

Townhome Updated CAM Collections

Year	Monthly CAM fee	# of Dwelling Units	Resident Billings	Payments Collected in YARDI	Unpaid Balance	Per Mo. Alloc to Reserves	Reserves as a percentage of Monthly CAM Fee	Reserve Allocation based upon receipts
2003	\$137.33	22						-
2004	\$137.33	57	70,450			65.40	47.62%	83,957
2005	\$137.33	62	100,551	98,829	1,722	61.53	44.80%	44,280
2006	\$164.80	96	187,321	185,395	1,926	7.53	4.57%	8,471
2007	\$191.17	112	253,970	250,601	3,370	71.21	37.25%	93,348
2008	\$238.96	112	322,084	317,875	4,209	43.11	18.04%	57,347
2009	\$238.96	112	321,546	311,759	9,787	43.11	18.04%	56,243
2010	\$256.57	112	343,935	333,676	10,260	65.46	25.51%	85,132
2011	\$256.57	112	171,566	168,159	3,406	65.46	25.51%	42,903
2011/12	\$269.40	112	361,738	354,154	7,584	76.17	28.27%	100,133
2012/13	\$274.79	112	367,657	350,765	16,891	75.30	27.40%	96,119
2013/14	\$277.54	112	373,014	358,608	14,406	75.30	27.13%	97,295
2014/15	\$277.54	112	373,569	351,655	21,914	75.30	27.13%	95,408
2015/16	\$277.54	112	379,370	350,825	28,545	84.77	30.54%	107,154
2016/17	\$277.54	151	499,166	455,356	16,264	84.77	30.54%	139,081
Total			4,125,938	3,887,656				\$ 1,106,872

Footnotes:

- Grey section = Total CAM contributions
- Orange section = Total Reserve Contributions
- Column F = Column D (Resident Billings) - Column E (Payments Collected)
- Column H = Calculated = Column G/Column B

Single Family Residence Updated CAM Collections

Year	Monthly CAM fee	# of Dwelling Units	Resident Billings	Payments Collected in YARDI	Unpaid Balance	Per Mo. Alloc to Reserves	Reserves as a percentage of Monthly CAM Fee	Reserve Allocation based upon receipts
2003	\$109.86	32				26.83	24.42%	\$ -
2004	\$109.86	36	35,595			26.30	23.94%	\$ 16,248
2005	\$109.86	36	45,655	45,179	476	24.77	22.55%	\$ 10,186
2006	\$131.83	72	97,470	97,205	265	2.11	1.60%	\$ 1,556
2007	\$151.60	72	130,381	128,712	1,669	28.66	18.91%	\$ 24,333
2008	\$185.72	72	158,240	156,304	1,935	11.17	6.01%	\$ 9,401
2009	\$185.72	72	162,986	158,847	4,139	11.17	6.01%	\$ 9,554
2010	\$189.15	72	162,669	162,078	591	25.34	13.40%	\$ 21,713
2011	\$189.15	72	81,631	80,087	1,543	25.34	13.40%	\$ 10,729
2011/12	\$189.15	72	163,508	162,762	746	25.34	13.40%	\$ 21,805
2012/13	\$192.93	72	166,499	163,819	2,679	31.10	16.12%	\$ 26,407
2013/14	\$194.86	72	168,357	166,605	1,752	31.12	15.97%	\$ 26,608
2014/15	\$194.86	72	168,357	166,557	1,800	31.12	15.97%	\$ 26,600
2015/16	\$194.86	72	169,533	168,043	1,490	24.69	12.67%	\$ 21,292
2016/17	\$194.86	72	169,533	169,220	313	24.69	12.67%	\$ 21,441
Total			1,880,413	1,825,418				\$ 247,873

Footnotes:

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CSU Channel Islands Site Authority
Common Area Maintenance Rep

Common Area Maintenance Rep	Actual July 2016 to June 2017								
	328	58	14	400	72	49	151	272	
	Apartments	Town Center Apartments	Town Center Retail	Kennedy Wilson Rental Program Total	For-sale Single Family Residences	Rental Townhomes	For-sale Townhomes	SFH and TH Program Total	Total CAM
Income									
Homeowner CAM					169,220	118,103	455,386	742,709	742,709
Rental CAM	759,451	135,469	32,700	927,620					927,620
Misc. Income (late fee, misc.)								0	0
Total Income	759,451	135,469	32,700	927,620	169,220	118,103	455,386	742,709	1,670,329
Expense									
Landscaping	163,416	28,840	6,931	199,187	37,345	25,415	78,321	141,081	340,267
Electric - Common Area	36,364	6,430	1,552	44,346	7,982	5,432	16,741	30,155	74,502
Gas - Common Area	3,135	554	134	3,823	688	468	1,443	2,600	6,423
Water	32,827	5,805	1,401	40,033	7,206	4,904	15,112	27,222	67,255
Water- reclaimed	20,647	3,651	881	25,179	4,532	3,084	9,505	17,122	42,301
Sewer	42,527	7,520	1,815	51,863	9,335	6,353	19,578	35,267	87,129
Trash Removal	59,441	10,511	2,537	72,489	13,048	8,880	27,365	49,293	121,782
Maintenance	137,294	24,278	5,860	167,431	30,138	20,510	63,205	113,853	281,284
Insurance- Property	0	0	0	0	0	0	0	0	0
Insurance- General Liability	7,939	1,404	339	9,682	1,743	1,186	3,655	6,583	16,265
Management Fees	78,089	13,808	3,333	95,230	17,141	11,666	35,949	64,757	159,987
Taxes	0	0	0	0	0	0	0	0	0
Reserves									
Common Space	56,167	9,932	2,397	68,496	12,329	8,391	25,857	46,577	115,073
Single Family Residences				0	10,005			10,005	10,005
Townhomes				0		41,454	127,746	169,200	169,200
Rental Apt / Town Center				0				0	0
Total Expense	637,845	112,733	27,181	777,769	151,493	137,744	424,478	713,715	1,491,473
Net Income	121,606	22,737	5,519	149,861	17,727	(19,641)	30,908	28,994	178,856

Pro Rata Share									
Administrative	19.84	19.84	19.84		19.84	19.84	19.84		
Maintenance and Other Operational Costs	34.88	34.88	34.88		34.88	34.88	34.88		
Utilities	49.53	49.53	49.53		49.53	49.53	49.53		
Landscaping	41.52	41.44	41.26		43.22	43.22	43.22		
Insurance- Property	-	-	-		-	-	-		
Insurance- General Liab	2.02	2.02	2.02		2.02	2.02	2.02		
Taxes	-	-	-		-	-	-		
Reserves- Common Sp	14.27	14.27	14.27		14.27	14.27	14.27		
Reserves- Single Family	-	-	-		11.58	-	-		
Reserves- Rentals / Re	-	-	-		-	70.50	70.50		
Total Per Unit Cost	162.05	161.97	161.79		175.34	234.26	234.26		

- Notes: 1. The rental and for-sale programs are broken down by unit type
2. All expenses for the common area benefit the common area and are allocated by unit type
3. Maintenance and Other Operating Costs include annual maintenance for Security, Pest Control office supplies, telephone and postage