

625 - 627 East Taylor Homeowners Association

SUMMARY BUDGET

OPERATING AND RESERVES SHARED BETWEEN ALL UNITS

(DRE Budget Forms: RE 623A, 624A & 611A)

20 Units

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.



Prepared By
Brenda Ohm, RS, PRA
Budget and Reserve Specialist
CAI-RS Designation #167
brenda@goldenconsultinggroup.com



On
8/8/2019
for
627 Taylor LLC

GOLDEN CONSULTING GROUP

Corporate Office
965 E. Yosemite Avenue
Suite 22
Manteca, Ca 95336
(209) 665-4403

SF Bay Area
2415 San Ramon Valley Blvd
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2201 N. Lakewood Blvd
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625 - 627 East Taylor Home Owners Association

BUDGET SUMMARY

INCOME OPERATING AND RESERVE ASSESSMENT	Annual	Monthly	PUPM
Members Operating Assessment	\$54,480	\$4,540	\$227.00
Members Reserve Assessment	\$45,840	\$3,820	\$191.00
Total Members Operating & Reserve Assessment	\$100,320	\$8,360	\$418.00

BUDGET DETAIL

Operating and Reserve Budgeted Line Items		20 Units	Total Annual Budget	Total Monthly Budget	Total Monthly Per Unit
102	Corporation Franchise Taxes		\$25	\$2.08	\$0.10
103	Insurance Property		\$14,971	\$1,247.58	\$62.38
104	Local License & Inspection		\$0	\$0.00	\$0.00
201	Electricity		\$1,338	\$111.51	\$5.58
202	Gas		\$0	\$0.00	\$0.00
203	Water		\$2,138	\$178.14	\$8.91
204	WasteWater		\$592	\$49.36	\$2.47
208	Landscape Area		\$5,083	\$423.58	\$21.18
208	Landscape Supplies		\$415	\$34.59	\$1.73
211	Garage Drive, Parking & Sweeping		\$0	\$0.00	\$0.00
215	Motorized Garage Gate		\$0	\$0.00	\$0.00
215	Intercom & Telephones		\$0	\$0.00	\$0.00
216	Reserve Study Updates (Reserve Study in Reserves)		\$150	\$12.50	\$0.63
217	Minor Repairs		\$1,200	\$100.00	\$5.00
217	Maintenance Manual		\$1,200	\$100.00	\$5.00
217	Pest Control		\$480	\$40.00	\$2.00
217	Storm Water & Drainage System Maintenance & Repair		\$900	\$75.00	\$3.75
218	Fire Alarm Monitoring & Maintenance Service		\$5,652	\$471.00	\$23.55
218	Fire Suppression Repairs		\$1,200	\$100.00	\$5.00
401	Management		\$12,000	\$1,000.00	\$50.00
402	Legal & Professional Services		\$1,500	\$125.00	\$6.25
403	Accounting		\$1,200	\$100.00	\$5.00
404	Education		\$480	\$40.00	\$2.00
405	Misc. Office Expenses		\$960	\$80.00	\$4.00
502	Contingency @ 3%		\$2,996	\$249.66	\$12.48
Total Operating Assessment			\$54,480	\$4,540	\$227.00
301-314	Total Reserve Assessment		\$45,840	\$3,820	\$191.00
Total Operating & Reserve Assessment			\$100,320	\$8,360	\$418.00



625 - 627 East Taylor Homeowners Association

GENERAL BUDGET

OPERATING AND RESERVES SHARED BETWEEN ALL UNITS

(DRE Budget Forms: RE 623A, 624A & 611A)

20 Units

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.



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STATE OF CALIFORNIA
DEPARTMENT OF REAL ESTATE

BUDGET WORKSHEET

RE 623 (Rev.4/18)

Budget Review

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 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.

CaIDRE FILE NUMBER (IF KNOWN)	MASTER CaIDRE FILE #	SPECIAL INVESTIGATOR ASSIGNED FILE (IF KNOWN)
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SUBDIVISION IDENTIFICATION AND LOCATION

NAME AND/OR TRACT NUMBER

625 - 627 East Taylor Home Owners Association

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

625 - 627 East Taylor Home Owners Association

STREET ADDRESS (IF ANY)	CITY	COUNTY
625-627 East Taylor Avenue	Sunnyvale	Santa Clara
MAIN ACCESS ROAD(S)	NEAREST TOWN/CITY	MILES /DIRECTION -TOWN/CITY
Taylor Avenue	WITHIN CITY LIMITS	N/A

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 | <input type="checkbox"/> Undivided Interest |
| <input type="checkbox"/> Planned Development | <input type="checkbox"/> Undivided Interest Land Project |


Number of Lots/Units	Phase #	Total In Project	Previous CaIDRE File #	Lots/Parcels	# of Acres
Residential 20	1	1 of 1		Lot 1	0.904
				ParkStrips (Landscaping)	0.004
Total 20	1	1 of 1			0.908

BUDGET PREPARER

NAME	ATTENTION	TELEPHONE NUMBER
Golden Consulting Group brenda@goldenconsultinggroup.com	Brenda Ohm, RS, PRA	(925) 373-6316 (877) 697-6977
ADDRESS	CITY	ZIP CODE
965 E. Yosemite Avenue, Suite 22	Manteca	95336

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 re-creation of Department of Real Estate form RE 623 contains at least the same information as the DRE approved form.

SIGNATURE OF BUDGET PREPARER	DATE
	8-Aug-19

IMPROVEMENTS WORKSHEET

** If this phase will have any line items on page 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 (RE611A) for review.*

1. Number of buildings containing residential units/lots.
2. Estimated completion date for the residential units included in this phase.
3. Estimated completion date for the common area and facilities included in this phase.
4. Type of residential building for this project (i.e., high-rise, cluster, garden, etc.).
5. Type of construction for these buildings (i.e., steel, concrete, wood frame, etc.).
6. Type of roof (i.e., shake, etc.).
7. Type of paving used in the project.
8. Type of exterior wall for residential buildings.
9. Number of residential units per building.
10. Number of floors per building.
11. Number of bedrooms per unit.
12. Square footage of units/lots. (List number and size of each unit type).

4 Buildings/20 Units
July 2019
July 2019
Cluster
Wood frame
BUILT UP (TPO FLAT)
Concrete
2 & 8
3 Floors
3
See Below

	Living Area	Living Area	Garage	Total Sq. Ft.	Bdrms		Qty Units	Total Sq. Ft.
Lots 1 & 20	Type A (End)	1851	486	2337	3		2	4,674
Lots 8 & 13	Type B (End)	1642	427	2069	3		2	4,138
Lots 9-12	Type C (End)	1603	418	2021	3		4	8,084
Lots 2-7 & 14-19	Type B (Interior)	1537	427	1964	3		12	23,568
Total Units & Living Area							20	40,464

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

Description	Total
Guest Spots	10
2 Car Garage	40

Complete 14 and 15 for Phased Condominium Projects Only

14. Have you submitted budgets for all phases to be completed within the next three years? YES NO N/A

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. N/A

BUDGET SUMMARY

PHASE NUMBER	DATE OF BUDGET	DRE FILE NUMBER				
1	8-Aug-19					
NUMBER OF UNITS/LOTS	TRACT NUMBER/NAME OF PROJECT					
20	625 - 627 East Taylor Home Owners Association					
OPERATING AND RESERVE BUDGET		Per Unit Per Month	Total Monthly	Total Annual		
100-FIXED COSTS						
101	Property Taxes	0.00	0	0		
102	Corporation Franchise Taxes	0.10	2	25		
103	Insurance Property (attach proposal)	62.38	1,248	14,971		
104	Local License & Inspection	0.00	0	0		
105	Estimated Income Taxes	0.00	0	0		
100 SUB TOTALS		62.48	1,250	14,996		
200-OPERATING COSTS						
201	Electricity (attach worksheet)	5.58	112	1338		
202	Gas (attach worksheet)	0.00	0	0		
203	Water (attach worksheet)	8.91	178	2138		
204	Sewer (attach worksheet)	2.47	49	592		
205	Cable TV/ Master Antenna	0.00	0	0		
207	Custodial Area	Number of Restrooms:	Area	0.00	0	0
207a	Custodial Supplies			0.00	0	0
208	Landscape Area (includes Parkstrips, Trees Maintenance & Private Drive Cleaning)	8,301	Area	21.18	424	5083
208a	Landscape Supplies/Repairs	8,301	Area	1.73	35	415
209	Refuse Disposal	Vendor:	Number	0.00	0	0
210	Elevator	Number:	Type	0.00	0	0
211	Garage Drive, Parking & Sweeping (included in landscaping)	5,746	Area	0.00	0	0
212	Heating & Air Conditioning Maintenance Area		Area	0.00	0	0
213	Swimming Pool	Number	Area	0.00	0	0
	Spa	Number	Area	0.00	0	0
213a	Swimming Pool/Spa Supplies			0.00	0	0
214	Tennis Court	Number	Area	0.00	0	0
215	Access Control			0.00	0	0
	Guard Hours Per Day			0.00	0	0
	Motorized Garage Gate	Number	Type	0.00	0	0
	Intercom & Telephones		Number	0.00	0	0
216	Reserve Study Updates (Reserve Study in Reserves)			0.63	13	150
217	Miscellaneous					
	Minor Repairs			5.00	100	1200
	Pest Control			2.00	40	480
	Maintenance Manual			5.00	100	1200
	Storm Water & Drainage System Maintenance & Repair			3.75	75	900
	Power Washing			0.00	0	0
218	Fire Sprinkler & Alarm Maintenance			23.55	471	5652
	Fire Suppression Repairs			5.00	100	1200
200 SUB TOTALS		84.78	1,696	20,348		

BUDGET SUMMARY

PHASE NUMBER 1	DATE OF BUDGET 8-Aug-19	DRE FILE NUMBER		
NUMBER OF UNITS/LOTS 20	TRACT NUMBER/NAME OF PROJECT 625 - 627 East Taylor Home Owners Association			
OPERATING AND RESERVE BUDGET		Per Unit Per Month	Total Monthly	Total Annual
300-RESERVES				
301-313 Reserves (attach reserve worksheet)		191.00	3,820	45,840
300 SUB TOTALS		191.00	3,820	45,840
400-ADMINISTRATION				
401 Management		50.00	1,000	12,000
402 Legal & Professional Services		6.25	125	1,500
403 Accounting		5.00	100	1,200
404 Education		2.00	40	480
405 Miscellaneous Office Expenses		4.00	80	960
400 SUB TOTALS		67.25	1,345	16,140
(100 - 400) TOTAL		405.52	8,110	97,324
500-CONTINGENCY				
501 New Construction Contingency @ 3%		12.48	250	2,996
503 Revenue Offsets (attach documentation)		0.00	-	-
TOTAL BUDGET		418.00	8,360	100,320

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

CalDRE regulations allow the use of variable assessments against units only if one unit will derive as much as 10 percent more than another unit in the value of common goods and services supplied by the association.

After determining the percent of benefit derived from services provided (proration worksheet) 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):

- Equal Assessment
- Variable Assessment (See Below)

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 actual costs and revise the budget accordingly.

INCOME OPERATING AND RESERVE ASSESSMENT

MEMBERS OPERATING AND RESERVE	Total Annual	Total Monthly	Per Unit Per Month
MEMBERS OPERATING ASSESSMENT	\$54,480	\$4,540	\$227.00
MEMBERS RESERVE ASSESSMENT	\$45,840	\$3,820	\$191.00
TOTAL INCOME	\$100,320	\$8,360	\$418.00

RESERVES WORKSHEET

DRE FILE NUMBER				TRACT NUMBER			
				625 - 627 East Taylor Home Owners Association			
DESCRIPTION	(1) Sq. Ft. Number	(2) Unit Cost Manual	(3) Replace Cost	(4) Remaining Life	Annual Reserve Contribution	Monthly Reserve Per Month	Cost Per Unit Per Month
Asphalt Drive Aisle	6,518	0.20			\$1,304	\$108.63	\$5.43
Asphalt Parking	2,182	0.20			\$436	\$36.37	\$1.82
Concrete Walkways / Patios	3,213	0.05			\$161	\$13.39	\$0.67
Concrete Aprons	1,000	0.05			\$50	\$4.17	\$0.21
Permeable Pavers	1,533	0.05			\$77	\$6.39	\$0.32
Building 1 & 2 Composition Shingle Roof	15,961	6.00	\$95,769	20	\$4,788	\$399.04	\$19.95
Bldg 3 & 4 Composition Shingle Roof	4,887	6.00	\$29,320	20	\$1,466	\$122.17	\$6.11
Building 1 & 2 Gutter/Downspout	1,776	8.95	\$15,895	30	\$530	\$44.15	\$2.21
Bldg 3 & 4 Gutter/Downspout	560	8.95	\$5,012	30	\$167	\$13.92	\$0.70
Paint Building 1 & 2 Wood/Trim	24,480	0.30			\$7,344	\$612.00	\$30.60
Bldg 3 & 4 Wood/Trim	9,600	0.30			\$2,880	\$240.00	\$12.00
Repair Building 1 & 2 Wood/Trim	24,480	0.40			\$9,792	\$816.00	\$40.80
Bldg 3 & 4 Wood/Trim	9,600	0.40			\$3,840	\$320.00	\$16.00
Inspection Balcony Decks	38		\$8,550	6	\$1,425	\$118.75	\$5.94
Common Doors Paint	10		\$1,750	10	\$175	\$14.58	\$0.73
Utility Room Paint	732	0.25			\$183	\$15.25	\$0.76
Paint Patio Walls	3,045	0.30			\$914	\$76.13	\$3.81
Paint Planter Walls @ Patios	1,929	0.30			\$579	\$48.21	\$2.41
Paint Wall Seats	280	0.30			\$84	\$7.00	\$0.35
Seal Wood Perimeter Fencing	3,894	0.80			\$3,115	\$259.60	\$12.98
Waterproof Decks	1,862	0.60			\$1,117	\$93.10	\$4.66
Paint Mailbox Trellis with Columns	108	0.80			\$86	\$7.20	\$0.36
Paint Trellis @ Courtyard with Columns	542	0.80			\$434	\$36.13	\$1.81
Patio Wall Repair	435	0.25			\$109	\$9.06	\$0.45
Planter Walls @ Patios Repair	551	0.25			\$138	\$11.48	\$0.57
Wall Seat Repair	70	0.25			\$18	\$1.46	\$0.07
Wood Perimeter Fencing	649	0.30			\$195	\$16.23	\$0.81
Mailbox Trellis Repairs (Wood/Stucco/Metal)	108	0.30			\$32	\$2.70	\$0.14
Trellis @ Courtyard Repairs (Wood/Stucco/Metal)	542	0.30			\$163	\$13.55	\$0.68
Utility Room Light Fixtures	4		\$300	20	\$15	\$1.25	\$0.06
Trellis Light Fixtures / Photocells	4		\$500	15	\$33	\$2.78	\$0.14
Bollard Light Fixtures	25		\$12,500	15	\$833	\$69.44	\$3.47
Pole Lights	2		\$5,000	20	\$250	\$20.83	\$1.04
Fire Alarm Panels	4		\$12,000	20	\$600	\$50.00	\$2.50
Fire Certificates	4		\$1,200	5	\$240	\$20.00	\$1.00
Fire Hydrant	1		\$3,500	30	\$117	\$9.72	\$0.49

DESCRIPTION	(1) Sq. Ft. Number	(2) Unit Cost Manual	(3) Replace Cost	(4) Remaining Life	Annual Reserve Contribution	Monthly Reserve Per Month	Cost Per Unit Per Month
Irrigation System (timer, controller, solar, bubblers, lines, valves)	8,301	0.05			\$415	\$34.59	\$1.73
Landscaping Upgrades	8,301	0.05			\$415	\$34.59	\$1.73
Galvanized Stock Tanks (Planters)	2		\$750	20	\$38	\$3.13	\$0.16
Stormwater/Drainage System (Repairs)	1		\$3,500	10	\$350	\$29.17	\$1.46
Picnic Table/Benches	1		\$1,800	20	\$90	\$7.50	\$0.38
Directional Sign	1		\$2,000	20	\$100	\$8.33	\$0.42
Mailbox	2		\$3,200	20	\$160	\$13.33	\$0.67
Reserve Study			\$1,200	3	\$400	\$33.33	\$1.67
Reserve Contingency					\$184	\$15.36	\$0.77
TOTAL ANNUAL RESERVES					\$45,840	\$3,820	\$191.00

THESE RESERVE CALCULATIONS ARE GOOD FOR ONE YEAR ONLY

GENERAL PROJECT INVENTORY

SITE SUMMARY - TOTAL SUBDIVISION AREA

0.91 Acres x 43,560 = TOTAL SQUARE FEET	39,567 Sq. Ft.
1 Buildings Area	15,373 Sq. Ft.
2 Garages or Carports	0 Sq. Ft.
3 Recreational Facilities	0 Sq. Ft.
4 Paved Areas - Concrete	5,746 Sq. Ft.
5 Paved Areas - Asphalt	8,700 Sq. Ft.
6 Restricted Common Areas	1,448 Sq. Ft.
7 Other (attach description)	0 Sq. Ft.
Sub Total (1-6)	31,266 Sq. Ft.
Total square feet (from above)	39,567 Sq. Ft.
Subtract Sub Total (1-6)	8,301 Sq. Ft.
Total Landscape Area Maintain by Association	8,301 Sq. Ft.

LANDSCAPING	Type	Qty	Percentage	Area	Annual Cost Per Sq. Ft.	Total Annual Cost
Landscaping also includes planters & C3			100.00%	8,130	\$0.36	\$2,927
Landscaping - PARKSTRIP				171	\$0.36	\$62
Landscaping						
Trees (Small - Young/New)					\$45.00	
Trees (Med)		10			\$65.00	\$650
Trees (Large/Mature)					\$95.00	
*Private Drive Cleaning (if included within Landscaping)		14,446			\$0.10	\$1,445
TOTAL LANDSCAPE COST PER YEAR			100.00%	8,301		\$5,083

*DRE OCM: In any case the total any amount can not be less than \$175 per month.

Varies .20 to .60 Sq. Ft. Per Year (Grass/Bushes/Etc), Large Areas non irrigated natural areas .02-.05 sq. ft.

#1 BUILDINGS CONTAINING UNITS	Length X	Width =	Area of Each Bldg.	# of Bldgs.	Total Sq.Ft.
Bldg 1 & 2 8 units	167	37	6086	2	12,173
Bldg 3 & 4 2 units	40	40	1600	2	3,200
Total Buildings & Area				Total for Summary Item #1:	15,373

#2 DETACHED GARAGE & CARPORTS	Length X	Width =	Area of Each Bldg.	# of Bldgs.	Total Sq.Ft.
Total Garage/Carports & Area				Total for Summary Item #2:	0

GENERAL PROJECT INVENTORY (Continued)

#3 RECREATIONAL FACILITIES

Type (List: Clubhouse/Pool Changing /Equipment/etc..)	Length X	Width =	Area of Each	Number Qty of Bldgs.	Total Area Sq. Ft.
a. Clubhouse			0	0	0
b. Pools/Spas					
AVERAGE DEPTH		5'			
SIZE			0	0	0
Pool Deck			0	0	0
c. Fountains					
16 diameter			0	0	0
4 diameter			0	0	0
d. Tennis/Basketball Courts					
SIZE			0	0	0
SIZE			0	0	0
e. Other			0	0	0
Total Recreational	Total for Summary Item #3:				0

#4 PAVED AREAS-CONCRETE (Streets, Parking, Walkways, etc..)	Length X	Width =	Total Area Sq. Ft.
Concrete Walkways / Patios			3,213
Concrete Aprons			1,000
Permeable Decorative Pavers			1,533
Total Concrete	Total for Summary - Concrete Item #4		5,746

#4 PAVED AREAS - ASPHALT (Streets, Parking, Paths, etc..)	Length X	Width =	Total Area Sq. Ft.
Asphalt Drive Aisle			6,518
Asphalt Parking			2,182
Total Asphalt	Total for Summary - Asphalt Item #4		8,700

#6 RESTRICTED AREAS		PY	Total Area
Unit 1	322	1	322
Unit 20	322	1	322
Units 9 & 12	206	2	411
Units 10 & 11	196	2	391
Total Restricted Area	Total for Summary Item #5		1,448

#7 OTHER: _____ (Trash Enclosures, Utility, Etc..)	Length X	Width =	Area	Qty	Total Area Sq. Ft.
					-
Total Other Area	Total for Summary Item #6				0

ROOF RESERVE WORKSHEET

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 on page 5.

Building	Composition Shingles	Overhang	Sq. Ft.	Quantity (includes overhang)	Pitch Multiplier	Total Roof Area	Cost Per Sq. Ft.	Total Replace Cost	Useful Life	Total Annual Cost
Building 1	8 unit	816	6,713	7,529	1.06	7,981	\$6.00	\$47,884	20	\$2,394
Building 2	8 unit	816	6,713	7,529	1.06	7,981	\$6.00	\$47,884	20	\$2,394
Building 3	2 unit	640	1,665	2,305	1.06	2,443	\$6.00	\$14,660	20	\$733
Building 4	2 Unit	640	1,665	2,305	1.06	2,443	\$6.00	\$14,660	20	\$733

20 Units

Per Bob Iwersen
 Building 1 & 2: Bob Iwersen | architect
 6,019 sq. ft. Upper Roof project manager
 694 sq. ft. lower roofs and awnings hunt hale jones architects
 6,713 total Sq. ft. 415.568.3843 office
 415.288.0288 fax
 Building 3 & 4: 415.288.0288 fax
 1,523 sq. ft Upper Roof
 142 sq. ft lower roofs and awnings
 1,665 total sq. ft.

* Roof will be included in the proration worksheet calculations as a variable reserve component.	TOTAL ROOF COST PER YEAR	\$6,254
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GUTTERS/DOWNSPOUTS & DRAINS

Building	Perimeter Gutters	Downspouts	Total Ln. Ft.	Cost Per Sq. Ft.	Total Replace Cost	Useful Life	Total Annual Cost		
Bldg 1 & 2	8 unit	2	816	960	1,776	\$8.95	\$15,895	30	\$530
Bldg 3 & 4	2 unit	2	320	240	560	\$8.95	\$5,012	30	\$167

* Roof will be included in the proration worksheet calculations as a variable reserve component.	TOTAL ROOF COST PER YEAR	\$697
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Take areas of all buildings listed in Sections 1, 2, 3A. Add 6% (a 1.06 multiplier) for each foot of roof overhand. In addition, adjust pitch roof based upon the table above. The table converts horizontal area to roof area.

*Life will vary with the quality of workmanship, material used and weather conditions (outdoor elements).

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 Qtrs.	18" in 12"	1.80

PAINTING WORKSHEET

EXTERIOR: The exterior painting area is determined by measuring the structure to find the perimeter (total distance around) and multiplying that by the height of the building (normally each story is considered 10 feet). We have used a separate line (below) if the perimeter of the building changes with each story. Furthermore, it is important to note that we have broken the factors into several categories depending on the type of exterior. For example, a masonry building has a different painting cycle than does either a shingle siding or wood exteriors. We have also taken into account special conditions of building location to better estimate the actual life expectancies.

BUILDING PAINTED AREA INVENTORY

Building	Perimeter	X 10' Story	Qty of Buildings	Total Area
Bldg 1 & 2 8 unit	408	30	2	24,480
Bldg 3 & 4 2 unit	160	30	2	9,600
Verification	568		4	34,080

PAINTING: STUCCO/CEMENT PLASTER/CONCRETE	Total Area Per Bldg.	Total %	Total Area	Cost Per Sq. Ft.	Total Paint Cost	Life Expectancy	Annual Painting Cost
Bldg 1 & 2 8 unit	24,480	0%	0	\$2.50	\$0	10	\$0
Bldg 3 & 4 2 unit	9,600	0%	0	\$2.50	\$0	10	\$0
ANNUAL PAINTING STUCCO/PLASTER COST							\$0

PAINTING: WOOD/WOOD TRIM	Total Area Per Bldg.	Total %	Total Area	Cost Per Sq. Ft.	Total Paint Cost	Life Expectancy	Annual Painting Cost
Bldg 1 & 2 8 unit	24,480	100%	24480	\$1.50	\$36,720	5	\$7,344
Bldg 3 & 4 2 unit	9,600	100%	9600	\$1.50	\$14,400	5	\$2,880
ANNUAL PAINTING WOOD/TRIM COST							\$10,224

PAINTING: OTHER	Total Area Per Bldg.	Total %	Total Area	Cost Per Sq. Ft.	Total Paint Cost	Life Expectancy	Annual Painting Cost
Bldg 1 & 2 8 unit	24,480	0%	0	\$0.00	\$0	7	\$0
Bldg 3 & 4 2 unit	9,600	0%	0	\$0.00	\$0	7	\$0
ANNUAL PAINTING OTHER							\$0

TOTAL EXTERIOR BUILDING PAINTING COST							\$10,224
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* Exterior Building Paint will be included in the proration worksheet calculations as a variable reserve component.

PAINTING WORKSHEET *(Continued)*

EXTERIOR & INTERIOR PAINTING

PAINTING: EXTERIORS WALLS, FENCES, GATES, BALCONY, DECKS, & RAILINGS

Description/Type <small>(Wood, WI, Metal, Masonry, Brick, etc..)</small>	Sides	Length	Height	Total Sq. Ft. Area	Cost Per Sq. Ft.	Total Paint Cost	Life Expectancy	Annual Painting Cost
Patio Walls	2	435	3.50	3045	\$4.00	\$12,180	5	\$2,436
Planter Walls @ Patios	1	551	2	882	\$3.00	\$1,653	10	\$165
Wall Seats	(5) / 2 sides	70	2	280	\$3.00	\$210	10	\$21
Wood Perimeter Fencing	1	649	6	3894	\$4.00	\$15,576	5	\$3,115
Waterproof Decks	2nd/3d floor	1		1862	\$3.60	\$6,703	6	\$1,117
Mailbox Trellis with Columns	36 sq. ft. x 2 sides	72	4 Columns @ 9'	108	\$4.00	\$432	5	\$86
Trellis @ Courtyard with Columns	244 sq. ft. x 2 sides	488	6 Columns @ 9'	542	\$4.00	\$2,168	5	\$434

ANNUAL EXTERIOR PAINTING	\$7,375
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PAINTING: INTERIOR CLUBHOUSE, GARAGES, HALLS, CORRIDORS, STAIRWELLS, ETC...

Interior Painting Reserve is Determined by measuring the room perimeter and multiplying by 8' and adding ceiling area,

Description		Walls <small>perimeter x 8</small>	Ceilings & Floor <small>Length x Width</small>	Total Area <small>walls + ceiling</small>	Cost Per Sq. Ft.	Total Paint Cost	Life Expectancy	Annual Painting Cost
Utility Closets	4	128	12	560	\$1.75	\$980	7	\$140
Utility Closet Doors	10			10	\$175.00	\$1,750	10	\$175
Small Utility Closets	2	80	6	172	\$1.75	\$301	7	\$43
				0		\$0	7	\$0
				0		\$0	7	\$0
				0		\$0	7	\$0
				0		\$0	7	\$0
				0		\$0	7	\$0
				0		\$0	7	\$0
				0		\$0	7	\$0

ANNUAL INTERIOR PAINTING	\$358
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TOTAL EXTERIOR AND INTERIOR PAINTING COST	\$7,733
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ELECTRICAL ENERGY CONSUMPTION WORKSHEET

A. Lighting (Number of lights x average watt per light x average number of hours in use per day x .03 = KWH Per Month)

	Number	x	Watts	x	Hours/Day	x	0.03		KWH Per Month
1. Interior Lights (hallways, lobbies, garage, stairwells, etc.)									
Utility Closet Light	4	x	25	x	1	x	0.03	As needed	3
		x	20	x	12	x	0.03	=	0
		x	20	x	12	x	0.03	=	0
		x	20	x	12	x	0.03	=	0
		x	20	x	12	x	0.03	=	0
2. Exterior Building Lights									
		x	20	x	12	x	0.03	=	0
		x	20	x	12	x	0.03	=	0
3. Outdoor and Walkway Lights									
Bollards	25	x	20	x	12	x	0.03	=	180
Mail Kiosk Lights	4	x	20	x	12	x	0.03	=	29
4. Street Lights maintained by Association									
Pole Lights	2	x	100	x	12	x	0.03	=	72

B. Elevator (Number of cabs x number of floor stops per cab x 167 KWH per Month)

			# Cabs	x	5		# Floor Stops	x	167				
										=			0

C. Tennis Court (Number of courts x 1000 KWH per Month)

							Courts	x	1000	=			0

D. Electrical Heating (Number of sq. ft. heated x (.25 warm or .65 cold climates) KWH per month)

			Warm Climate				Sq. Ft.	x	0.25	=			0
			Cold Climate				Sq. Ft.	x	0.65	=			0

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

			Tank Size		40 Gallon								
							# Tank	x	320	=			0

F. Air Conditioning (number of sq. ft. cooled x .34 KWH per month)

							Sq. Ft.	x	0.25	=			0

G. Electrical Motors (Horsepower x watts x hours of use x .03 x % of year = KWH per Month)

Motor #	Type of Motor	# of Motors	Horse Power	Watts/HP	Hours/Day	x 0.03	% Year		
Motor 1	Irrigation (timer & controller)	1	0.25	250	24	0.03	100%	=	45
Motor 2	Fire Alarm Panels	4	0.25	250	24	0.03	100%	=	180
Motor 3			0.50	500	24	0.03	100%	=	0
Motor 4			0.75	750	24	0.03	100%	=	0
						0.03	100%	=	0

H. Pool/Spa Heating (Number of heaters x number KWH rating x hours of daily use x 30 days)

			Heaters	X	0.01395		KWH Rate	X			Hours	X	30		
										=					0

I. Total Monthly Costs

			509		Total KWH	x	0.19979		Rate Per KWH				
										=			\$101.65
									Monthly common meter charge	=			\$9.86
									0.32854 per day x 30 days				

TOTAL AVERAGE MONTHLY ELECTRICAL CHARGES	\$111.51
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NAME OF UTILITY: PG&E
PHONE NUMBER: 1-800-743-5000

Do not include leased lights. Instead use lease agreement with rate schedule with budget worksheet. Put monthly charge into item 201 leased lights. Use minimum of 10 hours per day average usage for exterior lighting.

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)

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

THERMS

1. Water Heaters (Number units + laundry rooms + rec-rooms + outdoor showers x 20 therms)

	+		+		x	20	Therms	=	0
	+		+		x	20	Therms	=	0

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

	BTU Rating		Hours/Day		0.0003	% Year		
Pool 1		x	2	x	0.0003	100 %	=	0
Pool 2		x		x	0.0003	%	=	0

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

8' Diameter			Number Spa	x	300	Therms	=	0
10' Diameter			Number Spa	x	350	Therms	=	0
12' Diameter			Number Spa	x	400	Therms	=	0

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

	x	2	x	0.0003	=	0
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5. Other (Number of gas barbecues, fireplaces, etc.) x 5 = Therms

	x	5	=	0
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	=	TOTAL THERMS	=	0
	=	RATE PER THERMS	=	1.70
	=	METER CHARGE	=	0.00

TOTAL AVERAGE MONTHLY GAS CHARGES				\$0.00
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NAME OF UTILITY: PG&E
PHONE NUMBER: 1-800-743-5000

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

WATER AND SEWER WORKSHEET

A. Domestic <i>(use only if units are billed to the Association)</i>				(number of units x rate/100 CF x 10) = Total Cost	MONTHLY
UNITS	RATE/100 CF	x	10	WATER COST	
_____	\$5.36		10	\$0.00	

B. Irrigation <i>(by type of area)</i>				(landscape area x rate/100cf x .0033) = Total Cost	MONTHLY
LANDSCAPE AREA	RATE/100 CF	x	0.0033	MONTHLY	
Sq. Ft. <u>8,301</u>	<u>\$5.36</u>		<u>0.0033</u>	\$146.83	
				Total	\$146.83

C. Sewer/Wastewater				(number of units x rate/100 CF x 10) = Total Cost	MONTHLY
UNITS	RATE/100 CF		10	MONTHLY	
<u>Wastewater Fee is \$98.72 for two month billing cycle</u>			_____	\$49.36	
				Total	\$49.36

D. Meters				MONTHLY
NUMBER	METER TYPE	SIZE		SERVICE CHARGE
1	Irrigation	1"		\$31.31

TOTAL WATER CHARGES \$178.14

TOTAL SEWER CHARGES \$49.36

TOTAL WATER & SEWER CHARGES	\$227.50
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NAME OF UTILITY: City of Sunnyvale
PHONE NUMBER: 408-730-7400

Average usage is four-acre feet of water per acre of landscaping per year. This formula is based on a 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" figures should be adjusted accordingly (Example 4 x figure for B = 12-acre feet.)

PRORATION SCHEDULE WORKSHEET

Section I Variable Assessment Computation (based on square footage of the unit)

A. Variable Costs Description		
1 Insurance		\$1,248
2 Domestic Gas (if common)		\$0
3 Domestic Water & Sewer - N/A (IRRIGATION ONLY)		\$0
4 Paint Reserves		\$852
5 Roof Reserves		\$521
6 Hot Water Heater - Reserves (if common)		\$0
7 Other		\$0
Total Variable Costs		\$2,620.79
B. Total Livable square footage of all units from condominium plan:		40,464
C. Variable Factor (variable monthly costs divided by square footage = variable factor):		0.06

Section II Equal Assessment Computation

A. Total Monthly Budget	\$8,360.00
Less Variable Costs	\$2,620.79
Total Monthly Equal Costs	\$5,739.21
B. Monthly Base Assessment (administration and other expenses which are shared equally)	\$286.96

Section III Assessment Schedule

Unit Number Lot Number	Size	Variable Assessment Sq. Ft x Factor	Monthly Base Assessment Equal Assessment	Total Monthly Per Unit	Qty of Units	Total Monthly Budget*
Lots 1 & 20	2337	\$151.36	\$286.96	\$438.32	2	\$876.65
Lots 8 & 13	2069	\$134.01	\$286.96	\$420.97	2	\$841.93
Lots 9-12	2021	\$130.90	\$286.96	\$417.86	4	\$1,671.43
Lots 2-7 & 14-19	1964	\$127.20	\$286.96	\$414.17	12	\$4,969.99
Verification	8,391	\$2,620.79	\$1,147.84	\$1,691.31	20	\$8,360

Total Monthly Budget (Section III) 8,360.00

Total Monthly Budget (Section IIA) 8,360.00

Section IV Variable Assessments

Highest Assessment	-	Lowest Assessment	Divided By	Lowest Assessment	=	% Differential
\$438.32		\$414.17		\$414.17		5.83%

THE MONTHLY ASSESSMENT IS AS FOLLOWS:

Equal Assessment

Variable Assessment

SUPPLEMENTAL WORKSHEET

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

LANDSCAPING	Type	Area	Percentage	Area	Annual Cost Per Sq. Ft.	Total Annual Cost
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SEE PAGE 7

TOTAL LANDSCAPE COST PER YEAR	\$0
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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 information.

ROOF RESERVE WORKSHEET

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 on page 5.

Building	Type of Roof	Width of Overhang	Quantity (includes overhang)	Pitch Multiplier	Total Roof Area	Cost Per Sq. Ft.	Total Replace Cost	Useful Life	Total Annual Cost
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SEE PAGE 9

* Roof will be included in the proration worksheet calculations as a variable reserve component.	TOTAL ROOF COST PER YEAR	\$0
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B. If a mansard will be/is constructed please provide the measurements and type of material to be used.

STATE OF CALIFORNIA
BUREAU OF REAL ESTATE

HOA COMMON FACILITIES/COMPONENTS

SUBDIVISION

RE: 624A (Rev 7/15)

NAME OF ASSOCIATION OR TRACT NUMBER 625 - 627 East Taylor Home Owners Association	PHASE NUMBER 1 of 1	CalBRE FILE NUMBER (if known) DEPUTY ASSIGNED (if known)
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INSTRUCTIONS

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

Column G - applicable to Conversions and existing improvements/structures

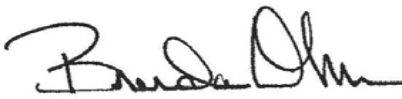
If this is a multi-phase/incremental filing, submit a separate form for each phase/increment. Include only the facilities for this phase.

(A) FACILITIES COMPONENTS	(B) LOCATION	(C) SIZE		(D) COST	(E) TYPE OF CONSTRUCTION	(F) COMPLETION DATE	(G) RENOVATION REPLACEMENT DATE	(H) EQUIPMENT & FURNISHINGS	
		Sq. Ft., Ln. Ft., Acres, etc.					of Column A	(i.e.,Frame, Shake Roof, etc.)	Indicate if Repaired or Replaced
LANDSCAPING	Lot 1	8,301	Sq. Ft.	\$24,903	Irrigation System (timer, controller, solar, bubblers, lines, valves)	July 2019			
	Lot 1	8,301	Sq. Ft.	\$24,903	Landscaping Upgrades	July 2019			
	Lot 1	1	System	\$70,000	Stormwater/Drainage System	July 2019			
CONCRETE	Lot 1	3,213	Sq. Ft.	\$38,556	Concrete Walkways / Patios	July 2019			
	Lot 1	1,000	Sq. Ft.	\$12,000	Concrete Aprons	July 2019			
	Lot 1	1,533	Sq. Ft.	\$18,396	Permeable Pavers	July 2019			
ASPHALT	Lot 1	6,518	Sq. Ft.	\$26,072	Asphalt Drive Aisle	July 2019			
	Lot 1	2,182	Sq. Ft.	\$8,728	Asphalt Parking	July 2019			
BUILDING	Lot 1	15,961	Sq. Ft.	\$95,769	Building 1 & 2 Composition Shingle Roof	July 2019			
	Lot 1	4,887	Sq. Ft.	\$29,320	Building 3 & 4 Composition Shingle Roof	July 2019			
	Lot 1	1,776	Ln. Ft.	\$15,895	Building 1 & 2 Gutter/Downspout	July 2019			
	Lot 1	560	Ln. Ft.	\$5,012	Building 3 & 4 Gutter/Downspout	July 2019			
	Lot 1	24,480	Sq. Ft.	\$195,840	Building 1 & 2 Wood/Trim	July 2019			
	Lot 1	9,600	Sq. Ft.	\$76,800	Building 3 & 4 Wood/Trim	July 2019			
DECKS	Lot 1	38	Decks	\$8,550	Inspection Balcony Decks	July 2019			
	Lot 1	1,862	Sq. Ft.	\$6,703	Waterproof Decks	July 2019			
SAFETY & SECURITY	Lot 1	4	Systems	\$12,000	Fire Alarm Panels	July 2019			
	Lot 1	4	Certs	\$1,200	Fire Certificates	July 2019			
	Lot 1	1	Hydrant	\$3,500	Fire Hydrant	July 2019			

RE: 624A (Rev 7/15)

NAME OF ASSOCIATION OR TRACT NUMBER 625 - 627 East Taylor Home Owners Association				PHASE NUMBER 1 of 1		BRE FILE NUMBER (if known) DEPUTY ASSIGNED (if known)			
(A) FACILITIES COMPONENTS	(B) LOCATION <small>CA, Lot # or Parcel</small>	(C) SIZE <small>Sq. Ft., Ln. Ft., Acres, etc.</small>		(D) COST <small>of Column A</small>	(E) TYPE OF CONSTRUCTION <small>(i.e., Frame, Shake Roof, etc.)</small>	(F) COMPLETION DATE	(G) RENOVATION REPLACEMENT DATE	(H) EQUIPMENT & FURNISHINGS <small>(i.e., Furniture, Heater, Tools, Motor Vehicles, Etc.)</small>	
							<small>Indicate if Repaired or Replaced</small>	<small>Description</small>	<small>Cost</small>
FENCES & GATES	Lot 1	435	Ln. Ft.	\$43,500	Patio Wall	July 2019			
	Lot 1	551	Ln. Ft.	\$55,100	Planter Walls @ Patios	July 2019			
	Lot 1	70	Ln. Ft.	\$7,000	Wall Seat	July 2019			
	Lot 1	649	Ln. Ft.	\$19,470	Wood Perimeter Fencing	July 2019			
	Lot 1	108	Sq. Ft.	\$10,800	Mailbox Trellis (Wood/Stucco/Metal)	July 2019			
	Lot 1	542	Sq. Ft.	\$54,200	Trellis @ Courtyard (Wood/Stucco/Metal)	July 2019			
LIGHTING	Lot 1	4	Lights	\$300	Utility Room Light Fixtures	July 2019			
	Lot 1	4	Lights	\$500	Trellis Light Fixtures / Photocells	July 2019			
	Lot 1	25	Lights	\$12,500	Bollard Light Fixtures	July 2019			
	Lot 1	2	Lights	\$5,000	Pole Lights	July 2019			
MAILBOXES & SIGNAGE	Lot 1	1	Sign	\$2,000	Directional Sign	July 2019			
	Lot 1	2	Boxes	\$3,200	Mailbox	July 2019			
OUTDOOR FURNISHINGS	Lot 1	1	Table	\$1,800	Picnic Table/Benches	July 2019			
	Lot 1	2	Tanks	\$750	Galvanized Stock Tanks (Planters)	July 2019			
PAINTING	Lot 1	24,480	Sq. Ft.	\$36,720	Paint Building 1 & 2 Wood/Trim	July 2019			
	Lot 1	9,600	Sq. Ft.	\$14,400	Paint Building 3 & 4 Wood/Trim	July 2019			
	Lot 1	10	Doors	\$1,750	Common Doors Paint	July 2019			
	Lot 1	732	Sq. Ft.	\$915	Utility Room Paint	July 2019			
	Lot 1	3,045	Sq. Ft.	\$9,135	Paint Patio Walls	July 2019			
	Lot 1	1,929	Sq. Ft.	\$5,786	Paint Planter Walls @ Patios	July 2019			
	Lot 1	280	Sq. Ft.	\$840	Paint Wall Seats	July 2019			
	Lot 1	3,894	Sq. Ft.	\$15,576	Seal Wood Perimeter Fencing	July 2019			
	Lot 1	108	Sq. Ft.	\$432	Paint Mailbox Trellis with Columns	July 2019			
	Lot 1	542	Sq. Ft.	\$2,168	Paint Trellis @ Courtyard with Columns	July 2019			

"The undersigned certifies that this electronic re-creation of Department of Real Estate form RE 624A contains at least the same information as the DRE approved form."

SIGNATURE OF PREPARER: 	DATE: 8/8/2019
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