

BUDGET WORKSHEET

RE Form 623 (Rev. 2/00)

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 projects may make historical data not applicable or reliable. This budget was prepared for the purpose of obtaining a Final Subdivision 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 Number	Deputy Assigned File (if known)
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SUBDIVISION IDENTIFICATION AND LOCATION

Name and/or Tract Number	67056
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Name to be used in advertising (if different than Name or Tract Number)

VILLAGE WALK

Street Address (if any) 5430 Bellingham Avenue	City Los Angeles	County Los Angeles
Main Access Road(s)	Nearest Town/City	Miles/Direction from Town/City

TYPE OF SUBDIVISION

<input type="checkbox"/>	Condominium (New Construction)	<input type="checkbox"/>	Planned Development Land Project
<input checked="" type="checkbox"/>	Condominium Conversion	<input type="checkbox"/>	Planned Development Mobile Home
<input type="checkbox"/>	Condominium Renewal	<input type="checkbox"/>	Community Apartment
<input type="checkbox"/>	Stock Coop Conversion	<input type="checkbox"/>	Out-of-State
<input type="checkbox"/>	Ltd. Equity Housing Corp.	<input type="checkbox"/>	Undivided Interest
<input type="checkbox"/>	Planned Development	<input type="checkbox"/>	Undivided Interest Land Project

Number of Lots/Units 21	Phase # 1 of 1	Project Total # 1	Prev. DRE File #	# of Acres 0.380000
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BUDGET PREPARER

Name HOA Budget Specialists	Attention L. Ardilla	Telephone Number 619-504-2114
Address 9902 Jamacha Blvd, Ste 97	City Spring Valley	Zip Code 91977

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 Department of Real Estate approved form.

Signature of Budget Preparer >	L.Ardilla	Date January 2007
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BUDGET SUMMARY

Phase Number	Date of Budget	DRE File Number		
1 of 1	January 2007			
Number of Units	Tract Number/Name of Project	Per Unit Per Mo.	Total Monthly	Total Annual
21	67056			
100 - FIXED COSTS				
101.	Property Taxes			
102.	Corporate Franchise Taxes (Filing Fee Only)	0.10	2.08	25.00
103.	Insurance (<i>Estimate provided by Alvarado Pacific</i>)	43.00	903.08	10,837.00
104.	Local License & Inspection Fees (Elevator Permit)	0.30	6.25	75.00
105.	Estimated Income Taxes			
100 - Sub Total		43.40	911.41	10,937.00
200 - OPERATING COSTS				
201.	Electricity- (attach work sheet) (see 1 on next page)	15.38	323.03	3,876.36
	Lighting: Leased			
202.	Gas- (attach work sheet)	1.05	21.96	263.52
203.	Water - (attach work sheet)	58.22	1,222.66	14,671.92
204.	Sewer/Septic Tanks (include if not in 203)	(included in 203)		
205.	Cable TV/Master Antenna:			
206.	Custodial Area:			
	No. of Restrooms:	23.81	500.00	6,000.00
208.	Landscape area (see page 15):			
	Landscape Common Area - Sq.Ft. 1,395	7.14	150.00	1,800.00
209.	Refuse Dispos No. of bins: 3 Yard Front Load Vender Name: Allied Waste Services Telephone #: 888-742-5234	12.71	267.00	3,204.00
210.	Elevators Number: 1 Type: Hydroelectric	9.52	200.00	2,400.00
211.	Private Streets, Driveways & Parking Areas			
	Area: Sq.Ft. 3,922	(Included in 208)		
212.	Heating & Air-Conditioning Maintenance			
	Area: Sq.Ft.			
213.	Swimming Pool			
	Number: Size:			
	Sq.Ft. Mths heated:			
	Spa:			
	Number: Size:			
	Sq.Ft. Mths heated:			
214.	Tennis Court Number:			
215.	Access Control			
	Guard hours per day:			
	No. of motorized gates: 1	2.86	60.00	720.00
	Type: Vehicular/Sliding			
	No. of Intercoms/Telephone Entry: 1	2.14	45.00	540.00

BUDGET SUMMARY - (Cont)

200 - OPERATING COSTS (cont)		<i>Per Unit Per Month</i>	<i>Total Monthly</i>	<i>Total Annual</i>
216.	Reserve Funding Study	1.06	22.17	266.00
217.	Miscellaneous			
	Minor Repairs	4.00	84.00	1,008.00
	Tree Trimming			
	Fire Alarm & Extinguisher Monitoring	1.56	32.67	392.00
	Best Management Practices			
	Pest Control	2.14	45.00	540.00
	Community Network			
	Sub-meter Reading Fee			
200 - Sub Total		141.59	2,973.49	35,681.80
300 - RESERVES				
301-313 - (attach Reserve Worksheet)				
300 - Sub Total		40.93	859.61	10,315.32
400 - ADMINISTRATION				
401.	Management ②	38.10	800.00	9,600.00
402.	Legal Services	1.19	25.00	300.00
403.	Accounting - (tax return preparation)	2.86	60.00	720.00
404.	Education	1.00	21.00	252.00
405.	Miscellaneous, office expense	1.00	21.00	252.00
400 - Sub Total		44.15	927.00	11,124.00
TOTAL (100 - 400)		270.07	5,671.51	68,058.12
500 - CONTINGENCY				
501.	New Construction 3%:			
502.	Conversions 5%:	13.50	283.58	3,402.96
503.	Revenue Offsets (attach documentation)			
TOTAL BUDGET		283.57	5,955.09	71,461.08

① The utility rates used for the calculations within this budget are based on information available at the time of the budget review date by the DRE. Increases in Annual Assessments or Supplemental Assessments (both defined in the CC&R's) may be required as a temporary measure to provide adequate funds to compensate for potential utility rate increase. Purchasers should be aware of the possible effect these increase may have on their homeowner assessments.

❖ DRE regulations allow the use of variable assessments against units only if one unit will derive as much as 10% more than another unit in the value of common goods & 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 & management documents indicate (check appropriate box):

	Equal Assessments
XXX	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 & revise the budget accordingly.

② 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				
			67,056.00				
<i>Item</i>	<i>(1)* Sq.Ft. or Number</i>	<i>(2)* Unit Cost HOA Manual</i>	<i>(3)* Replacement Cost</i>	<i>(4)* Remaining Life (Yrs.)</i>	<i>Yrly. Res. Columns 1x2 or 3÷4</i>	<i>Cost Per Unit Per Month</i>	
Paint -							
Exterior - Stucco	16,320 SF	0.09			1,468.80	5.83	
Interior Painted Walls	22,800 SF	0.09			2,052.00	8.14	
Exterior -Brick (Not Painted/stained)							
Roof - Type: Spanish Tile							
Roof - Type: Flat	11,236 SF	0.17			1,910.12	7.58	
Hot Water Storage Tank							
Hot Water Heaters (50 Gallon)	1	70.00			70.00	0.28	
Hot Water Circulating Pump	1	40.00			40.00	0.16	
Exterior Lights	9 EA	9.00			81.00	0.32	
Streets & Drives (Asphalt)							
Concrete Flooring - Laundry Room	N/A						
Balconies - (Deck Waterproofing)	360 SF	0.35			126.00	0.50	
Hallways - Carpet	3,420 SF	0.36			1,231.20	4.89	
Hallways - Tile	310 SF	0.30			93.00	0.37	
Pool							
Pool - Replastering							
Pool - Heater							
Pool - Filters							
Spa							
Spas - Re-plastering							
Spas - Heaters							
Fountain - 3 tier							
Fountain - Pumps/Filters							
Walls - Concrete Block (repair)	550 LF	0.10			55.00	0.22	
Fences - Chain Link							
Wood Fences (Replace)							
Wood Fences (paint/stain)							
Steel Fences (Paint)	238 LF	1.65			392.70	1.56	
Steel Fences (Repair)	2,335 SF	0.30			700.50	2.78	
Irrigation Controllers -	1		150.00	10	15.00	0.06	
Pumps/Motors - Type: Sump Pump	1	60.00			60.00	0.24	
Elevator Maintenance & Refurbishment	1	100.00			100.00	0.40	
Elevator Major Component Reserve	1	1,050.00			1,050.00	4.17	
Misc. Furnishings			2,000.00	10	200.00	0.79	
Security Camera	1		2,000.00	5	400.00	1.59	
Vehicular gate	1	270.00			270.00	1.07	
* Use either Columns 1 and 2 or 3 and 4, but not both for a particular item.					TOTAL RESERVE :	10,315.32	40.95

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>0.380000</u>	acres	x <u>43,560</u> = <u>16,553</u> Total Square Feet.
1.	Building(s) Square Feet (footprint)	<u>11,236</u>	Sq.Ft.
2.	Garages or Carports	<u> </u>	Sq.Ft.
3.	Recreational Facilities	<u> </u>	Sq.Ft.
4.	Paved Surfaces	<u>3,922</u>	Sq.Ft.
5.	Restricted Maintenance Areas	<u>4,190</u>	Sq.Ft. Interior Space
6.	Other (attach description)	<u> </u>	Sq.Ft.
	Sub Total (1 - 6)	<u>19,348</u>	Sq.Ft.
	Less Interior	<u>15,158</u>	
	Total Square Ft. (from above):	<u>16,553</u>	Sq.Ft.
	Subtract Sub Total (1-6):	<u>15,158</u>	Sq.Ft.
	Remainder = Landscape Area:	<u>1,395</u>	Sq.Ft.

INDIVIDUAL SUMMARY SCHEDULES

1. Buildings Containing Units		Length	x	Width	=	Area of Each Bldg.	x	No. of Bldgs.	=	Total Area Square Feet
Bldg 1		<u>106</u>	x	<u>106</u>	=	<u>11,236</u>	x	<u>1</u>	=	<u>11,236</u>
		<u> </u>	x	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
		<u> </u>	x	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
		<u> </u>	x	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
		<u> </u>	x	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
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		<u> </u>	x	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
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		<u> </u>	x	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
		<u> </u>	x	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>

GENERAL PROJECT INVENTORY - (cont)

3.	Recreational Facilities				Total Area - Sq. Ft.
a.	Recreation Building, Clubhouse, Lanai or other <i>(length x width = total Sq.Ft.)</i>				
		_____	x	_____	= _____ Sq.Ft.
		_____	x	_____	= _____ Sq.Ft.
b.	Pools				
	Number:	_____			
	Size:	_____	x	_____	= _____ Sq.Ft.
c.	Spas				
	Number:	_____			Ft.Dia. _____ Sq.Ft.
	Size:	_____	x	_____	= _____ Sq.Ft.
d.	Tennis Courts				
	Number:	_____			
	Size:	_____	x	_____	= _____ Sq.Ft.
	Surface Type:	_____			
e.	Tot Lots				
	Number:	_____	x	_____	= _____ Sq.Ft.
	Size:	_____	x	_____	= _____ Sq.Ft.
f.	Other: <i>(describe)</i>	_____		_____	= _____ Sq.Ft.
		_____		_____	= _____ Sq.Ft.
				Total for Summary Item 3 above:	= _____ Sq.Ft.

4.	Paved Areas (streets, parking, walkways, etc.) <i>(length x width = Sq. Ft. area)</i>					<i>Paving Material (concrete, asphalt, etc)</i>		
		120	x	18	=	2,160	Concrete	Parking
		244	x	5	=	1,220	Concrete	Walkways
		28	x	15	=	420	Concrete	Driveway
		_____	x	_____	=	122	Concrete	Entryway
		_____	x	_____	=	_____		
		_____	x	_____	=	_____		
				Total for Summary Item 4 above:	=	3,922	Sq.Ft.	

5.	Restricted Maintenance Area Use (patio, etc.); <i>Describe & attach calculations</i>						
		_____	x	_____	=	3,108	Corridors/Storage/Carpet
		_____	x	_____	=	360	Balconies
		_____	x	_____	=	100	Laundry/concrete
		_____	x	_____	=	310	Elevator/Lobby/ Tile
		_____	x	_____	=	312	Stairs/landings/carpet
				Total for Summary Item 5 above:	=	4,190	Sq.Ft.

6.	Other: -Describe and attach calculations					
		_____		_____	=	_____
		_____		_____	=	_____
				Total for Summary Item 6 above:	=	_____ Sq.Ft.

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 bldgs)

Type of Surface	Perimeter	x 10 ft	x	# of Stories	x	# of Bldg. (if identical)	=	Total Area	Description
Stucco	408	x 10 ft	x	4	x	1	=	16,320	Building 1
		x 10 ft	x		x		=		
		x 10 ft	x		x		=		
		x 10 ft	x		x		=		
		x 10 ft	x		x		=		
		x 10 ft	x		x		=		
Total Building Paint Area:								=	16,320 SF

Walls

Wall Type	Linear Feet	x	Height	x	2 *	=	Total Area		
Retaining	160	x	4	x	1	=	640	Not Painted	
Retaining	260	x	5	x	1	=	1,300	Not Painted	
Planters	130	x	2	x	1	=	260		
		x		x	2	=			
Total Wall Paint Area:								=	260 SF
TOTAL EXTERIOR PAINT AREA:								=	16,320 SF

INTERIOR

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

Room/Type	Walls	x 8 ft. =	Walls	+	Ceilings	=	Total Area		
Description	Perimeter		Area		Length x Width				
Laundry	42	x 8 ft. =	336	+	14 x 7	=	434		
Lobby	70	x 8 ft. =	560	+	25 x 10	=	810		
Storages	126	x 8 ft. =	1,008	+	40 x 23	=	1,928		
Stairwells/Landings	410	x 8 ft. =	3,280	+	168 x 37	=	9,496		
Corridors	920	x 8 ft. =	7,360	+	462 x 6	=	10,132		
		x 8 ft. =		+		=			
Total Interior Paint Area:								=	22,800
TOTAL EXTERIOR AND INTERIOR:								=	39,120

Fences requiring paint or stain, (See item 312 in manual for wood & wrought iron.)

Compute separately using higher cost--put on separate line on page 5 of the Reserve Worksheet.

Fence Type	Linear Feet	x	Height	x	2 *	=	Total Area		
W.I. Railings	55	x	3.5	x	2	=	385 SF		
W.I. Railings	120	x	1	x	2	=	240 SF		
W.I. Vehicular gates	53	x	15	x	2	=	1,590 SF		
W.I. Gates	10	x	6	x	2	=	120 SF		
		x		x	1	=	SF		
		x		x	1	=	SF		
Total Fence Area								=	2,335 SF

*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

								KWH per month
A. Lights - All wattages for fluorescent lighting include ballasts. + (see Note 1)								
<i>(# of lights x avg. watt per light x avg. # of hours in use per day x .03 = KWH per month)</i>								
1. Interior Lights <i>(hallways, lobbies, garage, stairwells etc.)</i>								
Flourescent	<u>19</u>	x	<u>27</u>	x	<u>24</u>	x	.03	= <u>369</u>
Recessed	<u>18</u>	x	<u>40</u>	x	<u>24</u>	x	.03	= <u>518</u>
Deco	<u>24</u>	x	<u>40</u>	x	<u>24</u>	x	.03	= <u>691</u>
Exit	<u>28</u>	x	<u>3</u>	x	<u>24</u>	x	.03	= <u>60</u>
		x		x		x	.03	=
		x		x		x	.03	=
		x		x		x	.03	=
		x		x		x	.03	=
2. Garage Lights								
Flourescent	<u>15</u>	x	<u>27</u>	x	<u>24</u>	x	.03	= <u>292</u>
		x		x		x	.03	=
		x		x		x	.03	=
		x		x		x	.03	=
3. Outdoor & Walkway Lights								
Wall Mount	<u>3</u>	x	<u>100</u>	x	<u>12</u>	x	.03	= <u>108</u>
Flood	<u>2</u>	x	<u>150</u>	x	<u>12</u>	x	.03	= <u>108</u>
Mercury Vapor	<u>1</u>	x	<u>75</u>	x	<u>12</u>	x	.03	= <u>27</u>
Landscape	<u>3</u>	x	<u>7</u>	x	<u>12</u>	x	.03	= <u>8</u>
4. Street lights								
		x		x		x	.03	=
		x		x		x	.03	=
B. Elevators <i>(# of cabs x # of floor stops per cab x 167 KWH = KWH per month)</i>								
	<u>1</u>	x	<u>4</u>	x	<u>167 KWH</u>			= <u>668</u>
C. Tennis Court Lights <i>(# of courts x watts x Hours per day x .03. = KWH per month)</i>								
		x	<u>1000 KWH</u>	x		x	.03	=
D. Electric Heating <i>(0.25 KWH x Sq.Ft. heated = KWH per mo. for warm climates)</i> <i>(0.65 KWH x Sq.Ft. heated = KWH per mo. for cold climates)</i>								
		x	<u>Sq.Ft.</u>					=
E. Hot Water Heating <i>(320 KWH x number of 40 gallon tanks = KWH per month)</i>								
	<u>320 KWH</u>	x	<u></u>					=
F. Air Conditioning <i>(number of Sq.Ft. cooled x .34 KWH = KWH per month)</i>								
		x	<u>.34 KWH</u>					=

G. Electrical Motors (see Notes 2 and 3)

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

Circ. Pump	<u>0.12</u>	x	<u>1,000</u>	x	<u>12</u>	x	<u>.03</u>	x	<u>100%</u>	=	<u>43</u>
Sump Pump	<u>0.12</u>	x	<u>1,000</u>	x	<u>1</u>	x	<u>.03</u>	x	<u>100%</u>	=	<u>4</u>
Vehicular Gate	<u>0.25</u>	x	<u>1,200</u>	x	<u>2</u>	x	<u>.03</u>	x	<u>100%</u>	=	<u>18</u>
		x		x		x	<u>.03</u>	x	<u>100%</u>	=	
		x		x		x	<u>.03</u>	x	<u>100%</u>	=	
		x		x		x	<u>.03</u>	x	<u>100%</u>	=	
		x		x		x	<u>.03</u>	x	<u>100%</u>	=	

H. Pool/Spa Heating

 x x x 30 days =

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

I. Irrigation Controller.

.4 amps x 110 volts = 44 watts : 1,000 = .04 x 24 x 30 x 1 = 29

TOTAL KWH PER MONTH = 2,943

J. TOTAL MONTHLY COSTS - (total KWH per month x rate per KWH = total cost)

TOTAL KWH = 2,943 x 0.08000 = \$235.44

Monthly common meter charge = 16.68

Total Monthly Cost (Per DRE Calculations) = \$252.12

Actual Monthly Average Costs (See Attached Statements) = \$323.03

Utility Company Name: Los Angeles Water & Power
 Telephone Number: 818-342-5397

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 of units x 20 = Therms per month)
 _____ + 1 + _____ + _____ = 1 x 20 Therms = 20

2. Pool (see note *)
(BTU rating x hours of daily use x .0003 x % of year in use = Therms)
 Pool #1 _____ x _____ x .0003 x _____ % = _____
 Pool #2 _____ x _____ x .0003 x _____ % = _____

3. Spa
(number of spas {by size} x therm range = Therms used)
 _____ (8" diameter) x 300 Therms = _____
 _____ (9" diameter) x 325 Therms = _____
 _____ (10" diameter) x 350 Therms = _____
 _____ (11" diameter) x 375 Therms = _____
 _____ (12" diameter) x 400 Therms = _____

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

5. Other *(Total number of each type * 5 = Therms used)*
 Gas Barbecues _____ x 5 = _____
 Fireplaces, etc _____ x 5 = _____
 Other _____ x 5 = _____

Total Therms = 20

(Total therms x rate = monthly charge) 20 x 1.37000 = \$ 27.40
 _____ x _____ = \$ _____
 _____ x _____ = \$ _____

Meter Charge = \$ _____

Total Monthly Cost (Per DRE Calculations) = \$ \$27.40
Actual Monthly Averaged Costs (See Attached Statements) = \$ \$21.96

Utility Company Name: The Gas Company
 Telephone Number: 818-342-5397

* 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 can not 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) **Water Cost**
 (# units [include rec. rooms] x rate/100 CF x 10 = Water Cost)

21 x 2.19 x 10 = \$ \$459.90

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

1,395 x 2.19 x .0033 = \$10.08

C. Sewers (see Note **)
 (charge per unit per month x number of units x 10 = Sewer Cost)

2.85 x 21 x 10 = \$ \$598.50

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

 (A) x % = \$

D. Meter Charge

Line Size:	<u>2.0</u>	(2" 3" etc.)	# of meters	<u>2</u>	Charge per month :	\$ <u>14.00</u>
Line Size:	<u> </u>	(2" 3" etc.)	# of meters	<u> </u>	Charge per month :	\$ <u> </u>
Line Size:	<u> </u>	(2" 3" etc.)	# of meters	<u> </u>	Charge per month :	\$ <u> </u>

Monthly Water Cost (Per DRE calculations) : \$ 1,082.48

Actual Monthly Averaged Costs (See Attached Statements) : \$ 1,222.66

Utility Company Name: L.A. Dept of Power and Water
 Telephone Number: 818-342-5397

Notes

* 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.)

** If some other method of billing is used for the sewage 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

(1 of 2)

Section I Variable Assessment Computation

A.	Variable Cost Description		Monthly Cost	
	1 Insurance	\$	<u>903.08</u>	
	2 Domestic Gas (if common)	\$	<u>27.40</u>	
	3 Domestic Water (if common)	\$	<u>1,082.48</u>	
	4 Paint	\$	<u>293.40</u>	
	5 Roof	\$	<u>159.18</u>	
	6 Hot Water Heater (if common)	\$	<u>9.17</u>	
	7 Other	\$	<u> </u>	
	Total Variable Cost	\$	<u>2,474.71</u>	
B.	Total livable square footage of all units from condominium plan:		<u>28,962</u>	SF
C.	Variable Factor (variable monthly costs ÷ square footage = variable factor):		<u>0.08545</u>	
	Multiply this factor by each unit size below in Section III.			

Section II Equal Assessment Computation

A.	Total Monthly Budget	\$	<u>5,955.09</u>
	Less Variable Costs	\$	<u>2,474.71</u>
	Total Monthly Equal Costs	\$	<u>3,480.38</u>
B.	Monthly Base Assessment:	\$	<u>165.73</u>
	<i>(total monthly cost monthly costs ÷ number of units = monthly base assessment)</i>		

Section III (Part 1) Assessment Schedule

Unit Size	x	Variable Factor	=	Variable Assessment	+	Base Assessment	=	Monthly Assessment	x	# of Units	=	Total Mthly. Budget*
<u>1,119</u>	x	<u>0.08545</u>	=	<u>\$95.62</u>	+	<u>\$165.73</u>	=	<u>\$261.35</u>	x	<u>6</u>	=	<u>\$1,568.10</u>
<u>1,130</u>	x	<u>0.08545</u>	=	<u>\$96.56</u>	+	<u>\$165.73</u>	=	<u>\$262.29</u>	x	<u>3</u>	=	<u>\$786.87</u>
<u>1,468</u>	x	<u>0.08545</u>	=	<u>\$125.44</u>	+	<u>\$165.73</u>	=	<u>\$291.17</u>	x	<u>6</u>	=	<u>\$1,747.02</u>
<u>1,532</u>	x	<u>0.08545</u>	=	<u>\$130.91</u>	+	<u>\$165.73</u>	=	<u>\$296.64</u>	x	<u>3</u>	=	<u>\$889.92</u>
<u>1,818</u>	x	<u>0.08545</u>	=	<u>\$155.35</u>	+	<u>\$165.73</u>	=	<u>\$321.08</u>	x	<u>3</u>	=	<u>\$963.24</u>
<u> </u>	x	<u> </u>	=	<u> </u>	+	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
<u> </u>	x	<u> </u>	=	<u> </u>	+	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
<u> </u>	x	<u> </u>	=	<u> </u>	+	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
<u> </u>	x	<u> </u>	=	<u> </u>	+	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
Subtotal Section III - Part 1 (this page):											<u>\$5,955.15</u>	
Subtotal Section III - Part 2 (from next page):											<u> </u>	
TOTAL Section III:											<u>\$5,955.15</u>	

VERIFICATION OF COMPUTATIONS

*	Total Assessment x number of units of each type.	Total Monthly Budget (Section III)	<u>\$5,955.15</u>
		Total Monthly Budget (Section IIA)	<u>\$5,955.09</u>

Section IV Variable Assessments

<u>Highest Assessment</u>	-	<u>Lowest Assessment</u>	÷	<u>Lowest Assessment</u>	=	<u>% Differential</u>
<u>\$321.08</u>	-	<u>\$261.35</u>	÷	<u>\$261.35</u>	=	<u>23%</u>

PRORATION SCHEDULE WORKSHEET

(2 of 2)

Section III (Part 2)		Assessment Schedule										
<i>Unit Size</i>	x	<i>Variable Factor</i>	=	<i>Variable Assessment</i>	+	<i>Base Assessment</i>	=	<i>Monthly Assessment</i>	x	<i># of Units</i>	=	<i>Total Mthly. Budget*</i>
_____	x	_____	=	_____	+	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	+	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	+	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	+	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	+	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	+	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	+	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	+	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	+	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	+	_____	=	_____	x	_____	=	_____

Subtotal Section III - Part 2 (this page): _____

← transfer Sub-Total to previous page

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
Groundcover		1,395 SF	1.29032	1,800.00
Lawn				
Open space maintained				
Open space non-maintained				
Landscape repairs/supplies				
Other				
Other				
Total	100 %	1,395 SF		
TOTAL LANDSCAPE COST PER YEAR				1,800.00

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		=	
				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.
