

October 20, 2023

TO: Nicole Balchunas
FROM: Brandon Tryon
RE: **Phase 21 DRE Budget - Esplanade @ Sommers Bend**

The Phase 21 budget reflects a total of 250 units annexed into the Association effective October 1, 2023 with a regular assessment of \$219.00. The following phases were annexed into Esplanade at Sommers Bend Community Association:

Effective Date: October 1, 2023

Product/ Phase	Builder	Residential Lots	# of Units	Common Area Lots
Weston - Ph. 15	Taylor Morrison	11-16, 30-31	8	N/A
Weston - Ph. 16	Taylor Morrison	17-29	13	N/A

As new phases are annexed into the Association, Seabreeze Management Company will be distributing the current budget to the Community Manager and the Declarant for review and distribution as necessary.

Should you have any questions regarding the budget, please contact me at (949) 672-9024 or Brandon.Tryon@seabreezgmt.com.

Attachments

Distribution:

Stephanie Schumann, Seabreeze
Courtney Chastain, Seabreeze

BUDGET WORKSHEET

RE Form 623 (Rev. 4/18)

GENERAL INFORMATION

This Budget is a good faith estimate from plans prior to construction and/or completion (for new projects) or from a combination of plans and/or site inspections (for existing projects). For existing projects, there may have been historical data as support for some line items, but changes to the project may make historical data not applicable or reliable. The budget was prepared for the purpose 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 the 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 #	INVESTIGATOR ASSIGNED FILE (IF KNOWN)
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SUBDIVISION IDENTIFICATION AND LOCATION

NAME AND/OR TRACT NUMBER

SOMMERS BEND - AQ SUB ASSOCIATION

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

STREET ADDRESS (IF ANY)	CITY	COUNTY
	TEMECULA	RIVERSIDE
MAIN ACCESS ROAD(S)	NEAREST TOWN/CITY	MILES/DIRECTION FROM CITY
BUTTERFIELD		

TYPE OF SUBDIVISION

- | | |
|------------------------------------|----------------------------------|
| Condominium | Planned Development Land Project |
| Condominium Conversion | Planned Development Mobile Home |
| Stock Cooperative | Community Apartment |
| Stock Cooperative Conversion | Out-of-State |
| Limited Equity Housing Corporation | Undivided Interest |
| Planned Development | Undivided Interest Land Project |

NUMBER OF LOTS/UNITS	PHASE #	TOTAL # IN PROJECT	PREVIOUS DRE FILE #	NUMBER OF ACRES
229 + 21 = 250	21	TBD		46.53

BUDGET PREPARER

NAME	ATTENTION	TELEPHONE NUMBER
SEABREEZE MANAGEMENT COMPANY, INC.	Brandon Tryon	(949) 672-9024
ADDRESS	CITY	ZIP CODE
26840 Aliso Viejo Parkway, Ste. 100	Aliso Viejo	92656

CERTIFICATION

I declare under penalty of perjury that the representations and answers to questions in this document and all documents submitted as a part of the homeowners budget are true and complete to the best of my knowledge and belief.
The undersigned certifies that this electronic recreation of Department of Real Estate form RE 623 contains at least the same information as the DRE approved form ID # 62300996B001.

PREPARED BY:	DATE:
	October 20, 2023

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. Included Planned Construction Statement (RE 611A) for review.

- 1. Number of buildings containing residential units. N/A
- 2. Completion date for the residential units included in this phase. October-23
- 3. Completion date for the common area and facilities included in this phase. October-23
- 4. Type of residential building for this project. Single Family Detached
- 5. Type of construction for these buildings (i.e., steel, concrete, wood frame, etc.). Wood Frame, Stucco, Concrete, etc
- 6. Type of roof (i.e., shake, etc.). Concrete Tile
- 7. Type of paving used in this project. Asphalt, Concrete, Pavers
- 8. Type of exterior wall for residential buildings. Stucco
- 9. Number of residential units per building. N/A
- 10. Number of floors per building. N/A
- 11. Number of bedrooms per unit. N/A
- 12. Square footage of units. N/A
(list number and size of each unit type)
- 13. Type of parking facilities and number of spaces (i.e., tuck-under, subterranean, carport, open, etc.). Attached

Complete 14 and 15 for Phase Condominium Projects Only

- 14. Have you submitted budgets for all phases to be completed within the next three calendar years?
YES NO
- 15. If this condominium project involves phasing within 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

INCREMENT NUMBER: 21

DATE OF BUDGET: October-23

NUMBER OF UNITS: 250

TRACT #/PROJECT NAME: Sommers Bend AQ

100. FIXED COSTS	PER UNIT PER MONTH	TOTAL MONTHLY	TOTAL ANNUALLY
101. PROPERTY TAXES	0.00	0.00	0.00
102. CORPORATE FRANCHISE TAX	0.07	16.67	200.00
103. INSURANCE (Estimate)	2.21	552.92	6,635.00
104. LOCAL LICENSE & INSPECTION	0.00	0.00	0.00
105. ESTIMATED INCOME TAXES	0.00	0.00	0.00
100 - SUB TOTAL:	2.28	569.58	6,835.00
200. OPERATING COSTS			
201. ELECTRICITY (see pages 10 & 11)	0.19	48.00	576.00
203. WATER (see page 13)	4.06	1,015.16	12,181.94
204. GAS (see page 12)	0.00	0.00	0.00
205. TELEPHONE	0.00	0.00	0.00
207. JANITORIAL AREA	0.00	0.00	0.00
207a. JANITORIAL SUPPLIES	0.00	0.00	0.00
208. LANDSCAPE AREA	8.67	2,167.32	26,007.80
208a. LANDSCAPE SUPPLIES	0.64	159.79	1,917.49
208b. IRRIGATION REPAIR	0.64	159.79	1,917.49
208c. TREE MAINTENANCE	2.08	520.83	6,250.00
209. REFUSE DISPOSAL - <i>Individual</i>	0.00	0.00	0.00
211. PRIVATE STREETS & DRIVEWAYS	0.00	0.00	0.00
Parking Area (Acres): <u>0.00</u>			
215. ACCESS GATE MAINTENANCE			
No. of Motorized Gates: Type:	0.00	0.00	0.00
Guard Hours per Day:	0.00	0.00	0.00
No. of Intercoms/Telephone Entry:	0.00	0.00	0.00
216. RESERVE STUDY *	0.50	125.00	1,500.00
217. MISCELLANEOUS:			
Backflow Device Testing	0.07	16.67	200.00
Minor Repairs	1.00	250.00	3,000.00
Pest Control	1.50	375.00	4,500.00
Storm Drain Filter Maintenance	0.00	0.00	0.00
Graffiti Removal	0.00	0.00	0.00

	PER UNIT PER MONTH	TOTAL MONTHLY	TOTAL ANNUALLY
200. OPERATING COSTS			
217. MISCELLANEOUS CONTINUED:			
Common Area Lighting & Maintenance	0.00	0.00	0.00
Community Activities & Events	5.00	1,250.00	15,000.00
Recreation Facility (Operating Only)	82.01	20,503.04	246,036.51
WQMP Maintenance	0.83	208.33	2,500.00
Other	0.00	0.00	0.00
200 - SUB TOTAL:	107.20	26,798.93	321,587.22
300. RESERVES			
301 - 313 (SEE RESERVES WORKSHEET)			
300 - SUB TOTAL:	34.30	8,575.38	102,904.59
400. ADMINISTRATION			
401. MANAGEMENT *	10.00	2,500.00	30,000.00
402. LEGAL SERVICES	4.17	1,041.67	12,500.00
403. ACCOUNTING	1.25	312.50	3,750.00
404. MISCELLANEOUS OFFICE EXPENSE	4.00	1,000.00	12,000.00
405. EDUCATION	0.00	0.00	0.00
406. ONSITE STAFF	47.25	11,812.50	141,750.00
400 - SUB TOTAL:	66.67	16,666.67	200,000.00
SUB TOTAL (100 - 400):	210.44	52,610.57	631,326.81
500. CONTINGENCY			
501. NEW CONSTRUCTION 3%	8.55	2,138.62	25,663.43
502. CONVERSIONS 5%	0.00	0.00	0.00
TOTAL BUDGET:	219.00	54,749.19	656,990.25

- NOTES:
- DRE regulations allow for the use of variable assessments against units only if one unit will derive as much as 10 percent more than another unit in the value of common goods and services supplied by the association.
 The budget and management documents indicate (check appropriate box)

- Equal Assessments	X
- Variable Assessments	
 - The inventory and quantities used in the preparation of this budget are normally derived from plans completed prior to construction and may vary slightly from actual field conditions. The calculated budget is a good faith estimate of the projected costs and should be deemed reliable for no more than one year. The Board of Directors should conduct an annual review of the Association's actual costs and revise the budget accordingly.
- * Depending on the level of service selected by the Association, the amount shown may be insufficient to cover the cost and may be higher.

RESERVES WORKSHEET

ITEM	SQ. FT. OR # OF	UNIT COST	REPLACEMENT COST	REMAINING LIFE	YEARLY RESERVE	COST/UNIT MONTHLY
Hardscape						
Streets & Drives AC- SF	0	0.20	0.00	0	0.00	0.00
Enhanced Paving- SF	0	0.25	0.00	0	0.00	0.00
Concrete Areas- SF	0	0.05	0.00	0	0.00	0.00
Asphalt Trail- SF	0	0.20	0.00	0	0.00	0.00
Concrete Trail- SF	0	0.05	0.00	0	0.00	0.00
DG Trail- SF	0	0.04	0.00	0	0.00	0.00
Common Area Lighting						
Tree Up-Lights 15W-EA	0	10.00	0.00	0	0.00	0.00
Entry Monument Lights 32W-EA	0	10.00	0.00	0	0.00	0.00
Street Lights-EA	0	100.00	0.00	0	0.00	0.00
Bollard Lights 28W-EA	0	50.00	0.00	0	0.00	0.00
Walls & Fencing						
Entry Monument	0	50,000.00	0.00	20	0.00	0.00
Pilasters- EA	0	1,100.00	0.00	20	0.00	0.00
Block Walls- LF	0	0.25	0.00	0	0.00	0.00
Miscellaneous						
Cluster Mailbox Structures-EA	15	2,500.00	37,500.00	20	1,875.00	0.63
Access Gates	0	455.00	0.00	0	0.00	0.00
Access Kiosk-EA	0	3,500.00	0.00	7	0.00	0.00
Storm Drain Filters	0	200.00	0.00	0	0.00	0.00
Trash Receptacles-EA	0	1,000.00	0.00	20	0.00	0.00
Recreation Facility (Reserves)	1	93,452.95	0.00	0	93,452.95	31.15
Irrigation Controllers-EA	2	4,000.00	8,000.00	12	666.67	0.22
Backflow Device-EA	2	6,000.00	12,000.00	10	1,200.00	0.40
Landscape						
Trees- 3%	8	250.00	0.00	0	1,875.00	0.63
Landscape	76,700	0.05	3,834.98	0	3,834.98	1.28
TOTAL RESERVES:					102,904.59	34.30

GENERAL PROJECT INVENTORY

Site Summary - Total Subdivision Area

<u>2.16</u> Acres x 43,560 = Total	<u>94,124</u>	Total Square Feet
1. Building(s) Footprint	<u>0</u>	Square Feet
2. Garages or Carports	<u>0</u>	Square Feet
3. Recreational Facilities	<u>0</u>	Square Feet
4. Streets & Drives AC	<u>0</u>	Square Feet
5. Enhanced Paving	<u>0</u>	Square Feet
6. Concrete Areas	<u>0</u>	Square Feet
7. Asphalt Trail	<u>0</u>	Square Feet
8. Concrete Trail	<u>0</u>	Square Feet
9. DG Trail	<u>0</u>	Square Feet
SUM OF 1 - 8	<u>0</u>	Square Feet

Subtract the sum of 1 - 8 from the total square feet.
The remainder equals the landscaped area.

SHRUB & GROUND COVER	<u>25,262</u>	Square Feet
SLOPE EASEMENT	<u>51,438</u>	Square Feet
SLOPE	<u>0</u>	Square Feet
TRAIL/FUEL MOD	<u>0</u>	Square Feet
TRAIL/OPEN SPACE	<u>17,424</u>	Square Feet
WATER BASIN	<u>0</u>	Square Feet
Total Landscaped Area:	<u>94,124</u>	Square Feet

SUMMARY SCHEDULES

1. Buildings Containing Units

<i>Length</i>	x	<i>Width</i>	=	<i>Area Each Bldg.</i>	x	<i># of Buildings</i>	=	<i>Total Sq. Ft.</i>
_____	x	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	x	_____	=	_____
Total for Summary Item 1 Above:						_____	=	_____

2. Multiple Detached Garages and Carports

<i>Length</i>	x	<i>Width</i>	=	<i>Area Each Bldg.</i>	x	<i># of Buildings</i>	=	<i>Total Sq. Ft.</i>
_____	x	_____	=	_____	x	_____	=	_____
Total for Summary Item 2 Above:						<u>0</u>	=	<u>0</u>

PROJECT INVENTORY (Continued)

3. Recreation Facilities

	Length	x	Width	=	Total Square Ft.
a. Rec. Facility	_____	x	_____		0
b. Pool	_____	x	_____		0
c. Spa	_____	x	_____		0
d. Wading Pool	_____	x	_____		0
e. Tennis Court	_____	x	_____		0
f. Other	_____	x	_____		0
Total for Summary Item 3 Above:					0

4. Paved Areas (Streets, Parking, Walkways, Other)

	Length	x	Width	=	Total Area
STREETS & DRIVES AC	_____	x	_____		0
ENHANCED PAVING	_____	x	_____		0
CONCRETE AREAS	_____	x	_____		0
ASPHALT TRAIL	_____	x	_____		0
CONCRETE TRAIL	_____	x	_____		0
Total for Summary Item 4 Above:					0

5. Restricted Common Area Use (at grade level)

_____	=	_____
Total for Summary Item 5 Above:		N/A

ROOF RESERVE WORKSHEET

Building	Number of Buildings	Flat Roof Area	Wood Roof Area	Composition Roof Area	Concrete Tile Roof Area
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
Totals		_____	_____	_____	<u>0</u>
Modifications			x <u>1.12</u>	x <u>1.12</u>	x <u>1.12</u>
Grand Totals		_____	_____	_____	<u>0</u>

ROOF PITCH TABLE

<i>PITCH</i>	<i>RISE</i>	<i>MULTIPLIER</i>
One eighth	3" in 12"	1.03
One sixth	4" in 12"	1.06
Five 24ths	5" in 12"	1.08
One quarter	6" in 12"	1.12
One third	8" in 12"	1.20
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 in Sections 1, 2, and 3a. Add 6% (a 1.06 multiplier) for each foot of roof overhang. In addition, adjust for roof pitch based upon the table above. The table converts horizontal area to roof area.

PAINTING WORKSHEET

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.

<i>Type of Surface</i>	<i>Perimeter</i>	x	<i>10 ft</i>	x	<i>No. of Stories</i>	x	<i>No. of Bldg. (if identical)</i>	=	<i>Total Area</i>
<hr/>	<hr/>		10 ft	x	<hr/>	x	<hr/>	=	<hr/>
<hr/>	<hr/>		10 ft	x	<hr/>	x	<hr/>	=	<hr/>
<hr/>	<hr/>		10 ft	x	<hr/>	x	<hr/>	=	<hr/>
<hr/>	<hr/>		10 ft	x	<hr/>	x	<hr/>	=	<hr/>
<hr/>	<hr/>		10 ft	x	<hr/>	x	<hr/>	=	<hr/>

Total Building Paint Area

Walls	<i>Linear Feet</i>	x	<i>Height</i>	x	2	=	<i>Total Area</i>
	<hr/>		<hr/>	x	<hr/>	=	<hr/>
	<hr/>		<hr/>	x	<hr/>	=	<hr/>
Total wall paint area							<u>0</u>

TOTAL EXTERIOR 0

INTERIOR

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

<i>Room/Type</i>	<i>Walls</i>	x	<i>8 ft.</i>	=	<i>Wall</i>	+	<i>Ceiling</i>	=	<i>Total Area</i>
<i>Description</i>	<i>Perimeter</i>				<i>Area</i>		<i>(Length x Width)</i>		
<hr/>	<hr/>	x	8 ft.	=	<hr/>	+	<hr/>	=	<hr/>

Total Interior Paint: 0

TOTAL EXTERIOR AND INTERIOR: 0

FENCES

Fence requiring paint or stain (see Item 312 in manual for wood and wrought iron)

Compute separately using higher cost-put on separate line on page 5 of the Reserve Worksheet.

<i>Linear Feet</i>	x	<i>Height</i>	x	2	=	<i>Total Area</i>
<hr/>	x	<hr/>	x	<hr/>	=	<hr/>
<hr/>	x	<hr/>	x	<hr/>	=	<hr/>

TOTAL FENCE AREA: 0

ELECTRICAL ENERGY CONSUMPTION WORKSHEET

A. Lights (See Note 1)

KWH Per Month

1. Tree up-Lights- 15W

$$\begin{aligned} & [\quad 0 \quad] \text{ (no. of lights)} \quad \times \quad [\quad 15 \quad] \text{ (average wattage)} \quad \times \\ & [\quad 12 \quad] \text{ (average number of hours in use per day)} \quad \times \quad .03 \quad = \quad \underline{\quad 0 \quad} \end{aligned}$$

2. Entry Monument Lights- 32W

$$\begin{aligned} & [\quad 0 \quad] \text{ (no. of lights)} \quad \times \quad [\quad 32 \quad] \text{ (average wattage)} \quad \times \\ & [\quad 12 \quad] \text{ (average number of hours in use per day)} \quad \times \quad .03 \quad = \quad \underline{\quad 0 \quad} \end{aligned}$$

3. Street Lights

$$\begin{aligned} & [\quad 0 \quad] \text{ (no. of lights)} \quad \times \quad [\quad 250 \quad] \text{ (average wattage)} \quad \times \\ & [\quad 12 \quad] \text{ (average number of hours in use per day)} \quad \times \quad .03 \quad = \quad \underline{\quad 0 \quad} \end{aligned}$$

4. Bollard Lights- 28W

$$\begin{aligned} & [\quad 0 \quad] \text{ (no. of lights)} \quad \times \quad [\quad 28 \quad] \text{ (average wattage)} \quad \times \\ & [\quad 12 \quad] \text{ (average number of hours in use per day)} \quad \times \quad .03 \quad = \quad \underline{\quad 0 \quad} \end{aligned}$$

5. Other

$$\begin{aligned} & [\quad \quad] \text{ (no. of lights)} \quad \times \quad [\quad \quad] \text{ (average wattage)} \quad \times \\ & [\quad \quad] \text{ (average number of hours in use per day)} \quad \times \quad .03 \quad = \quad \underline{\quad 0 \quad} \end{aligned}$$

6. Other

$$\begin{aligned} & [\quad \quad] \text{ (no. of lights)} \quad \times \quad [\quad \quad] \text{ (average wattage)} \quad \times \\ & [\quad \quad] \text{ (average number of hours in use per day)} \quad \times \quad .03 \quad = \quad \underline{\quad 0 \quad} \end{aligned}$$

B. Elevators

$$\begin{aligned} & [\quad \quad] \text{ (no. of cabs)} \quad \times \quad [\quad \quad] \text{ (number of stops per cab)} \\ & \times 167 \text{ KWH} \quad = \quad \underline{\quad 0 \quad} \end{aligned}$$

C. Tennis Court Lights

$$[\quad \quad] \text{ (no. of courts)} \quad \times \quad 1,000 \text{ KWH} \quad = \quad \underline{\quad 0 \quad}$$

D. Electrical Heating

$$0.25 - 0.65 \text{ KWH} \quad \times \quad [\quad \quad] \text{ (square feet heated)} \quad = \quad \underline{\quad 0 \quad}$$

ELECTRICAL ENERGY CONSUMPTION WORKSHEET (continued)**E. Hot Water Heating**

$$[\quad] \text{ (no. of water heaters)} \times 320 \text{ KWH} = \underline{0}$$

F. Air Conditioning

$$[\quad] \text{ (no. of square feet cooled)} \times .34 \text{ KWH} = \underline{0}$$

G. Electrical Motors (See notes 2 and 3)

$$\begin{array}{l} \text{Pool (s) [} \quad \quad \quad \text{] (HP of pump)} \quad \times \quad [\quad \quad \quad \text{] (watts)} \quad \times \\ [\quad \quad \quad \text{] (hours of operation per day)} \quad \times \quad 0.03 \quad \times \\ [\quad \quad \quad \text{] (\% of year in operation)} \quad \times \quad \text{Motor(s)} \end{array} = \underline{0}$$

$$\begin{array}{l} \text{Water [} \quad \quad \quad \text{] (HP of pump)} \quad \times \quad [\quad \quad \quad \text{] (watts)} \quad \times \\ \text{Feature [} \quad \quad \quad \text{] (hours of operation per day)} \quad \times \quad 0.03 \quad \times \\ [\quad \quad \quad \text{] (\% of year in operation)} \quad \times \quad \text{Motor(s)} \end{array} = \underline{0}$$

$$\begin{array}{l} \text{Access Gate (s) [} \quad \quad \quad \text{] (HP of motor)} \quad \times \quad [\quad \quad \quad \text{] (watts)} \quad \times \\ [\quad \quad \quad \text{] (hours of operation per day)} \quad \times \quad 0.03 \quad \times \\ [\quad \quad \quad \text{] (\% of year in operation)} \quad \times \quad \text{(no. of gates)} \end{array} = \underline{0}$$

Total KWH Per Month: 0

$$\text{H. 1. Total KWH per month } \underline{0} \times \underline{\$0.22} \text{ rate/kwh} = \underline{\$0.00}$$

$$2. \text{ Meter charge } [\quad 2 \quad] \text{ \# of meters } \times \underline{\$9.00} \text{ per meter} = \underline{\$18.00}$$

$$3. \text{ Irrigation controllers } [\quad 2 \quad] \text{ \# of controllers } \times \underline{\$15.00} \text{ per controller} = \underline{\$30.00}$$

Total Monthly Cost: \$48.00

Utility Company Name: Southern California Edison Phone Number: (800) 655-4555

NOTES:

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

GAS CONSUMPTION WORKSHEET**1. Water Heaters**

$$\begin{aligned}
 & [\quad] \text{ number of dwelling units in association} + [\quad] \text{ laundry} \\
 & \text{rooms} + [\quad] \text{ restroom} + [\quad] \text{ recreation rooms} = \\
 & \text{number of units} [\quad] \times 20 \text{ therms} = \underline{0}
 \end{aligned}$$

2. Pool (see note 1)

$$\begin{aligned}
 & [\quad] \text{ BTU rating} \times [\quad] \text{ hours of daily use} \\
 & \times .0003 \times [\quad] \% \text{ of year in use} \times \text{Pools} = \underline{0}
 \end{aligned}$$

3. Spa

$$[\quad] \text{ (8' diameter spas)} \times 300 \text{ therms} = \underline{0}$$

$$[\quad] \text{ (10' diameter spas)} \times 350 \text{ therms} = \underline{0}$$

$$[\quad] \text{ (12' diameter spas)} \times 400 \text{ therms} = \underline{0}$$

4. Central Heating

$$\begin{aligned}
 & [\quad] \text{ BTU rating} \times [\quad] \text{ hours of daily use} \\
 & \times .0003 \times [\quad] \% \text{ of year in use} = \underline{0}
 \end{aligned}$$

5. Other

$$[\quad] \text{ (number of fireplaces, BBQ's, etc.)} \times 5 \text{ therms} = \underline{0}$$

Total Therms: 0

$$1. \text{ Total therms per month } \underline{0} \times \underline{\$1.20} \text{ rate/therm} = \underline{\$0.00}$$

$$2. \text{ Meter charge } [\quad] \# \text{ of meters} \times \underline{\$8.00} \text{ per meter} = \underline{\$0.00}$$

Total Monthly Cost: \$0.00

Utility Company Name: Southern California GasPhone Number: (909) 335-7873**NOTES:**

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

WATER AND SEWER WORKSHEET**A. Domestic (use only if units are billed throughout the association)**

[		]	(number of units - include restrooms & recreation building)	x				
[		]	(rate/100 CF)	x	10		=	<u>\$0.00</u>

B. Irrigation (see note 1)

[76,700]	(landscape area)	x	[3.43]	(rate/100 CF) x .0033	=	<u>\$868.16</u>
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	Fuel Modification (see note 3)									
[0]	(landscape area)	x	[3.43]	(rate/100 CF) x .0011	=	<u>\$0.00</u>

C. Sewers (see note 2)

[]	(charge/unit/month)	x	[]	(number of units)	=	<u>\$0.00</u>
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D. Contingency

							=	<u>\$0.00</u>
--	--	--	--	--	--	--	---	---------------

E. Meter Charge: Specify line size (2", 3", etc.)

	<u>1" Meter -Domestic Water</u>									
[	\$17.10	]	(charge/meter/month)	x	[	0	]	(number of meters)	=	<u>\$0.00</u>

	<u>1.5" Meter -Domestic Water</u>									
[	\$47.40	]	(charge/meter/month)	x	[	0	]	(number of meters)	=	<u>\$0.00</u>

	<u>2" Meter -Domestic Water</u>									
[	\$73.50	]	(charge/meter/month)	x	[	2	]	(number of meters)	=	<u>\$147.00</u>

Total Monthly Water Cost: \$1,015.16

Utility Company Name: Eastern Municipal Water District Phone Number: (800) 426-3693

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 Costs Description	Monthly Cost	
1. Insurance	_____	
2. Domestic Gas (if common)	_____	
3. Domestic Water (if common)	_____	
4. Paint	_____	
5. Roof	_____	
6. Hot Water Heater (if common)	_____	
7. Refuse	_____	
Total Variable Cost	_____	
B. Total livable square footage of all units from condominium plan:		_____
C. Variable Factor (variable monthly costs divided by square footages = variable factor):		_____

Multiply this factor by each unit size below in Section III.

Section II Equal Assessment Computation

A. Total Monthly Budget	_____
Less Variable Costs	_____
Total Monthly Equal Costs	_____
B. Monthly Base Assessment:	_____

(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 Monthly Budget *
_____	x	_____	=	_____	+	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	+	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	+	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	+	_____	=	_____	x	_____	=	_____

Total Units: _____

VERIFICATION OF COMPUTATIONS

Total Monthly Budget (Section III)	_____
Total Monthly Budget (Section IIA)	_____

* Total Assessment x number of units of each type.

Section IV Assessment Schedule

Highest Assessment	-	Lowest Assessment	divided by	Lowest Assessment	=	% Differential
_____	-	_____	by	_____	=	_____

SUPPLEMENTAL WORKSHEET

LANDSCAPE

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

<i>TYPE</i>	<i>PERCENT</i>	<i>AREA</i>	<i>ANNUAL COST per S.F.</i>	<i>TOTAL COST per type</i>
Turf & Ground Cover	27%	25,262	0.33	8,336.46
Parkways	55%	51,438	0.33	16,974.38
Slope	0%	0	0.20	0.00
Trail/Fuel Mod	0%	0	0.20	0.00
Trail/Open Space	19%	17,424	0.04	696.96
Water Basin	0%	0	0.20	0.00
Total	100%	94,124	Total Cost:	26,007.80

TOTAL LANDSCAPE COST PER YEAR

B. Please provide information regarding water requirements of drought resistant plants/areas, if any. Indicate as 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 roof line item on page 5.

Building	Type of Roof	Width of Overhang	Quantity inc. overhang	Pitch X Multiplier	Adjusted S.F. =	Annual Cost X Per S.F. =	Total Annual Cost
				X	=	X	=
				X	=	X	=
				X	=	X	=
				X	=	X	=
				X	=	X	=
TOTAL ROOF COST PER YEAR							

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

SOMMERS BEND - AQ SUB ASSOCIATION

Oct-23

ADMINISTRATION: STAFFING ANALYSIS

LINE ITEM

406	<u>COMMUNITY STAFF</u>	Monthly	Annual
0	Onsite Staff	5,417	65,000
0	Lifestyle Coordinator	3,333	40,000
0	P/T Staff	0	0
PLUS 35% PAYROLL EXPENSES, BENEFITS, RECRUITING FEES		3,063	36,750
TOTAL FACILITY STAFF EXPENSE		11,813	141,750