

Common Area Maintenance Budget		Budget						
		July 2023 to June 2024						
	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
<b>Notes Income</b>								
1 Townhome CAM						1,163,425	1,163,425	1,163,425
Single Family CAM					271,175		271,175	271,175
2 Rental CAM	1,069,139	193,285	46,655	1,309,079				1,309,079
3 Misc. Income (late fee, misc.)							0	0
<b>Total Income</b>	<b>1,069,139</b>	<b>193,285</b>	<b>46,655</b>	<b>1,309,079</b>	<b>271,175</b>	<b>1,163,425</b>	<b>1,434,601</b>	<b>2,743,680</b>
<b>Expense</b>								
4 Landscaping								
Landscaping - Exterior Contract	182,464	32,265	7,788	222,517	40,053	111,258	151,311	373,828
Landscaping - Irrigation Specialist	14,881	2,631	635	18,147	3,266	9,074	12,340	30,487
Landscaping - Irrigation Equipment	16,839	2,978	719	20,536	3,696	10,268	13,964	34,500
Landscaping - Other (Plant Replace/Contingency)	9,208	1,628	393	11,229	2,021	5,615	7,636	18,865
5 Electric - Common Area (UGCAM Office)	381	67	16	464	84	232	316	780
Utilities-Electric-Island Wide (Common Area)	28,846	5,101	1,231	35,179	6,332	17,589	23,921	59,100
Poolhouse & Gym	11,451	2,025	489	13,964	2,514	6,982	9,496	23,460
Streetlights	12,075	2,135	515	14,726	2,651	7,363	10,014	24,740
6 Gas - Common Area	19,124	3,382	816	23,321	4,198	11,661	15,859	39,180
7 Water (Potable) (See Footnote #1)	56,469	11,697	2,823	70,989	23,916	66,434	90,350	161,340
Water (Common Area - Pools)	4,149	734	177	5,060	911	2,530	3,440	8,500
8 Water- reclaimed (Landscape)	37,070	6,555	1,582	45,208	8,137	22,604	30,741	75,949
9 Sewer (See Footnote #1)	83,062	17,206	4,153	104,421	35,179	97,721	132,900	237,321
Water/Sewer Infrastructure Fee	45,164	7,986	1,928	55,078	9,914	27,539	37,453	92,531
10 Trash Removal	128,185	22,667	5,471	156,323	24,952	69,312	94,264	250,587
Trash Contingency	0	0	0	0	0	0	0	0
11 Maintenance								
R&M Projects -- Operations	0	0	0	0	0	0	0	0
R&M - Roof/Gutter Cleaning- (TH only)	0	0	0	0	0	8,500	8,500	8,500
R&M - Electrical & Parts (CA Bollards)	4,686	829	200	5,714	1,029	2,857	3,886	9,600
R&M - Electrical & Parts (TH Sconces/R&M)	0	0	0	0	0	20,300	20,300	20,300
R&M - Plumbing	976	173	42	1,190	214	595	810	2,000
Sewer (Vactor Service - now part of Item 9)	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)	5,369	949	229	6,548	1,179	3,274	4,452	11,000
R&M - Pools & Fountains	32,312	5,714	1,379	39,405	7,093	19,702	26,795	66,200
R&M - Community Activities	6,443	1,139	275	7,857	1,414	3,929	5,343	13,200
Reserve Study - Updated	2,196	388	94	2,679	482	1,339	1,821	4,500
R&M - Pest Control (\$5k Termite Insp TH only)	11,129	1,968	475	13,571	2,443	11,786	14,229	27,800
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)	4,881	863	208	5,952	1,071	2,976	4,048	10,000
R&M - Janitorial Cleaning	28,993	5,127	1,238	35,357	6,364	17,679	24,043	59,400
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	62,151	62,151	62,151
13 Insurance- General Liability	0	0	0	0	0	0	0	0
Insurance- Earthquake - TH Only	0	0	0	0	0	82,115	82,115	82,115
14 Management Fees (See Footnote #2)	146,827	25,963	6,267	179,057	32,230	89,529	121,759	300,816
Office Rent	2,987	528	128	3,643	656	1,821	2,477	6,120
Rent Café Software Fee	835	148	36	1,018	183	509	692	1,710
Yardi software Fee	6,277	1,110	268	7,655	1,378	3,827	5,205	12,860
Mgmt Office-Copy Supply/Cntct	498	88	21	607	109	304	413	1,020
Mgmt Office-Telephone	1,904	337	81	2,321	418	1,161	1,579	3,900

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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	Total CAM
Mgmt Office-Office Supplies	1,113	197	48	1,357	244	679	923	2,280
Mgmt Office-Postage/Delivery	615	109	26	750	135	375	510	1,260
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
<b>16 Reserves</b>								
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						256,560	256,560	256,560
<b>Total Expense</b>	<b>1,069,139</b>	<b>193,285</b>	<b>46,655</b>	<b>1,309,079</b>	<b>271,175</b>	<b>1,163,425</b>	<b>1,434,601</b>	<b>2,743,680</b>
<b>Net Income = \$0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

<b>Annual Expense per Unit</b>	<b>3,259.57</b>	<b>3,332.50</b>	<b>3,332.50</b>	<b>3,766.32</b>	<b>5,817.13</b>
<b>Monthly Expense per Unit</b>	<b>271.63</b>	<b>277.71</b>	<b>277.71</b>	<b>313.86</b>	<b>484.76</b>

Pro Rata Share								
	328	58	14	400	72	200	272	672
14 Administrative	42.16	42.16	42.16		42.16	42.16		339,966.00
11 Maintenance	38.45	38.45	38.45		39.84	55.31		351,728.00
COVID related R&M	-	-	-		-	-		
3 thru Utilities	108.23	114.30	114.30		137.49	137.49		973,487.80
4 Landscaping	56.76	56.76	56.76		56.76	56.76		457,680.00
12 Insurance- Property	-	-	-		-	25.90		62,151.00
13 Insurance- General Liability	-	-	-		-	-		
Insurance- Earthquake	-	-	-		-	34.21		82,115.35
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 Townhomes	-	-	-		-	106.90	21,380	256,560
<b>Total Per Unit Cost</b>	<b>271.63</b>	<b>277.71</b>	<b>277.71</b>		<b>313.86</b>	<b>484.76</b>		

	2022/2023		2023/2024	Increase	
CA Reserve	26.04	per unit per month	26.04	-	0.00%
TH Reserve	72.06	per unit per month	106.90	34.84	48.35%
SFH Reserve	11.58	per unit per month	11.58	-	0.00%
CAM Apts	225.85	per unit per month	245.59	19.74	8.74%
CAM TH	289.71	per unit per month	351.82	62.11	21.44%
CAM SFH	220.84	per unit per month	276.24	55.40	25.09%

All items below are included in the Level 3 Reserve Study, to be completed for 2023-2024								
	328	58	14	400	72	200	272	672
16 Common Area								
Wrought Iron Fencing - Repaint (207)	4,490	794	192	5,476	986	2,738	3,724	9,200
Pole Light Fixtures -Repaint (211)	2,685	475	115	3,274	589	1,637	2,226	5,500
Bollard Painting (212)	1,769	313	76	2,158	388	1,079	1,467	3,625
Restripe curbs (214)	4,637	820	198	5,655	1,018	2,827	3,845	9,500
Mailboxes (390)	1,952	345	83	2,381	429	1,190	1,619	4,000
Asphalt-Preventative Maintenance (402)	125,965	22,274	5,377	153,616	27,651	76,808	104,459	258,075
Concrete- Repair/Replace Trip Hazzard (403)	10,738	1,899	458	13,095	2,357	6,548	8,905	22,000
Concrete Pavers - Sand/Seal/Repair \$56,363 (404)	27,511	4,865	1,174	33,549	6,039	16,775	22,814	56,363
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
Hillcrest 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
Hillcrest 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
Irrigation Time Clocks (Partial Replacement) (1703)	3,417	604	146	4,167	750	2,083	2,833	7,000
Common Area Trails - Repair (1801)	11,714	2,071	500	14,286	2,571	7,143	9,714	24,000

Common Area Maintenance Budget		Budget						
		July 2023 to June 2024						
	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
Tree Maintenance/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
<b>Townside Pool</b>								
Building Trim/Trellis - Repaint (202)	2,733	483	117	3,333	600	1,667	2,267	5,600
Water Heater (703)	683	121	29	833	150	417	567	1,400
Townside Pool-Spa Heater - Replace (1105)	2,392	423	102	2,917	525	1,458	1,983	4,900
Townside Pool-Pool Filter Replace (1107)	1,367	242	58	1,667	300	833	1,133	2,800
Townside Pool-Spa Filter Replace (1108)	1,367	242	58	1,667	300	833	1,133	2,800
Townside Pool Pumps (1110)	1,220	216	52	1,488	268	744	1,012	2,500
Townside Pool Pool/Spa Chlorinators - Replace (1111)	4,881	863	208	5,952	1,071	2,976	4,048	10,000
Townside Pool Furniture Replacement (1121) (23 pieces)	16,351	2,891	698	19,940	3,589	9,970	13,560	33,500
<b>Hillcrest Pool</b>								
Building Trim/Trellis - Repaint (202)	2,733	483	117	3,333	600	1,667	2,267	5,600
Concrete- Repair/Replace Trip Hazard (403)	1,977	350	84	2,411	434	1,205	1,639	4,050
Tankless Water Heater (703)	1,708	302	73	2,083	375	1,042	1,417	3,500
Hillcrest Pool-Spa Heater - Replace (1105)	2,392	423	102	2,917	525	1,458	1,983	4,900
Hillcrest Pool-Pool Filter Replace (1107)	1,367	242	58	1,667	300	833	1,133	2,800
Townside Pool-Spa Filter Replace (1108)	1,367	242	58	1,667	300	833	1,133	2,800
Townside Pool Pumps (1110)	4,881	863	208	5,952	1,071	2,976	4,048	10,000
Townside Pool Pool/Spa Chlorinators - Replace (1111)	4,881	863	208	5,952	1,071	2,976	4,048	10,000
Townside Pool Furniture Replacement (1121) (62 pieces)	21,720	3,841	927	26,488	4,768	13,244	18,012	44,500
Cardio Equipment --Replace (1407)	4,881	863	208	5,952	1,071	2,976	4,048	10,000
<b>Town Center</b>								
<b>17 Single Family Residences</b>								
Wrought Iron Repaint (207)				0	1,350		1,350	1,350
Wrought Iron Replacement (1002)				0	6,300		6,300	6,300
Bloc/Stucco Wall- Major Rehab (1005)					20,000		20,000	20,000
<b>18 Townhomes</b>								
Tile Roof - Replace						63,000	63,000	63,000
Plumbing (Slab Leak Deductible Reimb)						40,000	40,000	40,000
Wrought Iron Fencing - Repaint (207)						24,559	24,559	24,559
Wood Fencing- Repaint (209)						9,296	9,296	9,296
Furnaces (706)						8,000	8,000	8,000
Wood Fence Replacement (1001) & Gates						30,000	30,000	30,000
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
<b>Total Reserve Items to be completed in 2023/2024</b>	<b>412,603</b>	<b>72,960</b>	<b>17,611</b>	<b>503,174</b>	<b>118,221</b>	<b>498,442</b>	<b>616,664</b>	<b>1,119,838</b>
	<b>328</b>	<b>58</b>	<b>14</b>		<b>72</b>	<b>200</b>		
Estimated Common Area Reserve Spending per unit/mo	104.83	104.83	104.83		104.83	104.83		
Estimated SFH / TH Reserve Spending per unit/mo.					384.03	1,234.28		
					488.86	1,339.10		

**Footnotes:**

1. Per SA meter readings, water allocation: KW apartments use 35%, Town Center uses 9%, and SFH, and TH use 56%
2. Per contract, management fee is 4% of gross monthly revenue plus full reimbursement of salaries for UGCAM manager reimbursement and part-time administrative assistant estimated to be \$15,922.50 per month.