McBee Station
Shared Costs and Association Allocations
1/22/2009

DRAFT

	Direct McBee Station **CAM Overall Parcel**	Allocation McBee Station **CAM Parcel Common**	Allocation **McBee Station Developer's Parcel**	Allocation **McBee Station Master Condominium Association**	Direct **McBee Station Master Condominium Associatior**	Total **McBee Station Master Condominium Associatior**	Allocation **McBee Station Greenville**	Allocation **McBee Station Residential Condominium Owner's Association**	Direct **McBee Station Residential Condominium Owner's Association**	Total **McBee Station Residential Condominium Owner's Association**
Square Feet	120,917		49,188	71,729	71,729	71,729		29,380	42,349	
		34.61%	**40.679%**	**59.321%**			**40.960%**		**59.040%**	
Utilities:										
Electricity	9,000	3,115	1,267	1,848	10,800	12,648		5,180	7,467	3,000	10,467
Water- Fire System		-	-	-	320	320		131	189	-	189
Water- Landscaping	325	112	46	67		67		27	39	-	39
Telephone		-	-	-	3,900	3,900		1,597	2,303	2,640	4,943
				-							
Repairs and Maintenance				-							
R/M- Labor	1,980	685	279	407	1,368	1,775		727	1,048		1,048
R/M- Miscellaneous Supplies	200	69	28	41	200	241		99	142		142
R/M- Electrical	3,500	1,211	493	719	1,200	1,919		786	1,133		1,133
R/M- Electrical Supplies		-	-	-	600	600		246	354		354
R/M- Parking Lot	8,200	2,838	1,154	1,684		1,684		-	994		994
R/M- Exterior Building		-	-	-	2,400	2,400		983	1,417		1,417
R/M Fire Equipment/ Inspection		-	-	-	3,830	3,830		1,569	2,261	500	2,761
R/M Roof Repairs		-	-	-	600	600		246	354		354
R/M Keys and Locks		-	-	-	200	200		82	118	500	618
R/M- Interior Common Areas		-	-	-		-		-	-	1,000	1,000
R/M-Elevator		-	-	-						4,500	4,500
R/M-Elevator Credit From Apartments			-	-		-		-	-	(2,024)	(2,024)
R/M- HVAC Common		-	-	-		-		-	-	500	500
R/M- Shared Amenities- Pool, Parking, Fitness		-	-	-		-		-	-	3,728	3,728
				-							
Administrative:				-							
Management	23,898	8,271	3,365	4,906	11,820	16,726	75.000%	12,545	25.000% 4,182	8,400	12,582
Professional Fees- Registration		-	-	-	260	260		106	154		154
Professional Fees- Legal		-	-	-	1,000	1,000		410	590	300	890
Business License	1,300	450	183	267	300	567		232	335		335
Accounting Fees		-	-	-		-		-	-	250	250
Miscellaneous Administrative		-	-	-		-		-	-	200	200
				-							
				-							
Services:				-		-			-		-
Landscape Contract	12,000	4,153	1,689	2,464		2,464		1,009	1,455	500	1,955
Landscape Seasonal/ Extra	1,500	519	211	308		308		126	182	200	382
Landscape Sprinkler System	1,090	377	153	224		224		92	132		132
Snow Removal	750	260	106	154		154		63	91		91
Security/Fire Alarm Monitoring		-	-	-	600	600		246	354	1,000	1,354
Pest Control		-	-	-	-	-		-	-	1,080	1,080
Trash Removal		-	-	-	11,910	11,910	67.000%	7,980	33.000% 3,930		3,930
Common Area Janitorial		-	-	-		-		-	-	7,000	7,000
				-							
Insurance	7,400	2,561	1,042	1,519	11,000	12,519		-	7,391	4,000	11,391
				-							
Real Estate Taxes	3,600	1,246	507	739	50	789		323	466		466
				-							
Reserves			-	-	21,815	21,815		8,935	12,880	5,000	17,880
				-							
Total	74,743	25,869	10,523	15,345	84,173	99,518		43,740	49,961	42,274	92,235
											4,192
											349

These are preliminary budget and all numbers are estimates and subject to modification.