

**CARMEL AT THE CALIFORNIA CLUB PROPERTY OWNERS ASSOCIATION, INC.**  
**PROPOSED OPERATING BUDGET FOR 348 UNITS**  
**JANUARY 1, 2021 THROUGH DECEMBER 31, 2021**

	<b>APPROVED BUDGET 2020</b>		<b>PROPOSED BUDGET 2021</b>	
<u>REVENUES</u>	<u>Annual</u>	<u>Monthly</u>	<u>Annual</u>	<u>Monthly</u>
Unit Owner Maintenance Fees	1,009,776	84,148	1,009,776	84,148
<b><u>TOTAL REVENUES</u></b>	<b>1,009,776</b>	<b>84,148</b>	<b>1,009,776</b>	<b>84,148</b>
<u>EXPENSES</u>				
<b>ADMINISTRATIVE EXPENSES</b>				
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	1,800	150	1,800	150
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>62,542</b>	<b>5,212</b>	<b>62,542</b>	<b>5,212</b>
<b>CONTRACTS</b>				
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	122,000	10,167	124,400	10,367
Storage	2,683	224	2,683	224
<b>TOTAL CONTRACTS</b>	<b>436,915</b>	<b>36,410</b>	<b>439,315</b>	<b>36,610</b>
<b>REPAIRS &amp; MAINTENANCE</b>				
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	27,000	2,250	19,000	1,583
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<b>89,679</b>	<b>7,473</b>	<b>87,279</b>	<b>7,273</b>

**CARMEL AT THE CALIFORNIA CLUB PROPERTY OWNERS ASSOCIATION, INC.**  
**PROPOSED OPERATING BUDGET FOR 348 UNITS**  
**JANUARY 1, 2021 THROUGH DECEMBER 31, 2021**

	<b>APPROVED BUDGET 2020</b>		<b>PROPOSED BUDGET 2021</b>	
	<u>Annual</u>	<u>Monthly</u>	<u>Annual</u>	<u>Monthly</u>
<b>UTILITY EXPENSES</b>				
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
<b>TOTAL UTILITY EXPENSES</b>	<b>105,384</b>	<b>8,782</b>	<b>105,384</b>	<b>8,782</b>
<b>INSURANCE EXPENSE</b>				
Insurance	305,256	25,438	305,256	25,438
<b>TOTAL INSURANCE EXPENSE</b>	<b>305,256</b>	<b>25,438</b>	<b>305,256</b>	<b>25,438</b>
<b><u>TOTAL OPERATING EXPENSES</u></b>	<b>999,776</b>	<b>83,315</b>	<b>999,776</b>	<b>83,315</b>
<b><u>RESERVE TRANSFERS</u></b>	<b>10,000</b>	<b>833</b>	<b>10,000</b>	<b>833</b>
<b>TOTAL EXPENSES (including reserves)</b>	<b>1,009,776</b>	<b>84,148</b>	<b>1,009,776</b>	<b>84,148</b>
<b>TOTAL PER UNIT MONTHLY FEE</b>		<b>\$ 204</b>	<b>0</b>	<b>\$ 204</b>