

VENTURE COMMERCE CENTER - SNOQUALMIE

sf 70,589 MONTHLY PSF \$ 0.20 ANNUAL PSF \$ 2.45 Note: 32 Commercial Condominiums / 5 Buildings

2008 BUDGET Comments

Monthly Annual

INCOME

DUES INCOME	\$ 14,390.18	\$ 172,682.15	Based on Estimated Costs
TOTAL INCOME	\$ 14,390.18	\$ 172,682.15	

GENERAL EXPENSES

Misc Tax & Accounting	\$ 150.00	\$ 1,800.00	returns, permits, licenses
Landscape - Maintenance	\$ 941.67	\$ 11,300.00	250 irrigation repair in April & Sept, Nov shrub/tree pruning 1200
Parking Lot Sweep	\$ 400.00	\$ 4,800.00	Twice a Week
Day Porter	\$ 325.00	\$ 3,900.00	grounds pickup and maintenance
Pest Control	\$ 41.67	\$ 500.00	Miscellaneous Pest Control
Winter Services	\$ 375.00	\$ 4,500.00	Snowplow and De-icing
Fire Monitor	\$ 631.67	\$ 7,580.00	\$390/mo line, \$350 Quarterly Mointoring, \$750 Annual Fire Testing, \$750 Sprinkler Confidence Test
R & M - Grounds Maintenance	\$ 200.00	\$ 2,400.00	misc contingency
R & M - Parking Lot Lighting	\$ 83.33	\$ 1,000.00	
R & M - Pressure Wash	\$ 88.33	\$ 1,060.00	
R & M - HVAC	\$ -	\$ -	
R & M - Roof	\$ 191.67	\$ 2,300.00	monthly roof and drain cleaning and inspection in July
R & M Window Washing	\$ 350.83	\$ 4,210.00	Twice a Year
Waste Water	\$ 166.67	\$ 2,000.00	Storm Drain
Water/Sewer	\$ 885.89	\$ 10,630.65	Assumes One Meter per Building / There is one main meter
Storm Water	\$ 560.00	\$ 6,720.00	
Water - Irrigation/Hse	\$ 350.00	\$ 4,200.00	
Electric - Bldg/Hse	\$ 500.00	\$ 6,000.00	Exterior Lights
Garbage - Bldg/Hse	\$ 1,750.00	\$ 21,000.00	Two Six Yards - Pick Up Once a Week
Office Expense	\$ 30.00	\$ 360.00	
Management Fee (Occupied)	\$ 2,831.24	\$ 33,974.88	\$.04 PSF
Management Fee (Vacant)	\$ -	\$ -	\$.025 PSF
Insurance	\$ 1,458.33	\$ 17,500.00	Property and Liability Insurance
SRBP Owner's Association	\$ 543.92	\$ 6,527.00	
TOTAL EXPENSES	\$ 12,855.21	\$ 154,262.53	

RESERVE CONTRIBUTION \$ 1,534.97 \$ 18,419.62

TOTAL BUDGET **\$ 14,390.18** **\$ 172,682.15**

RESERVES

Parking Lot / Asphalt Reserve	\$ 117.97	\$ 1,415.62	Restripe Every 2 Years, Asphalt Repairs, Sealcoating Every 5 Years
Exterior Paint Reserve	\$ 417.00	\$ 5,004.00	Every 10 Years
Roof Reserve	\$ 500.00	\$ 6,000.00	Replace Every 30 Years
Miscellaneous Reserve	\$ 500.00	\$ 6,000.00	miscellaneous repairs and maintenance
TOTAL RESERVES	\$ 1,534.97	\$ 18,419.62	

Assuming Fully Occupied Full Year
Subject to Change

Note: Client is given a vacancy discount on Management to \$.025 psf

Budget does not include Federal Tax, Franchise Tax, Legal & Accounting Fees, Admin Expenses, or Bank Statement Fees. Awaiting owner input.

Taxes are depicted to be billed based on prorata share, but will be segregated and paid by individual owners as units sell

Interior electric and gas are not included and are to be paid by owner until units sell