

CSU Channel Islands Site Authority
Common Area Maintenance Report

Common Area Maintenance Report	Actual								Footnote
	July 2022 to June 2023								
	328	58	14	400	72	200	272		
	Apartments	Town Center Apartments	Town Center Retail	Kennedy Wilson Rental Program Total	Single Family Residences	Townhomes	SFH and TH Program Total	Total CAM	
Income									
Homeowner CAM					223,309	930,744	1,154,053	1,154,053	
Rental CAM	991,432	173,014	41,762	1,206,207				1,206,207	
Misc. Income (late fee, misc.)							4,075	4,075	
PY CAM Reconciliation							12,391	12,391	
Total Income	991,432	173,014	41,762	1,206,207	223,309	930,744	1,170,519	2,376,727	
Expense									
Landscaping	205,165	36,279	8,757	250,201	45,036	125,101	170,137	420,338	1
Electric - Common Area	46,487	8,220	1,984	56,691	10,204	28,346	38,550	95,241	
Gas - Common Area	24,690	4,366	1,054	30,110	5,420	15,055	20,475	50,585	2
Water	95,573	16,900	4,079	116,552	20,979	58,276	79,255	195,807	3
Water- reclaimed	30,072	5,318	1,284	36,673	6,601	18,337	24,938	61,611	
Sewer	80,162	14,175	3,422	97,758	17,596	48,879	66,475	164,233	4
Trash Removal	109,920	16,426	3,965	130,311	21,951	60,976	82,928	213,239	
Maintenance	132,887	23,498	5,672	162,057	30,120	117,098	147,218	309,275	
Insurance- Property				0	0	91,672	91,672	91,672	5
Insurance- General Liability	0	0	0	0	0	0	0	0	
Insurance- Earthquake	0	0	0	0	0	98,738	98,738	98,738	6
Management Fees	154,419	27,306	6,591	188,316	33,897	94,158	128,055	316,370	7
Reserves									
Common Space	102,493	18,124	4,375	124,992	22,499	62,496	84,995	209,987	
Single Family Residences				0	10,005		10,005	10,005	
Townhomes				0		172,944	172,944	172,944	
Total Expense	981,867	170,612	41,182	1,193,661	224,310	992,075	1,216,384	2,410,046	
Net Income (Loss)	9,564.46	2,401.78	579.75	12,545.98	(1,000.22)	(61,330.56)	(62,330.78)	(49,784.80)	

- FN:
- 1 Positive Variance due to SA paying 85% of 100-foot brush clearance costs.
 - 2 Negative variance due to increase in natural gas rates
 - 3 Negative variance due to unanticipated increased charges from provider
 - 4 Negative variance due to unanticipated increased charges from provider
 - 5 Negative variance due to increased premium charges
 - 6 Negative variance due to increased premium charges
 - 7 Negative variance due to charges based on contract

328	58	14		72	200
Apartments	Town Center Apartments	Town Center Retail		Single Family Residences	Townhomes

Pro Rata Share						
Administrative	39.23	39.23	39.23		39.23	39.23
Maintenance and Other Operational Costs	33.76	33.76	33.76		34.86	48.79
Utilities	98.30	93.97	93.97		95.78	95.78
Landscaping	52.13	52.13	52.13		52.13	52.13
Insurance- Property	-	-	-		-	38.20
Insurance- General Liability	-	-	-		-	-
Insurance- Earthquake	-	-	-		-	41.14
Reserves- Common	26.04	26.04	26.04		26.04	26.04
Reserves- Single Family					11.58	
Reserves- Townhomes						72.06
Total Per Unit Cost	249.46	245.13	245.13		259.62	413.36

2022/2023 Monthly Charge:						
Total Per Unit Cost (line 49)	251.89	248.58	248.58	258.46	387.81	2,360,261
Reconciled Amount due per unit:	249.46	245.13	245.13	259.62	413.36	2,410,046
(Refund) Charge per Reconciliation:	(29.16)	(41.41)	(41.41)	13.89	306.65	49,785

FINAL