	282.00	282.00	282.00	282.00	282.00	\$3,384.00
Trash Removal	4101	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	\$5,520.00
Landscaping	4102	915.00	915.00	915.00	915.00	915.00	915.00	915.00	915.00	915.00	915.00	915.00	915.00	\$10,980.00
Landscape Materials/Repairs	4103	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	\$720.00
Pest Control	4104	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	\$1,152.00
Parking Lot 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	670.00	670.00	670.00	670.00	670.00	670.00	670.00	670.00	670.00	670.00	670.00	670.00	\$8,040.00
Janitorial Supplies	4108	368.00	368.00	368.00	368.00	368.00	368.00	368.00	368.00	368.00	368.00	368.00	368.00	\$4,416.00
Security Patrol	4109	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	\$2,700.00
Fire Protection/Alarm	4110	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	\$1,140.00
Cleanup	4111	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
Window Washing	4112	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	\$1,980.00
Power Washing	4113	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	\$960.00
Carpet Cleaning	4114	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	\$1,188.00
Roof Repair	4151	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	\$720.00
Parking Lot/Building Light Repair	4156	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	\$1,680.00
Elevator Maintenance/Repair	4157	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	\$2,700.00
HVAC Maintenance/Repair	4158	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	\$1,980.00
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	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
Postage/Express Service	4240	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	\$60.00
Other Administrative	4245	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
President Fee	4246	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	521.00	521.00	521.00	521.00	521.00	521.00	521.00	521.00	521.00	521.00	521.00	521.00	\$6,252.00
Insurance (D&O Policy)	4252	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	\$1,140.00
Taxes (INC. Fee)	4301	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	\$840.00
Sub-Total CAM Expenses		7,876.00	7,876.00	7,876.00	7,876.00	7,876.00	7,876.00	7,876.00	7,876.00	7,876.00	7,876.00	7,876.00	7,876.00	\$94,512.00
Reserves (General)	4197	2,133.00	2,133.00	2,133.00	2,133.00	2,133.00	2,133.00	2,133.00	2,133.00	2,133.00	2,133.00	2,133.00	2,133.00	\$25,596.00
Total Association Expenses		\$10,009.00	\$10,009.00	\$10,009.00	\$10,009.00	\$10,009.00	\$10,009.00	\$10,009.00	\$10,009.00	\$10,009.00	\$10,009.00	\$10,009.00	\$10,009.00	\$120,108.00

Owner Pro-Rata Share

Owner	Condo	Suite	Square Footage	Pro-Rata Share	Annual Proration	Monthly Proration
Adams	1	100	2,168	8.60%	\$10,329.29	\$860.77
Baker	2	130	1,928	7.70%	\$9,248.32	\$770.69
Clark	3	150	1,081	4.30%	\$5,164.64	\$430.39
Davis	4	160	1,081	4.30%	\$5,164.64	\$430.39
Fisher	5	190	1,584	6.30%	\$7,566.80	\$630.57
Harris	6	210	2,017	8.00%	\$9,608.64	\$800.72
Lawson	7	230	1,023	4.10%	\$4,924.43	\$410.37
Mitchell	8	240	1,114	4.40%	\$5,284.75	\$440.40
Nelson	9	250	1,998	7.90%	\$9,488.53	\$790.71
Peters	10	275	1,866	7.40%	\$8,887.99	\$740.67
Rodriguez	11	300	1,583	6.30%	\$7,566.80	\$630.57
Smith	12	320	2,802	11.10%	\$13,331.99	\$1,111.00
Johnson	13	350	1,772	7.00%	\$8,407.56	\$700.63
Hays	14	360	1,583	6.30%	\$7,566.80	\$630.57
Miller	15	380	1,583	6.30%	\$7,566.80	\$630.57
TOTAL			25,183	100%	\$120,108.00	\$10,009.00

NOTES:

- * Trash Removal: Trash 3 Yd bin picked up twice a week/Recycle 3 Yd bin once a week.
- * Parking Lot Sweeping is done twice a month.
- * Security Patrol: 7 nights per weeks 2 patrols per night.
- * 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.
- * Annual Fire Sprinkler/Alarm/Extinguisher Testing has been included under Fire Protection/Alarm.
- * AC Maintenance is done quarterly/Boiler Maintenance is done once per year.

Common Area Expenses Per Square Foot	Monthly	Annual
Operating Expenses per square foot:	\$0.313	\$3.75
Reserves per square foot:	\$0.085	\$1.02
Total CAM Expenses per square foot:	\$0.397	\$4.77