

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

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

Pinnacle Museum Tower - Residential 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 182	PHASE # 1	OTAL # IN PROJECT 1	PREVIOUS DRE FILE # -	# OF ACRES 1.37
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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
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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	<u>one</u>
2. Estimated completion date for the residential units included in this phase	<u>06/05</u>
3. Estimated completion date for the common area and facilities included in this phase	<u>06/05</u>
4. Type of residential building for this project (i.e., highrise, cluster, garden, etc.)	<u>highrise</u>
5. Type of construction for these buildings (i.e. steel, concrete, wood frame, etc.)	<u>concrete</u>
6. Type of roof (i.e. shake, concrete tile, etc.)	<u>concrete</u>
7. Type of paving used in the project	<u>concrete</u>
8. Type of exterior wall for residential buildings	<u>concrete, glass</u>
9. Number of residential units per building	<u>182</u>
10. Number of floors per building	<u>36</u>
11. Number of bedrooms per unit	<u>n/a</u>
12. Square footage of units (list number and size of each unit type)	<u>See Proration Schedule</u>
13. Type of parking facilities and number of spaces (i.e. detached garage, tuck-under, subterranean, carport, open, etc.)	<u>Subterranean</u>

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 182	TRACT NUMBER/NAME OF PROJECT Pinnacle Museum Tower - Residential 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			
	103. Insurance (attach proposal)			
	104. Local License & Inspection Fees	\$0.84	\$152.92	\$1,835
	105. Estimated Income Taxes	\$0.48	\$86.75	\$1,041
	100 - Sub Total	\$1.32	\$239.67	\$2,876
200 OPERATING COSTS	201. Electricity (attach work sheet)	\$121.93	\$22,191.00	\$266,292
	Lighting: Leased			
	202. Gas (attach work sheet)	\$63.82	\$11,615.00	\$139,380
	203. Water (attach work sheet)	\$54.09	\$9,844.00	\$118,128
	204. Sewer/Septic Tanks (include if not in 203)			
	205. Cable TV/Master Antenna	\$0.36	\$65.00	\$780
	207. Custodial Area (see Building Maintenance 217) Number of Restrooms 2			
	208. Landscape Area: (See page 15.)			
	209. Refuse Disposal Vendor Name: Telephone Number:			
	210. Elevators Number/Type: 4	\$9.16	\$1,666.67	\$20,000
	211. Private Streets, Driveways, Parking Areas Area:			
	212. Heating & Air Conditioning Maintenance Area:			
	213. Swimming Pool includes water feature Number 1 Size: 2,112 Mths. Heated: 12 Spa Number 1 Size: 100	\$3.30 \$0.82	\$600.00 \$150.00	\$7,200 \$1,800
	214. Tennis Court Number:			
	215. Access Control Guard hours per day: Number of motorized gates: No. of Intercoms/Tel Entry:			

		<i>Per Unit Per Mo.</i>	<i>Total Monthly</i>	<i>Total Annual</i>
200 OPERATING COSTS	216. Reserve Study			
	217. Miscellaneous			
	Minor Repairs			
	Fire Extinguisher Maintenance	\$0.50	\$91.00	\$1,092
	Building Maintenance/Custodial	\$45.05	\$8,200.00	\$98,400
	Equipment Maintenance/Inspections	\$36.81	\$6,700.00	\$80,400
	Water Softener	\$1.18	\$215.00	\$2,580
	Janitorial Supplies	\$4.12	\$750.00	\$9,000
	Interior Plant Maintenance	\$1.10	\$200.00	\$2,400
	200 - Sub Total	\$342.24	\$62,287.67	\$747,452
300 RESERV	301-313 (attach reserve work sheet)			
	300 - Sub Total	\$29.78	\$5,420.50	\$65,046
400 ADMINISTRATION	401. Management ❶			
	402. Legal Services			
	403. Accounting			
	404. Education			
	405. Miscellaneous, office expense			
	400 - Sub Total			
	TOTAL (100-400)	\$373.34	\$67,947.84	\$815,374
500 CONTINGE	501. New Construction 6.00%	\$22.40	\$4,076.87	\$48,922
	502. Conversions			
	503. Revenue Offsets (Museum Parking Allocations)			
	TOTAL BUDGET	\$395.74	\$72,024.71	\$864,296
	Combined Residential Assessment	\$665.45		

❖ 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) € <i>Unit Cost HOA Manual</i>	(3) € <i>Replacement Cost</i>	(4) € <i>Remaining Life</i>	<i>Yearly Reserve Columns 1x2 or 3÷4</i>	<i>Cost per Unit per Month</i>
Paint	170,687	\$0.10			\$17,069	\$7.82
Security Cameras						
Roof - Type: Built-up						
Cooling Tower			\$40,000	25	\$1,600	\$0.73
Boiler			\$44,000	25	\$1,760	\$0.81
Interior Lights	1,192	\$6.00			\$7,152	\$3.28
Garage Lights						
Hard Floors	400	\$0.25			\$100	\$0.05
Carpets	31,951	\$0.36			\$11,502	\$5.27
Fire Extinguishers			\$1,092	20	\$55	\$0.03
Garage Striping						
Mailboxes	6	\$85			\$516	\$0.24
Pool Re-plaster	1	\$1,000			\$1,000	\$0.46
Pool Heater	1	\$145			\$145	\$0.07
Pool Filter	1	\$80			\$80	\$0.04
Spa Re-plaster	1	\$100			\$100	\$0.05
Spa Heater	1	\$125			\$125	\$0.06
Spa Filter	1	\$80			\$80	\$0.04
Pool/Spa Pumps	3	\$100			\$300	\$0.14
Pool Furnishings			\$7,500	7	\$1,071	\$0.49
Interior Furnishings			\$65,000	7	\$9,286	\$4.25
Trellis (paint)	1,200	\$0.15			\$180	\$0.08
Walls (paint)						
Walls (repair/replace)						
Wrought Iron (repair)						
Wrought Iron (paint)						
Fire Sprinkler System Check						
Motorized Gates						
Pumps & Motors					\$5,325	\$2.44
Exercise Equipment			\$75,000	10	\$7,500	\$3.43
Sauna (maintenance check)	1	\$100			\$100	\$0.05
Landscape Replacement						
Tree Trimming						
TOTAL RESERVE					\$65,046	\$29.78

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) E <i>Sq.Ft. or Number</i>	(2) I <i>Unit Cost HOA Manual</i>	(3) I <i>Replacement Cost</i>	(4) I <i>Remaining Life</i>	Yearly Reserve <i>Columns 1x2 or 3÷4</i>	Cost <i>per Unit per Month</i>
Cooling Tower Pumps	3	\$200			\$600	\$0.28
Circulating Pumps	7	\$375			\$2,625	\$1.20
Booster Pumps	3	\$250			\$750	\$0.34
Heat Pumps	3	\$333			\$1,000	\$0.46
Elevator Sump	2	\$125			\$250	\$0.11
Air Handling Unit	1	\$100			\$100	\$0.05
Total					\$5,325	\$2.44

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	34,563	sq.ft.	
4. Paved surfaces	_____	sq.ft.	
5. Restricted common areas	_____	sq.ft.	
6. Other (describe)	_____	sq.ft.	
Sub Total (1-6)	34,563	sq.ft.	
		Total sq.ft. (from above)	512,346 sq.ft.
		Subtract Sub Total (1-6)	34,563 sq.ft.
		<i>Remainder = landscaped area</i>	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 _____ =

1,993 sq.ft.

- b. Swimming Pools

Number: 1

Size: 2,112

2,112 sq.ft.

- c. Spas

Number: 1

Size: 100

100 sq.ft.

- d. Tennis Courts

Number: _____

Size: _____

Surface Type: _____

sq.ft.

- e. Other: (describe)

Exercise Rm; Lobby/Concierge; Restrooms

30,358 sq.ft.

Total for Summary Item 3 above 34,563 sq.ft.

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

(length x width = square foot area)

Paving Material (concrete, asphalt, etc.)

_____ x _____ =

_____ x _____ =

_____ x _____ =

_____ x _____ =

_____ x _____ =

Total for Summary Item 4 above _____ 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.)

Building ❶	Flat Roofed Area	Shingled Area	Cement/Spanish Tile or Wood Shake Area
Totals			
Modifications	Overhang	106%	106%
	Slope	112%	112%
Grand Totals			

<i>Roof Pitch Table</i>		
<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)

Painted Concrete

<i>Buildings</i>		<i>Perimeter</i>	<i>x</i>	<i>10 ft. x</i>	<i>No. of Stories</i>	<i>x</i>	<i>No. of Bldg. (if identical)</i>	<i>=</i>	<i>Total Area</i>
_____	:	_____	x	10 ft. x	_____	x	_____	=	_____
	:		x	10 ft. x		x		=	

Total building paint area

- Walls

Linear Feet	x	Height	x	2 ❶	=	Total Area
_____	x	_____	x	2	=	_____

Total wall paint area

Total exterior paint area

INTERIOR

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

Room/Type Description	Walls Perimeter	x	8 ft. =	Wall Area	+	Ceiling Area	=	Total Area
Lobby/Concierge	10,765	x	8 ft. =	86,120	+	29,235	=	115,355
Stairwells	4,124	x	8 ft. =	32,992	+	12,056	=	45,048
Rec Room	536	x	8 ft. =	4,288	+	1,993	=	6,281
Exercise Room	111	x	8 ft. =	888	+	723	=	1,611
Restroom/Sauna	249	x	8 ft. =	1,992	+	400	=	2,392
_____	_____	x	9 ft. =	_____	+	_____	=	_____
_____	_____	x	8 ft. =	_____	+	_____	=	_____

Total Interior Paint Area

TOTAL EXTERIOR AND INTERIOR

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
Tower Trellis	_____	x	_____	x	2	=	1,200
_____	_____	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.)

Stairs/Misc	<u>156</u>	x	<u>50</u>	x	<u>24</u>	x	0.03	=	<u>5,616</u>
Corridors	<u>858</u>	x	<u>50</u>	x	<u>24</u>	x	0.03	=	<u>30,888</u>
Lobbies	<u>178</u>	x	<u>50</u>	x	<u>24</u>	x	0.03	=	<u>6,408</u>
Rec Areas	<u>24</u>	x	<u>50</u>	x	<u>12</u>	x	0.03	=	<u>432</u>

2. Garage lights

 x x x 0.03 =

3. Outdoor and walkway lights

 x x x 0.03 =

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

 4 x **38** x 167 KWH = **25,384**

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)

2 Pool Filter	<u>2</u>	x	<u>750</u>	x	<u>4</u>	x .03 x	<u>100%</u>	=	<u>360</u>
1 Spa Filter	<u>1</u>	x	<u>750</u>	x	<u>4</u>	x .03 x	<u>100%</u>	=	<u>90</u>
2 Spa Blower	<u>2</u>	x	<u>750</u>	x	<u>24</u>	x .03 x	<u>100%</u>	=	<u>2,160</u>
1 Water Feature	<u>1/2</u>	x	<u>750</u>	x	<u>24</u>	x .03 x	<u>100%</u>	=	<u>270</u>
1 Cooling Tower	<u>36</u>	x	<u>750</u>	x	<u>12</u>	x .03 x	<u>100%</u>	=	<u>9,720</u>
3 Circulating Pumps	<u>40</u>	x	<u>750</u>	x	<u>12</u>	x .03 x	<u>100%</u>	=	<u>32,400</u>
2 Boiler Pumps	<u>1</u>		<u>750</u>		<u>12</u>	x .03 x	<u>100%</u>		<u>540</u>
2 Booster Pumps	<u>40</u>	x	<u>750</u>	x	<u>8</u>	x .03 x	<u>100%</u>	=	<u>14,400</u>
1 Booster Pump	<u>20</u>	x	<u>750</u>	x	<u>8</u>	x .03 x	<u>100%</u>	=	<u>3,600</u>
4 Water Circulating	<u>1/3</u>	x	<u>750</u>	x	<u>16</u>	x .03 x	<u>100%</u>	=	<u>480</u>
3 Heat Pumps	<u>40</u>	x	<u>750</u>	x	<u>8</u>	x .03 x	<u>100%</u>	=	<u>21,600</u>
1 Air Handling Unit	<u>15</u>	x	<u>750</u>	x	<u>12</u>	x .03 x	<u>100%</u>	=	<u>4,050</u>

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** =

TOTAL KWH PER MONTH **158,398**

I. Total Monthly Cost

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

- 158,398 x \$0.14 = \$22,175.72
- Monthly common meter charge = \$15.00 (landscape clocks & timers)
- Total Monthly Cost** = **\$22,190.72**

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. Hot Water/Boilers

Therms

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

Water Heaters	:	<u>2,400,000</u>	x	<u>6</u>	x	.0003	x	<u>100%</u>	=	<u>4,320</u>
Boiler 1	:	<u>1,950,000</u>	x	<u>4</u>	x	.0003	x	<u>100%</u>	=	<u>2,340</u>
Boiler 2	:	<u>1,950,000</u>	x	<u>6</u>	x	.0003	x	<u>50%</u>	=	<u>1,755</u>

2. Pool & Water Heating Tanks (see Note ①)

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

Pool #1	:	<u>600,000</u>	x	<u>8</u>	x	.0003	x	<u>100%</u>	=	<u>1,440</u>
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3. Spas

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

Spa #1	:	<u> </u>	x	300 Therms	=	<u> </u>
Spa #2	:	<u>1</u>	x	350 Therms	=	<u>350</u>
Spa #2	:	<u> </u>	x	400 Therms	=	<u> </u>

4. Central Heating

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

<u> </u>	x	<u> </u>	x	.0003	=	<u> </u>
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5. Other

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

<u>200</u>	x	10	=	<u>2,000</u>
<u>2</u>	x	10	=	<u>20</u>
				Total Therms
				<u>12,205</u>

(therms x rate = monthly charge)

<u>12,205</u>	x	<u>\$0.95</u>	=	<u>\$11,595</u>
<u> </u>	x	<u> </u>	=	<u> </u>
<u> </u>	x	<u> </u>	=	<u> </u>

Meter Charge \$20

Total Monthly Cost \$11,615

Utility Company Name: San Diego Gas & Electric
Telephone Number: (800) 411-7343

- 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 thru association)

Water Cost

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

<u>182</u>	x	<u>\$1.74</u>	x	<u>10</u>	=	<u>\$3,166.80</u>
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B. Irrigation (see Note ①)

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

<u> </u>	x	<u> </u>	x	<u>.0033</u>	=	<u> </u>
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C. Sewers (see Note ②)

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

<u>\$34.43</u>	x	<u>182</u>	=	<u>\$6,266.26</u>
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or alternate calculation (% of A and B, etc.)

<u> </u>	(A) x	<u> </u>	%	<u> </u>
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D. Meter Charge

(count x charge/meter = Charge per Month)

1 (2") x \$35.58 /meter =

Charge per month: \$35.58

1 (6") x \$375.00 /meter =

Charge per month: \$375.00

MONTHLY WATER COST: \$9,843.64

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.

Section I Variable Assessment Computation

B. Total livable square footage of all units from condominium plan:	<u>272,776</u>
C. Variable Factor (<i>variable monthly costs ÷ square footage = variable factor</i>)	<u>.042574</u>

Multiply this factor by each unit size below in Section III.

A. Total Monthly Budget:	<u>\$72,025</u>
Less Variable Costs:	<u>\$11,613</u>
Total Monthly Equal Costs:	<u>\$60,412</u>
B. Monthly Base Assessment:	<u>\$332</u>
<i>(total monthly cost ÷ number of units = monthly base assessment)</i>	

<i>Unit</i>	<i>Unit Size</i>	x	<i>Variable Factor = Variable Assessment + Base Assessment</i>	=	<i>Total Monthly Assessment</i>	<i>Unit Count</i>	<i>Total Monthly Budget *</i>
		X		=			
				+			
				=			
VERIFICATION OF COMPUTATIONS						Total Monthly Budget (Section III)	
							\$72,025

Section IV Variable Assessments

bud01200update - Residential (printed 4/3/2006)

Section III Assessment Schedule - Residential 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>
737	737	x	.042574	=	\$31	+	\$332	=	\$363	16	\$5,813
1,012	1,012	x	.042574	=	\$43	+	\$332	=	\$375	16	\$6,000
1,045	1,045	x	.042574	=	\$44	+	\$332	=	\$376	6	\$2,259
1,290	1,290	x	.042574	=	\$55	+	\$332	=	\$387	20	\$7,737
1,294	1,294	x	.042574	=	\$55	+	\$332	=	\$387	6	\$2,322
1,297	1,297	x	.042574	=	\$55	+	\$332	=	\$387	16	\$6,194
1,492	1,492	x	.042574	=	\$64	+	\$332	=	\$395	6	\$2,373
1,509	1,509	x	.042574	=	\$64	+	\$332	=	\$396	16	\$6,339
1,587	1,587	x	.042574	=	\$68	+	\$332	=	\$399	8	\$3,196
1,596	1,596	x	.042574	=	\$68	+	\$332	=	\$400	20	\$7,998
1,675	1,675	x	.042574	=	\$71	+	\$332	=	\$403	20	\$8,065
1,913	1,913	x	.042574	=	\$81	+	\$332	=	\$413	12	\$4,961
1,999	1,999	x	.042574	=	\$85	+	\$332	=	\$417	1	\$417
2,075	2,075	x	.042574	=	\$88	+	\$332	=	\$420	2	\$841
2,079	2,079	x	.042574	=	\$89	+	\$332	=	\$420	1	\$420
2,144	2,144	x	.042574	=	\$91	+	\$332	=	\$423	8	\$3,386
2,640	2,640	x	.042574	=	\$112	+	\$332	=	\$444	1	\$444
2,650	2,650	x	.042574	=	\$113	+	\$332	=	\$445	1	\$445
2,961	2,961	x	.042574	=	\$126	+	\$332	=	\$458	2	\$916
2,967	2,967	x	.042574	=	\$126	+	\$332	=	\$458	2	\$916
3,756	3,756	x	.042574	=	\$160	+	\$332	=	\$492	2	\$984
VERIFICATION OF COMPUTATIONS											\$72,025
										Total Monthly Budget (Section III)	\$72,025
										Total Monthly Budget (Section IIA)	\$72,025

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				
Pots				
Open Space Maintained				
Open Space Not Maintained				
Landscaping repairs/supplies				
Total				
TOTAL LANDSCAPE COST PER YEAR				

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.
