

**PROFORMA OPERATING BUDGET**

**FOR**

**TRACT 69045-Com, ARAPAHOE PLAZA**

***COMMERCIAL BUDGET***

**A ONE UNIT COMMERCIAL  
CONDOMINIUM**

**CITY OF LOS ANGELES, COUNTY OF LOS ANGELES**

**STATE OF CALIFORNIA**

This budget is prepared: October 30, 2008

# VIGEN ONANY & ASSOCIATES, INC.

2535 Foothill Boulevard Suite #101  
La Crescenta, CA 91214

\* Condominium Budgets Preparation, Consulting  
\* Reserve Studies for Community Associations

October 30, 2008

## PROJECT DESCRIPTION

**ARAPAHOE PLAZA**  
Tract # 69045-Com  
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
<b>ARAPAHOE PLAZA</b>	<b>69045-Com</b>
NAME TO BE USED IN ADVERTISING (IF DIFFERENT THAN NAME OR TRACT NUMBER)	

STREET ADDRESS (IF ANY)	CITY	COUNTY
<b>991 South Arapahoe Street</b>	<b>Los Angeles</b>	<b>Los Angeles</b>
MAIN ACCESS ROAD(S)	NEAREST TOWN/CITY	MILES/DIRECTION FROM TOWN/CITY
EAST / WEST:	<b>Within City Limits</b>	<b>N/A</b>
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	PERVIOUS DRE FILE #	# OF ACRES
<b>1</b>	<b>1</b>	<b>1</b>		<b>0.612</b>

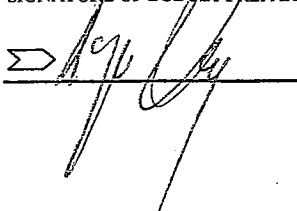
**BUDGET PREPARER**

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

**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
	<b>October 30, 2008</b>

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 N/A
10. Number of floors per building 6 Story
11. Number of bedrooms per unit N/A

Residential Units

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

Table with 3 columns and 12 rows for recording residential unit data.

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 <b>1</b>	DATE OF BUDGET <b>October 30, 2008</b>	DRE FILE NUMBER
NUMBER OF UNITS <b>1</b>	TRACT NUMBER / NAME OF PROJECT <b>ARAPAHOE PLAZA 69045-Com</b>	

		<i>Per Unit Per Month</i>	<i>Total Monthly</i>	<i>Total Annual</i>	Exhibit "A"	
<b>100 FIXED COSTS</b>	101 . Earthquake Insurance					
	102 . Corporation Franchise Taxes				R	
	103 . Insurance (attach proposal)	50.91	50.91	611	S	
	104 . Local Licenses & Fees (Elevators & Lift)				R	
	105 . Estimated Income Taxes	1.52	1.52	18		
	<b>100 - SUB TOTAL</b>	<b>52.42</b>	<b>52.42</b>	<b>629</b>		
<b>200 OPERATING COSTS</b>	201 . Electricity (attach work sheet)	8.26	8.26	99	W	
	Lighting: Leased					
	202 . Gas (attach work sheet)				W	
	203 . Water (attach work sheet)	4.03	4.03	48	W	
	<b>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.</b>					
	205 . Cable TV / Internet - Common Areas					R
	207 . Custodial Area: <b>Residential</b> 10,216 SF Hallways, Stairs, Recreation Room, Etc.					R
	<b>Commercial</b>	<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>				C
	Number of Restrooms:					
	208 . Landscape Area: Includes Landscape Supplies					R
	209 . Refuse Disposal <b>Residential</b>					R
	<b>Commercial</b>	<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>				C
	Vender Name: <b>Waste Management</b> Telephone Number: <b>800-304-5934</b>					
	210 . Elevators 1 Type: Lift Number: 2 Type: Traction					R R
	211 . Private Streets, Driveways, Parking Areas					
Sweeping 960 Concrete Driveway / Street	1.21	1.21	15	S		
28,345 Parking Structure - Res.				R		
Area: 2,664 Parking Structure - Com.	<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>				C	
212 . Heating & Air Conditioning Maintenance						
Area: 2,016 SF Hallways & Recreation Room					R	
213 . Swimming Pool Size Spa Size						
214 . Tennis Court						
215 . Access Control						
No. of motorized gates: 2 Overhead & Sliding					R	
No. of Intercoms/Telephone Entry: 1					R	
No. of motorized gates: 1 Sliding	<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>				C	
No. of Intercoms/Telephone Entry:						

Tract Number: 69045-Com

Prepared by: VIGEN ONANY & ASSOCIATES, INC.

(818) 957-8195

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	<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	4.05	4.05	49	S
217 . Miscellaneous:				
Minor Repairs	15.64	15.64	188	S
Pest Control				R
Elevators Phone Lines				R
Fire Extinguisher Annual Inspection & Refill - Com.	<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>			C
Fire Extinguisher Annual Inspection & Refill - Res.				R
Water Meter Reading & Billing Fee	9.00	9.00	108	U
Electric Meter Reading & Billing Fee				
Storm water "BMP" Inspection				
Fire Monitoring Services & Telephone Lines	5.10	5.10	61	S
Window Washing - Annual - Commercial	<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>			C
Window Washing - Annual - Residential				R
Power Wash - Parking / Garage - Annual - Res.				R
Power Sweeping - Parking / Garage- Monthly -Res.				R
Spot Degreasing - Parking / Garage - As Needed -Res.				R
Steam Cleaning - Parking / Garage-Annual -Res.				R
Power Wash, Power Sweeping, Spot Degreasing & Steam Cleaning - Parking / Garage- Commercial	<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>			C
Emergency Generator Maintenance/Supplies/Testing	12.14	12.14	146	S
Other				
Licenses / Elevators & Inspection Fees - Joint, Commercial & Residential				
Janitorial Supplies				R
Trash Chute Cleaning / Steam Wash				R
Other				
Roof / Common Areas Annual Inspection	8.10	8.10	97	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				
<b>200 Sub Total</b>	<b>67.53</b>	<b>67.53</b>	<b>810</b>	

200 OPERATING COSTS

		Per Unit Per Month	Total Monthly	Total Annual	bit "A"
<b>300 RESERVE</b>	301-313 (attach reserve work sheet)	94.70	94.70	1,136	
	<b>300 - Sub Total</b>	94.70	94.70	1,136	
<b>400 ADMINISTRATION</b>	401 . Management 1	30.00	30.00	360	U
	402 . Legal Services	4.17	4.17	50	U
	403 . Accounting Fee	3.62	3.62	43	U
	404 . Education	N/A -Full Service Management Has Been Budgeted			U
	405 . Miscellaneous, Office expense	4.00	4.00	48	U
	<b>400 - Sub Total</b>	41.79	41.79	501	
	<b>TOTAL (100-400)</b>	256.45	256.45	3,077	
<b>500 CONTINGENCY</b>	501 . New Construction 3%	7.69	7.69	92	
	502 . Contingency 5%				
	503 . Revenue Offsets - Water Sub metering				R
	<b>TOTAL BUDGET</b>	264.14	264.14	3,170	



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.

<sup>1</sup> 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 Page 14A of 15**

## 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					Exhibit "A"	
		69045-Com						
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			270	22.47	S	
Exterior - Other								
Exterior - Precast Concrete								
Exterior - Aluminum Storefront								
Roof - Built-up Flat	20,480	0.20			199	16.58	S	
Roof - Clay Tile								
Roof - Roof Deck								
Interior Paint- Commercial Common Areas & Parking - Commercial Only	<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>						C	
Interior Common Paint-Residen./Comm.	3,979	0.10			19	1.61	S	
Interior Paint- Residential Common Areas, Residential Parking (Not Included Common Hallways)							R	
Interior Paint- Common Hallways / Corridors - Residential							R	
Other								
Exterior / Outdoor / Walkways Lights	36	9.05			16	1.32	S	
Residential - Common Interior Lights - Hallways / Corridors							R	
Residential - Recreation Room, Stairs , Storages & Other Common Areas (Interior lights) :							R	
Joint-Interior Lights - Joint Use Common Areas:								
Garage / Parking Lights - Residential							R	
Garage / Parking Lights - Commercial	<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>						C	
Stairs # 1 Carpet							R	
Stairs # 2 Carpet							R	
Stairs # 3 Concrete							R	
Stairs # 4 Concrete							R	
Stairs # 5 Concrete							R	
<b>BASEMENT - RESIDENTIAL PARKING</b>								
Electrical Room Concrete	324	0.05			1	0.07	S	
Mechanical Room Concrete	851	0.05			2	0.17	S	
Water Pump Mech. Room Concrete	264	0.05			1	0.05	S	
<b>GROUND FLOOR - RESIDENTIAL</b>								
Recreation Room / Gym Carpet							R	
Restroom @ Rec. Room Ceramic Tile							R	
Residential Trash Room Concrete							R	
Residential Recycle Room Concrete							R	
Utility Room Concrete							R	
<b>GROUND FLOOR - COMMERCIAL</b>								
Commercial Trash Room Concrete	<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>						C	
Commercial Storage Concrete	<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>						C	
<b>2nd, 3rd, 4th, 5th &amp; 6th FLOOR</b>								
Other								
Hallways Marble							R	
Hallways Carpet							R	
Storage Concrete							R	
Storages Concrete							R	
					<b>TOTAL RESERVE FROM PAGE 5 OF 15</b>		<b>507</b>	<b>42.27</b>

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

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

**RESERVES WORKSHEET**

DRE FILE NUMBER			TRACT NUMBER <b>69045-Com</b>				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>					<b>507</b>	<b>42.27</b>		
Block Walls - Repair / Replace	<b>280</b>	<b>0.20</b>			<b>3</b>	<b>0.23</b>	S	
Block Walls - Paint / Stain	<b>3,360</b>	<b>0.10</b>			<b>16</b>	<b>1.36</b>	S	
Wrought Iron Fence- Repair / Replace	<b>250</b>	<b>3.00</b>			<b>36</b>	<b>3.04</b>	S	
Wrought Iron Fence- Paint / Stain	<b>3,000</b>	<b>0.50</b>			<b>73</b>	<b>6.07</b>	S	
Wrought Iron Handrails- Repair / Replace							R	
Wrought Iron Handrails- Paint / Stain							R	
Other								
Other								
Other								
Landscaping - Common Areas							R	
Elevators							R	
Elevators							R	
Lift							R	
Pool Re-plaster								
Pool Heater								
Pool Filter								
Spa Re-plaster								
Spa Heater								
Spa Filter								
Pool Pumps								
Other								
Parking Structure - Com.- Concrete	<b>2,664</b>	<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>						C
Parking Structure - Res.- Concrete							R	
Sump Pumps							R	
Mechanical Ventilation System							R	
Motorized Gates - Repair / Replacement - Res.							R	
Motorized Gates - Motor / Operator - Res.							R	
Heating & Cooling/HVAC Common Areas - Res.							R	
Heating Cooling/HVAC Common Areas-Joint								
Motorized Gates - Repair / Replacement - Com.	<b>1</b>	<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>						C
Motorized Gates - Motor / Operator - Com.	<b>1</b>	<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>						C
Other								
Other								
Other								
Other								
Other								
Concrete Driveway / Street	<b>960</b>	<b>0.05</b>			<b>2</b>	<b>0.19</b>	S	
Walkways at Southwest Corner	<b>188</b>	<b>Includes</b>	<b>In Concrete</b>	<b>Driveway</b>			S	
Other								
Other								
Other								
Other								
					<b>TOTAL RESERVE FROM</b>	<b>638</b>	<b>53.16</b>	
					<b>PAGE 5A OF 15</b>			

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-Com

Prepared by: VIGEN ONANY & ASSOCIATES, INC.

(818) 957-8195

October 30, 2008



**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.

<b>SITE SUMMARY - TOTAL SUBDIVISION AREA</b>			
<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.	
<b>Total Square Ft. (from above)</b>			<u>26,677</u> sq. ft.
<b>Subtract Sub Total (1-6)</b>			<u>21,440</u> sq. ft.
<b>Remainder = landscape area</b>			<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>
<b>Total for Summary Item 1 above</b>							<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>
<b>Total for Summary Item 2 above</b>							<u>          </u>	<u>31,009</u>

	<b>Total Area</b>
3. Recreational Facilities	
a. Recreation Room, Clubhouse, Lanai, or other <i>(length x width = total sq. ft.)</i>	
_____ 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.
<b>Total for Summary Item 3 above</b>	_____ sq. ft.

4. Paved Area (streets, parking, walkways, etc.) <i>(length x width = square foot area)</i>	<i>Paving Material (concrete, asphalt, etc.)</i>
_____ X _____ = _____	_____
_____ X _____ = _____	_____
_____ X _____ = _____	_____
_____ X _____ = _____	_____
_____ X _____ = <b>960</b>	<b>Concrete Driveway / Street</b>
_____ X _____ = _____	_____
_____ X _____ = _____	_____
_____ X _____ = _____	_____
_____ X _____ = _____	_____
_____ X _____ = _____	_____
_____ X _____ = _____	_____
<b>Total for Summary Item 4 above</b> _____ <b>960</b> 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		
<b>Totals</b>	20,480		
<b>Modifications</b>	1.00		
<b>Grand Totals</b>	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.



**PAINTING WORKSHEET**

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

**GARAGE INTERIOR PAINT  
CALCULATION**

Ceiling Is Not Included

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

Tract Number:

69045-Com

42,886

38,037

Prepared by:

VIGEN ONANY & ASSOCIATES, INC.

(818) 957-8195

October 30, 2008

**PAINING WORKSHEET**

_____	_____	X	10 ft.	=	_____	_____	X	_____	=	_____	_____
_____	_____	X	10 ft.	=	_____	_____	X	_____	=	_____	_____
_____	_____	X	10 ft.	=	_____	_____	X	_____	=	_____	_____
										53,642	40,433
										<b>Total</b>	<b>40,433</b>

<i>Total Residential interior paint area</i>	<u>49,664</u>	<i>R</i>
<i>Total Commercial interior paint area</i>	<u>-</u>	<i>C</i>
<i>Total Joint interior paint area</i>	<u>3,979</u>	<i>S</i>
<i>Total parking interior paint area</i>	<u>-</u>	
<b>TOTAL EXTERIOR AND INTERIOR</b>	<u><b>91,702</b></u>	

**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.

<i>Linear Feet</i>		<i>Height</i>			=	<i>Total Area</i>	
<u>250</u>	X	<u>6</u>	X	2	=	<u>3,000</u>	<b>Wrought Iron Fence</b>
<u>500</u>	X	<u>4</u>	X	2	=	<u>4,000</u>	<b>Wrought Iron Handrails</b>
_____	X	_____	X	2	=	_____	
_____	X	_____	X	2	=	_____	
_____	X	_____	X	2	=	_____	
						<i>Total fence area</i>	<u><b>7,000</b></u>

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.

**ELECTRICAL ENERGY CONSUMPTION WORKSHEET**

										<b>KWH per month</b>	
A. Lights (see Note 1)											
<i>(number of lights x average watt per light</i>											
<i>x average number of hours in use per day x .03 = KWH per month)</i>											
1. Interior Lights (hallways, stairwells, etc.)											
<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>										<u>                    </u> C	
<b>Residential - Common Interior Lights - Hallways / Corridors</b>											
Residential	<u>100</u>	X	<u>40</u>	X	<u>24</u>	X	0.03	=	<u>2,880</u>	R	
<b>Residential - Recreation Room, Stairs, Storages &amp; Other Common Areas (Interior lights):</b>											
Residential	<u>60</u>	X	<u>40</u>	X	<u>18</u>	X	0.03	=	<u>1,296</u>	R	
<b>Joint-Interior Lights - Joint Use Common Areas:</b>											
		X		X		X	0.03	=	<u>                    </u>		
2. Garage Lights											
Residential	<u>80</u>	X	<u>40</u>	X	<u>24</u>	X	0.03	=	<u>2,304</u>	R	
<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>										<u>                    </u> C	
3. Outdoor / Exterior and walkway lights											
	<u>36</u>	X	<u>60</u>	X	<u>12</u>	X	0.03	=	<u>778</u>	S	
4. Street Lights											
		X		X		X	0.03	=	<u>                    </u>		
B. Elevators <i>(number of cabs x number of floor stops per cab x 167 KWH = KWH per month)</i>											
	<u>2</u>	X	<u>7</u>	X	167 KWH			=	<u>2,338</u>	R	
	<u>1</u>	X	<u>1</u>	X	167 KWH Lift			=	<u>167</u>	R	
C. Tennis Court Lights <i>(number of courts x 1000 KWH = KWH per month)</i>											
		X	1000 KWH					=	<u>                    </u>		
D. Electric Heating											
<i>(0.25 KWH x sq. ft. heated = KWH per month for warm climates)</i>											
<i>(0.65 KWH x sq. ft. heated = KWH per month for cold climates)</i>											
	<u>0.25</u>	X	<u>2,016</u>		Hallways & Recreation Room			=	<u>504</u>	R	
		X						=	<u>                    </u>		
E. Hot Water Heating <i>(320 KWH x number of 40 gallon tanks = KWH per month)</i>											
	320 KWH	X						=	<u>                    </u>		
F. Air Conditioning <i>(number of sq.ft. cooled x .34 KWH = KWH per month)</i>											
	<u>2,016</u>	X	0.34 KWH		Hallways & Recreation Room			=	<u>685</u>	R	
		X	0.34 KWH					=	<u>                    </u>		
G. Electrical Motors (see Notes 2 and 3)											
<i>(horsepower x watts x hours of use per day x .3 x % of year in use = KWH per month)</i>											
Motor #1	<u>1</u>	X	<u>1000</u>	X	<u>2</u>	X	0.03	X	<u>100%</u>	=	<u>60</u> R
Motor #2	<u>2</u>	X	<u>1000</u>	X	<u>2</u>	X	0.03	X	<u>100%</u>	=	<u>120</u> R
Motor #3	<u>1</u>	X	<u>1000</u>	X	<u>10</u>	X	0.03	X	<u>100%</u>	=	<u>300</u> R
Motor #4		X		X		X	0.03	X		=	<u>                    </u>
Motor #5	<u>0.5</u>	X		X		X	0.03	X		=	<u>                    </u> C
Motor #6		X		X		X	0.03	X		=	<u>                    </u>
Motor #7	<u>10</u>	X	<u>1000</u>	X	<u>18</u>	X	0.03	X	<u>100%</u>	=	<u>5,400</u> R
Motor #8		X		X		X	0.03	X		=	<u>                    </u>
Motor #9		X		X		X	0.03	X		=	<u>                    </u>
Motors # 1 Are Residential Motorized Gates. Motors # 2 Are Sump Pumps. Motor # 3 Is Ventilation System. Motor # 5 Is Commercial Motorized Gate. Motors # 7 Are Water Pumps / Booster Pumps.											
H. Pool/Spa Heating											
<i>(Number of heaters x KWH rating x hours of daily use x 30 days = KWH per month)</i>											
		X		X		X	30 days	=	<u>                    </u>		
<b>TOTAL KWH PER MONTH</b>										<u>16,832</u>	

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  
 + recreation rooms = number of units x 20 Therms = Therms per month)

\_\_\_\_\_ + \_\_\_\_\_ + \_\_\_\_\_ + \_\_\_\_\_ = \_\_\_\_\_ X 20 Therms = \_\_\_\_\_ 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	_____	X	_____	X	0.0003	X	_____	=	_____
Pool #2	_____	X	_____	X	0.0003	X	_____	=	_____

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

_____	(8' diameter)	X	300 Therms	=	_____
_____	(10' diameter)	X	350 Therms	=	_____
_____	(12' diameter)	X	400 Therms	=	_____

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

\_\_\_\_\_ X \_\_\_\_\_ X 0.0003 = \_\_\_\_\_

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

\_\_\_\_\_ X 5 = \_\_\_\_\_

Total Therms \_\_\_\_\_ R

(therms X rate = monthly charge)

_____	X	_____	=	\$	_____
_____	X	_____	=	\$	_____
		<b>Meter Charge</b>		\$	_____

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

**Allocated To Residential Units** \$ \_\_\_\_\_

**Allocated To Commercial Units** \$ \_\_\_\_\_

**Total Allocated** \$ \_\_\_\_\_

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 X X 10 = \$ 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)

X X 0.0033 = \$ R

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

(A) X = \$ R
(A) X = \$ R
(A) 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: \$ 0.97 S
Line size: (2", 3" etc.) Charge per month: \$ R
Line size: (2", 3" etc.) Charge per month: \$ R
Fire Line Line size: 4" (2", 3" etc.) Charge per month: \$ 2.87 S

Monthly Water Cost: \$ 4.03

Allocated To Residential Units \$
Allocated To Commercial Units \$ 4.03
Total Allocated \$ 4.03

Utility Company Name: Los Angeles Department of Water & Power
Telephone Number: 818-342-5397

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	\$ _____
<b>Total Variable Cost</b>	<b>\$ 264.14 See Page 4A of 15</b>

B. Total livable square footage of all units from condominium plan:	<u>3,337</u>	
		Dues Per SQFT Per Year
C. Variable Factor (variable monthly costs : square footage = variable factor):	<u>0.07915472</u>	<u>\$0.950</u>
Multiply this factor by each unit size below in Section III.		

Section II Equal Assessment Computation

A. Total Monthly Budget	\$ 264.14
Less Variable Costs	\$ 264.14
Total Monthly Equal Costs	\$ _____
 B. Monthly Base Assessment:	 \$ _____
<i>(total monthly cost : number of units = monthly base assessment)</i>	

Section III Assessment Schedule

See Page 14A Of 15

**PRORATION SCHEDULE WORKSHEET**

**Section III Assessment Schedule**

$$\begin{matrix} \text{Unit} \\ \text{Size} \end{matrix} \times \begin{matrix} \text{Variable} \\ \text{Factor} \end{matrix} = \begin{matrix} \text{Variable} \\ \text{Assessmt} \end{matrix} + \begin{matrix} \text{Base} \\ \text{Assessmt} \end{matrix} = \begin{matrix} \text{Total Mth.} \\ \text{Assessmt} \end{matrix} \times \begin{matrix} \text{Unit} \\ \text{Count} \end{matrix} = \begin{matrix} \text{Total Mth.} \\ \text{Budget}^* \end{matrix}$$

**Residential Units**

$$\underline{\hspace{2cm}} \times \text{See} = \text{Residential} + \text{Budgets} = \underline{\hspace{2cm}} \times \underline{\hspace{2cm}} = \underline{\hspace{2cm}}$$

$$\underline{\hspace{2cm}} \times \underline{\hspace{2cm}} = \underline{\hspace{2cm}} + \underline{\hspace{2cm}} = \underline{\hspace{2cm}} \times \underline{\hspace{2cm}} = \underline{\hspace{2cm}}$$

**Using Square Foot Method In The CC&Rs, The Following Will Be The Dues Per SQFT:**

**Total Annual Budget** = \$3,169.67 = \$0.950 Per SQFT / Per Year  
**Total Commercial Unit Sizes** 3,337

**Commercial Units**

	Unit Size	X	SQFT Per Year	=	Dues Per Year	/	12	=	Total Mth. Assessmt	X	Unit Count	=	Total Mth. Budget *
1	3,337	X	0.950	=	3,169.67	/	12	=	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)	<u>264.14</u>
*	Total Assessment X number of units of each type.	Total Monthly Budget (Section IIA)	<u>264.14</u>	

**Section IV Variable Assessments**

**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
<u>N/A</u>	-	<u>N/A</u>	÷	<u>N/A</u>	=			

