

**BUDGET WORKSHEET**

RE 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 project may make historical data not applicable or not 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 it's budget. It is typical for costs to increase as the project ages. The association should conduct a reserve study in the 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 California 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 it's budget. It is typical for costs to increase as the project ages. The association should conduct a reserve study in the 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)	DEPUTY ASSIGNED FILE (IF KNOWN)
----------------------------	---------------------------------

**SUBDIVISION IDENTIFICATION AND LOCATION**

NAME AND/OR TRACT NUMBER

Cambria

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

STREET ADDRESS (IF ANY)	CITY	COUNTY
8042 Starr Street	Stanton	Orange
MAIN ACCESS ROAD(S)	NEAREST TOWN/CITY	MILES/DIRECTION FROM TOWN/CITY
Beach Blvd & Starr Street	Stanton	1

**TYPE OF SUBDIVISION**

- |   |   |
|---|---|
| <input 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 checked="" type="checkbox"/> Planned Development     | <input type="checkbox"/> Undivided Interest Land Project  |

NUMBER OF LOTS/UNITS IN PHASE	LOTS/UNITS TO DATE	PHASE #	TOTAL # OF PHASES IN PROJECT	PREVIOUS DRE FILE #	#OF ACRES
12	12	1	3		0.63

**TOTAL BUDGET, RESERVE, & MINIMUM BOND REQUIREMENT**

TOTAL BUDGET/UNIT/MONTH	TOTAL RESERVE/UNIT/MONTH	SUGGESTED RE643 BOND
\$131.34	\$5.31	\$9,460.00

**BUDGET PREPARER**

NAME	ATTENTION	TELEPHONE NUMBER
The Management Trust	Michael McAllister	(858) 547-4373
ADDRESS	CITY	ZIP CODE
9815 Carroll Canyon Road, Suite 103	San Diego, California	92131

***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.*

SIGNATURE OF BUDGET PREPARER	DATE
	10/7/2009

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..... 12
2. Estimated completion date for the residential units included in this phase..... April 2010
3. Estimated completion date for the common area and facilities included in this phase..... April 2010
4. Type of residential building for this project (i.e. high-rise, cluster, garden, etc.)..... Single Family Detached
5. Type of construction for these buildings (i.e. steel, concrete, wood frame, etc.)..... Wood frame
6. Type of roof (i.e. shake, etc.)..... Tile
7. Type of paving used in the project..... Asphalt & concrete
8. Type of exterior wall for residential buildings..... Stucco
9. Number of residential units per building..... 1
10. Number of floors per building..... 2
11. Number of bedrooms per unit..... N/A
12. Square footage of units† (list number and size of each unit type)..... N/A
13. Type of parking facilities and number of spaces (i.e. detached garage, tuck-under, subterranean, carport, open, etc.)..... Attached garage & street

Complete 14 and 15 for Phased Condominium Projects Only

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

† Unit size is approximated. Purchasers must satisfy themselves as to the actual square foot area of the units.

**BUDGET SUMMARY**

PHASE NUMBER	DATE OF BUDGET	DRE FILE NUMBER
1	10/7/2009	
NUMBER OF UNITS	TRACT NUMBER/NAME OF PROJECT	
12	Cambria	

		<i>Per Unit Per Month</i>	<i>Total Monthly</i>	<i>Total Annual</i>
<b>100 FIXED COSTS</b>	101. Property Taxes			
	102. Corporation Franchise Taxes	0.69	8.33	100.00
	103. Insurance (attach proposal)	15.63	187.50	2,250.00
	104. Local License & Inspection Fees			
	105. Estimated Income Taxes			
	<b>100 - Sub Total</b>		16.32	195.83
<b>200 OPERATING COSTS</b>	201. Electricity (attach work sheet)	0.48	5.72	68.64
	Lighting: Leased			
	202. Gas (attach work sheet)			
	203. Water (attach work sheet)	2.03	24.35	292.21
	204. Sewer/Septic Tanks (include if not in 203)			
	205. Cable TV/Master Antenna			
	207. Custodial Area: <i>Number of Restrooms:</i>			
	207a. Custodial Supplies			
	208. Landscape Area: ( <i>See page 15.</i> )	3.00	36.04	432.50
	208a. Landscape Supplies @ \$0.03 /sf/yr	0.09	1.08	12.98
	209. Refuse Disposal <i>Vendor Name:</i> <i>Telephone Number:</i>			
	210. Elevators <i>Number:</i> <i>Type:</i>			
	211. Private Streets, Driveways, Parking Areas <i>Area:</i> <i>sf</i>			
	212. Heating & Air Conditioning Maintenance <i>Area:</i>			
	213. Swimming Pool <i>Number:</i> <i>Size:</i> <i>Mths. Heated</i> Spa <i>Number:</i> <i>Size:</i>			
	213a. Swimming Pool Supplies			
	214. Tennis Court <i>Number:</i>			

		<i>Per Unit Per Month</i>	<i>Total Monthly</i>	<i>Total Annual</i>
<b>200 OPERATING COSTS</b>	215. Access Control <i>Guard hours per day:</i> <i>No. of motorized gates:                      Type:</i> <i>No. of Intercoms/Telephone Entry:</i>			
	216. Reserve Study	4.86	58.33	700.00
	217. Miscellaneous			
	Minor Repairs	1.00	12.00	144.00
	Pest Control	2.00	24.00	288.00
	Snow Removal			
	Lakes/waterways			
	Community Network			
	218. Fire Sprinklers, Fire Alarms, & Fire Extinguishers			
<b>200 - Sub Total</b>	13.46	161.53	1938.33	
<b>300 RESERVES</b>	301-313 (attach reserve work sheet)			
	<b>300 - Sub Total</b>	5.31	63.78	765.30
<b>400 ADMINISTRATION</b>	401. Management ❶	66.67	800.00	9600.00
	402. Legal Services	10.42	125.00	1500.00
	403. Accounting	8.33	100.00	1200.00
	404. Education	3.00	36.00	432.00
	405. Miscellaneous, office expense	4.00	48.00	576.00
	<b>400 - Sub Total</b>	92.42	1109.00	13308.00
<b>TOTAL (100-400)</b>		127.51	1530.14	18361.63
<b>500 CONTINGENCY</b>	501. New Construction 3%	3.83	45.90	550.85
	502. Conversions 5%			
	503. Revenue Offsets (attach documentation)			
<b>TOTAL BUDGET</b>		131.34	1576.04	18912.47

❖ 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					
Item	(1) <b>1</b> Sq. Ft. or Number	(2) <b>1</b> Unit Cost HOA Manual	(3) <b>1</b> Replacement Cost	(4) <b>1</b> Remaining Life	Yearly Reserve Columns 1x2 or 3/4	Cost Per Unit Per Month	
Paint							
Wood Siding (paint/stain)							
Roof - Type:							
Roof - Type:							
Water Heaters							
Exterior Lights							
Hard Floors - Type:							
Carpets							
Elevators							
Streets & Drives							
Heating & Cooling							
Pool Re-plaster							
Pool Heater							
Pool Filter							
Spa Re-plaster							
Spa Heater							
Spa Filter							
Pool/Spa Pumps - No:							
Tennis Courts - No:							
Furnishing/Equipment							
Fences (paint/stain)							
Fences (repair/replace) - Type:							
Walls (paint)							
Walls (repair/replace)	378	\$1.00			378.00	2.63	
Wrought Iron Fencing (paint)							
Wrought Iron (repair/replace)							
Pumps/Motors - Type: Irr controllers	1	\$50.00			50.00	0.35	
Motorized Gates							
Wood Decking							
Mailboxes	12	\$10.00			120.00	0.83	
Septic Tanks							
Chain link Fence							
Exercise Equip (Tot lot)							
Storm Drain Filters							
Concrete Paving							
Landscape Reserve	346	\$0.05			17.30	0.12	
Trees	4	\$50.00			200.00	1.39	
Other							
<b>1</b> Use either Columns 1 and 2 or 3 and 4, but not both for a particular item.					<b>TOTAL RESERVE</b>	765.30	5.31

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. Whenever additional space is required attach computations on a separate sheet.

<b>Site Summary - Total Subdivision Area</b>			
<u>0.63</u> acres x 43,560 =	<u>27414</u>	Total square feet.	
1. Building(s) footprint	<u>27068</u> sq. ft.	← Residential lots (less front yards)	
2. Garages or carports	<u>          </u> sq. ft.		
3. Recreational facilities	<u>          </u> sq. ft.		
4. Paved surfaces	<u>          </u> sq. ft.		
5. Restricted common areas	<u>          </u> sq. ft.		
6. Other: (attach description)	<u>          </u> sq. ft.		
 Sub Total (1-6)	 <u>27068</u> sq. ft.		
	<b>Total Square Ft. (from above)</b>	<u>27414</u> sq. ft.	
	<b>Subtract Sub Total (1-6)</b>	<u>27068</u> sq. ft.	
	<b>Remainder = landscape area</b>	<u>346</u> sq. ft.	

**Individual Summary Schedules**

1) Buildings Containing Units

<i>Length</i>	x	<i>Width</i>	=	<i>Area of Each Bldg.</i>	x	<i>No. of Buildings</i>	=	<i>Total Area Square Feet</i>
<u>Irregular</u>	x	<u>          </u>	=	<u>          </u>	x	<u>          </u>	=	<u>27068</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>
<b>Total for Summary Item 1 above</b>								<u>27068</u>

2) Multiple Detached Garages and Carports

<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>
<b>Total for Summary Item 2 above</b>								<u>          </u>

3) Recreational Facilities

**Total Area**

a. Recreation Room, Clubhouse, Lanai, or other

(length x width = total sq. ft.)

\_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_ sq. ft.

b. Pools

Number: \_\_\_\_\_

Size: \_\_\_\_\_ sq. ft.

c. Spas

Number: \_\_\_\_\_

Size: \_\_\_\_\_ sq. ft.

d. Tennis Courts

Number: \_\_\_\_\_

Size: \_\_\_\_\_

Surface Type: \_\_\_\_\_ sq. ft.

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 \_\_\_\_\_ = \_\_\_\_\_ \_\_\_\_\_

\_\_\_\_\_ 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.)

<i>Building</i> <sup>❶</sup>	<i>Flat Roofed Area</i>	<i>Shingled Area</i>	<i>Cement/Spanish Tile or Wood Shake Area</i>
1			
2			
3			
4			
5			
6			
Rec			
Carports			
Shed			
<b>Totals</b>			
<b>Modifications</b>		<i>x</i> <i>x 1.06</i>	<i>x</i> <i>x 1.06</i>
<b>Grand Totals</b>			

<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)

Type of Surface	Perimeter x 10 ft. x	No. of Stories	x	No. of Bldg. (if identical)	=	Total Area
_____	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	_____	=	_____
<b>Total building paint area</b>						_____

- Walls

Linear Feet	x	Height	x	2 <sup>①</sup>	=	Total Area
Split-face	378	x	6	x	2	4536 Unpainted
_____	x	_____	x	2	=	_____
_____	x	_____	x	2	=	_____
<b>Total Wall paint area</b>						0
<b>Total exterior paint area</b>						_____

**INTERIOR**

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

Room/Type	Walls	x 8 ft. =	Wall Area	+	Ceiling (Length x Width)	=	Total Area
_____	_____	x 8 ft. =	_____	+	_____	=	_____
_____	_____	x 8 ft. =	_____	+	_____	=	_____
_____	_____	x 8 ft. =	_____	+	_____	=	_____
_____	_____	x 8 ft. =	_____	+	_____	=	_____
_____	_____	x 8 ft. =	_____	+	_____	=	_____
_____	_____	x 8 ft. =	_____	+	_____	=	_____
<b>Total interior paint area</b>						_____	
<b>TOTAL EXTERIOR AND INTERIOR</b>						_____	

**FENCES**

Fence requiring paint or stain (see Item 213 in manual for wood and wrought iron)  
 Compute separately using higher cost - put on separate line on page 5 of the Reserve Worksheet.

Linear Feet	x	Height	x	2 <sup>①</sup>	=	Total Area
_____	x	_____	x	2	=	_____
_____	x	_____	x	2	=	_____
_____	x	_____	x	2	=	_____
_____	x	_____	x	2	=	_____
<b>Total fence area</b>						_____

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

**ELECTRICAL ENERGY CONSUMPTION WORKSHEET**

A. Lights (see Note <sup>ⓐ</sup>) **KWH per month**

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

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

\_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_ x .03 = \_\_\_\_\_

2. Garage Lights

\_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_ x .03 = \_\_\_\_\_

3. Outdoor and walkway lights

\_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_ x .03 = \_\_\_\_\_

4. Street Lights

\_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_ x .03 = \_\_\_\_\_

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

\_\_\_\_\_ x \_\_\_\_\_ x 167 KWH = \_\_\_\_\_

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

\_\_\_\_\_ x 1000 KWH = \_\_\_\_\_

D. Electric Heating

*(0.25 KWH x sq. ft. heated - KWH per month for warm climates)*

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

\_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_

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

320 KWH x \_\_\_\_\_ = \_\_\_\_\_

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

\_\_\_\_\_ x .34 KWH = \_\_\_\_\_

G. Electrical Motors (see Notes <sup>ⓐ</sup> and <sup>ⓑ</sup>)

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

Motor #1\* 0.1 x 1000 x 2 x .03 x 100 = 6

Motor #2 \_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_ x .03 x 100 = \_\_\_\_\_

Motor #3 \_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_ x .03 x 100 = \_\_\_\_\_

Motor #4 \_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_ x .03 x 100 = \_\_\_\_\_

\* Irrigation controllers

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** 6

## I. Total Monthly Cost

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

•	<u>        6        </u>	x	<u>    \$0.12    </u>	=	<u>        \$0.72        </u>
•	Monthly common meter charge				<u>        \$5.00        </u>
			<b>Total Monthly Cost</b>		<u>        \$5.72        </u>

Utility Company Name:         SCE          
 Telephone Number:         800-655-4555        

**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; 1 therm = 100,000 BTUs)*

\_\_\_\_\_ + \_\_\_\_\_ + \_\_\_\_\_ + \_\_\_\_\_ = \_\_\_\_\_ x 20 Therms = \_\_\_\_\_

2) Pool (see Note ❶)  
*(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 term range = Therms used)*

_____ (8' diameter)	x	300 Therms	=	_____
_____ (10' diameter)	x	350 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  
*(number of gas barbeques, fireplaces, etc.) x 5 Therms*

\_\_\_\_\_ x 5 = \_\_\_\_\_

**Total Therms** \_\_\_\_\_

(therms x rate =monthly charge)

_____	x	_____	=	_____
_____	x	_____	=	_____
_____	x	_____	=	_____

**Meter Charge** \_\_\_\_\_

**Total Monthly Cost** \_\_\_\_\_

Utility Company Name: Not common

Telephone Number: \_\_\_\_\_

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

\_\_\_\_\_ x \_\_\_\_\_ x 10 = \_\_\_\_\_

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

\_\_\_\_\_ 346 x \_\_\_\_\_ 1.62 x .0033 = \_\_\_\_\_ \$1.85

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

\_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_

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

\_\_\_\_\_ (A) x \_\_\_\_\_ % = \_\_\_\_\_

D. Meter Charge

Line size: \_\_\_\_\_ 2 (2", 3" etc.) Charge per month:\$ \_\_\_\_\_ \$22.50

**MONTHLY WATER COST:** \_\_\_\_\_ \$24.35

Utility Company Name: \_\_\_\_\_ City of Stanton \_\_\_\_\_

Telephone Number: \_\_\_\_\_ 800-999-4033 \_\_\_\_\_

**Notes**

❶ 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).

❷ 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  
NOT APPLICABLE**

**Section I Variable Assessment Computation**

A.	Variable Costs Description	Monthly Cost
	1. Insurance	_____
	2. Domestic Gas (if common)	_____
	3. Domestic Water (if common)	_____
	4. Paint	_____
	5. Roof	_____
	6. Hot Water Heater (if common)	_____
	7. Other	_____

**Total Variable Cost** \_\_\_\_\_

B. Total livable square footage of all units from condominium plan: \_\_\_\_\_

C. Variable Factor (*variable monthly costs/square footage = variable factor*): \_\_\_\_\_

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

**Section II Equal Assessment Computation**

A. Total Monthly Budget \_\_\_\_\_

Less Variable Costs \_\_\_\_\_

Total Monthly Equal Costs \_\_\_\_\_

B. Monthly Base Assessment: \_\_\_\_\_

(*total monthly cost/number of units = monthly base assessment*)

**Section III Assessment Schedule**

Unit	Unit Size <sup>†</sup>	x	Variable	=	Variable	+	Base	=	Total Mth.	x	Unit Count	Total Mth.
Desig			Factor		Assessment		Assessment		Assessment			Budget*
A.	_____	x	_____		_____	+	_____		_____			_____
B.	_____	x	_____		_____	+	_____		_____			_____
C.	_____	x	_____		_____	+	_____		_____			_____
D.	_____	x	_____		_____	+	_____		_____			_____
E.	_____	x	_____		_____	+	_____		_____			_____
F.	_____	x	_____		_____	+	_____		_____			_____

**VERIFICATION OF COMPUTATIONS** Total Monthly Budget (Section III) \_\_\_\_\_

Total Monthly Budget (Section IIA) \_\_\_\_\_

<sup>†</sup> Unit size is approximated. Purchasers must satisfy themselves as to the actual square foot area of the units.

\* Total Assessment x number of units of each type.

**Section IV Variable Assessments**

Highest	-	Lowest	∕	Lowest	=	%
Assessment		Assessment		Assessment		Differential
_____	-	_____	∕	_____	=	_____

**SUPPLEMENTAL WORKSHEET**

**LANDSCAPE**

A. Complete chart and transfer "total landscape cost 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>
Ground cover	40	138	1.25	\$172.50
Lawn	60	208	1.25	\$260.00
Open space maintained				
Open space non-maintained				
Other				
<b>Total</b>	100%	346		
<b>TOTAL LANDSCAPE COST PER YEAR</b>				\$432.50

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

Includes front yard landscaping

---



---



---

**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 X (incl. overhang)</i>	<i>Pitch = Multiplier</i>	<i>Adjusted X S.F.</i>	<i>Adjusted = Cost per S.F.</i>	<i>Total Annual Cost</i>
<b>TOTAL ROOF COST PER YEAR</b>							

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

---



---



# LaBarre/Oksnee Insurance Agency

## Cambria Build-Out (36 Homes) Insurance Proposal

### PROPERTY (replacement cost/ \$1,000 deductible)

### LIMITS

Blanket property which may include rec buildings, restrooms, courts, walls, walkways, fences, pools, streets, trees, shrubs, light poles, sprinklers, etc.

\$150,000.

### LIABILITY (broad form)

Bodily Injury and Property Damage  
General Aggregate  
Personal & Advertising Injury  
Non-Owned & Hired Auto  
Fire Legal  
Medical Expense (any one person)  
Products & Completed Operations

\$1,000,000.  
\$2,000,000.  
\$1,000,000.  
\$1,000,000.  
\$ 100,000.  
\$ 5,000.  
Included

### UMBRELLA LIABILITY

\$1,000,000.

(Total liability is \$2,000,000. which places you in compliance with California Civil Code)

### DIRECTORS & OFFICERS LIABILITY

\$2,000,000.

Umbrella Included

### FIDELITY BOND (employee dishonesty)

\$50,000.

### WORKERS COMPENSATION

\$1,000,000.

Work Comp Coverage and Premium are based on no direct employees of the association.

### TOTAL ANNUAL PREMIUM:

\*\*\*\$2,800

9/10/09

\*\*\*Please reduce the premium to \$2,215 if you do not wish to include Workers Compensation Insurance.

Thank you!

**Note: Premiums are for DRE budget only and can vary at the time of execution. Please call Keith Hatch at (800) 698-0711 ext. 313 for an updated quote at the time of placement. Thank you!**



85 Argonaut, Suite 110, Aliso Viejo, CA 92656 • (949) 588-0711 • (800) 698-0711 • (949) 588-1275 Fax  
74-199 El Paseo, Suite 105, Palm Desert, CA 92260 • (760) 346-7251 • (760) 346-4269 Fax  
2382 Faraday Avenue, Suite 310, Carlsbad, CA 92008 • (760) 607-0161 • (760) 607-0164 Fax  
9030 W. Sahara Avenue, Suite 103, Las Vegas, NV 89117 • (702) 240-6565 • (702) 240-6535 Fax  
License#OC84283





**BUDGET WORKSHEET**

RE 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 project may make historical data not applicable or not 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 in the 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)

DEPUTY ASSIGNED FILE (IF KNOWN)

**SUBDIVISION IDENTIFICATION AND LOCATION**

NAME AND/OR TRACT NUMBER

Cambria

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

STREET ADDRESS (IF ANY)

8042 Starr Street

CITY

Stanton

COUNTY

Orange

MAIN ACCESS ROAD(S)

Beach Blvd &amp; Starr Street

NEAREST TOWN/CITY

Stanton

MILES/DIRECTION FROM TOWN/CITY

1

**TYPE OF SUBDIVISION**

- |   |   |
|---|---|
| <input 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 checked="" type="checkbox"/> Planned Development     | <input type="checkbox"/> Undivided Interest Land Project  |

NUMBER OF LOTS/UNITS IN PHASE	LOTS/UNITS TO DATE	PHASE #	TOTAL # OF PHASES IN PROJECT	PREVIOUS DRE FILE	# OF ACRES
12	24	2	3		1.23

**TOTAL BUDGET, RESERVE, & MINIMUM BOND REQUIREMENT**

TOTAL BUDGET/UNIT/MONTH	TOTAL RESERVE/UNIT/MONTH	SUGGESTED RE643 BOND
\$78.95	\$3.60	\$5,680.00

**BUDGET PREPARER**

NAME	ATTENTION	TELEPHONE NUMBER
The Management Trust	Michael McAllister	(858) 547-4373
ADDRESS	CITY	ZIP CODE
9815 Carroll Canyon Road, Suite 103	San Diego, California	92131

***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.*

SIGNATURE OF BUDGET PREPARER

DATE

10/7/2009

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..... 24
2. Estimated completion date for the residential units included in this phase..... June 2010
3. Estimated completion date for the common area and facilities included in this phase..... June 2010
4. Type of residential building for this project (i.e. high-rise, cluster, garden, etc.)..... Single Family Detached
5. Type of construction for these buildings (i.e. steel, concrete, wood frame, etc.)..... Wood frame
6. Type of roof (i.e. shake, etc.)..... Tile
7. Type of paving used in the project..... Asphalt & concrete
8. Type of exterior wall for residential buildings..... Stucco
9. Number of residential units per building..... 1
10. Number of floors per building..... 2
11. Number of bedrooms per unit..... N/A
12. Square footage of units† (list number and size of each unit type)..... N/A
13. Type of parking facilities and number of spaces (i.e. detached garage, tuck-under, subterranean, carport, open, etc.)..... Attached garage & street

Complete 14 and 15 for Phased Condominium Projects Only

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

† Unit size is approximated. Purchasers must satisfy themselves as to the actual square foot area of the units.

**BUDGET SUMMARY**

PHASE NUMBER	DATE OF BUDGET	DRE FILE NUMBER
2	10/7/2009	
NUMBER OF UNITS	TRACT NUMBER/NAME OF PROJECT	
24	Cambria	

		<i>Per Unit Per Month</i>	<i>Total Monthly</i>	<i>Total Annual</i>
<b>100 FIXED COSTS</b>	101. Property Taxes			
	102. Corporation Franchise Taxes	0.35	8.33	100.00
	103. Insurance (attach proposal)	7.81	187.50	2,250.00
	104. Local License & Inspection Fees			
	105. Estimated Income Taxes			
	<b>100 - Sub Total</b>		8.16	195.83
<b>200 OPERATING COSTS</b>	201. Electricity (attach work sheet)	0.27	6.44	77.28
	Lighting: Leased			
	202. Gas (attach work sheet)			
	203. Water (attach work sheet)	1.10	26.31	315.70
	204. Sewer/Septic Tanks (include if not in 203)			
	205. Cable TV/Master Antenna			
	207. Custodial Area:			
	<i>Number of Restrooms:</i>			
	207a. Custodial Supplies			
	208. Landscape Area: (See page 15.)	3.09	74.17	890.00
	208a. Landscape Supplies @ \$0.03 /sf/yr	0.09	2.23	26.70
	209. Refuse Disposal			
	<i>Vendor Name:</i>			
	<i>Telephone Number:</i>			
	210. Elevators			
	<i>Number:</i> <i>Type:</i>			
	211. Private Streets, Driveways, Parking Areas			
	<i>Area:</i> <i>sf</i>			
212. Heating & Air Conditioning Maintenance				
<i>Area:</i>				
213. Swimming Pool				
<i>Number:</i> <i>Size:</i> <i>Mths. Heated</i>				
Spa				
<i>Number:</i> <i>Size:</i>				
213a. Swimming Pool Supplies				
214. Tennis Court				
<i>Number:</i>				

		<i>Per Unit Per Month</i>	<i>Total Monthly</i>	<i>Total Annual</i>
<b>200 OPERATING COSTS</b>	215. Access Control <i>Guard hours per day:</i> <i>No. of motorized gates:                      Type:</i> <i>No. of Intercoms/Telephone Entry:</i>			
	216. Reserve Study	3.47	83.33	1,000.00
	217. Miscellaneous			
	Minor Repairs	1.00	24.00	288.00
	Pest Control	2.00	48.00	576.00
	Snow Removal			
	Lakes/waterways			
	Community Network			
	218. Fire Sprinklers, Fire Alarms, & Fire Extinguishers			
<b>200 - Sub Total</b>	11.02	264.47	3173.68	
<b>300 RESERVES</b>	301-313 (attach reserve work sheet)			
	<b>300 - Sub Total</b>	3.60	86.30	1035.60
<b>400 ADMINISTRATION</b>	401. Management ❶	37.50	900.00	10800.00
	402. Legal Services	5.21	125.00	1500.00
	403. Accounting	4.17	100.00	1200.00
	404. Education	3.00	72.00	864.00
	405. Miscellaneous, office expense	4.00	96.00	1152.00
	<b>400 - Sub Total</b>	53.88	1293.00	15516.00
<b>TOTAL (100-400)</b>		76.65	1839.61	22075.28
<b>500 CONTINGENCY</b>	501. New Construction 3%	2.30	55.19	662.26
	502. Conversions 5%			
	503. Revenue Offsets (attach documentation)			
<b>TOTAL BUDGET</b>		78.95	1894.80	22737.54

❖ 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					
Item	(1) <b>1</b> Sq. Ft. or Number	(2) <b>1</b> Unit Cost HOA Manual	(3) <b>1</b> Replacement Cost	(4) <b>1</b> Remaining Life	Yearly Reserve Columns 1x2 or 3/4	Cost Per Unit Per Month	
Paint							
Wood Siding (paint/stain)							
Roof - Type:							
Roof - Type:							
Water Heaters							
Exterior Lights							
Hard Floors - Type:							
Carpets							
Elevators							
Streets & Drives							
Heating & Cooling							
Pool Re-plaster							
Pool Heater							
Pool Filter							
Spa Re-plaster							
Spa Heater							
Spa Filter							
Pool/Spa Pumps - No:							
Tennis Courts - No:							
Furnishing/Equipment							
Fences (paint/stain)							
Fences (repair/replace) - Type:							
Walls (paint)							
Walls (repair/replace)	460	\$1.00			460.00	1.60	
Wrought Iron Fencing (paint)							
Wrought Iron (repair/replace)							
Pumps/Motors - Type: Irr controllers	2	\$50.00			100.00	0.35	
Motorized Gates							
Wood Decking							
Mailboxes	24	\$10.00			240.00	0.83	
Septic Tanks							
Chain link Fence							
Exercise Equip (Tot lot)							
Storm Drain Filters							
Concrete Paving							
Landscape Reserve	712	\$0.05			35.60	0.12	
Trees	4	\$50.00			200.00	0.69	
Other							
<b>1</b> Use either Columns 1 and 2 or 3 and 4, but not both for a particular item.					<b>TOTAL RESERVE</b>	1035.60	3.60

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. Whenever additional space is required attach computations on a separate sheet.

<b>Site Summary - Total Subdivision Area</b>			
<u>1.23</u> acres x 43,560 =	<u>53429</u>	Total square feet.	
1. Building(s) footprint	<u>52717</u>	sq. ft.	← Residential lots (less front yards)
2. Garages or carports	<u>          </u>	sq. ft.	
3. Recreational facilities	<u>          </u>	sq. ft.	
4. Paved surfaces	<u>          </u>	sq. ft.	
5. Restricted common areas	<u>          </u>	sq. ft.	
6. Other: (attach description)	<u>          </u>	sq. ft.	
 Sub Total (1-6)	 <u>52717</u>	 sq. ft.	
	<b>Total Square Ft. (from above)</b>		<u>53429</u> sq. ft.
	<b>Subtract Sub Total (1-6)</b>		<u>52717</u> sq. ft.
	<b>Remainder = landscape area</b>		<u>712</u> sq. ft.

**Individual Summary Schedules**

1) Buildings Containing Units

<i>Length</i>	x	<i>Width</i>	=	<i>Area of Each Bldg.</i>	x	<i>No. of Buildings</i>	=	<i>Total Area Square Feet</i>
<u>Irregular</u>	x	<u>          </u>	=	<u>          </u>	x	<u>          </u>	=	<u>52717</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>
<b>Total for Summary Item 1 above</b>								<u>52717</u>

2) Multiple Detached Garages and Carports

<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>
<b>Total for Summary Item 2 above</b>								<u>          </u>

3) Recreational Facilities

**Total Area**

a. Recreation Room, Clubhouse, Lanai, or other

(length x width = total sq. ft.)

\_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_ sq. ft.

b. Pools

Number: \_\_\_\_\_

Size: \_\_\_\_\_ sq. ft.

c. Spas

Number: \_\_\_\_\_

Size: \_\_\_\_\_ sq. ft.

d. Tennis Courts

Number: \_\_\_\_\_

Size: \_\_\_\_\_

Surface Type: \_\_\_\_\_ sq. ft.

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 \_\_\_\_\_ = \_\_\_\_\_ \_\_\_\_\_

\_\_\_\_\_ 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.)

<i>Building</i> <sup>❶</sup>	<i>Flat Roofed Area</i>	<i>Shingled Area</i>	<i>Cement/Spanish Tile or Wood Shake Area</i>
1			
2			
3			
4			
5			
6			
Rec			
Carports			
Shed			
<b>Totals</b>			
<b>Modifications</b>		<i>x</i> <i>x 1.06</i>	<i>x</i> <i>x 1.06</i>
<b>Grand Totals</b>			

<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)

Type of Surface	Perimeter x 10 ft. x	No. of Stories	x	No. of Bldg. (if identical)	=	Total Area
_____	_____ 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	_____	=	_____
<b>Total building paint area</b>						_____

- Walls

Linear Feet	x	Height	x	2 <sup>①</sup>	=	Total Area
Split-face	460	x	6	x	2	5520 Unpainted
_____	_____	x	_____	x	2	_____
_____	_____	x	_____	x	2	_____
<b>Total Wall paint area</b>						0
<b>Total exterior paint area</b>						_____

**INTERIOR**

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

Room/Type	Walls	x 8 ft. =	Wall Area	+	Ceiling (Length x Width)	=	Total Area
_____	_____	_____	_____	+	_____	=	_____
_____	_____	_____	_____	+	_____	=	_____
_____	_____	_____	_____	+	_____	=	_____
_____	_____	_____	_____	+	_____	=	_____
_____	_____	_____	_____	+	_____	=	_____
_____	_____	_____	_____	+	_____	=	_____
<b>Total interior paint area</b>						_____	
<b>TOTAL EXTERIOR AND INTERIOR</b>						_____	

**FENCES**

Fence requiring paint or stain (see Item 213 in manual for wood and wrought iron)  
 Compute separately using higher cost - put on separate line on page 5 of the Reserve Worksheet.

Linear Feet	x	Height	x	2 <sup>①</sup>	=	Total Area
_____	x	_____	x	2	=	_____
_____	x	_____	x	2	=	_____
_____	x	_____	x	2	=	_____
_____	x	_____	x	2	=	_____
<b>Total fence area</b>						_____

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

**ELECTRICAL ENERGY CONSUMPTION WORKSHEET**

A. Lights (see Note ①) **KWH per month**

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

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

\_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_ x .03 = \_\_\_\_\_

2. Garage Lights

\_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_ x .03 = \_\_\_\_\_

3. Outdoor and walkway lights

\_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_ x .03 = \_\_\_\_\_

4. Street Lights

\_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_ x .03 = \_\_\_\_\_

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

\_\_\_\_\_ x \_\_\_\_\_ x 167 KWH = \_\_\_\_\_

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

\_\_\_\_\_ x 1000 KWH = \_\_\_\_\_

D. Electric Heating

*(0.25 KWH x sq. ft. heated - KWH per month for warm climates)*

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

\_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_

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

320 KWH x \_\_\_\_\_ = \_\_\_\_\_

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

\_\_\_\_\_ x .34 KWH = \_\_\_\_\_

G. Electrical Motors (see Notes ② and ③)

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

Motor #1*	0.1	x	1000	x	2	x	.03	x	100	x	2	=	12
Motor #2	_____	x	_____	x	_____	x	.03	x	100	=	_____		_____
Motor #3	_____	x	_____	x	_____	x	.03	x	100	=	_____		_____
Motor #4	_____	x	_____	x	_____	x	.03	x	100	=	_____		_____

\* Irrigation controllers

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** 12

## I. Total Monthly Cost

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

•	<u>12</u>	x	<u>\$0.12</u>	=	<u>\$1.44</u>
•	Monthly common meter charge				<u>\$5.00</u>
	<b>Total Monthly Cost</b>				<u>\$6.44</u>

Utility Company Name: SCE  
 Telephone Number: 800-655-4555

**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  
*(number of dwelling units on association meters + laundry rooms + outdoor showers + recreation rooms = number units x 20 Therms = Therms per month; 1 therm = 100,000 BTUs)* **Therms**

\_\_\_\_\_ + \_\_\_\_\_ + \_\_\_\_\_ + \_\_\_\_\_ = \_\_\_\_\_ x 20 Therms = \_\_\_\_\_

2) Pool (see Note ❶)  
*(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 term range = Therms used)*

_____ (8' diameter)	x	300 Therms	=	_____
_____ (10' diameter)	x	350 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  
*(number of gas barbeques, fireplaces, etc.) x 5 Therms*

\_\_\_\_\_ x 5 = \_\_\_\_\_

**Total Therms** \_\_\_\_\_

(therms x rate = monthly charge)

_____	x	_____	=	_____
_____	x	_____	=	_____
_____	x	_____	=	_____

**Meter Charge** \_\_\_\_\_

**Total Monthly Cost** \_\_\_\_\_

Utility Company Name: Not common

Telephone Number: \_\_\_\_\_

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

\_\_\_\_\_ x \_\_\_\_\_ x 10 = \_\_\_\_\_

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

\_\_\_\_\_ 712 x \_\_\_\_\_ 1.62 x .0033 = \_\_\_\_\_ \$3.81

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

\_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_

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

\_\_\_\_\_ (A) x \_\_\_\_\_ % = \_\_\_\_\_

D. Meter Charge

Line size: \_\_\_\_\_ 2 (2", 3" etc.) Charge per month:\$ \_\_\_\_\_ \$22.50

**MONTHLY WATER COST:** \_\_\_\_\_ \$26.31

Utility Company Name: \_\_\_\_\_ City of Stanton

Telephone Number: \_\_\_\_\_ 800-999-4033

**Notes**

- ❶ 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).
- ❷ 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  
NOT APPLICABLE**

**Section I Variable Assessment Computation**

A.	Variable Costs Description	Monthly Cost
	1. Insurance	_____
	2. Domestic Gas (if common)	_____
	3. Domestic Water (if common)	_____
	4. Paint	_____
	5. Roof	_____
	6. Hot Water Heater (if common)	_____
	7. Other	_____

**Total Variable Cost** \_\_\_\_\_

B. Total livable square footage of all units from condominium plan: \_\_\_\_\_

C. Variable Factor (*variable monthly costs/square footage = variable factor*): \_\_\_\_\_

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

**Section II Equal Assessment Computation**

A. Total Monthly Budget \_\_\_\_\_

Less Variable Costs \_\_\_\_\_

Total Monthly Equal Costs \_\_\_\_\_

B. Monthly Base Assessment: \_\_\_\_\_

(*total monthly cost/number of units = monthly base assessment*)

**Section III Assessment Schedule**

Unit	Unit Size <sup>†</sup>	x	Variable	=	Variable	+	Base	=	Total Mth.	x	Unit Count	Total Mth.
Desig			Factor		Assessment		Assessment		Assessment			Budget*
A.	_____	x	_____		_____	+	_____		_____			_____
B.	_____	x	_____		_____	+	_____		_____			_____
C.	_____	x	_____		_____	+	_____		_____			_____
D.	_____	x	_____		_____	+	_____		_____			_____
E.	_____	x	_____		_____	+	_____		_____			_____
F.	_____	x	_____		_____	+	_____		_____			_____

**VERIFICATION OF COMPUTATIONS** Total Monthly Budget (Section III) \_\_\_\_\_

Total Monthly Budget (Section IIA) \_\_\_\_\_

<sup>†</sup> Unit size is approximated. Purchasers must satisfy themselves as to the actual square foot area of the units.

\* Total Assessment x number of units of each type.

**Section IV Variable Assessments**

Highest	-	Lowest	∕	Lowest	=	%
Assessment		Assessment		Assessment		Differential
_____	-	_____	∕	_____	=	_____

**SUPPLEMENTAL WORKSHEET**

**LANDSCAPE**

A. Complete chart and transfer "total landscape cost 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>
Ground cover	40	285	1.25	\$356.25
Lawn	60	427	1.25	\$533.75
Open space maintained				
Open space non-maintained				
Other				
<b>Total</b>	100%	712		
<b>TOTAL LANDSCAPE COST PER YEAR</b>				\$890.00

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

Includes front yard landscaping

---



---



---

**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 X (incl. overhang)</i>	<i>Pitch = Multiplier</i>	<i>Adjusted X S.F.</i>	<i>Adjusted = Cost per S.F.</i>	<i>Total Annual Cost</i>
<b>TOTAL ROOF COST PER YEAR</b>							

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

---



---



# LaBarre/Oksnee Insurance Agency

## Cambria Build-Out (36 Homes) Insurance Proposal

### PROPERTY (replacement cost/ \$1,000 deductible)

### LIMITS

Blanket property which may include rec buildings, restrooms, courts, walls, walkways, fences, pools, streets, trees, shrubs, light poles, sprinklers, etc.

\$150,000.

### LIABILITY (broad form)

Bodily Injury and Property Damage  
General Aggregate  
Personal & Advertising Injury  
Non-Owned & Hired Auto  
Fire Legal  
Medical Expense (any one person)  
Products & Completed Operations

\$1,000,000.  
\$2,000,000.  
\$1,000,000.  
\$1,000,000.  
\$ 100,000.  
\$ 5,000.  
Included

### UMBRELLA LIABILITY

\$1,000,000.

(Total liability is \$2,000,000. which places you in compliance with California Civil Code)

### DIRECTORS & OFFICERS LIABILITY

\$2,000,000.

Umbrella Included

### FIDELITY BOND (employee dishonesty)

\$50,000.

### WORKERS COMPENSATION

\$1,000,000.

Work Comp Coverage and Premium are based on no direct employees of the association.

### TOTAL ANNUAL PREMIUM:

\*\*\*\$2,800

9/10/09

\*\*\*Please reduce the premium to \$2,215 if you do not wish to include Workers Compensation Insurance.

Thank you!

**Note: Premiums are for DRE budget only and can vary at the time of execution. Please call Keith Hatch at (800) 698-0711 ext. 313 for an updated quote at the time of placement. Thank you!**



85 Argonaut, Suite 110, Aliso Viejo, CA 92656 • (949) 588-0711 • (800) 698-0711 • (949) 588-1275 Fax  
74-199 El Paseo, Suite 105, Palm Desert, CA 92260 • (760) 346-7251 • (760) 346-4269 Fax  
2382 Faraday Avenue, Suite 310, Carlsbad, CA 92008 • (760) 607-0161 • (760) 607-0164 Fax  
9030 W. Sahara Avenue, Suite 103, Las Vegas, NV 89117 • (702) 240-6565 • (702) 240-6535 Fax  
License#OC84283





**BUDGET WORKSHEET**

RE 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 project may make historical data not applicable or not 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 in the 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 California 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 in the 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)

DEPUTY ASSIGNED FILE (IF KNOWN)

**SUBDIVISION IDENTIFICATION AND LOCATION**

NAME AND/OR TRACT NUMBER

Cambria

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

STREET ADDRESS (IF ANY)

8042 Starr Street

CITY

Stanton

COUNTY

Orange

MAIN ACCESS ROAD(S)

Beach Blvd &amp; Starr Street

NEAREST TOWN/CITY

Stanton

MILES/DIRECTION FROM TOWN/CITY

1

**TYPE OF SUBDIVISION**

- |   |   |
|---|---|
| <input 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 checked="" type="checkbox"/> Planned Development     | <input type="checkbox"/> Undivided Interest Land Project  |

NUMBER OF LOTS/UNITS IN PHASE

12

LOTS/UNITS TO DATE

36

PHASE #

3

TOTAL # OF PHASES IN PROJECT

3

PREVIOUS DRE FILE #

# OF ACRES

2.85

**TOTAL BUDGET, RESERVE, & MINIMUM BOND REQUIREMENT**

TOTAL BUDGET/UNIT/MONTH

\$99.60

TOTAL RESERVE/UNIT/MONTH

\$16.49

SUGGESTED RE643 BOND

\$7,170.00

**BUDGET PREPARER**

NAME

The Management Trust

ATTENTION

Michael McAllister

TELEPHONE NUMBER

(858) 547-4373

ADDRESS

9815 Carroll Canyon Road, Suite 103

CITY

San Diego, California

ZIP CODE

92131

***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.*

SIGNATURE OF BUDGET PREPARER

DATE

10/7/2009

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..... 36
2. Estimated completion date for the residential units included in this phase..... July 2010
3. Estimated completion date for the common area and facilities included in this phase..... July 2010
4. Type of residential building for this project (i.e. high-rise, cluster, garden, etc.)..... Single Family Detached
5. Type of construction for these buildings (i.e. steel, concrete, wood frame, etc.)..... Wood frame
6. Type of roof (i.e. shake, etc.)..... Tile
7. Type of paving used in the project..... Asphalt & concrete
8. Type of exterior wall for residential buildings..... Stucco
9. Number of residential units per building..... 1
10. Number of floors per building..... 2
11. Number of bedrooms per unit..... N/A
12. Square footage of units† (list number and size of each unit type)..... N/A
13. Type of parking facilities and number of spaces (i.e. detached garage, tuck-under, subterranean, carport, open, etc.)..... Attached garage & street

Complete 14 and 15 for Phased Condominium Projects Only

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

† Unit size is approximated. Purchasers must satisfy themselves as to the actual square foot area of the units.

**BUDGET SUMMARY**

PHASE NUMBER	DATE OF BUDGET	DRE FILE NUMBER
3	10/7/2009	
NUMBER OF UNITS	TRACT NUMBER/NAME OF PROJECT	
36	Cambria	

		<i>Per Unit Per Month</i>	<i>Total Monthly</i>	<i>Total Annual</i>
<b>100 FIXED COSTS</b>	101. Property Taxes			
	102. Corporation Franchise Taxes	0.23	8.33	100.00
	103. Insurance (attach proposal)	5.21	187.50	2,250.00
	104. Local License & Inspection Fees			
	105. Estimated Income Taxes			
	<b>100 - Sub Total</b>		5.44	195.83
<b>200 OPERATING COSTS</b>	201. Electricity (attach work sheet)	1.04	37.40	448.80
	Lighting: Leased			
	202. Gas (attach work sheet)			
	203. Water (attach work sheet)	1.90	68.26	819.09
	204. Sewer/Septic Tanks (include if not in 203)			
	205. Cable TV/Master Antenna			
	207. Custodial Area: <i>Number of Restrooms:</i>			
	207a. Custodial Supplies			
	208. Landscape Area: <i>(See page 15.)</i>	24.75	891.04	10,692.50
	208a. Landscape Supplies @ \$0.03 /sf/yr	0.74	26.73	320.78
	209. Refuse Disposal <i>Vendor Name:</i> <i>Telephone Number:</i>			
	210. Elevators <i>Number:</i> <i>Type:</i>			
	211. Private Streets, Driveways, Parking Areas <i>Area:</i> 36690 <i>sf</i>			
	212. Heating & Air Conditioning Maintenance <i>Area:</i>			
	213. Swimming Pool <i>Number:</i> <i>Size:</i> <i>Mths. Heated</i> Spa <i>Number:</i> <i>Size:</i>			
	213a. Swimming Pool Supplies			
	214. Tennis Court <i>Number:</i>			

		<i>Per Unit Per Month</i>	<i>Total Monthly</i>	<i>Total Annual</i>
<b>200 OPERATING COSTS</b>	215. Access Control <i>Guard hours per day:</i> <i>No. of motorized gates:</i> <i>Type:</i> <i>No. of Intercoms/Telephone Entry:</i>			
	216. Reserve Study	2.31	83.33	1,000.00
	217. Miscellaneous			
	Minor Repairs	1.00	36.00	432.00
	Pest Control	2.00	72.00	864.00
	Snow Removal			
	Lakes/waterways			
	Community Network			
	218. Fire Sprinklers, Fire Alarms, & Fire Extinguishers			
<b>200 - Sub Total</b>	33.74	1214.76	14577.17	
<b>300 RESERVES</b>	301-313 (attach reserve work sheet)			
	<b>300 - Sub Total</b>	16.49	593.58	7123.00
<b>400 ADMINISTRATION</b>	401. Management ❶	27.78	1000.00	12000.00
	402. Legal Services	3.47	125.00	1500.00
	403. Accounting	2.78	100.00	1200.00
	404. Education	3.00	108.00	1296.00
	405. Miscellaneous, office expense	4.00	144.00	1728.00
	<b>400 - Sub Total</b>	41.03	1477.00	17724.00
<b>TOTAL (100-400)</b>		96.70	3481.18	41774.17
<b>500 CONTINGENCY</b>	501. New Construction 3%	2.90	104.44	1253.23
	502. Conversions 5%			
	503. Revenue Offsets (attach documentation)			
<b>TOTAL BUDGET</b>		99.60	3585.62	43027.40

❖ 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					
Item	(1) <b>1</b> Sq. Ft. or Number	(2) <b>1</b> Unit Cost HOA Manual	(3) <b>1</b> Replacement Cost	(4) <b>1</b> Remaining Life	Yearly Reserve Columns 1x2 or 3/4	Cost Per Unit Per Month	
Paint							
Wood Siding (paint/stain)							
Roof - Type:							
Roof - Type:							
Water Heaters							
Exterior Lights	7	\$100.00			700.00	1.62	
Hard Floors - Type:							
Carpets							
Elevators							
Streets & Drives	32765	\$0.12			3931.80	9.10	
Heating & Cooling							
Pool Re-plaster							
Pool Heater							
Pool Filter							
Spa Re-plaster							
Spa Heater							
Spa Filter							
Pool/Spa Pumps - No:							
Tennis Courts - No:							
Furnishing/Equipment							
Fences (paint/stain)							
Fences (repair/replace) - Type:							
Walls (paint)							
Walls (repair/replace)	700	\$1.00			700.00	1.62	
Wrought Iron Fencing (paint)							
Wrought Iron (repair/replace)							
Pumps/Motors - Type: Irr controllers	3	\$50.00			150.00	0.35	
Motorized Gates							
Wood Decking							
Mailboxes	36	\$10.00			360.00	0.83	
Septic Tanks							
Chain link Fence							
Exercise Equip (Tot lot)			\$6,900.00	12	575.00	1.33	
Storm Drain Filters							
Concrete Paving	3925	\$0.02			78.50	0.18	
Landscape Reserve	8554	\$0.05			427.70	0.99	
Trees	4	\$50.00			200.00	0.46	
Other							
<b>1 Use either Columns 1 and 2 or 3 and 4, but not both for a particular item.</b>					<b>TOTAL RESERVE</b>	7123.00	16.49

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. Whenever additional space is required attach computations on a separate sheet.

<b>Site Summary - Total Subdivision Area</b>		
<u>2.85</u> acres x 43,560 =	<u>124146</u> Total square feet.	
1. Building(s) footprint	<u>75295</u> sq. ft.	← Residential lots (less front yards)
2. Garages or carports	<u>          </u> sq. ft.	
3. Recreational facilities	<u>3607</u> sq. ft.	
4. Paved surfaces	<u>36690</u> sq. ft.	
5. Restricted common areas	<u>          </u> sq. ft.	
6. Other: (attach description)	<u>          </u> sq. ft.	
 Sub Total (1-6)	 <u>115592</u> sq. ft.	
	<b>Total Square Ft. (from above)</b>	<u>124146</u> sq. ft.
	<b>Subtract Sub Total (1-6)</b>	<u>115592</u> sq. ft.
	<b>Remainder = landscape area</b>	<u>8554</u> sq. ft.

**Individual Summary Schedules**

1) Buildings Containing Units

<i>Length</i>	<i>x</i>	<i>Width</i>	<i>=</i>	<i>Area of Each Bldg.</i>	<i>x</i>	<i>No. of Buildings</i>	<i>=</i>	<i>Total Area Square Feet</i>
<u>Irregular</u>	x	<u>          </u>	=	<u>          </u>	x	<u>          </u>	=	<u>75295</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>
<b>Total for Summary Item 1 above</b>								<u>75295</u>

2) Multiple Detached Garages and Carports

<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>
<b>Total for Summary Item 2 above</b>								<u>          </u>

3) Recreational Facilities

**Total Area**

a. Recreation Room, Clubhouse, Lanai, or other

(length x width = total sq. ft.)

\_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_ sq. ft.

b. Pools

Number: \_\_\_\_\_

Size: \_\_\_\_\_ sq. ft.

c. Spas

Number: \_\_\_\_\_

Size: \_\_\_\_\_ sq. ft.

d. Tennis Courts

Number: \_\_\_\_\_

Size: \_\_\_\_\_

Surface Type: \_\_\_\_\_ sq. ft.

e. Other: (describe)

\_\_\_\_\_  
Tot lot (less walkways) \_\_\_\_\_ 3607 sq. ft.

**Total for Summary Item 3 above** \_\_\_\_\_ 3607 sq. ft.

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

(length x width = square foot area)

*Paving Material (concrete, asphalt, etc.)*

\_\_\_\_\_ 270 x \_\_\_\_\_ 5 = \_\_\_\_\_ 1350 \_\_\_\_\_ Concrete pathway (along tot lot)

\_\_\_\_\_ 103 x \_\_\_\_\_ 25 = \_\_\_\_\_ 2575 \_\_\_\_\_ Concrete drives

\_\_\_\_\_ 1193 x \_\_\_\_\_ 25 = \_\_\_\_\_ 29825 \_\_\_\_\_ Asphalt drives

\_\_\_\_\_ 147 x \_\_\_\_\_ 20 = \_\_\_\_\_ 2940 \_\_\_\_\_ Asphalt parking

**Total for Summary Item 4 above** \_\_\_\_\_ 36690 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</i> <sup>❶</sup>	<i>Flat Roofed Area</i>	<i>Shingled Area</i>	<i>Cement/Spanish Tile or Wood Shake Area</i>
1			
2			
3			
4			
5			
6			
Rec			
Carports			
Shed			
<b>Totals</b>			
<b>Modifications</b>		<i>x</i> <i>x 1.06</i>	<i>x</i> <i>x 1.06</i>
<b>Grand Totals</b>			

<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)

Type of Surface	Perimeter x 10 ft. x	No. of Stories	x	No. of Bldg. (if identical)	=	Total Area
_____	_____ 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	_____	=	_____
<b>Total building paint area</b>						_____

- Walls

Linear Feet	x	Height	x	2 <sup>❶</sup>	=	Total Area
Split-face	700	x	6	x	2	8400 Unpainted
_____	_____	x	_____	x	2	_____
_____	_____	x	_____	x	2	_____
<b>Total Wall paint area</b>						0
<b>Total exterior paint area</b>						_____

**INTERIOR**

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

Room/Type	Walls	x 8 ft. =	Wall Area	+	Ceiling (Length x Width)	=	Total Area
_____	_____	_____	_____	+	_____	=	_____
_____	_____	_____	_____	+	_____	=	_____
_____	_____	_____	_____	+	_____	=	_____
_____	_____	_____	_____	+	_____	=	_____
_____	_____	_____	_____	+	_____	=	_____
_____	_____	_____	_____	+	_____	=	_____
<b>Total interior paint area</b>						_____	
<b>TOTAL EXTERIOR AND INTERIOR</b>						_____	

**FENCES**

Fence requiring paint or stain (see Item 213 in manual for wood and wrought iron)  
 Compute separately using higher cost - put on separate line on page 5 of the Reserve Worksheet.

Linear Feet	x	Height	x	2 <sup>❶</sup>	=	Total Area
_____	x	_____	x	2	=	_____
_____	x	_____	x	2	=	_____
_____	x	_____	x	2	=	_____
_____	x	_____	x	2	=	_____
<b>Total fence area</b>						_____

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 ①) **KWH per month**

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

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

\_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_ x .03 = \_\_\_\_\_

2. Garage Lights

\_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_ x .03 = \_\_\_\_\_

3. Outdoor and walkway lights

\_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_ x .03 = \_\_\_\_\_

4. Street Lights

\_\_\_\_\_ 7 x \_\_\_\_\_ 100 x \_\_\_\_\_ 12 x .03 = \_\_\_\_\_ 252

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

\_\_\_\_\_ x \_\_\_\_\_ x 167 KWH = \_\_\_\_\_

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

\_\_\_\_\_ x 1000 KWH = \_\_\_\_\_

D. Electric Heating

*(0.25 KWH x sq. ft. heated - KWH per month for warm climates)*

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

\_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_

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

320 KWH x \_\_\_\_\_ = \_\_\_\_\_

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

\_\_\_\_\_ x .34 KWH = \_\_\_\_\_

G. Electrical Motors (see Notes ② and ③)

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

Motor #1\* \_\_\_\_\_ 0.1 x \_\_\_\_\_ 1000 x \_\_\_\_\_ 2 x .03 x 100 x 3 = \_\_\_\_\_ 18

Motor #2 \_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_ x .03 x 100 = \_\_\_\_\_

Motor #3 \_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_ x .03 x 100 = \_\_\_\_\_

Motor #4 \_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_ x .03 x 100 = \_\_\_\_\_

\* Irrigation controllers

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** \_\_\_\_\_ 270

I. Total Monthly Cost

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

•	<u>270</u>	x	<u>\$0.12</u>	=	<u>\$32.40</u>
•	Monthly common meter charge				<u>\$5.00</u>
	<b>Total Monthly Cost</b>				<u>\$37.40</u>

Utility Company Name: SCE  
 Telephone Number: 800-655-4555

**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; 1 therm = 100,000 BTUs)*

\_\_\_\_\_ + \_\_\_\_\_ + \_\_\_\_\_ + \_\_\_\_\_ = \_\_\_\_\_ x 20 Therms = \_\_\_\_\_

2) Pool (see Note ❶)  
*(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 term range = Therms used)*

_____ (8' diameter)	x	300 Therms	=	_____
_____ (10' diameter)	x	350 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  
*(number of gas barbeques, fireplaces, etc.) x 5 Therms*

\_\_\_\_\_ x 5 = \_\_\_\_\_

**Total Therms** \_\_\_\_\_

(therms x rate =monthly charge)

_____	x	_____	=	_____
_____	x	_____	=	_____
_____	x	_____	=	_____

**Meter Charge** \_\_\_\_\_

**Total Monthly Cost** \_\_\_\_\_

Utility Company Name: Not common

Telephone Number: \_\_\_\_\_

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

\_\_\_\_\_ x \_\_\_\_\_ x 10 = \_\_\_\_\_

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

\_\_\_\_\_ 8554 x \_\_\_\_\_ 1.62 x .0033 = \_\_\_\_\_ \$45.76

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

\_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_

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

\_\_\_\_\_ (A) x \_\_\_\_\_ % = \_\_\_\_\_

D. Meter Charge

Line size: \_\_\_\_\_ 2 (2", 3" etc.) Charge per month:\$ \_\_\_\_\_ \$22.50

**MONTHLY WATER COST:** \_\_\_\_\_ \$68.26

Utility Company Name: \_\_\_\_\_ City of Stanton \_\_\_\_\_

Telephone Number: \_\_\_\_\_ 800-999-4033 \_\_\_\_\_

**Notes**

❶ 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).

❷ 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  
NOT APPLICABLE**

**Section I Variable Assessment Computation**

A.	Variable Costs Description	Monthly Cost
	1. Insurance	_____
	2. Domestic Gas (if common)	_____
	3. Domestic Water (if common)	_____
	4. Paint	_____
	5. Roof	_____
	6. Hot Water Heater (if common)	_____
	7. Other	_____

**Total Variable Cost** \_\_\_\_\_

B. Total livable square footage of all units from condominium plan: \_\_\_\_\_

C. Variable Factor (*variable monthly costs/square footage = variable factor*): \_\_\_\_\_

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

**Section II Equal Assessment Computation**

A. Total Monthly Budget \_\_\_\_\_

Less Variable Costs \_\_\_\_\_

Total Monthly Equal Costs \_\_\_\_\_

B. Monthly Base Assessment: \_\_\_\_\_

*(total monthly cost/number of units = monthly base assessment)*

**Section III Assessment Schedule**

Unit	Unit Size <sup>†</sup>	x	Variable Factor	= Variable Assessment	+	Base Assessment	= Total Mth. Assessment	x Unit Count	Total Mth. Budget*
A.	_____	x	_____	_____	+	_____	_____	_____	_____
B.	_____	x	_____	_____	+	_____	_____	_____	_____
C.	_____	x	_____	_____	+	_____	_____	_____	_____
D.	_____	x	_____	_____	+	_____	_____	_____	_____
E.	_____	x	_____	_____	+	_____	_____	_____	_____
F.	_____	x	_____	_____	+	_____	_____	_____	_____

**VERIFICATION OF COMPUTATIONS**      Total Monthly Budget (Section III) \_\_\_\_\_

Total Monthly Budget (Section IIA) \_\_\_\_\_

<sup>†</sup> Unit size is approximated. Purchasers must satisfy themselves as to the actual square foot area of the units.

\* Total Assessment x number of units of each type.

**Section IV Variable Assessments**

Highest Assessment	-	Lowest Assessment	÷	Lowest Assessment	=	% Differential
_____	-	_____	÷	_____	=	_____

**SUPPLEMENTAL WORKSHEET**

**LANDSCAPE**

A. Complete chart and transfer "total landscape cost 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>
Ground cover	40	3422	1.25	\$4,277.50
Lawn	60	5132	1.25	\$6,415.00
Open space maintained				
Open space non-maintained				
Other				
<b>Total</b>	100%	8554		
<b>TOTAL LANDSCAPE COST PER YEAR</b>				\$10,692.50

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

Includes front yard landscaping

---



---



---

**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 X (incl. overhang)</i>	<i>Pitch = Multiplier</i>	<i>Adjusted X S.F.</i>	<i>Adjusted = Cost per S.F.</i>	<i>Total Annual Cost</i>
<b>TOTAL ROOF COST PER YEAR</b>							

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

---



---



# LaBarre/Oksnee Insurance Agency

## Cambria Build-Out (36 Homes) Insurance Proposal

### PROPERTY (replacement cost/ \$1,000 deductible)

### LIMITS

Blanket property which may include rec buildings, restrooms, courts, walls, walkways, fences, pools, streets, trees, shrubs, light poles, sprinklers, etc.

\$150,000.

### LIABILITY (broad form)

Bodily Injury and Property Damage  
General Aggregate  
Personal & Advertising Injury  
Non-Owned & Hired Auto  
Fire Legal  
Medical Expense (any one person)  
Products & Completed Operations

\$1,000,000.  
\$2,000,000.  
\$1,000,000.  
\$1,000,000.  
\$ 100,000.  
\$ 5,000.  
Included

### UMBRELLA LIABILITY

\$1,000,000.

(Total liability is \$2,000,000. which places you in compliance with California Civil Code)

### DIRECTORS & OFFICERS LIABILITY

\$2,000,000.

Umbrella Included

### FIDELITY BOND (employee dishonesty)

\$50,000.

### WORKERS COMPENSATION

\$1,000,000.

Work Comp Coverage and Premium are based on no direct employees of the association.

### TOTAL ANNUAL PREMIUM:

\*\*\*\$2,800

9/10/09

\*\*\*Please reduce the premium to \$2,215 if you do not wish to include Workers Compensation Insurance.

Thank you!

**Note: Premiums are for DRE budget only and can vary at the time of execution. Please call Keith Hatch at (800) 698-0711 ext. 313 for an updated quote at the time of placement. Thank you!**



85 Argonaut, Suite 110, Aliso Viejo, CA 92656 • (949) 588-0711 • (800) 698-0711 • (949) 588-1275 Fax  
74-199 El Paseo, Suite 105, Palm Desert, CA 92260 • (760) 346-7251 • (760) 346-4269 Fax  
2382 Faraday Avenue, Suite 310, Carlsbad, CA 92008 • (760) 607-0161 • (760) 607-0164 Fax  
9030 W. Sahara Avenue, Suite 103, Las Vegas, NV 89117 • (702) 240-6565 • (702) 240-6535 Fax  
License#OC84283

