University Glen - Common Area Maintenance				Actuals 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	Approved Budget	Variance	% Variance
Income											
Townhome CAM						923,160	923,160	923,160			
Single Family CAM					228,951		228,951	228,951			
Rental CAM	982,497	178,065	42,981	1,203,543				1,203,543			
Misc. Income (late fee, misc.)							0	0			
Total Income (Operations)	**982,497**	**178,065**	**42,981**	**1,203,543**	**228,951**	**923,160**	**1,152,111**	**2,355,654**			
Expense											
4 Landscaping	225,441	39,865	9,622	274,928	49,487	137,464	186,951	461,878	**450,268**	**(11,610)**	**-3%**
5 Electric - Common Area	39,199	6,931	1,673	47,803	8,605	23,902	32,506	80,309	**117,091**	**36,782**	**31%**
6 Gas - Common Area	11,851	2,096	506	14,452	2,601	7,226	9,827	24,280	**40,338**	**16,058**	**40%**
7 Water (Potable/Pools)	94,607	16,729	4,038	115,374	20,767	57,687	78,454	193,828	**173,033**	**(20,795)**	**-12%**
8 Water- reclaimed (Landscape)	45,910	8,118	1,960	55,987	10,078	27,994	38,071	94,059	**75,949**	**(18,110)**	**-24%**
9 Sewer	124,355	21,990	5,308	151,652	27,297	75,826	103,124	254,776	**245,027**	**(9,749)**	**-4%**
Water/Sewer Infrastructure Fee	47,187	8,344	2,014	57,545	10,358	28,772	39,130	96,675	**96,969**	**294**	**0%**
Cable/Telephone (in CA Fitness Center+Mgmt ph)	4,729	836	202	5,767	1,038	2,884	3,922	9,689	**11,000**	**1,311**	**12%**
Trash Removal	107,183	18,953	4,575	130,710	23,528	65,355	88,883	219,593	**261,429**	**41,836**	**16%**
Maintenance - Common Area (-$11,000 Cable/Telephone)	93,257	16,490	3,980	113,728	20,471	56,864	77,335	191,062	**225,607**	**34,545**	**15%**
Maintenance - Townhomes (Lighting)	0	0	0		0	31,502	31,502	31,502	**26,600**	**(4,902)**	**-18%**
Security Services	46,662	8,251	1,992	56,905	10,243	28,452	38,695	95,600	**95,600**	**(0)**	**0%**
Insurance- Property - TH only	0	0	0	0	0	147,420	147,420	147,420	**160,585**	**13,165**	**8%** AC payed back $17,039
Insurance- Earthquake - TH Only	0	0	0	0	0	87,449	87,449	87,449	**86,000**	**(1,449)**	**-2%**
Management Fees & Admin Fees	116,758	20,646	4,984	142,388	25,630	71,194	96,824	239,212	**290,158**	**50,946**	**18%**
Total Expense	**957,136**	**169,250**	**40,853**	**1,167,239**	**210,103**	**849,990**	**1,060,093**	**2,227,333**	2,355,654	128,321	
Net Income/(Loss)	**25,361**	**8,815**	**2,128**		**18,848**	**73,170**		**128,321**	(2,355,654)	(128,321)	
Refund per door by category	**77.32**	**151.99**	**151.97**		**261.78**	**365.85**					

Total per Category includes Reserves	**1,117,195**	**201,882**	**48,730**	1,367,807	**270,518**	**1,278,648**	1,549,166	**2,916,973**
Common Area Reserves	134,698	23,817	5,749		29,566	82,128		275,958
Single-Family Home Reserves (exclusively)					12,001			12,001
Townhouse Reserves (exclusively)						273,360		273,360
Income minus reserve contribution	**982,497**	**178,065**	**42,981**		**228,951**	**923,160**		**2,355,654**