

**2025 COMMON AREA
MAINTENANCE EXPENSES**

***Two
STANFORD
CENTRE***

Fixed Expenses	Jan-Dec Budgeted Expenses	
	2025	Per Sq. Ft.
Bookkeeping Fees	3,600.00	0.04
Superintendent Payroll	13,000.00	0.14
Telephone	700.00	0.01
Elevator Contract	8,400.00	0.09
Alarm Contract	20,000.00	0.21
Plant-Lease Maint	800.00	0.01
Pest Control	200.00	0.00
Ground Contract	30,600.00	0.33
Ground Supplies	900.00	0.01
Irrigation	20,500.00	0.22
Property Taxes	123,500.00	1.33
Property Insurance	150,000.00	1.61
Total Fixed Expenses	\$ 372,200.00	\$4.00
Variable Expenses		
Management Fees	62,000.00	0.67
Janitorial Contract	94,000.00	1.01
Janitorial Supplies	10,100.00	0.11
Electricity	279,000.00	3.00
Water	4,200.00	0.05
Gas	750.00	0.01
Sewer	8,700.00	0.09
Garbage & Trash Removal	9,650.00	0.10
Repair HVAC	11,500.00	0.12
Repair Plumbing	1,200.00	0.01
Repair Electrical	2,300.00	0.02
Repair Interior	1,000.00	0.01
Repair Exterior	1,500.00	0.02
Miscellaneous	0.00	0.00
Total Variable Expenses	\$ 485,900.00	\$5.22
Other		
Reserve Fund	\$ 12,000.00	0.13
TOTAL	\$ 870,100.00	\$ 9.35

The above operation expenses are estimates for 2025 and are based on the 93,091 of net rentable square feet.