

CARMEL AT THE CALIFORNIA CLUB PROPERTY OWNERS ASSOCIATION, INC.
PROPOSED OPERATING BUDGET FOR 104 UNITS
JANUARY 1, 2021 THROUGH DECEMBER 31, 2021

| <u>REVENUES</u> | APPROVED BUDGET 2020 | | PROPOSED BUDGET 2021 | |
|--|-----------------------------|----------------|-----------------------------|----------------|
| | <u>Annual</u> | <u>Monthly</u> | <u>Annual</u> | <u>Monthly</u> |
| Unit Owner Maintenance Fees | <u>680,520</u> | <u>56,710</u> | <u>680,520</u> | <u>56,710</u> |
| <u>TOTAL REVENUES</u> | 680,520 | 56,710 | 680,520 | 56,710 |
| EXPENSES | | | | |
| ADMINISTRATIVE EXPENSES | | | | |
| Accounting Fees | 31,100 | 2,592 | 31,100 | 2,592 |
| Taxes | 400 | 33 | 400 | 33 |
| Uncollectible Bad Debt Expense | 15,000 | 1,250 | 15,000 | 1,250 |
| Bank Charges | 450 | 38 | 450 | 38 |
| Legal & Professional | 8,292 | 691 | 8,292 | 691 |
| Licenses & Permits | 500 | 42 | 500 | 42 |
| Office Supplies Postage & Expenses | 5,000 | 417 | 5,000 | 417 |
| Holiday Fund | <u>1,800</u> | <u>150</u> | <u>1,800</u> | <u>150</u> |
| TOTAL ADMINISTRATIVE EXPENSES | 62,542 | 5,212 | 62,542 | 5,212 |
| CONTRACTS | | | | |
| Landscaping Service | 42,000 | 3,500 | 42,000 | 3,500 |
| Management Service | 43,800 | 3,650 | 43,800 | 3,650 |
| Pest Control | 5,612 | 468 | 5,612 | 468 |
| Pool Service | 7,020 | 585 | 7,020 | 585 |
| Security | 213,800 | 17,817 | 213,800 | 17,817 |
| Maintenance/Janitorial Service | 98,000 | 8,167 | 100,400 | 8,367 |
| Storage | <u>2,683</u> | <u>224</u> | <u>2,683</u> | <u>224</u> |
| TOTAL CONTRACTS | 412,915 | 34,410 | 415,315 | 34,610 |
| REPAIRS & MAINTENANCE | | | | |
| General Repairs and Maintenance | 13,279 | 1,107 | 10,879 | 907 |
| Gate Maintenance and Cameras | 12,000 | 1,000 | 12,000 | 1,000 |
| Pool Repairs | 2,500 | 208 | 2,500 | 208 |
| Golf Cart Maintenance | 1,900 | 158 | 1,900 | 158 |
| General /Janitorial Supplies | 10,000 | 833 | 10,000 | 833 |
| Irrigation Repairs | 3,000 | 250 | 11,000 | 917 |
| Landscaping - Tree Trimming | 20,000 | 1,667 | 20,000 | 1,667 |
| Landscape Extras | <u>27,000</u> | <u>2,250</u> | <u>19,000</u> | <u>1,583</u> |
| TOTAL REPAIRS & MAINTENANCE | 89,679 | 7,473 | 87,279 | 7,273 |

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| | APPROVED BUDGET 2020 | | PROPOSED BUDGET 2021 | |
|--|-----------------------------|------------------|-----------------------------|------------------|
| | <u>Annual</u> | <u>Monthly</u> | <u>Annual</u> | <u>Monthly</u> |
| UTILITY EXPENSES | | | | |
| Electric | 24,756 | 2,063 | 24,756 | 2,063 |
| Telephone/Internet | 15,036 | 1,253 | 15,036 | 1,253 |
| Waste/Trash Pick Up | 64,092 | 5,341 | 64,092 | 5,341 |
| Water & Sewer | 1,500 | 125 | 1,500 | 125 |
| TOTAL UTILITY EXPENSES | 105,384 | 8,782 | 105,384 | 8,782 |
| | | | | |
| <u>TOTAL OPERATING EXPENSES</u> | 670,520 | 55,877 | 670,520 | 55,877 |
| <u>RESERVE TRANSFERS</u> | 10,000 | 833 | 10,000 | 833 |
| TOTAL EXPENSES (including reserves) | 680,520 | 56,710 | 680,520 | 56,710 |
| TOTAL PER UNIT MONTHLY FEE | | \$ 126.50 | | \$ 126.50 |