

VIGEN ONANY & ASSOCIATES, INC.

2535 Foothill Boulevard Suite 101
La Crescenta, CA 91214

P.O. Box 12311 Glendale, CA 91224

Office (818) 957-8195 Fax (818) 957-6974

Email Address: Vigen@DREbudgets.Com

* Condominium Budgets Preparation, Consulting
* Reserve Studies for Community Associations
* Financial Management, Tax & Accounting

PROFORMA OPERATING BUDGET

FOR

BAKMAN COURT

Tract 65802

A THIRTY NINE UNIT CONDOMINIUM PROJECT

CITY OF NORTH HOLLYWOOD (LA), COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

This budget is prepared: May 7, 2010

* Office (818) 957-8195

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May 7, 2010

PROJECT DESCRIPTION

BAKMAN COURT

Tract 65802

North Hollywood (LA), CA

This is a thirty nine unit, attached new condominium project located in the City of North Hollywood (LA), County of Los Angeles.

There is one building, containing thirty nine residential units over an Two-Level Subterranean parking structure. One Hundred Three parking spaces have been provided.

Please note that the insurance budgeted is for the building, HOA officers' and common area liability & officers' fidelity but NOT the contents of each unit.

Each owner may purchase a policy for the content of his / her unit.

Data used in preparing this budget is based on the information provided to me by the developer.

For calculation detail and assumptions, please refer to the footnotes provided in this report.

Dollar amounts meet or exceed those of the current Operating Cost Manual for Homeowners Association published by the California Department of Real Estate.

This budget was prepared as of May 7, 2010

Vigen Onany MSA

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May 7, 2010

The Board of Directors,
BAKMAN COURT
Tract 65802
North Hollywood (LA), CA

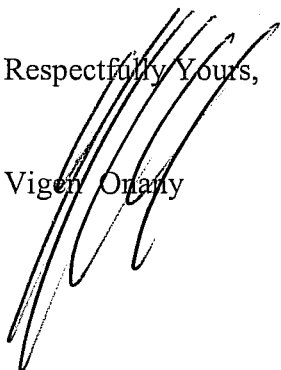
PROPOSAL FOR RESERVE STUDY / BUDGET (UPDATES)

For annual review of the Homeowners Association Budget, and preparation of an updated reserve study along with preparation of an updated Operating Budget for the Homeowners Association.

\$700

Respectfully Yours,

Vigen Onany



TAX & ACCOUNTING OFFICES OF

VIGEN ONANY

**2535 Foothill Boulevard Suite 101
La Crescenta, CA 91214**

May 7, 2010

**The Board of Directors,
BAKMAN COURT
Tract 65802
North Hollywood (LA), CA**

PROPOSAL FOR (ANNUAL) TAX PREPARATION SERVICES

For preparation of the annual computerized Federal and State of California Tax Returns (State Exempt Organization Annual Information Statement or Return) and Statement of Income And Expenses and Balance Sheet (write up work) for your Homeowners Association.

\$1,900

Respectfully Yours,

Vigen Onany MSA

Mid-Century Insurance Company Premier Coverage Package

QUOTE NUMBER	2803GC
EFFECTIVE DATE	May 14, 2010
EXPIRATION DATE	May 14, 2011
COMPANY PLACEMENT	Mid-Century Insurance Company
LOCATION - 1	5016-5026 Bakman Ave
BUILDING - 1	5016-5026 Bakman Ave

PREMIER COVERAGE PACKAGE - PROPERTY		
COVERAGE NAME	DEDUCTIBLE	LIMIT
Accounts Receivable	Property Deductible	\$5,000.00 *
Association Fee	None	\$100,000.00
Building Amount	Property Deductible	\$11,000,000.00
Building Contents	Property Deductible	\$2,500.00
* Building Ordinance	Property Deductible	Coverage 1 Included Coverage 2 \$50000 Coverage 3 \$25000
Claim Expense Coverage	Property Deductible	\$5,000.00
Debris Removal	Property Deductible	Included
Electronic Data Processing	Property Deductible	\$10,000.00 *
Employee Dishonesty	\$500.00	\$10,000.00 *
Extended Replacement Cost (Building)	N/A	Included up to 125% of building
Exterior Building Glass	Property Deductible	Included in Property Limit
Extra Expense	None	18 months of Actual Loss Sustained
Fire Department Service Charge	None	\$1,000.00
Fire Extinguisher Recharge	None	\$2,500.00
Forgery and Alteration	Property Deductible	\$10,000.00
Limited Collapse	Property Deductible	Included
Lock Replacement Coverage	None	\$10,000.00
Mechanical Breakdown	Property Deductible	Included
Money & Security	\$500.00	\$10,000.00 *
Money Orders and Counterfeit Paper Currency	Property Deductible	\$1,000.00
Newly Acquired or Constructed Building	Property Deductible	\$250,000.00
Newly Acquired Personal Property	Property Deductible	\$100,000.00
Outdoor Property	Property Deductible	\$2,500.00 *
Outdoor Signs	Property Deductible	\$7,500.00 *
Personal Effects	Property Deductible	\$2,500.00
Pollutant Cleanup & Removal	Property Deductible	\$10,000.00
Premise Boundary Definition	N/A	100 feet
Preservation of Property	Property Deductible	60 days
Property Deductible	\$25,000.00	
Specified Property	Property Deductible	\$5,000.00 *
Valuable Paper	Property Deductible	\$5,000.00 *
Water Damage	Property Deductible	Included

*Higher coverage limits available.

PREMIER COVERAGE PACKAGE - LIABILITY	
COVERAGE NAME	LIMIT
Aggregate Limits - All Other Occurrences	\$4,000,000.00
Aggregate Limits - Products/Completed Operations	\$2,000,000.00
Contractual Liability	Included
Employees as an Insured	Included
Fire/Tenants Liability	\$75,000.00 *
Independent Contractor You Hire	Included
Liability for Newly Acquired Locations	Included
Liability Limit Per Occurrence	\$2,000,000.00
Limited World-Wide Liability	Included
Medical Payments	\$5,000.00
Non-Owned Watercraft	Included
Owners Protective Liability	Included
Parking Area Liability	Included
Personal and Advertising Injury Liability	Included
Premises and Operations	Included
Products and Completed Operations	Included
Spouse or Partners as Insured's	Included
Supplemental Payments	Included
	\$250/day limit

*Higher coverage limits available.

PREMIER COVERAGE PACKAGE - DIRECTORS & OFFICERS E&O		
COVERAGE NAME (ABBREV)	DEDUCTIBLE	LIMIT
Directors & Officers Broad Named Insured		Included
Directors & Officers Defense Costs in addition to policy limits		Included
Directors & Officers Duty to Defend		Included
Directors & Officers Non-Monetary Damages		Included
* Directors Officers - Errors & Omissions	\$1,000.00	\$1,000,000.00 *

*Higher coverage limits available.

Quote Summary

BUSINESS OWNER'S POLICY COVERAGE	
TERRORISM RISK INSURANCE ACT	\$7,451.00
MEMBERSHIP FEES	\$ 112.00
TOTAL	\$ 7,713.00
John Portaro 805 W DUARTE RD STE 109 Arcadia, CA 91007-7540.626-574-3039	
LICENSE NUMBER #	

City of Los Angeles DEPARTMENT OF BUILDING AND SAFETY

REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY

DISTRICT OFFICE: [] LA [x] VN [] WLA [] SP

DISTRIBUTION [] Owner [] ELEC. [] Petitioner [] PLBG. [x] M.S.S. [] HTG/A.C. [x] M.S. [] ELEV. [] B.I. [] D.A.D. [] B.M.I. [] F.D. [] Other [] P.V.

REQUIRED INFORMATION: Please print in ink or type.

Owner: Otsego Investment Address: 5016 Bakman Av. N. Hollywood CA Zip 91601 Phone: (818) 3173343 Petitioner: YURAL STELMACH Address: 17340 Magnolia Blv. Encino CA Zip 91316 Phone: (818) 3173343

JOB ADDRESS 5016 Bakman Av. PMT.#: 090010-10000-01668 TYPE: V-1 HC/21K USE(S): Condominium OCC.: # STORIES: 4 # SUB-LEVELS: 2

Request is for: [x] Entire Building OR [] Portion of Building Described as:

FEES: [x] Each I, H, & B Occupancy per floor = \$196.00 (2 floors x \$98.00) [x] R-1 Occupancy per floor = \$756.00 (4 floors x \$189.00) [x] Each A Occupancy per area per floor = \$98.00 (1 room/area x \$98.00) Issuance Fee (Incl. Core/Shell, R-3 Occ.) = \$453.00 Subtotal = \$1503.00 O.S.S. Fee (8% of Subtotal) = \$120.24 Fees Verified = \$1623.24 TOTAL = \$1623.24

ENTIRE BUILDING DESCRIPTION: # Stories - Type - V1HC/21K Size - 103' X 129' Occupancy - R-1/S-3 Use - Apartment Occ. Load -

DESCRIPTION OF PORTION TO BE OCCUPIED: Floor # - Occ. Load - Suite # - Occ. Load - Core & Shell ONLY - Other - Occ. Load -

With an Expiration Date of:

October 20, 2010 (May Not Exceed 6 Months)

I CERTIFY THAT:

- (1) All handicap requirements are provided in and to the spaces to be occupied under this request. (2) All fire resistive-construction & apparatuses are complete and operable. (3) All exiting, fire protection and life safety systems are complete and unobstructed. (4) All required parking is provided for the space(s) to be occupied under this request. (5) All building systems required for occupancy are safe (including gas, electrical, elevators etc.) (6) All public works improvements are completed.

Signature of Applicant: [Signature] Date: 4-19-10 Position: Owner

- CASHIER USE ONLY -

Department Action: In accordance with Section 91.0315(e) the request is granted in as much as the Superintendent of Building finds that no substantial hazard will exist from the occupancy.

Table with columns: Division, Concurrency, Print Name, Sign Name, Date. Rows include Building Inspector, Electrical, Plumbing, Heating & A.C., Fire Sprinkler, Elevator, Pressure Vessel, Grading, Fire Department, P.W. Engineering, Disabled Access. Includes signatures and dates like 4/19/10 and 4/20/10.

When all required endorsements are obtained submit this application to the office specified above in Room prior to 8:30 a.m. for approval/authorization to occupy the space requested. ALSO, be prepared to pay the fee indicated above. (Make checks payable to Dept. of building and Safety.)

Approved By: [Signature] Date: 4.20.10 Position: [Signature]

BUDGET WORKSHEET

RE 623 (REV. 2/00) ID # 62300996B020

GENERAL INFORMATION

This budget is a good faith estimate from plans prior to construction and/or completion (for new projects) or from a combination of plans and/or site inspections (for existing projects). For existing projects, there may have been historical data as support for some line items, but changes to the project may make historical data not applicable or reliable. This budget was prepared for the purpose of obtaining a public report. This association must adopt a budget in accordance with 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.

DRE FILE NUMBER (IF KNOWN)	MASTER DRE FILE #	DEPUTY ASSIGNED FILE (IF KNOWN)
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DIVISION IDENTIFICATION AND LOCATION

NAME	TRACT NUMBER
BAKMAN COURT	65802

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

STREET ADDRESS (IF ANY)	CITY	COUNTY
5016-5022 Bakman Avenue	North Hollywood (LA)	Los Angeles
MAIN ACCESS ROAD(S)	NEAREST TOWN/CITY	MILES/DIRECTION FROM TOWN/CITY
EAST / WEST:	Within City Limits	N/A
NORTH / SOUTH:		

TYPE OF SUBDIVISION

- | | |
|---|---|
| <input checked="" type="checkbox"/> Condominium | <input type="checkbox"/> Planned Development Land Project |
| <input type="checkbox"/> Condominium Conversion | <input type="checkbox"/> Planned Development Mobile Home |
| <input type="checkbox"/> Stock Cooperative | <input type="checkbox"/> Community Apartment |
| <input type="checkbox"/> Stock Cooperative Conversion | <input type="checkbox"/> Out-of-State |
| <input type="checkbox"/> Limited Equity Housing Corporation | <input type="checkbox"/> Undivided Interest |
| <input type="checkbox"/> Planned Development | <input type="checkbox"/> Undivided Interest Land Project |

NUMBER OF LOTS/UNITS	PHASE #	TOTAL # IN PROJECT	PREVIOUS DRE FILE #	# OF ACRES
39	1	1		0.591

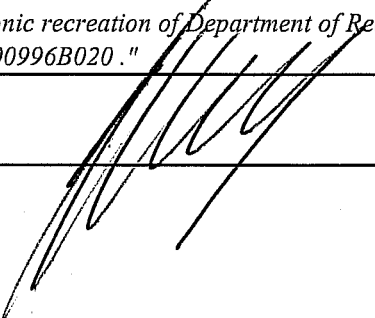
BUDGET PREPARER

NAME	ATTENTION	TELEPHONE NUMBER
VIGEN ONANY & ASSOCIATES, INC.	Vigen Onany	Phone: (818) 957-8195 Fax: (818) 957-6974
ADDRESS	CITY	ZIP CODE
2535 Foothill Boulevard Suite # 101	La Crescenta, CA	91214

Certification

I declare under penalty of perjury that the representations and answers to questions in this document and all documents submitted as a part of the homeowners budget are true and complete to the best of my knowledge and belief.

"The undersigned certifies that this electronic recreation of Department of Real Estate form RE623 contains at least the same information as the DRE approved ID 62300996B020."

SIGNATURE OF BUDGET PREPARER	DATE
	May 7, 2010

IMPROVEMENTS WORKSHEET

* If this phase will have any line items shown on pages 3, 4 and 5 hereof exempted from payment of assessments under Regulation 2792.16 (c), asterisk those items on pages 3, 4 and 5 and list any partially deferred costs on a separate sheet showing calculations and attach. All exempted improvements must be covered by reasonable arrangements for completion. Include Planned Construction Statement (RE 611A) for review.

- 1. Number of buildings containing residential units One
- 2. Estimated completion date for the residential units included in this phase April-10
- 3. Estimated completion date for the common area and facilities included in this phase April-10
- 4. Type of residential building for this project (i.e., high-rise, cluster, garden, etc.) Townhouse Style
- 5. Type of construction for these buildings (i.e., steel, concrete, wood frame, etc.) Wood Frame
- 6. Type of roof (i.e., shake, etc.) Built-up Flat
- 7. Type of paving used in the project Concrete
- 8. Type of exterior wall for residential buildings Stucco
- 9. Number of residential units per building 1 @ 39
- 10. Number of floors per building 1 @ 4
- 11. Number of bedrooms per unit 35 Two Bedrooms, 4 Three Bedrooms

- 12. Square footage of units (list number and size of each unit type, etc.).
- 13. Type of parking facilities and number of spaces (i.e., detached garage, tuck under, subterranean, carport, open, etc.)
- 14. Have you submitted budgets for all phases to be completed within the next three calendar years and a built-out budget?.....
 Yes No

2 @ 1,650	1 @ 1,493
1 @ 1,641	1 @ 1,485
1 @ 1,634	2 @ 1,454
2 @ 1,631	1 @ 1,449
1 @ 1,617	1 @ 1,423
2 @ 1,607	7 @ 1,420
2 @ 1,597	2 @ 1,405
4 @ 1,579	1 @ 1,396
1 @ 1,532	1 @ 1,377
2 @ 1,522	1 @ 1,373
2 @ 1,521	1 @ 1,363

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 further phases are not completed. (Commonly referred to as a worst case budget.)

The Parking Structure Is Two-Level Subterranean. There Are A Total Of One Hundred Three Parking Spaces In This Project. This Includes Twelve Guest Parking Spaces.

Complete 14 and 15 for Phased Condominium Projects Only

BUDGET SUMMARY

PHASE NUMBER	DATE OF BUDGET	DRE FILE NUMBER
1	May 7, 2010	
NUMBER OF UNITS	TRACT NUMBER / NAME OF PROJECT	
39	65802 BAKMAN COURT	

		<i>Per Unit Per Month</i>	<i>Total Monthly</i>	<i>Total Annual</i>
100 FIXED COSTS	101 . Property Taxes			
	102 . Corporation Franchise Taxes	0.02	0.83	10
	103 . Insurance (attach proposal)	16.48	642.75	7,713
	104 . Local License & Inspection Fees	0.96	37.50	450
	105 . Estimated Income Taxes	0.64	25.00	300
	100 - SUB TOTAL	18.10	706.08	8,473
200 OPERATING COSTS	201 . Electricity (attach work sheet)	17.04	664.37	7,972
	Lighting: Leased			
	202 . Gas (attach work sheet)	24.90	971.00	11,652
	203 . Water (attach work sheet)	72.95	2,845.20	34,142
	204 . Sewer/Septic Tanks (include if not in 203)			
	205 . Cable TV/Master Antenna			
	207 . Custodial Area: 10,912 SF Entrance / Lobby, Common Hallways, Gym /Exercise Room , Common Restrooms & Etc.			
	Number of Restrooms: 2	25.64	1,000.00	12,000
	207A Custodial Supplies	1.28	50.00	600
	208 . Landscape Area: (see page 15.) 2,000 SF	5.34	208.33	2,500
	208A Landscape Supplies 2,000 SF	0.13	5.00	60
	209 . Refuse Disposal Vender Name: Crown Disposal Co., Inc. Telephone Number: 818-767-0675	16.00	624.00	7,488
	210 . Elevators Number: 2 Type: Hydraulic	10.59	413.00	4,956
	211 . Private Streets, Driveways, Parking Areas Area: 5,754 SF	INCLUDED IN	ITEM 208	ABOVE
	212 . Heating & Air Conditioning Maintenance Area: 1,216 SF	2.56	100.00	1,200
213 . Swimming Pool Mnth heated Number: Size: Spa Size: Number:				
214 . Tennis Court Number:				
215 . Access Control Guard hours per day: No. of motorized gates: 1 Type: 1 Overhead No. of Intercoms/Telephone Entry: 1	1.79	70.00	840	
	1.15	45.00	540	

Tract Number: 65802

Prepared by: VIGEN ONANY & ASSOCIATES, INC.

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May 7, 2010

		<i>Per Unit Per Month</i>	<i>Total Monthly</i>	<i>Total Annual</i>
200 OPERATING COSTS	216 . Reserve Study - Will Be Done Every 3 Years	1.50	58.33	700
	217 . Miscellaneous:			
	Minor Repairs	4.05	157.95	1,895
	Pest Control	2.00	78.00	936
	Snow Removal			
	Lakes/Waterways			
	Elevator Telephone Lines / Community Network	1.41	55.00	660
Fire Sprinkler Monitoring & Telephone Lines	2.69	105.00	1,260	
	200 Sub Total	191.03	7,450.19	89,402
300 RESERVE	301-313 (attach reserve work sheet)	56.83	2,216.35	26,596
	300 - Sub Total	56.83	2,216.35	26,596
400 ADMINISTRATION	401 . Management ¹	15.00	585.00	7,020
	402 . Legal Services	4.17	162.50	1,950
	403 . Accounting	4.06	158.33	1,900
	404 . Education	3.00	117.00	1,404
	405 . Miscellaneous, Office expense	3.93	153.09	1,837
	400 - Sub Total	30.15	1,175.93	14,111
	TOTAL (100-400)	296.12	11,548.55	138,583
500 CONTINGENCY	501 . New Construction 3% N	8.88	346.46	4,157
	502 . Conversions 5%			
	503 . Revenue Offsets (attach documentation)	()	()	()
	TOTAL BUDGET	305.00	11,895.00	142,740

✦ 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 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.

The budget and management documents indicate (check appropriate box):

- Equal assessments
- Variable assessments

1 *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				
		65802				
Item	(1) 1 Sq. Ft. or Number	(2) 1 Unit Cost HOA Manual	(3) 1 Replacement Cost	(4) 1 Remaining Life	Yearly Reserve Columns 1 X 2 or 3 + 4	Cost Per Unit Per Month
PAINT						
Exterior Paint - Stucco	31,440	0.16			5,030	10.75
Interior Paint - Common Areas	34,048	0.10			3,405	7.28
Concrete Block Wall - Paint / Stucco						
Hand / Stair Railings	1,600	0.50			800	1.71
ROOF						
Built-up Flat	19,048	0.20			3,810	8.14
OTHER COMPONENTS						
Boiler - Common	1	300.00			300	0.64
Water Heaters - Common Areas	1	150.00			150	0.32
Exterior / Building / Outdoor Lights	15	9.00			135	0.29
Interior / Garage Lights	150	6.00			900	1.92
Street Lights						
Elevators-Modernization / Cab Renovation	2	1,050.00			2,100	4.49
Heating / Cooling / HVAC - Common	1	200.00			200	0.43
Garage Ventilation	4	250.00			1,000	2.14
Concrete Drives / Walkways	4,154	0.02			83	0.18
Asphalt Streets / Drives						
Pool Re-plaster						
Pool Heater						
Pool Filter						
Spa Re-plaster						
Spa Heater						
Spa Filter						
Pool/Spa Pumps - No:						
Motorized Gates - Repair / Replacement	1	250.00			250	0.53
Motorized Gates - Motor / Operator	1	155.00			155	0.33
Concrete Block Wall - Repair / Replace	580	0.10			58	0.12
Wrought Iron Fence - Repair / Replace						
Wood Fence - Repair / Replace						

Tract Number: 65802

Prepared by: VIGEN ONANY & ASSOCIATES, INC.

(818) 957-8195

May 7, 2010

RESERVES WORKSHEET

DRE FILE NUMBER

TRACT NUMBER

65802

Item	(1) 1 Sq. Ft. or Number	(2) 1 Unit Cost HOA Manual	(3) 1 Replacement Cost	(4) 1 Remaining Life	Yearly Reserve Columns 1 X 2 or 3 ÷ 4	Cost Per Unit Per Month	
OTHER COMPONENTS -CONTINUED							
Hand / Stair Railings	200	3.00			600	1.28	
Sump Pumps/Motors	1	60.00			60	0.13	
Landscaping	2,000	0.08			160	0.34	
Entrance / Lobby - Ceramic/Marble	400	0.15			60	0.13	
-							
-							
Gym /Exercise Room - Ceramic/Marble	1,216	0.15			182	0.39	
Common Hallways - Ceramic/Marble	6,048	0.15			907	1.94	
Common Restrooms - Ceramic/Marble	98	0.15			15	0.03	
Courtyard - Dex-O-TEX	1,600	0.42			672	1.44	
Storage Room - Concrete	300	0.02			6	0.01	
Waterproofing - Dex O Tex							
Furniture - Common Hallways			5,000	5	1,000	2.14	
Equipment - Gym			10,000	14	714	1.53	
Stairs Concrete	2,400	0.02			48	0.10	
Trash Room Concrete	200	0.02			4	0.01	
Elevator Room Concrete	100	0.02			2	0.00	
Electrical Room Concrete	150	0.02			3	0.01	
Mail Box			2,800	15	187	0.40	
Catch Basin			3,500	5	700	1.50	
Storm Drain			3,500	5	700	1.50	
Private Sewer Line			3,500	5	700	1.50	
Common Restrooms Furnishings			2,500	5	500	1.07	
Sauna			7,000	7	1,000	2.14	
<i>Use either Columns 1 and 2 or 3 and 4, but not both for a particular item.</i>					TOTAL RESERVE	26,596	56.83

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.

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 subdivisions. These may be combined on one line. Wherever additional space is required attach computations on a separate sheet.

SITE SUMMARY - TOTAL SUBDIVISION AREA

<u>0.591 acres x 43,560 =</u>	<u>25,724</u>	Total square feet.		
1. Building(s) footprint	<u>17,970</u>	sq. ft.		
2. Garages or carports	<u> </u>	sq. ft.		
3. Recreational facilities	<u> </u>	sq. ft.	1,216 sq. ft. Gym	Included In The Building
4. Paved surfaces	<u>5,754</u>	sq. ft.		
5. Restricted common areas	<u> </u>	sq. ft.		
6. Other: (attach description)	<u> </u>	sq. ft.		
Sub Total (1-6)	<u>23,724</u>	sq. ft.		
		Total Square Ft. (from above)	<u>25,724</u>	sq. ft.
		Subtract Sub Total (1-6)	<u>23,724</u>	sq. ft.
		Remainder = landscape area	<u>2,000</u>	sq. ft.

INDIVIDUAL SUMMARY SCHEDULES

1. Buildings Containing Units

	Length	X	Width	=	Area of Each Bldg.	X	No. of Buildings	=	Total Area Square Feet	# of Floors
1	<u>190</u>	X	<u>103</u>	=	<u>19,570</u>	X	<u>1</u>	=	<u>19,570</u>	4
		X		=		X		=		
		X		=		X		=		
		X		=		X		=		
		X		=		X		=		
		X		=		X		=		
		X		=		X		=		
		X		=		X		=		
		X		=		X		=		
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		X		=		X		=		
		X		=		X		=		
		X		=		X		=		
Courtyard	<u>80</u>	X	<u>20</u>	=	<u>1,600</u>	X	<u>1</u>	=	<u>(1,600)</u>	

Total for Summary Item 1 above 17,970

1A. Recreation Buildings

	Length	X	Width	=	Area of Each Bldg.	X	No. of Buildings	=	Total Area Square Feet	Floors:
		X		=		X		=		
		X		=		X		=		
		X		=		X		=		

Total for Summary Item 1A above

2. Multiple Detached Garages and Carports

_____	X	_____	=	_____	X	_____	=	_____
_____	X	_____	=	_____	X	_____	=	_____

Total for Summary Item 2 above

3. Recreational Facilities

Total Area

a. Recreation Room, Clubhouse, Lanai, or other
(length x width = total sq. ft.)

_____	X	_____	=	_____	sq. ft.
-------	---	-------	---	-------	---------

b. Pools

Number: _____

Size: _____

_____ sq. ft.

c. Spas

Number: _____

Size: _____

_____ sq. ft.

d. Tennis Courts

Number: _____

Size: _____

Surface Type: _____

_____ sq. ft.

_____ sq. ft.

_____ sq. ft.

e. Other: (describe)

Gym

1,216 sq. ft. **Included In The Building**

Total for Summary Item 3 above

1,216 sq. ft.

4. Paved Area (streets, parking, walkways, etc.)
(length x width = square foot area)

Paving Material (concrete, asphalt, etc.)

_____	X	_____	=	700
_____	X	_____	=	_____
_____	X	_____	=	3,454
_____	X	_____	=	1,600

Concrete Driveway / Walkway

Concrete Walkway

Courtyard

Total for Summary Item 4 above _____ **5,754** 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.

PAINING 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*).

- Residential Buildings (include garages)

Type of Surface	%	Perimeter	x	10 ft.	x	No. of Stories	x	No. of Bldgs. (if identical)	=	Total Area
1 Stucco	100%	586	X	10 ft.	X	4	X	1	=	23,440
			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		=	
			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		=	
			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		=	
			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		=	
			X	10 ft.	X		X		=	
Courtyard		200	X	10 ft.	X	4	X	1	=	8,000
Total building paint area										31,440

Walls	Linear Feet	x	Height		Total Area
				X 2 =	-
				X 2 =	-
				X 2 =	-
				X 2 =	-
				X 2 =	-
				X 2 =	-
Total wall paint area					
Total exterior paint area					31,440

PAINTING WORKSHEET

INTERIOR

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

Room/Type Descrip.	Walls Perimeter	x	8 ft.	=	Wall Area	+	Ceiling (Length x Width)	# Of Floors	Total Area	#	Floor SQFT
Entrance / Lobby	40	X	8 ft.	=	320		10	X 2 =	1,680	2	400 Ceramic/Marble
		X	8 ft.	=				X			
		X	8 ft.	=				X			
Gym /Exercise Room	140	X	8 ft.	=	1,120		38	X 1 =	2,336		1,216 Ceramic/Marble
Common Hallways	394	X	8 ft.	=	3,152		189	X 4 =	18,656		6,048 Ceramic/Marble
Common Restrooms	28	X	8 ft.	=	224		7	X 1 =	546	2	98 Ceramic/Marble
Storage Room	70	X	8 ft.	=	560		20	X 1 =	860		300 Concrete
Stairs	60	X	8 ft.	=	480		20	X 6 =	8,160	2	2,400 Concrete
Trash Room	40	X	8 ft.	=	320		10	X 1 =	840	2	200 Concrete
Elevator Room	40	X	8 ft.	=	320		10	X 1 =	420		100 Concrete
Electrical Room	50	X	8 ft.	=	400		15	X 1 =	550		150 Concrete
		X	8 ft.	=				X			
		X	8 ft.	=				X			
		X	8 ft.	=				X			
									34,048		10,912 sqft
									Total interior paint area		34,048
									TOTAL EXTERIOR AND INTERIOR		65,488

FENCES

Fence requiring paint or stain (see Item 312 in manual for wood and wrought iron)
 Compute separately using higher cost—put on separate line on page 5 of the Reserve Worksheet.

Linear Feet	x	Height	=	Total Area
		X 2	=	
		X 2	=	
200		X 4	=	1,600 Hand / Stair Railings
		X 2	=	
		X 2	=	
		X 2	=	
		X 2	=	
				Total fence area <u>1,600</u>

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 of hours in use per day x .03 = KWH per month)

1. Interior Lights (recreation rooms, gym, hallways, lobbies, stairwells, etc.)
100 X 40 X 8 X 0.03 = 960

2. Garage Lights
50 X 40 X 18 X 0.03 = 1,080

3. Outdoor, exterior building and walkway lights
15 X 60 X 12 X 0.03 = 324

4. Street Lights
 _____ X _____ X _____ X 0.03 = _____

B. Elevators (number of cabs x number of floor stops per cab x 167 KWH = Per month usage KWH)
2 X 5 X 167 KWH = 1,670

C. Tennis Court Lights (number of courts x 1000 KWH = Per month usage KWH)
 _____ 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)
0.25 X 1,216 Includes Sauna = 304

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 = Per month usage KWH)
1,216 X 0.34 KWH Includes Sauna = 413

G. Electrical Motors (see Notes 2 and 3)
 (horsepower x watts x hours of use per day x .3 x % of year in use = Per month usage)

Gates	1	Motor #1	<u>0.5</u>	X	<u>1000</u>	X	<u>2</u>	X	0.03	X	<u>100%</u>	=	<u>30</u>
Pools		Motor #2	_____	X	_____	X	_____	X	0.03	X	_____	=	_____
Spas		Motor #3	_____	X	_____	X	_____	X	0.03	X	_____	=	_____
G.Ventilation	4	Motor #4	<u>2</u>	X	<u>1000</u>	X	<u>10</u>	X	0.03	X	<u>100%</u>	=	<u>600</u>
S.Pump	1	Motor #5	<u>0.5</u>	X	<u>1000</u>	X	<u>2</u>	X	0.03	X	<u>100%</u>	=	<u>30</u>

Motor # 1 Is Gate, Motor #4 Are Garage Ventilations, Motor #5 Is Sump Pump

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 5,411

I. Total Monthly Cost

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

•	<u>5,411</u>	X	\$ <u>0.12</u>	=	\$ <u>649.37</u>
•	Monthly common meter charge				\$ <u>15.00</u>
	Total Monthly Cost				\$ <u>664.37</u>

Utility Company Name: Los Angeles Department of Water & PowerTelephone Number: (818) 342-5397*Notes*

- 1 Do not include leased lights. Instead use lease agreement with rate schedule with budget work sheet. Put monthly charge into Item 201 leased lights. Use a minimum of 10 hours per day average usage for exterior lighting.
- 2 Motors are found in swimming pool pumping systems, circulating hot water systems, ventilation systems in subterranean garages, security gates, interior hallways, and interior stairwells and also in private water systems and fountains. (Hours of use for pool pumps - see Item 201 in the Cost Manual.)
- 3 Normally 1,000 watts per horsepower should be used. Check plate on motor or manufacturer's specifications. If wattage is not listed, it can be calculated by multiplying amps x volts.

GAS CONSUMPTION WORKSHEET

1. Water Heaters Therms
 (number of dwelling units on association meters + laundry rooms + outdoor showers
 + recreation rooms, gym = number of units x 20 Therms = per month usage)

39 + + 2 + 1 = 42 X 20 Therms = 840

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

Pool #1	<u> </u>	X	<u> </u>	X	0.0003	X	<u> </u>	=	<u> </u>
Pool #2	<u> </u>	X	<u> </u>	X	0.0003	X	<u> </u>	=	<u> </u>

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

<u> </u>	(8' diameter)	X	300 Therms	=	<u> </u>
<u> </u>	(10' diameter)	X	350 Therms	=	<u> </u>
<u> </u>	(12' diameter)	X	400 Therms	=	<u> </u>

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

 X X 0.0003 =

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

 X 5 =

Total Therms **840**

(therms X rate = monthly charge)

<u>840</u>	X	<u>1.15</u>	=	\$ <u>966.00</u>
<u> </u>	X	<u> </u>	=	\$ <u> </u>
<u> </u>	X	<u> </u>	=	\$ <u> </u>

Meter Charge \$ 5.00

Total Monthly Cost \$ 971.00

Utility Company Name: The Gas Company

Telephone Number: (800) 427-2200

1 The presumption is a recreation pool with heating equipment will be used all year or 100%. For very hot or cold climates where a heater will not or cannot be used all year, a 70% usage should suffice. Less than 70% usage will require a Special Note in the Subdivision Public Report.

WATER AND SEWER WORKSHEET

A.	Domestic (use only if units are billed through association) (number of units X rate/100 CF X 10 = Water Cost)	Water Cost
	<u>39</u> X <u>3.67</u> X 10 = \$ <u>1,429.35</u>	
A1.	Recreation Room, Gym, and Pool/Spa Usage (number of recreation rooms + gym + pool or spa X rate/100 CF X 10 = Water Cost)	
	<u>1</u> X <u>3.67</u> X 10 = \$ <u>36.65</u>	
B.	Irrigation (see Note 1) (landscape area X rate/100 CF X .0033 = Water Cost)	
	<u>2,000</u> X <u>3.67</u> X 0.0033 = \$ <u>24.19</u>	
C.	Sewers (see Note 2) (Charge per unit per month X number of units = Sewer Cost)	
	\$ _____ X _____ = \$ _____	
	Domestic use alternate calculation (% of A and B, etc.)	
	<u>390</u> (A) X <u>3.27</u> = \$ <u>1,275.30</u>	
	Recreation area / landscaped area alternate calculation (% of A and B, etc.)	
	<u>10</u> (A) X <u>3.27</u> = \$ <u>32.70</u>	
D.	Meter Charge	
	Line size: <u>3"</u> (2", 3" etc.) Charge per month: \$ <u>10.00</u>	
E.	Fire Line Charge <u>3"</u> (2", 3" etc.)	\$ <u>37.01</u>
	Monthly Water Cost:	\$ <u>2,845.20</u>

Utility Company Name: Los Angeles Department Of Water And PowerTelephone Number: (818) 342-5397**Monthly Domestic Water Cost For Proration Schedule Purposes:** \$ 2,704.65**Notes**

- 1 Average usage is four-acre feet of water per acre of landscaping per year. This formula is based on four-acre feet of usage. Some areas like the low desert will require 8 to 12-acre feet 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.)
- 2 If some other method of billing is used for the sewage charge and/or this will not be a common expense, provide a letter from the sanitation district and or water company (whichever applicable) which so states.

PRORATION SCHEDULE WORKSHEET

Section I Variable Assessment Computation

A.	Variable Cost Description	Monthly Cost	
	1. Insurance	\$ 642.75	
	2. Domestic Gas (if common)	\$ 971.00	
	3. Domestic Water (if common)	\$ 2,704.65	
	4. Paint	\$ 419.20	
	5. Roof	\$ 317.47	
	6. Hot Water Heater (if common)	\$ 25.00	
	7. Other	\$	
	Total Variable Cost	\$ 5,080.07	
B.	Total livable square footage of all units from condominium plan:		58,813
C.	Variable Factor (variable monthly costs ÷ square footage = variable factor):		0.086377
	Multiply this factor by each unit size below in Section III.		

Section II Equal Assessment Computation

A.	Total Monthly Budget	\$ 11,895.00
	Less Variable Costs	\$ 5,080.07
	Total Monthly Equal Costs	\$ 6,814.93
B.	Monthly Base Assessment:	\$ 174.74
	<i>(total monthly cost ÷ number of units = monthly base assessment)</i>	

Section III Assessment Schedule

Unit Size	X	Variable Factor	=	Variable Assessmt	+	Base Assessmt	=	Total Mth. Assessmt	X	Unit Count	=	Total Mth. Budget *	
2	1,650	X	0.086377	=	142.52	+	174.74	=	317.26	X	2	=	634.53
1	1,641	X	0.086377	=	141.74	+	174.74	=	316.49	X	1	=	316.49
1	1,634	X	0.086377	=	141.14	+	174.74	=	315.88	X	1	=	315.88
2	1,631	X	0.086377	=	140.88	+	174.74	=	315.62	X	2	=	631.24
1	1,617	X	0.086377	=	139.67	+	174.74	=	314.41	X	1	=	314.41
2	1,607	X	0.086377	=	138.81	+	174.74	=	313.55	X	2	=	627.10
2	1,597	X	0.086377	=	137.94	+	174.74	=	312.69	X	2	=	625.37
4	1,579	X	0.086377	=	136.39	+	174.74	=	311.13	X	4	=	1,244.52
1	1,532	X	0.086377	=	132.33	+	174.74	=	307.07	X	1	=	307.07
2	1,522	X	0.086377	=	131.47	+	174.74	=	306.21	X	2	=	612.41
2	1,521	X	0.086377	=	131.38	+	174.74	=	306.12	X	2	=	612.24
1	1,493	X	0.086377	=	128.96	+	174.74	=	303.70	X	1	=	303.70
1	1,485	X	0.086377	=	128.27	+	174.74	=	303.01	X	1	=	303.01
2	1,454	X	0.086377	=	125.59	+	174.74	=	300.33	X	2	=	600.67
1	1,449	X	0.086377	=	125.16	+	174.74	=	299.90	X	1	=	299.90
1	1,423	X	0.086377	=	122.91	+	174.74	=	297.66	X	1	=	297.66
7	1,420	X	0.086377	=	122.65	+	174.74	=	297.40	X	7	=	2,081.78
2	1,405	X	0.086377	=	121.36	+	174.74	=	296.10	X	2	=	592.20
1	1,396	X	0.086377	=	120.58	+	174.74	=	295.32	X	1	=	295.32
1	1,377	X	0.086377	=	118.94	+	174.74	=	293.68	X	1	=	293.68
1	1,373	X	0.086377	=	118.60	+	174.74	=	293.34	X	1	=	293.34
1	1,363	X	0.086377	=	117.73	+	174.74	=	292.47	X	1	=	292.47

39	VERIFICATION OF COMPUTATIONS										Total Monthly Budget (Section III)	39	11,895.00
*	Total Assessment X number of units of each type.										Total Monthly Budget (Section IIA)		11,895.00

Section IV Variable Assessments

Highest Assessment	-	Lowest Assessment	÷	Lowest Assessment	=	% Differential	Less than 10%	Equal Assessment
317.26	-	296.10	÷	296.10	=	7.15%	From 10% to 20%	Variable or Equal
							Over 20%	Variable Assessment

STATE OF CALIFORNIA
 HOA COMMON FACILITIES

DEPARTMENT OF REAL ESTATE
 SUBDIVISIONS

RE 624A (Rev. 10/97) ID# 624A1097B016

DRE FILE NUMBER (if known)

INSTRUCTIONS

✓ Complete the requested information for all common facilities which will be owned or controlled by an association of lot/unit owners which will be part of this subdivision.

✓ If this is a multi-phase/incremental filing, submit a separate form for each phase/increment. Include only the facilities for this phase.
 ✓ Sign page 2.

NAME AND/OR TRACT NUMBER		PHASE NUMBER		DEPUTY ASSIGNED (if known)			
BAKMAN COURT		Tract # 65802 ONE					
A	B	C	D	E	F	G	H
FACILITIES	LOCATION (common area lot number/letter)	SIZE (square ft., linear ft., acres, etc.)	COST	TYPE OF CONSTRUCTION (frame, shake roof, etc.)	CONSTRUCTION DATE (beginning date)	COMPLETION DATE	EQUIPMENT & FURNISHINGS (furniture, heater, tools, motor vehicle, etc.) Description Cost
Landscaping		2,000	6,000	Shrubs, Lawn, Trees Etc.	April-09	April-10	
Concrete Drives /							
Walkways		4,154	16,614	Concrete	April-09	April-10	
Swimming							
Pool							
Elevators		2	180,000	Standard	April-09	April-10	
Furniture - Common							
Hallways		Miscellaneous	5,000	Standard	April-09	April-10	
Equipment - Gym		Miscellaneous	10,000	Standard	April-09	April-10	
Entrance / Lobby		400	4,000	Ceramic/Marble	April-09	April-10	
Courtyard		1,600	19,200	Dex-O-Tex			
Gym / Exercise Room		1,216	12,160	Ceramic/Marble	April-09	April-10	
Common Hallways		6,048	60,480	Ceramic/Marble	April-09	April-10	
Storage Room		300	1,200	Concrete	April-09	April-10	
Stairs		2,400	9,600	Concrete	April-09	April-10	
Trash Room		200	800	Concrete	April-09	April-10	
Elevator Room		100	400	Concrete	April-09	April-10	
Electrical Room		150	600	Concrete	April-09	April-10	
Mail Box		Miscellaneous	2,800	Standard	April-09	April-10	

Tract Number: 65802

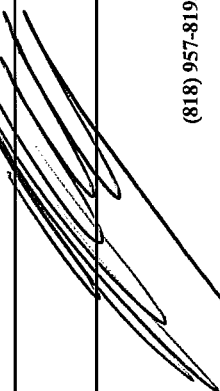
Prepared by: VIGEN ONANY & ASSOCIATES, INC.

(818) 957-8195

May 7, 2010

A FACILITIES	B LOCATION (common area lot number/letter)	C SIZE (square ft., lineal ft., acres, etc.)	D COST	E TYPE OF CONSTRUCTION (frame, shake roof, etc.)	F CONSTRUCTION (beginning date)	G COMPLETION DATE	H EQUIPMENT & FURNISHINGS (furniture, heater, tools, motor vehicle, etc.) Description Cost
Common Restrooms		98	9,800	Standard	April-09	April-10	
Common Restrooms Furnishings		Miscellaneous	2,500	Standard	April-09	April-10	
Catch Basin		Miscellaneous	3,500	Standard	April-09	April-10	
Storm Drain		Miscellaneous	3,500	Standard	April-09	April-10	
Private Sewer Line		Miscellaneous	3,500	Standard	April-09	April-10	
Sauna		Miscellaneous	7,000	Standard	April-09	April-10	
Garage Ventilation		4	14,000	Standard	April-09	April-10	
Concrete Block Wall		580	14,500	Concrete Block Wall	April-09	April-10	
Wrought Iron Fence							
Hand / Stair Railings		200	4,000	Wrought Iron	April-09	April-10	
Lighting		165	20,625	Standard	April-09	April-10	
Heating / Cooling / HVAC - Common		1	4,000	Standard	April-09	April-10	
Boiler		1	4,000	Standard	April-09	April-10	
Access Control		1	6,000	Wrought Iron / Standard	April-09	April-10	
Sump Pumps/Motors		1	900	Standard	April-09	April-10	

"The undersigned certifies that this electronic recreation of Department of Real Estate form RE6244 contains at least the information as the DRE approved form ID# 624A1097B016"

PREPARER SIGNATURE  DATE May 7, 2010