

Common Area Maintenance Report		Budget							Total CAM
		July 2021 to June 2022							
		328	58	14	400	72	200	272	672
		Apartments	Town Center Apartments	Town Center Retail	Rental Program Total	Single Family Residences	Townhomes	Owned Program Total	
<b>Notes</b>	<b>Income</b>								
	1 Townhome CAM						886,426	886,426	886,426
	Single Family CAM					200,641		200,641	200,641
	2 Rental CAM	851,855	150,633	36,360	1,038,847				1,038,847
	3 Misc. Income (late fee, misc.)							0	0
<b>Total Income</b>		<b>851,855</b>	<b>150,633</b>	<b>36,360</b>	<b>1,038,847</b>	<b>200,641</b>	<b>886,426</b>	<b>1,087,066</b>	<b>2,125,914</b>
<b>Expense</b>									
4	Landscaping								
	Landscaping - Exterior Contract	187,429	33,143	8,000	228,571	41,143	114,286	155,429	384,000
	Landscaping - Irrigation Specialist	15,619	2,762	667	19,048	3,429	9,524	12,952	32,000
	Landscaping - Other (Plant Replacement)	9,762	1,726	417	11,905	2,143	5,952	8,095	20,000
5	Electric - Common Area (UGCAM Office)	316	56	14	386	69	193	262	648
	Utilities-Electric-Island Wide (Common Area)	23,136	4,091	988	28,214	5,079	14,107	19,186	47,400
	Poolhouse & Gym	10,396	1,838	444	12,679	2,282	6,339	8,621	21,300
	Streetlights	9,957	1,761	425	12,143	2,186	6,071	8,257	20,400
6	Gas - Common Area	9,762	1,726	417	11,905	2,143	5,952	8,095	20,000
7	Water (Potable)	37,730	6,672	1,610	46,012	8,282	23,006	31,288	77,300
8	Water- reclaimed (Landscape)	30,945	5,472	1,321	37,738	6,793	18,869	25,662	63,400
	Reclaimed Water Contingency	4,881	863	208	5,952	1,071	2,976	4,048	10,000
	Facilities Fee (Completed as of October 2020, \$474	0	0	0	0	0	0	0	0
9	Sewer	54,325	9,606	2,319	66,250	11,925	33,125	45,050	111,300
10	Trash Removal (87,685.00 for TH/SFH+\$103,481.8	101,276	17,909	4,323	123,508	23,210	64,474	87,684	211,192
	Trash Contingency	5,166	914	221	6,300	1,134	3,150	4,284	10,584
11	Maintenance								
	R&M - Other	1,074	190	46	1,310	236	655	890	2,200
	R&M - Roof/Gutter Cleaning- (TH only)	0	0	0	0	0	8,500	8,500	8,500
	R&M - Electrical & Parts (E.E.) Common Area B	4,149	734	177	5,060	911	2,530	3,440	8,500
	R&M - Electrical & Parts (E.E.) Townhouses Sco	0	0	0	0	0	15,500	15,500	15,500
	R&M - Plumbing	2,440	432	104	2,976	536	1,488	2,024	5,000
	Sewer (\$20,000 Cleaning)	9,762	1,726	417	11,905	2,143	5,952	8,095	20,000
	R&M - Handyman Services	4,768	843	204	5,814	3,711	9,567	13,278	19,092
	R&M - Fitness Center (incl Internet - WiFi)	2,685	475	115	3,274	589	1,637	2,226	5,500
	R&M - Pools & Fountains	22,599	3,996	965	27,560	4,961	13,780	18,740	46,300
	R&M - Community Activities	4,881	863	208	5,952	1,071	2,976	4,048	10,000
	Reserve Study - Updated	1,464	259	63	1,786	321	893	1,214	3,000
	R&M - Fire & Security Monitoring (safety day)	586	104	25	714	129	357	486	1,200
	R&M - Pest Control (\$5k Termite Insp TH only)	10,006	1,769	427	12,202	2,196	11,101	13,298	25,500
	R&M - Dog Park Repair (now in Landscaping)	0	0	0	0	0	0	0	0
	R&M - DG Path Maintenance	4,881	863	208	5,952	1,071	2,976	4,048	10,000
	R&M - Tot Lot Maintenance	488	86	21	595	107	298	405	1,000
	R&M - Animal Maintenance (doggie stations)	4,637	820	198	5,655	1,018	2,827	3,845	9,500
	R&M - Janitorial Cleaning	27,259	4,820	1,164	33,243	5,984	16,621	22,605	55,848
	COVID Contingency	9,965	1,762	425	12,153	2,187	6,076	8,264	20,417
	Security (Police)	46,662	8,251	1,992	56,905	10,243	28,452	38,695	95,600
12	Insurance- Property - TH only	0	0	0	0	0	40,870	40,870	40,870

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	Apartments	Town Center Apartments	Town Center Retail	Rental Program Total	Single Family Residences	Townhomes	Owned Program Total	Total CAM
13 Insurance- General Liability	0	0	0	0	0	0	0	0
Insurance- Earthquake - TH Only	0	0	0	0	0	78,088	78,088	78,088
14 Management Fees	124,909	22,088	5,332	152,329	27,419	76,164	103,583	255,912
Office Rent	2,653	469	113	3,235	582	1,618	2,200	5,435
Rent Café Software Fee	366	65	16	446	80	223	304	750
Yardi software Fee	5,338	944	228	6,510	1,172	3,255	4,426	10,936
Mgmt Office-Copy Supply/Cntct	293	52	13	357	64	179	243	600
Mgmt Office-Telephone	1,611	285	69	1,964	354	982	1,336	3,300
Mgmt Office-Office Supplies	781	138	33	952	171	476	648	1,600
Mgmt Office-Postage/Delivery	293	52	13	357	64	179	243	600
Mgmt Office-Admin-Other (Bank Fees)	439	78	19	536	96	268	364	900
15 Taxes	0	0	0	0	0	0	0	0
16 Reserves								
17 Common Space	56,167	9,932	2,397	68,496	12,329	34,248	46,577	115,073
18 Single Family Residences					10,005		10,005	10,005
19 Townhomes						209,664	209,664	209,664
<b>Total Expense</b>	<b>851,855</b>	<b>150,633</b>	<b>36,360</b>	<b>1,038,847</b>	<b>200,641</b>	<b>886,426</b>	<b>1,087,066</b>	<b>2,125,914</b>
<b>Net Income</b>	-	-	-		-	-		
<b>Annual Expense per Unit</b>	<b>2,597.12</b>	<b>2,597.12</b>	<b>2,597.12</b>		<b>2,786.68</b>	<b>4,432.13</b>		
<b>Monthly Expense per Unit</b>	<b>216.43</b>	<b>216.43</b>	<b>216.43</b>		<b>232.22</b>	<b>369.34</b>		

Pro Rata Share								
14 Administrative	34.73	34.73	34.73		34.73	34.73		
11 Maintenance	37.69	37.69	37.69		40.77	52.55		
COVID related R&M	2.53	2.53	2.53		2.53	2.53		
3 thru 10 Utilities	73.14	73.14	73.14		74.28	74.28		
4 Landscaping	54.07	54.07	54.07		54.07	54.07		
12 Insurance- Property	-	-	-		-	17.03		
13 Insurance- General Liability	-	-	-		-	-		
Insurance- Earthquake	-	-	-		-	32.54		
15 Taxes	-	-	-		-	-		
17 Reserves- Common Space	14.27	14.27	14.27	5,708	14.27	14.27	3,881	115,073
18 Reserves- Single Family	-	-	-		11.58	-	834	10,005
19 Reserves Townhouses	-	-	-		-	87.36	17,472	209,664
<b>Total Per Unit Cost</b>	<b>216.43</b>	<b>216.43</b>	<b>216.43</b>		<b>232.22</b>	<b>369.34</b>		

	2020/2021		2021/2022	Increase	
CA Reserve	14.27	per unit per month	14.27	-	0.00% 51.42 per unit budgeted below
TH Reserve	87.36	per unit per month	87.36	-	0.00% 55.00 per unit budgeted below
SFH Reserve	11.58	per unit per month	11.58	-	0.00% 49.02 per unit budgeted below
CAM Apts	192.55	per unit per month	202.16	9.61	4.99%
CAM TH	260.55	per unit per month	267.71	7.17	2.75%
CAM SFH	195.98	per unit per month	206.37	10.39	5.30%

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		328	58	14	400	72	200	272	672
		Apartments	Town Center Apartments	Town Center Retail	Rental Program Total	Single Family Residences	Townhomes	Owned Program Total	
<b>All items below are included in the Level 3 Reserve Study, to be completed for 2021-2022</b>									
<b>16</b>	<b>Common Area &amp; Town Center</b>								
	Golf Cart	2,440	432	104	2,976	536	1,488	2,024	5,000
	Concrete- Repair/Replace Trip Hazzard (403)	9,762	1,726	417	11,905	2,143	5,952	8,095	20,000
	Concrete Pavers - Sand/Seal/Repair \$56,363 (404)	18,423	3,258	786	22,467	4,044	11,234	15,278	37,745
	Hillcrest Pool Tankless Water Heater - Replace \$3,250 (703)	1,586	281	68	1,935	348	967	1,315	3,250
	Hillcrest Pool Spa Heater - Replace (1105)	1,760	311	75	2,146	386	1,073	1,459	3,605
	Hillcrest Pool Filters (1107)	1,294	229	55	1,579	284	789	1,073	2,652
	Hillcrest Pool-Spa Filter Replace (1108)	518	92	22	632	114	316	429	1,061
	Townside Pool-Spa Filter Replace (1108)	518	92	22	632	114	316	429	1,061
	Hillcrest Pool Pumps (1110)	578	102	25	705	127	353	480	1,185
	Townside Pool Pumps (1110)	578	102	25	705	127	353	480	1,185
	Hillcrest Pool Pool/Spa Chlorinators - Replace (1111)	1,708	302	73	2,083	375	1,042	1,417	3,500
	Townside Pool Pool/Spa Chlorinators - Replace (1112)	1,708	302	73	2,083	375	1,042	1,417	3,500
	Common Area Basketball Court - Resurface (1206)	2,746	485	117	3,348	603	1,674	2,277	5,625
	Common Area Play Structure - Replace (1301)	34,167	6,042	1,458	41,667	7,500	20,833	28,333	70,000
	Common Area Safety Padding - Replace (1302)	17,132	3,029	731	20,893	3,761	10,446	14,207	35,100
	Cardio Equipment --Replace (1407)	4,660	824	199	5,683	1,023	2,842	3,865	9,548
	Irrigation Time Clocks (Partial Replacement) (1703)	3,417	604	146	4,167	750	2,083	2,833	7,000
	Common Area Trails - Repair (1801)	7,321	1,295	313	8,929	1,607	4,464	6,071	15,000
	Tree Replacement (1804)	3,417	604	146	4,167	750	2,083	2,833	7,000
	Common Area Landscape Renovation (1812) (\$775)	82,976	14,673	3,542	101,190	18,214	50,595	68,810	170,000
	Includes 5% Management Fee (1812)	5,695	1,007	243	6,945	1,250	3,472	4,722	11,667
<b>17</b>	<b>Single Family Residences</b>								
	Wrought Iron Repaint (207)				0	1,161		1,161	1,161
	Wrought Iron Replacement (1002)				0	3,500		3,500	3,500
	Bloc/Stucco Wall- Major Rehab (1005)					32,688		32,688	32,688
	Exterior Lighting replacement (1602) (Add to Reserve Study/Place Holder)				0	5,000		5,000	5,000
<b>18</b>	<b>Townhomes</b>								
	Wrought Iron Fencing - Repaint (207)						23,193	23,193	23,193
	Wood Fencing- Repaint (209)						8,113	8,113	8,113
	Furnaces (706)						3,690	3,690	3,690
	Wood Fence Replacement (1001)						30,539	30,539	30,539
	Wrought Iron Replacement (1002) (not in Reserve Study)						7,000	7,000	7,000
	Exterior Lighting replacement (1602)						4,463	4,463	4,463
	Window Replacement (2301)						40,000	40,000	40,000
	Doors-Garage Doors/French Doors (2302)						15,000	15,000	15,000
<b>Total Reserve Items to be completed in 2021/2022</b>		<b>202,405</b>	<b>35,791</b>	<b>8,639</b>	<b>246,836</b>	<b>86,779</b>	<b>255,416</b>	<b>342,195</b>	<b>589,031</b>

Estimated Common Area Spending per unit/mo.

51.42

51.42

51.42

51.42

51.42

Estimated SFH / TH Spending per unit/mo.

49.02

55.00

100.44

106.42