

BUDGET WORKSHEET

RE 623 (Rev. 2/00) Certification # 62300200B005

GENERAL INFORMATION

This budget is a good faith estimate from plans prior to construction and/or completion (for new projects) or from a combination of plans and/or site inspections (for existing projects). For existing projects, there may have been historical data as support for some line items, but changes to the project may make historical data not applicable or reliable. This budget was prepared for the purpose of obtaining a public report.

nia Civil Code. If that budget is less than 10% or greater than 20% from this budget, you should contact the Department of Real Estate. The association may increase or decrease its budget. It is typical for costs to increase as the project ages. The association should conduct a reserve study after its first year of operation to adjust the reserve funding plan for any changes which may have taken place during construction.

The association must adopt a budget in accordance with the Califor-

DRE FILE NUMBER (IF KNOWN)	MASTER DRE FILE #	DEPUTY ASSIGNED FILE (IF KNOWN)
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SUBDIVISION IDENTIFICATION AND LOCATION

NAME AND/OR TRACT NUMBER

585 Ocean View Boulevard

NAME TO BE USED IN ADVERTISING (IF DIFFERENT THAN NAME OR TRACT NUMBER)

STREET ADDRESS (IF ANY)	CITY	COUNTY
585 Ocean View Boulevard	Pacific Grove	Monterey
MAIN ACCESS ROAD(S)	NEAREST TOWN/CITY	MILES/DIRECTION FROM TOWN/CITY

TYPE OF SUBDIVISION

- | | |
|---|---|
| <input checked="" type="checkbox"/> Tenants In Common | <input type="checkbox"/> Planned Development Land Project |
| <input type="checkbox"/> Condominium Conversion | <input type="checkbox"/> Planned Development Mobile Home |
| <input type="checkbox"/> Stock Cooperative | <input type="checkbox"/> Community Apartment |
| <input type="checkbox"/> Stock Cooperative Conversion | <input type="checkbox"/> Out-of-State |
| <input type="checkbox"/> Limited Equity Housing Corporation | <input type="checkbox"/> Undivided Interest |
| <input type="checkbox"/> Planned Development | <input type="checkbox"/> Undivided Interest Land Project |

NUMBER OF LOTS/UNITS	PHASE#	TOTAL# IN PROJECT	PREVIOUS DRE FILE #	# OF ACRES
9	1	1		0.25253

BUDGET PREPARER

NAME	ATTENTION	TELEPHONE NUMBER
Ford, Donegan and Associates, Inc.	Jim Willhoit	(559) 248-2300
ADDRESS	CITY	ZIP CODE
770 East Shaw Avenue, Suite 218	Fresno	93710

Certification

I declare under penalty of perjury that the representations and answers to questions in this document and all documents submitted as a part of the homeowners budget are true and complete to the best of my knowledge and belief.

The undersigned certifies that this electronic re-creation of Department of Real Estate form RE 623 is identical in content and question numbers as the DRE approved form 62300200B005.

SIGNATURE OF BUDGET PREPARER	DATE
DRAFT DRAFT	August 08, 2006

IMPROVEMENTS WORKSHEET

* If this phase will have any line items shown on pages 3, 4 and 5 hereof exempted from payment of assessments under Regulation 2792.16(c), asterisk those items on pages 3, 4, and 5 and list any partially deferred costs on a separate sheet showing calculations and attach. All exempted improvements must be covered by reasonable arrangements for completion. Include Planned Construction Statement (RE 611A) for review.

- 1. Number of buildings containing residential units _____ 1
- 2. Estimated completion date for the residential units included in this phase _____ 1972
- 3. Estimated completion date for the common area and facilities included in this phase _____ 1972 with subsequent renovation
- 4. Type of residential building for this project (i.e., high-rise, cluster, garden, etc.) _____ 3 Story
- 5. Type of construction for these buildings (i.e., steel, concrete, wood frame, etc.) _____ Wood Frame
- 6. Type of roof (i.e., shake, etc.) _____ Composition Shingle
- 7. Type of paving used in the project _____ Asphalt Driveway
- 8. Type of exterior wall for residential buildings _____ Stucco
- 9. Number of residential units per building. _____ 9
- 10. Number of floors per building. _____ 3
- 11. Number of bedrooms per unit. _____ All Units are 2 bedroom
- 12. Square footage of units (list number and size of each unit type). _____ 1=989 1=1020 1=1026 1=1029 1=1031 1=1040
1=1061 1=1065 1=1068
- 13. Type of parking facilities and number of spaces (i.e., detached garage, tuck-under, subterranean, carport, open, etc.). _____ Carport 9 Parking Spaces

Complete 14 and 15 for Phased Condominium Projects Only

- 14. Have you submitted budgets for all phases to be completed within the next three calendar years and a built-out budget? _____ Yes No N/A
- 15. If this condominium project involves phasing with a single lot, submit a budget for *each* phase plus a budget which will be used *if* future phases are not completed. (Commonly referred to as a *worst case budget*.) _____ Yes No N/A

BUDGET SUMMARY

PHASE NUMBER 1	DATE OF BUDGET August 8, 2006	DRE FILE NUMBER
NUMBER OF UNITS 9	TRACT NUMBER/NAME OF PROJECT 585 Ocean View Boulevard	

		<i>Per Unit Per Month</i>	<i>Total Monthly</i>	<i>Total Annual</i>
100 FIXED COSTS	101. Property Taxes	770.83	6,937.50	83,250.00
	102. Corporation Franchise Taxes	0.00	0.00	0.00
	103. Insurance (attach proposal)	72.48	652.33	7,828.00
	104. Local License & Inspection Fees	0.00	0.00	0.00
	105. Estimated Income Taxes	0.00	0.00	0.00
	100 - Sub Total	\$843.31	\$7,589.83	\$91,078.00
200 OPERATING COSTS	201. Electricity (attach work sheet)	6.81	61.26	735.18
	Lighting: Leased	0.00	0.00	0.00
	202. Gas (attach work sheet)	0.00	0.00	0.00
	203. Water (attach work sheet)	7.49	67.39	808.68
	204. Sewer/Septic Tanks (include if not in 203)	0.00	0.00	0.00
	205. Cable TV/Master Antenna	0.00	0.00	0.00
	207. Custodial Area: <u>Parking Area, Stairways, Common Deck Area</u>			
	Number of Restrooms: 0	8.33	75.00	900.00
	208. Landscape Area: (See page 15.) 3,800	30.37	273.33	3,280.00
	209. Refuse Disposal			
	Vender Name: <u>Individual Responsibility</u>			
	Telephone Number:	0.00	0.00	0.00
	210. Elevators			
	Number: _____ Type: _____	0.00		0.00
	211. Private Street, Driveways, Parking Areas			
Area: 1600 square feet	3.89	35.00	420.00	
212. Heating & Air Conditioning Maintenance				
Area:	0.00	0.00	0.00	
213. Swimming Pool				
Number: _____ Size: _____ Mths. heated: _____				
Spa				
Number: _____ Size: _____	0.00	0.00	0.00	
214. Tennis Court				
Number: _____	0.00	0.00	0.00	
215. Access Control				
Guard hours per day: _____	0.00	0.00	0.00	
No. of motorized gates: _____ Type: _____	0.00	0.00	0.00	
No. of Intercoms/Telephone Entry: _____	0.00	0.00	0.00	

		Per Unit Per Month	Total Monthly	Total Annual
200 OPERATING COSTS	216. Reserve Study	7.41	66.67	800.00
	217. Miscellaneous			
	Minor Repairs	4.00	36.00	432.00
	Pest Control	3.33	30.00	360.00
	Snow Removal	0.00	0.00	0.00
	Lakes/Waterways	0.00	0.00	0.00
	Fire Extinguisher Inspection/Recharge	1.39	12.50	150.00
	Other	0.00	0.00	0.00
	200 - Sub Total	\$73.02	\$657.15	\$7,885.86
300 RESERVE	301-313 (attach reserve work sheet)	94.84	853.56	10,242.72
		300 - Sub Total	\$94.84	\$853.56
400 ADMINISTRATION	401. Management-Self Managed ①	11.11	100.00	1,200.00
	402. Legal Services	2.78	25.00	300.00
	403. Accounting	6.67	60.00	720.00
	404. Education	2.00	18.00	216.00
	405. Miscellaneous, office expense	2.00	18.00	216.00
		400 - Sub Total	\$24.55	\$221.00
	TOTAL (100-400)	\$1,035.72	\$9,321.55	\$111,858.58
500 CONTINGENCY	501. New Construction 3%			
	502. Conversions 5%	51.79	466.08	5,592.93
	503. Revenue Offsets (attach documentation)	()	()	()
	TOTAL BUDGET	\$1,087.50	\$9,787.63	\$117,451.51

* DRE regulations allow the use of variable assessments against units only if one unit will derive as much as 10 percent more than another unit in the value of common goods and services supplied by the association.

After determining the percent of benefit derived from services provided (page 14) by the association, an easy chart to follow would be:

- Less than 10% ----- equal assessments
- from 10% to 20% ----- variable or equal
- Over 20% ----- variable assessments

The budget and management documents indicate (check appropriate box):

equal assessments

ASSESSMENTS ARE EQUAL EXCEPT OF PROPERTY TAXES / PER EXHIBIT B

variable assessments

* The inventory and quantities used in the preparation of this budget are normally derived from plans completed prior to construction and may vary slightly from actual field conditions. The calculated budget is a good faith estimate of the projected costs and should be deemed reliable for no more than one year. The Board of Directors should conduct an annual review of the Association's actual costs and revise the budget accordingly.

① Depending upon the level of service selected by the Association, the amount shown may be insufficient to cover the cost and may be higher.

RESERVES WORKSHEET

DRE FILE NUMBER			TRACT NUMBER				
			585 Ocean View Boulevard				
Item	(1) ¹ Sq. Ft. or Number	(2) ¹ Unit Cost HOA Manual	(3) ¹ Replacement Cost	(4) ¹ Remaining Life	Yearly Reserve Columns 1x2 or 3 ÷ 4	Cost Per Unit Per Month	
Paint-Stucco			38,800.00	7.00	5,542.86	51.32	
Woodsiding					0.00	0.00	
Roof-Composition: Units & Carport			16,980.00	17.00	998.82	9.25	
Roof - Type:					0.00	0.00	
Water Heaters					0.00	0.00	
Exterior Lights & Carport Lights	26	9.00			234.00	2.17	
Hard Floors - Type:					0.00	0.00	
Carpets					0.00	0.00	
Street Lights					0.00	0.00	
Streets & Drives-Asphalt Driveway	2,000	0.16			320.00	2.96	
Concrete: Carport Parking Slab	2,000	0.02			40.00	0.37	
Trash Enclosure (repair) Concrete Block	60	1.00			60.00	0.56	
Mail Box	1		1,200.00	15.00	80.00	0.74	
Pool Filter					0.00	0.00	
Spa Re-plaster					0.00	0.00	
Spa Heater					0.00	0.00	
Spa Filter					0.00	0.00	
Pool/Spa Pumps - No:					0.00	0.00	
Furnishing/Equipment					0.00	0.00	
Staircases (repair/replace) Steel	42		1,040.00	5.00	208.00	1.93	
Fences (paint/stain) Wood	4,080	0.09			367.20	3.40	
Fences (repair/replace) Wood	340		3,400.00	5.00	680.00	6.30	
Walls (paint)	720	0.09			64.80	0.60	
Walls (repair/replace)	60	1.00			60.00	0.56	
Wrought Iron Fencing (paint)					0.00	0.00	
Wrought Iron (repair/replace)					0.00	0.00	
Motorized Gates	1		10,000.00	15.00	666.67	6.17	
Gutters & Downspouts	200		1,600.00	17.00	94.12	0.87	
Deck above Carport (waterproof) Wood	720		1,512.00	6.00	252.00	2.33	
Deck above Carport (repair) Wood	720		3,600.00	10.00	360.00	3.33	
Walkway (repair) 1st Floor-Tile	200		500.00	15.00	33.33	0.31	
Walkway (repair) 2nd-3rd Floor-Wood	540		2,700.00	15.00	180.00	1.67	
¹ Use either Columns 1 and 2 or 3 and 4, but not both for a particular item.					TOTAL RESERVE	10,241.80	94.84

Note: For space purposes, we have included only the components most frequently found in common-interest subdivisions. Reserve items should not be limited to the list above, but be tailored to your particular project.

GENERAL PROJECT INVENTORY

- * Complete schedules 1 through 6 below, then transfer the totals to Site Summary area.
- * Frequently several buildings will be repeated in a subdivision. These may be combined on one line. Wherever additional space is required attach computations on a separate sheet.

SITE SUMMARY - TOTAL SUBDIVISION AREA			
<u>0.25</u> acres x 43,560 =		<u>11,000</u>	Total square feet.
1. Building(s) footprint		<u>3,200</u>	sq. ft.
2. Garages or carports		<u>2,000</u>	sq. ft.
3. Recreational facilities		<u>0</u>	sq. ft.
4. Paved surfaces		<u>2,000</u>	sq. ft.
5. Restricted common areas		<u>0</u>	sq. ft.
6. Other: (attach description)		<u>0</u>	sq. ft.
Sub Total (1-6)		<u>7,200</u>	sq. ft.
		Total Square Ft. (from above)	<u>11,000</u> sq. ft.
		Subtract Sub Total (1-6)	<u>7,200</u> sq. ft.
		<i>Remainder = landscape area</i>	<u>3,800</u> sq. ft.

INDIVIDUAL SUMMARY SCHEDULES

1. Buildings Containing Units

<i>Length</i>	<i>x</i>	<i>Width</i>	=	<i>Area of Each Bldg.</i>	<i>x</i>	<i>No. of Buildings</i>	=	<i>Total Area Square Feet</i>
<u>100</u>	<i>x</i>	<u>32</u>	=	<u>3,200</u>	<i>x</i>	<u>1</u>	=	<u>3,200</u>
_____	<i>x</i>	_____	=	_____	<i>x</i>	_____	=	_____
_____	<i>x</i>	_____	=	_____	<i>x</i>	_____	=	_____
_____	<i>x</i>	_____	=	_____	<i>x</i>	_____	=	_____
<i>Total for Summary Item 1 above</i>								<u>3,200</u>

2. Multiple Detached Garages and Carports

<u>100</u>	<i>x</i>	<u>20</u>	=	<u>2,000</u>	<i>x</i>	<u>1</u>	=	<u>2,000</u>	Carports - 9 Spaces
_____	<i>x</i>	_____	=	_____	<i>x</i>	_____	=	_____	
_____	<i>x</i>	_____	=	_____	<i>x</i>	_____	=	_____	
<i>Total for Summary Item 2 above</i>								<u>2,000</u>	

3. Recreational Facilities

Total Area

a. Recreation Room, Clubhouse, Lanai, or other
(length x width = total sq. ft.)

_____ x _____ = _____ 0 sq. ft.

b. Pools

Number: _____ 0
Size: _____ 0 sq. ft.

c. Spas

Number: _____ 0
Size: _____ 0 sq. ft.

d. Tennis Courts

Number: _____ 0
Size: _____
Surface Type: _____ 0 sq. ft.

e. Other: (describe)

_____ sq. ft.

Total for Summary Item 3 above _____ 0 sq. ft.

4. Paved Areas (streets, parking, walkways, etc.)
(length x width = square foot area)

Paving Material (concrete, asphalt, etc.)

_____ 100	x	_____ 20	=	_____ 2,000	Asphalt Driveway
_____	x	_____	=	_____	_____
_____	x	_____	=	_____	_____
_____	x	_____	=	_____	_____

Total for Summary Item 4 above _____ 2,000 sq. ft.

5. Restricted Common Areas Use (patio, etc.)
Describe and attach calculations

Total for Summary Item 5 above _____ sq. ft.

6. Other - Describe and attach calculations

Total for Summary Item 6 above _____ sq. ft.

ROOF RESERVE WORKSHEET

(See page 15.)

<i>Building ①</i>	<i>Flat Roofed Area</i>	<i>Shingled Area</i>	<i>Cement/ Spanish Tile or Wood Shake Area</i>	
Residential Building		3,200		
Carport	2,000			
Totals	2,000	3,200		
Modifications		3,200 X 1.06 X 1.08	X	X
<i>Grand Totals</i>	2,000	3,663		

<i>Pitch</i>	<i>Rise</i>	<i>Multiplier</i>
One eighth	3" in 12"	1.03
One sixth	4" in 12"	1.06
Five 24ths	5" in 12"	1.08
One quarter	6" in 12"	1.12
One third	8" in 12"	1.20
One Half	12" in 12"	1.42
Five eighths	15" in 12"	1.60
Three quarters	18" in 12"	1.80

① Take areas of all buildings listed in Sections 1, 2 and 3a. Add 6% (a 1.06 multiplier) for each foot of roof overhang. In addition, adjust for roof pitch based upon the table above. The table converts horizontal area to roof area.

PAINTING WORKSHEET

EXTERIOR

Exterior painting area is determined by measuring the structure to find the perimeter (total distance around) and multiplying that by 10 for each story. Use a separate line for each story if the configuration of the building changes from story to story (for wood siding see Item 301 in the Cost Manual).

- Buildings (include garages, recreation buildings)

Type of Surface	Perimeter	x	10 ft.	x	No. of Stories	x	No. of Bldg. (if identical)	=	Total Area
Stucco	264	x	10 ft.	x	3	x	1	=	7,920
_____	_____	x	10 ft.	x	_____	x	_____	=	0
_____	_____	x	10 ft.	x	_____	x	_____	=	0
_____	_____	x	10 ft.	x	_____	x	_____	=	0
Total building paint area									7,920

- Walls

Linear Feet	x	Height	x	2 ¹	=	Total Area
60	x	6	x	2	=	720
_____	x	_____	x	2	=	0
_____	x	_____	x	2	=	0
Total wall paint area						720
Total exterior paint area						8,640

INTERIOR

Interior painting reserve is determined by measuring the room perimeter and multiplying by 8' and adding ceiling area.

Room/Type Descrip. Walls	x	8 ft.	=	Wall Area	+	Ceiling (Length x Width)	=	Total Area
_____ :	x	8 ft.	=	0	+	_____ x _____	=	0
_____ :	x	8 ft.	=	0	+	_____ x _____	=	0
_____ :	x	8 ft.	=	0	+	_____ x _____	=	0
_____ :	x	8 ft.	=	0	+	_____ x _____	=	0
_____ :	x	8 ft.	=	0	+	_____ x _____	=	0
_____ :	x	8 ft.	=	0	+	_____ x _____	=	0
Total interior paint area								0
TOTAL EXTERIOR AND INTERIOR								8,640

FENCES

Fence requiring paint or stain (see Item 312 in manual for wood and wrought iron)
 Compute separately using higher cost - put on separate line on page 5 of the Reserve Worksheet.

Linear Feet	x	Height	x	2 ¹	Total Area
340	x	6	x	2	4,080 Wood Fencing
_____	x	_____	x	2	0
_____	x	_____	x	2	0
Total fence area					4,080

¹ Always multiply by 2 to cover the area for both sides of the wall or fence. If the wall or fence will be painted or stained on one side only, adjust your calculation and make appropriate notation on the worksheet.

ELECTRICAL ENERGY CONSUMPTION WORKSHEET

A. Lights (see Note 1) KWH per month

*(number of lights x average watt per light
x average number hours in use per day x .03 = KWH per month)*

1. Interior Lights (hallways, lobbies, garage, stairwells, etc.)

_____ x _____ x _____ x .03 = _____ 0

2. Carport Lights

_____ 4 x _____ 60 x _____ 10 x .03 = _____ 72

3. Outdoor and walkway lights

_____ 22 x _____ 60 x _____ 10 x .03 = _____ 396

4. Street Lights

_____ x _____ x _____ x .03 = _____ 0

B. Elevators (number of cabs x number of floor stops per cab x 167 KWH = KWH per month)

_____ x _____ x 167 KWH = _____ 0

C. Tennis Court Lights (number of courts x 1000 KWH = KWH per month)

_____ x 1000 KWH = _____ 0

D. Electric Heating

*(0.25 KWH x sq. ft. heated = KWH per month for warm climates)
(0.65 KWH x sq. ft. heated = KWH per month for cold climates)*

_____ x _____ = _____ 0

E. Hot Water Heating (320 KWH x number of 40 gallon tanks = KWH per month)

320 KWH x _____ = _____ 0

F. Air Conditioning (number of sq. ft. cooled x .34 KWH = KWH per month)

_____ x .34 KWH = _____ 0

G. Electrical Motors (see Notes 2 and 3)

(horsepower x watts x hours of use per day x .03 x % of year in use = KWH per month)

Motor #1	0.25	x	1,000	x	1	x	.03	x	100	=	8	Irrigation controller
Motor #2	1.00	x	1,000	x	2	x	.03	x	100	=	60	Motorized Gate
Motor #3	_____	x	_____	x	_____	x	.03	x	_____	=	0	
Motor #4	_____	x	_____	x	_____	x	.03	x	_____	=	0	

H. Pool/Spa Heating

(Number of heaters x KWH rating x hours of daily use x 30 days = KWH per month)

_____ x _____ x _____ x 30 days = _____ 0

TOTAL KWH PER MONTH 536

I. Total Monthly Cost
 (total KWH per month x rate per KWH = total cost)

● 536 x \$ 0.11 = \$ 61.26

● Monthly common meter charge \$ _____ Meter Charge is included in Rate

Total Monthly Cost \$ 61.26 Actual 1 month average is \$34.40

Utility Company Name: Pacific Gas Electric Company

Telephone Number: 800-7423-5000

Notes

- 1 Do not include leased lights. Instead use lease agreement with rate schedule with budget work sheet. Put monthly charge into Item 201 leased lights. Use a minimum of 10 hours per day average usage for exterior lighting.
- 2 Motors are found in swimming pool pumping systems, circulating hot water systems, ventilation systems in subterranean garages, security gates, interior hallways, and interior stairwells and also in private water systems and fountains. (Hours of use for pool pumps - see Item 201 in the Cost Manual.)
- 3 Normally 1,000 watts per horsepower should be used. Check plate on motor or manufacturer's specifications. If wattage is not listed, it can be calculated by multiplying amps x volts.

GAS CONSUMPTION WORKSHEET

1. Water Heaters **Therms**
(number of dwelling units on association meters + laundry rooms + outdoor showers + recreation rooms = number units x 20 Therms = Therms per month)

_____ + _____ + _____ + _____ = _____ x 20 Therms = 0.00

2. Pool (see Note) ^①
(BTU rating x hours of daily use x .0003 x % of year in use = Therms)

Pool #1	_____	x	_____	x	.0003 x	_____%	=	0
Pool #2	_____	x	_____	x	.0003 x	_____%	=	0

3. Spa
(Number of spas (by size) x therm range = Therms used)

_____	(8' diameter)	x	300 Therms	=	0.00
_____	(10' diameter)	x	350 Therms	=	0.00
_____	(12' diameter)	x	400 Therms	=	0.00

4. Central Heating
(BTU rating x average hours of daily use x .0003 = Therms used)

_____ x _____ x .0003 = 0.00

5. Other
(number of gas barbecues, fireplaces, etc.) x 5 = Therms

_____ x 5 = 0.00

Total Therms 0.00

(therms x rate = monthly charge)

_____	x	_____	=	\$ _____
_____	x	_____	=	\$ _____
_____	x	_____	=	\$ _____

Meter Charge \$ _____

Total Monthly Cost \$ _____

Utility Company Name: _____

Telephone Number: _____

① The presumption is a recreation pool with heating equipment will be used all year or 100%. For very hot or cold climates where a heater will not or cannot be used all year, a 70% usage should suffice. Less than 70% usage will require a Special Note in the Subdivision Public Report.

WATER AND SEWER WORKSHEET

A. Domestic (use only if units are billed through association)
 (number of units [include rec. rooms] x rate/100 CF x 10 = Water Cost)

_____ x _____ x 10 = \$ 0.00

B. Irrigation (see Note 1)
 (landscape area x rate/100 cf. x .0033 = Water Cost)

3,800 x 4.00 x .0033 = 50.16

C. Sewers (see Note 2)
 (Charge per unit per month x number units = Sewer Cost)

\$ _____ x _____ = \$ 0.00

or alternate calculation (% of A and B, etc.)

_____ (A) x _____ % = \$ 0.00

D. Meter Charge
 Line size: 1 _____ (2", 3" etc.) Charge per month: \$ 17.23

TOTAL MONTHLY WATER COST \$ 67.39

Utility Company Name: California American Water

Telephone Number: 888-237-1333

Notes

- 1 Average usage is four-acre feet of water per acre of landscaping per year. This formula is based on four-acre feet of usage. Some areas like the low desert will require 8 to 12-acre feet of water per acre of landscaping per year and the "B" figure should be adjusted accordingly. (Example: 4 x figure for B=12-acre feet.)
- 2 If some other method of billing is used for the sewerage charge and/or this will not be a common expense, provide a letter from the sanitation district and or water company (whichever applicable) which so states.

PRORATION SCHEDULE WORKSHEET

Section I Variable Assessment Computation

A. Variable Costs Description	Monthly Cost
1. Insurance	\$ <u>652.33</u>
2. Domestic Gas (if common)	\$ <u>0.00</u>
3. Domestic Water (if common)	\$ <u>67.39</u>
4. Paint	\$ <u>461.88</u>
5. Roof	\$ <u>83.25</u>
6. Hot Water Heater (if common)	\$ <u>0.00</u>
7. Other	\$ _____
Total Variable Cost	\$ <u>1,264.85</u>

B. Total livable square footage of all units from condominium plan: 9,329

C. Variable Factor (*variable monthly costs ÷ square footage = variable factor*): 0.14
 Multiply this factor by each unit size below in Section III.

Section II Equal Assessment Computation

A. Total Monthly Budget	\$ <u>9,787.63</u>
Less Variable Costs	\$ <u>1,264.85</u>
Total Monthly Equal Costs	\$ <u>8,522.77</u>

B. Monthly Base Assessment: \$ 946.97
 (*total monthly cost ÷ number of units = monthly base assessment*)

Section III Assessment Schedule

Unit Size	x	Variable Factor	=	Variable Assessment	+	Base Assessment	=	Total Mth. Assessment	x	Unit Count	=	Total Mth. Budget *
1. <u>1,020</u>	x	<u>0.14</u>	=	<u>138.29</u>	+	<u>946.97</u>	=	<u>1,085.27</u>	x	<u>1.00</u>	=	<u>1,085.27</u>
2. <u>989</u>	x	<u>0.14</u>	=	<u>134.09</u>	+	<u>946.97</u>	=	<u>1,081.07</u>	x	<u>1.00</u>	=	<u>1,081.07</u>
3. <u>1,026</u>	x	<u>0.14</u>	=	<u>139.11</u>	+	<u>946.97</u>	=	<u>1,086.08</u>	x	<u>1.00</u>	=	<u>1,086.08</u>
4. <u>1,031</u>	x	<u>0.14</u>	=	<u>139.79</u>	+	<u>946.97</u>	=	<u>1,086.76</u>	x	<u>1.00</u>	=	<u>1,086.76</u>
5. <u>1,029</u>	x	<u>0.14</u>	=	<u>139.51</u>	+	<u>946.97</u>	=	<u>1,086.49</u>	x	<u>1.00</u>	=	<u>1,086.49</u>
6. <u>1,061</u>	x	<u>0.14</u>	=	<u>143.85</u>	+	<u>946.97</u>	=	<u>1,090.83</u>	x	<u>1.00</u>	=	<u>1,090.83</u>
7. <u>1,065</u>	x	<u>0.14</u>	=	<u>144.40</u>	+	<u>946.97</u>	=	<u>1,091.37</u>	x	<u>1.00</u>	=	<u>1,091.37</u>
8. <u>1,040</u>	x	<u>0.14</u>	=	<u>141.01</u>	+	<u>946.97</u>	=	<u>1,087.98</u>	x	<u>1.00</u>	=	<u>1,087.98</u>
9. <u>1,068</u>	x	<u>0.14</u>	=	<u>144.80</u>	+	<u>946.97</u>	=	<u>1,091.78</u>	x	<u>1.00</u>	=	<u>1,091.78</u>

VERIFICATION OF COMPUTATIONS Total Monthly Budget (Section III) 9,787.63

* Total Assessment x number of units of each type.

Total Monthly Budget (Section IIA) 9,787.63

Section IV Variable Assessments

<i>Highest Assessment</i>	-	<i>Lowest Assessment</i>	÷	<i>Lowest Assessment</i>	=	<i>% Differential %</i>
<u>1,091.78</u>		<u>1,081.07</u>	÷	<u>1,081.07</u>	=	<u>0.99</u>

SUPPLEMENTAL WORKSHEET

LANDSCAPE

A. Complete chart and transfer "total landscape cost per year" to line #208 on page 3 (cumulative per phase).

Type	Percent	Area	Annual Cost per S. F.	Total Cost per type
Ground cover & shrubs	100	3,800	0.50	1,900.00
Lawn				
Open space maintained				
Open space non-maintained				
Landscape repairs/supplies		3,800	0.10	380.00
Other: New Plantings & Tree Trimming				1,000.00
Total	100%	3,800		
TOTAL LANDSCAPE COST PER YEAR				3,280.00

B. Please provide information regarding water requirements of drought resistant plants/areas, if any. Indicate as a percentage of normal or standard watering requirements and provide source of information.

ROOF

A. If there is only one type of roof, with a constant slope factor across all roof surfaces, the following chart may not need to be completed. When this chart is completed, transfer total to roof line item on page 5.

Building	Type of Roof	Width of Overhang	Quantity (incl. overhang) X Pitch Multiplier = Adjusted S. F.	x Annual Cost per S.F. = Total Annual Cost
			X =	X =
			X =	X =
			X =	X =
			X =	X =
			X =	X =
			X =	X =
TOTAL ROOF COST PER YEAR				

B. If a mansard will be/is constructed please provide the measurements and type of material to be used.
