

OUR HOME EXPENSES vs THE HAMILTON MONTHLY FEE

Unlike hotel or corporate-run retirement condominiums, we are a **non-profit** organization. Our goal is to provide **the finest in living at the fairest cost possible**. Our fees underwrite common space for all residents which includes: indoor and outdoor dining areas, a fine restaurant, office space, indoor pool, fitness center, living room, library, lounge area, and two hotel-type guest rooms, ample storage and underground parking. We also staff with a concierge, bookkeeper, night and weekend security, a housekeeping department, a facilities department, kitchen crew, and dining room servers. Monthly fees range from ~\$4800 - ~\$6150, depending on unit size and number of occupants We maintain a long-time staff by paying fair and competitive salaries including health benefits, vacation and holiday time, and a matching 401K plan. Work out the expense involved with a 2,000 square foot + home and be surprised at what home ownership costs you.

Items You May be Paying	\$ Our Home	❖ The Hamilton ❖
Gas		Included in monthly fee.
Electric		Electric depends on your unit usage.
Water		Included in monthly fee.
Garbage		Included in monthly fee.
Gardener		Included in monthly fee.
Tree Service		Included in monthly fee.
Pest Control		Included in monthly fee.
Pool Service		Included in monthly fee.
Window Washing		May be Included in monthly fee.
Pool and spa service		Included in monthly fee.
Fitness Center /Swim Club		Included in monthly fee.
Safety call pendants		Included in monthly fee.
Security		24-hour desk attendant included in monthly fee.
Housekeeping		\$20 per person per hour in your unit.
Facilities like plumbing, hanging pictures, moving furniture.		\$36 per hour in your unit.
Auto maintenance/insurance.		We are walking distance from most services. Free transportation is provided M-F within 10 miles.
Homeowner Insurance		Included in monthly fee is all common space. Insure only your unit's interior and contents.
Property Tax		Bring your tax base with you from Santa Clara County or reciprocating California counties and apply it to your unit to retain your Prop 13 benefits. (See your CPA)
Cost of 5 gourmet dinners/week		5 gourmet 4-course dinners per week at \$11.50 per resident, to cover the food cost. A \$3 fee is charged for room service. Coffee, tea, and biscotti are free and available Monday-Saturday mornings.
Entertaining Out		\$17.25 per guest instead of \$50 a plate, or more.
Maintenance/Replacement of roof, paint, carpeting, land- scaping, insulated windows		Included in monthly fee is money to fund reserves here to cover this type of work to all common areas, without surprise assessments.

April 2020