

PROFORMA OPERATING BUDGET

FOR

TRACT 69045-Joint, ARAPAHOE PLAZA

JOINT BUDGET

**A ONE UNIT COMMERCIAL AND FORTY FIVE RESIDENTIAL
CONDOMINIUMS**

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

This budget is prepared: **October 30, 2008**

October 30, 2008

PROJECT DESCRIPTION

ARAPAHOE PLAZA
Tract # 69045-Joint
Los Angeles, CA

The project consists of One building.
There are 45 residential units & 1 commercial unit in this project.

Footnote (1) - Please Note That Water Will Be Submetered and EVERY OWNER Will Receive A Bill From The Sub metering Vendor / Company For The Amount Of Their Water Consumption And It Is Not Included In The Monthly Dues That Has Been Budgeted.

Please note that the insurance budgeted is for the building, HOA and officers' common area liability and 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 calculations 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 October 30, 2008

Vigen Onany MSA

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 Califor-

nia Civil Code. If that budget is less than 10% or greater than 20% from this budget, you should contact the Department of Real Estate. The association may increase or decrease its budget. It is typical for costs to increase as the project ages. The association should conduct a reserve study after its first year of operation to adjust the reserve funding plan for any changes which may have taken place during construction.

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

NAME	TRACT NUMBER
ARAPAHOE PLAZA	69045-Joint
NAME TO BE USED IN ADVERTISING (IF DIFFERENT THAN NAME OR TRACT NUMBER)	

STREET ADDRESS (IF ANY)	CITY	COUNTY
991 South Arapahoe Street	Los Angeles	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: Residential & Commercial | <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
46	1	1		0.612

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
	October 30, 2008

JOHN DALTORIO, 30 YR SENIOR EXCLUSIVE ALLSTATE AGENT
CONDOMINIUM MASTER POLICY INSURANCE QUOTATION
09/20/2008

ESPECIALLY PREPARED FOR :
TRACT 69045 ARAPAHOE PLAZA

PREPARED BY:

JOHN DALTORIO
30 YEAR EXCLUSIVE AGENT
1021 N SEPULVEDA BLVD
SUITE #0
MANHATTAN BEACH, CA 90266
PH 310-796-7955
FAX 310-796-5832
CALIF INSURANCE LIC # 0547519

CALIFORNIA
CONDOMINIUM SPECIAL FORM

Thank you for the opportunity to review your insurance needs. In addition to solid protection at a competitive price, my agency will give you personal service. I look forward to hearing from you.

Policy Coverages :	Annual Premium \$12,576
Building Replacement Cost Coverage Applies (Please call our office if more coverage needed)	\$9,501,000
General Liability	\$2,000,000/\$4,000,000

Deductibles Applicable : \$ 5000

Other Coverages Included : DIRECTORS & OFFICERS LIABILITY (\$2,000,000) ; FIDELITY BOND ; HIRED AND NON OWNED AUTO LIABILITY \$2,000,000;

OTHER COVERAGES INCLUDED AT NO ADDITIONAL PREMIUM

SUPPLEMENTAL PROPERTY : Amends your coverage for improvements and betterments to comply with your state laws, condominium declaration, and/or your by-laws.

DEBRIS REMOVAL : Up to 25% of the amount paid for direct loss up to \$5000

POLLUTANT CLEAN UP : Up to \$10,000

FIRE EXTINGUISHER RECHARGE : Up to \$5,000

FIRE DEPARTMENT CHARGES ; Up to \$5,000

OUTBUILDINGS : \$25,000 per policy

This description is provided for your convenience. It is not a contract or binder of coverage. It does not provide you with any coverage for any loss. The obligation to pay for your losses is defined by the terms and conditions of your insurance policy.

The premiums shown are for a twelve month policy period, based on rates in effect on this date. If you have any questions, please contact me at 310-796-7955.

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 December 2008
- 3. Estimated completion date for the common area and facilities included in this phase December 2008
- 4. Type of residential building for this project (i.e., high-rise, cluster, garden, etc.) Mid Rise
- 5. Type of construction for these buildings (i.e., steel, concrete, wood frame, etc.) Concrete & 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 Exterior - Stucco
- 9. Number of **residential units** per building 1 @ 45 Units
- 10. Number of floors per building 6 Story
- 11. Number of bedrooms per unit 15 @ Three Bedroom, 30 @ Two Bedroom

Residential Units

5 @ 1,764		
5 @ 1,723		
5 @ 1,676		
5 @ 1,354		
5 @ 1,315		
5 @ 1,314		
5 @ 1,313		
5 @ 1,310		
5 @ 1,303		

12. Square footage of units (list number and size of each unit type, etc.) **RESIDENTIAL**

For **COMMERCIAL** Square footage of units (list number and size of each unit type, etc.) **See Page 2A**

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

There Is A Total of 111 Parking Spaces (104 Residential & 7 Commercial) In One Level Subterranean & On Grade Parking Structure.

IMPROVEMENTS WORKSHEET

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? Yes No

15. If this condominium project involves phasing with a single lot, submit a budget for each phase plus a budget which will be used if further phases are not completed. (Commonly referred to as a worst case budget.)

Commercial Units

16. Square footage of units (list number and size of each unit type, etc.)

COMMERCIAL

1	@	3,337		

BUDGET SUMMARY

PHASE NUMBER 1	DATE OF BUDGET October 30, 2008	DRE FILE NUMBER
NUMBER OF UNITS 46	TRACT NUMBER / NAME OF PROJECT ARAPAHOE PLAZA 69045-Joint	

		<i>Per Unit Per Month</i>	<i>Total Monthly</i>	<i>Total Annual</i>	Exhibit "A"	
100 FIXED COSTS	101 . Earthquake Insurance					
	102 . Corporation Franchise Taxes	0.02	0.83	10	R	
	103 . Insurance (attach proposal)	22.78	1,048.00	12,576	S	
	104 . Local Licenses & Fees (Elevators & Lift)	1.63	75.00	900	R	
	105 . Estimated Income Taxes	1.90	87.55	1,051		
	100 - SUB TOTAL	26.33	1,211.39	14,537		
200 OPERATING COSTS	201 . Electricity (attach work sheet)	54.74	2,517.94	30,215	W	
	Lighting: Leased					
	202 . Gas (attach work sheet)	26.81	1,233.19	14,798	W	
	203 . Water (attach work sheet)	68.02	3,129.08	37,549	W	
	Footnote (1) - Please Note That Water Will Be Submetered and EVERY OWNER Will Receive A Bill From The Sub metering Vendor / Company For The Amount Of Their Water Consumption And It Is Not Included In The Monthly Dues That Has Been Budgeted.					
	205 . Cable TV / Internet - Common Areas	3.26	150.00	1,800	R	
	207 . Custodial Area: Residential	20.65	950.00	11,400	R	
	10,216 SF Hallways, Stairs, Recreation Room, Etc.					
	Commercial	Commercial Unit Is Responsible For Its Own Operating & Reserve Costs				C
	Number of Restrooms: 1					
	208 . Landscape Area: Includes Landscape Supplies	6.24	286.85	3,442	R	
	209 . Refuse Disposal Residential	16.63	765.00	9,180	R	
	Commercial	Commercial Unit Is Responsible For Its Own Operating & Reserve Costs				C
	Vender Name: Waste Management Telephone Number: 800-304-5934					
	210 . Elevators 1 Type: Lift	1.09	50.00	600	R	
Number: 2 Type: Traction	16.30	750.00	9,000	R		
211 . Private Streets, Driveways, Parking Areas						
Sweeping 960 Concrete Driveway / Street	0.54	25.00	300	S		
28,345 Parking Structure - Res.	1.63	75.00	900	R		
Area: 2,664 Parking Structure - Com.	Commercial Unit Is Responsible For Its Own Operating & Reserve Costs				C	
212 . Heating & Air Conditioning Maintenance						
Area: 2,016 SF Hallways & Recreation Room	0.43	20.00	240	R		
213 . Swimming Pool Size						
Spa Size						
214 . Tennis Court						
215 . Access Control						
No. of motorized gates: 2 Overhead & Sliding	3.04	140.00	1,680	R		
No. of Intercoms/Telephone Entry: 1	0.98	45.00	540	R		
No. of motorized gates: Type: 1 Sliding	Commercial Unit Is Responsible For Its Own Operating & Reserve Costs				C	
No. of Intercoms/Telephone Entry:						

	<i>Per Unit Per Month</i>	<i>Total Monthly</i>	<i>Total Annual</i>	Exhibit "A"
216 . Reserve Study - Will Be Done Every 3 Years	1.81	83.33	1,000	S
217 . Miscellaneous:				
Minor Repairs	7.00	322.00	3,864	S
Pest Control	2.00	92.00	1,104	R
Elevators Phone Lines	1.30	60.00	720	R
Fire Extinguisher Annual Inspection & Refill - Com.	Commercial Unit Is Responsible For Its Own Operating & Reserve Costs			C
Fire Extinguisher Annual Inspection & Refill - Res.	1.01	46.67	560	R
Water Meter Reading & Billing Fee	9.00	414.00	4,968	U
Electric Meter Reading & Billing Fee				
Storm water "BMP" Inspection				
Fire Monitoring Services & Telephone Lines	2.28	105.00	1,260	S
Window Washing - Annual - Commercial	Commercial Unit Is Responsible For Its Own Operating & Reserve Costs			C
Window Washing - Annual - Residential	18.12	833.33	10,000	R
Power Wash - Parking / Garage - Annual - Res.	2.17	100.00	1,200	R
Power Sweeping - Parking / Garage- Monthly -Res.		See Item # 211		R
Spot Degreasing - Parking / Garage - As Needed -Res	0.91	41.67	500	R
Steam Cleaning - Parking / Garage-Annual -Res.	1.63	75.00	900	R
Power Wash, Power Sweeping, Spot Degreasing & Steam Cleaning - Parking / Garage- Commercial	Commercial Unit Is Responsible For Its Own Operating & Reserve Costs			C
Emergency Generator Maintenance/Supplies/Testing	5.43	250.00	3,000	S
Other				
Licenses / Elevators & Inspection Fees - Joint, Commercial & Residential				
Janitorial Supplies	1.63	75.00	900	R
Trash Chute Cleaning / Steam Wash	4.53	208.33	2,500	R
Other				
Roof / Common Areas Annual Inspection	3.62	166.67	2,000	S
Water Fountain Maintenance				
Maintenance For Plants In The Common Area				
Other				
Other				
Other				
Patrol Service Contracted-24 Hours / 7 Days Week				
Other				
Other				
Other				
200 Sub Total	282.83	13,010.06	156,121	

200 OPERATING COSTS

		Per Unit Per Month	Total Monthly	Total Annual	Exhibit "A"
300 RESERVE	301-313 (attach reserve work sheet)	118.96	5,472.03	65,664	
	300 - Sub Total	118.96	5,472.03	65,664	
400 ADMINISTRATION	401 . Management 1	30.00	1,380.00	16,560	U
	402 . Legal Services	4.17	191.67	2,300	U
	403 . Accounting Fee	3.62	166.67	2,000	U
	404 . Education	N/A -Full Service Management Has Been Budgeted			U
	405 . Miscellaneous, Office expense	4.00	184.00	2,208	U
	400 - Sub Total	41.79	1,922.33	23,068	
TOTAL (100-400)		469.91	21,615.80	259,390	
500 CONTINGENCY	501 . New Construction 3%	14.10	648.47	7,782	
	502 . Contingency 5%				
	503 . Revenue Offsets - Water Sub metering	(59.00)	(2,713.95)	(32,567)	R
	<i>Footnote (1) - Please Note That Water Will Be Submetered and EVERY OWNER Will Receive A Bill From The Sub metering Vendor / Company For The Amount Of Their Water Consumption And It Is Not Included In The Monthly Dues That Has Been Budgeted.</i>				
TOTAL BUDGET		425.01	19,550.33	234,604	

✦ 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.

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.*

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

- Equal assessments
- Variable assessments See Residential & Commercial Budgets

Exhibit "A"

LIST OF RATIONALE USED IN ALLOCATING OPERATING & RESERVE ITEMS TO RESIDENTIAL & COMMERCIAL BUDGETS

S = *SQFT Ratio*

	Total Unit SQFT	Total Allocation SQFT	"S"- Allocation To Residential, Commercial
Residential Units	65,360	65,360	95.14%
Commercial Units	<u>3,337</u>	<u>3,337</u>	<u>4.86%</u>
	68,697	68,697	100.00%

U = *Number Of Units Ratio*

Residential Units	45		97.83%
Commercial Units	<u>1</u>	<u>2.17%</u>	
	46	100.00%	

R = *Charge 100% To Residential Units*

C = *Charge 100% To Commercial Units*

W = *See The Worksheet*

RESERVES WORKSHEET

DRE FILE NUMBER			TRACT NUMBER 69045-Joint				Exhibit "A"	
Item	(1) 1 Sq. Ft. or Number	(2) 1 Unit Cost HOA Manual	(3) 1 Replacement Cost	(4) 1 Remaining Life	Yearly Reserve Columns 1x2 or 3 : 4	Cost Per Unit Per Month		
Exterior - Stucco	34,699	0.16			5,552	10.06	S	
Exterior - Other								
Exterior - Precast Concrete								
Exterior - Aluminum Storefront								
Roof - Built-up Flat	20,480	0.20			4,096	7.42	S	
Roof - Clay Tile								
Roof - Roof Deck								
Interior Paint- Commercial Common Areas & Parking - Commercial Only		Commercial Unit Is Responsible For Its Own Operating & Reserve Costs					C	
Interior Common Paint-Residen./Comm.	3,979	0.10			398	0.72	S	
Interior Paint- Residential Common Areas, Residential Parking (Not Included Common Hallways)	26,174	0.10			2,617	4.74	R	
Interior Paint- Common Hallways / Corridors - Residential	23,490	0.10			2,349	4.26	R	
Other								
Exterior / Outdoor / Walkways Lights	36	9.05			326	0.59	S	
Residential - Common Interior Lights - Hallways / Corridors	100	6.05			605	1.10	R	
Residential - Recreation Room, Stairs , Storages & Other Common Areas (Interior lights) :	60	6.05			363	0.66	R	
Joint-Interior Lights - Joint Use Common Areas:								
Garage / Parking Lights - Residential	80	6.05			484	0.88	R	
Garage / Parking Lights - Commercial		Commercial Unit Is Responsible For Its Own Operating & Reserve Costs					C	
Stairs # 1 Carpet	896	0.43			385	0.70	R	
Stairs # 2 Carpet	900	0.43			387	0.70	R	
Stairs # 3 Concrete	300	0.05			15	0.03	R	
Stairs # 4 Concrete	150	0.05			8	0.01	R	
Stairs # 5 Concrete	150	0.05			8	0.01	R	
BASEMENT - RESIDENTIAL PARKING								
Electrical Room Concrete	324	0.05			16	0.03	S	
Mechanical Room Concrete	851	0.05			43	0.08	S	
Water Pump Mech. Room Concrete	264	0.05			13	0.02	S	
GROUND FLOOR - RESIDENTIAL								
Recreation Room / Gym Carpet	1,316	0.43			566	1.03	R	
Restroom @ Rec. Room Ceramic Tile	49	0.35			17	0.03	R	
Residential Trash Room Concrete	176	0.05			9	0.02	R	
Residential Recycle Room Concrete	110	0.05			6	0.01	R	
Utility Room Concrete	99	0.05			5	0.01	R	
GROUND FLOOR - COMMERCIAL								
Commercial Trash Room Concrete		Commercial Unit Is Responsible For Its Own Operating & Reserve Costs					C	
Commercial Storage Concrete		Commercial Unit Is Responsible For Its Own Operating & Reserve Costs					C	
2nd, 3rd, 4th, 5th & 6th FLOORS								
Other								
Hallways Marble	700	0.35			245	0.44	R	
Hallways Carpet	5,090	0.43			2,189	3.97	R	
Storage Concrete	330	0.05			17	0.03	R	
Storages Concrete	384	0.05			19	0.03	R	
					TOTAL RESERVE FROM PAGE 5 OF 15	20,736	37.56	

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

Note: For space purposes, we have included only the components most frequently found in common-interest subdivisions. Reserve items should not be limited to the list above, but be tailored to your particular project.

Tract Number: 69045-Joint

Prepared by: VIGEN ONANY & ASSOCIATES, INC.

(818) 957-8195

October 30, 2008

RESERVES WORKSHEET

DRE FILE NUMBER			TRACT NUMBER 69045-Joint				Exhibit "A"	
Item	(1) 1 Sq. Ft. or Number	(2) 1 Unit Cost HOA Manual	(3) 1 Replacement Cost	(4) 1 Remaining Life	Yearly Reserve Columns 1x2 or 3 : 4	Cost Per Unit Per Month		
<i>Balance Forward</i>					20,736	37.56		
Block Walls - Repair / Replace	280	0.20			56	0.10	S	
Block Walls - Paint / Stain	3,360	0.10			336	0.61	S	
Wrought Iron Fence- Repair / Replace	250	3.00			750	1.36	S	
Wrought Iron Fence- Paint / Stain	3,000	0.50			1,500	2.72	S	
Wrought Iron Handrails- Repair / Replace	500	3.00			1,500	2.72	R	
Wrought Iron Handrails- Paint / Stain	4,000	0.50			2,000	3.62	R	
Other								
Other								
Other								
Landscaping - Common Areas	5,237	0.05			262	0.47	R	
Elevators								
Elevators	2	1,050.00			2,100	3.80	R	
Lift	1	800.00			800	1.45	R	
Pool Re-plaster								
Pool Heater								
Pool Filter								
Spa Re-plaster								
Spa Heater								
Spa Filter								
Pool Pumps								
Other								
Parking Structure - Com.- Concrete	2,664	Commercial Unit Is Responsible For Its Own Operating & Reserve Costs						C
Parking Structure - Res.- Concrete	28,345	0.05			1,417	2.57	R	
Sump Pumps	2	100.00			200	0.36	R	
Mechanical Ventilation System	1	300.00			300	0.54	R	
Motorized Gates - Repair / Replacement - Res.	2	250.00			500	0.91	R	
Motorized Gates - Motor / Operator - Res.	2	200.00			400	0.72	R	
Heating & Cooling/HVAC Common Areas - Res.	1	300.00			300	0.54	R	
Heating Cooling/HVAC Common Areas-Joint								
Motorized Gates - Repair / Replacement - Com.	1	Commercial Unit Is Responsible For Its Own Operating & Reserve Costs						C
Motorized Gates - Motor / Operator - Com.	1	Commercial Unit Is Responsible For Its Own Operating & Reserve Costs						C
Other								
Other								
Other								
Other								
Other								
Concrete Driveway / Street	960	0.05			48	0.09	S	
Walkways at Southwest Corner	188	Includes	In Concrete	Driveway			S	
Other								
Other								
Other								
Other								
					TOTAL RESERVE FROM			
1 Use either Columns 1 and 2 or 3 and 4, but not both for a particular item.					PAGE 5A OF 15	33,205	60.15	

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 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>0.612</u> acres x 43,560 =	<u>26,677</u>	Total square feet.	
1. Building(s) footprint	<u>20,480</u>	sq. ft.	
2. Garages or carports	<u> </u>	sq. ft.	31,009 Parking Structure
3. Recreational facilities	<u> </u>	sq. ft.	
4. Paved surfaces	<u>960</u>	sq. ft.	
5. Restricted common areas	<u> </u>	sq. ft.	
6. Other: (attach description)	<u> </u>	sq. ft.	
Sub Total (1-6)	<u>21,440</u>	sq. ft.	
Total Square Ft. (from above)			<u>26,677</u> sq. ft.
Subtract Sub Total (1-6)			<u>21,440</u> sq. ft.
Remainder = landscape area			<u>5,237</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
<u>165</u>	X	<u>124</u>	=	<u>20,480</u>	X	<u>1</u>	=	<u>20,480</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>
<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>
Total for Summary Item 1 above							<u>1</u>	<u>20,480</u>

2. Multiple Detached Garages and Carports

<u> </u>	X	<u> </u>	=	<u> </u>	X	<u> </u>	=	<u>28,345</u> Parking Structure - Res.
<u> </u>	X	<u> </u>	=	<u> </u>	X	<u> </u>	=	<u>2,664</u> Parking Structure - Com.
<u> </u>	X	<u> </u>	=	<u> </u>	X	<u> </u>	=	<u> </u>
Total for Summary Item 2 above							<u> </u>	<u>31,009</u>

Tract Number: 69045-Joint

Prepared by: VIGEN ONANY & ASSOCIATES, INC.

(818) 957-8195

October 30, 2008

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: _____ sq. ft.
Size: _____ sq. ft.
Surface Type: _____ sq. ft.

e. Other: (describe)

_____ sq. ft.
_____ sq. ft.

Total for Summary Item 3 above

_____ sq. ft.

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

Paving Material (concrete, asphalt, etc.)

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

Concrete Driveway / Street

Total for Summary Item 4 above 960 sq. ft.

5. Restricted Common Areas Use (patio, etc.)
Describe and attach calculations

Total for Summary Item 5 above _____ sq. ft.
Total for Summary Item 5 above _____ sq. ft.

6. Other - Describe and attach calculations

Total for Summary Item 6 above _____ sq. ft.

ROOF RESERVE WORKSHEET

(SEE PAGE 15.)

Building 1	Built-up Flat	Clay Tile	Roof Deck
46 Units	20,480		
Totals	20,480		
Modifications	1.00		
Grand Totals	20,480		

<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"	1.2
One half	12" in 12"	1.42
Five eighths	15" in 12"	1.6
Three quarters	18" in 12"	1.8

1 Take areas of all building 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.

PAINING WORKSHEET

<u>BASEMENT - RESIDENTIAL PARKING</u>		10 ft. =	-	X	=				
<u>Electrical Room</u>	<u>72</u>	X 10 ft. =	<u>720</u>	<u>18</u>	X <u>18</u> =	<u>1,044</u>	<u>324</u>	<i>S</i>	
<u>Mechanical Room</u>	<u>117</u>	X 10 ft. =	<u>1,170</u>	<u>32</u>	X <u>27</u> =	<u>2,021</u>	<u>851</u>	<i>S</i>	
<u>Water Pump Mech. Room</u>	<u>65</u>	X 10 ft. =	<u>650</u>	<u>17</u>	X <u>16</u> =	<u>914</u>	<u>264</u>	<i>S</i>	
		X 10 ft. =	-		X =	-			
<u>GROUND FLOOR - RESIDENTIAL</u>		X 10 ft. =	-		X =	-			
<u>Recreation Room / Gym</u>	<u>150</u>	X 10 ft. =	<u>1,500</u>	<u>47</u>	X <u>28</u> =	<u>2,816</u>	<u>1,316</u>	<i>R</i>	
<u>Restroom @ Rec. Room</u>	<u>28</u>	X 10 ft. =	<u>280</u>	<u>7</u>	X <u>7</u> =	<u>329</u>	<u>49</u>	<i>R</i>	
<u>Residential Trash Room</u>	<u>57</u>	X 10 ft. =	<u>570</u>	<u>20</u>	X <u>9</u> =	<u>746</u>	<u>176</u>	<i>R</i>	
<u>Residential Recycle Room</u>	<u>42</u>	X 10 ft. =	<u>420</u>	<u>11</u>	X <u>10</u> =	<u>530</u>	<u>110</u>	<i>R</i>	
<u>Utility Room</u>	<u>40</u>	X 10 ft. =	<u>400</u>	<u>11</u>	X <u>9</u> =	<u>499</u>	<u>99</u>	<i>R</i>	
<u>GROUND FLOOR - COMMERCIAL</u>		X 10 ft. =	-		X =	-			
<u>Commercial Trash Room</u>		Commercial Unit Is Responsible For Its Own Operating & Reserve Costs							<i>C</i>
<u>Commercial Storage</u>		Commercial Unit Is Responsible For Its Own Operating & Reserve Costs							<i>C</i>
		X 10 ft. =	-		X =	-			
<u>2nd, 3rd, 4th, 5th & 6th FLOORS</u>		X 10 ft. =	-		X =	-			
<u>Other</u>		X 10 ft. =	-		X =	-			
		X 10 ft. =	-		X =	-			
<u>Provided By Developer:</u>		X 10 ft. =	-		X =	-			
<u>Hallways</u>	<u>100</u>	X 10 ft. =	<u>1,000</u>	<u>40</u>	X <u>10</u> =	<u>1,400</u>	<u>400</u>	<i>R</i>	
<u>Hallways</u>	<u>80</u>	X 10 ft. =	<u>800</u>	<u>30</u>	X <u>10</u> =	<u>1,100</u>	<u>300</u>	<i>R</i>	
<u>Hallways</u>	<u>100</u>	X 10 ft. =	<u>1,000</u>	<u>40</u>	X <u>10</u> =	<u>7,000</u>	<u>2,000</u>	<i>R</i>	
<u>Hallways</u>	<u>218</u>	X 10 ft. =	<u>2,180</u>	<u>103</u>	X <u>6</u> =	<u>13,990</u>	<u>3,090</u>	<i>R</i>	
<u>Storage</u>	<u>74</u>	X 10 ft. =	<u>740</u>	<u>22</u>	X <u>15</u> =	<u>1,070</u>	<u>330</u>	<i>R</i>	
<u>Storages</u>	<u>32</u>	X 10 ft. =	<u>320</u>	<u>8</u>	X <u>8</u> =	<u>2,304</u>	<u>384</u>	<i>R</i>	

GARAGE INTERIOR PAINT CALCULATION

Ceiling Is Not Included

<u>Parking Structure - Res.-Residential</u>	<u>712</u>	X 10 ft. =	<u>7,124</u>	<u>236</u>	X <u>120</u> =	<u>7,124</u>	<u>28,345</u>	<i>R</i>	
<u>Parking Structure - Com.-Commercial</u>		Commercial Unit Is Responsible For Its Own Operating & Reserve Costs							<i>C</i>
		X 10 ft. =	-		X =	-			
		X 10 ft. =	-		X =	-			
		X 10 ft. =	-		X =	-			

42,886

38,037

I. Total Monthly Cost
 (total KWH per month x rate per KWH = total cost)

• 16,832 X \$ 0.13 = \$ 2,188.17

- Monthly common meter charge \$ 50.00 S
- Fuel Adjustment Charge Per kwh \$ _____
- Public Benefits Charge Per kwh \$ _____

Total Monthly Cost \$ 2,517.94 Includes 12.5% User Tax

Allocated To Residential Units \$ 2,509.68

Allocated To Commercial Units \$ 8.26

Total Allocated \$ 2,517.94

Utility Company Name: Los Angeles Department of Water & Power

Telephone 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 & common restroom + recreation rooms = number of units x 20 Therms = per month)

45 + + 1 + 1 = 47 X 20 Therms = 940 R
1 **Commercial Unit Is Responsible For Its Own Operating & Reserve Costs** C

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 940

(therms X rate = monthly charge)

<u>940</u>	X	<u>1.14</u>	=	\$ <u>1,071.08</u>
<u> </u>	X	<u> </u>	=	\$ <u> </u>
		Meter Charge		\$ <u>50.00</u>

R

Total Monthly Cost \$ 1,233.19 Includes 10% User Tax

Allocated To Residential Units \$ 1,233.19

Allocated To Commercial Units \$

Total Allocated \$ 1,233.19

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) Water Cost
 (number of units [include re. Rooms] X rate/100 CF X 10 = Water Cost)

Footnote (1) - Please Note That Water Will Be Submetered and EVERY OWNER Will Receive A Bill From The Sub metering Vendor / Company For The Amount Of Their Water Consumption And It Is Not Included In The Monthly Dues That Has Been Budgeted.

Residential	45	X	2.98	X	10		= \$	1,341.45	R
Residential	2	X	2.98	X	10	Recreation Room & Common Restroom	= \$	59.62	R
Commercial	1	X	Commercial Unit Is Responsible For Its Own Operating & Reserve Costs						C

B. Irrigation (see Note 1)
 (landscape area X rate/100 CF X .0033 = Water Cost)

	5,237	X	2.98	X	0.0033		= \$	51.52	R
--	-------	---	------	---	--------	--	------	-------	---

C. Sewers (see Note 2)
 Alternate calculation (% of A and B, etc.)

	450	X	3.05			= \$	1,372.50	R
	20	X	3.05	Recreation Room & Common Restroom	= \$	61.00	R	
		X	Commercial Unit Is Responsible For Its Own Operating & Reserve Costs					C

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

\$	X				= \$	
\$	X				= \$	
\$	X				= \$	

D. Meter Charge, Fire Line, Back Flow Device & Customer Charge

	Line size:	3"	(2", 3" etc.)		Charge per month:	\$	20.00	S
	Line size:		(2", 3" etc.)		Charge per month:	\$		
Irrigation	Line size:	2"	(2", 3" etc.)		Charge per month:	\$	15.00	R
Fire Line	Line size:	4"	(2", 3" etc.)		Charge per month:	\$	58.99	S

Monthly Water Cost: \$ 3,129.08

Allocated To Residential Units	\$	3,125.05
Allocated To Commercial Units	\$	4.03
Total Allocated	\$	3,129.08

Utility Company Name: Los Angeles Department of Water & Power

Telephone Number: 818-342-5397

Monthly Domestic Water Cost For Proration Schedule Purposes \$ Sub-Metered

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	\$ _____
2. Domestic Gas (if common)	\$ _____
3. Domestic Water (if common)	\$ _____
4. Exterior - Stucco	\$ _____
5. Exterior - Other	\$ _____
6. Exterior - Precast Concrete	\$ _____
7. Exterior - Aluminum Storefront	\$ _____
8. Roof - Built-up Flat	\$ _____
9. Roof - Clay Tile	\$ _____
10. Roof - Roof Deck	\$ _____
11. Other	\$ _____
12. Other	\$ _____
13. Other	\$ _____
14. Other	\$ _____
15. Other	\$ _____
16. Other	\$ _____
17. Other	\$ _____
18. Other	\$ _____
19. Other	\$ _____
20. Other	\$ _____
21. Other	\$ _____
22. Other	\$ _____
23. Other	\$ _____
24. Other	\$ _____

Total Variable Cost \$ See Residential & Commercial Budgets

B. Total livable square footage of all units from condominium plan:	65,360	Residential Units-SQFT
	<u>3,337</u>	Commercial Units-SQFT
C. Variable Factor (variable monthly costs : square footage = variable factor):	<u>68,697</u>	Total SQFT
Multiply this factor by each unit size below in Section III.		
	<u>See Residential & Commercial Budgets</u>	

Section II Equal Assessment Computation

A. Total Monthly Budget	\$	<u>19,550.33</u>
Less Variable Costs	\$	<u>See Residential & Commercial Budgets</u>
Total Monthly Equal Costs	\$	<u>19,550.33</u>
B. Monthly Base Assessment:	\$	<u>See Residential & Commercial Budgets</u>
<i>(total monthly cost : number of units = monthly base assessment)</i>		

Section III Assessment Schedule

See Page 14A Of 15

APPROPRIATION SCHEDULE WORKSHEET

Section III Assessment Schedule

Unit Size	X	Variable Factor	=	Variable Assessmt	+	Base Assessmt	=	Total Mth. Assessmt	X	Unit Count	=	Total Mth. Budget *	
5	1,764	X	See	=	Residential	+	Budget	=	458.27	X	5	=	2,291.35
5	1,723	X	See	=	Residential	+	Budget	=	454.36	X	5	=	2,271.81
5	1,676	X	See	=	Residential	+	Budget	=	449.88	X	5	=	2,249.42
5	1,354	X	See	=	Residential	+	Budget	=	419.20	X	5	=	2,096.01
5	1,315	X	See	=	Residential	+	Budget	=	415.49	X	5	=	2,077.43
5	1,314	X	See	=	Residential	+	Budget	=	415.39	X	5	=	2,076.95
5	1,313	X	See	=	Residential	+	Budget	=	415.29	X	5	=	2,076.47
5	1,310	X	See	=	Residential	+	Budget	=	415.01	X	5	=	2,075.04
5	1,303	X	See	=	Residential	+	Budget	=	414.34	X	5	=	2,071.71
		X		=		+		=		X		=	
		X		=		+		=		X		=	
		X		=		+		=		X		=	
		X		=		+		=		X		=	
		X		=		+		=		X		=	
		X		=		+		=		X		=	
		X		=		+		=		X		=	
		X		=		+		=		X		=	
		X		=		+		=		X		=	
		X		=		+		=		X		=	
45	65,360												

Commercial Units

1	3,337	X	See	=	Commercial	+	Budget	=	264.14	X	1	=	264.14
		X		=		+		=		X		=	
		X		=		+		=		X		=	
		X		=		+		=		X		=	
		X		=		+		=		X		=	

1 3,337

VERIFICATION OF COMPUTATIONS

Total Monthly Budget (Section III) 19,550.33

Total Monthly Budget (Section IIA) 19,550.33

* Total Assessment X number of units of each type.

Section IV Variable Assessments

Highest Assessment - Lowest Assessment + Lowest Assessment = % Differential

Less than 10% Equal Assessment
 From 10% to 20% Variable or Equal
 Over 20% Variable Assessment

See Residential & Commercial Budgets

