

955 WOODSIDE ROAD OWNERS ASSOCIATION

SUMMARY BUDGET

OPERATING AND RESERVES SHARED BETWEEN ALL UNITS

(DRE Budget Forms: RE 623A, 624A & 611A)

8 Units

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.

Prepared and/or Reviewed By

DRE Budget and Reserve Specialists

Brenda Ohm, RS

brenda@goldenconsultinggroup.com

Nicole Veldstra, RS

Nikki@goldenconsultinggroup.com

On

8/6/2024

for

955 WOODSIDE RD LLC.



165 N. Maple Avenue | #1303 | Manteca | CA | 95336
Phone: (877) 697-6977 | Phone: (925) 373-6316 | Phone: (209) 665-4403 | Fax: (925) 264-2091

955 WOODSIDE ROAD OWNERS ASSOCIATION

BUDGET SUMMARY

INCOME OPERATING AND RESERVE ASSESSMENT	Annual	Monthly	PUPM
Members Operating Assessment	\$40,704	\$3,392	\$424.00
Members Reserve Assessment	\$21,600	\$1,800	\$225.00
Total Members Operating & Reserve Assessment	\$62,304	\$5,192	\$649.00

BUDGET DETAIL

Operating and Reserve Budgeted Line Items		Total Annual Budget	Total Monthly Budget	Total Monthly Per Unit
8 Units				
102	Corporation Franchise Taxes	\$25	\$2.08	\$0.26
103	Insurance Property (attach proposal)	\$11,809	\$984.10	\$123.01
201	Electricity	\$527	\$43.93	\$5.49
203	Water - Fire (Bldgs)	\$1,536	\$128.00	\$16.00
203	Water - Common (Irrigation Only)	\$1,898	\$158.15	\$19.77
208	Landscape Area	\$5,317	\$443.09	\$55.39
208	Trees	\$1,040	\$86.67	\$10.83
208a	Landscape Supplies	\$300	\$25.00	\$3.13
216	Reserve Study Updates (Reserve Study in Reserves)	\$625	\$52.08	\$6.51
217	Minor Repairs	\$480	\$40.00	\$5.00
217	Pest Control	\$450	\$37.50	\$4.69
217	Maintenance Manual Inspect & Repair	\$1,200	\$100.00	\$12.50
217	Solar System Panel Cleaning	\$300	\$25.00	\$3.13
217	Stormwater/Drainage System Maintenance & Repair	\$720	\$60.00	\$7.50
218	Fire Alarm Maintenance Service (onsite only)	\$1,434	\$119.50	\$14.94
401	Management	\$7,800	\$650.00	\$81.25
402	Legal & Professional Services	\$1,063	\$88.54	\$11.07
403	Accounting	\$1,500	\$125.00	\$15.63
404	Education	\$375	\$31.25	\$3.91
405	Misc. Office Expenses	\$480	\$40.00	\$5.00
502	Contingency @ 3%	\$1,825	\$152.11	\$19.01
Total Operating Assessment		\$40,704	\$3,392	\$424.00
300	Total Reserve Assessment	\$21,600	\$1,800	\$225.00
Total Operating & Reserve Assessment		\$62,304	\$5,192	\$649.00

955 WOODSIDE ROAD OWNERS ASSOCIATION

GENERAL BUDGET

OPERATING AND RESERVES SHARED BETWEEN ALL UNITS

(DRE Budget Forms: RE 623A, 624A & 611A)

8 Units

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.

Prepared and/or Reviewed By

DRE Budget and Reserve Specialists

Brenda Ohm, RS

brenda@goldenconsultinggroup.com

Nicole Veldstra, RS

Nikki@goldenconsultinggroup.com

On

8/6/2024

for

955 WOODSIDE RD LLC.



165 N. Maple Avenue

| #1303

| Manteca

| CA

| 95336

Phone: (877) 697-6977

Phone: (925) 373-6316

Phone: (209) 665-4403

Fax: (925) 264-2091

STATE OF CALIFORNIA
DEPARTMENT OF REAL ESTATE**BUDGET WORKSHEET**

RE 623 (Rev. 4/18)

Budget Review

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.

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 after its first year of operation to adjust the reserve funding plan for any changes which may have taken place during construction.

CalDRE FILE NUMBER (IF KNOWN)	MASTER CalDRE FILE #	SPECIAL INVESTIGATOR ASSIGNED FILE (IF KNOWN)
-------------------------------	----------------------	---

SUBDIVISION IDENTIFICATION AND LOCATION**NAME AND/OR TRACT NUMBER**

955 WOODSIDE ROAD OWNERS ASSOCIATION

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

955 WOODSIDE ROAD OWNERS ASSOCIATION

STREET ADDRESS (IF ANY)	CITY	COUNTY
955 WOODSSIDE ROAD	REDWOOD CITY	SAN MATEO
MAIN ACCESS ROAD(S)	NEAREST TOWN/CITY WITHIN CITY LIMITS	MILES /DIRECTION -TOWN/CITY
		N/A

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


Number of Lots/Units	Phase #	Total In Project	Previous CalDRE File #	Lots/Parcels	# of Acres
Residential 8	1	1 of 1		Lot #	0.420
Total 8	1	1 of 1			0.420

BUDGET PREPARER

NAME	ATTENTION	TELEPHONE NUMBER
Golden Consulting Group brenda@goldenconsultinggroup.com	Brenda Ohm DRE Budget & Reserve Specialist	(925) 373-6316 (877) 697-6977
ADDRESS	CITY	ZIP CODE
165 N. Maple Avenue, #1303	Manteca	95336

CERTIFICATION

I declare under penalty of perjury that the representations and answers to questions in this document and all documents submitted as a part of the homeowners budget are true and complete to the best of my knowledge and belief. The undersigned certifies that this electronic re-creation of Department of Real Estate form RE 623 contains at least the same information as the DRE approved form.

SIGNATURE OF BUDGET PREPARER	DATE
	6-Aug-24

IMPROVEMENTS WORKSHEET

* If this phase will have any line items on page 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 (RE611A) for review.

1. Number of buildings containing residential units/lots.

2

2. Estimated completion date for the residential units included in this phase.

Oct 2024

3. Estimated completion date for the common area and facilities included in this phase.

Oct 2024

4. Type of residential building for this project (i.e., high-rise, cluster, garden, etc.).

(2) 3-Story Buildings

5. Type of construction for these buildings (i.e., steel, concrete, wood frame, etc.).

Wood Frame

6. Type of roof (i.e., shake, etc.).

Compshingles

7. Type of paving used in the project.

Asphalt/Concrete

8. Type of exterior wall for residential buildings.

Stucco/Hardi Trim

9. Number of residential units per building.

4

10. Number of floors per building.

3

11. Number of bedrooms per unit.

3 Bdrms

12. Square footage of units/lots. (List number and size of each unit type).

See Below

Living Area		Living Sq. Ft.	Garage Sq. Ft.		Qty Units	Total Sq. Ft.
Bldg 1: Unit 1 Plan 5	3bdrms	1830	499		1	2,329
Bldg 1: Unit 2 Plan 1	3bdrms	1717	484		1	2,201
Bldg 1: Unit 3 Plan 1	3bdrms	1717	484		1	2,201
Bldg 1: Unit 4 Plan 4	3bdrms	1792	494		1	2,286
Bldg 2: Unit 5 Plan 3 - ADA	3bdrms	1708	489		1	2,197
Bldg 2: Unit 6 Plan 1	3bdrms	1717	484		1	2,201
Bldg 2: Unit 7 Plan 1	3bdrms	1717	484		1	2,201
Bldg 2: Unit 8 Plan 2	3bdrms	1694	485		1	2,179
Total Units & Living Area		13,892	3,903		8	17,795

13. Type of parking facilities and number of spaces (i.e., detached garage, tuck-under, subterranean, carport, open, etc.).

☐ PARKING / GARAGE COST CENTER (SEE PARKING COST COST CENTER BUDGET)

☒ N/A

Description	Spaces	Sq. Ft.
16 Enclosed Private Garage Spaces	16	3,903
1 ADA Parking Space (Guest)	1	398
1 Guest Spaces	1	181

Complete 14 and 15 for Phased Condominium Projects Only

14. Have you submitted budgets for all phases to be completed within the next three years?

☐ YES☐ NO☒ N/A

15. If this condominium project involves phasing with a single lot, submit a budget for each phase plus a budget which will be used if future phases are not completed.

N/A

BUDGET SUMMARY

PHASE NUMBER	DATE OF BUDGET		DRE FILE NUMBER		
1	6-Aug-24				
NUMBER OF UNITS/LOTS	TRACT NUMBER/NAME OF PROJECT				
8	955 WOODSIDE ROAD OWNERS ASSOCIATION				
OPERATING AND RESERVE BUDGET			Per Unit Per Month	Total Monthly	Total Annual
100-FIXED COSTS					
101 Property Taxes			0.00	0	0
102 Corporation Franchise Taxes			0.26	2	25
103 Insurance Property (attach proposal) (see attached)			123.01	984	11,809
104 Local License & Inspection			0.00	0	0
105 Estimated Income Taxes			0.00	0	0
100 SUB TOTALS			123.27	986	11,834
200-OPERATING COSTS					
201 Electricity (attach worksheet)			5.49	44	527
202 Gas (attach worksheet)			0.00	0	0
203 Water - Fire			16.00	128	1536
203 Water - Common (Irrigation Only) (attach worksheet)			19.77	158	1898
203 Water - Common (Domestic) (attach worksheet)			0.00	0	0
204 Sewer - Common (Domestic) (attach worksheet)			0.00	0	0
205 Cable TV/ Master Antenna			0.00	0	0
207 Custodial Area			0.00	0	0
207a Custodial Supplies			0.00	0	0
208 Landscape Area (contract should include Driveway blowing/sweeping) 5,303 Sq. Ft.			55.39	443	5317
Trees 16 Trees			10.83	87	1040
208a Landscape Supplies/Repairs			3.13	25	300
209 Refuse Disposal			0.00	0	0
210 Elevator			0.00	0	0
211 Private Drive, Blowing/Sweeping			0.00	0	0
212 Heating & Air Conditioning Maintenance Area			0.00	0	0
213 Swimming Pool			0.00	0	0
Spa			0.00	0	0
213a Swimming Pool/Spa Supplies			0.00	0	0
214 Tennis Court			0.00	0	0
215 Access Control			0.00	0	0
Guard Hours Per Day			0.00	0	0
Motorized Garage Gate			0.00	0	0
Intercom & Telephones			0.00	0	0
216 Reserve Study Updates			6.51	52	625
217 Miscellaneous					
Minor Repairs			5.00	40	480
Pest Control			4.69	38	450
Maintenance Manual Inspect & Repair			12.50	100	1200
Solar System Panel Cleaning 1 x year			3.13	25	300
Stormwater/Drainage System Maintenance & Repair			7.50	60	720
218 Fire Alarm Maintenance & Repair Service			14.94	120	1434
200 SUB TOTALS			164.86	1,319	15,827

BUDGET SUMMARY

PHASE NUMBER 1	DATE OF BUDGET 6-Aug-24	DRE FILE NUMBER
NUMBER OF UNITS/LOTS 8	TRACT NUMBER/NAME OF PROJECT 955 WOODSIDE ROAD OWNERS ASSOCIATION	

OPERATING AND RESERVE BUDGET	Per Unit Per Month	Total Monthly	Total Annual
300-RESERVES			
301-313 Reserves (attach reserve worksheet)	225.00	1,800	21,600
300 SUB TOTALS	225.00	1,800	21,600
400-ADMINISTRATION			
401 Management	81.25	650	7,800
402 Legal & Professional Services	11.07	89	1,063
403 Accounting	15.63	125	1,500
404 Education	3.91	31	375
405 Miscellaneous Office Expenses	5.00	40	480
400 SUB TOTALS	116.85	935	11,218
(100 - 400) TOTAL	629.99	5,040	60,479
500-CONTINGENCY			
501 New Construction Contingency @ 3%	19.01	152	1,825
501 Conversion Contingency - Existing Project @ 5%	0.00	-	-
503 Revenue Offsets (attach documentation)	0.00	-	-
TOTAL BUDGET	649.00	5,192	62,304

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

CalDRE 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 (proration worksheet) 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 Assessment
☐ Variable Assessment (See Below)

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 actual costs and revise the budget accordingly.

INCOME OPERATING AND RESERVE ASSESSMENT

MEMBERS OPERATING AND RESERVE	Total Annual	Total Monthly	Per Unit Per Month
MEMBERS OPERATING ASSESSMENT	\$40,704	\$3,392	\$424.00
MEMBERS RESERVE ASSESSMENT	\$21,600	\$1,800	\$225.00
TOTAL INCOME	\$62,304	\$5,192	\$649.00

RESERVES WORKSHEET

DRE FILE NUMBER					TRACT NUMBER			
					955 WOODSIDE ROAD OWNERS ASSOCIATION			
DESCRIPTION		(1) Sq. Ft. Number	(2) Unit Cost Manual	(3) Replace Cost	(4) Remaining Life	Annual Reserve Contribution	Monthly Reserve Per Month	Cost Per Unit Per Month
Concrete Drive	Sq. Ft.	4,997	0.06			\$300	\$24.98	\$3.12
Concrete Walkways	Sq. Ft.	1,506	0.06			\$90	\$7.53	\$0.94
Bldg 1 Roof Composition	Sq. Ft.	5,396	0.38			\$2,050	\$170.87	\$21.36
Bldg 2 Roof Composition	Sq. Ft.	5,383	0.38			\$2,046	\$170.47	\$21.31
Bldg 1 Gutters/Downspouts	Ln. Ft.	474	10.95	\$5,189	30	\$173	\$14.41	\$1.80
Bldg 2 Gutters/Downspouts	Ln. Ft.	462	10.95	\$5,063	30	\$169	\$14.06	\$1.76
Paint Bldg 1 Ext Bldg Stucco	Sq. Ft.	7,054	0.31			\$2,187	\$182.22	\$22.78
PaintBldg 2 Ext Bldg Stucco	Sq. Ft.	6,778	0.31			\$2,101	\$175.09	\$21.89
Paint Bldg 1 Ext Bldg Hardi Wood/Trim	Sq. Ft.	2,204	0.50			\$1,102	\$91.84	\$11.48
PaintBldg 2 Ext Bldg Hardi Wood/Trim	Sq. Ft.	2,118	0.50			\$1,059	\$88.25	\$11.03
EEE Inspection	Report	1	7,725	\$7,725	6	\$1,288	\$107.29	\$13.41
Waterproof Decks	Sq. Ft.	434	0.75			\$326	\$27.13	\$3.39
Deck Railings	Ln. Ft.	112	3.75			\$420	\$35.00	\$4.38
Paint Deck Railings	Sq. Ft.	784	1.00			\$784	\$65.33	\$8.17
Perimeter Wood Fence	Ln. Ft.	432	3.75			\$1,620	\$135.00	\$16.88
Paint/Stain Wood Fence	Sq. Ft.	3,024	1.00			\$3,024	\$252.00	\$31.50
Fire Alarm Panel/System Upgrades	System	2		\$7,500	20	\$375	\$31.25	\$3.91
Fire Cert (5 Year)	Cert	2		\$1,000	5	\$200	\$16.67	\$2.08
Interior Lights (electrical/fire rooms)	Lights	2		\$250	25	\$10	\$0.83	\$0.10
Ext Pole Lights	Lights	1		\$3,000	20	\$150	\$12.50	\$1.56

RESERVES WORKSHEET

DRE FILE NUMBER	TRACT NUMBER
	955 WOODSIDE ROAD OWNERS ASSOCIATION

DESCRIPTION		(1) Sq. Ft. Number	(2) Unit Cost Manual	(3) Replace Cost	(4) Remaining Life	Annual Reserve Contribution	Monthly Reserve Per Month	Cost Per Unit Per Month
Solar System Panels	Panels/System	1		\$25,000	20	\$1,250	\$104.17	\$13.02
Irrigation System (timer, controller, valves)	Sq. Ft.	5,303	0.06		1	\$318	\$26.52	\$3.31
Landscaping Upgrades	Sq. Ft.	5,303	0.06		1	\$318	\$26.52	\$3.31
Bike Rack	Rack	2		\$1,000	20	\$50	\$4.17	\$0.52
Mailbox Kiosk	Kiosk	1		\$3,500	25	\$140	\$11.67	\$1.46
Mailboxes	Mailboxes	2		\$1,000	25	\$40	\$3.33	\$0.42
Reserve Contingency						\$11	\$0.90	\$0.11
TOTAL ANNUAL RESERVES						\$21,600	\$1,800	\$225.00

Prorated Variable Expenses	Annual	Monthly
Exterior Paint & Repair ④	\$7,736	\$645
Roofing, Gutters/Downspouts ⑤	\$4,438	\$370
Other ⑥	\$0	\$0

EXTERIOR ELEVATED ELEMENTS "EEE" INSPECTION REPORT ☒ APPLICABLE ☐ NOT APPLICABLE

It has been determined that this condominium does have exterior elevated elements such as balcony overhangs.

Balconies and decks, called "Exterior Elevated Elements" ("EEE") in the statute, are common features in most multi-family buildings in California. Buildings containing three or more multi-family dwelling units are covered by the Balcony Bill. However, condominium conversions sold after January 1, 2019, must comply with the new inspection requirements. The bill covers not just "balconies" or "decks" and their associated supports and railings, but all "exterior elevated elements" – which is notably broadly defined to include "balconies, decks, porches, stairways, walkways, and entry structures that extend beyond exterior walls of the building and which have a walking surface that is elevated more than 6 feet above ground level, are design for human occupancy or use, and rely in whole or in substantial part on wood or wood-based products for structural support or stability of the exterior elevated element – and "all associated waterproofing elements." The new statute applies to multifamily units with 3 or more units.

SB-326 Common interest developments: Requires an inspection of exterior elevated elements (EEE) and associated waterproofing elements, as defined, including decks and balconies, for buildings with 3 or more multifamily dwelling units. The first inspection shall be completed by January 1, 2025, and then every nine years thereafter in coordination with the reserve study inspection pursuant to Section 5550. All written reports shall be maintained for two inspection cycles as records of the association. At least once every nine years, the board of an association of a condominium project shall cause a reasonably competent and diligent visual inspection to be conducted by a licensed structural engineer or architect of a random and statistically significant sample of exterior elevated elements for which the association has maintenance or repair responsibility.

THESE RESERVE CALCULATIONS ARE GOOD FOR ONE YEAR ONLY

GENERAL PROJECT INVENTORY

SITE SUMMARY - TOTAL SUBDIVISION AREA

0.42	Acres x 43,560 = TOTAL SQUARE FEET		18,295	Sq. Ft.
1	Buildings Area	Building Footprint	6,034	Sq. Ft.
2	Garages or Carports		0	Sq. Ft.
3	Recreational Facilities		0	Sq. Ft.
4	Paved Areas - Concrete	Private Drive	6,503	Sq. Ft.
5	Paved Areas - Asphalt		0	Sq. Ft.
6	Restricted Common Areas	Porch/Patio	404	Sq. Ft.
7	Other (attach description)		52	Sq. Ft.
Sub Total (1-6)			12,992	Sq. Ft.
Total square feet (from above)			18,295	Sq. Ft.
Subtract Sub Total (1-6) Landscaping			5,303	Sq. Ft.
Total Landscape Area Maintain by Association			5,303	Sq. Ft.

LANDSCAPING	Type	Qty	Percentage	Area	Annual Cost Per Sq. Ft.	Total Annual Cost
Landscaping			100.00%	5,303	\$0.88	\$4,667
Trees (Small - Young/New)					\$45.00	
Trees (Med)		16			\$65.00	\$1,040
Trees (Large/Mature)					\$95.00	
*Private Drive Cleaning (if included within Landscaping)		6,503			\$0.10	\$650
TOTAL LANDSCAPE COST PER YEAR			100.00%	5,303		\$6,357

*DRE OCM: In any case the total any amount can not be less than \$175 per month.

Varies .20 to .60 Sq. Ft. Per Year (Grass/Bushes/Etc), Large Areas non irrigated natural areas .02-.05 sq. ft.

#1 BUILDINGS CONTAINING UNITS	Length X	Width =	Area of Each Bldg.	(subtract) porch area	Bldg Footprint
Bldg 1	86	37	3164	-154	3,010
Bldg 2	86	37	3182	-158	3,024

Total Buildings & Area	Total for Summary Item #1:	6,034
-----------------------------------	-----------------------------------	--------------

#2 DETACHED GARAGE & CARPORTS	Length X	Width =	Area of Each Bldg.	# of Bldgs.	Total Sq.Ft.
-------------------------------	----------	---------	--------------------	-------------	--------------

Total Garage/Carports & Area	Total for Summary Item #2:	0
---	-----------------------------------	----------

GENERAL PROJECT INVENTORY (Continued)

#3 RECREATIONAL FACILITIES

Type (List: Clubhouse/Pool Changing /Equipment/etc..)	Length X	Width =	Area of Each	Number Qty of Bldgs.	Total Area Sq. Ft.
a. Clubhouse			0	0	0
b. Pools/Spas					
	AVERAGE DEPTH	5'			
	SIZE		0	0	0
Pool Deck	SIZE		0	0	0
c. Fountains					
	16 diameter		0	0	0
	4 diameter		0	0	0
d. Tennis/Basketball Courts					
	SIZE		0	0	0
	SIZE		0	0	0
e. Other	SIZE		0	0	0
Total Recreational			Total for Summary Item #3:		0

#4 PAVED AREAS-CONCRETE (Streets, Parking, Walkways, etc..)	Length X	Width =	Length X	Width =	Total Area Sq. Ft.
Drive Aisle	87	24	101	18	3,906
Parking Spaces / Drive Aisle					579
Concrete Drive Aprons			16	4	512
Concrete Walkway	13	6	357	4	1,506
Total Concrete			Total for Summary - Concrete Item #4		6,503

#4 PAVED AREAS - ASPHALT (Streets, Parking, Paths, etc..)	Length X	Width =	Total Area Sq. Ft.
Asphalt Street			0
			0
			0
Total Asphalt			Total for Summary - Asphalt Item #4
			0

#6 RESTRICTED AREAS (Backyard)	Total Area Sq. Ft.
Building 1 Porch/Patio (9 x 6) x 3 (4 x 10) x 1	202
Building 2 Porch/Patio (9 x 6) x 3 (4 x 10) x 1	202
Total Restricted Area	
Total for Summary Item #5	
404	

#7 OTHER: _____ (Trash Enclosures, Utility, Etc..)	Length X	Width =	Area	Qty	Total Area Sq. Ft.
Mail Kiosk Center					52
Total Other Area					Total for Summary Item #6
					52

ROOF RESERVE WORKSHEET

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 on page 5.

Building	Type of Roof	Width of Overhang	Quantity (includes overhang)	Pitch Multiplier	Total Roof Area	Cost Per Sq. Ft.	Total Replace Cost	Useful Life	Total Annual Cost
Bldg 1		1	3,597	1.50	5,396	\$7.60	\$41,009	20	\$2,050
Bldg 2		1	3,589	1.50	5,383	\$7.60	\$40,912	20	\$2,046
* Roof will be included in the proration worksheet calculations as a variable reserve component.							TOTAL ROOF COST PER YEAR	\$4,096	

GUTTERS/DOWNSPOUTS & DRAINS

Building	Perimeter Gutters	Down spouts	Total Ln. Ft.	Cost Per Sq. Ft.	Total Replace Cost	Useful Life	Total Annual Cost
Bldg 1	294	180	474	\$10.95	\$5,189	30	\$173
Bldg 2	282	180	462	\$10.95	\$5,063	30	\$169
* Roof will be included in the proration worksheet calculations as a variable reserve component.					TOTAL ROOF COST PER YEAR	\$342	

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

*Life will vary with the quality of workmanship, material used and weather conditions (outdoor elements).

ROOF PITCH TABLE

Pitch	Rise	Multiplier
One eight	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 Qtrs.	18" in 12"	1.80

PAINTING WORKSHEET

EXTERIOR: The exterior painting area is determined by measuring the structure to find the perimeter (total distance around) and multiplying that by the height of the building (normally each story is considered 10 feet). We have used a separate line (below) if the perimeter of the building changes with each story. Furthermore, it is important to note that we have broken the factors into several categories depending on the type of exterior. For example, a masonry building has a different painting cycle than does either a shingle siding or wood exteriors. We have also taken into account special conditions of building location to better estimate the actual life expectancies.

BUILDING PAINTED AREA INVENTORY

Building	Perimeter	X 10' Story	Qty of Buildings	Total Area
Bldg 1	294	30	1	8,817
Bldg 2	282	30	1	8,472

Verification	576		2	17,289
--------------	-----	--	---	--------

PAINTING: STUCCO/CEMENT PLASTER/CONCRETE	Total Area Per Bldg.	Total %	Total Area	Cost Per Sq. Ft.	Total Paint Cost	Life Expectancy	Annual Painting Cost
Bldg 1	8,817	80%	7054	\$3.10	\$21,866	10	\$2,187
Bldg 2	8,472	80%	6778	\$3.10	\$21,011	10	\$2,101

ANNUAL PAINTING STUCCO/PLASTER COST	\$4,288
-------------------------------------	---------

PAINTING: WOOD/WOOD TRIM	Total Area Per Bldg.	Total %	Total Area	Cost Per Sq. Ft.	Total Paint Cost	Life Expectancy	Annual Painting Cost
Bldg 1	8,817	25%	2204	\$2.50	\$5,511	5	\$1,102
Bldg 2	8,472	25%	2118	\$2.50	\$5,295	5	\$1,059

ANNUAL PAINTING WOOD/TRIM COST	\$2,161
--------------------------------	---------

PAINTING: OTHER	Total Area Per Bldg.	Total %	Total Area	Cost Per Sq. Ft.	Total Paint Cost	Life Expectancy	Annual Painting Cost
Bldg 1	8,817	0%	0	\$0.00	\$0	7	\$0
Bldg 2	8,472	0%	0	\$0.00	\$0	7	\$0

ANNUAL PAINTING OTHER	\$0
-----------------------	-----

TOTAL EXTERIOR BUILDING PAINTING COST	\$6,449
---------------------------------------	---------

* Exterior Building Paint will be included in the proration worksheet calculations as a variable reserve component.

PAINTING WORKSHEET (Continued)

EXTERIOR & INTERIOR PAINTING

PAINTING: EXTERIORS WALLS, FENCES, GATES, BALCONY, DECKS, & RAILINGS

Description/Type (Wood, WI, Metal, Masonry, Brick, etc..)	Sides	Length	Height	Total Sq. Ft. Area	Cost Per Sq. Ft.	Total Paint Cost	Life Expectancy	Annual Painting Cost
Wood Fencing		432	7	3024	\$5.00	\$15,120	5	\$3,024
Deck Railings		112	4	784	\$5.00	\$3,920	5	\$784
Waterproof Decks				434	\$3.75	\$1,628	5	\$326
ANNUAL EXTERIOR PAINTING								\$4,134

PAINTING: INTERIOR CLUBHOUSE, GARAGES, HALLS, CORRIDORS, STAIRWELLS, ETC...

Interior Painting Reserve is Determined by measuring the room perimeter and multiplying by 8' and adding ceiling area,

Description		Walls perimeter x 8	Ceilings & Floor Length x Width	Total Area walls + ceiling	Cost Per Sq. Ft.	Total Paint Cost	Life Expectancy	Annual Painting Cost
Electrical / Fire Room	(2)	384	240	624	\$0.00	\$0.00	7	No Paint
ANNUAL INTERIOR PAINTING								\$0
TOTAL EXTERIOR AND INTERIOR PAINTING COST								\$4,134

ELECTRICAL ENERGY CONSUMPTION WORKSHEET

A. Lighting (Number of lights x average watt per light x average number of hours in use per day x .03 = KWH Per Month)

	Number	x	Watts	x	Hours/Day	x	0.03		KWH Per Month
1. Interior Lights (hallways, lobbies, garage, stairwells, etc.)									
Int Utility Lights	2	x	40	x	2	x	0.03	=	5
		x	40	x	12	x	0.03	=	0
		x	40	x	12	x	0.03	=	0
		x	40	x	12	x	0.03	=	0
		x	40	x	12	x	0.03	=	0
2. Exterior Building Lights									
Ext Bldg Lights		x	40	x	12	x	0.03	=	0
		x	40	x	12	x	0.03	=	0
3. Outdoor and Walkway Lights									
Ext Pole Lights	1	x	40	x	12	x	0.03	=	14
		x	40	x	12	x	0.03	=	0
4. Street Lights maintained by Association									
		x	40	x	12	x	0.03	=	0

B. Elevator (Number of cabs x number of floor stops per cab x 167 KWH per Month)

	# Cabs	x	5	# Floor Stops	x	167	=	0
--	--------	---	---	---------------	---	-----	---	---

C. Tennis Court (Number of courts x 1000 KWH per Month)

	Courts	x	1000	=	0
--	--------	---	------	---	---

D. Electrical Heating (Number of sq. ft. heated x (.25 warm or .65 cold climates) KWH per month)

	Warm Climate	Sq. Ft.	x	0.25	=	0
	Cold Climate	Sq. Ft.	x	0.65	=	0

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

	Tank Size	40 Gallon	# Tank	x	320	=	0
--	-----------	-----------	--------	---	-----	---	---

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

	Sq. Ft.	x	0.25	=	0
--	---------	---	------	---	---

G. Electrical Motors (Horsepower x watts x hours of use x .03 x % of year = KWH per Month)

Motor #	Type of Motor	# of Motors	Horse Power	Watts/HP	Hours/Day	x 0.03	% Year		
Motor 1	Irrigation (timer & controller)	1	0.20	200	24	0.03	100%	=	29
Motor 2	Fire Alarm System	2	0.20	200	24	0.03	100%	=	58
Motor 3	Solar System	1	0.50	500	24	0.03	100%	=	180
Motor 4			0.75	750	24	0.03	100%	=	0

H. Pool/Spa Heating (Number of heaters x number KWH rating x hours of daily use x 30 days)

	Heaters	X	0.01395	KWH Rate	X	Hours	X	30	=	0
--	---------	---	---------	----------	---	-------	---	----	---	---

I. Total Monthly Costs

	286	Total KWH	x	0.35	Rate Per KWH	=	\$99.96
					Monthly common meter charge	=	\$9.86
					0.34854 per day x 30 days		

SUBTOTAL \$109.82

Provide manufactors savings gaurentee

SOLAR SAVINGS @ 60%

-\$65.89

TOTAL AVERAGE MONTHLY ELECTRICAL CHARGES

\$43.93

NAME OF UTILITY: PG&E

PHONE NUMBER: 1-800-743-5000

GAS CONSUMPTION WORKSHEET

THERMS

1. Water Heaters (Number units + laundry rooms + rec-rooms + outdoor showers x 20 therms)

	+		+		x	20	Therms	=	0
	+		+		x	20	Therms	=	0

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

BTU Rating			Hours/Day		0.0003	% Year			
Pool 1		x	2	x	0.0003	100	%	=	0
Pool 2		x		x	0.0003		%	=	0

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

8' Diameter		Number Spa	x	300	Therms	=	0
10' Diameter		Number Spa	x	350	Therms	=	0
12' Diameter		Number Spa	x	400	Therms	=	0

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

	x	2	x	0.0003	=	0
--	---	---	---	--------	---	---

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

	x	5	=	0
--	---	---	---	---

=

TOTAL THERMS	=	0
RATE PER THERMS	=	2.35
METER CHARGE	=	0.00

TOTAL AVERAGE MONTHLY GAS CHARGES	\$0.00
-----------------------------------	--------

NAME OF UTILITY: PG&E
PHONE NUMBER: 1-800-743-5000

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 to the Association)			(number of units x rate/100 CF x 10) = Total Cost	MONTHLY
UNITS	RATE/100 CF	x	10	WATER COST
	\$0.00		10	\$0.00
Total				\$0.00

B. Irrigation (by type of area)			(landscape area x rate/100cf x .0033) = Total Cost	MONTHLY
LANDSCAPE AREA	RATE/100 CF	x	0.0033	
Sq. Ft. 5,303	\$7.35		0.0033	\$128.63
				\$0.00
Total				\$128.63

C. Sewer/Wastewater			(number of units x rate/100 CF x 10) = Total Cost	MONTHLY
UNITS	RATE/100 CF		10	
Landscaping 5,303				
Monthly Service Charge				\$89.28

Bi-Monthly Residential Basic Service Charge (Flat Rate) @ 89.28

Total \$89.28

D. Meters			MONTHLY
NUMBER	SIZE		SERVICE CHARGE
1 Irrigation	1"		\$29.52
2 Fire	4"		\$128.00

TOTAL FIRE CHARGES \$128.00

*Sewer/Wastewater is billed and based on water usage

TOTAL LANDSCAPING WATER / SEWER CHARGES \$158.15

TOTAL DOMESTIC WATER CHARGES \$0.00

TOTAL DOMESTIC SEWER CHARGES \$0.00

TOTAL WATER & SEWER CHARGES \$286.15

NAME OF UTILITY: Redwood City Public Utilities
PHONE NUMBER: (650) 780-7464

Average usage is four-acre feet of water per acre of landscaping per year. This formula is based on a 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" figures should be adjusted accordingly (Example 4 x figure for B = 12-acre feet.)

PRORATION SCHEDULE WORKSHEET

Section I Variable Assessment Computation (based on square footage of the unit)

A. Variable Costs Description			
1 Insurance			\$984.10
2 Domestic Gas (if common)	(Unit owners billed seperately)		\$0.00
3 Domestic Water & Sewer (if common)	(Unit owners billed seperately)		\$0.00
4 Exterior Paint & Repair	(See Reserve Worksheet)		\$644.69
5 Roofing, Gutters/Downspouts	(See Reserve Worksheet)		\$369.82
6 WaterHeater/Boiler System- Reserves (if applicable)	(See Reserve Worksheet)		\$0.00
7 Other - Trash (if applicable)			\$0.00
Total Variable Costs			\$1,998.61
B. Total Livable square footage of all units from condominium plan:			17,795
C. Variable Factor (variable monthly costs divided by square footage = variable factor):			0.1123

Section II Equal Assessment Computation

A. Total Monthly Budget	\$5,192.00
Less Variable Costs	\$1,998.61
Total Monthly Equal Costs	\$3,193.39
B. Monthly Base Assessment (administration and other expenses which are shared equally)	\$399.17

Section III Assessment Schedule

Unit Number Lot Number	Size	Percentage Variable	Variable Assessment Sq. Ft x Factor	Monthly Base Assessment Equal Assessment	Total Monthly Per Unit	Qty of Units	Total Monthly Budget*
Bldg 1: Unit 1	2329	13.09%	\$261.58	\$399.17	\$660.75	1	\$660.75
Bldg 1: Unit 2	2201	12.37%	\$247.20	\$399.17	\$646.37	1	\$646.37
Bldg 1: Unit 3	2201	12.37%	\$247.20	\$399.17	\$646.37	1	\$646.37
Bldg 1: Unit 4	2286	12.85%	\$256.75	\$399.17	\$655.92	1	\$655.92
Bldg 2: Unit 5	2197	12.35%	\$246.75	\$399.17	\$645.93	1	\$645.93
Bldg 2: Unit 6	2201	12.37%	\$247.20	\$399.17	\$646.37	1	\$646.37
Bldg 2: Unit 7	2201	12.37%	\$247.20	\$399.17	\$646.37	1	\$646.37
Bldg 2: Unit 8	2179	12.25%	\$244.73	\$399.17	\$643.90	1	\$643.90
Verification	17,795	100.00%	\$1,998.61	\$3,193.39	\$5,192.00	8	\$5,192.00

Total Monthly Budget (Section III)	5,192.00
Total Monthly Budget (Section IIA)	5,192.00

Section IV Variable Assessments

Highest		Lowest		Lowest		%
Assessment	-	Assessment	Divided By	Assessment	=	Differential
\$660.75		\$643.90		\$643.90		2.62%

THE MONTHLY ASSESSMENT IS AS FOLLOWS:

☒ Equal Assessment

☐ Variable Assessment

SUPPLEMENTAL WORKSHEET

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

LANDSCAPING	Type	Area	Percentage	Area	Annual Cost Per Sq. Ft.	Total Annual Cost
-------------	------	------	------------	------	-------------------------------	-------------------------

SEE PAGE 7

TOTAL LANDSCAPE COST PER YEAR	\$0
-------------------------------	-----

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 information.

ROOF RESERVE WORKSHEET

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 on page 5.

Building	Type of Roof	Width of Overhang	Quantity (includes overhang)	Pitch Multiplier	Total Roof Area	Cost Per Sq. Ft.	Total Replace Cost	Useful Life	Total Annual Cost
----------	--------------------	-------------------------	------------------------------------	---------------------	-----------------------	------------------------	--------------------------	----------------	-------------------------

SEE PAGE 9

* Roof will be included in the proration worksheet calculations as a variable reserve component.	TOTAL ROOF COST PER YEAR	\$0
--	--------------------------	-----

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