

DRAFT

PRO FORMA OPERATING BUDGET

FOR

MT. JUDAH CONDOMINIUM OWNERS ASSOCIATION

A 64-Unit, Multi-Phased
Condominium Development

Placer County, California

Prepared by

Audrey Bilbrey
VierraMoore, Inc.

Estimated figures as of May, 2006
Revised August, 2006

VIERRAMOORE, INC.

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MT. JUDAH CONDOMINIUM OWNERS ASSOCIATION

PROJECT DESCRIPTION

Mt. Judah is a 64 unit, multi-phased condominium development located in Placer County, California. The owners association will be responsible for the common areas which include some landscaping, garages, interior halls, stairs, elevators, snow melt system, building exteriors, boilers, small area of drives. The association will also be responsible for propane, water and sewer expenses of the project.

The estimated figures of the Pro Forma Operation Budget are based on present circumstances and current data available. Data was supplied by the developer and others involved in this project. If there are any changes in information, documentation or the services required by the Association, such adjustments will necessitate further revisions to the Budget.

The utility rates used for the calculations within this budget are based on information available at the time of the budget review date (as shown on the first page). Increases in regular assessments or special assessments may be required as a temporary measure to provide adequate funds to compensate for potential utility rate increases. Purchasers should be aware of the possible affect these increases may have on the homeowners assessments.

Where applicable, dollar amounts basically conform to those of the Operation Cost Manual dated 2/00 for Homeowner Association Budgets. This Budget is dated May, 2006, revised August, 2006 and is to be updated accordingly to the governing instruments of the Homeowners Association and the Civil Code. It is mandatory that this budget be reviewed annually to insure that these budget figures reflect current conditions. In no event should this Pro Forma Operating Budget be considered viable for a period in excess of one year from drafting.

THIS BUDGET DOES NOT PROVIDE FOR THE COLLECTION AND/OR ACCUMULATION FOR ANY STRUCTURAL, MECHANICAL OR OTHER DEFECTS AT INCEPTION OR THROUGHOUT THE PROJECT LIFE. VIERRAMOORE, INC. ACCEPTS NO LIABILITY AS TO THE QUALITY OF CONSTRUCTION, WHETHER THE BUILDER, SUB-CONTRACTOR, OR BUILDING MATERIALS ARE FOUND AT FAULT.

MT. JUDAH OWNERS ASSOCIATION

ASSESSMENT SUMMARY

PER UNIT PER MONTH

August, 2006

<u>Phase</u>	<u>Total Number of Units</u>	<u>Budget</u>
1	23	*
2	20 (43)	
3	7 (50)	
4	14 (64)	

*See pages 15 and 16 of each budget for variable assessment breakdown.

STATE OF CALIFORNIA
BUDGET WORKSHEETDEPARTMENT OF REAL ESTATE
BUDGET REVIEW

RE 623 (Rev. 2/00) ID #62300200B009

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 purposes of obtaining a public report.

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

DRE FILE NUMBER (IF KNOWN) 123457SA-FOO	MASTER DRE FILE # 123457SA-FOO	DEPUTY ASSIGNED FILE (IF KNOWN) Chris Neely
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SUBDIVISION IDENTIFICATION AND LOCATION

NAME AND/OR TRACT NUMBER Mt. Judah Expansion	Lot 1
NAME TO BE USED IN ADVERTISING (IF DIFFERENT THAN NAME OR TRACT NUMBER)	

STREET ADDRESS (IF ANY)	ZIP CODE	CITY	COUNTY Placer
MAIN ACCESS ROAD(S) Sugar Bowl Rd.		NEAREST TOWN/CITY Truckee	MILES/DIRECTION FROM TOWN/CITY 10 miles west

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 23 Units Ph 1	PHASE # 1	TOTAL IN PROJECT 4	PREVIOUS DRE FILE # N/A	# OF ACRES 6.77 Acres

BUDGET PREPARER

NAME VierraMoore, Inc.	ATTENTION Audrey Bilbrey	TELEPHONE NUMBER (916) 925-9000
ADDRESS P. O. Box 348600	CITY Sacramento	ZIP CODE 95834-8600

CERTIFICATION

I declare under penalty of perjury that the representations and answers to questions in this document and all documents submitted as 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 RE 623 contains at least the same information as the DRE approved form ID #RE62300200B009.

SIGNATURE OF BUDGET PREPARER 	DATE May, 2006; Rev. 8/06
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2146-JS

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 1

- 2. Estimated completion date for the residential units included in this phase Dec, 07

- 3. Estimated completion date for the common area and facilities included in this phase Dec, 07

- 4. Type of residential buildings for this project (i.e., highrise cluster, garden, etc.) Condominium

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

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

- 7. Type of paving used in the project Asphalt/Concrete

- 3. Type of exterior wall for residential buildings Cedar

- 9. Number of residential units per building 23

- 10. Number of floors per building 5 (including garage)

- 11. Number of bedrooms per unit 2 & 3

- 12. Square footage of units (list number and size of each unit type) "All unit sizes are approximat and are subject to change." See page 15 & 16

- 13. Type of parking facilities and number of spaces (i.e., detached garage, tuck-under, subterranean, carport, open, etc.) Subterranean garage with 31 spaces, 4 temporary spaces

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

DRAFT**BUDGET SUMMARY**

PHASE NUMBER	DATE OF BUDGET	DRE FILE NUMBER	PER LOT/UNIT PER MONTH	TOTAL MONTHLY	TOTAL ANNUAL
1	May, 06; Rev. 8/06				
NUMBER OF LOTS/UNITS 23	TRACT NUMBER/NAME OF PROJECT Mt. Judah				
100 FIXED COSTS					
101 Property Taxes					
102 Corporation Franchise Taxes			0.22	5.00	60
103 Insurance (attach proposal)*			61.05	1404.17	16850
104 Local License & Inspection Fees			0.72	16.67	200
105 Estimated Income Taxes					
100 - Sub Total			61.99	1425.83	17110
200 OPERATING COSTS					
201 Electricity (attach work sheet)			250.07	5751.54	69018
Lighting: Leased					
202 Gas (attach work sheet)			56.82	1306.80	15682
203 Water (attach work sheet)			147.36	3389.20	40670
204 Sewer/Septic Tanks (include if not in 203)					
205 Cable TV/Master Antenna					
207 Custodial Area			21.74	500.00	6000
<i>Number of Restrooms:</i> Supplies			10.87	250.00	3000
<i>Trash Removal:</i>			2.83	65.00	780
208 Landscape Area (see page 15)			10.57	243.03	2916
209 Refuse Disposal 1-6yd - 1 x wkly			15.91	365.88	4391
Vender Name: Tahoe-Truckee Sierra Disposal					
Telephone Number: (530) 583-0148 Porter Service			2.83	65.00	780
210 Elevators			9.42	216.67	2600
Number: 1 Type: Hydraulic Phone Line			3.26	75.00	900
211 Private Streets, Driveways, Parking Areas			2.17	50.00	600
Area: 18469 sq. ft.					
212 Heating & Air Conditioning Maintenance			6.52	150.00	1800
Area:					
213 Swimming Pool					
<i>Number: Size: Mths. Heated:</i>					
Spa					
<i>Number: Size:</i>					
214 Tennis Court					
<i>Number:</i>					
215 Access Control					
<i>Guard Hours per Day:</i>					
<i>No. of Motorized Gates: 2 Type: overhead</i>			5.22	120.00	1440
<i>No. of Intercoms/Telephone Entry: 2</i>			4.43	102.00	1224

*Insurance quotes are good for only 30 days. Check with Insurance Agent before binding.

	PER LOT/UNIT PER MONTH	TOTAL MONTHLY	TOTAL ANNUAL
216 Reserve Study *			
217 Miscellaneous			
Minor Repairs	3.00	69.00	828
Pest Control	2.00	46.00	552
Snow Removal	11.96	275.00	3300
Inspection/Maintenance Fee	5.00	115.00	1380
Card Key Access System	1.00	23.00	276
Fire Alarm Monitoring/Inspection	3.62	83.33	1000
Phone Line-fire alarm	6.52	150.00	1800
Community Network			
200 - Sub Total	583.11	13411.45	160937
300 RESERVES			
301-313 (attach reserve work sheet)	121.83	2802.15	33626
300 - Sub Total	121.83	2802.15	33626
400 ADMINISTRATION			
401 Management **	32.61	750.00	9000
402 Legal Services	2.90	66.67	800
403 Accounting	3.62	83.33	1000
404 Education	1.00	23.00	276
405 Miscellaneous, office expense	1.81	41.67	500
400 - Sub Total	41.94	964.67	11576
TOTAL (100-400)	808.87	18604.10	223249
500 CONTINGENCY			
501 New Construction 3%	24.12	554.83	6658
502 Conversions 5%			
503 Revenue Offsets (attach documentation)			
TOTAL BUDGET	See Page 15 & 16	19158.93	229907

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.

DRE regulations allow the use of variable assessments against units only if one unit will derive as much as 10% more than another unit in the value of common goods and services supplied by the Association. After determining the percent of benefit derived from services provided (page 14) by the Association, an easy chart to follow would be:

Less than 10%.....equal assessments
 from 10% to 20%.....variable or equal
 Over 20%.....variable assessments

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

<input type="checkbox"/>	equal assessments
<input checked="" type="checkbox"/>	variable assessments

* Reserve Study included in reserves.

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

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RESERVES WORKSHEET

CORE FILE NUMBER		TRACT NUMBER				
Item	(1)* Sq. Ft. or Number	(2)* Unit Cost HOA Manual	(3)* Replacement Cost	(4)* Remaining Life	Yearly Reserve Columns 1x2 or 3 divided by 4	Cost Per Lot/Unit Per Month
Wood Siding (paint/stain) (Building Exterior)	29300	0.15			4395.00	15.92
Roof - Type: Metal	22260	0.09		17	2003.44	7.26
Paint (Common Area)	46144	0.09			4152.96	15.05
Water Heaters Boilers	3	300.00		15	900.00	3.26
Exterior/Interior Lights	173	9.00		7	1557.00	5.64
Carpets	4329	0.36		7	1558.44	5.65
Elevators	1	1050.00			1050.00	3.80
Streets & Drives	1585	0.08		5	126.80	0.46
Concrete ramp, walks, stair,garage	18469	0.02			369.38	1.34
HVAC - Snow Melt System/Fan Coils	1	180944.00	180944	30	6031.47	21.85
Pool Re-plaster						
Pool Heater						
Pool Filter						
Spa Re-plaster						
Spa Heater						
Spa Filter						
Pool/Spa Pumps - No.						
Tennis Courts - No.						
Access Entry Card System	1	5000.00	5000	5	1000.00	3.62
Fences (paint/stain)						
Fences Type: (repair/replace)						
Walls (paint)						
Walls (repair/replace)						
Wood Railing (paint)	6696	0.15			1004.40	3.64
Wood Railing (repair/replace)	930	1.00		10	930.00	3.37
Pumps/Motors - Type: boilers, gar misc.	13	300.00		15	3900.00	14.13
Motorized Gates	2	270.00		5-15	540.00	1.96
Garage Ventilation System	1	250.00			250.00	0.91
Reserve Study			2400	3	800.00	2.90
Unallocated Reserves					3056.89	11.08
TOTAL RESERVES					33625.78	121.83

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

GENERAL PROJECT INVENTORY

- * Complete schedules 1 through 6 below, then transfer the totals to Site Summary Area.
- * Frequently several buildings will be repeated in a subdivision. These may be combined on one line. Whenever additional space is required attached computations on a separate sheet.

SITE SUMMARY - TOTAL SUBDIVISION AREA			
	6.77	acres x 43,560 =	294901.2 total square feet
1. Building(s) footprint	16667		sq. ft.
2. Garages or carports	_____		sq. ft.
3. Recreation facilities	_____		sq. ft.
4. Paved surfaces	20054		sq. ft.
5. Restricted common areas	_____		sq. ft.
6. Other: (attach description)	_____		sq. ft.
Sub Total (1-6)	_____		sq. ft.
Total square ft. (from above)			_____ sq. ft.
Subtract Sub Total (1-6)			_____ sq. ft.
<i>Remainder = landscape area</i>			<u>272678</u> sq. ft.

INDIVIDUAL SUMMARY SCHEDULES

1. Buildings Containing Units

Length	x	Width	=	Area of each bldg	x	No. of blds.	=	Total Area Square Feet
215	x	78	=	16667	x	1	=	16667
_____	x	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	x	_____	=	_____
Total for Summary Item 1 above								<u>16667</u>

2. Multiple Detached Garages and Carports

_____	x	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	x	_____	=	_____
Total for Summary Item 2 above								_____

3. Recreation Facilities

Total Area

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

_____ x _____ = _____ sq. ft.

b. Pools

Number _____
Size _____

_____ sq. ft.

c. Spas

Number _____
Size _____

_____ sq. ft.

d. Tennis Courts

Number _____
Size _____
Surface Type _____

_____ sq. ft.

e. Other: (describe)

_____ sq. ft.

Total for Summary Item 3 above _____ sq. ft.

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

Paving Material
(concrete, asphalt, etc.)

_____ x _____ = _____	1585
_____ x _____ = _____	415
_____ x _____ = _____	5269
_____ x _____ = _____	12785
Total for Summary Item 4 above	20054 sq. ft.

driveway-asphalt
Ramp-concrete
Entrystair/walkways
garage

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

Total for Summary Item 5 above _____ sq. ft.

6. Other - Describe and attach calculations

Total for Summary Item 6 above _____ sq. ft.

ROOF RESERVE WORKSHEET

(see page 15)

Building*	Flat Roofed Area	Metal	Cement/Spanish Tile or Wood Shake Area
Bldg 1		16667	
TOTALS		16667	
MODIFICATIONS		x 1.06 x 1.26	x x
GRAND TOTALS		22260	

ROOF PITCH TABLE

Pitch	Rise	Multiplier
One eighth	3" in 12"	1.03
One sixth	4" in 12"	1.06
Five 24ths	5" in 12"	1.08
One quarter	6" in 12"	1.12
One third	8" in 12"	1.20
One half	12" in 12"	1.42
Five eighths	15" in 12"	1.60
Three quarters	18" in 12"	1.80

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

PAINTING WORKSHEET

EXTERIOR

Exterior painting area is determined by measuring the structure to find the perimeter (total distance around) and multiplying that by 10 for each story. Use a separate line for each story if the configuration of the building changes from story to story (for wood siding see Item 301 in the Cost Manual).

Buildings (include garages, recreation buildings)

Type of Surface	Perimeter	x 10 ft. x	No. of Stories	x	No. of bldg (if identical)	=	Total Area
Cedar	586	x 10 ft. x	5	x	1	=	29300
		x 10 ft. x		x		=	
		x 10 ft. x		x		=	
		x 10 ft. x		x		=	
Total building paint area							29300

Walls	Linear Feet	x	Height	x 2*	=	Total Area
		x		x 2	=	
		x		x 2	=	
		x		x 2	=	
		x		x 2	=	
Total wall paint area						
Total Exterior Paint Area						29300

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)	=	Total Area
Level 1 C/A	492	x 8 ft. =	3936	+	2036	=	5972
Level 2 C/A	302	x 8 ft. =	2416	+	1188	=	3604
Level 3 C/A	289	x 8 ft. =	2312	+	1105	=	3417
Garage	554	x 8 ft. =	4432	+	12785	=	17217
Generator rm	92	x 8 ft. =	736	+	449	=	1185
trash room	64	x 8 ft. =	512	+	246	=	758
stairs	211	x 32 ft. =	6752	+	228	=	6980
linen 1	30	x 8 ft. =	240	+	54	=	294
linen 2	31	x 8 ft. =	248	+	55	=	303
HVAC	168	x 8 ft. =	1344	+	1046	=	2390
Elev Equip	49	x 8 ft. =	392	+	146	=	538
Stairs	56	x 32 ft. =	1792	+	161	=	1953
Telecom rm	48	x 8 ft. =	384	+	129	=	513
Electrical rm	91	x 8 ft. =	728	+	292	=	1020
Total Interior Paint Area							46144
TOTAL EXTERIOR AND INTERIOR							75444

FENCES

Fences 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>x</i>	<i>Height</i>	<i>x 2*</i>	<i>=</i>	<i>Total Area</i>
930	x	3.6	x 2	=	6696 Railing
	x		x 2	=	
	x		x 2	=	
Total Fence Area					<u>6696</u>

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

ELECTRICAL ENERGY CONSUMPTION WORKSHEET

A. Lights (see Note 1)

KWH per month

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

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

<u>19</u>	x	<u>100</u>	x	<u>12</u> x .03	=	garage	<u>684</u>
<u>32</u>	x	<u>64</u>	x	<u>12</u> x .03	=	garage	<u>737.28</u>
<u>1</u>	x	<u>32</u>	x	<u>24</u> x .03	=	elevator	<u>23.04</u>
<u>7</u>	x	<u>52</u>	x	<u>24</u> x .03	=	interior	<u>262.08</u>
<u>15</u>	x	<u>64</u>	x	<u>24</u> x .03	=	Stairwell	<u>691.2</u>
<u>6</u>	x	<u>64</u>	x	<u>24</u> x .03	=	interior	<u>276.48</u>
<u>46</u>	x	<u>26</u>	x	<u>24</u> x .03	=	interior	<u>861.12</u>
<u>12</u>	x	<u>75</u>	x	<u>24</u> x .03	=	lobby area	<u>648</u>
<u>35</u>	x	<u>60</u>	x	<u>24</u> x .03	=	wall	<u>1512</u>

2. Irrigation Controllers

<u>1</u>	x	<u>15</u>	x	<u>24</u>	x .03	=	<u>10.8</u>
Carbon Monoxide Sensor							
<u>8</u>	x	<u>1</u>	x	<u>24</u>	x .03	=	<u>5.76</u>

3. Outdoor and Walkway Lights

<u> </u>	x	<u> </u>	x	<u> </u>	x .03	=	<u> </u>
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4. Street Lights

<u> </u>	x	<u> </u>	x	<u> </u>	x .03	=	<u> </u>
-----------------	---	-----------------	---	-----------------	-------	---	-----------------

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

<u>1</u>	x	<u>4</u>	x	167 KWH	=	<u>668</u>
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C. Tennis Court Lights (number of courts x 1000 KWH = KWH per month)

<u> </u>	x	1000 KWH	=	<u> </u>
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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)

<u> </u>	x	<u> </u>	=	<u>0</u>
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E. Hot Water Heating (320 KWH x number of 40 gallon tanks = KWH per month)

320 KWH	x	<u> </u>	=	<u> </u>
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F. Air Conditioning (number of sq. ft. cooled x .34 KWH = KWH per month)

<u> </u>	x	.34 KWH	=	<u> </u>
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G. Electrical Motors (see Notes 2 and 3)

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

Overhead gar doors	2	x	1000	x	6	x .03 x 200%	=	720
Sidewall Fan gar 1	1.79	x	17.4	x	12	x .03 x 100%	=	11.21
Circulation Fan gar 1	0.25	x	1000	x	12	x .03 x 300%	=	270
Fan Coil Corridor	0.75	x	1000	x	12	x .03 x 100%	=	270
Unit Heater-Garage	0.25	x	16	x	8	x .03 x 1000%	=	9.6
Unit Htr-Stairwells	0.25	x	9	x	8	x .03 x 600%	=	3.24
Glycol Feeder	0.7	x	1000	x	8	x .03 x 200%	=	336
Snow melt pump	20	x	1000	x	2	x .03 x 100%	=	1200
Boiler Injection	0.5	x	1000	x	8	x .03 x 300%	=	360
Snow melt inject.	1.5	x	1000	x	2	x .03 x 100%	=	90
Boiler Pump	20	x	1000	x	12	x .03 x 300%	=	21600
Recir Pmp-Mech rm	0.4	x	1000	x	12	x .03 x 300%	=	432

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 31681.8126

I. Total Monthly Cost

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

31681.81 x 0.16427 = \$ 5204.37

Monthly common meter charge 8.10 3 \$ 24.30

Contingency 10% \$ 522.87

Total Monthly Cost \$ 5751.54

Utility Company Name PG&E

Telephone Number 800 743-5000

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, interior stairwells and also in private water systems and fountains. (Hours of use for pool pumps - see Item 201 in 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 units x 20 therms = therms per month)

units		C/A								
<u>23</u>	+	<u> </u>	+	<u> </u>	+	<u> </u>	=	<u>23</u> x 22 gallons	=	<u>506</u>
<u> </u>	+	<u>1</u>	+	<u> </u>	+	<u> </u>	=	<u>1</u> x 22 gallons	=	<u>22</u>

2. Pool (see note*)

(BTU rating x hours of daily use x .0003 x % of year in use = therms)

Pool #1 x x .0003 x % =

Pool #2 x x .0003 x % =

3. Spa

(number of spas (by size) x therm range = therms)

<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)

 x x 0.0003 =

5. Other

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

 x 5 =

Total Therms = 528

<i>(gallons x rate = monthly charge)</i>		Price is per gallon for propane.	
<u>506</u>	x	<u>2.25</u>	= <u>1138.50</u> Units
<u>22</u>	x	<u>2.25</u>	= <u>49.50</u> Common Area
<u> </u>	x	<u> </u>	= <u> </u>
Contingency 10%		<u> </u>	= <u>118.80</u>
Meter Charge		<u> </u>	= <u> </u>
Total Monthly Charge		<u> </u>	= <u>1306.80</u>

Utility Company Name: Suburban Propane
 Telephone Number: 530 583-2386

* 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, 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 [include rec. rooms] x rate/100 CF x 10 = water cost) Per Unit <u>23</u> x <u>\$50.04</u>	Water Cost	Flat Rate <u>1150.92</u>
B.	Irrigation (see Note 1) (landscape area x rate/100 CF x .0033 = water cost) Flat Rate <u>677</u> x <u>\$ 0.05</u> x .0033 (for usage over 10,000 gallons)	= <u>50.04</u> = <u>0.11</u>	
C.	Sewers (see Note 2) Donner Summit P.U.D. (charge per unit per month x number of units = sewer cost) \$ <u>81.74</u> x <u>23</u> Monthly Fee per unit	= <u>1880.02</u>	
D.	Meter Charge Line Size _____ (2", 3", etc)	Charge per month _____ Contingency 10% <u>308.11</u> Monthly Water Cost <u>3389.20</u>	

Utility Company Name: Donner Summit P.U.D.
 Telephone Number: (530) 426-3456

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	\$ 1404.17
	2. Domestic Gas (if common)	\$ 1138.50
	3. Domestic Water & Sewer (if common)	\$ 3030.94
	4. Paint	\$ 366.25
	5. Roof	\$ 166.95
	6. Hot Water Heater (if common)	\$ 75.00
	7. Other	\$
	Total Variable Cost	\$ 6181.81

- B. Total livable square footage of all units from condominium plan: 26830
- C. Variable Factor (*variable monthly costs divided by sq.ft. = variable factor*): 0.23
 Multiply this factor by each unit size below in Section III

Section II Equal Assessment Computation

A.	Total Monthly Budget	\$	19158.93
	Less Variable Costs	\$	6181.81
	Total Monthly Equal Costs	\$	12977.12
3.	Monthly Base Assessment	\$	564.22

(total monthly cost divided by number of units = monthly base assessment)

Section III Assessment Schedule

	Unit Size	x	Variable = Factor	=	Variable + Assessment	Base Assessment	=	Total Mth Assessment	x	Unit Count	=	Total Month Budget *
A.	875	0.2304	=	201.61	564.22	=	765.83	x	1	765.83		
B.	901	0.2304	=	207.60	564.22	=	771.82	x	1	771.82		
C.	929	0.2304	=	214.05	564.22	=	778.27	x	1	778.27		
D.	943	0.2304	=	217.27	564.22	=	781.50	x	1	781.50		
E.	971	0.2304	=	223.72	564.22	=	787.95	x	1	787.95		
F.	996	0.2304	=	229.49	564.22	=	793.71	x	1	793.71		
G.	1058	0.2304	=	243.77	564.22	=	807.99	x	1	807.99		
H.	1101	0.2304	=	253.68	564.22	=	817.90	x	1	817.90		
I.	1175	0.2304	=	270.73	564.22	=	834.95	x	1	834.95		
J.	1177	0.2304	=	271.19	564.22	=	835.41	x	1	835.41		
K.	1198	0.2304	=	276.03	564.22	=	840.25	x	1	840.25		
L.	1205	0.2304	=	277.64	564.22	=	841.86	x	1	841.86		
M.	1213	0.2304	=	279.48	564.22	=	843.71	x	1	843.71		
N.	1214	0.2304	=	279.71	564.22	=	843.94	x	1	843.94		
O.	1225	0.2304	=	282.25	564.22	=	846.47	x	1	846.47		
P.	1236	0.2304	=	284.78	564.22	=	849.01	x	1	849.01		
Q.	1271	0.2304	=	292.85	564.22	=	857.07	x	1	857.07		
R.	1294	0.2304	=	298.15	564.22	=	862.37	x	1	862.37		
S.	1295	0.2304	=	298.38	564.22	=	862.60	x	1	862.60		
T.	1298	0.2304	=	299.07	564.22	=	863.29	x	1	863.29		

U	1349	0.2304	=	310.82	564.22	=	875.04	x	1	875.04
V	1450	0.2304	=	334.09	564.22	=	898.31	x	1	898.31
W	1456	0.2304	=	335.47	564.22	=	899.69	x	1	899.69
VERIFICATION OF COMPUTATIONS								Total Monthly Budget(Section III)		<u>19158.93</u>
								Total Monthly Budget (Section IIA)		<u>19158.93</u>

* Total Assessment x number of units of each type

Section IV Variable Assessments

Highest	-	Lowest	/	Lowest	=	%
Assessment		Assessment		Assessment		Differential
<u>899.69</u>	-	<u>765.83</u>	/	<u>765.83</u>	=	<u>17 %</u>

SUPPLEMENTAL WORKSHEET

LANDSCAPING

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

Type	Percent	Area	Annual Cost per sq. ft.	Total Cost per Type
Irrigated revegetated @ bldg 1	0%	677	0.28	189.56
non-irrigated revegetated @ bldg 1	1%	2800	0.01	28
Non-irrigated open space/Riparian	99%	269201	0.01	2692.01
Landscape repairs/supplies				6.77
Other				
TOTAL	100%	272678		0
TOTAL LANDSCAPE COST PER YEAR				2916.34

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

ROOF

A. If there is only one type of roof, with a constant slope factor across all roof surfaces, the following chart may not need to be completed. When this chart is completed, transfer total to roof line item on page 5.

Bldg	Type of Roof	Width of Overhang	Quantity (inc. overhang)	x	Pitch Multiplier	=	Adjusted S.F.	x	Annual Cost per S.F.	=	Total Annual Cost
TOTAL ROOF COST PER YEAR											

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

STATE OF CALIFORNIA
BUDGET WORKSHEETDEPARTMENT OF REAL ESTATE
BUDGET REVIEW

RE 623 (Rev. 2/00) ID #62300200B009

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 purposes of obtaining a public report.

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

DRE FILE NUMBER (IF KNOWN)	MASTER DRE FILE # 123457SA-FOO	DEPUTY ASSIGNED FILE (IF KNOWN) Chris Neely
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SUBDIVISION IDENTIFICATION AND LOCATION

NAME AND/OR TRACT NUMBER Mt. Judah Expansion	Lot 2
NAME TO BE USED IN ADVERTISING (IF DIFFERENT THAN NAME OR TRACT NUMBER)	

STREET ADDRESS (IF ANY)	ZIP CODE	CITY	COUNTY Placer
MAIN ACCESS ROAD(S) Sugar Bowl Rd.		NEAREST TOWN/CITY Truckee	MILES/DIRECTION FROM TOWN/CITY 10 miles west

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 20 Ph 2; 43 units to date	PHASE # 2	TOTAL IN PROJECT 4	PREVIOUS DRE FILE # N/A
		# OF ACRES .6 Acres Ph 2; 7.37 to date	

BUDGET PREPARER

NAME VierraMoore, Inc.	ATTENTION Audrey Bilbrey	TELEPHONE NUMBER (916) 925-9000
ADDRESS P. O. Box 348600	CITY Sacramento	ZIP CODE 95834-8600

CERTIFICATION

I declare under penalty of perjury that the representations and answers to questions in this document and all documents submitted as 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 RE 623 contains at least the same information as the DRE approved form ID #RE62300200B009.

SIGNATURE OF BUDGET PREPARER 	DATE May, 06; Rev. 8/06
--	----------------------------

2146-JS

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 | 2 to date |
| 2. Estimated completion date for the residential units included in this phase | Dec, 08 |
| 3. Estimated completion date for the common area and facilities included in this phase | Dec, 08 |
| 4. Type of residential buildings for this project (i.e., highrise cluster, garden, etc.) | Condominium |
| 5. Type of construction for these buildings (i.e., steel, concrete, wood frame, etc.) | Steel Frame |
| 6. Type of roof (i.e., shake, etc.) | Metal |
| 7. Type of paving used in the project | Asphalt/Concrete |
| 8. Type of exterior wall for residential buildings | Cedar |
| 9. Number of residential units per building | 20, 23 |
| 10. Number of floors per building | 5 (including garage) |
| 11. Number of bedrooms per unit | 2 & 3 |
| 12. Square footage of units (list number and size of each unit type) "All unit sizes are approximant and are subject to change." | See Page 15 & 16 |
| 13. Type of parking facilities and number of spaces (i.e., detached garage, tuck-under, subterranean, carport, open, etc.) | Subterranean garage with 52 spaces, 4 temporary spaces |

Complete 14 and 15 for Phased Condominium projects only

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

BUDGET SUMMARY

PHASE NUMBER	DATE OF BUDGET	DRE FILE NUMBER	PER LOT/UNIT PER MONTH	TOTAL MONTHLY	TOTAL ANNUAL
2	May, 06; Rev. 8/06				
NUMBER OF LOTS/UNITS 43	TRACT NUMBER/NAME OF PROJECT Mt. Judah				
100 FIXED COSTS					
101 Property Taxes					
102 Corporation Franchise Taxes			0.12	5.00	60
103 Insurance (attach proposal)*			55.72	2395.83	28750
104 Local License & Inspection Fees			0.78	33.33	400
105 Estimated Income Taxes					
100 - Sub Total			56.61	2434.17	29210
200 OPERATING COSTS					
201 Electricity (attach work sheet)			157.96	6792.15	81506
Lighting: Leased					
202 Gas (attach work sheet)			56.98	2450.25	29403
203 Water (attach work sheet)			146.25	6288.58	75463
204 Sewer/Septic Tanks (include if not in 203)					
205 Cable TV/Master Antenna					
207 Custodial Area			11.63	500.00	6000
<i>Number of Restrooms:</i> Supplies			5.81	250.00	3000
<i>Trash Removal:</i>			1.51	65.00	780
208 Landscape Area (see page 15)			6.42	276.14	3314
209 Refuse Disposal 2-6yd - 1 x wkly			17.02	731.76	8781
Vender Name: Tahoe-Truckee Sierra Disposal					
Telephone Number: (530) 583-0148 Porter Service			1.51	65.00	780
210 Elevators			10.08	433.33	5200
Number: 2 Type: Hydraulic Phone Line			3.49	150.00	1800
211 Private Streets, Driveways, Parking Areas			1.16	50.00	600
Area: 26,897 sq. ft.					
212 Heating & Air Conditioning Maintenance			6.98	300.00	3600
Area:					
213 Swimming Pool					
<i>Number: Size: Mths. Heated:</i>					
Spa					
<i>Number: Size:</i>					
214 Tennis Court					
<i>Number:</i>					
215 Access Control					
<i>Guard Hours per Day:</i>					
<i>No. of Motorized Gates: 2 Type: overhead</i>			2.79	120.00	1440
<i>No. of Intercoms/Telephone Entry: 3</i>			4.14	178.00	2136

*Insurance quotes are good for only 30 days. Check with Insurance Agent before binding.

	PER LOT/UNIT PER MONTH	TOTAL MONTHLY	TOTAL ANNUAL
216 Reserve Study *			
217 Miscellaneous			
Minor Repairs	3.00	129.00	1548
Pest Control	2.00	86.00	1032
Snow Removal	6.40	275.00	3300
Inspection/Maintenance Fee	5.00	215.00	2580
Card Key Access System	1.00	43.00	516
Fire Alarm Monitoring/Inspection	3.88	166.67	2000
Phone Line-fire alarm	6.98	300.00	3600
Community Network			
200 - Sub Total	461.97	19864.88	238379
300 RESERVES			
301-313 (attach reserve work sheet)	113.58	4883.79	58605
300 - Sub Total	113.58	4883.79	58605
400 ADMINISTRATION			
401 Management **	25.00	1075.00	12900
402 Legal Services	1.55	66.67	800
403 Accounting	1.94	83.33	1000
404 Education	1.00	43.00	516
405 Miscellaneous, office expense	1.45	62.50	750
400 - Sub Total	30.94	1330.50	15966
TOTAL (100-400)	663.10	28513.33	342160
500 CONTINGENCY			
501 New Construction 3%	19.90	855.67	10268
502 Conversions 5%			
503 Revenue Offsets (attach documentation)			
TOTAL BUDGET	See Page 15 & 16	29368.99	352428

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.

DRE regulations allow the use of variable assessments against units only if one unit will derive as much as 10% more than another unit in the value of common goods and services supplied by the Association. After determining the percent of benefit derived from services provided (page 14) by the Association, an easy chart to follow would be:

Less than 10%.....equal assessments
 from 10% to 20%.....variable or equal
 Over 20%.....variable assessments

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

<input type="checkbox"/>	equal assessments
<input checked="" type="checkbox"/>	variable assessments

* Reserve Study included in reserves.

** 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

JRE FILE NUMBER

TRACT NUMBER

Item	(1)* Sq. Ft. or Number	(2)* Unit Cost HOA Manual	(3)* Replacement Cost	(4)* Remaining Life	Yearly Reserve Columns 1 x 2 or 3 divided by 4	Cost Per Lot/Unit Per Month
Wood Siding (paint/stain) (Building Exterior)	56300	0.15			8445.00	16.37
Roof - Type: Metal	41651	0.09		17	3748.56	7.26
Paint (Common Area)	80175	0.09			7215.75	13.98
Water Heaters Boilers	3	300.00		15	900.00	1.74
Exterior/Interior Lights	308	9.00		7	2772.00	5.37
Carpets	6400	0.36		7	2304.00	4.47
Elevators	2	1050.00			2100.00	4.07
Streets & Drives	1585	0.08		5	126.80	0.25
Concrete ramp, walks, stair, garages	36946	0.02			738.92	1.43
HVAC - Snow Melt System/Fan Coils	2	180944.00	361888	30	12062.93	23.38
Bridge-concrete	430	0.02		12	8.60	0.02
Pool Heater						
Pool Filter						
Spa Re-plaster						
Spa Heater						
Spa Filter						
Pool/Spa Pumps - No.						
Tennis Courts - No.						
Access Entry Card System	2	5000.00	10000	5	2000.00	3.88
Fences (paint/stain)						
Fences Type: (repair/replace)						
Walls (paint)						
Walls (repair/replace)						
Wood Railing (paint)	12514	0.15			1877.10	3.64
Wood Railing (repair/replace)	1738	1.00		10	1738.00	3.37
Pumps/Motors - Type: boilers, gar misc.	18	300.00		15	5400.00	10.47
Motorized Gates	2	270.00		5-15	540.00	1.05
Garage Ventilation System	2	250.00			500.00	0.97
Reserve Study			2400	3	800.00	1.55
Unallocated Reserves					5327.77	10.33
TOTAL RESERVES					58605.43	113.58

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

GENERAL PROJECT INVENTORY

- * Complete schedules 1 through 6 below, then transfer the totals to Site Summary Area.
- * Frequently several buildings will be repeated in a subdivision. These may be combined on one line. Whenever additional space is required attached computations on a separate sheet.

SITE SUMMARY - TOTAL SUBDIVISION AREA			
7.37	acres x 43,560 =	321037.2	total square feet
1. Building(s) footprint		31185	sq. ft.
2. Garages or carports		_____	sq. ft.
3. Recreation facilities		_____	sq. ft.
4. Paved surfaces		38961	sq. ft.
5. Restricted common areas		_____	sq. ft.
6. Other: (attach description)		_____	sq. ft.
Sub Total (1-6)		_____	sq. ft.
		Total square ft. (from above)	_____ sq. ft.
		Subtract Sub Total (1-6)	_____ sq. ft.
		<i>Remainder = landscape area</i>	_____ 278670 sq. ft.

INDIVIDUAL SUMMARY SCHEDULES

1. Buildings Containing Units

Length	x	Width	=	Area of each bldg	x	No. of blds.	=	Total Area Square Feet
215	x	78	=	16667	x	1	=	16667
170	x	85	=	14518	x	1	=	14518
_____	x	_____	=	_____	x	_____	=	_____
Total for Summary Item 1 above								31185

2. Multiple Detached Garages and Carports

_____	x	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	x	_____	=	_____
Total for Summary Item 2 above								_____

3. Recreation Facilities

Total Area

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

_____ x _____ = _____ sq. ft.

b. Pools

Number _____

Size _____

_____ sq. ft.

c. Spas

Number _____

Size _____

_____ sq. ft.

d. Tennis Courts

Number _____

Size _____

Surface Type _____

_____ sq. ft.

e. Other: (describe)

_____ sq. ft.

Total for Summary Item 3 above

_____ sq. ft.

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

(length x width = square foot area)

_____ x _____ = _____ 1585

_____ x _____ = _____ 415

_____ x _____ = _____ 11634

_____ x _____ = _____ 24897

_____ x _____ = _____ 430

Total for Summary Item 4 above

38961 sq. ft.

Paving Material
(concrete, asphalt, etc.)
driveway-asphalt
Ramp-concrete
Entrystair/walkways
garages
Bridge

5. Restricted Common Area Use (patio, etc.)

Describe and attach calculations

Total for Summary Item 5 above

_____ sq. ft.

6. Other - Describe and attach calculations

Total for Summary Item 6 above

_____ sq. ft.

ROOF RESERVE WORKSHEET

(see page 15)

Building*	Flat Roofed Area	Metal	Cement/Spanish Tile or Wood Shake Area
Bldg 1		16667	
Bldg 2		14518	
TOTALS		31185	
MODIFICATIONS		x 1.06 x 1.26	x x
GRAND TOTALS		41651	

ROOF PITCH TABLE

Pitch	Rise	Multiplier
One eighth	3" in 12"	1.03
One sixth	4" in 12"	1.06
Five 24ths	5" in 12"	1.08
One quarter	6" in 12"	1.12
One third	8" in 12"	1.20
One half	12" in 12"	1.42
Five eighths	15" in 12"	1.60
Three quarters	18" in 12"	1.80

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

PAINTING WORKSHEET

EXTERIOR

Exterior painting area is determined by measuring the structure to find the perimeter (total distance around) and multiplying that by 10 for each story. Use a separate line for each story if the configuration of the building changes from story to story (for wood siding see Item 301 in the Cost Manual).

Buildings (include garages, recreation buildings)

Type of Surface	Perimeter	x 10 ft. x	No. of Stories	x	No. of bldg (if identical)	=	Total Area
Cedar Bldg 1	586	x 10 ft. x	5	x	1	=	29300
Cedar Bldg 2	540	x 10 ft. x	5	x	1	=	27000
		x 10 ft. x		x		=	
		x 10 ft. x		x		=	
Total building paint area							56300

Walls	Linear Feet	x	Height	x 2*	=	Total Area	
		x		x 2	=		
		x		x 2	=		
Total wall paint area							
Total Exterior Paint Area							56300

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)	=	Total Area
Level 1 C/A	492	x 8 ft. =	3936	+	2036	=	5972
Level 2 C/A	302	x 8 ft. =	2416	+	1188	=	3604
Level 3 C/A	289	x 8 ft. =	2312	+	1105	=	3417
Garage Bldg 1	554	x 8 ft. =	4432	+	12785	=	17217
Generator rm	92	x 8 ft. =	736	+	449	=	1185
trash room	64	x 8 ft. =	512	+	246	=	758
stairs	211	x 32 ft. =	6752	+	228	=	6980
linen 1	30	x 8 ft. =	240	+	54	=	294
linen 2	31	x 8 ft. =	248	+	55	=	303
HVAC	168	x 8 ft. =	1344	+	1046	=	2390
Elev Equip	49	x 8 ft. =	392	+	146	=	538
Stairs	56	x 32 ft. =	1792	+	161	=	1953
Telecom rm	48	x 8 ft. =	384	+	129	=	513
Electrical rm	91	x 8 ft. =	728	+	292	=	1020
Garage Bldg 2	532	x 8 ft. =	4256	+	12112	=	16368
stairs	60	x 32 ft. =	1920	+	176	=	2096
Elev Mach Rm	52	x 8 ft. =	416	+	135	=	551
HVAC	84	x 8 ft. =	672	+	900	=	1572
HVAC	157	x 8 ft. =	1256	+	1325	=	2581
stairs	54	x 32 ft. =	1728	+	152	=	1880
Level 1 C/A	290	x 8 ft. =	2320	+	700	=	3020
Level 2 C/A	270	x 8 ft. =	2160	+	650	=	2810
Level 3 C/A	230	x 8 ft. =	1840	+	550	=	2390
Locker rooms	74	x 8 ft. =	592	+	171	=	763
Total Interior Paint Area							80175
TOTAL EXTERIOR AND INTERIOR							136475

FENCES

Fences 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>	x	<i>Height</i>	x 2*	=	<i>Total Area</i>
1738	x	3.6	x 2	=	12514 Railing
	x		x 2	=	
	x		x 2	=	
					Total Fence Area
					12514

* 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

						KWH per month
A. Lights (see Note 1)						
<i>(number of lights x average watt per light x average number hours in use per day</i>						
<i>x .03 = KWH per month)</i>						
1. Interior Lights <i>(hallways, lobbies, garage, stairwells, etc.)</i>						
<u>35</u>	x	<u>100</u>	x	<u>12</u> x .03	=	garage <u>1260</u>
<u>60</u>	x	<u>64</u>	x	<u>12</u> x .03	=	garage <u>1382.4</u>
<u>2</u>	x	<u>32</u>	x	<u>24</u> x .03	=	elevator <u>46.08</u>
<u>11</u>	x	<u>52</u>	x	<u>24</u> x .03	=	interior <u>411.84</u>
<u>31</u>	x	<u>64</u>	x	<u>24</u> x .03	=	Stairwell <u>1428.48</u>
<u>8</u>	x	<u>64</u>	x	<u>24</u> x .03	=	interior <u>368.64</u>
<u>84</u>	x	<u>26</u>	x	<u>24</u> x .03	=	interior <u>1572.48</u>
<u>12</u>	x	<u>75</u>	x	<u>24</u> x .03	=	lobby area <u>648</u>
<u>65</u>	x	<u>60</u>	x	<u>24</u> x .03	=	wall <u>2808</u>
2. Irrigation Controllers						
<u>1</u>	x	<u>15</u>	x	<u>24</u>	x .03 =	<u>10.8</u>
Carbon Monoxide Sensor						
<u>15</u>	x	<u>15</u>	x	<u>24</u>	x .03 =	<u>162</u>
3. Outdoor and Walkway Lights						
<u> </u>	x	<u> </u>	x	<u> </u>	x .03 =	<u> </u>
4. Street Lights						
<u> </u>	x	<u> </u>	x	<u> </u>	x .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>4</u>	x	<u>167</u> KWH	=	<u>1336</u>
C. Tennis Court Lights <i>(number of courts x 1000 KWH = KWH per month)</i>						
<u> </u>	x	<u>1000</u> 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> </u>	x	<u> </u>			=	<u>0</u>
E. Hot Water Heating <i>(320 KWH x number of 40 gallon tanks = KWH per month)</i>						
<u>320</u> KWH	x	<u> </u>			=	<u> </u>
F. Air Conditioning <i>(number of sq. ft. cooled x .34 KWH = KWH per month)</i>						
<u> </u>	x	<u>.34</u> KWH			=	<u> </u>

GAS CONSUMPTION WORKSHEET

1. Water Heaters

Therms

(number of dwelling units on association meters + laundry rooms + outdoor showers + recreation rooms = number units x 20 therms = therms per month)

units		C/A								
<u>43</u>	+		+		+		=	<u>43</u> x 22 gallons	=	<u>946</u>
	+	<u>2</u>	+		+		=	<u>2</u> x 22 gallons	=	<u>44</u>

2. Pool (see note*)

(BTU rating x hours of daily use x .0003 x % of year in use = therms)

Pool #1 _____ x _____ x .0003 x _____ % = _____

Pool #2 _____ x _____ x .0003 x _____ % = _____

3. Spa

(number of spas (by size) x therm range = therms)

_____ (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)

_____ x _____ x 0.0003 = _____

5. Other

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

_____ x 5 = _____

Total Therms = 990

(gallons x rate = monthly charge)		Price is per gallon for propane.
<u>946</u> x <u>2.25</u> =	<u>2128.50</u>	Units
<u>44</u> x <u>2.25</u> =	<u>99.00</u>	Common Area
_____ x _____ =	_____	
Contingency 10%	<u>222.75</u>	
Meter Charge	_____	
Total Monthly Charge	<u>2450.25</u>	

Utility Company Name: Suburban Propane
Telephone Number: 530 583-2386

* 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, 70% usage should suffice. Less than 70% usage will require a special note in the subdivision Public Report

PRORATION SCHEDULE WORKSHEET

Section I Variable Assessment Computation

A. Variable Cost Description	Monthly Cost
1. Insurance	\$ 2395.83
2. Domestic Gas (if common)	\$ 2128.50
3. Domestic Water (if common)	\$ 5666.54
4. Paint	\$ 703.75
5. Roof	\$ 312.38
6. Hot Water Heater (if common)	\$ 75.00
7. Other	\$
Total Variable Cost	\$ 11282.00

B. Total livable square footage of all units from condominium plan:	55110
C. Variable Factor (<i>variable monthly costs divided by sq.ft. = variable factor</i>):	0.2047
Multiply this factor by each unit size below in Section III	

Section II Equal Assessment Computation

A. Total Monthly Budget	\$ 29368.99
Less Variable Costs	\$ 11282.00
Total Monthly Equal Costs	\$ 18086.99
B. Monthly Base Assessment	\$ 420.6277
<i>(total monthly cost divided by number of units = monthly base assessment)</i>	

Section III Assessment Schedule

	Unit Size x Variable = Factor	Variable + Assessment	Base Assessment	=	Total Mth Assessment	x	Unit Count	=	Total Month Budget *
A.	875 0.205 =	179.11	420.63	=	599.74	x	1	=	599.74
B.	901 0.205 =	184.43	420.63	=	605.06	x	1	=	605.06
C.	929 0.205 =	190.17	420.63	=	610.79	x	1	=	610.79
D.	943 0.205 =	193.03	420.63	=	613.66	x	1	=	613.66
E.	971 0.205 =	198.76	420.63	=	619.39	x	1	=	619.39
F.	996 0.205 =	203.88	420.63	=	624.51	x	1	=	624.51
G.	1058 0.205 =	216.57	420.63	=	637.20	x	1	=	637.20
H.	1101 0.205 =	225.37	420.63	=	646.00	x	1	=	646.00
I.	1135 0.205 =	232.33	420.63	=	652.96	x	1	=	652.96
J.	1175 0.205 =	240.52	420.63	=	661.15	x	1	=	661.15
K.	1177 0.205 =	240.93	420.63	=	661.56	x	1	=	661.56
L.	1180 0.205 =	241.55	420.63	=	662.17	x	1	=	662.17
M.	1198 0.205 =	245.23	420.63	=	665.86	x	1	=	665.86
N.	1200 0.205 =	245.64	420.63	=	666.27	x	1	=	666.27
O.	1205 0.205 =	246.66	420.63	=	667.29	x	1	=	667.29
P.	1213 0.205 =	248.30	420.63	=	668.93	x	1	=	668.93
Q.	1214 0.205 =	248.51	420.63	=	669.13	x	1	=	669.13
R.	1225 0.205 =	250.76	420.63	=	671.39	x	2	=	1342.77
S.	1236 0.205 =	253.01	420.63	=	673.64	x	1	=	673.64
T.	1240 0.205 =	253.83	420.63	=	674.46	x	1	=	674.46
U.	1260 0.205 =	257.92	420.63	=	678.55	x	1	=	678.55

V	1271	0.205 =	260.17	420.63 =	680.80	x	1	680.80
W	1294	0.205 =	264.88	420.63 =	685.51	x	1	685.51
X	1295	0.205 =	265.09	420.63 =	685.71	x	1	685.71
Y	1298	0.205 =	265.70	420.63 =	686.33	x	1	686.33
Z	1325	0.205 =	271.23	420.63 =	691.86	x	1	691.86
AA	1340	0.205 =	274.30	420.63 =	694.93	x	1	694.93
BB	1349	0.205 =	276.14	420.63 =	696.77	x	1	696.77
CC	1350	0.205 =	276.35	420.63 =	696.97	x	1	696.97
DD	1360	0.205 =	278.39	420.63 =	699.02	x	1	699.02
EE	1380	0.205 =	282.49	420.63 =	703.11	x	1	703.11
FF	1385	0.205 =	283.51	420.63 =	704.14	x	1	704.14
GG	1420	0.205 =	290.67	420.63 =	711.30	x	1	711.30
HH	1450	0.205 =	296.82	420.63 =	717.44	x	1	717.44
II	1456	0.205 =	298.04	420.63 =	718.67	x	1	718.67
JJ	1475	0.205 =	301.93	420.63 =	722.56	x	1	722.56
KK	1540	0.205 =	315.24	420.63 =	735.87	x	1	735.87
LL	1590	0.205 =	325.47	420.63 =	746.10	x	2	1492.20
MM	1645	0.205 =	336.73	420.63 =	757.36	x	1	757.36
NN	1670	0.205 =	341.85	420.63 =	762.48	x	1	762.48
OO	1970	0.205 =	403.26	420.63 =	823.89	x	1	823.89
VERIFICATION OF COMPUTATIONS					Total Monthly Budget(Section III)		29368.01	
					Total Monthly Budget (Section IIA)		29368.99	

* Total Assessment x number of units of each type

Section IV Variable Assessments

Highest Assessment	-	Lowest Assessment	/	Lowest Assessment	=	% Differential
<u>823.89</u>	-	<u>599.74</u>	/	<u>599.74</u>	=	<u>37 %</u>

SUPPLEMENTAL WORKSHEET

LANDSCAPING

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

Type	Percent	Area	Annual Cost per sq. ft.	Total Cost per Type
Irrigated revegetated @ bldg 1	0%	677	0.28	189.56
non-irrigated revegated @ bldg 1	1%	2800	0.01	28
Irrigated revegetated @ bldg 2	0%	1205	0.28	337.4
non-irrigated revegated @ bldg 2	2%	4787	0.01	47.87
Non-irrigated open space/Riparian	97%	269201	0.01	2692.01
Landscape repairs/supplies				18.82
Other				
TOTAL	100%	278670		0
TOTAL LANDSCAPE COST PER YEAR				3313.66

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

ROOF

A. If there is only one type of roof, with a constant slope factor across all roof surfaces, the following chart may not need to be completed. When this chart is completed, transfer total to roof line item on page 5.

Bldg	Type of Roof	Width of Overhang	Quantity (inc. overhang)	x	Pitch Multiplier	=	Adjusted S.F.	x	Annual Cost per S.F.	=	Total Annual Cost
TOTAL ROOF COST PER YEAR											

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

STATE OF CALIFORNIA
BUDGET WORKSHEETDEPARTMENT OF REAL ESTATE
BUDGET REVIEW

RE 623 (Rev. 2/00) ID #62300200B009

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 purposes of obtaining a public report.

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

DRE FILE NUMBER (IF KNOWN)	MASTER DRE FILE # 123457SA-FOO	DEPUTY ASSIGNED FILE (IF KNOWN) Chris Neely
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SUBDIVISION IDENTIFICATION AND LOCATION

NAME AND/OR TRACT NUMBER Mt. Judah Expansion	Lot 4, Building 4
NAME TO BE USED IN ADVERTISING (IF DIFFERENT THAN NAME OR TRACT NUMBER)	

STREET ADDRESS (IF ANY)	ZIP CODE	CITY	COUNTY Placer
MAIN ACCESS ROAD(S) Sugar Bowl Rd.		NEAREST TOWN/CITY Truckee	MILES/DIRECTION FROM TOWN/CITY 10 miles west

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 7 Ph 3; 50 units to date	PHASE # 3	TOTAL IN PROJECT 4	PREVIOUS DRE FILE # N/A	# OF ACRES .34 Acres Ph 3; 7.71 to date
--	--------------	-----------------------	----------------------------	--

BUDGET PREPARER

NAME VierraMoore, Inc.	ATTENTION Audrey Bilbrey	TELEPHONE NUMBER (916) 925-9000
ADDRESS P. O. Box 348600	CITY Sacramento	ZIP CODE 95834-8600

CERTIFICATION

I declare under penalty of perjury that the representations and answers to questions in this document and all documents submitted as 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 RE 623 contains at least the same information as the DRE approved form ID #RE62300200B009.

SIGNATURE OF BUDGET PREPARER 	DATE May, 06; Rev. 8/06
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2146-JS

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 | 3 to date |
| 2. Estimated completion date for the residential units included in this phase | Dec, 08 |
| 3. Estimated completion date for the common area and facilities included in this phase | Dec, 08 |
| 4. Type of residential buildings for this project (i.e., highrise cluster, garden, etc.) | Condominium |
| 5. Type of construction for these buildings (i.e., steel, concrete, wood frame, etc.) | Steel Frame |
| 6. Type of roof (i.e., shake, etc.) | Metal |
| 7. Type of paving used in the project | Asphalt/Concrete |
| 8. Type of exterior wall for residential buildings | Cedar |
| 9. Number of residential units per building | 7, 20, 23 |
| 10. Number of floors per building | 4 & 5 (including garage) |
| 11. Number of bedrooms per unit | 2 & 3 |
| 12. Square footage of units (list number and size of each unit type) "All unit sizes are approximant and are subject to change." | See Page 15 & 16 |
| 13. Type of parking facilities and number of spaces (i.e., detached garage, tuck-under, subterranean, carport, open, etc.) | Subterranean garage with 61 spaces, 4 temporary spaces |

Complete 14 and 15 for Phased Condominium projects only

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

BUDGET SUMMARY

PHASE NUMBER	DATE OF BUDGET	DRE FILE NUMBER	PER LOT/UNIT PER MONTH	TOTAL MONTHLY	TOTAL ANNUAL
3	May, 06; Rev. 8/06				
NUMBER OF LOTS/UNITS 50	TRACT NUMBER/NAME OF PROJECT Mt. Judah				
100 FIXED COSTS					
101 Property Taxes					
102 Corporation Franchise Taxes			0.10	5.00	60
103 Insurance (attach proposal)*			58.00	2900.00	34800
104 Local License & Inspection Fees			1.00	50.00	600
105 Estimated Income Taxes					
100 - Sub Total			59.10	2955.00	35460
200 OPERATING COSTS					
201 Electricity (attach work sheet)			148.75	7437.55	89251
Lighting: Leased					
202 Gas (attach work sheet)			57.72	2885.85	34630
203 Water (attach work sheet)			146.07	7303.29	87639
204 Sewer/Septic Tanks (include if not in 203)					
205 Cable TV/Master Antenna					
207 Custodial Area			10.00	500.00	6000
Number of Restrooms: Supplies			5.00	250.00	3000
Trash Removal:			1.30	65.00	780
208 Landscape Area (see page 15)			5.62	280.85	3370
209 Refuse Disposal 3-6yd - 1 x wkly			21.95	1097.64	13172
Vender Name: Tahoe-Truckee Sierra Disposal					
Telephone Number: (530) 583-0148 Porter Service			1.30	65.00	780
210 Elevators			13.00	650.00	7800
Number: 3 Type: Hydraulic Phone Line			4.50	225.00	2700
211 Private Streets, Driveways, Parking Areas			1.00	50.00	600
Area: 32,171 sq. ft.					
212 Heating & Air Conditioning Maintenance			9.00	450.00	5400
Area:					
213 Swimming Pool					
Number: Size: Mths. Heated:					
Spa					
Number: Size:					
214 Tennis Court					
Number:					
215 Access Control					
Guard Hours per Day:					
No. of Motorized Gates: 2 Type: overhead			2.40	120.00	1440
No. of Intercoms/Telephone Entry: 4			4.60	230.00	2760

*Insurance quotes are good for only 30 days. Check with Insurance Agent before binding.

	PER LOT/UNIT PER MONTH	TOTAL MONTHLY	TOTAL ANNUAL
216 Reserve Study *			
217 Miscellaneous			
Minor Repairs	3.00	150.00	1800
Pest Control	2.00	100.00	1200
Snow Removal	5.50	275.00	3300
Inspection/Maintenance Fee	5.00	250.00	3000
Card Key Access System	1.00	50.00	600
Fire Alarm Monitoring/Inspection	5.00	250.00	3000
Phone Line-fire alarm	9.00	450.00	5400
Community Network			
200 - Sub Total	462.70	23135.17	277622
300 RESERVES			
301-313 (attach reserve work sheet)	118.29	5914.25	70971
300 - Sub Total	118.29	5914.25	70971
400 ADMINISTRATION			
401 Management **	25.00	1250.00	15000
402 Legal Services	1.33	66.67	800
403 Accounting	1.67	83.33	1000
404 Education	1.00	50.00	600
405 Miscellaneous, office expense	1.25	62.50	750
400 - Sub Total	30.25	1512.50	18150
TOTAL (100-400)	670.34	33516.92	402203
500 CONTINGENCY			
501 New Construction 3%	20.16	1008.08	12097
502 Conversions 5%			
503 Revenue Offsets (attach documentation)			
TOTAL BUDGET	See Page 15 & 16	34525.01	414300

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.

DRE regulations allow the use of variable assessments against units only if one unit will derive as much as 10% more than another unit in the value of common goods and services supplied by the Association. After determining the percent of benefit derived from services provided (page 14) by the Association, an easy chart to follow would be:

Less than 10%.....equal assessments
 from 10% to 20%.....variable or equal
 Over 20%.....variable assessments

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

<input type="checkbox"/>	equal assessments
<input checked="" type="checkbox"/>	variable assessments

* Reserve Study included in reserves.

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

RESERVES WORKSHEET

DRE FILE NUMBER		TRACT NUMBER				
Item	(1)* Sq. Ft. or Number	(2)* Unit Cost HOA Manual	(3)* Replacement Cost	(4)* Remaining Life	Yearly Reserve Columns 1&2 or 3 divided by 4	Cost Per Lot/Unit Per Month
Wood Siding (paint/stain) (Building Exterior)	73260	0.15			10989.00	18.32
Roof - Type: Metal	53953	0.09		17	4855.76	8.09
Paint (Common Area)	105016	0.09			9451.44	15.75
Water Heaters Boilers	3	300.00		15	900.00	1.50
Exterior/Interior Lights	389	9.00		7	3501.00	5.84
Carpets	7934	0.36		7	2856.24	4.76
Elevators	3	1050.00			3150.00	5.25
Streets & Drives (asphalt)	1585	0.08		5	126.80	0.21
Concrete ramp, walks, stair, garages	48585	0.02			971.70	1.62
HVAC - Snow Melt System/Fan Coils	2	180944.00	361888	30	12062.93	20.10
Bridge-concrete	430	0.02		12	8.60	0.01
Pool Heater						
Pool Filter						
Spa Re-plaster						
Spa Heater						
Spa Filter						
Pool/Spa Pumps - No.						
Tennis Courts - No.						
Access Entry Card System	3	5000.00	15000	5	3000.00	5.00
Fences (paint/stain)						
Fences Type: (repair/replace)						
Walls (paint)						
Walls (repair/replace)						
Wood Railing (paint)	14731	0.15			2209.65	3.68
Wood Railing (repair/replace)	2046	1.00		10	2046.00	3.41
Pumps/Motors - Type: boilers, gar misc.	21	300.00		15	6300.00	10.50
Motorized Gates	2	270.00		5-15	540.00	0.90
Garage Ventilation System	3	250.00			750.00	1.25
Reserve Study			2400	3	800.00	1.33
Unallocated Reserves					6451.91	10.75
TOTAL RESERVES					70971.04	118.29

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

GENERAL PROJECT INVENTORY

- * Complete schedules 1 through 6 below, then transfer the totals to Site Summary Area.
- * Frequently several buildings will be repeated in a subdivision. These may be combined on one line. Whenever additional space is required attached computations on a separate sheet.

SITE SUMMARY - TOTAL SUBDIVISION AREA			
7.71	acres x 43,560 =	335847.6	total square feet
1. Building(s) footprint		40396	sq. ft.
2. Garages or carports			sq. ft.
3. Recreation facilities			sq. ft.
4. Paved surfaces		50600	sq. ft.
5. Restricted common areas			sq. ft.
6. Other: (attach description)			sq. ft.
Sub Total (1-6)			sq. ft.
		Total square ft. (from above)	sq. ft.
		Subtract Sub Total (1-6)	sq. ft.
		<i>Remainder = landscape area</i>	284318 sq. ft.

INDIVIDUAL SUMMARY SCHEDULES

1. Buildings Containing Units

Length	x	Width	=	Area of each bldg	x	No. of blds.	=	Total Area Square Feet
215	x	78	=	16667	x	1	=	16667
170	x	85	=	14518	x	1	=	14518
151	x	61	=	9211	x	1	=	9211
Total for Summary Item 1 above								40396

2. Multiple Detached Garages and Carports

	x		=		x		=	
	x		=		x		=	
	x		=		x		=	
Total for Summary Item 2 above								

3. Recreation Facilities

Total Area

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

_____ x _____ = _____ sq. ft.

b. Pools

Number _____
Size _____

_____ sq. ft.

c. Spas

Number _____
Size _____

_____ sq. ft.

d. Tennis Courts

Number _____
Size _____
Surface Type _____

_____ sq. ft.

e. Other: (describe)

_____ sq. ft.

Total for Summary Item 3 above

_____ sq. ft.

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

Paving Material
(concrete, asphalt, etc.)

_____ x _____ = _____	1585
_____ x _____ = _____	415
_____ x _____ = _____	17999
_____ x _____ = _____	30171
_____ x _____ = _____	430
Total for Summary Item 4 above	50600 sq. ft.

driveway-asphalt
Ramp-concrete
Entrystair/walkways
garages
Bridge

5. Restricted Common Area Use (patio, etc.)

Describe and attach calculations

Total for Summary Item 5 above _____ sq. ft.

6. Other - Describe and attach calculations

Total for Summary Item 6 above _____ sq. ft.

ROOF RESERVE WORKSHEET

(see page 15)

Building*	Flat Roofed Area	Metal	Cement/Spanish Tile or Wood Shake Area
Bldg 1		16667	
Bldg 2		14518	
Bldg 4		9211	
TOTALS		40396	
MODIFICATIONS		x 1.06 x 1.26	x x
GRAND TOTALS		53953	

ROOF PITCH TABLE

Pitch	Rise	Multiplier
One eighth	3" in 12"	1.03
One sixth	4" in 12"	1.06
Five 24ths	5" in 12"	1.08
One quarter	6" in 12"	1.12
One third	8" in 12"	1.20
One half	12" in 12"	1.42
Five eighths	15" in 12"	1.60
Three quarters	18" in 12"	1.80

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

PAINTING WORKSHEET

EXTERIOR

Exterior painting area is determined by measuring the structure to find the perimeter (total distance around) and multiplying that by 10 for each story. Use a separate line for each story if the configuration of the building changes from story to story (for wood siding see Item 301 in the Cost Manual).

Buildings (include garages, recreation buildings)

Type of Surface	Perimeter	x 10 ft. x	No. of Stories	x	No. of bldg (if identical)	=	Total Area
Cedar Bldg 1	586	x 10 ft. x	5	x	1	=	29300
Cedar Bldg 2	540	x 10 ft. x	5	x	1	=	27000
Cedar Bldg 4	424	x 10 ft. x	4	x	1	=	16960
		x 10 ft. x		x		=	
							Total building paint area
							73260
Walls	Linear Feet	x	Height	x 2*	=		Total Area
		x		x 2	=		
		x		x 2	=		
		x		x 2	=		
							Total wall paint area
							Total Exterior Paint Area
							73260

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)	=	Total Area
Level 1 C/A	492	x 8 ft. =	3936	+	2036	=	5972
Level 2 C/A	302	x 8 ft. =	2416	+	1188	=	3604
Level 3 C/A	289	x 8 ft. =	2312	+	1105	=	3417
Garage Bldg 1	554	x 8 ft. =	4432	+	12785	=	17217
Generator rm	92	x 8 ft. =	736	+	449	=	1185
trash room	64	x 8 ft. =	512	+	246	=	758
stairs	211	x 32 ft. =	6752	+	228	=	6980
linen 1	30	x 8 ft. =	240	+	54	=	294
linen 2	31	x 8 ft. =	248	+	55	=	303
HVAC	168	x 8 ft. =	1344	+	1046	=	2390
Elev Equip	49	x 8 ft. =	392	+	146	=	538
Stairs	56	x 32 ft. =	1792	+	161	=	1953
Telecom rm	48	x 8 ft. =	384	+	129	=	513
Electrical rm	91	x 8 ft. =	728	+	292	=	1020
Garage Bldg 2	532	x 8 ft. =	4256	+	12112	=	16368
stairs	60	x 32 ft. =	1920	+	176	=	2096
Elev Mach Rm	52	x 8 ft. =	416	+	135	=	551
HVAC	84	x 8 ft. =	672	+	900	=	1572
HVAC	157	x 8 ft. =	1256	+	1325	=	2581
stairs	54	x 32 ft. =	1728	+	152	=	1880
Level 1 C/A	290	x 8 ft. =	2320	+	700	=	3020
Level 2 C/A	270	x 8 ft. =	2160	+	650	=	2810

Level 3 C/A	230	x 8 ft. =	1840 +	550	=	2390
Locker rooms	74	x 8 ft. =	592 +	171	=	763
Garage Bldg 4	424	x 8 ft. =	3392 +	6824	=	10216
stairs	68	x 32 ft. =	2176 +	144	=	2320
Elev Mach Rm	34	x 8 ft. =	272 +	75	=	347
HVAC	114	x 8 ft. =	912 +	675	=	1587
Laundry	59	x 8 ft. =	472 +	38	=	510
Laundry	59	x 8 ft. =	472 +	38	=	510
stairs	68	x 32 ft. =	2176 +	144	=	2320
Electrical rm	113	x 8 ft. =	904 +	545	=	1449
Level 1 C/A	266	x 8 ft. =	2128 +	835	=	2963
Level 2 C/A	240	x 8 ft. =	1920 +	699	=	2619

Total Interior Paint Area 105016
TOTAL EXTERIOR AND INTERIOR 178276

FENCES

Fences 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>x</i>	<i>Height</i>	<i>x 2*</i>	=	<i>Total Area</i>
2046	x	3.6	x 2	=	14731 Railing
	x		x 2	=	
	x		x 2	=	
Total Fence Area					<u>14731</u>

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

ELECTRICAL ENERGY CONSUMPTION WORKSHEET

A. Lights (see Note 1)

KWH per month

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

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

<u>46</u>	x	<u>100</u>	x	<u>12 x .03</u>	=	garage	<u>1656</u>
<u>75</u>	x	<u>64</u>	x	<u>12 x .03</u>	=	garage	<u>1728</u>
<u>3</u>	x	<u>32</u>	x	<u>24 x .03</u>	=	elevator	<u>69.12</u>
<u>14</u>	x	<u>52</u>	x	<u>24 x .03</u>	=	interior	<u>524.16</u>
<u>43</u>	x	<u>64</u>	x	<u>24 x .03</u>	=	Stairwell	<u>1981.44</u>
<u>9</u>	x	<u>64</u>	x	<u>24 x .03</u>	=	interior	<u>414.72</u>
<u>107</u>	x	<u>26</u>	x	<u>24 x .03</u>	=	interior	<u>2003.04</u>
<u>12</u>	x	<u>75</u>	x	<u>24 x .03</u>	=	lobby area	<u>648</u>
<u>80</u>	x	<u>60</u>	x	<u>24 x .03</u>	=	wall	<u>3456</u>

2. Irrigation Controllers

<u>1</u>	x	<u>15</u>	x	<u>24</u>	x .03	=	<u>10.8</u>
Carbon Monoxide Sensor							
<u>19</u>	x	<u>15</u>	x	<u>24</u>	x .03	=	<u>205.2</u>

3. Outdoor and Walkway Lights

<u> </u>	x	<u> </u>	x	<u> </u>	x .03	=	<u> </u>
-----------------	---	-----------------	---	-----------------	-------	---	-----------------

4. Street Lights

<u> </u>	x	<u> </u>	x	<u> </u>	x .03	=	<u> </u>
-----------------	---	-----------------	---	-----------------	-------	---	-----------------

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

<u>2</u>	x	<u>4</u>	x	<u>167 KWH</u>	=	<u>1336</u>
<u>1</u>	x	<u>3</u>	x	<u>167 KWH</u>	=	<u>501</u>

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

<u> </u>	x	<u>1000 KWH</u>	=	<u> </u>
-----------------	---	-----------------	---	-----------------

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)*

<u> </u>	x	<u> </u>	=	<u>0</u>
-----------------	---	-----------------	---	----------

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

<u>320 KWH</u>	x	<u> </u>	=	<u> </u>
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F. Air Conditioning (number of sq. ft. cooled x .34 KWH = KWH per month)

<u> </u>	x	<u>.34 KWH</u>	=	<u> </u>
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RESERVES WORKSHEET

DRE FILE NUMBER		TRACT NUMBER				
Item	(1)* Sq. Ft. or Number	(2)* Unit Cost HOA Manual	(3)* Replacement Cost	(4)* Remaining Life	Yearly Reserve Columns 1x2 or 3 divided by 4	Cost Per Lot/Unit Per Month
Wood Siding (paint/stain) (Building Exterior)	93900	0.15			14085.00	18.34
Roof - Type: Metal	72427	0.09		17	6518.42	8.49
Paint (Common Area)	132409	0.09			11916.81	15.52
Water Heaters Boilers	5	300.00		15	1500.00	1.95
Exterior/Interior Lights	507	9.00		7	4563.00	5.94
Carpets	10194	0.36		7	3669.84	4.78
Elevators	4	1050.00			4200.00	5.47
Streets & Drives (asphalt)	8785	0.08		5	702.80	0.92
Concrete ramp, walks, stair, garages	60708	0.02			1214.16	1.58
HVAC - Snow Melt System/Fan Coils	3	180944.00	542832	30	18094.40	23.56
Bridge-concrete	870	0.02		12	17.40	0.02
Pool Heater						
Pool Filter						
Spa Re-plaster						
Spa Heater						
Spa Filter						
Pool/Spa Pumps - No.						
Tennis Courts - No.						
Access Entry Card System	4	5000.00	20000	5	4000.00	5.21
Fences (paint/stain)						
Fences Type: (repair/replace)						
Walls (paint)						
Walls (repair/replace)						
Wood Railing (paint)	19166	0.15			2874.90	3.74
Wood Railing (repair/replace)	2662	1.00		10	2662.00	3.47
Pumps/Motors - Type: boilers, gar misc.	32	300.00		15	9600.00	12.50
Motorized Gates	4	270.00		5-15	1080.00	1.41
Garage Ventilation System	4	250.00			1000.00	1.30
Reserve Study			2400	3	800.00	1.04
Unallocated Reserves					8849.87	11.52
TOTAL RESERVES					97348.61	126.76

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

GENERAL PROJECT INVENTORY

- * Complete schedules 1 through 6 below, then transfer the totals to Site Summary Area.
- * Frequently several buildings will be repeated in a subdivision. These may be combined on one line. Whenever additional space is required attached computations on a separate sheet.

SITE SUMMARY - TOTAL SUBDIVISION AREA			
8.34	acres x 43,560 =	363290.4	total square feet
1. Building(s) footprint		40396	sq. ft.
2. Garages or carports			sq. ft.
3. Recreation facilities			sq. ft.
4. Paved surfaces		70363	sq. ft.
5. Restricted common areas			sq. ft.
6. Other: (attach description)			sq. ft.
Sub Total (1-6)			sq. ft.
		Total square ft. (from above)	_____ sq. ft.
		Subtract Sub Total (1-6)	_____ sq. ft.
		<i>Remainder = landscape area</i>	<u>288618</u> sq. ft.

INDIVIDUAL SUMMARY SCHEDULES

1. Buildings Containing Units

Length	x	Width	=	Area of each bldg	x	No. of blds.	=	Total Area Square Feet
215	x	78	=	16667	x	1	=	16667
170	x	85	=	14518	x	1	=	14518
151	x	61	=	9211	x	1	=	9211
182	x	76	=	13832	x	1	=	13832
Total for Summary Item 1 above								<u>40396</u>

2: Multiple Detached Garages and Carports

_____	x	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	x	_____	=	_____
Total for Summary Item 2 above								_____

3. Recreation Facilities

Total Area

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

_____ x _____ = _____ sq. ft.

b. Pools

Number _____
Size _____ sq. ft.

c. Spas

Number _____
Size _____ sq. ft.

d. Tennis Courts

Number _____
Size _____
Surface Type _____ sq. ft.

e. Other: (describe)

_____ sq. ft.

Total for Summary Item 3 above

_____ sq. ft.

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

Paving Material
(concrete, asphalt, etc.)
driveway-asphalt
Ramp-concrete
Entrystair/walkways
garages
Bridge

_____ x _____ = _____ 8785
_____ x _____ = _____ 715
_____ x _____ = _____ 17999
_____ x _____ = _____ 41994
_____ x _____ = _____ 870
Total for Summary Item 4 above _____ 70363 sq. ft.

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

Total for Summary Item 5 above _____ sq. ft.

6. Other - Describe and attach calculations

Total for Summary Item 6 above _____ sq. ft.

ROOF RESERVE WORKSHEET

(see page 15)

Building*	Flat Roofed Area	Metal	Cement/Spanish Tile or Wood Shake Area
Bldg 1		16667	
Bldg 2		14518	
Bldg 4		9211	
Bldg 3		13832	
TOTALS		54228	
MODIFICATIONS		x 1.06 x 1.26	x x
GRAND TOTALS		72427	

ROOF PITCH TABLE

Pitch	Rise	Multiplier
One eighth	3" in 12"	1.03
One sixth	4" in 12"	1.06
Five 24ths	5" in 12"	1.08
One quarter	6" in 12"	1.12
One third	8" in 12"	1.20
One half	12" in 12"	1.42
Five eighths	15" in 12"	1.60
Three quarters	18" in 12"	1.80

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

PAINTING WORKSHEET

EXTERIOR

Exterior painting area is determined by measuring the structure to find the perimeter (total distance around) and multiplying that by 10 for each story. Use a separate line for each story if the configuration of the building changes from story to story (for wood siding see Item 301 in the Cost Manual).

Buildings (include garages, recreation buildings)

Type of Surface	Perimeter	x 10 ft. x	No. of Stories	x	No. of bldg (if identical)	=	Total Area
Cedar Bldg 1	586	x 10 ft. x	5	x	1	=	29300
Cedar Bldg 2	540	x 10 ft. x	5	x	1	=	27000
Cedar Bldg 4	424	x 10 ft. x	4	x	1	=	16960
Cedar Bldg 3	516	x 10 ft. x	4	x	1	=	20640
Total building paint area							93900
Walls	Linear Feet	x	Height	x 2*	=	Total Area	
		x		x 2	=		
		x		x 2	=		
		x		x 2	=		
Total wall paint area							
Total Exterior Paint Area							93900

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)	=	Total Area
Level 1 C/A	492	x 8 ft. =	3936	+	2036	=	5972
Level 2 C/A	302	x 8 ft. =	2416	+	1188	=	3604
Level 3 C/A	289	x 8 ft. =	2312	+	1105	=	3417
Garage Bldg 1	554	x 8 ft. =	4432	+	12785	=	17217
Generator rm	92	x 8 ft. =	736	+	449	=	1185
trash room	64	x 8 ft. =	512	+	246	=	758
stairs	60	x 32 ft. =	1920	+	176	=	2096
linen 1	30	x 8 ft. =	240	+	54	=	294
linen 2	31	x 8 ft. =	248	+	55	=	303
HVAC	168	x 8 ft. =	1344	+	1046	=	2390
Elev Equip	49	x 8 ft. =	392	+	146	=	538
Stairs	52	x 32 ft. =	1664	+	144	=	1808
Telecom rm	48	x 8 ft. =	384	+	129	=	513
Electrical rm	91	x 8 ft. =	728	+	292	=	1020
Garage Bldg 2	532	x 8 ft. =	4256	+	12112	=	16368
stairs	60	x 32 ft. =	1920	+	176	=	2096
Elev Mach Rm	52	x 8 ft. =	416	+	135	=	551
HVAC	84	x 8 ft. =	672	+	900	=	1572
HVAC	157	x 8 ft. =	1256	+	1325	=	2581
stairs	54	x 32 ft. =	1728	+	152	=	1880
Level 1 C/A	290	x 8 ft. =	2320	+	700	=	3020
Level 2 C/A	270	x 8 ft. =	2160	+	650	=	2810

Level 3 C/A	230	x 8 ft. =	1840 +	550	=	2390
Locker rooms	74	x 8 ft. =	592 +	171	=	763
Garage Bldg 4	424	x 8 ft. =	3392 +	6824	=	10216
stairs	68	x 24 ft. =	1632 +	144	=	1776
Elev Mach Rm	34	x 8 ft. =	272 +	75	=	347
HVAC	114	x 8 ft. =	912 +	675	=	1587
Laundry	59	x 8 ft. =	472 +	38	=	510
Laundry	59	x 8 ft. =	472 +	38	=	510
stairs	52	x 24 ft. =	1248 +	144	=	1392
Electrical rm	113	x 8 ft. =	904 +	545	=	1449
Level 1 C/A	266	x 8 ft. =	2128 +	835	=	2963
Level 2 C/A	240	x 8 ft. =	1920 +	699	=	2619
Garage Bldg 3	438	x 8 ft. =	3504 +	11823	=	15327
Stairs	60	x 32 ft. =	1920 +	176	=	2096
Elev Mach Rm	36	x 8 ft. =	288 +	77	=	365
Mech Rm	113	x 8 ft. =	904 +	768	=	1672
Snow Blower	30	x 8 ft. =	240 +	56	=	296
Stairs	62	x 24 ft. =	1488 +	184	=	1672
Stairs	52	x 32 ft. =	1664 +	144	=	1808
Linen	30	x 8 ft. =	240 +	56	=	296
dumpster	32	x 8 ft. =	256 +	63	=	319
Level 1 C/A	334	x 8 ft. =	2672 +	885	=	3557
Level 2 C/A	418	x 8 ft. =	3344 +	1141	=	4485
Owner lockers	47	x 8 ft. =	376 +	139	=	515
Guest lockers	46	x 8 ft. =	368 +	132	=	500
Level 3 C/A	94	x 8 ft. =	752 +	234	=	986

Total Interior Paint Area 132405
TOTAL EXTERIOR AND INTERIOR 226309

FENCES

Fences 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	x 2*	=	Total Area
2662	x	3.6	x 2	=	19166 Railing
	x		x 2	=	
	x		x 2	=	
Total Fence Area					<u>19166</u>

* 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

						KWH per month
A. Lights (see Note 1)						
<i>(number of lights x average watt per light x average number hours in use per day</i>						
<i>x .03 = KWH per month)</i>						
1. Interior Lights <i>(hallways, lobbies, garage, stairwells, etc.)</i>						
61	x	100	x	12 x .03	= garage	2196
87	x	64	x	12 x .03	= garage	2004.48
4	x	32	x	24 x .03	= elevator	92.16
20	x	52	x	24 x .03	= interior	748.8
65	x	64	x	24 x .03	= Stairwell	2995.2
12	x	64	x	24 x .03	= interior	552.96
141	x	26	x	24 x .03	= interior	2639.52
12	x	75	x	24 x .03	= lobby area	648
105	x	60	x	24 x .03	= wall	4536
2. Irrigation Controllers						
1	x	15	x	24	x .03 =	10.8
Carbon Monoxide Sensor						
19	x	15	x	24	x .03 =	205.2
3. Outdoor and Walkway Lights						
_____	x	_____	x	_____	x .03 =	_____
4. Street Lights						
_____	x	_____	x	_____	x .03 =	_____
B. Elevators <i>(number of cabs x number of floor stops per cab x 167 KWH = KWH per month)</i>						
3	x	4	x	167 KWH	=	2004
1	x	3	x	167 KWH	=	501
C. Tennis Court Lights <i>(number of courts x 1000 KWH = KWH per month)</i>						
_____	x	1000 KWH			=	_____
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>						
_____	x	_____				0
E. Hot Water Heating <i>(320 KWH x number of 40 gallon tanks = KWH per month)</i>						
320 KWH	x	_____				_____
F. Air Conditioning <i>(number of sq. ft. cooled x .34 KWH = KWH per month)</i>						
_____	x	.34 KWH			=	_____

G. Electrical Motors (see Notes 2 and 3)

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

Overhead gar doors	2	x	1000	x	6	x .03 x 400%	=	1440
Sidewall Fan gar	1.79	x	17.4	x	12	x .03 x 400%	=	44.85
Circulation Fan gar	0.25	x	1000	x	12	x .03 x 1500%	=	1350
Fan Coil Corridor	0.75	x	1000	x	12	x .03 x 300%	=	810
Unit Heater-Garage	0.25	x	16	x	8	x .03 x 4000%	=	38.4
Unit Htr-Stairwells	0.25	x	9	x	8	x .03 x 2600%	=	14.04
Glycol Feeder	0.7	x	1000	x	8	x .03 x 300%	=	504
Snow melt pump	20	x	1000	x	2	x .03 x 200%	=	2400
Boiler Injection	0.5	x	1000	x	8	x .03 x 500%	=	600
Snow melt inject.	1.5	x	1000	x	2	x .03 x 200%	=	180
Boiler Pump	20	x	1000	x	12	x .03 x 500%	=	36000
Recir Pmp-Mech rm	0.4	x	1000	x	12	x .03 x 500%	=	720

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

63235.4102

I. Total Monthly Cost

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

63235.41	x	0.16427	=	\$ 10387.68
Monthly common meter charge 8.10			4 \$	32.40
Contingency 10%			\$	1042.01
Total Monthly Cost			\$	<u>11462.09</u>

Utility Company Name PG&E

Telephone Number 800 743-5000

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, interior stairwells and also in private water systems and fountains. (Hours of use for pool pumps - see Item 201 in 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 units x 20 therms = therms per month)

units

64	+		+		+		=		=		=	1408
	+	4	+		+		=	64 x 22 gallons	=	4 x 22 gallons	=	88

2. Pool (see note*)

(BTU rating x hours of daily use x .0003 x % of year in use = therms)

Pool #1		x		x	.0003	x		%		=	
---------	--	---	--	---	-------	---	--	---	--	---	--

Pool #2		x		x	.0003	x		%		=	
---------	--	---	--	---	-------	---	--	---	--	---	--

3. Spa

(number of spas (by size) x therm range = therms)

	(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)

	x		x	0.0003		=	
--	---	--	---	--------	--	---	--

5. Other

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

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

	Total Therms	=	1496
--	---------------------	----------	-------------

<i>(gallons x rate = monthly charge)</i>		Price is per gallon for propane.
1408	x	2.25 = 3168.00 Units
88	x	2.25 = 198.00 Common Area
	x	
Contingency 10%		336.60
	Meter Charge	
	Total Monthly Charge	3702.60

Utility Company Name: Suburban Propane
 Telephone Number: 530 583-2386

* 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, 70% usage should suffice. Less than 70% usage will require a special note in the subdivision Public Report

PRORATION SCHEDULE WORKSHEET

Section I Variable Assessment Computation

A.	Variable Cost Description	Monthly Cost	
	1. Insurance	\$	3963.33
	2. Domestic Gas (if common)	\$	3168.00
	3. Domestic Water/Sewer (if common)	\$	8433.92
	4. Paint	\$	1173.75
	5. Roof	\$	543
	6. Hot Water Heater (if common)	\$	125
	7. Other	\$	
	Total Variable Cost	\$	17407.21

B.	Total livable square footage of all units from condominium plan:	96761
C.	Variable Factor (<i>variable monthly costs divided by sq.ft. = variable factor</i>):	0.1799
	Multiply this factor by each unit size below in Section III	

Section II Equal Assessment Computation

A.	Total Monthly Budget	\$	47712.01
	Less Variable Costs	\$	17407.21
	Total Monthly Equal Costs	\$	30304.80
B.	Monthly Base Assessment	\$	473.51
	<i>(total monthly cost divided by number of units = monthly base assessment)</i>		

Section III Assessment Schedule

	Unit Size	x	Variable =	Factor	=	Variable +	Assessment	+	Base	Assessment	=	Total Mth	Assessment	x	Unit Count	=	Total Month	Budget *
A.	875	x	0.1799	=		157.41		+	473.51	=	630.92	x	1	=	630.92			
B.	901	x	0.1799	=		162.09		+	473.51	=	635.60	x	1	=	635.60			
C.	929	x	0.1799	=		167.13		+	473.51	=	640.64	x	1	=	640.64			
D.	943	x	0.1799	=		169.65		+	473.51	=	643.16	x	1	=	643.16			
E.	971	x	0.1799	=		174.68		+	473.51	=	648.19	x	1	=	648.19			
F.	996	x	0.1799	=		179.18		+	473.51	=	652.69	x	1	=	652.69			
G.	1058	x	0.1799	=		190.33		+	473.51	=	663.84	x	1	=	663.84			
H.	1101	x	0.1799	=		198.07		+	473.51	=	671.58	x	1	=	671.58			
I.	1135	x	0.1799	=		204.19		+	473.51	=	677.70	x	1	=	677.70			
J.	1175	x	0.1799	=		211.38		+	473.51	=	684.89	x	1	=	684.89			
K.	1177	x	0.1799	=		211.74		+	473.51	=	685.25	x	1	=	685.25			
L.	1180	x	0.1799	=		212.28		+	473.51	=	685.79	x	1	=	685.79			
M.	1198	x	0.1799	=		215.52		+	473.51	=	689.03	x	1	=	689.03			
N.	1200	x	0.1799	=		215.88		+	473.51	=	689.39	x	1	=	689.39			
O.	1205	x	0.1799	=		216.78		+	473.51	=	690.29	x	1	=	690.29			
P.	1213	x	0.1799	=		218.22		+	473.51	=	691.73	x	1	=	691.73			
Q.	1214	x	0.1799	=		218.40		+	473.51	=	691.91	x	1	=	691.91			
R.	1225	x	0.1799	=		220.38		+	473.51	=	693.89	x	2	=	1387.78			
S.	1236	x	0.1799	=		222.36		+	473.51	=	695.87	x	1	=	695.87			
T.	1240	x	0.1799	=		223.08		+	473.51	=	696.59	x	1	=	696.59			
U.	1260	x	0.1799	=		226.67		+	473.51	=	700.18	x	1	=	700.18			

V	1271	0.1799 =	228.65	473.51 =	702.16	x	1	702.16	
W	1294	0.1799 =	232.79	473.51 =	706.30	x	1	706.30	
X	1295	0.1799 =	232.97	473.51 =	706.48	x	1	706.48	
Y	1298	0.1799 =	233.51	473.51 =	707.02	x	1	707.02	
Z	1325	0.1799 =	238.37	473.51 =	711.88	x	1	711.88	
AA	1335	0.1799 =	240.17	473.51 =	713.68	x	1	713.68	
BB	1340	0.1799 =	241.07	473.51 =	714.58	x	2	1429.15	
CC	1343	0.1799 =	241.61	473.51 =	715.12	x	1	715.12	
DD	1349	0.1799 =	242.69	473.51 =	716.20	x	1	716.20	
EE	1350	0.1799 =	242.87	473.51 =	716.38	x	1	716.38	
FF	1360	0.1799 =	244.66	473.51 =	718.17	x	1	718.17	
GG	1380	0.1799 =	248.26	473.51 =	721.77	x	1	721.77	
HH	1385	0.1799 =	249.16	473.51 =	722.67	x	1	722.67	
II	1420	0.1799 =	255.46	473.51 =	728.97	x	1	728.97	
JJ	1450	0.1799 =	260.86	473.51 =	734.37	x	1	734.37	
KK	1455	0.1799 =	261.75	473.51 =	735.26	x	1	735.26	
LL	1456	0.1799 =	261.93	473.51 =	735.44	x	1	735.44	
MM	1464	0.1799 =	263.37	473.51 =	736.88	x	1	736.88	
NN	1475	0.1799 =	265.35	473.51 =	738.86	x	1	738.86	
OO	1485	0.1799 =	267.15	473.51 =	740.66	x	1	740.66	
PP	1513	0.1799 =	272.19	473.51 =	745.70	x	1	745.70	
QQ	1540	0.1799 =	277.05	473.51 =	750.56	x	1	750.56	
RR	1590	0.1799 =	286.04	473.51 =	759.55	x	2	1519.10	
SS	1645	0.1799 =	295.94	473.51 =	769.45	x	1	769.45	
TT	1670	0.1799 =	300.43	473.51 =	773.94	x	1	773.94	
UU	1680	0.1799 =	302.23	473.51 =	775.74	x	1	775.74	
VV	1725	0.1799 =	310.33	473.51 =	783.84	x	1	783.84	
WW	1747	0.1799 =	314.29	473.51 =	787.80	x	1	787.80	
XX	1755	0.1799 =	315.72	473.51 =	789.23	x	1	789.23	
YY	1845	0.1799 =	331.92	473.51 =	805.43	x	1	805.43	
ZZ	1970	0.1799 =	354.40	473.51 =	827.91	x	1	827.91	
AAA	2485	0.1799 =	447.05	473.51 =	920.56	x	1	920.56	
BBB	2193	0.1799 =	394.52	473.51 =	868.03	x	1	868.03	
CCC	2209	0.1799 =	397.40	473.51 =	870.91	x	1	870.91	
DDD	2776	0.1799 =	499.40	473.51 =	972.91	x	1	972.91	
EEE	2677	0.1799 =	481.59	473.51 =	955.10	x	1	955.10	
FFF	2428	0.1799 =	436.80	473.51 =	910.31	x	1	910.31	
GGG	2527	0.1799 =	454.61	473.51 =	928.12	x	1	928.12	
HHH	2841	0.1799 =	511.10	473.51 =	984.61	x	1	984.61	
III	2828	0.1799 =	508.76	473.51 =	982.27	x	1	982.27	
VERIFICATION OF COMPUTATIONS								Total Monthly Budget(Section III)	47711.94
								Total Monthly Budget (Section IIA)	47712.01

* Total Assessment x number of units of each type

Section IV Variable Assessments

Highest Assessment	-	Lowest Assessment	/	Lowest Assessment	=	% Differential
982.27	-	630.92	/	630.92	=	56 %

SUPPLEMENTAL WORKSHEET

LANDSCAPING

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

Type	Percent	Area	Annual Cost per sq. ft.	Total Cost per Type
Irrigated revegetated @ bldg 1	0%	677	0.28	189.56
non-irrigated revegetated @ bldg 1	1%	2800	0.01	28
Irrigated revegetated @ bldg 2	0%	1205	0.28	337.4
non-irrigated revegetated @ bldg 2	2%	4787	0.01	47.87
non-irrigated revegetated @ bldg 4	2%	5648	0.01	56.48
Non-irrigated revegetated @ bldg 3	1%	4300	0.01	43
Non-irrigated open space/Riparian	93%	269201	0.01	2692.01
Landscape repairs/supplies				18.82
Other				
TOTAL	100%	288618		0
TOTAL LANDSCAPE COST PER YEAR				3413.14

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

ROOF

A. If there is only one type of roof, with a constant slope factor across all roof surfaces, the following chart may not need to be completed. When this chart is completed, transfer total to roof line item on page 5.

Bldg	Type of Roof	Width of Overhang	Quantity (inc. overhang) x	Pitch = Multiplier	Adjusted x S.F.	Annual Cost per S.F.	= Total Annual Cost
TOTAL ROOF COST PER YEAR							

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

GAS CONSUMPTION WORKSHEET

1. Water Heaters

Therms

(number of dwelling units on association meters + laundry rooms + outdoor showers + recreation rooms = number units x 20 therms = therms per month)

units

50	+		+		+		=		=		=		=		=	1100	
	+	3	+		+		=	50	x	22	gallons	=		=		=	66

2. Pool (see note*)

(BTU rating x hours of daily use x .0003 x % of year in use = therms)

Pool #1		x		x	.0003	x		%	=	
Pool #2		x		x	.0003	x		%	=	

3. Spa

(number of spas (by size) x therm range = therms)

	(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)

	x		x	0.0003	=	
--	---	--	---	--------	---	--

5. Other

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

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

Total Therms = 1166

<i>(gallons x rate = monthly charge)</i>		Price is per gallon for propane.
1100	x	2.25 = 2475.00 Units
66	x	2.25 = 148.50 Common Area
	x	
Contingency 10%		262.35
Meter Charge		
Total Monthly Charge		2885.85

Utility Company Name: Suburban Propane
 Telephone Number: 530 583-2386

* 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, 70% usage should suffice. Less than 70% usage will require a special note in the subdivision Public Report

PRORATION SCHEDULE WORKSHEET

Section I Variable Assessment Computation

A.	Variable Cost Description	Monthly Cost	
	1. Insurance	\$	2900.00
	2. Domestic Gas (if common)	\$	2475.00
	3. Domestic Water (if common)	\$	6589.00
	4. Paint	\$	915.75
	5. Roof	\$	404.65
	6. Hot Water Heater (if common)	\$	75.00
	7. Other	\$	
	Total Variable Cost	\$	13359.40
B.	Total livable square footage of all units from condominium plan:		67195
C.	Variable Factor (<i>variable monthly costs divided by sq.ft. = variable factor</i>):		0.1988
	Multiply this factor by each unit size below in Section III		

Section II Equal Assessment Computation

A.	Total Monthly Budget	\$	34525.01	
	Less Variable Costs	\$	13359.40	
	Total Monthly Equal Costs	\$	21165.61	
B.	Monthly Base Assessment	\$	423.31	
	<i>(total monthly cost divided by number of units = monthly base assessment)</i>			

Section III Assessment Schedule

	Unit Size x Variable = Factor	Variable + Assessment	Base Assessment	= Total Mth Assessment	x	Unit Count =	Total Month Budget *
A.	875 0.1988 =	173.95	423.31	= 597.26	x	1	597.26
B.	901 0.1988 =	179.12	423.31	= 602.43	x	1	602.43
C.	929 0.1988 =	184.69	423.31	= 608.00	x	1	608.00
D.	943 0.1988 =	187.47	423.31	= 610.78	x	1	610.78
E.	971 0.1988 =	193.03	423.31	= 616.34	x	1	616.34
F.	996 0.1988 =	198.00	423.31	= 621.31	x	1	621.31
G.	1058 0.1988 =	210.33	423.31	= 633.64	x	1	633.64
H.	1101 0.1988 =	218.88	423.31	= 642.19	x	1	642.19
I.	1135 0.1988 =	225.64	423.31	= 648.95	x	1	648.95
J.	1175 0.1988 =	233.59	423.31	= 656.90	x	1	656.90
K.	1177 0.1988 =	233.99	423.31	= 657.30	x	1	657.30
L.	1180 0.1988 =	234.58	423.31	= 657.89	x	1	657.89
M.	1198 0.1988 =	238.16	423.31	= 661.47	x	1	661.47
N.	1200 0.1988 =	238.56	423.31	= 661.87	x	1	661.87
O.	1205 0.1988 =	239.55	423.31	= 662.86	x	1	662.86
P.	1213 0.1988 =	241.14	423.31	= 664.45	x	1	664.45
Q.	1214 0.1988 =	241.34	423.31	= 664.65	x	1	664.65
R.	1225 0.1988 =	243.53	423.31	= 666.84	x	2	1333.68
S.	1236 0.1988 =	245.72	423.31	= 669.03	x	1	669.03
T.	1240 0.1988 =	246.51	423.31	= 669.82	x	1	669.82
U.	1260 0.1988 =	250.49	423.31	= 673.80	x	1	673.80

V	1271	0.1988	=	252.67	423.31	=	675.98	x	1	675.98
W	1294	0.1988	=	257.25	423.31	=	680.56	x	1	680.56
X	1295	0.1988	=	257.45	423.31	=	680.76	x	1	680.76
Y	1298	0.1988	=	258.04	423.31	=	681.35	x	1	681.35
Z	1325	0.1988	=	263.41	423.31	=	686.72	x	1	686.72
AA	1340	0.1988	=	266.39	423.31	=	689.70	x	2	1379.40
BB	1349	0.1988	=	268.18	423.31	=	691.49	x	1	691.49
CC	1350	0.1988	=	268.38	423.31	=	691.69	x	1	691.69
DD	1360	0.1988	=	270.37	423.31	=	693.68	x	1	693.68
EE	1380	0.1988	=	274.34	423.31	=	697.65	x	1	697.65
FF	1385	0.1988	=	275.34	423.31	=	698.65	x	1	698.65
GG	1420	0.1988	=	282.30	423.31	=	705.61	x	1	705.61
HH	1450	0.1988	=	288.26	423.31	=	711.57	x	1	711.57
II	1455	0.1988	=	289.25	423.31	=	712.56	x	1	712.56
JJ	1456	0.1988	=	289.45	423.31	=	712.76	x	1	712.76
KK	1475	0.1988	=	293.23	423.31	=	716.54	x	1	716.54
LL	1513	0.1988	=	300.78	423.31	=	724.09	x	1	724.09
MM	1540	0.1988	=	306.15	423.31	=	729.46	x	1	729.46
NN	1590	0.1988	=	316.09	423.31	=	739.40	x	2	1478.80
OO	1645	0.1988	=	327.03	423.31	=	750.34	x	1	750.34
PP	1670	0.1988	=	332.00	423.31	=	755.31	x	1	755.31
QQ	1680	0.1988	=	333.98	423.31	=	757.29	x	1	757.29
RR	1725	0.1988	=	342.93	423.31	=	766.24	x	1	766.24
SS	1845	0.1988	=	366.79	423.31	=	790.10	x	1	790.10
TT	1970	0.1988	=	391.64	423.31	=	814.95	x	1	814.95
UU	2527	0.1988	=	502.37	423.31	=	925.68	x	1	925.68
VERIFICATION OF COMPUTATIONS								Total Monthly Budget(Section III)		<u>34523.87</u>
								Total Monthly Budget (Section IIA)		<u>34525.01</u>

* Total Assessment x number of units of each type

Section IV Variable Assessments

Highest	-	Lowest	/	Lowest	=	%
Assessment		Assessment		Assessment		Differential
<u>925.68</u>	-	<u>597.26</u>	/	<u>597.26</u>	=	<u>55 %</u>

SUPPLEMENTAL WORKSHEET

LANDSCAPING

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

Type	Percent	Area	Annual Cost per sq. ft.	Total Cost per Type
Irrigated revegetated @ bldg 1	0%	677	0.28	189.56
non-irrigated revegetated @ bldg 1	1%	2800	0.01	28
Irrigated revegetated @ bldg 2	0%	1205	0.28	337.4
non-irrigated revegetated @ bldg 2	2%	4787	0.01	47.87
non-irrigated revegetated @ bldg 4	2%	5648	0.01	56.48
Non-irrigated open space/Riparian	95%	269201	0.01	2692.01
Landscape repairs/supplies				18.82
Other				
TOTAL	100%	284318		0
TOTAL LANDSCAPE COST PER YEAR				3370.14

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

ROOF

A. If there is only one type of roof, with a constant slope factor across all roof surfaces, the following chart may not need to be completed. When this chart is completed, transfer total to roof line item on page 5.

Bldg	Type of Roof	Width of Overhang	Quantity (inc. overhang) x	Pitch = Multiplier	Adjusted x S.F.	Annual Cost per S.F.	= Total Annual Cost
TOTAL ROOF COST PER YEAR							

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

STATE OF CALIFORNIA
BUDGET WORKSHEET

DEPARTMENT OF REAL ESTATE
BUDGET REVIEW

RE 623 (Rev. 2/00) ID #62300200B009

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

DRE FILE NUMBER (IF KNOWN)	MASTER DRE FILE # 123457SA-FOO	DEPUTY ASSIGNED FILE (IF KNOWN) Chris Neely
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SUBDIVISION IDENTIFICATION AND LOCATION

NAME AND/OR TRACT NUMBER Mt. Judah Expansion	Lot 3, Building 3
NAME TO BE USED IN ADVERTISING (IF DIFFERENT THAN NAME OR TRACT NUMBER)	

STREET ADDRESS (IF ANY)	ZIP CODE	CITY	COUNTY Placer
MAIN ACCESS ROAD(S) Sugar Bowl Rd.		NEAREST TOWN/CITY Truckee	MILES/DIRECTION FROM TOWN/CITY 10 miles west

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

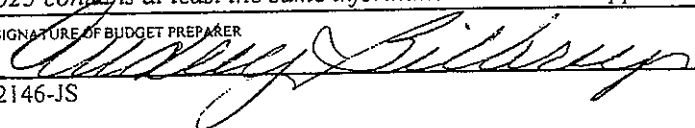
NUMBER OF LOTS/UNITS 14 Ph 4; 64 units to date	PHASE # 4	TOTAL IN PROJECT 4	PREVIOUS DRE FILE # N/A	# OF ACRES .63 Acres Ph 4; 8.34 to date
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BUDGET PREPARER

NAME VierraMoore, Inc.	ATTENTION Audrey Bilbrey	TELEPHONE NUMBER (916) 925-9000
ADDRESS P. O. Box 348600	CITY Sacramento	ZIP CODE 95834-8600

CERTIFICATION

I declare under penalty of perjury that the representations and answers to questions in this document and all documents submitted as 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 RE 623 contains at least the same information as the DRE approved form ID #RE62300200B009.

SIGNATURE OF BUDGET PREPARER 	DATE May, 06; Rev. 8/06
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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 | 4 Total |
| 2. Estimated completion date for the residential units included in this phase | Dec, 09 |
| 3. Estimated completion date for the common area and facilities included in this phase | Dec, 09 |
| 4. Type of residential buildings for this project (i.e., highrise cluster, garden, etc.) | Condominium |
| 5. Type of construction for these buildings (i.e., steel, concrete, wood frame, etc.) | Steel Frame |
| 6. Type of roof (i.e., shake, etc.) | Metal |
| 7. Type of paving used in the project | Asphalt/Concrete |
| 8. Type of exterior wall for residential buildings | Cedar |
| 9. Number of residential units per building | 7, 14, 20, 23 |
| 10. Number of floors per building | 4 & 5 (including garage) |
| 11. Number of bedrooms per unit | 2 & 3 |
| 12. Square footage of units (list number and size of each unit type) "All unit sizes are approximant and are subject to change." | See Page 15 & 16 |
| 13. Type of parking facilities and number of spaces (i.e., detached garage, tuck-under, subterranean, carport, open, etc.) | Subterranean garage with 83 spaces, 4 temporary spaces |

Complete 14 and 15 for Phased Condominium projects only

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

BUDGET SUMMARY

PHASE NUMBER	DATE OF BUDGET	DRE FILE NUMBER		
4	May, 06; Rev. 8/06			
NUMBER OF LOTS/UNITS	TRACT NUMBER/NAME OF PROJECT			
64	Mt. Judah			
		PER LOT/UNIT PER MONTH	TOTAL MONTHLY	TOTAL ANNUAL
100 FIXED COSTS				
101 Property Taxes				
102 Corporation Franchise Taxes		0.08	5.00	60
103 Insurance (attach proposal)*		61.93	3963.33	47560
104 Local License & Inspection Fees		1.04	66.67	800
105 Estimated Income Taxes				
100 - Sub Total		63.05	4035.00	48420
200 OPERATING COSTS				
201 Electricity (attach work sheet)		179.10	11462.09	137545
Lighting: Leased				
202 Gas (attach work sheet)		57.85	3702.60	44431
203 Water (attach work sheet)		148.09	9477.66	113732
204 Sewer/Septic Tanks (include if not in 203)				
205 Cable TV/Master Antenna				
207 Custodial Area		12.50	800.00	9600
Number of Restrooms: Supplies		5.21	333.33	4000
Trash Removal:		2.03	130.00	1560
208 Landscape Area (see page 15)		4.44	284.43	3413
209 Refuse Disposal 4-6yd - 1 x wkly		22.87	1463.52	17562
Vender Name: Tahoe-Truckee Sierra Disposal				
Telephone Number: (530) 583-0148 Porter Service		2.03	130.00	1560
210 Elevators		13.54	866.67	10400
Number: 4 Type: Hydraulic Phone Line		4.69	300.00	3600
211 Private Streets, Driveways, Parking Areas		0.91	58.33	700
Area: 50,779 sq. ft.				
212 Heating & Air Conditioning Maintenance		9.38	600.00	7200
Area:				
213 Swimming Pool				
Number: Size: Mths. Heated:				
Spa				
Number: Size:				
214 Tennis Court				
Number:				
215 Access Control				
Guard Hours per Day:				
No. of Motorized Gates: 4 Type: overhead		3.75	240.00	2880
No. of Intercoms/Telephone Entry: 6		5.22	334.00	4008

*Insurance quotes are good for only 30 days. Check with Insurance Agent before binding.

	PER LOT/UNIT PER MONTH	TOTAL MONTHLY	TOTAL ANNUAL
216 Reserve Study *			
217 Miscellaneous			
Minor Repairs	3.00	192.00	2304
Pest Control	2.00	128.00	1536
Snow Removal	7.55	483.33	5800
Inspection/Maintenance Fee	5.00	320.00	3840
Card Key Access System	1.00	64.00	768
Fire Alarm Monitoring/Inspection	5.21	333.33	4000
Phone Line-fire alarm	9.38	600.00	7200
Community Network			
200 - Sub Total	504.74	32303.29	387640
300 RESERVES			
301-313 (attach reserve work sheet)	126.76	8112.38	97349
300 - Sub Total	126.76	8112.38	97349
400 ADMINISTRATION			
401 Management **	25.00	1600.00	19200
402 Legal Services	1.04	66.67	800
403 Accounting	1.30	83.33	1000
404 Education	1.00	64.00	768
405 Miscellaneous, office expense	0.98	62.50	750
400 - Sub Total	29.32	1876.50	22518
TOTAL (100-400)	723.86	46327.18	555926
500 CONTINGENCY			
501 New Construction 3%	21.64	1384.83	16618
502 Conversions 5%			
503 Revenue Offsets (attach documentation)			
TOTAL BUDGET	See Page 15 & 16	47712.01	572544

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.

DRE regulations allow the use of variable assessments against units only if one unit will derive as much as 10% more than another unit in the value of common goods and services supplied by the Association. After determining the percent of benefit derived from services provided (page 14) by the Association, an easy chart to follow would be:

Less than 10%.....equal assessments
 from 10% to 20%.....variable or equal
 Over 20%.....variable assessments

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

<input type="checkbox"/>	equal assessments
<input checked="" type="checkbox"/>	variable assessments

* Reserve Study included in reserves.

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