Beck Business Park														
Total Square Feet	99,690 Estimated MONTHLY BUDGET 2024													
EXPENSES	Budget	\$ PSF	Jan	Feb	March	April	May	June	July	Aug	Sept.	October	Nov.	December
Common Area Elec.	\$4,800.00	\$0.05	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00
Building Insurance	\$106,000.00	\$1.06	\$8,833.33	\$8,833.33	\$8,833.33	\$8,833.33	\$8,833.33	\$8,833.33	\$8,833.33	\$8,833.33	\$8,833.33	\$8,833.33	\$8,833.33	\$8,833.33
Flood Insurance	\$18,000.00	\$0.18	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
Gen Liability Insurance	\$8,400.00	\$0.08	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00
Irrigation	\$3,000.00	\$0.03	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00
Landscaping	\$20,000.00	\$0.20	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67
Preserve Maintenance	\$10,000.00	\$0.10	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33
Professional Fees	\$600.00	\$0.01	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Licenses, Fees	\$120.00	\$0.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Management Fees	\$36,000.00	\$0.36	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Pest Control	\$3,000.00	\$0.03	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00
Repairs & Maint	\$6,000.00	\$0.06	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
Trash Collection	\$38,000.00	\$0.38	\$3,166.67	\$3,166.67	\$3,166.67	\$3,166.67	\$3,166.67	\$3,166.67	\$3,166.67	\$3,166.67	\$3,166.67	\$3,166.67	\$3,166.67	\$3,166.67
Recycling	\$12,000.00	\$0.12	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
Water & Sewer	\$17,000.00	\$0.17	\$1,416.67	\$1,416.67	\$1,416.67	\$1,416.67	\$1,416.67	\$1,416.67	\$1,416.67	\$1,416.67	\$1,416.67	\$1,416.67	\$1,416.67	\$1,416.67
Miscellaneous	\$3,000.00	\$0.03	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00
Fire Alarm monitoring	\$2,400.00	\$0.02	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00
Fire System Maintenance	\$2,400.00	\$0.02	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00
Online Bookkeeping	\$1,800.00	\$0.02	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
Office Supplies	\$150.00	\$0.00	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50
Postage	\$100.00	\$0.00	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33
Cleaning	\$6,000.00	\$0.06	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
AC Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$298,770.00	\$3.00	\$24,897.50	\$24,897.50	\$24,897.50	\$24,897.50	\$24,897.50	\$24,897.50	\$24,897.50	\$24,897.50	\$24,897.50	\$24,897.50	\$24,897.50	\$24,897.50
PROPERTY TAXES	\$25,000.00	\$0.25	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33
RESERVES														
AC Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paving	\$5,000.00	\$0.05	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67
Painting	\$10,000.00	\$0.10	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33
Roof	\$10,000.00	\$0.10	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33
RESERVES TOTAL	\$25,000.00	\$0.25	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33
TOTAL OPERATING			\$26,980.83	\$26,980.83	\$26,980.83	\$26,980.83	\$26,980.83	\$26,980.83	\$26,980.83	\$26,980.83	\$26,980.83	\$26,980.83	\$26,980.83	\$26,980.83
2024 CAM vs. HOA														
Item		2023	Other Notes											
1. CAM	\$3.50		Built 2024											
2. HOA	\$3.25		Built 2024											