

Budget Detail - Ten Year Plan  
 Consolidated Statement Zippy Blgs  
 01/00 - 12/09

Account	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>INCOME</b>										
Base rental income	275,434	285,074	295,052	305,379	316,067	327,129	338,579	350,429	362,694	375,388
Operating escalation inc	6,996	7,241	7,494	7,757	8,028	8,309	8,600	8,901	9,212	9,535
Prop. insurance billing	1,740	1,801	1,864	1,929	1,997	2,067	2,139	2,214	2,291	2,371
<b>EFFECTIVE GROSS INCOME</b>	<b>284,170</b>	<b>294,116</b>	<b>304,410</b>	<b>315,064</b>	<b>326,092</b>	<b>337,505</b>	<b>349,317</b>	<b>361,544</b>	<b>374,198</b>	<b>387,295</b>
<b>EXPENSE</b>										
<b>Recoverable expenses</b>										
Rec- janitorial	54,000	55,890	57,846	59,871	61,966	64,135	66,380	68,703	71,108	73,596
Rec- water meter	2,137	2,212	2,289	2,369	2,452	2,538	2,627	2,719	2,814	2,913
Rec- fire water	222	230	238	246	255	264	273	282	292	303
Rec- storm drain	6,552	6,781	7,019	7,264	7,519	7,782	8,054	8,336	8,628	8,930
Rec- sewer	972	1,006	1,041	1,078	1,115	1,154	1,195	1,237	1,280	1,325
Rec- common area electricity	1,359	1,407	1,456	1,507	1,559	1,614	1,671	1,729	1,790	1,852
Rec- management services	8,280	8,570	8,870	9,180	9,501	9,834	10,178	10,534	10,903	11,285
Rec- R & M Landscaping contr.	6,012	6,222	6,440	6,666	6,899	7,140	7,390	7,649	7,917	8,194
Rec- R & M Landscaping extras	550	569	589	610	631	653	676	700	724	750
<b>Subtotal recoverable exp</b>	<b>80,084</b>	<b>82,887</b>	<b>85,788</b>	<b>88,791</b>	<b>91,898</b>	<b>95,115</b>	<b>98,444</b>	<b>101,889</b>	<b>105,455</b>	<b>109,146</b>
<b>Non-recoverable expenses</b>										
Non-rec roof	1,400	1,449	1,500	1,552	1,607	1,663	1,721	1,781	1,844	1,908
<b>Subtotal non-rec expense</b>	<b>1,400</b>	<b>1,449</b>	<b>1,500</b>	<b>1,552</b>	<b>1,607</b>	<b>1,663</b>	<b>1,721</b>	<b>1,781</b>	<b>1,844</b>	<b>1,908</b>
<b>Taxes/Insurance</b>										
Property tax	32,395	33,529	34,702	35,917	37,174	38,475	39,822	41,215	42,658	44,151
Ins prop/fire/liab	5,110	5,289	5,474	5,666	5,864	6,069	6,281	6,501	6,729	6,964
<b>Subtotal taxes/insurance</b>	<b>37,505</b>	<b>38,818</b>	<b>40,176</b>	<b>41,582</b>	<b>43,038</b>	<b>44,544</b>	<b>46,103</b>	<b>47,717</b>	<b>49,387</b>	<b>51,115</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>118,989</b>	<b>123,154</b>	<b>127,464</b>	<b>131,925</b>	<b>136,543</b>	<b>141,322</b>	<b>146,268</b>	<b>151,387</b>	<b>156,686</b>	<b>162,170</b>
<b>NET OPERATING INCOME</b>	<b>165,181</b>	<b>170,962</b>	<b>176,946</b>	<b>183,139</b>	<b>189,549</b>	<b>196,183</b>	<b>203,050</b>	<b>210,156</b>	<b>217,512</b>	<b>225,125</b>