

BUDGET WORKSHEET

RE 623 (Rev. 2/00)

I.D.# 62300200B017**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.

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

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.

| | | |
|----------------------------|-------------------|---------------------------------|
| DRE FILE NUMBER (IF KNOWN) | MASTER DRE FILE # | DEPUTY ASSIGNED FILE (IF KNOWN) |
|----------------------------|-------------------|---------------------------------|

SUBDIVISION IDENTIFICATION and LOCATION

NAME AND/OR TRACT NUMBER

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

Pinnacle Museum Tower - General Allocation

| | | |
|--|--------------------------|--------------------------------|
| STREET ADDRESS (IF ANY) 550 Front Street | CITY San Diego | COUNTY San Diego |
| MAIN ACCESS ROAD(S) | NEAREST TOWN/CITY | MILES/DIRECTION FROM TOWN/CITY |

TYPE OF SUBDIVISION

| | |
|---|---|
| <input checked="" type="checkbox"/> Condominium | <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 191 | PHASE # 1 | OTAL # IN PROJECT 1 | PREVIOUS DRE FILE # - | # OF ACRES 1.37 |
|------------------------------------|---------------------|-------------------------------|---------------------------------|---------------------------|

BUDGET PREPARER

| | | |
|--|--|---|
| NAME KenMar Consultants | ATTENTION Pamela R. Pongratz | TELEPHONE NUMBER (760) 479-0097 |
| ADDRESS 543 Encinitas Blvd., Suite 110 | CITY Encinitas | ZIP CODE 92024-3744 |

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 recreation of Department of Real Estate form RE623 contains at least the same information as the DRE approved form ID #62300200B017 .

| | |
|------------------------------|-------------------------|
| SIGNATURE OF BUDGET PREPARER | DATE 4/1/2005 |
|------------------------------|-------------------------|

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 | one |
| 2. Estimated completion date for the residential units included in this phase | |
| 3. Estimated completion date for the common area and facilities included in this phase | |
| 4. Type of residential building for this project (i.e., highrise, cluster, garden, etc.) | highrise |
| 5. Type of construction for these buildings (i.e. steel, concrete, wood frame, etc.) | concrete |
| 6. Type of roof (i.e. shake, concrete tile, etc.) | concrete |
| 7. Type of paving used in the project | concrete |
| 8. Type of exterior wall for residential buildings | concrete, glass |
| 9. Number of residential units per building | 182 plus 9 retail units |
| 10. Number of floors per building | 36 |
| 11. Number of bedrooms per unit | n/a |
| 12. Square footage of units (list number and size of each unit type) | See Proration Schedule |
| 13. Type of parking facilities and number of spaces (i.e. detached garage, tuck-under, subterranean, carport, open, etc.) | Subterranean |

Complete 14 and 15 for Phased Condominiums 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**
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*.) **n/a**

BUDGET SUMMARY

| | | |
|-------------------------------|---|-----------------|
| PHASE NUMBER 1 | DATE OF BUDGET 4/1/2005 | DRE FILE NUMBER |
| NUMBER OF UNITS 191 | TRACT NUMBER/NAME OF PROJECT Pinnacle Museum Tower - General Allocation | |

| | | <i>Per Unit Per Mo.</i> | <i>Total Monthly</i> | <i>Total Annual</i> |
|----------------------------|--|--------------------------------|-----------------------------------|--------------------------------|
| 100 FIXED COSTS | 101. Property Taxes | | -- segregated -- | |
| | 102. Corporation Franchise Taxes | \$0.02 | \$4.17 | \$50 |
| | 103. Insurance (attach proposal) | \$46.28 | \$8,839.42 | \$106,073 |
| | 104. Local License & Inspection Fees | | | |
| | 105. Estimated Income Taxes | \$0.29 | \$54.67 | \$656 |
| | 100 - Sub Total | \$46.59 | \$8,898.26 | \$106,779 |
| 200 OPERATING COSTS | 201. Electricity (attach work sheet) | \$12.96 | \$2,476.00 | \$29,712 |
| | Lighting: Leased | | | |
| | 202. Gas (attach work sheet) | | | |
| | 203. Water (attach work sheet) | \$0.07 | \$14.00 | \$168 |
| | 204. Sewer/Septic Tanks (include if not in 203) | | | |
| | 205. Cable TV/Master Antenna | | | |
| | 207. Custodial Area Number of Restrooms | | | |
| | 208. Landscape Area: (See page 15.) | \$4.19 | \$800.00 | \$9,600 |
| | 209. Refuse Disposal (3) 3-yard bins - 4 times/week Vendor Name: Waste Management of SD Telephone Number: 619-596-5100 | \$7.49 | \$1,430.00 | \$17,160 |
| | 210. Elevators Number/Type: | | | |
| | 211. Parking Areas Sweeping Area: 160,680 ft | \$3.66 | \$700.00 | \$8,400 |
| | 212. Heating & Air Conditioning Maintenance Area: | | | |
| | 213. Swimming Pool Number Size: Mths. Heated: Spa Number Size: | | | |
| | 214. Tennis Court Number: | | | |
| | 215. Access Control Guard hours per day: Number of motorized gates: 2 No. of Intercoms/Tel Entry: 2 | \$0.84 \$0.24 | \$160.00 \$45.00 | \$1,920 \$540 |

| | | <i>Per Unit Per Mo.</i> | <i>Total Monthly</i> | <i>Total Annual</i> |
|--------------------------------|--|-----------------------------|--------------------------|-------------------------|
| 200 OPERATING COSTS | 216. Reserve Study | \$0.35 | \$66.67 | \$800 |
| | 217. Miscellaneous | | | |
| | Minor Repairs | \$3.00 | \$573.00 | \$6,876 |
| | Pest Control | \$2.00 | \$382.00 | \$4,584 |
| | Window Washing - 4 times/year | \$17.45 | \$3,333.33 | \$40,000 |
| | Concierge Staff - 24 hours | \$69.81 | \$13,333.33 | \$160,000 |
| | Common Area Inspections | \$0.65 | \$125.00 | \$1,500 |
| | Fire Sprinkler Inspections/Monitoring | \$5.45 | \$1,041.67 | \$12,500 |
| | On-site Facilities Director | \$41.54 | \$7,933.33 | \$95,200 |
| | Light Maintenance/supplies | \$1.31 | \$250.00 | \$3,000 |
| | | | | |
| | | | | |
| | 200 - Sub Total | \$171.01 | \$32,663.33 | \$391,960 |
| 300 RESERVES | 301-313 (attach reserve work sheet) | | | |
| | 300 - Sub Total | \$17.87 | \$3,414.08 | \$40,969 |
| | | | | |
| 400 ADMINISTRATION | 401. Management ❶ | \$16.00 | \$3,056.00 | \$36,672 |
| | 402. Legal Services | \$0.65 | \$125.00 | \$1,500 |
| | 403. Accounting | \$1.00 | \$191.00 | \$2,292 |
| | 404. Education | \$1.00 | \$191.00 | \$2,292 |
| | 405. Miscellaneous, office expense | \$5.00 | \$955.00 | \$11,460 |
| | 400 - Sub Total | \$23.65 | \$4,518.00 | \$54,216 |
| TOTAL (100-400) | | \$259.12 | \$49,493.67 | \$593,924 |
| 500 CONTINGENT | 501. New Construction 6.00% | \$15.55 | \$2,969.62 | \$35,635 |
| | 502. Conversions | | | |
| | 503. Revenue Offsets (Parking Allocations) | (\$4.96) | (\$948.20) | (\$11,378) |
| | | | | |
| TOTAL BUDGET | | \$269.71 | \$51,515.09 | \$618,181 |

❖ 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
☒ 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.

❶ 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 | | | |
|-----------------------------|---|--|--------------------------------------|------------------------------------|--|--|
| <i>Item</i> | (1) ∞ <i>Sq.Ft. or Number</i> | (2) ① <i>Unit Cost HOA Manual</i> | (3) ① <i>Replacement Cost</i> | (4) ① <i>Remaining Life</i> | <i>Yearly Reserve Columns 1x2 or 3÷4</i> | <i>Cost per Unit per Month</i> |
| Paint | 170,383 | \$0.10 | | | \$17,038 | \$7.43 |
| Security Cameras | | | \$30,000 | 15 | \$2,000 | \$0.87 |
| Roof - Type: Built-up | 9,715 | \$0.17 | | | \$1,652 | \$0.72 |
| Cooling Tower | | | | | | |
| Boiler | | | | | | |
| Exterior Lights | 25 | \$9.00 | | | \$225 | \$0.10 |
| Garage Lights | 277 | \$25 | | | \$6,925 | \$3.02 |
| Hard Floors | | | | | | |
| Garage Restriping | 147,435 | \$0.02 | | | \$2,949 | \$1.29 |
| Fire Extinguishers | | | | | | |
| Metal Canopy | 2,400 | \$0.10 | | | \$240 | \$0.11 |
| Heat & Cooling | | | | | | |
| Pool Re-plaster | | | | | | |
| Pool Heater | | | | | | |
| Pool Filter | | | | | | |
| Spa Re-plaster | | | | | | |
| Spa Heater | | | | | | |
| Spa Filter | | | | | | |
| Pool/Spa Pumps | | | | | | |
| Pool Furnishings | | | | | | |
| Interior Furnishings | | | | | | |
| Fences (paint/stain) | | | | | | |
| Fences (repair/replace) | | | | | | |
| Walls (paint) | | | | | | |
| Walls (repair/replace) | | | | | | |
| Wrought Iron (repair) | | | | | | |
| Wrought Iron (paint) | | | | | | |
| Fire Sprinkler System Check | | | \$1,000 | 5 | \$200 | \$0.09 |
| Motorized Gates | 2 | \$400 | | | \$800 | \$0.35 |
| Pumps & Motors | | | | | \$1,700 | \$0.74 |
| Exercise Equipment | | | | | | |
| Sauna (maintenance check) | | | | | | |
| Landscape Replacement | | | \$1,238 | 20 | \$62 | \$0.03 |
| CO Sensors | 30 | \$220 | | | \$6,600 | \$2.88 |
| Tree Trimming | | | \$2,890 | 5 | \$578 | \$0.25 |
| TOTAL RESERVE | | | | | \$40,969 | \$17.87 |

① Use either Columns 1 and 2 or 3 and 4, but not both for a particular item.

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.

RESERVES WORKSHEET

Pumps & Motors

| DRE FILE NUMBER | | | TRACT NUMBER | | | |
|-----------------|---|---|---|---|---|---|
| <i>Item</i> | (1) <i>Æ</i> <i>Sq.Ft.</i> <i>or Number</i> | (2) ❶ <i>Unit Cost</i> <i>HOA Manual</i> | (3) ❶ <i>Replacement</i> <i>Cost</i> | (4) ❶ <i>Remaining</i> <i>Life</i> | Yearly Reserve <i>Columns 1x2</i> <i>or 3÷4</i> | Cost <i>per Unit</i> <i>per Month</i> |
| Exhaust Fans | 5 | \$100 | | | \$500 | \$0.22 |
| Garage Exhaust | 1 | \$100 | | | \$100 | \$0.04 |
| Sanitary Sump | 2 | \$200 | | | \$400 | \$0.18 |
| Storm Sump | 2 | \$350 | | | \$700 | \$0.31 |
| Total | | | | | \$1,700 | \$0.74 |

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 | | | |
|---------------------------------------|------------------|------------------------------------|-----------------------|
| | acres x 43,560 = | 512,346 | Total square feet. |
| 1. Building(s) footprint | | | sq.ft. |
| 2. Garages or carports | | | sq.ft. |
| 3. Recreational facilities | | | sq.ft. |
| 4. Paved surfaces | 160,680 | | sq.ft. |
| 5. Restricted common areas | | | sq.ft. |
| 6. Other (describe) | | | sq.ft. |
| Sub Total (1-6) | 160,680 | | sq.ft. |
| | | Total sq.ft. (from above) | 512,346 sq.ft. |
| | | Subtract Sub Total (1-6) | 160,680 sq.ft. |
| | | Remainder = landscaped area | see p15 sq.ft. |

INDIVIDUAL SUMMARY SCHEDULES

1. Buildings Containing Units

| Building ID | Length (ft) | x | Width (ft) | = | Area of Each Bldg. | x | No. of Buildings | = | Total Area Square Feet |
|-------------------|-------------|---|------------|---|-----------------------|---|---------------------|---|---------------------------|
| Building 1 | | x | | = | | x | 1 | = | |
| | | x | | = | | x | | = | |
| | | x | | = | | x | | = | |
| | | x | | = | | x | | = | |
| | | x | | = | | x | | = | |
| | | x | | = | | x | | = | |

Total for Summary Item 1 above

2. Multiple Detached Garages and Carports

| | | | | | |
|--|---|---|--|---|---|
| | x | = | | x | = |
| | x | = | | x | = |
| | x | = | | x | = |
| | x | = | | x | = |

Total for Summary Item 2 above

3. Recreational Facilities

Total Area

a. Recreation Room, Clubhouse, Lanai, or other

(length x width = total sq.ft.)

| | | | | | |
|-------|---|-------|---|-------|--------|
| _____ | x | _____ | = | _____ | sq.ft. |
|-------|---|-------|---|-------|--------|

b. Swimming Pools

Number: _____

Size: _____

_____ sq.ft.

c. Spas

Number: _____

Size: _____

_____ sq.ft.

d. Tennis Courts

Number: _____

Size: _____

_____ sq.ft.

Surface Type: _____

e. Other: (describe)

_____ sq.ft.

Total for Summary Item 3 above _____ sq.ft.

4. Paved Areas (streets, parking, walkways, etc.)

(length x width = square foot area)

Paving Material (concrete, asphalt, etc.)

| | | | | | |
|-------|---|-------|---|----------------|----------------------|
| _____ | x | _____ | = | 147,435 | garage |
| _____ | x | _____ | = | 13,245 | drive/parking |
| _____ | x | _____ | = | _____ | _____ |
| _____ | x | _____ | = | _____ | _____ |
| _____ | x | _____ | = | _____ | _____ |

Total for Summary Item 4 above **160,680** 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 ❶</i> | <i>Flat Roofed Area</i> | <i>Shingled Area</i> | <i>Cement/Spanish Tile or Wood Shake Area</i> |
|----------------------|-------------------------|----------------------|---|
| Building 1 | 9,715 | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| Totals | 9,715 | | |
| Modifications | Overhang | 106% | 106% |
| | Slope | 112% | 112% |
| Grand Totals | 9,715 | | |

Roof Pitch Table

| <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 |

❶ 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)

| Buildings | Perimeter | x | 10 ft. | x | No. of Stories | x | No. of Bldg. (if identical) | = | Total Area |
|----------------------------------|-----------|---|--------|--------|----------------|---|--------------------------------|---|---------------|
| Building 1 | : | | x | 10 ft. | x | | 1 | = | 82,033 |
| | : | | x | 10 ft. | x | | | = | |
| Total building paint area | | | | | | | | | 82,033 |

| | | | | | | | |
|----------------------------------|-------------|---|--------|---|----------|---|---------------|
| Walls | Linear Feet | x | Height | x | 2 ❶ | = | Total Area |
| | | x | | x | 2 | = | |
| Total wall paint area | | | | | | | |
| Total exterior paint area | | | | | | | 82,033 |

INTERIOR

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

| <i>Room/Type</i> | <i>Walls</i> | <i>x</i> | <i>8 ft. =</i> | <i>Wall</i> | <i>+</i> | <i>Ceiling</i> | <i>=</i> | <i>Total Area</i> |
|----------------------------------|------------------|----------|----------------|---------------|----------|----------------|----------|-------------------|
| <i>Description</i> | <i>Perimeter</i> | | | <i>Area</i> | | <i>Area</i> | | |
| Garage Walls : | 9,817 | x | 9 ft. = | 88,350 | + | | = | 88,350 |
| : | | x | 8 ft. = | | + | | = | |
| : | | x | 8 ft. = | | + | | = | |
| : | | x | 8 ft. = | | + | | = | |
| : | | x | 8 ft. = | | + | | = | |
| : | | x | 8 ft. = | | + | | = | |
| : | | x | 8 ft. = | | + | | = | |
| : | | x | 8 ft. = | | + | | = | |
| <i>Total Interior Paint Area</i> | | | | | | | | 88,350 |

TOTAL EXTERIOR AND INTERIOR **170,383**

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.

| | | | | | | | |
|-------------------------------|-------------|---|--------|---|----------|---|------------|
| Fence | Linear Feet | x | Height | x | 2 ❶ | = | Total Area |
| | | x | | x | 2 | = | |
| | | x | | x | 2 | = | |
| | | x | | x | 2 | = | |
| Total fence paint area | | | | | | | |

- ❶ 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 ❶) KWH per month
(number of lights x average watts per light
x average number of hours in use per day x .03 = KWH per month)

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

| | | | | | | | | |
|-------|---|-------|---|-------|---|------|---|-------|
| _____ | x | _____ | x | _____ | x | 0.03 | = | _____ |
|-------|---|-------|---|-------|---|------|---|-------|

2. Garage lights

| | | | | | | | | |
|------------|---|-----------|---|-----------|---|------|---|---------------|
| <u>277</u> | x | <u>64</u> | x | <u>24</u> | x | 0.03 | = | <u>12,764</u> |
|------------|---|-----------|---|-----------|---|------|---|---------------|

3. Outdoor and walkway lights

| | | | | | | | | |
|-----------|---|------------|---|-----------|---|------|---|------------|
| <u>25</u> | x | <u>100</u> | x | <u>12</u> | x | 0.03 | = | <u>900</u> |
|-----------|---|------------|---|-----------|---|------|---|------------|

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

| | | | | | | |
|-------|---|-------|---|---------|---|-------|
| _____ | x | _____ | x | 167 KWH | = | _____ |
|-------|---|-------|---|---------|---|-------|

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

| | | | | |
|-------|---|-----------|---|-------|
| _____ | x | 1,000 KWH | = | _____ |
|-------|---|-----------|---|-------|

- D. Electric Heating

(.025 KWH x sq.ft. heated for warm climates)

(.065 KWH x sq.ft. heated for cold climates)

| | | | | |
|-------|---|-----------|---|-------|
| _____ | x | 1,000 KWH | = | _____ |
|-------|---|-----------|---|-------|

- E. Boilers for Tower (*number of hours x 320 KWH = KWH per month*)

| | | | | |
|-------|---|---------|---|-------|
| _____ | x | 320 KWH | = | _____ |
|-------|---|---------|---|-------|

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

| | | | | |
|-------|---|----------|---|-------|
| _____ | x | 0.34 KWH | = | _____ |
|-------|---|----------|---|-------|

- G. Electrical Motors (see Notes ❷ and ❸)

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

| | | | | | | | | | | |
|-------------------|------------|-------|------------|-------|----------|-------|-------|-------------|-------|--------------|
| Trash Compactor | x | _____ | x | _____ | x .03 | x | _____ | = | _____ | |
| 5 Exhaust Fan | <u>25</u> | x | <u>750</u> | x | <u>1</u> | x .03 | x | <u>100%</u> | = | <u>2,813</u> |
| 1 Garage Exhaust | <u>45</u> | x | <u>750</u> | x | <u>1</u> | x .03 | x | <u>100%</u> | = | <u>1,013</u> |
| Pool Filter | _____ | x | _____ | x | _____ | x .03 | x | _____ | = | _____ |
| Spa Filter | _____ | x | _____ | x | _____ | x .03 | x | _____ | = | _____ |
| Spa Blower | _____ | x | _____ | x | _____ | x .03 | x | _____ | = | _____ |
| 2 Motorized Gates | <u>1/2</u> | x | <u>750</u> | x | <u>4</u> | x .03 | x | <u>100%</u> | = | <u>90</u> |
| Water Feature | _____ | x | _____ | x | _____ | x .03 | x | _____ | = | _____ |
| Water Circulating | _____ | x | _____ | x | _____ | x .03 | x | _____ | = | _____ |

- 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 | = | _____ |
|-------|---|-------|---|-------|---|---------|---|-------|

I. Total Monthly Cost

(total KWH per month x rate per KWH = total cost)

- 17,579 x \$0.14 = \$2,461.08
- Monthly common meter charge = \$15.00 (landscape clocks & timers)
- Total Monthly Cost** = **\$2,476.08**

Utility Company Name:

San Diego Gas & Electric

Telephone Number:

(800) 411-7343

Notes

- ❶ 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.
- ❷ 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.)
- ❸ 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 = _____

2. Pool & Water Heating Tanks (see Note ❶)

(BTU rating x hours of daily use x .0003 x % of year in use = Therms)

| | | | | | | | | | | |
|-------------|---|-------|---|-------|---|-------|---|-------|---|-------|
| Pool #1 | : | _____ | x | _____ | x | .0003 | x | _____ | = | _____ |
| Water Tanks | : | _____ | x | _____ | x | .0003 | x | _____ | = | _____ |

3. Spas

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

| | | | | | | | |
|--------|---|-------|---|------------|--|---|-------|
| Spa #1 | : | _____ | x | 300 Therms | | = | _____ |
| Spa #2 | : | _____ | x | 350 Therms | | = | _____ |
| Spa #2 | : | _____ | x | 400 Therms | | = | _____ |

4. Central Heating

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

_____ x _____ x .0003 = _____

5. Other

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

_____ x 10 = _____

Total Therms _____

(therms x rate = monthly charge)

| | | | | |
|-------|---|---------------|---|-------|
| _____ | x | \$0.95 | = | _____ |
| _____ | x | _____ | = | _____ |
| _____ | x | _____ | = | _____ |

Meter Charge _____

Total Monthly Cost _____

Utility Company Name:

San Diego Gas & Electric

Telephone Number:

(800) 411-7343

- ❶ 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 thru association)

Water Cost

(number of units [include rec. rooms] x rate/100 CF x 10 = Water Cost)

_____ x _____ = _____

B. Irrigation (see Note ①)

(landscape area x rate/100 CF x .0033 = Water Cost)

2,484 x \$1.74 x .0033 = \$14.26

C. Sewers (see Note ②)

(Charge per unit per month x number of units = Sewer Cost)

_____ x _____ = _____

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

_____ (A) x _____ % _____

D. Meter Charge

(count x charge/meter = Charge per Month)

In residential (2") x _____ /meter = Charge per month: _____

MONTHLY WATER COST: \$14.26

Utility Company Name:

San Diego City Water

Telephone Number:

(619) 515-3500

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 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 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

Section I Variable Assessment Computation

| A. Variable Costs Description | Monthly Cost |
|---------------------------------|------------------------|
| 1. Insurance | <u>\$8,839</u> |
| 2. Domestic Gas (if common) | <u> </u> |
| 3. Domestic Water (if common) | <u> </u> |
| 4. Paint | <u>\$1,420</u> |
| 5. Roof | <u>\$138</u> |
| 6. Hot Water Heater (if common) | <u> </u> |
| 7. Other Window Washing | <u>\$3,333</u> |
| Total Variable Cost | <u>\$13,730</u> |

B. Total livable square footage of all units from condominium plan: 283,747

C. Variable Factor (*variable monthly costs ÷ square footage = variable factor*) .048389
 Multiply this factor by each unit size below in Section III.

Section II Equal Assessment Computation

| | |
|----------------------------|-----------------|
| A. Total Monthly Budget: | <u>\$51,515</u> |
| Less Variable Costs: | <u>\$13,730</u> |
| Total Monthly Equal Costs: | <u>\$37,785</u> |

B. Monthly Base Assessment: \$198
(total monthly cost ÷ number of units = monthly base assessment)

Section III Assessment Schedule

| Unit | Unit Size | x | Variable Factor | = | Variable Assessment | + | Base Assessment | = | Total Monthly Assessment | Unit Count | Total Monthly Budget * |
|-------|-----------|---|-----------------|---|---------------------|---|-----------------|---|--------------------------|------------|------------------------|
| _____ | _____ | x | _____ | = | _____ | + | _____ | = | _____ | _____ | _____ |
| _____ | _____ | | _____ | | _____ | | _____ | | _____ | _____ | _____ |
| _____ | _____ | | _____ | | _____ | | _____ | | _____ | _____ | _____ |
| _____ | _____ | | _____ | | _____ | | _____ | | _____ | _____ | _____ |
| _____ | _____ | | _____ | | _____ | | _____ | | _____ | _____ | _____ |
| _____ | _____ | | _____ | | _____ | | _____ | | _____ | _____ | _____ |
| _____ | _____ | | _____ | | _____ | | _____ | | _____ | _____ | _____ |

See Attached Worksheets

VERIFICATION OF COMPUTATIONS

Total Monthly Budget (Section III)

Total Monthly Budget (Section IIA)

\$51,515

* Total Assessment x number of units of each type.

Section IV Variable Assessments

| | | | | | | |
|--------------------|---|-------------------|---|-------------------|---|----------------|
| Highest Assessment | - | Lowest Assessment | ÷ | Lowest Assessment | = | % Differential |
| <u>\$380</u> | - | <u>\$233</u> | ÷ | <u>\$233</u> | = | <u>63%</u> |

Section III Assessment Schedule - Base Budget

| <i>Unit</i> | <i>Unit Size</i> | <i>x</i> | <i>Variable Factor</i> | <i>=</i> | <i>Variable Assessment</i> | <i>+</i> | <i>Base Assessment</i> | <i>=</i> | <i>Total Monthly Assessment</i> | <i>Unit Count</i> | <i>Total Monthly Budget *</i> |
|------------------------------|------------------|----------|----------------------------|----------|--------------------------------|----------|------------------------------------|----------|-------------------------------------|-----------------------|-----------------------------------|
| <u>737</u> | <u>737</u> | x | <u>.048389</u> | = | <u>\$36</u> | + | <u>\$198</u> | = | <u>\$233</u> | <u>16</u> | <u>\$3,736</u> |
| <u>1,012</u> | <u>1,012</u> | x | <u>.048389</u> | = | <u>\$49</u> | + | <u>\$198</u> | = | <u>\$247</u> | <u>16</u> | <u>\$3,949</u> |
| <u>1,045</u> | <u>1,045</u> | x | <u>.048389</u> | = | <u>\$51</u> | + | <u>\$198</u> | = | <u>\$248</u> | <u>6</u> | <u>\$1,490</u> |
| <u>1,290</u> | <u>1,290</u> | x | <u>.048389</u> | = | <u>\$62</u> | + | <u>\$198</u> | = | <u>\$260</u> | <u>20</u> | <u>\$5,205</u> |
| <u>1,294</u> | <u>1,294</u> | x | <u>.048389</u> | = | <u>\$63</u> | + | <u>\$198</u> | = | <u>\$260</u> | <u>6</u> | <u>\$1,563</u> |
| <u>1,297</u> | <u>1,297</u> | x | <u>.048389</u> | = | <u>\$63</u> | + | <u>\$198</u> | = | <u>\$261</u> | <u>16</u> | <u>\$4,169</u> |
| <u>1,492</u> | <u>1,492</u> | x | <u>.048389</u> | = | <u>\$72</u> | + | <u>\$198</u> | = | <u>\$270</u> | <u>6</u> | <u>\$1,620</u> |
| <u>1,509</u> | <u>1,509</u> | x | <u>.048389</u> | = | <u>\$73</u> | + | <u>\$198</u> | = | <u>\$271</u> | <u>16</u> | <u>\$4,334</u> |
| <u>1,587</u> | <u>1,587</u> | x | <u>.048389</u> | = | <u>\$77</u> | + | <u>\$198</u> | = | <u>\$275</u> | <u>8</u> | <u>\$2,197</u> |
| <u>1,596</u> | <u>1,596</u> | x | <u>.048389</u> | = | <u>\$77</u> | + | <u>\$198</u> | = | <u>\$275</u> | <u>20</u> | <u>\$5,501</u> |
| <u>1,675</u> | <u>1,675</u> | x | <u>.048389</u> | = | <u>\$81</u> | + | <u>\$198</u> | = | <u>\$279</u> | <u>20</u> | <u>\$5,578</u> |
| <u>1,913</u> | <u>1,913</u> | x | <u>.048389</u> | = | <u>\$93</u> | + | <u>\$198</u> | = | <u>\$290</u> | <u>12</u> | <u>\$3,485</u> |
| <u>1,999</u> | <u>1,999</u> | x | <u>.048389</u> | = | <u>\$97</u> | + | <u>\$198</u> | = | <u>\$295</u> | <u>1</u> | <u>\$295</u> |
| <u>2,075</u> | <u>2,075</u> | x | <u>.048389</u> | = | <u>\$100</u> | + | <u>\$198</u> | = | <u>\$298</u> | <u>2</u> | <u>\$596</u> |
| <u>2,079</u> | <u>2,079</u> | x | <u>.048389</u> | = | <u>\$101</u> | + | <u>\$198</u> | = | <u>\$298</u> | <u>1</u> | <u>\$298</u> |
| <u>2,144</u> | <u>2,144</u> | x | <u>.048389</u> | = | <u>\$104</u> | + | <u>\$198</u> | = | <u>\$302</u> | <u>8</u> | <u>\$2,413</u> |
| <u>2,640</u> | <u>2,640</u> | x | <u>.048389</u> | = | <u>\$128</u> | + | <u>\$198</u> | = | <u>\$326</u> | <u>1</u> | <u>\$326</u> |
| <u>2,650</u> | <u>2,650</u> | x | <u>.048389</u> | = | <u>\$128</u> | + | <u>\$198</u> | = | <u>\$326</u> | <u>1</u> | <u>\$326</u> |
| <u>2,961</u> | <u>2,961</u> | x | <u>.048389</u> | = | <u>\$143</u> | + | <u>\$198</u> | = | <u>\$341</u> | <u>2</u> | <u>\$682</u> |
| <u>2,967</u> | <u>2,967</u> | x | <u>.048389</u> | = | <u>\$144</u> | + | <u>\$198</u> | = | <u>\$341</u> | <u>2</u> | <u>\$683</u> |
| <u>3,756</u> | <u>3,756</u> | x | <u>.048389</u> | = | <u>\$182</u> | + | <u>\$198</u> | = | <u>\$380</u> | <u>2</u> | <u>\$759</u> |
| <u>C1</u> | <u>1,697</u> | x | <u>.048389</u> | = | <u>\$82</u> | + | <u>\$198</u> | = | <u>\$280</u> | <u>1</u> | <u>\$280</u> |
| <u>C2</u> | <u>384</u> | x | <u>.048389</u> | = | <u>\$19</u> | + | <u>\$198</u> | = | <u>\$216</u> | <u>1</u> | <u>\$216</u> |
| <u>C3</u> | <u>1,141</u> | x | <u>.048389</u> | = | <u>\$55</u> | + | <u>\$198</u> | = | <u>\$253</u> | <u>1</u> | <u>\$253</u> |
| <u>C4</u> | <u>735</u> | x | <u>.048389</u> | = | <u>\$36</u> | + | <u>\$198</u> | = | <u>\$233</u> | <u>1</u> | <u>\$233</u> |
| <u>C5</u> | <u>1,909</u> | x | <u>.048389</u> | = | <u>\$92</u> | + | <u>\$198</u> | = | <u>\$290</u> | <u>1</u> | <u>\$290</u> |
| <u>C6</u> | <u>942</u> | x | <u>.048389</u> | = | <u>\$46</u> | + | <u>\$198</u> | = | <u>\$243</u> | <u>1</u> | <u>\$243</u> |
| <u>C7</u> | <u>927</u> | x | <u>.048389</u> | = | <u>\$45</u> | + | <u>\$198</u> | = | <u>\$243</u> | <u>1</u> | <u>\$243</u> |
| <u>C8</u> | <u>1,229</u> | x | <u>.048389</u> | = | <u>\$59</u> | + | <u>\$198</u> | = | <u>\$257</u> | <u>1</u> | <u>\$257</u> |
| <u>C9</u> | <u>2,007</u> | x | <u>.048389</u> | = | <u>\$97</u> | + | <u>\$198</u> | = | <u>\$295</u> | <u>1</u> | <u>\$295</u> |
| VERIFICATION OF COMPUTATIONS | | | | | | | Total Monthly Budget (Section III) | | | <u>\$51,515</u> | |
| | | | | | | | Total Monthly Budget (Section IIA) | | | <u>\$51,515</u> | |

Section III Assessment Schedule - Combined Assessments

| <i>Unit</i> | <i>Unit Size</i> | <i>x</i> | <i>Variable Factor</i> | <i>=</i> | <i>Variable Assessment</i> | <i>+</i> | <i>Base Assessment</i> | <i>=</i> | <i>Total Monthly Assessment</i> | <i>Unit Count</i> | <i>Total Monthly Budget *</i> |
|--------------|------------------|----------|----------------------------|----------|--------------------------------|----------|----------------------------|----------|-------------------------------------|-----------------------|-----------------------------------|
| 737 | 737 | x | .090963 | = | \$67 | + | \$530 | = | \$597 | 16 | \$9,549 |
| 1,012 | 1,012 | x | .090963 | = | \$92 | + | \$530 | = | \$622 | 16 | \$9,949 |
| 1,045 | 1,045 | x | .090963 | = | \$95 | + | \$530 | = | \$625 | 6 | \$3,749 |
| 1,290 | 1,290 | x | .090963 | = | \$117 | + | \$530 | = | \$647 | 20 | \$12,942 |
| 1,294 | 1,294 | x | .090963 | = | \$118 | + | \$530 | = | \$647 | 6 | \$3,885 |
| 1,297 | 1,297 | x | .090963 | = | \$118 | + | \$530 | = | \$648 | 16 | \$10,364 |
| 1,492 | 1,492 | x | .090963 | = | \$136 | + | \$530 | = | \$665 | 6 | \$3,993 |
| 1,509 | 1,509 | x | .090963 | = | \$137 | + | \$530 | = | \$667 | 16 | \$10,672 |
| 1,587 | 1,587 | x | .090963 | = | \$144 | + | \$530 | = | \$674 | 8 | \$5,393 |
| 1,596 | 1,596 | x | .090963 | = | \$145 | + | \$530 | = | \$675 | 20 | \$13,499 |
| 1,675 | 1,675 | x | .090963 | = | \$152 | + | \$530 | = | \$682 | 20 | \$13,642 |
| 1,913 | 1,913 | x | .090963 | = | \$174 | + | \$530 | = | \$704 | 12 | \$8,445 |
| 1,999 | 1,999 | x | .090963 | = | \$182 | + | \$530 | = | \$712 | 1 | \$712 |
| 2,075 | 2,075 | x | .090963 | = | \$189 | + | \$530 | = | \$719 | 2 | \$1,437 |
| 2,079 | 2,079 | x | .090963 | = | \$189 | + | \$530 | = | \$719 | 1 | \$719 |
| 2,144 | 2,144 | x | .090963 | = | \$195 | + | \$530 | = | \$725 | 8 | \$5,798 |
| 2,640 | 2,640 | x | .090963 | = | \$240 | + | \$530 | = | \$770 | 1 | \$770 |
| 2,650 | 2,650 | x | .090963 | = | \$241 | + | \$530 | = | \$771 | 1 | \$771 |
| 2,961 | 2,961 | x | .090963 | = | \$269 | + | \$530 | = | \$799 | 2 | \$1,598 |
| 2,967 | 2,967 | x | .090963 | = | \$270 | + | \$530 | = | \$800 | 2 | \$1,599 |
| 3,756 | 3,756 | x | .090963 | = | \$342 | + | \$530 | = | \$871 | 2 | \$1,743 |
| C1 | 1,697 | x | .048389 | = | \$82 | + | \$198 | = | \$280 | 1 | \$280 |
| C2 | 384 | x | .048389 | = | \$19 | + | \$198 | = | \$216 | 1 | \$216 |
| C3 | 1,141 | x | .048389 | = | \$55 | + | \$198 | = | \$253 | 1 | \$253 |
| C4 | 735 | x | .048389 | = | \$36 | + | \$198 | = | \$233 | 1 | \$233 |
| C5 | 1,909 | x | .048389 | = | \$92 | + | \$198 | = | \$290 | 1 | \$290 |
| C6 | 942 | x | .048389 | = | \$46 | + | \$198 | = | \$243 | 1 | \$243 |
| C7 | 927 | x | .048389 | = | \$45 | + | \$198 | = | \$243 | 1 | \$243 |
| C8 | 1,229 | x | .048389 | = | \$59 | + | \$198 | = | \$257 | 1 | \$257 |
| C9 | 2,007 | x | .048389 | = | \$97 | + | \$198 | = | \$295 | 1 | \$295 |

VERIFICATION OF COMPUTATIONSTotal Monthly Budget (Section III) **\$123,540**Total Monthly Budget (Section IIA) **\$123,540**

SUPPLEMENTAL WORKSHEET

LANDSCAPE

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

| <i>Type</i> | <i>Percent</i> | <i>Area</i> | <i>Annual Cost per S.F.</i> | <i>Total Cost per type</i> |
|--------------------------------------|----------------|--------------|---------------------------------|--------------------------------|
| Landscaping | 99.6% | 2,475 | | |
| Pots | 0.4% | 9 | | |
| Open Space Maintained | | | | |
| Open Space Not Maintained | | | | |
| Landscaping repairs/supplies | | | | |
| Total | 100% | 2,484 | | |
| TOTAL LANDSCAPE COST PER YEAR | | | | \$9,600 Estimate |

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.

| <i>Building</i> | <i>Type of Roof</i> | <i>Width of Overhang</i> | <i>Quantity (incl. overhang)</i> | <i>Pitch Multiplier</i> | <i>Adjusted S.F.</i> | <i>Annual Cost per S.F.</i> | <i>Total Annual Cost</i> |
|---------------------------------|---------------------|------------------------------|--------------------------------------|-----------------------------|--------------------------|---------------------------------|------------------------------|
| | | | 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.
