

# Berkeley Land Company

Civic Center Place

Year 2013

## 2013 ACTUAL EXPENSES

Full Service Tenants

Building SF = 110,679

Expense Detail:	2013 Actual Expenses	less: Tenant Reimb's, etc.	2013 Actual	2013 PSF	2013 Monthly Expenses	Monthly Exp's PSF
* Electric	339,244.00	(179,648.23)	159,595.77	1.44	13,299.65	\$0.120
Water & Sewer	7,723.72		7,723.72	0.07	643.64	\$0.006
Phone - AT & T, After hour HVAC & Emergency phone lines for buik	5,217.79		5,217.79	0.05	434.82	\$0.004
** Janitor Contract Services	90,417.26	(21,065.55)	69,351.71	0.63	5,779.31	\$0.052
Window Washing	6,540.00		6,540.00	0.06	545.00	\$0.005
Electrical Repairs	2,010.28		2,010.28	0.02	167.52	\$0.002
Plumbing Repairs	2,627.07		2,627.07	0.02	218.92	\$0.002
Locks & Re-keying	6,399.08		6,399.08	0.06	533.26	\$0.005
Interior Repair	6,195.06		6,195.06	0.06	516.26	\$0.005
Parking Lot Asphalt Work	4,053.10		4,053.10	0.04	337.76	\$0.003
Fire & Safety	10,655.48		10,655.48	0.10	887.96	\$0.008
Elevator - Contract & Repairs Services	7,684.09		7,684.09	0.07	640.34	\$0.006
HVAC - Contract & Repairs Services	49,569.56		49,569.56	0.45	4,130.80	\$0.037
Lot Sweeping	3,240.00		3,240.00	0.03	270.00	\$0.002
Pest Control	1,788.00		1,788.00	0.02	149.00	\$0.001
Trash	18,392.47		18,392.47	0.17	1,532.71	\$0.014
Exterior Landscaping Contract & Repair	27,002.50		27,002.50	0.24	2,250.21	\$0.020
Interior Landscaping Contract & Repair	5,617.14		5,617.14	0.05	468.10	\$0.004
Security ServiceServices	46,975.00		46,975.00	0.42	3,914.58	\$0.035
Other Expenses	2,239.43		2,239.43	0.02	186.62	\$0.002
Property & Earthquake Insurance	64,487.00		64,487.00	0.58	5,373.92	\$0.049
Property Tax	235,632.94		235,632.94	2.13	19,636.08	\$0.177
State & Local Taxes	3,892.98		3,892.98	0.04	324.42	\$0.003
Management Fee	100,000.00		100,000.00	0.90	8,333.33	\$0.075
<b>TOTALS</b>	<b>1,047,603.95</b>	<b>(200,713.78)</b>	<b>846,890.17</b>	<b>7.65</b>	<b>70,574.18</b>	<b>\$0.64</b>

no property tax refund  
since it's 2011-2012 tax, but was recorded in 2013's book

- \* Subtract electric billed directly to NNN tenants
- \*\* Subtract Janitorial for Washington Hospital suites 220, 410 & 400, See Exhibit (J)