

Common Area Maintenance Budget		FINAL DRAFT Budget July 2024 to June 2025							
		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</b>	<b>Income</b>								
1	Townhome CAM						1,278,641	1,278,641	1,278,641
	Single Family CAM					270,515		270,515	270,515
2	Rental CAM	1,117,195	201,882	48,730	1,367,807				1,367,807
3	Misc. Income (late fee, misc.)							0	0
<b>Total Income</b>		<b>1,117,195</b>	<b>201,882</b>	<b>48,730</b>	<b>1,367,807</b>	<b>270,515</b>	<b>1,278,641</b>	<b>1,549,156</b>	<b>2,916,963</b>
<b>Expense</b>									
4	Landscaping								
	Landscaping - Exterior Contract	164,586	29,104	7,025	200,715	36,129	100,358	136,486	337,201
	Landscaping - Tree Care > 12'	19,733	3,489	842	24,065	4,332	12,033	16,364	40,430
	Landscaping - Irrigation Equipment (includes licenses)	20,646	3,651	881	25,179	4,532	12,589	17,121	42,300
	Landscaping - Other (Plant Replace/Contingency)	14,807	2,618	632	18,057	3,250	9,029	12,279	30,336
5	Electric - Common Area (UGCAM Office)	439	78	19	536	96	268	364	900
	Utilities-Electric-Island Wide (Common Area)	31,731	5,611	1,354	38,696	6,965	19,348	26,314	65,010
	Poolhouse & Gym	12,213	2,160	521	14,894	2,681	7,447	10,128	25,022
	Streetlights	12,768	2,258	545	15,571	2,803	7,786	10,588	26,159
6	Gas - Common Area	19,689	3,482	840	24,011	4,322	12,005	16,327	40,338
7	Water (Potable) (See Footnote #1)	68,117	13,784	3,327	85,228	20,992	58,312	79,305	164,533
	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)	101,441	20,528	4,955	126,924	31,263	86,840	118,103	245,027
	Water/Sewer Infrastructure Fee	47,330	8,369	2,020	57,719	10,389	28,860	39,249	96,969
10	Trash Removal	124,215	21,965	5,302	151,482	24,576	68,268	92,844	244,326
	Trash Contingency	8,348	1,476	356	10,180	1,832	5,090	6,923	17,103
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)	4,979	880	213	6,071	1,093	3,036	4,129	10,200
	R&M - Electrical & Parts (TH Sconces/R&M)	0	0	0	0	0	24,600	24,600	24,600
	R&M - Plumbing	976	173	42	1,190	214	595	810	2,000
	R&M - Other	3,650	646	156	4,452	1,733	7,315	9,048	13,500
	R&M - Fitness Center (incl Internet - WiFi)	5,369	949	229	6,548	1,179	3,274	4,452	11,000
	R&M - Amenity Supplies	2,636	466	113	3,214	579	1,607	2,186	5,400
	R&M - Pools & Fountains	32,312	5,714	1,379	39,405	7,093	19,702	26,795	66,200
	R&M - Community Activities	0	0	0	0	0	0	0	0
	Reserve Study - Updated (Level 1/2)	6,162	1,090	263	7,515	1,353	3,757	5,110	12,625
	R&M - Pest Control (\$5k Termite Insp TH only)	13,081	2,313	558	15,952	2,871	12,976	15,848	31,800
	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)	4,979	880	213	6,071	1,093	3,036	4,129	10,200
	R&M - Janitorial Cleaning	29,863	5,281	1,275	36,418	6,555	18,209	24,764	61,182
	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	160,585	160,585	160,585
13	Insurance- General Liability	0	0	0	0	0	0	0	0
	Insurance- Earthquake - TH Only	0	0	0	0	0	86,000	86,000	86,000
14	Management Fee - Seabreeze Contract	90,054	15,924	3,844	109,821	19,768	54,911	74,679	184,500
	Management Team Transition Fees	25,975	4,593	1,109	31,677	5,702	15,839	21,541	53,218
	Contingency (20%)	18,011	3,185	769	21,964	3,954	10,982	14,936	36,900
	Office Rent	2,987	528	128	3,643	656	1,821	2,477	6,120
	Zoom Recording Fee	469	83	20	571	103	286	389	960

Common Area Maintenance Budget		FINAL DRAFT Budget July 2024 to June 2025						
	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-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
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
<b>16 Reserves</b>								
17 Common Space	134,690	23,817	5,749	164,256	29,566	82,128	111,694	275,950
18 Single Family Residences					12,001		12,001	12,001
19 Townhomes						273,360	273,360	273,360
<b>Total Expense</b>	<b>1,117,195</b>	<b>201,882</b>	<b>48,730</b>	<b>1,367,807</b>	<b>270,515</b>	<b>1,278,641</b>	<b>1,549,156</b>	<b>2,916,963</b>
<b>Net Income = \$0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Annual Expense per Unit**    3,406.08    3,480.72    3,480.72                    3,757.15    6,393.21  
**Monthly Expense per Unit**    283.84    290.06    290.06                                    313.10    532.77

Pro Rata Share								
14 Administrative	35.98	35.98	35.98		35.98	35.98		290,158.00
11 Maintenance	39.02	39.02	39.02		40.10	57.02		358,807.00
COVID related R&M	-	-	-		-	-		
3 thru : Utilities	118.78	125.00	125.00		133.07	133.07		1,009,835.57
4 Landscaping	55.84	55.84	55.84		55.84	55.84		450,266.84
12 Insurance- Property	-	-	-		-	66.91		160,585.00
13 Insurance- General Liability	-	-	-		-	-		
Insurance- Earthquake	-	-	-		-	35.83		86,000.00
15 Taxes	-	-	-		-	-		
17 Reserves- Common Space	34.22	34.22	34.22	13,688	34.22	34.22	9,308	275,950
18 Reserves- Single Family	-	-	-		13.89	-	1,000	12,001
19 Reserves Townhouses (See Footnote #2)	-	-	-		-	113.90	22,780	273,360
<b>Total Per Unit Cost</b>	<b>283.84</b>	<b>290.06</b>	<b>290.06</b>		<b>313.10</b>	<b>532.77</b>		

	2023/2024		2024/2025	Increase	
CA Reserve	26.04	per unit per month	34.22	8.18	31.41%
TH Reserve	106.90	per unit per month	113.90	7.00	6.55%
SFH Reserve	11.58	per unit per month	13.89	2.31	19.95%
CAM Apts	245.59	per unit per month	253.24	4.03	1.64%
CAM TH	351.82	per unit per month	404.65	32.83	9.33%
CAM SFH	276.24	per unit per month	264.99	(11.25)	-4.07%

All items below are included in the Level 3 Reserve Study, to be completed for 2024-2025								
16 Common Area	328	58	14	400	72	200	272	672
Wrought Iron Fencing - Repaint (207)	4,490	794	192	5,476	986	2,738	3,724	9,200
Asphalt-Preventative Maintenance (402)	129,193	22,845	5,514	157,552	28,359	78,776	107,136	264,688
<b>Townside Pool</b>								
Townside Pool-Spa Filter Replace (1108)	2,245	397	96	2,738	493	1,369	1,862	4,600
<b>Hillcrest Pool</b>								
Hillcrest Pool-Spa Filter Replace (1108)	2,245	397	96	2,738	493	1,369	1,862	4,600
<b>Town Center</b>								
<b>17 Single Family Residences</b>								
Exterior Lighting -Rebuild (one-time expense)					27,500		27,500	27,500
<b>18 Townhomes</b>								
Furnaces-- Replacement						5,000	5,000	5,000
Insurance Deductible (Slab Leaks)						31,568	31,568	31,568
Re-piping- Repair Allowance						113,907	113,907	113,907
Termite Inspection/Repair Allowance						10,000	10,000	10,000
Window, Screens & Hardware repair allowance						30,000	30,000	30,000

Common Area Maintenance Budget		FINAL DRAFT Budget July 2024 to June 2025						
	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
Wrought Iron Fencing --Repaint						23,193	23,193	23,193
<b>Total Reserve Items to be completed in 2024/2025</b>	<b>138,174</b>	<b>24,433</b>	<b>5,898</b>	<b>168,505</b>	<b>57,831</b>	<b>297,920</b>	<b>355,751</b>	<b>524,256</b>
	328	58	14		72	200		

Estimated Common Area Reserve Spending per unit/mo.

1,183.27    1,183.27    1,183.27       1,183.27    1,183.27

Estimated SFH / TH Reserve Spending per unit/mo.

381.94    1,068.34

1,565.21    2,251.61

**Footnotes:**

- 1. KW apartments use 41.4%, Town Center uses 10.4%, and the common areas, SFH, and TH use 48.2%
- 2. Annual incremental increase protocol based on the average 2-year inflation using the BLS figure used to calculate the Maximum Resale Price of UGlen homes is 6.5489%

15-May-24