

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 10/04/2023 Weekly Agenda Date: 10/10/2023

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: LEC Authority/ Baker Group

WORDING FOR AGENDA ITEM:

LEC Lease Agreement- Maintenance & Improvement Fund- LEC Operating Expenditures

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Information will be discussed on the Maintenance & Improvement fund & expenditures relative to the LEC, LEC Lease Agreement, & 2nd Amendment thereof.

BACKGROUND:

Past discussion, review, & approval between the LEC Authority/ Woodbury County Board of Supervisors previously led to a "2nd Amendment to the Lease". Most recently discussion about future expenditures and/or the funding amount has been in question. Clarity will be provided on background utilized to establish figures & the possible impact associated with Bond.

FINANCIAL IMPACT:

Information

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

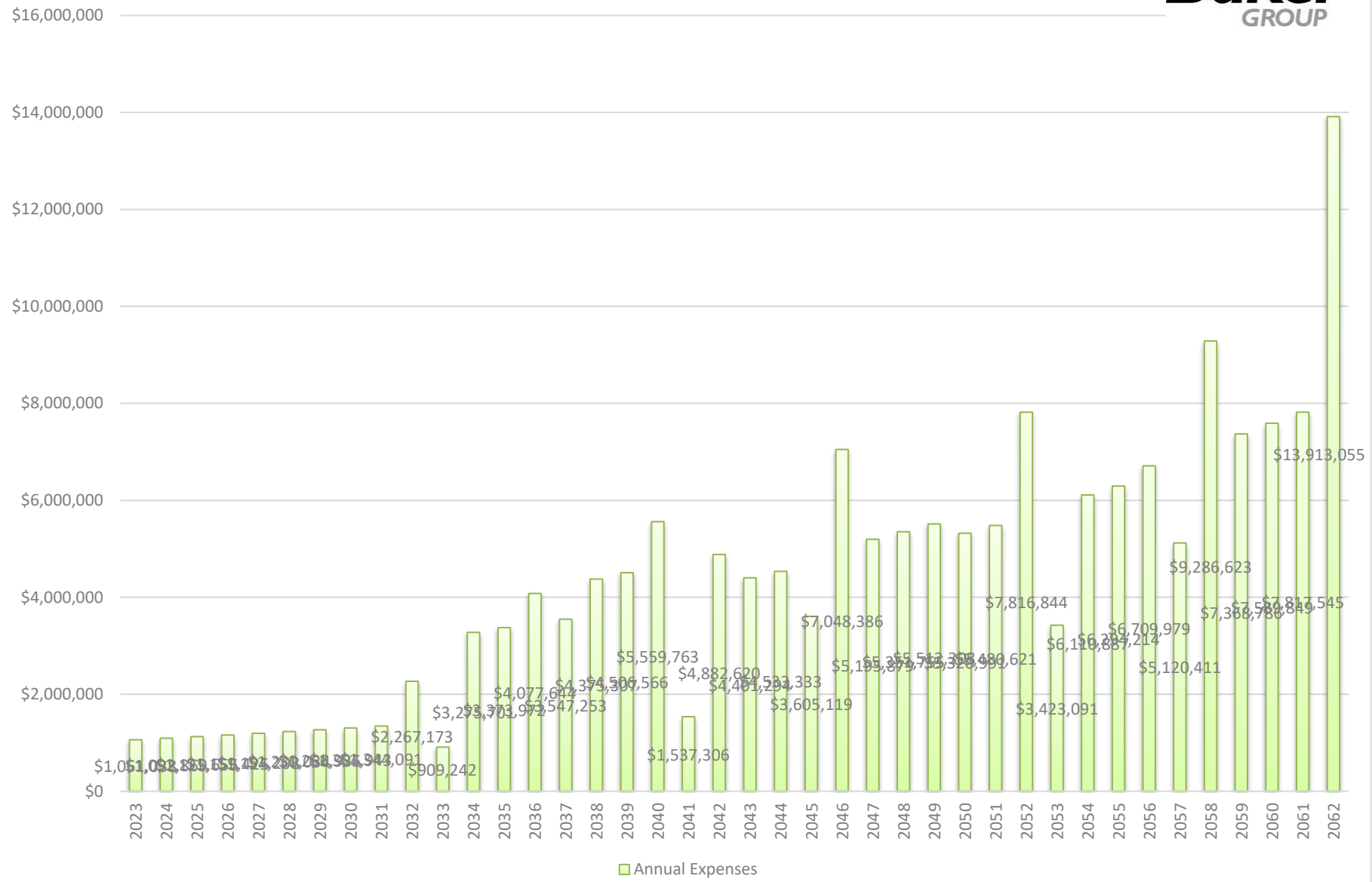
RECOMMENDATION:

Information

ACTION REQUIRED / PROPOSED MOTION:

Information

Woodbury County Justice Center Long Term Capital Planning



Building Supplies

Category	Jan	Feb	March	April	May	June
Electrical						
General electrical - lighting supplies	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400
Oil & Fuel						
Oil & Fuel	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -
Disposable Janitorial Supplies						
TP - PT - Trash Bags - Cleaners - Feminine Products - Hand Soap	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200
General Building Supplies						
Misc as needed items. Duct Tape, Tools, zip ties, screws, ...	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000

	July	Aug	Sept	Oct	Nov	Dec	Annual Total	P.S.F.
\$	400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 4,800	\$ 0.04
\$	500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 0.01
\$	3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 38,400	\$ 0.31
\$	1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 12,000	\$ 0.10
							\$ 56,200	

Repair and Maintenance

Category	Jan	Feb	March	April	May	June
Landscape Trees/Irrigation						
New trees, new shrubs, dead tree removal, ...	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Painting Interior/Exterior						
Misc Painting needs - as needed funds	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ 3,000
Roof Repairs						
Roof will have long warranty. Damage not covered. As needed funds	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000
Electrical Repairs						
As needed funds for new outlets, general repair, new cable for workstations...	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400
Security System Repairs						
As needed funds for camera repairs, connections, card access, motions, ...	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400
HVAC Repairs & Filters						
As needed repair funds	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Break - fix after year one plus cost of filters for replacement						
Plumbing Repairs						
As needed repair funds (after year one leaks, clogged drains, etc.)	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300
Fire/Life/Safety						
As needed repair funds for items found broken during inspections	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200
Snow Removal						
Ice melt, small material needs	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -

Parking Lot/Sidewalk Repairs/Cleaning

Concrete repair, sidewalk repair, caulking sealing. Repaint in May \$ - \$ - \$ - \$ - \$ 2,000 \$ 10,000

Building Repairs

As needed repair funds. Drywall, ceiling, misc damage \$ 1,200 \$ 1,200 \$ 1,200 \$ 1,200 \$ 1,200 \$ 1,200

Doors/Glass

Window replacement. Overhead doors, hardware, general glass \$ 300 \$ 300 \$ 300 \$ 300 \$ 300 \$ 300

Generator/UPS Repairs

As needed repairs to generator or UPS machines \$ 1,000 \$ - \$ - \$ 1,000 \$ - \$ -

Kitchen Appliance Repairs

As needed repair to appliances, ice machines, etc. \$ 550 \$ 550 \$ 550 \$ 550 \$ 550 \$ 550

Elevator Repairs

As needed repairs - if damaged - contract covers routine non damage repair \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200

Signage

Assuming a back up generator (routine maint quarterly) \$ - \$ 700 \$ - \$ - \$ 700 \$ -

General Maintenance Needs

Assuming a kitchen on site - PM of Appliances \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000

July	Aug	Sept	Oct	Nov	Dec	Annual Total	P.S.F.
\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ 4,000	\$ 0.03
\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ 9,000	\$ 0.07
\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ 6,000	\$ 0.05
\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 4,800	\$ 0.04
\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 4,800	\$ 0.04
\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 24,000	\$ 0.20
\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 3,600	\$ 0.03
\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 2,400	\$ 0.02
\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	\$ 2,000	\$ 0.02

\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ 12,000 \$ 0.10

\$ 1,200 \$ 1,200 \$ 1,200 \$ 1,200 \$ 1,200 \$ 1,200 \$ 1,200 \$ 14,400 \$ 0.12

\$ 300 \$ 300 \$ 300 \$ 300 \$ 300 \$ 300 \$ 300 \$ 3,600 \$ 0.03

\$ 1,000 \$ - \$ - \$ 1,000 \$ - \$ - \$ - \$ 4,000 \$ 0.03

\$ 550 \$ 550 \$ 550 \$ 550 \$ 550 \$ 550 \$ 550 \$ 6,600 \$ 0.05

\$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 2,400 \$ 0.02

\$ - \$ 700 \$ - \$ - \$ 700 \$ - \$ - \$ 2,800 \$ 0.02

\$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 24,000 \$ 0.20

\$ 130,400

Building Vendor Support

Category	Jan	Feb	March	April	May
Document Destruction					
Contracted Document Destruction	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250
Window Washing					
\$2 per window per side. Assuming 150 windows - 2 story or less Twice per year.	\$ -	\$ -	\$ 600	\$ -	\$ -
Overhead Doors Maintenance					
Total	\$ 1,000				
Sally Port (4)	\$ 800				
Loading Dock (1)	\$ 200				
Cost per door	200				
Elevator Service					
Contract for repairs, staff stuck, gen PM maint, General Elevator State Inspections & Fees (Oct)	\$ -	\$ 17,500	\$ -	\$ -	\$ -
Number of elevators	7				
Per elevator	2500				
Boiler & Chiller					
Maintenance contract	7500				
Inspections/permits	500				
HVAC Chemical					
Innovational Water Solutions?	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135

Kitchen Contracts

Assuming a kitchen on site - PM of Appliances	\$	1,000	\$	1,000	\$	1,000	\$	1,000	\$	1,000
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Parking Lot Maintenance

N/A	\$	-	\$	-	\$	-	\$	-	\$	-
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June	July	Aug	Sept	Oct	Nov	Dec	Annual Total	P.S.F.
\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 3,000	\$ 0.02
\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 1,200	\$ 0.01
		\$ 1,000					\$ 2,000	\$ 0.02
		\$ 800					\$ 1,600	
		\$ 200					\$ 400	
\$ -	\$ -	\$ -	\$ -	\$ 1,750	\$ -	\$ -	\$ 19,250	\$ 0.16
	\$ 8,000						\$ 8,000	\$ 0.07
\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 1,620	\$ 0.01

\$ 1,213 \$ 1,213 \$ 1,213 \$ 1,213 \$ 1,213 \$ 1,213 \$ 1,213 \$ - \$ 9,704 \$ 0.08

\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -

\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ 9,000 \$ 45,000 \$ 0.37

\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -

\$ - \$ - \$ 1,500 \$ - \$ 1,200 \$ 2,500 \$ - \$ 8,200 \$ 0.07

\$ 3,000 \$ 3,000 \$ 3,000 \$ 3,000 \$ 3,000 \$ 3,000 \$ 3,000 \$ 3,000 \$ 36,000 \$ 0.29

\$ 250 \$ 250 \$ 250 \$ 250 \$ 250 \$ 250 \$ 250 \$ 250 \$ 3,000 \$ 0.02

\$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 200 \$ 2,400 \$ 0.02

\$ - \$ - \$ 700 \$ - \$ 8,000 \$ 700 \$ - \$ 10,800 \$ 0.09

\$ 1,000 \$ 1,000 \$ 1,000 \$ 1,000 \$ 1,000 \$ 1,000 \$ 1,000 \$ 1,000 \$ 12,000 \$ 0.10

\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -
\$ 164,174

UTILITIES

Category	Jan	Feb	March	April	May	June
Electricity						
General Use Electricity	\$ 18,572	\$ 15,909	\$ 17,237	\$ 17,309	\$ 18,628	\$ 32,119
Projected usage	270,144	215,712	241,920	242,928	266,112	295,344
Most current usage - KWH	154,368	123,264	138,240	138,816	152,064	168,768
Projected cost	0.069	0.074	0.071	0.071	0.070	0.109
Most current \$ Per/KWH	0.055	0.059	0.057	0.057	0.056	0.087
Increase usage from old building	1.75					
Increase in cost	1.25					
Gas						
Assuming 24/7 building use - estimate year 1.	\$ 8,356	\$ 8,667	\$ 7,773	\$ 7,793	\$ 4,859	\$ 2,450
Projected usage	13,328	11,649	9,650	7,860	4,384	2,149
Most current usage - Therms	10,662	9,319	7,720	6,288	3,507	1,719
Projected \$ Per/Therm	0.627	0.744	0.806	0.992	1.109	1.140
Most current \$ Per/Therm	0.418	0.496	0.537	0.661	0.739	0.760
Increase usage from old building	1.25					
Increase in cost	1.50					
Water/Sewer						
Assuming 24/7 facility - showers - kitchen - chilled water	\$ 12,680	\$ 12,704	\$ 13,589	\$ 11,017	\$ 10,778	\$ 8,577
Projected usage	1,590	1,593	1,704	1,382	1,352	1,076
Most current usage - xGallons	1,060	1,062	1,136	921	901	717
\$ Per/KGal	7.25					
Projected \$ Per/Kgal	7.98					
Increase usage from old building	1.50					
Increase in cost	1.10					

	July	Aug	Sept	Oct	Nov	Dec	Annual Total	P.S.F.
\$	31,208	\$ 29,907	\$ 30,449	\$ 16,590	\$ 16,231	\$ 18,416	\$ 262,575	\$ 2.13
	290,304	278,208	283,248	232,848	227,808	263,088		
	165,888	158,976	161,856	133,056	130,176	150,336		
	0.108	0.108	0.108	0.071	0.071	0.070		
	0.086	0.086	0.086	0.057	0.057	0.056		
\$	615	\$ 585	\$ 1,316	\$ 1,888	\$ 5,572	\$ 7,863	\$ 57,735	\$ 0.47
	1,404	1,434	2,603	4,538	8,699	11,968		
	1,123	1,147	2,082	3,630	6,959	9,574		
	0.438	0.408	0.506	0.416	0.641	0.657		
	0.292	0.272	0.337	0.431	0.427	0.438		
\$	13,841	\$ 13,111	\$ 12,740	\$ 13,912	\$ 14,044	\$ 13,984	\$ 150,979	\$ 1.23
	1,736	1,644	1,598	1,745	1,761	1,754		
	1,157	1,096	1,065	1,163	1,174	1,169		

\$ 471,289

Aug	Sept	Oct	Nov	Dec	Total	P.S.F.
3,267.97	3,267.97	3,267.97	3,267.97	3,267.97	39,215.65	0.32
3,267.97	3,267.97	3,267.97	3,267.97	3,267.97	39,215.65	0.32
2,395.40	2,395.40	2,395.40	2,395.40	2,395.40	28,744.81	0.23
13,493.00	13,493.00	13,493.00	13,493.00	13,493.00	161,916.00	1.32
15,888.40	15,888.40	15,888.40	15,888.40	15,888.40	190,660.81	1.55
1,783.52	1,783.52	1,783.52	1,783.52	1,783.52	21,402.24	0.17
10,506.00	10,506.00	10,506.00	10,506.00	10,506.00	126,072.00	1.02
12,289.52	12,289.52	12,289.52	12,289.52	12,289.52	147,474.24	1.20
1,212.67	1,212.67	1,212.67	1,212.67	1,212.67	14,552.07	0.12
1,212.67	1,212.67	1,212.67	1,212.67	1,212.67	14,552.07	0.12
4,640.15	4,640.15	4,640.15	4,640.15	4,640.15	55,681.80	0.45

Woodbury County LEC

Operations Budget

Description	Install Cost	Lifespan
Cameras		5 to 7 years
Access Control		10 years
Duress Buttons		2 years
Elevators - 7		20 to 25 Years
Security Electronics Package	\$ 2,500,000	10 Years
Jail Locks		10 to 12 Years
Fire Alarm		15 Years
Water Softner		10 to 12 Years
Easy Water		10 Years
Chemical Treatment		On-going
TV's		5 to 7 Years
Smoke Evacuation System		12 to 15 Years
Distributeed Antenna Systems		5 years
Kitchen Equipment		10 to 12 years
Detention Equipment	\$ 2,000,000	15 Years
UPS's		8 years
Water Heaters	\$ 225,000	12 to 15 Years
Laundry Equipment	\$ 127,000	8 to 10 Years
Overhead Door Openers		8 Years

Total

Annual Amount	Annual
\$ 5,000	Software, storage, camera replacements (15/ year)
\$ 10,000	Software, card reader additions (1/ year)
\$ 3,000	Wear and tear
\$ 45,000	Preventive Maintenance
\$ 70,000	Software, storage, intercoms, interlock repairs & additions (15/ year), comput
\$ 50,000	Hardware repair / replace (15/year) (2% of doors of 534 x 2 (L&R) x \$2,000/loc
\$ 21,000	Software, hardware. Inspections, etc. ($\$18,000 \times 4 + \$35,000 = 107,000/5$) If needed in addition to Easy Water
\$ 5,000	Routine verification - Monthly checks for water quality
\$ 12,000	HVAC System monthly check and chemistry check
\$ 12,000	Additions & Replacements (100 TV's x \$600 ea / 5 years)
\$ 18,000	Annual test & inspect (Quarterly inspection)
\$ 10,000	Maintenance & repair (Emergency Response, Police, Cell Phones)
\$ 35,000	Preventive Maintenance for burners, etc
\$ 25,000	Jail cell equipment, plumbing valves, other components
\$ 24,000	Battery replacements 4 years, etc.
\$ 5,000	Annual Preventive Maintenance & Inspection
\$ 15,000	Wear and tear, 3 washers / 3 dryers
\$ 4,000	Repair & Maintenance (6 qty)

\$ 345,000

ck) + \$5,000 for slider doors

Budget Example

Square Feet

123,000

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Annual Total	P.S.F.	ORIGINAL SHEET	DIFFERENCE	
BUILDING SERVICES STAFF																	
Director	\$ 3,268	\$ 3,268	\$ 3,268	\$ 3,268	\$ 3,268	\$ 3,268	\$ 3,268	\$ 3,268	\$ 3,268	\$ 3,268	\$ 3,268	\$ 3,268	\$ 3,268	\$ 39,216	\$ 0.32		
Maintenance	\$ 15,888	\$ 15,888	\$ 15,888	\$ 15,888	\$ 15,888	\$ 15,888	\$ 15,888	\$ 15,888	\$ 15,888	\$ 15,888	\$ 15,888	\$ 15,888	\$ 15,888	\$ 190,661	\$ 1.55		
Custodial	\$ 12,290	\$ 12,290	\$ 12,290	\$ 12,290	\$ 12,290	\$ 12,290	\$ 12,290	\$ 12,290	\$ 12,290	\$ 12,290	\$ 12,290	\$ 12,290	\$ 12,290	\$ 147,474	\$ 1.20		
Misc	\$ 1,213	\$ 1,213	\$ 1,213	\$ 1,213	\$ 1,213	\$ 1,213	\$ 1,213	\$ 1,213	\$ 1,213	\$ 1,213	\$ 1,213	\$ 1,213	\$ 1,213	\$ 14,552	\$ 0.12		
Total Building Services STAFF	\$ 32,659	\$ 32,659	\$ 32,659	\$ 32,659	\$ 32,659	\$ 32,659	\$ 32,659	\$ 32,659	\$ 32,659	\$ 32,659	\$ 32,659	\$ 32,659	\$ 32,659	\$ 391,903	\$ 3.19	36,000.00	355,902.77
SHERIFF STAFF																	
Custodial	\$ 4,640	\$ 4,640	\$ 4,640	\$ 4,640	\$ 4,640	\$ 4,640	\$ 4,640	\$ 4,640	\$ 4,640	\$ 4,640	\$ 4,640	\$ 4,640	\$ 4,640	\$ 55,682	\$ 0.45		
Total Sheriff STAFF																	
UTILITY EXPENSES																	
Electricity	\$ 18,572	\$ 15,909	\$ 17,237	\$ 17,309	\$ 18,628	\$ 32,119	\$ 31,208	\$ 29,907	\$ 30,449	\$ 16,590	\$ 16,231	\$ 18,416	\$ 262,575	\$ 2.13			
Natural Gas	\$ 8,356	\$ 8,667	\$ 7,773	\$ 7,793	\$ 4,859	\$ 2,450	\$ 615	\$ 585	\$ 1,316	\$ 1,888	\$ 5,572	\$ 7,863	\$ 57,735	\$ 0.47			
Water/Sewer	\$ 12,680	\$ 12,704	\$ 13,589	\$ 11,017	\$ 10,778	\$ 8,577	\$ 13,841	\$ 13,111	\$ 12,740	\$ 13,912	\$ 14,044	\$ 13,984	\$ 150,979	\$ 1.23			
Total Utilities	\$ 39,609	\$ 37,280	\$ 38,599	\$ 36,119	\$ 34,265	\$ 43,145	\$ 45,663	\$ 43,603	\$ 44,505	\$ 32,390	\$ 35,847	\$ 40,263	\$ 471,289	\$ 3.83	360,000.00	111,289.31	
CONTRACTED SERVICES																	
Document Destruction	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 3,000	\$ 0.02			
Window Washing	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 1,200	\$ 0.01			
Overhead Door Maintenance	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 0.02			
Elevator Service	\$ -	\$ 17,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750	\$ -	\$ -	\$ 19,250	\$ 0.16			
Boiler & Chiller	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ 0.07			
HVAC Chemical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Lawn and Landscape	\$ -	\$ -	\$ -	\$ 1,213	\$ 1,213	\$ 1,213	\$ 1,213	\$ 1,213	\$ 1,213	\$ 1,213	\$ 1,213	\$ 1,213	\$ -	\$ 9,704	\$ 0.08		
Interior Plants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Snow Removal Contract	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000	\$ 45,000	\$ 0.37			
Security Contract	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Security Special & Extra Work	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Fire Suppression	\$ -	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ -	\$ 1,200	\$ 2,500	\$ -	\$ 8,200	\$ 0.07			
Trash Removal	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 36,000	\$ 0.29			
Special Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Pest Control Service	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 3,000	\$ 0.02			
Storage Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Grease Trap Cleaning	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 2,400	\$ 0.02			
Generator & UPS Maint	\$ -	\$ 700	\$ -	\$ -	\$ 700	\$ -	\$ -	\$ 700	\$ -	\$ 8,000	\$ 700	\$ -	\$ 10,800	\$ 0.09			
Kitchen Contracts	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 12,000	\$ 0.10			
Parking Lot Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Total Contracted Services	\$ 14,700	\$ 33,400	\$ 14,300	\$ 14,913	\$ 8,113	\$ 5,913	\$ 13,913	\$ 9,113	\$ 6,513	\$ 16,863	\$ 9,113	\$ 13,700	\$ 160,554	\$ 1.31	386,304.00	(225,750.50)	
REPAIRS & MAINTENANCE EXPENSES																	
Landscape - trees - irrigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ 4,000	\$ 0.03			
Painting Interior and Exterior	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ 9,000	\$ 0.07			
Roof Repairs	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ 6,000	\$ 0.05			
Electrical Repairs	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 4,800	\$ 0.04			
Security Repairs (Cameras/card access)	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 4,800	\$ 0.04			
HVAC Repairs	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 24,000	\$ 0.20			
Plumbing Repairs	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 3,600	\$ 0.03			
Fire-Life Safety	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 2,400	\$ 0.02			
Snow Removal Supplies, Etc.	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	\$ 2,000	\$ 0.02			
Parking Lot Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 0.10			
Building Repairs Interior & Exterior	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 14,400	\$ 0.12			
Doors/Glass Repairs	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 3,600	\$ 0.03			
Generator and UPS Repairs	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 4,000	\$ 0.03			

Kitchen Appliance Repair	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 6,600	\$ 0.05	
Elevator Repairs	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 2,400	\$ 0.02	
Signage Repairs	\$ -	\$ 700	\$ -	\$ -	\$ 700	\$ -	\$ -	\$ 700	\$ -	\$ -	\$ 700	\$ -	\$ -	\$ 700	\$ -	\$ 2,800	\$ 0.02	
Furniture - Wood Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
General Maintenance	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 24,000	\$ 0.20		
Total Repairs and Maintenance	\$ 9,050	\$ 13,750	\$ 7,550	\$ 8,550	\$ 10,250	\$ 24,550	\$ 8,550	\$ 8,250	\$ 9,550	\$ 13,550	\$ 8,750	\$ 8,050	\$ 130,400	\$ 1.06	130,400.00	-		
SUPPLIES EXPENSES																		
Lighting Supplies	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 4,800	\$ 0.04		
Oil & Fuel	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 0.01		
Lavatory Supplies	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 38,400	\$ 0.31		
Building Supplies	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 12,000	\$ 0.10		
Total Supplies	\$ 5,100	\$ 4,600	\$ 4,600	\$ 4,600	\$ 4,600	\$ 4,600	\$ 5,100	\$ 4,600	\$ 4,600	\$ 4,600	\$ 4,600	\$ 4,600	\$ 4,600	\$ 4,600	\$ 56,200	\$ 0.46	40,800.00	15,400.00
MANAGEMENT FEES																		
Monthly Mgmt Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL CONTROLLABLE EXPENSES	\$ 101,118	\$ 121,688	\$ 97,708	\$ 96,840	\$ 89,887	\$ 110,867	\$ 105,885	\$ 98,225	\$ 97,826	\$ 100,062	\$ 90,968	\$ 99,272	\$ 1,266,027	\$ 10.29	953,504.00	312,523.38		
NON-CONTROLLABLE EXPENSES																		
Building Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Real Estate Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL NON-CONTROLLABLE																		
TOTAL EXPENSES	\$ 101,118	\$ 121,688	\$ 97,708	\$ 96,840	\$ 89,887	\$ 110,867	\$ 105,885	\$ 98,225	\$ 97,826	\$ 100,062	\$ 90,968	\$ 99,272	\$ 1,266,027	\$ 10.29				