

Common Area Maintenance Report		Budget						
		July 2022 to June 2023						
	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	Total CAM
Notes Income								
1 Townhome CAM						930,748	930,748	930,748
Single Family CAM					223,308		223,308	223,308
2 Rental CAM	991,432	173,014	41,762	1,206,208				1,206,208
3 Misc. Income (late fee, misc.)							0	0
Total Income	991,432	173,014	41,762	1,206,208	223,308	930,748	1,154,056	2,360,263
Expense								
4 Landscaping								
Landscaping - Exterior Contract	187,429	33,143	8,000	228,571	41,143	114,286	155,429	384,000
Landscaping - Irrigation Specialist	19,768	3,496	844	24,107	4,339	12,054	16,393	40,500
Landscaping - Irrigation Equipment	13,764	2,434	588	16,786	3,021	8,393	11,414	28,200
Landscaping - Other (Plant Replacement)	2,431	430	104	2,964	534	1,482	2,016	4,980
5 Electric - Common Area (UGCAM Office)	366	65	16	446	80	223	304	750
Utilities-Electric-Island Wide (Common Area)	28,114	4,971	1,200	34,286	6,171	17,143	23,314	57,600
Poolhouse & Gym	11,129	1,968	475	13,571	2,443	6,786	9,229	22,800
Streetlights	11,714	2,071	500	14,286	2,571	7,143	9,714	24,000
6 Gas - Common Area	12,398	2,192	529	15,119	2,721	7,560	10,281	25,400
7 Water (Potable)	58,571	10,357	2,500	71,429	12,857	35,714	48,571	120,000
Potable Water Meter Fee (new)	33,871	3,689	890	38,451	927	2,576	3,503	41,954
8 Water- reclaimed (Landscape)	38,304	6,773	1,635	46,712	8,408	23,356	31,764	78,476
Reclaimed Water Contingency	2,343	414	100	2,857	514	1,429	1,943	4,800
Recycled Water Meter Fee (new)	1,653	292	71	2,016	363	1,008	1,371	3,388
9 Sewer	61,327	10,844	2,618	74,789	13,462	37,394	50,856	125,645
10 Trash Removal	101,276	17,909	4,323	123,508	23,210	64,474	87,684	211,192
Trash Contingency	6,250	1,105	267	7,621	1,372	3,811	5,183	12,804
11 Maintenance								
Repairs and Maintenance	1,074	190	46	1,310	236	655	890	2,200
R&M - Roof/Gutter Cleaning- (TH only)	0	0	0	0	0	10,000	10,000	10,000
R&M - Electrical & Parts (CA Bollards)	3,221	570	138	3,929	707	1,964	2,671	6,600
R&M - Electrical & Parts (TH Sconces/R&M)	0	0	0	0	0	15,300	15,300	15,300
R&M - Plumbing	976	173	42	1,190	214	595	810	2,000
Sewer (\$10,000 Cleaning)	4,881	863	208	5,952	1,071	2,976	4,048	10,000
R&M - TH Garage Doors	0	0	0	0	0	0	0	0
R&M - TH Gates, Fences	0	0	0	0	0	2,000	2,000	2,000
R&M - TH Windows & Doors	0	0	0	0	0	0	0	0
R&M - Other	4,768	843	204	5,814	2,247	9,567	11,814	17,628
R&M - Fitness Center (incl Internet - WiFi)	3,807	673	163	4,643	836	2,321	3,157	7,800
R&M - Pools & Fountains	29,383	5,196	1,254	35,833	6,450	17,917	24,367	60,200
R&M - Community Activities	6,443	1,139	275	7,857	1,414	3,929	5,343	13,200
Reserve Study - Updated	1,952	345	83	2,381	429	1,190	1,619	4,000
R&M - Pest Control (\$5k Termite Insp TH only)	9,664	1,709	413	11,786	2,121	10,893	13,014	24,800
R&M - DG Path Maintenance	2,343	414	100	2,857	514	1,429	1,943	4,800
R&M - Playground Maintenance	586	104	25	714	129	357	486	1,200
R&M - Animal Maint (Dog Park & Stations)	6,101	1,079	260	7,440	1,339	3,720	5,060	12,500
R&M - Janitorial Cleaning	28,114	4,971	1,200	34,286	6,171	17,143	23,314	57,600
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
13 Insurance- General Liability	0	0	0	0	0	0	0	0
Insurance- Earthquake - TH Only	0	0	0	0	0	88,800	88,800	88,800

Common Area Maintenance Report				Budget				
July 2022 to June 2023								
	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	Total CAM
14 Management Fees	131,200	23,200	5,600	160,000	28,800	80,000	108,800	268,800
Office Rent	2,870	508	123	3,500	630	1,750	2,380	5,880
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	381	67	16	464	84	232	316	780
Mgmt Office-Telephone	1,757	311	75	2,143	386	1,071	1,457	3,600
Mgmt Office-Office Supplies	1,084	192	46	1,321	238	661	899	2,220
Mgmt Office-Postage/Delivery	378	67	16	461	83	231	314	775
Mgmt Office-Additional Services	4,881	863	208	5,952	1,071	2,976	4,048	10,000
15 Taxes	0	0	0	0	0	0	0	0
16 Reserves								
17 Common Space	102,493	18,124	4,375	124,992	22,499	62,496	84,995	209,987
18 Single Family Residences					10,005		10,005	10,005
19 Townhomes						172,944	172,944	172,944
Total Expense	991,432	173,014	41,762	1,206,208	223,308	930,748	1,154,056	2,360,263
Net Income	-	-	-		-	-		
Annual Expense per Unit	3,022.66	2,983.00	2,983.00		3,101.50	4,653.74		
Monthly Expense per Unit	251.89	248.58	248.58		258.46	387.81		

Pro Rata Share								
14 Administrative	37.67	37.67	37.67		37.67	37.67		303,741.00
11 Maintenance	38.10	38.10	38.10		39.49	54.34		347,428.00
COVID related R&M	-	-	-		-	-		
3 thru Utilities	93.32	90.02	90.02		86.92	86.92		728,808.21
4 Landscaping	56.76	56.76	56.76		56.76	56.76		457,680.00
12 Insurance- Property	-	-	-		-	17.03		40,870.32
13 Insurance- General Liability	-	-	-		-	-		
Insurance- Earthquake	-	-	-		-	37.00		88,800.00
15 Taxes	-	-	-		-	-		
17 Reserves- Common Space	26.04	26.04	26.04	10,416	26.04	26.04	7,083	209,987
18 Reserves- Single Family	-	-	-		11.58	-	834	10,005
19 Reserves Townhouses	-	-	-		-	72.06	14,412	172,944
Total Per Unit Cost	251.89	248.58	248.58		258.46	387.81		

	2021/2022		2022/2023	Increase	
CA Reserve	14.27	per unit per month	26.04	11.77	82.48%
TH Reserve	87.36	per unit per month	72.06	(15.30)	-17.51%
SFH Reserve	11.58	per unit per month	11.58	-	0.00%
CAM Apts	202.16	per unit per month	225.85	23.69	11.72%
CAM TH	267.71	per unit per month	289.71	22.00	8.22%
CAM SFH	206.37	per unit per month	220.84	14.46	7.01%

All items below are included in the Level 3 Reserve Study, to be completed for 2022-2023								
16 Common Area & Town Center								
Golf Cart	0	0	0	0	0	0	0	0
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 (7	1,586	281	68	1,935	348	967	1,315	3,250
Hillcrest Pool-Spa Heater - Replace (1105)	2,392	423	102	2,917	525	1,458	1,983	4,900
Townside Pool-Spa Heater - Replace (1105)	2,392	423	102	2,917	525	1,458	1,983	4,900
Hillcrest Pool-Spa Filter Replace (1108)	842	149	36	1,027	185	513	698	1,725

Common Area Maintenance Report		Budget							Total CAM
		July 2022 to June 2023							
	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		
Townside Pool-Spa Filter Replace (1108)	842	149	36	1,027	185	513	698	1,725	
Hillcrest Pool Pumps (1110)	635	112	27	774	139	387	526	1,300	
Townside Pool Pumps (1110)	635	112	27	774	139	387	526	1,300	
Hillcrest Pool Pool/Spa Chlorinators - Replace (1111)	1,952	345	83	2,381	429	1,190	1,619	4,000	
Townside Pool Pool/Spa Chlorinators - Replace (1111)	1,952	345	83	2,381	429	1,190	1,619	4,000	
Common Area Basketball Court - Resurface (1206)	10,044	1,776	429	12,249	2,205	6,124	8,329	20,578	
Common Area Play Structure - Replace (1301)	0	0	0	0	0	0	0	0	
Common Area Safety Padding - Replace (1302)	0	0	0	0	0	0	0	0	
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)	12,202	2,158	521	14,881	2,679	7,440	10,119	25,000	
Tree Replacement (1804)	3,417	604	146	4,167	750	2,083	2,833	7,000	
Common Area Landscape Renovation (1812) (\$775/Unit)	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	
Ventura County Defensible Space Requirement (2494)	29,286	5,179	1,250	35,714	6,429	17,857	24,286	60,000	
17 Single Family Residences									
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	72,000		72,000	72,000	
18 Townhomes									
Tile Roof - Replace						63,000	63,000	63,000	
Plumbing (Slab Leak Deductible Reimb)						30,000	30,000	30,000	
Wrought Iron Fencing - Repaint (207)						23,193	23,193	23,193	
Wood Fencing- Repaint (209)						0	0	0	
Furnaces (706)						3,690	3,690	3,690	
Wood Fence Replacement (1001) & Gates						40,000	40,000	40,000	
Wrought Iron Replacement (1002)						30,000	30,000	30,000	
Exterior Lighting replacement (1602)						0	0	0	
Window Replacement (2301)						25,000	25,000	25,000	
Doors-Garage Doors/French Doors (2302)						17,000	17,000	17,000	
Total Reserve Items to be completed in 2022/2023	193,109	34,147	8,242	235,499	151,739	349,632	501,371	736,870	

Estimated Common Area Spending per unit/mo.

49.06

49.06

49.06

41.62

41.62

Estimated SFH / TH Spending per unit/mo.

126.56

96.62

168.18

138.24