

BUDGET WORKSHEET

RE 623 (Rev.2/00)

GENERAL INFORMATION

This Budget is a good faith estimate from plans prior to construction and/or completion (for new projects) or from a combination of plans and/or site inspections (for existing projects). For existing projects, there may have been historical data as support for some line items, but changes to the project may make historical data not applicable or reliable. This budget was prepared for the purpose of obtaining a public report.

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

The association must adopt a budget in accordance with the Califor-

DRE FILE NUMBER (IF KNOWN)	MASTER DRE FILE#	DEPUTY ASSIGNED FILE (IF KNOWN)
129142SAFOO		

SUBDIVISION IDENTIFICATION AND LOCATION

NAME AND/OR TRACT NUMBER
 Village Square

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

STREET ADDRESS (IF ANY)	CITY	COUNTY
West San Carlos Street, Muller Place	San Jose	Santa Clara
MAIN ACCESS ROADS	NEAREST TOWN/CITY	MILES/DIRECTION FROM TOWN/CITY
West San Carlos Street, Muller Place	N/A	N/A

TYPE OF SUBDIVISION

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

NUMBER OF LOTS/UNITS	PHASE #	TOTAL # IN PROJECT	PREVIOUS DRE FILE NUMBER	# OF ACRES
85	8	9	N/A	3.79

BUDGET PREPARER

NAME	ATTENTION	TELEPHONE NUMBER
The Helsing Group, Inc., A California Corporation	Andrea Bird	(925) 355-2100
ADDRESS	CITY	ZIP CODE
2000 Crow Canyon Place, Suite 380	San Ramon	94583

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 RE623 contains at least the same information as the DRE approved form ID RE62300200B013

SIGNATURE OF BUDGET PREPARER	DATE
by: Roy M. Helsing, President for: The Helsing Group, Inc., A California Corporation	November 2, 2007



Digitally signed by Roy Helsing
 DN: cn=Roy Helsing, o=The Helsing Group, Inc., ou=President, email=roy@helsing.com, c=US

IMPROVEMENTS WORKSHEET

* If this phase will have any line items shown on the Budget Summary and Reserves Worksheets hereof exempted from payment of assessments under Regulation 2792.16(c), asterisk those items on the Budget Summary and Reserve Worksheets 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.....	Sixteen (16)
2. Estimated completion date for the residential units included in this phase.....	December 2009
3. Estimated completion date for the common area and facilities included in this phase.....	December 2009
4. Type of residential building for this project (i.e., high-rise, cluster, garden, etc.).....	Condominium
5. Type of construction for these buildings (i.e., steel, concrete, wood frame, etc.).....	Wood Frame
6. Type of Roof (i.e., shake, etc.).....	Concrete Tile
7. Type of paving used in the project.....	Asphalt and Concrete
8. Type of exterior wall for residential buildings.....	Stucco
9. Number of residential units per building.....	One to Six (1 - 6)
10. Number of floors per building.....	One to Three (1-3)
11. Number of bedrooms per unit.....	Two to Three Bedroom (2 to 3)
12. Square footage of units (list number and size of each unit type) "All unit sizes are approximat and are subject to change"	

Type	Sq.Ft. of Each	No. of Units	Total Sq.Ft.	Phase Total	Grand Total
<u>Phase 1</u>					
<u>Building 10, Units 90-95, 6A-L/W Plex</u>					
Plan 01	1,458	0	0		
Plan 02	1,482	0	0		
Plan 03	1,588	0	0		
Plan 04	1,342	0	0		
Plan 04a	1,532	0	0		
Plan 05	1,468	4	5,872		
Plan 06	1,647	2	3,294		
				17,880	
<u>Phase 2</u>					
<u>Building 11, Units 84-89, 6B-Plex</u>					
Plan 01	1,458	1	1,458		
Plan 02	1,482	2	2,964		
Plan 03	1,588	2	3,176		
Plan 04	1,342	1	1,342		
Plan 04a	1,532	0	0		
Plan 05	1,468	0	0		
Plan 06	1,647	0	0		
<u>Building 12, Units 78-83, 6A-Plex</u>					
Plan 01	1,458	1	1,458		
Plan 02	1,482	2	2,964		
Plan 03	1,588	2	3,176		
Plan 04	1,342	1	1,342		
Plan 04a	1,532	0	0		
Plan 05	1,468	0	0		
Plan 06	1,647	0	0		

Phase 3

17,880

Building 13, Units 72-77, 6B-Plex

Plan 01	1,458	1	1,458
Plan 02	1,482	2	2,964
Plan 03	1,588	2	3,176
Plan 04	1,342	1	1,342
Plan 04a	1,532	0	0
Plan 05	1,468	0	0
Plan 06	1,647	0	0

Building 14, Units 66-71, 6A-Plex

Plan 01	1,458	1	1,458
Plan 02	1,482	2	2,964
Plan 03	1,588	2	3,176
Plan 04	1,342	1	1,342
Plan 04a	1,532	0	0
Plan 05	1,468	0	0
Plan 06	1,647	0	0

Phase 4

13,550

Building 03, Units 11-15, 5A-ZPlex

Plan 01	1,458	2	2,916
Plan 02	1,482	0	0
Plan 03	1,588	2	3,176
Plan 04	1,342	1	1,342
Plan 04a	1,532	0	0
Plan 05	1,468	0	0
Plan 06	1,647	0	0

Building 04, Units 16-19, 4BPlex

Plan 01	1,458	1	1,458
Plan 02	1,482	1	1,482
Plan 03	1,588	2	3,176
Plan 04	1,342	0	0
Plan 04a	1,532	0	0
Plan 05	1,468	0	0
Plan 06	1,647	0	0

Phase 5

17,880

Building 15, Units 60-65, 6B-Plex

Plan 01	1,458	1	1,458
Plan 02	1,482	2	2,964
Plan 03	1,588	2	3,176
Plan 04	1,342	1	1,342
Plan 04a	1,532	0	0
Plan 05	1,468	0	0
Plan 06	1,647	0	0

Building 16, Units 54-59, 6A-Plex

Plan 01	1,458	1	1,458
Plan 02	1,482	2	2,964
Plan 03	1,588	2	3,176
Plan 04	1,342	1	1,342
Plan 04a	1,532	0	0
Plan 05	1,468	0	0
Plan 06	1,647	0	0

Phase 6

16,282

Building 17, Units 48-53, 6B-Plex

Plan 01	1,458	1	1,458
Plan 02	1,482	2	2,964
Plan 03	1,588	2	3,176
Plan 04	1,342	1	1,342
Plan 04a	1,532	0	0
Plan 05	1,468	0	0
Plan 06	1,647	0	0

Building 18, Units 43-47, 5A-YPLex

Plan 01	1,458	0	0
Plan 02	1,482	1	1,482
Plan 03	1,588	2	3,176
Plan 04	1,342	2	2,684
Plan 04a	1,532	0	0
Plan 05	1,468	0	0
Plan 06	1,647	0	0

Phase 7

13,458

Building 08, Units 34-38, 5B-YPLex

Plan 01	1,458	0	0
Plan 02	1,482	1	1,482
Plan 03	1,588	2	3,176
Plan 04	1,342	2	2,684
Plan 04a	1,532	0	0
Plan 05	1,468	0	0
Plan 06	1,647	0	0

Building 09, Units 39-42, 4A-Plex

Plan 01	1,458	1	1,458
Plan 02	1,482	1	1,482
Plan 03	1,588	2	3,176
Plan 04	1,342	0	0
Plan 04a	1,532	0	0
Plan 05	1,468	0	0
Plan 06	1,647	0	0

Phase 8

19,536

Building 05, Units 20-23, 4A-Plex

Plan 01	1,458	1	1,458
Plan 02	1,482	1	1,482
Plan 03	1,588	2	3,176
Plan 04	1,342	0	0
Plan 04a	1,532	0	0
Plan 05	1,468	0	0
Plan 06	1,647	0	0

Building 06, Units 24-28, 5A-XPLex

Plan 01	1,458	0	0
Plan 02	1,482	0	0
Plan 03	1,588	0	0
Plan 04	1,342	5	6,710
Plan 04a	1,532	0	0
Plan 05	1,468	0	0
Plan 06	1,647	0	0

BUDGET SUMMARY (continued)

	Per Unit Per Month	Total Monthly	Total Annual
200 OPERATING COSTS			
217. Miscellaneous			
Minor Repairs	5.00	425	5,100
Pest Control	3.00	255	3,060
Preventative Maintenance and Inspection	2.94	250	3,000
Storm Drain Cleaning and Inspection	1.96	167	2,000
Deck Inspection, Semi- Annual	2.00	170	2,040
Gutter & Downspout Cleaning	3.14	267	3,200
Fire Alarm Monitoring	12.94	1,100	13,200
Fire Alarm Maintenance and Inspection	14.71	1,250	15,000
Fire Alarm System Phone Lines (20)	8.24	700	8,400
Fire Extinguisher Annual RE-Charge	2.08	177	2,125
Tot Lot Inspections	0.00	0	0
CDS Stormwater Treatment Unit (1 each)	2.55	217	2,600
CDS Stormwater Treatment Filters (14 Cartridges)	6.86	583	7,000
Other	0.00	0	0
200 - Sub Total	105.26	8,947	107,370
300 RESERVE			
301.-303. Reserves (See Reserve Worksheets)	99.60	8,466	101,589
300 - Sub Total	99.60	8,466	101,589
400 ADMINISTRATION			
401. Management 0	20.00	1,700	20,400
Accounting (Bookkeeping Services)	5.80	493	5,916
402. Legal Services	1.00	85	1,020
403. Accounting (CPA Services)	2.06	175	2,100
404. Education	1.00	85	1,020
405. Miscellaneous, office expense	7.00	595	7,140
400 - Sub Total	36.86	3,133	37,596
TOTAL (100-400)	270.01	22,950	275,406
500 CONTINGENCY			
501. New Construction 3.00%	8.10	689	8,262
502. Conversions 0.00%	0.00	0	0
503. Revenue Offsets (attach documentation)	0.00	0	0
TOTAL BUDGET	278.11	23,639	283,668

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

After determining the percent of benefit derived from services provided (See 'Proration Schedule 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 Assessments
- 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.

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

BUDGET NOTES

102. **Corporation Franchise:** Most associations can qualify for tax exempt status under state law. If an exemption is granted by the Franchise Tax Board, the association will not have to pay state franchise tax (currently \$800 per annum). However, all associations must annually file an informational tax return. Currently \$10 with a \$25 initial fee.

103. **Insurance:** The amount shown in this budget has been provided by Greg Norris Insurance Agency, Inc. - 21 Locust Avenue - Mill Valley, California 94941 - Telephone: 415-331-6500.

104. **Local License and Inspection Fees:** None

201. **Electrical Energy:** The amount shown for Electrical Energy was derived from the Electrical Energy Consumption Worksheet.

202. **Gas Energy:** The amount shown for Gas Energy was derived from the Gas Consumption Worksheet.

203. **Water:** The amount shown for Water was derived from the Water and Sewer Worksheet.

204. **Sewer:** The amount shown for Sewer was derived from the Water and Sewer Worksheet.

205. **Cable Television/Master Antenna:** None

207. **Custodial:** None

208. **Landscape Maintenance:** For the breakdown of landscape costs please refer to the Supplemental Worksheet.

209. **Refuse Disposal:** None

210. **Elevators:** None

211. **Private Streets, Driveways and Parking Areas:** The cost for this line item is based upon 1 cent per square foot per month. The garage should be swept once a week and washed to remove oil and grease stains at least once a month.

212. **Heating and Air Conditioning Maintenance:** The cost for this line item is based upon \$10.00 per Recreation Room per month for 'average' size recreation rooms.

213. **Swimming Pools and Spas:** N/A

214. **Tennis Courts:** N/A

215. **Access Control:**

Guard: N/A

Motorized Gates: N/A

Intercoms and Telephone Entry System: N/A

216. **Reserve Study:** Section 1365.5 of the California Civil Code requires that at least every three years the Association's Board of Directors will cause a study of the reserve account requirements of the association. Section 1366 of the California Civil Code prohibits increases in the annual assessments unless Section 1365.5 has been complied with. Because this budget was prepared from plans completed prior to construction and may vary slightly from actual field conditions, and because some component lives may be affected by resident usage and habits, this budget should not be considered to suffice as a reserve study for the purposes of compliance with Section 1365.5 or 1366 of the code unless there is some verification after construction that there have been no changes in quantities or type of construction from these original plans, or due to resident usage or habits. The association should conduct a Reserve Study in the first year of its life in order to make such verification and adjustments should they be necessary.

217. **Miscellaneous Maintenance:**

Minor Repairs: The cost for this line item is based upon \$5 per unit per month for replacement of light bulbs, and other minor repairs to the common area.

Pest Control: The cost for this line item is based upon \$3 per unit per month for pest control in the common areas. Pest control within the interior of units is the responsibility of the individual owner.

Preventative Maintenance and Inspections: This line item is based upon \$3,000 per year for periodic inspections and maintenance of the common area per Title 7.

Storm Drain Cleaning and Inspections: This line item is based upon \$2,000 per year for annual cleaning and inspections for the storm drains.

Deck Inspection, Semi Annual: This line item is based upon \$2.00 per unit per month for the semi annual inspections of the decks and balconies.

Gutter and Downspout Cleaning: This line item is based upon \$200 per year per building for the periodic cleaning and maintenance of the Gutters and Downspouts on the buildings.

Fire Alarm Monitoring: The cost for this line item is based upon a monthly monitoring cost of \$150 per year per building for the monitoring of the fire alarm system.

BUDGET NOTES

Fire Alarm Maintenance & Inspections: The cost for this line item is based upon \$1,500 per year per Building for maintenance and inspections of the Fire Alarm System.

Fire Alarm Phone Lines: The cost for this line item is based upon \$35 per year per Phone Line for the maintenance of the Fire Alarm Phone lines.

Fire Extinguisher Annual Re-Charge: This line item is based upon \$25 per year per Fire Extinguisher for the annual Re-Charge of the fire extinguishers around the property.

Tot Lot Equipment Inspections: This line item is based upon \$2,000 per year for annual inspections for the Tot Lot Equipment.

CDS Stormwater Treatment Unit: This line item is based upon \$2,600 per year for annual cleaning and inspections for the CDS units.

CDS Stormwater Treatment Filters: This line item is based upon \$7,000 per year for annual cleaning, inspections and replacements for the CDS filters.

301-313. Reserve: See Reserve Worksheets for any pertinent notes.

401. Management: This line item is based upon an Administration and compliance program. This program includes day-to-day communication and problem solving with unit owners on common area issues and communication with subcontractors performing services for the association. Also included is record keeping for the association, the paper documentation required by law for compliance with state, federal and local regulations and requirements, as well as the attendance at the Board of Directors meetings and the annual meeting of the association members.

Accounting (Bookkeeping Services): The cost for this line item is based upon a quote provided by Condominium Financial Management - (925) 229-4900. It includes Assessments Receivable, Accounts Payable, and Quarterly Financial and Budget Reports, and attendance at the annual meeting of the association members.

402. Legal Services: The Association may require counseling services of an attorney for any number of reasons. It is considered advisable to budget during the early years of an associations' existence for these counseling services. The figure of \$1,140 per year should be sufficient.

If the association becomes involved in litigation which requires the payment of a substantial amount for attorneys fees and costs, and such expenses can be anticipated for a budget year, the regular assessment should be increased to defray these costs. In those cases where the expense is an unexpected one, the money may have to be raised by a special assessment.

403. Accounting: The cost for this line item is based upon a quote provided by Walter G. Grady, CPA - (510) 523-2310. It includes CPA services associated with preparing the Year-end Financial Disclosure Reports required by law.

404. Education: Due to the sophistication required in running a homeowners association, it is incumbent that board members and officers be familiar with the laws, regulations, codes, governing documents, etc. that impact their fiduciary duties and responsibilities. Courses and seminars are available through various industry groups such as Home Builders Association (HBA), Community Associations Institute (CAI), California Association of Community Managers (CACM), Executive Council of Homeowners (ECHO), etc. There are also courses available at community colleges, adult education programs, etc. The cost for this line item is based on the assumption that not all board members will attend courses at the same time, or even the same course. Another way for the boards to keep abreast of current changes in the laws, etc. is to purchase reference material and/or industry periodicals.

405. Miscellaneous, office expense: This category encompasses the purchase and repair of supplies and equipment for the conduct of the associations business and the cost of renting storage and meeting space if such space is not available within the subdivision common area. Additional expenses could include newsletters and/or correspondence. Frequently the common area does not include a meeting room large enough for regular or special meetings of the members of the association. Such rooms are generally available at no cost or at a nominal cost in churches, schools, or other public buildings.

501. Contingency - New Construction: It is seldom possible to anticipate every expense that will be incurred by an association during an operating year. In the case of new construction, a contingency equal to 3% of an annual budget is recommend for unforeseen operating and reserve items.

GENERAL PROJECT INVENTORY

❖ Complete schedules 1 through 6 below, then transfer the totals to Site Summary Area.

SITE SUMMARY - TOTAL SUBDIVISION AREA		
3.79 acres x 43,560 =	164,957	Total square feet.
1. Building(s) footprint	69,448	square feet
2. Garages and/or Carports	0	square feet
3. Recreation facilities	0	square feet
4. Paved surfaces	56,807	square feet
5. Restricted common areas	0	square feet
6. Other: (attach description)	0	square feet
Sub Total (1-6)	126,255	square feet
Total Square Feet (from above)		164,957 square feet
Subtract Sub Total (1-6)		126,255 square feet
Remainder = landscape area		38,702 square feet

INDIVIDUAL SUMMARY SCHEDULES

1. Buildings Containing Units

Bldg. Type	Length x Width	=	Area of Each Bldg.	x	No. of Bldgs.	=	Total Area Square Feet
Phase 1							
Building 10, Units 90-95, 6A-L/W Plex			5,383	x	1	=	5,383
Phase 2							
Building 11, Units 84-89, 6B-Plex			4,964	x	1	=	4,964
Building 12, Units 78-83, 6A-Plex			4,964	x	1	=	4,964
Phase 03							
Building 13, Units 72-77, 6B-Plex			4,964	x	1	=	4,964
Building 14, Units 66-71, 6A-Plex			4,964	x	1	=	4,964
Phase 04							
Building 03, Units 11-15, 5A-ZPlex			4,144	x	1	=	4,144
Building 04, Units 16-19, 4BPlex			3,207	x	1	=	3,207
Phase 05							
Building 15, Units 60-65, 6B-Plex			4,964	x	1	=	4,964
Building 16, Units 54-59, 6A-Plex			4,964	x	1	=	4,964

Buildings are irregular, footprints were calculated from engineering plans.

Buildings are irregular, footprints were calculated from engineering plans.

RE623

Village Square - 071102 - Phase 08

Phase 06

Building 17, Units 48-53,
6B-Plex

Building 18, Units 43-47,
5A-YPlex

Phase 07

Building 08, Units 34-38,
5B-YPlex

Building 09, Units 39-
42,4APlex

Phase 08

Building 05, Units 20-23,
4A-Plex

Building 06, Units 24-28,
5A-XPlex

Building 07, Units 29-33,
5A-XPlex

Buildings are irregular,
footprints were
calculated from
engineering plans.

4,964	x	1	=	4,964
4,088	x	1	=	4,088
4,088	x	1	=	4,088
3,207	x	1	=	3,207
3,207	x	1	=	3,207
3,688	x	1	=	3,688
3,688	x	1	=	3,688

Total for Summary 1 above = 69,448

2. Multiple Detached Garages and Carports

<u>Phase</u>	Bldg. Type	Length	x	Width	=	Area of Each Bldg.	x	No. of Bldgs.	=	Total Area Square Feet
<u>Phase 1</u>	Carport	0		0	=	0	x	0	=	0
	Garage	0		0	=	0	x	0	=	0
<u>Phase 2</u>	Carport	0		0	=	0	x	0	=	0
	Garage	0		0	=	0	x	0	=	0
<u>Phase 03</u>	Carport	0		0	=	0	x	0	=	0
	Garage	0		0	=	0	x	0	=	0
<u>Phase 04</u>	Carport	0		0	=	0	x	0	=	0
	Garage	0		0	=	0	x	0	=	0
<u>Phase 05</u>	Carport	0		0	=	0	x	0	=	0
	Garage	0		0	=	0	x	0	=	0
<u>Phase 06</u>	Carport	0		0	=	0	x	0	=	0
	Garage	0		0	=	0	x	0	=	0
<u>Phase 07</u>	Carport	0		0	=	0	x	0	=	0
	Garage	0		0	=	0	x	0	=	0
<u>Phase 08</u>	Carport	0		0	=	0	x	0	=	0
	Garage	0		0	=	0	x	0	=	0

Total for Summary 2 above = 0

3. Recreational Facilities

Total Area Square Feet

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

None 0 x 0 = 0

b. Pools

Number: 0
Size: 0 = 0

c. Spas

Number: 0
Size: 0 = 0

d. Tennis Courts

Number: 0
Size: 0
Surface Type: None = 0

e. Other: (describe)

None = 0

Total for Summary Item 3 above = 0

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

(length x width = square foot area)

Description Paving Material

Phase 1

 x = 2,013 Private Streets & Alleys Between Lot 10 & 11 Decorative Asphalt

 x = 2,458 Private Alleys, Between Lot 10 & 11 Asphalt

 x = 23,975 Private Streets & Parking Areas Asphalt

Phase 2

 x = 5,216 Private Streets Sidewalks and Paseos Concrete

 x = 84 Private Alleys, Between Lot 12 & 13 Decorative Asphalt

 x = 2,273 Private Alleys, Between Lot 12 & 13 Asphalt

 x = 0 Private Streets & Parking Areas Asphalt

<u>Phase 03</u>	x	=	888	Private Streets Sidewalks and Paseos	Concrete
	x	=	171	Private Streets & Alleys Between Lot 14 & 15	Decorative Asphalt
	x	=	2,399	Private Alleys, Between Lot 14 & 15	Asphalt
	x	=	0	Private Streets & Parking Areas	Asphalt
<u>Phase 04</u>	x	=	888	Private Streets Sidewalks and Paseos	Concrete
	x	=	75	Private Streets & Alleys Between Lot 03 & Lot 04	Decorative Asphalt
	x	=	1,849	Private Streets & Alleys Between Lot 03 & Lot 04	Asphalt
	x	=	0	Private Streets & Parking Areas	Asphalt
<u>Phase 05</u>	x	=	682	Private Streets Sidewalks and Paseos	Concrete
	x	=	153	Private Alley, Between Lot 16 & 17	Decorative Asphalt
	x	=	2,275	Private Alley, Between Lot 16 & 17	Asphalt
	x	=	0	Private Streets & Parking Areas	Asphalt
	x	=	888	Private Streets Sidewalks and Paseos	Concrete

RE623
Phase 06

Village Square - 071102 - Phase 08

	x		=	133	Private Alley, By Lot 18	Decorative Asphalt
	x		=	2,017	Private Alley, By Lot 18	Asphalt
	x		=	0	Private Streets & Parking Areas	Asphalt
Phase 07	x		=	888	Private Streets Sidewalks and Paseos	Concrete
	x		=	102	Private Alley, Between Lot 07 & 08	Decorative Asphalt
	x		=	3,937	Phase 07, Private Alley, Between Lot 07 & 08, By Lot 9	Asphalt
	x		=	0	Private Streets & Parking Areas	Asphalt
Phase 08	x		=	592	Private Streets Sidewalks and Paseos	Concrete
	x		=	100	Private Alley, Between Lot 05 & 06	Decorative Asphalt
	x		=	1,983	Private Alley, Between Lot 05 & 06	Asphalt
	x		=	0	Private Streets & Parking Areas	Asphalt
	x		=	768	Private Streets Sidewalks and Paseos	Concrete
Total for Summary Item 4 above =				56,807	square feet	

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

<i>Description</i>	<i>Length x Width</i>	<i>Total Area Square Feet</i>
<u>Phase 01</u> None		
<u>Phase 02</u> None		0
<u>Phase 03</u> None		0
<u>Phase 04</u> None		0
<u>Phase 05</u> None		0
<u>Phase 06</u> None		0
<u>Phase 07</u> None		0
<u>Phase 08</u> None		0
<i>Total for Summary Item 5 above =</i>		<u>0</u>

6. Other - Describe and attach calculations

<i>Description</i>	<i>Length x Width</i>	<i>Total Area Square Feet</i>
<u>Phase 01</u> None		
<u>Phase 02</u> None		0
<u>Phase 03</u> None		0
<u>Phase 04</u> None		0
<u>Phase 05</u> None		0
<u>Phase 06</u> None		0
<u>Phase 07</u> None		0
<u>Phase 08</u> None		0
<i>Total for Summary Item 6 above =</i>		<u>0</u>

Village Square - 071102 - Phase 08
ROOF RESERVE WORKSHEET
 (See Supplemental Worksheet)

Building #	Flat Roofed Area	Shingled Area	Cement/Concrete Tile or Wood Shake Area
Phase 1 Building 10, Units 90-95, 6A-L/W Plex	0	0	6,244
Phase 2 Building 11, Units 84-89, 6B-Plex	0	0	5,758
Building 12, Units 78-83, 6A-Plex	0	0	5,758
Phase 03 Building 13, Units 72-77, 6B-Plex	0	0	5,758
Building 14, Units 66-71, 6A-Plex	0	0	5,758
Phase 04 Building 03, Units 11-15, 5A-ZPlex	0	0	4,807
Building 04, Units 16-19, 4BPlex	0	0	3,720
Phase 05 Building 15, Units 60-65, 6B-Plex	0	0	5,758
Building 16, Units 54-59, 6A-Plex	0	0	5,758
Phase 06 Building 17, Units 48-53, 6B-Plex	0	0	5,758
Building 18, Units 43-47, 5A-YPlex	0	0	4,742
Phase 07 Building 08, Units 34-38, 5B-YPlex	0	0	4,742
Building 09, Units 39- 42,4APlex	0	0	3,720
Phase 08 Building 05, Units 20-23, 4A-Plex	0	0	3,720
Building 06, Units 24-28, 5A-XPlex	0	0	4,728
Building 07, Units 29-33, 5A-XPlex	0	0	4,728

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Village Square - 071102 - Phase 08

Garages and Carports			
Phase 1			
Carport	0	0	0
Garage	0	0	0
Phase 2			
Carport	0	0	0
Garage	0	0	0
Phase 03			
Carport	0	0	0
Garage	0	0	0
Phase 04			
Carport	0	0	0
Garage	0	0	0
Phase 05			
Carport	0	0	0
Garage	0	0	0
Phase 06			
Carport	0	0	0
Garage	0	0	0
Phase 07			
Carport	0	0	0
Garage	0	0	0
Phase 08			
Carport	0	0	0
Garage	0	0	0
Recreation Buildings			
None	0	0	0
Totals =	0	0	0
Modifications =	N/A	1.06	81,457
Grand Totals =	0	0	94,490

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

① 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 above. The table converts horizontal area into roof area.

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)

Description	Perim.	x	10 ft.	x	No. of Stories	x	No. of Bldg. (if same)	=	Total Area
Phase 1									
Building 10, Units 90-95, 6A-L/W Plex								=	9,823
Phase 2									
Building 11, Units 84-89, 6B-Plex								=	7,065
Building 12, Units 78-83, 6A-Plex								=	7,065
Phase 03									
Building 13, Units 72-77, 6B-Plex								=	7,065
Building 14, Units 66-71, 6A-Plex								=	7,065
Phase 04									
Building 03, Units 11-15, 5A-ZPlex								=	9,014
Building 04, Units 16-19, 4BPlex								=	8,109
Phase 05									
Building 15, Units 60-65, 6B-Plex								=	7,065
Building 16, Units 54-59, 6A-Plex								=	7,065
Phase 06									
								=	7,065

Quantities Taken

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Quantities Taken From Plans.

Building 17, Units 48-53, 6B- Plex	=	7,065
Building 18, Units 43-47, 5A-YPlex	=	8,700
Phase 07 Building 08, Units 34-38, 5B- YPlex	=	8,700
Building 09, Units 39- 42,4APlex	=	8,109
Phase 08 Building 05, Units 20-23, 4A-Plex	=	8,109
Building 06, Units 24-28, 5A-XPlex	=	8,193
Building 07, Units 29-33, 5A-XPlex	=	8,193

Description	Perim.	x	10 ft.	x	No. of Stories	x	No. of Bldg. (if same)	=	Total Area
Garages and Carports									
Phase 01									
Carport	0	x	0	x	0	x	0	=	0
Garage	0	x	0	x	0	x	0	=	0
Phase 02									
Carport	0	x	0	x	0	x	0	=	0
Garage	0	x	0	x	0	x	0	=	0
Phase 03									
Carport	0	x	0	x	0	x	0	=	0
Garage	0	x	0	x	0	x	0	=	0
Phase 04									
Carport	0	x	0	x	0	x	0	=	0
Garage	0	x	0	x	0	x	0	=	0
Phase 05									
Carport	0	x	0	x	0	x	0	=	0
Garage	0	x	0	x	0	x	0	=	0
Phase 06									
Carport	0	x	0	x	0	x	0	=	0
Garage	0	x	0	x	0	x	0	=	0
Phase 07									
Carport	0	x	0	x	0	x	0	=	0
Garage	0	x	0	x	0	x	0	=	0

Phase 08

Carport	0	x	0	x	0	x	0	=	0
Garage	0	x	0	x	0	x	0	=	0

Description	Perim.	x	10 ft.	x	No. of Stories	x	No. of Bldg. (if same)	=	Total Area
Recreation Building(s)									
None	0	x	0	x	0	x	0	=	0

Total building paint area = 126,405

◆ Walls

Description	Linear Feet	x	Height	x	No. of Sides	=	Total Area
See Attached Reserve Worksheet, If Applicable	0	x	0	x	0	=	0

Total wall paint area = 0

Total exterior paint area = 126,405

INTERIOR

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

Description	Walls Perim.	x 8ft	= Wall Area	+	Length	x	Ceiling Width	=	Total Area
See Attached Reserve Worksheet, If Applicable	0	0	0	+	0	x	0	=	0

Total interior paint area = 0

TOTAL EXTERIOR AND INTERIOR = 126,405

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 Reserve Worksheets.

Description	Linear Feet	x	Height	x	No. of Sides	=	Total Area
See Attached Reserve Worksheet, If Applicable	0	x	0	x	0	=	0

Total fence area = 0

① 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)

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

Description	No. of lights	x	watt per light	x	hours in use	x	0.03	=	KWH per month
1. Interior Lights (hallways, lobbies, garage, stairwells, etc.)									
<u>Phase 1</u>									
None	0	x	0	x	0	x	0.03	=	0.00
<u>Phase 2</u>									
None	0	x	0	x	0	x	0.03	=	0.00
<u>Phase 3</u>									
None	0	x	0	x	0	x	0.03	=	0.00
<u>Phase 4</u>									
None	0	x	0	x	0	x	0.03	=	0.00
<u>Phase 5</u>									
None	0	x	0	x	0	x	0.03	=	0.00
<u>Phase 6</u>									
None	0	x	0	x	0	x	0.03	=	0.00
<u>Phase 7</u>									
None	0	x	0	x	0	x	0.03	=	0.00
<u>Phase 8</u>									
None	0	x	0	x	0	x	0.03	=	0.00
2. Garage Lights									
<u>Phase 1</u>									
None	0	x	0	x	0	x	0.03	=	0.00
<u>Phase 2</u>									
None	0	x	0	x	0	x	0.03	=	0.00
<u>Phase 3</u>									
None	0	x	0	x	0	x	0.03	=	0.00
<u>Phase 4</u>									
None	0	x	0	x	0	x	0.03	=	0.00
<u>Phase 5</u>									
None	0	x	0	x	0	x	0.03	=	0.00
<u>Phase 6</u>									
None	0	x	0	x	0	x	0.03	=	0.00
<u>Phase 7</u>									
None	0	x	0	x	0	x	0.03	=	0.00
<u>Phase 8</u>									
None	0	x	0	x	0	x	0.03	=	0.00
3. Outdoor and walkway lights									
<u>Phase 1</u>									
<u>Bollard Light</u>									
None	0	x	0	x	0	x	0.03	=	0.00
<u>Phase 2</u>									
<u>Bollard Light</u>									
Bollard Lights	2	x	100	x	12	x	0.03	=	72.00
<u>Phase 3</u>									
<u>Bollard Light</u>									
Bollard Lights	2	x	100	x	12	x	0.03	=	72.00

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<u>Phase 4</u>									
<u>Bollard Light</u>									
Bollard Lights	<u>2</u>	x	<u>100</u>	x	<u>12</u>	x	0.03	=	<u>72.00</u>
<u>Phase 5</u>									
<u>Bollard Light</u>									
Bollard Lights	<u>2</u>	x	<u>100</u>	x	<u>12</u>	x	0.03	=	<u>72.00</u>
<u>Phase 6</u>									
<u>Bollard Light</u>									
Bollard Lights	<u>2</u>	x	<u>100</u>	x	<u>12</u>	x	0.03	=	<u>72.00</u>
<u>Phase 7</u>									
<u>Bollard Light</u>									
Bollard Lights	<u>2</u>	x	<u>100</u>	x	<u>12</u>	x	0.03	=	<u>72.00</u>
<u>Phase 8</u>									
<u>Bollard Light</u>									
Bollard Lights	<u>2</u>	x	<u>100</u>	x	<u>12</u>	x	0.03	=	<u>72.00</u>
4. Street Lights									
<u>Phase 1</u>									
Street Lights	<u>1</u>	x	<u>200</u>	x	<u>12</u>	x	0.03	=	<u>72.00</u>
<u>Phase 2</u>									
Street Lights	<u>2</u>	x	<u>200</u>	x	<u>12</u>	x	0.03	=	<u>144.00</u>
<u>Phase 3</u>									
Street Lights	<u>2</u>	x	<u>200</u>	x	<u>12</u>	x	0.03	=	<u>144.00</u>
<u>Phase 4</u>									
Street Lights	<u>2</u>	x	<u>200</u>	x	<u>12</u>	x	0.03	=	<u>144.00</u>
<u>Phase 5</u>									
Street Lights	<u>10</u>	x	<u>200</u>	x	<u>12</u>	x	0.03	=	<u>720.00</u>
<u>Phase 6</u>									
Street Lights	<u>2</u>	x	<u>200</u>	x	<u>12</u>	x	0.03	=	<u>144.00</u>
<u>Phase 7</u>									
None	<u>0</u>	x	<u>200</u>	x	<u>12</u>	x	0.03	=	<u>0.00</u>
<u>Phase 8</u>									
Street Lights	<u>2</u>	x	<u>200</u>	x	<u>12</u>	x	0.03	=	<u>144.00</u>

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

None	<u>0</u>	x	<u>0</u>	x	167 KWH	=	<u>0.00</u>
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C. Tennis Court Lights (number of courts x 1,000 KWH = KWH per month)

	<u>0</u>	x	1,000 KWH	=	<u>0.00</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>0</u>	x	<u>0 KWH</u>	=	<u>0.00</u>
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E. Hot Water Heating (320 KWH x number of 40 gallon tanks = KWH per month)

	320 KWH	x	<u>0</u>	=	<u>0.00</u>
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F. Air Conditioning (number of sq.ft. cooled x .34 KWH = KWH per month)

$$\underline{0} \quad \times \quad 0.34 \text{ KWH} \quad = \quad \underline{0.00}$$

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)

Phase 01

Irrigation System

Controller, (1) 0.5 x 500 x 6 x 0.03 x 100% = 45.00

Fire Alarm System

Fire Alarm
Panel (1) 0.3 x 300 x 24 x 0.03 x 100% = 64.80

Fire Alarm
Annunciator (1) 0.3 x 300 x 24 x 0.03 x 100% = 64.80

Phase 02

Irrigation System

None 0 x 0 x 0 x 0.03 x 100% = 0.00

Fire Alarm System

Fire Alarm
Panel (1) 0.3 x 300 x 24 x 0.03 x 100% = 64.80

Fire Alarm
Annunciator (2) 0.3 x 300 x 24 x 0.03 x 100% = 129.60

Phase 03

Irrigation System

Controller, (1) 0.5 x 500 x 6 x 0.03 x 100% = 45.00

Fire Alarm System

Fire Alarm
Panel (1) 0.3 x 300 x 24 x 0.03 x 100% = 64.80

Fire Alarm
Annunciator (2) 0.3 x 300 x 24 x 0.03 x 100% = 129.60

Phase 04

Irrigation System

None 0 x 0 x 0 x 0.03 x 100% = 0.00

Fire Alarm System

Fire Alarm
Panel (2) 0.3 x 300 x 24 x 0.03 x 100% = 129.60

Fire Alarm
Annunciator (2) 0.3 x 300 x 24 x 0.03 x 100% = 129.60

Phase 05

Irrigation System

None 0 x 0 x 0 x 0.03 x 100% = 0.00

Fire Alarm System

Fire Alarm
Panel (1) 0.3 x 300 x 24 x 0.03 x 100% = 64.80

Fire Alarm
Annunciator (2) 0.3 x 300 x 24 x 0.03 x 100% = 129.60

Phase 06

Irrigation System

Controller, (1) 0.5 x 500 x 6 x 0.03 x 100% = 45.00

Fire Alarm System

Fire Alarm
Panel (1) 0.3 x 300 x 24 x 0.03 x 100% = 64.80

Fire Alarm
Annunciator (2) 0.3 x 300 x 24 x 0.03 x 100% = 129.60

Phase 07

Irrigation System

None 0 x 0 x 0 x 0.03 x 100% = 0.00

Fire Alarm System

Fire Alarm
Panel (1) 0.3 x 300 x 24 x 0.03 x 100% = 64.80

Fire Alarm
Annunciator (2) 0.3 x 300 x 24 x 0.03 x 100% = 129.60

Phase 08

Irrigation System

None 0 x 0 x 0 x 0.03 x 100% = 0.00

Fire Alarm System

Fire Alarm
Panel (2) 0.3 x 300 x 24 x 0.03 x 100% = 129.60

Fire Alarm
Annunciator (3) 0.3 x 300 x 24 x 0.03 x 100% = 194.40

H. Pool/Spa Heating

(Number of heaters x KWH rating x hours of daily use x 30 days = KWH per month)

0 x 0 x 0 x 30 days = 0.00

TOTAL KWH PER MONTH 3,835.80

I. Total Monthly Cost

ELECTRICAL RATES	
0.1195	per KWH below Baseline
0.13737	per KWH above Baseline
20.03 per monthly meter charge	
Average Monthly Baseline is 226.0833 KWH per month	

Calculations -

Baseline	226.08	x	0.1195	=	27.02
Above Baseline	3,609.72	x	0.13737	=	495.87
Monthly meter charge	8	x	20.03	=	160.24
TOTAL MONTHLY COST					683.12

Utility Company Name: Pacific Gas & Electric Company
 Telephone Number: 1-800-743-5000

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 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 pump - 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.

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Utility Company Name: **Pacific Gas & Electric Company**

Telephone Number: **1-800-743-5000**

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

WATER AND SEWER WORKSHEET

A. Domestic (use only if units are billed through association)
 (number of units [include rec. rooms] x rate/100 CF x 10 = Water Cost)

0	x	0	x	10	=	0
0	x	0	x	10	=	0

B. Irrigation (See Note 1)
 (landscape area x rate/100 cf x .0033 = Water Cost)

38,702	x	2.15	x	0.0033	=	274.5890198
0	x	0	x	0.0033	=	0
0	x	0	x	0.0033	=	0
0	x	0	x	0.0033	=	0

C. Swimming Pools & Spas
 (building area x rate/100 cf x .0033 = Water Cost)

Pool	0	x	0	x	0.0033	=	0
Spa	0	x	0	x	0.0033	=	0
Restroom	0	x	0	x	0.0033	=	0

D. Sewers (see Note 2)
 (charge per unit per month x number units = Sewer Costs)

0	x	0	=	0
0	x	0	=	0

or alternate calculation (% of A and B, etc.)

A	0	x	33.00%	=	0
B	274.5890198	x	33.00%	=	90.61437655
C	0	x	33.00%	=	0

E. Meter Charge

Line Size:	Description	No. of Meters		Rate per Meter		
	1"	0	x	12.00	=	0
	1.5"	1	x	24.00	=	24
	2"	2	x	37.00	=	74
	3"	0	x	70.00	=	0
Fire Alarm Standpipes	3"	85	x	9.00	=	765

MONTHLY WATER COST = 1228.203396

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 common expense, provide a letter from the sanitation district and or water company (whichever applicable) which so states.

Utility Company Name: San Jose Municipal
Telephone Number: (408) 277-4036

PRORATION SCHEDULE WORKSHEET

Section I Variable Assessment Computation

A. Variable Costs Description	Monthly Cost
Operating	
1 Insurance	2,401.33
2 Domestic Gas (if common)	0.00
3 Domestic Water (if common)	0.00
Reserves	
4 Paint, Stucco	1,158.75
5 Deck, Replacement	934.25
6 Awnings	97.25
7 Brick Veneer	9.42
8 Downspouts	365.42
9 Gutters	346.50
10 Railing, Wrought Iron and Paint	115.67
11 Roof, Concrete Tile	1,145.50
12 Trellis, Wood and Paint	81.92
13 Enduro Coat, Reseal, Decks	840.83
Total Variable Cost	7,496.83

B. Total livable square footage of all units from condominium plan:	125,632
C. Variable Factor (<i>variable monthly costs / square footage = variable factor</i>):	0.05967296

Multiply this factor by each unit size below in Section II

Section II Equal Assessment Computation

A. Total Monthly Cost	23,639.00
Less Variable Costs	7,496.83
Total Monthly Equal Costs	16,142.17
B. Monthly Base Assessment:	189.91

(total monthly cost / number of units = monthly base assessment)

Section III Assessment Schedule

Description	Unit Size	Variable Factor	=	Variable Assessment	Base Assessment	=	Total Monthly Assessment	Unit Count	=	Total Monthly Budget*
Phase 1										
Building 10, Units 90-95, 6A-L/W Plex										
Plan 01	1,458	0.059673	=	87.00318	189.91	=	276.91	0	=	0.00
Plan 02	1,482	0.059673	=	88.43533	189.91	=	278.34	0	=	0.00
Plan 03	1,588	0.059673	=	94.76066	189.91	=	284.67	0	=	0.00
Plan 04	1,342	0.059673	=	80.08111	189.91	=	269.99	0	=	0.00
Plan 04a	1,532	0.059673	=	91.41897	189.91	=	281.33	0	=	0.00
Plan 05	1,468	0.059673	=	87.59991	189.91	=	277.51	4	=	1,110.03
Plan 06	1,647	0.059673	=	98.28137	189.91	=	288.19	2	=	576.38
Phase 2										
Building 11, Units 84-89, 6B-Plex										
Plan 01	1,458	0.059673	=	87.00318	189.91	=	276.91	1	=	276.91
Plan 02	1,482	0.059673	=	88.43533	189.91	=	278.34	2	=	556.69
Plan 03	1,588	0.059673	=	94.76066	189.91	=	284.67	2	=	569.34
Plan 04	1,342	0.059673	=	80.08111	189.91	=	269.99	1	=	269.99
Plan 04a	1,532	0.059673	=	91.41897	189.91	=	281.33	0	=	0.00
Plan 05	1,468	0.059673	=	87.59991	189.91	=	277.51	0	=	0.00
Plan 06	1,647	0.059673	=	98.28137	189.91	=	288.19	0	=	0.00

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Village Square - 071102 - Phase 08

Building 12, Units 78-83, 6A-Plex

Plan 01	1,458	0.059673	=	87.00318	189.91	=	276.91	1	=	276.91
Plan 02	1,482	0.059673	=	88.43533	189.91	=	278.34	2	=	556.69
Plan 03	1,588	0.059673	=	94.76066	189.91	=	284.67	2	=	569.34
Plan 04	1,342	0.059673	=	80.08111	189.91	=	269.99	1	=	269.99
Plan 04a	1,532	0.059673	=	91.41897	189.91	=	281.33	0	=	0.00
Plan 05	1,468	0.059673	=	87.59991	189.91	=	277.51	0	=	0.00
Plan 06	1,647	0.059673	=	98.28137	189.91	=	288.19	0	=	0.00

Phase 3**Building 13, Units 72-77, 6B-Plex**

Plan 01	1,458	0.059673	=	87.00318	189.91	=	276.91	1	=	276.91
Plan 02	1,482	0.059673	=	88.43533	189.91	=	278.34	2	=	556.69
Plan 03	1,588	0.059673	=	94.76066	189.91	=	284.67	2	=	569.34
Plan 04	1,342	0.059673	=	80.08111	189.91	=	269.99	1	=	269.99
Plan 04a	1,532	0.059673	=	91.41897	189.91	=	281.33	0	=	0.00
Plan 05	1,468	0.059673	=	87.59991	189.91	=	277.51	0	=	0.00
Plan 06	1,647	0.059673	=	98.28137	189.91	=	288.19	0	=	0.00

Building 14, Units 66-71, 6A-Plex

Plan 01	1,458	0.059673	=	87.00318	189.91	=	276.91	1	=	276.91
Plan 02	1,482	0.059673	=	88.43533	189.91	=	278.34	2	=	556.69
Plan 03	1,588	0.059673	=	94.76066	189.91	=	284.67	2	=	569.34
Plan 04	1,342	0.059673	=	80.08111	189.91	=	269.99	1	=	269.99
Plan 04a	1,532	0.059673	=	91.41897	189.91	=	281.33	0	=	0.00
Plan 05	1,468	0.059673	=	87.59991	189.91	=	277.51	0	=	0.00
Plan 06	1,647	0.059673	=	98.28137	189.91	=	288.19	0	=	0.00

Phase 4**Building 03, Units 11-15, 5A-ZPlex**

Plan 01	1,458	0.059673	=	87.00318	189.91	=	276.91	2	=	553.82
Plan 02	1,482	0.059673	=	88.43533	189.91	=	278.34	0	=	0.00
Plan 03	1,588	0.059673	=	94.76066	189.91	=	284.67	2	=	569.34
Plan 04	1,342	0.059673	=	80.08111	189.91	=	269.99	1	=	269.99
Plan 04a	1,532	0.059673	=	91.41897	189.91	=	281.33	0	=	0.00
Plan 05	1,468	0.059673	=	87.59991	189.91	=	277.51	0	=	0.00
Plan 06	1,647	0.059673	=	98.28137	189.91	=	288.19	0	=	0.00

Building 04, Units 16-19, 4BPlex

Plan 01	1,458	0.059673	=	87.00318	189.91	=	276.91	1	=	276.91
Plan 02	1,482	0.059673	=	88.43533	189.91	=	278.34	1	=	278.34
Plan 03	1,588	0.059673	=	94.76066	189.91	=	284.67	2	=	569.34
Plan 04	1,342	0.059673	=	80.08111	189.91	=	269.99	0	=	0.00
Plan 04a	1,532	0.059673	=	91.41897	189.91	=	281.33	0	=	0.00
Plan 05	1,468	0.059673	=	87.59991	189.91	=	277.51	0	=	0.00
Plan 06	1,647	0.059673	=	98.28137	189.91	=	288.19	0	=	0.00

Phase 5**Building 15, Units 60-65, 6B-Plex**

Plan 01	1,458	0.059673	=	87.00318	189.91	=	276.91	1	=	276.91
Plan 02	1,482	0.059673	=	88.43533	189.91	=	278.34	2	=	556.69
Plan 03	1,588	0.059673	=	94.76066	189.91	=	284.67	2	=	569.34
Plan 04	1,342	0.059673	=	80.08111	189.91	=	269.99	1	=	269.99
Plan 04a	1,532	0.059673	=	91.41897	189.91	=	281.33	0	=	0.00
Plan 05	1,468	0.059673	=	87.59991	189.91	=	277.51	0	=	0.00
Plan 06	1,647	0.059673	=	98.28137	189.91	=	288.19	0	=	0.00

Building 16, Units 54-59, 6A-Plex

Plan 01	1,458	0.059673	=	87.00318	189.91	=	276.91	1	=	276.91
Plan 02	1,482	0.059673	=	88.43533	189.91	=	278.34	2	=	556.69
Plan 03	1,588	0.059673	=	94.76066	189.91	=	284.67	2	=	569.34
Plan 04	1,342	0.059673	=	80.08111	189.91	=	269.99	1	=	269.99
Plan 04a	1,532	0.059673	=	91.41897	189.91	=	281.33	0	=	0.00
Plan 05	1,468	0.059673	=	87.59991	189.91	=	277.51	0	=	0.00
Plan 06	1,647	0.059673	=	98.28137	189.91	=	288.19	0	=	0.00

Phase 6

Building 17, Units 48-53, 6B-Plex

Plan 01	1,458	0.059673	=	87.00318	189.91	=	276.91	1	=	276.91
Plan 02	1,482	0.059673	=	88.43533	189.91	=	278.34	2	=	556.69
Plan 03	1,588	0.059673	=	94.76066	189.91	=	284.67	2	=	569.34
Plan 04	1,342	0.059673	=	80.08111	189.91	=	269.99	1	=	269.99
Plan 04a	1,532	0.059673	=	91.41897	189.91	=	281.33	0	=	0.00
Plan 05	1,468	0.059673	=	87.59991	189.91	=	277.51	0	=	0.00
Plan 06	1,647	0.059673	=	98.28137	189.91	=	288.19	0	=	0.00

Building 18, Units 43-47, 5A-YPlex

Plan 01	1,458	0.059673	=	87.00318	189.91	=	276.91	0	=	0.00
Plan 02	1,482	0.059673	=	88.43533	189.91	=	278.34	1	=	278.34
Plan 03	1,588	0.059673	=	94.76066	189.91	=	284.67	2	=	569.34
Plan 04	1,342	0.059673	=	80.08111	189.91	=	269.99	2	=	539.98
Plan 04a	1,532	0.059673	=	91.41897	189.91	=	281.33	0	=	0.00
Plan 05	1,468	0.059673	=	87.59991	189.91	=	277.51	0	=	0.00
Plan 06	1,647	0.059673	=	98.28137	189.91	=	288.19	0	=	0.00

Phase 7

Building 08, Units 34-38, 5B-YPlex

Plan 01	1,458	0.059673	=	87.00318	189.91	=	276.91	0	=	0.00
Plan 02	1,482	0.059673	=	88.43533	189.91	=	278.34	1	=	278.34
Plan 03	1,588	0.059673	=	94.76066	189.91	=	284.67	2	=	569.34
Plan 04	1,342	0.059673	=	80.08111	189.91	=	269.99	2	=	539.98
Plan 04a	1,532	0.059673	=	91.41897	189.91	=	281.33	0	=	0.00
Plan 05	1,468	0.059673	=	87.59991	189.91	=	277.51	0	=	0.00
Plan 06	1,647	0.059673	=	98.28137	189.91	=	288.19	0	=	0.00

Building 09, Units 39-42, 4APlex

Plan 01	1,458	0.059673	=	87.00318	189.91	=	276.91	1	=	276.91
Plan 02	1,482	0.059673	=	88.43533	189.91	=	278.34	1	=	278.34
Plan 03	1,588	0.059673	=	94.76066	189.91	=	284.67	2	=	569.34
Plan 04	1,342	0.059673	=	80.08111	189.91	=	269.99	0	=	0.00
Plan 04a	1,532	0.059673	=	91.41897	189.91	=	281.33	0	=	0.00
Plan 05	1,468	0.059673	=	87.59991	189.91	=	277.51	0	=	0.00
Plan 06	1,647	0.059673	=	98.28137	189.91	=	288.19	0	=	0.00

Phase 8

Building 05, Units 20-23, 4A-Plex

Plan 01	1,458	0.059673	=	87.00318	189.91	=	276.91	1	=	276.91
Plan 02	1,482	0.059673	=	88.43533	189.91	=	278.34	1	=	278.34
Plan 03	1,588	0.059673	=	94.76066	189.91	=	284.67	2	=	569.34
Plan 04	1,342	0.059673	=	80.08111	189.91	=	269.99	0	=	0.00
Plan 04a	1,532	0.059673	=	91.41897	189.91	=	281.33	0	=	0.00
Plan 05	1,468	0.059673	=	87.59991	189.91	=	277.51	0	=	0.00
Plan 06	1,647	0.059673	=	98.28137	189.91	=	288.19	0	=	0.00

RE623

Village Square - 071102 - Phase 08

Building 06, Units 24-28, 5A-XPlex											
Plan 01	1,458	0.059673	=	87.00318	189.91	=	276.91	0	=	0.00	
Plan 02	1,482	0.059673	=	88.43533	189.91	=	278.34	0	=	0.00	
Plan 03	1,588	0.059673	=	94.76066	189.91	=	284.67	0	=	0.00	
Plan 04	1,342	0.059673	=	80.08111	189.91	=	269.99	5	=	1,349.94	
Plan 04a	1,532	0.059673	=	91.41897	189.91	=	281.33	0	=	0.00	
Plan 05	1,468	0.059673	=	87.59991	189.91	=	277.51	0	=	0.00	
Plan 06	1,647	0.059673	=	98.28137	189.91	=	288.19	0	=	0.00	
Building 07, Units 29-33, 5A-XPlex											
Plan 01	1,458	0.059673	=	87.00318	189.91	=	276.91	0	=	0.00	
Plan 02	1,482	0.059673	=	88.43533	189.91	=	278.34	0	=	0.00	
Plan 03	1,588	0.059673	=	94.76066	189.91	=	284.67	0	=	0.00	
Plan 04	1,342	0.059673	=	80.08111	189.91	=	269.99	5	=	1,349.94	
Plan 04a	1,532	0.059673	=	91.41897	189.91	=	281.33	0	=	0.00	
Plan 05	1,468	0.059673	=	87.59991	189.91	=	277.51	0	=	0.00	
Plan 06	1,647	0.059673	=	98.28137	189.91	=	288.19	0	=	0.00	

Verification of Computations

Total Monthly Budget (Section III)	23,639.00
Total Monthly Budget (Section IIA)	23,639.00

* Total Assessment x number of units of each type.

Section I Variable Assessment Computation

<i>Highest Assessments</i>	-	<i>Lowest Assessment</i>	/	<i>Lowest Assessments</i>	=	<i>% Differential</i>
288.19	-	269.99	/	269.99	=	6.7411%

LANDSCAPE

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

Type	Percent	Area	Annual Cost per Square Feet	Total Cost per type
Groundcover	60.00%	23,221	0.33	7,662.95
Lawn	40.00%	15,481	0.34	5,263.44
City Right Of Way	0.00%	0	0.00	0.00
Open space non-maintained	0.00%	0	0.00	0.00
Landscape repairs/supplies	0.00%	0	0.00	1,900.00
Annual Color Rotation	0.00%	0	0.00	1,600.00
Tree Trimming	0.00%	0	0.00	500.00
Total	100.00%	38,702		
TOTAL LANDSCAPE COST PER YEAR				16,926.39

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, 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 the reserve worksheets

Building	Type of Roof	Width of Overhang	Quantity (including overhang)	x	Pitch Multiplier	=	Adjusted Square Feet
		0	0	x	0	=	0
TOTAL ROOF COST PER YEAR							0

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

CUSTODIAL

A. Floor Cleaning

Type	Percent	Area	Monthly Cost per Square Feet	Total Cost per type
Carpeted	0.00%	0	0.07	0.00
Hardwood Floor	0.00%	0	0.15	0.00
Tile	0.00%	0	0.15	0.00
Linoleum	0.00%	0	0.15	0.00
Other	0.00%	0	0.00	0.00
Total	0.00%	0		0.00
TOTAL CUSTODIAL COST PER MONTH				0.00

Reserve Worksheets

Village Square - Phase 08

The inventory and quantities used in the preparation of this budget are, in whole or in part, 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.

A cash flow methodology was used to determine the annual reserve contribution. The underlying premise of this reserve funding approach is to establish a contribution level that will allow the association to maintain positive cash balances in the reserve fund while meeting all anticipated maintenance and replacement obligations.

In preparing these worksheets, a comprehensive list of major components was developed and data was compiled concerning the ages and costs of each of these components. The results of that compilation are found on the next page entitled "Component Listing". Certain assumptions were made concerning future inflation, current and future component costs, interest earnings, future aging, and other future events. Some of these assumptions may not materialize and unanticipated events and circumstances may occur in the future. Therefore the actual replacement costs and remaining lives may vary from this report and the variations may be material. All life expectancies were based on reasonable industry experience for equipment and material.

Interest Rate: 3.00%	First Year's Annual Contribution: \$ 101,589
Inflation Rate: 3.00%	average per unit per month: \$ 99.60
Tax Rate: 39.60%	Estimated Beginning Fund Balance: \$ 0

These assumptions are based on current inflation rates. If inflation rates change prior to adopting the association's budget, appropriate adjustments should be made to the association's initial budget to reflect such changes. These budgets are sensitive to inflation and interest assumptions, and changes due to this sensitivity may be material. Adjustments for inflation, interest, and tax rates should be made annually; therefore:

THESE RESERVE CALCULATIONS ARE GOOD FOR ONE YEAR ONLY

These calculations assume that all "after tax" interest will be retained in the reserve fund.

It is also assumed that all components are to be reasonably maintained for the future of their life expectancy.

Section 1365.5 of the California Civil Code requires that at least every three years the Association's Board of Directors will cause a study of the reserve account requirements of the association. Section 1366 of the California Civil Code prohibits increases in the annual assessments unless Section 1365.5 has been complied with. Because this budget was prepared from plans completed prior to construction and may vary slightly from actual field conditions, and because some component lives may be affected by resident usage and habits, this budget should not be considered to suffice as a reserve study for the purposes of compliance with Section 1365.5 or 1366 of the code unless there is some verification after construction that there have been no changes in quantities or type of construction from these original plans, or due to resident usage or habits. Unless such verification is made:

THESE RESERVE CALCULATIONS ARE GOOD FOR ONE YEAR ONLY

Reserve Worksheets

Village Square - Phase 08

For DRE

Use Only
Annual
Cost Factor

Developer's
Contribution
(If Any)

Item	Quantity	Unit Cost	Useful Life	Remaining Life	Current Cost	Yearly Reserve	Per Home Per Month	Developer's Contribution (If Any)	For DRE Use Only Annual Cost Factor
Asphalt, Decorative, Repair Fund									
Phase 01, Private Alley, Betwee	93 S.F.	1.15	20	20	\$107	\$5	\$0.01		0.06
Phase 01, Private Streets	640 S.F.	1.15	20	20	\$736	\$37	\$0.04		0.06
Phase 01, Private Streets	640 S.F.	1.15	20	20	\$736	\$37	\$0.04		0.06
Phase 01, Private Streets	640 S.F.	1.15	20	20	\$736	\$37	\$0.04		0.06
Phase 02, Private Alley, Betwee	84 S.F.	1.15	20	20	\$97	\$5	\$0.00		0.06
Phase 03, Private Alley, Betwee	171 S.F.	1.15	20	20	\$197	\$10	\$0.01		0.06
Phase 04, Private Alley, Betwee	75 S.F.	1.15	20	20	\$86	\$4	\$0.00		0.06
Phase 05, Private Alley, Betwee	153 S.F.	1.15	20	20	\$176	\$9	\$0.01		0.06
Phase 06, Private Alley, By Lot	133 S.F.	1.15	20	20	\$153	\$8	\$0.01		0.06
Phase 07, Private Alley, Betwee	102 S.F.	1.15	20	20	\$117	\$6	\$0.01		0.06
Phase 08, Private Alley, Betwee	100 S.F.	1.15	20	20	\$115	\$6	\$0.01		0.06
Subtotal for Asphalt, Decorative, Repair Fund :					\$3,256	\$163	\$0.16		
Asphalt, Decorative, Sealcoat									
Phase 01, Private Alley, Betwee	93 S.F.	0.20	5	5	\$19	\$4	\$0.00		0.04
Phase 01, Private Streets	640 S.F.	0.20	5	5	\$128	\$26	\$0.03		0.04
Phase 01, Private Streets	640 S.F.	0.20	5	5	\$128	\$26	\$0.03		0.04
Phase 01, Private Streets	640 S.F.	0.20	5	5	\$128	\$26	\$0.03		0.04
Phase 02, Private Alley, Betwee	84 S.F.	0.20	5	5	\$17	\$3	\$0.00		0.04
Phase 03, Private Alley, Betwee	171 S.F.	0.20	5	5	\$34	\$7	\$0.01		0.04
Phase 04, Private Alley, Betwee	75 S.F.	0.20	5	5	\$15	\$3	\$0.00		0.04
Phase 05, Private Alley, Betwee	153 S.F.	0.20	5	5	\$31	\$6	\$0.01		0.04
Phase 06, Private Alley, By Lot	133 S.F.	0.20	5	5	\$27	\$5	\$0.01		0.04
Phase 07, Private Alley, Betwee	102 S.F.	0.20	5	5	\$20	\$4	\$0.00		0.04
Phase 08, Private Alley, Betwee	100 S.F.	0.20	5	5	\$20	\$4	\$0.00		0.04
Subtotal for Asphalt, Decorative, Sealcoat :					\$566	\$113	\$0.11		
Asphalt, Repair Fund									
Phase 01, Private Alley, Betwee	2,458 S.F.	1.15	20	20	\$2,827	\$141	\$0.14		0.06
Phase 01, Private Street and Pa	23,975 S.F.	1.15	20	20	\$27,571	\$1,379	\$1.35		0.06
Phase 02, Private Alley, Betwee	2,273 S.F.	1.15	20	20	\$2,614	\$131	\$0.13		0.06
Phase 03, Private Alley, Betwee	2,399 S.F.	1.15	20	20	\$2,759	\$138	\$0.14		0.06
Phase 04, Private Alley, Betwee	1,849 S.F.	1.15	20	20	\$2,126	\$106	\$0.10		0.06
Phase 05, Private Alley, Betwee	2,275 S.F.	1.15	20	20	\$2,616	\$131	\$0.13		0.06
Phase 06, Private Alley, By Lot	2,017 S.F.	1.15	20	20	\$2,320	\$116	\$0.11		0.06
Phase 07, Private Alley, Betwee	1,844 S.F.	1.15	20	20	\$2,121	\$106	\$0.10		0.06
Phase 07, Private Alley, By Lot	2,093 S.F.	1.15	20	20	\$2,407	\$120	\$0.12		0.06
Phase 08, Private Alley, Betwee	1,983 S.F.	1.15	20	20	\$2,280	\$114	\$0.11		0.06
Subtotal for Asphalt, Repair Fund :					\$49,641	\$2,482	\$2.43		
Asphalt, Sealcoat									
Phase 01, Private Alley, Betwee	2,458 S.F.	0.20	5	5	\$492	\$98	\$0.10		0.04
Phase 01, Private Street and Pa	23,975 S.F.	0.20	5	5	\$4,795	\$959	\$0.94		0.04
Phase 02, Private Alley, Betwee	2,273 S.F.	0.20	5	5	\$455	\$91	\$0.09		0.04
Phase 03, Private Alley, Betwee	2,399 S.F.	0.20	5	5	\$480	\$96	\$0.09		0.04
Phase 04, Private Alley, Betwee	1,849 S.F.	0.20	5	5	\$370	\$74	\$0.07		0.04
Phase 05, Private Alley, Betwee	2,275 S.F.	0.20	5	5	\$455	\$91	\$0.09		0.04
Phase 06, Private Alley, By Lot	2,017 S.F.	0.20	5	5	\$403	\$81	\$0.08		0.04
Phase 07, Private Alley, Betwee	1,844 S.F.	0.20	5	5	\$369	\$74	\$0.07		0.04
Phase 07, Private Alley, By Lot	2,093 S.F.	0.20	5	5	\$419	\$84	\$0.08		0.04
Phase 08, Private Alley, Betwee	1,983 S.F.	0.20	5	5	\$397	\$79	\$0.08		0.04
Subtotal for Asphalt, Sealcoat :					\$8,633	\$1,727	\$1.69		
Awnings									
Phase 02, Building 11, Units 8	3 Each	500.00	15	15	\$1,500	\$100	\$0.10		33.33
Phase 02, Building 12, Units 7	5 Each	500.00	15	15	\$2,500	\$167	\$0.16		33.33
Phase 03, Building 13, Units 7	3 Each	500.00	15	15	\$1,500	\$100	\$0.10		33.33
Phase 03, Building 14, Units 6	5 Each	500.00	15	15	\$2,500	\$167	\$0.16		33.33
Phase 04, Building 03, Units 1	4 Each	500.00	15	15	\$2,000	\$133	\$0.13		33.33
Phase 05, Building 15, Units 6	3 Each	500.00	15	15	\$1,500	\$100	\$0.10		33.33
Phase 05, Building 16, Units 5	5 Each	500.00	15	15	\$2,500	\$167	\$0.16		33.33
Phase 06, Building 17, Units 4	3 Each	500.00	15	15	\$1,500	\$100	\$0.10		33.33
Phase 06, Building 18, Units 4	4 Each	500.00	15	15	\$2,000	\$133	\$0.13		33.33
Subtotal for Awnings :					\$17,500	\$1,167	\$1.14		
Brick Veneer									
Phase 02, Building 11, Units 8	188 S.F.	0.10	1	1	\$19	\$19	\$0.02		0.10

Reserve Worksheets

Village Square - Phase 08

Item	Quantity	Unit Cost	Useful Life	Remaining Life	Current Cost	Yearly Reserve	Per Home Per Month	Developer's Contribution (If Any)	For DRE
									Use Only Annual Cost Factor
Paint, Stucco, Pilasters									
Phase 01, Mailbox Station, Con	88 S.F.	0.90	5	5	\$79	\$16	\$0.02		0.18
Subtotal for Paint, Stucco, Pilasters :					\$79	\$16	\$0.02		
Paint, Trellis, Wood									
Phase 02, Building 11, Units 8	84 S.F.	0.85	5	5	\$71	\$14	\$0.01		0.17
Phase 03, Building 13, Units 7	84 S.F.	0.85	5	5	\$71	\$14	\$0.01		0.17
Phase 05, Building 15, Units 6	84 S.F.	0.85	5	5	\$71	\$14	\$0.01		0.17
Phase 06, Building 17, Units 4	84 S.F.	0.85	5	5	\$71	\$14	\$0.01		0.17
Phase 07, Building 08, Units 3	168 S.F.	0.85	5	5	\$143	\$29	\$0.03		0.17
Phase 08, Building 06, Units 2	168 S.F.	0.85	5	5	\$143	\$29	\$0.03		0.17
Phase 08, Building 07, Units 2	168 S.F.	0.85	5	5	\$143	\$29	\$0.03		0.17
Subtotal for Paint, Trellis, Wood :					\$714	\$143	\$0.14		
Paint, Utility, Double Door									
Phase 01, Building 10, Units 9	1 Each	100.00	10	10	\$100	\$10	\$0.01		10.00
Phase 02, Building 11, Units 8	1 Each	100.00	10	10	\$100	\$10	\$0.01		10.00
Phase 03, Building 13, Units 7	1 Each	100.00	10	10	\$100	\$10	\$0.01		10.00
Phase 04, Building 03, Units 1	1 Each	100.00	10	10	\$100	\$10	\$0.01		10.00
Phase 04, Building 04, Units 1	1 Each	100.00	10	10	\$100	\$10	\$0.01		10.00
Phase 05, Building 15, Units 6	1 Each	100.00	10	10	\$100	\$10	\$0.01		10.00
Phase 06, Building 17, Units 4	1 Each	100.00	10	10	\$100	\$10	\$0.01		10.00
Phase 06, Building 18, Units 4	1 Each	100.00	10	10	\$100	\$10	\$0.01		10.00
Phase 07, Building 08, Units 3	1 Each	100.00	10	10	\$100	\$10	\$0.01		10.00
Phase 07, Building 09, Units 3	1 Each	100.00	10	10	\$100	\$10	\$0.01		10.00
Phase 08, Building 05, Units 2	1 Each	100.00	10	10	\$100	\$10	\$0.01		10.00
Phase 08, Building 06, Units 2	1 Each	100.00	10	10	\$100	\$10	\$0.01		10.00
Phase 08, Building 07, Units 2	1 Each	100.00	10	10	\$100	\$10	\$0.01		10.00
Subtotal for Paint, Utility, Double Door :					\$1,300	\$130	\$0.13		
Paint, Utility, Single Door									
Phase 01, Building 10, Units 9	2 Each	50.00	10	10	\$100	\$10	\$0.01		5.00
Phase 02, Building 11, Units 8	2 Each	50.00	10	10	\$100	\$10	\$0.01		5.00
Phase 03, Building 13, Units 7	2 Each	50.00	10	10	\$100	\$10	\$0.01		5.00
Phase 04, Building 03, Units 1	2 Each	50.00	10	10	\$100	\$10	\$0.01		5.00
Phase 04, Building 04, Units 1	2 Each	50.00	10	10	\$100	\$10	\$0.01		5.00
Phase 05, Building 15, Units 6	2 Each	50.00	10	10	\$100	\$10	\$0.01		5.00
Phase 06, Building 17, Units 4	2 Each	50.00	10	10	\$100	\$10	\$0.01		5.00
Phase 06, Building 18, Units 4	2 Each	50.00	10	10	\$100	\$10	\$0.01		5.00
Phase 07, Building 08, Units 3	2 Each	50.00	10	10	\$100	\$10	\$0.01		5.00
Phase 07, Building 09, Units 3	2 Each	50.00	10	10	\$100	\$10	\$0.01		5.00
Phase 08, Building 05, Units 2	2 Each	50.00	10	10	\$100	\$10	\$0.01		5.00
Phase 08, Building 06, Units 2	2 Each	50.00	10	10	\$100	\$10	\$0.01		5.00
Phase 08, Building 07, Units 2	2 Each	50.00	10	10	\$100	\$10	\$0.01		5.00
Subtotal for Paint, Utility, Single Door :					\$1,300	\$130	\$0.13		
Paint, Wood, Arbor, Replacement									
Phase 01, Mailbox Station, Con	50 S.F.	0.90	5	5	\$45	\$9	\$0.01		0.18
Subtotal for Paint, Wood, Arbor, Replacement :					\$45	\$9	\$0.01		
Pilasters, Repair Fund									
Phase 01, Mailbox Station, Con	14 L.F.	0.10	1	1	\$1	\$1	\$0.00		0.10
Subtotal for Pilasters, Repair Fund :					\$1	\$1	\$0.00		
Railing, Wrought Iron, 3'									
Phase 01, Building 10, Units 9	34 L.F.	65.00	28	28	\$2,210	\$79	\$0.08		2.32
Phase 02, Building 11, Units 8	29 L.F.	65.00	28	28	\$1,885	\$67	\$0.07		2.32
Phase 02, Building 12, Units 7	29 L.F.	65.00	28	28	\$1,885	\$67	\$0.07		2.32
Phase 03, Building 13, Units 7	29 L.F.	65.00	28	28	\$1,885	\$67	\$0.07		2.32
Phase 03, Building 14, Units 6	29 L.F.	65.00	28	28	\$1,885	\$67	\$0.07		2.32
Phase 04, Building 03, Units 1	19 L.F.	65.00	28	28	\$1,235	\$44	\$0.04		2.32
Phase 04, Building 04, Units 1	22 L.F.	65.00	28	28	\$1,430	\$51	\$0.05		2.32
Phase 05, Building 15, Units 6	29 L.F.	65.00	28	28	\$1,885	\$67	\$0.07		2.32
Phase 05, Building 16, Units 5	29 L.F.	65.00	28	28	\$1,885	\$67	\$0.07		2.32
Phase 06, Building 17, Units 4	29 L.F.	65.00	28	28	\$1,885	\$67	\$0.07		2.32
Phase 06, Building 18, Units 4	15 L.F.	65.00	28	28	\$975	\$35	\$0.03		2.32
Phase 07, Building 08, Units 3	15 L.F.	65.00	28	28	\$975	\$35	\$0.03		2.32
Phase 07, Building 09, Units 3	22 L.F.	65.00	28	28	\$1,430	\$51	\$0.05		2.32

Reserve Worksheets

Village Square - Phase 08

Item	Quantity	Unit Cost	Useful Life	Remaining Life	Current Cost	Yearly Reserve	Per Home Per Month	Developer's Contribution (If Any)	For DRE
									Use Only Annual Cost Factor
Phase 08, Building 05, Units 2	22 L.F.	65.00	28	28	\$1,430	\$51	\$0.05		2.32
Phase 08, Building 06, Units 2	17 L.F.	65.00	28	28	\$1,105	\$39	\$0.04		2.32
Phase 08, Building 07, Units 2	17 L.F.	65.00	28	28	\$1,105	\$39	\$0.04		2.32
Subtotal for Railing, Wrought Iron, 3' :					\$25,090	\$896	\$0.88		
Reserve Study									
Reserve Study Preparation	1 Lot	3,400.00	0	1	\$3,400	\$3,400	\$3.33		3,400.00
Reserve Study Preparation	1 Lot	3,400.00	3	4	\$3,400	\$850	\$0.83		850.00
Subtotal for Reserve Study :					\$6,800	\$4,250	\$4.17		
Roof, Concrete Tile									
Phase 01, Building 10, Units 9	6,244 S.F.	4.75	40	40	\$29,659	\$741	\$0.73		0.12
Phase 02, Building 11, Units 8	5,758 S.F.	4.75	40	40	\$27,351	\$684	\$0.67		0.12
Phase 02, Building 12, Units 7	5,758 S.F.	4.75	40	40	\$27,351	\$684	\$0.67		0.12
Phase 03, Building 13, Units 7	5,758 S.F.	4.75	40	40	\$27,351	\$684	\$0.67		0.12
Phase 03, Building 14, Units 6	5,758 S.F.	4.75	40	40	\$27,351	\$684	\$0.67		0.12
Phase 04, Building 03, Units 1	4,807 S.F.	4.75	40	40	\$22,833	\$571	\$0.56		0.12
Phase 04, Building 04, Units 1	3,720 S.F.	4.75	40	40	\$17,670	\$442	\$0.43		0.12
Phase 05, Building 15, Units 6	5,758 S.F.	4.75	40	40	\$27,351	\$684	\$0.67		0.12
Phase 05, Building 16, Units 5	5,758 S.F.	4.75	40	40	\$27,351	\$684	\$0.67		0.12
Phase 06, Building 17, Units 4	5,758 S.F.	4.75	40	40	\$27,351	\$684	\$0.67		0.12
Phase 06, Building 18, Units 4	4,742 S.F.	4.75	40	40	\$22,525	\$563	\$0.55		0.12
Phase 07, Building 08, Units 3	4,742 S.F.	4.75	40	40	\$22,525	\$563	\$0.55		0.12
Phase 07, Building 09, Units 3	3,720 S.F.	4.75	40	40	\$17,670	\$442	\$0.43		0.12
Phase 08, Building 05, Units 2	3,720 S.F.	4.75	40	40	\$17,670	\$442	\$0.43		0.12
Phase 08, Building 06, Units 2	4,728 S.F.	4.75	40	40	\$22,458	\$561	\$0.55		0.12
Phase 08, Building 07, Units 2	4,728 S.F.	4.75	40	40	\$22,458	\$561	\$0.55		0.12
Subtotal for Roof, Concrete Tile :					\$386,921	\$9,673	\$9.48		
Roof, Concrete Tile, Repair									
Phase 01, Building 10, Units 9	6,244 S.F.	0.05	1	1	\$312	\$312	\$0.31		0.05
Phase 02, Building 11, Units 8	5,758 S.F.	0.05	1	1	\$288	\$288	\$0.28		0.05
Phase 02, Building 12, Units 7	5,758 S.F.	0.05	1	1	\$288	\$288	\$0.28		0.05
Phase 03, Building 13, Units 7	5,758 S.F.	0.05	1	1	\$288	\$288	\$0.28		0.05
Phase 03, Building 14, Units 6	5,758 S.F.	0.05	1	1	\$288	\$288	\$0.28		0.05
Phase 04, Building 03, Units 1	4,807 S.F.	0.05	1	1	\$240	\$240	\$0.24		0.05
Phase 04, Building 04, Units 1	3,720 S.F.	0.05	1	1	\$186	\$186	\$0.18		0.05
Phase 05, Building 15, Units 6	5,758 S.F.	0.05	1	1	\$288	\$288	\$0.28		0.05
Phase 05, Building 16, Units 5	5,758 S.F.	0.05	1	1	\$288	\$288	\$0.28		0.05
Phase 06, Building 17, Units 4	5,758 S.F.	0.05	1	1	\$288	\$288	\$0.28		0.05
Phase 06, Building 18, Units 4	4,742 S.F.	0.05	1	1	\$237	\$237	\$0.23		0.05
Phase 07, Building 08, Units 3	4,742 S.F.	0.05	1	1	\$237	\$237	\$0.23		0.05
Phase 07, Building 09, Units 3	3,720 S.F.	0.05	1	1	\$186	\$186	\$0.18		0.05
Phase 08, Building 05, Units 2	3,720 S.F.	0.05	1	1	\$186	\$186	\$0.18		0.05
Phase 08, Building 06, Units 2	4,728 S.F.	0.05	1	1	\$236	\$236	\$0.23		0.05
Phase 08, Building 07, Units 2	4,728 S.F.	0.05	1	1	\$236	\$236	\$0.23		0.05
Subtotal for Roof, Concrete Tile, Repair :					\$4,073	\$4,073	\$3.99		
Sign, Address, Aluminum, With Post									
Phase 01, Building 10	1 Each	175.00	18	18	\$175	\$10	\$0.01		9.72
Phase 02, Building 11 & 12	1 Each	300.00	18	18	\$300	\$17	\$0.02		16.67
Phase 03, Building 13 & 14	1 Each	300.00	18	18	\$300	\$17	\$0.02		16.67
Phase 04, Building 02 & 03	1 Each	300.00	18	18	\$300	\$17	\$0.02		16.67
Phase 04, Building 04	1 Each	175.00	18	18	\$175	\$10	\$0.01		9.72
Phase 05, Building 15 & 16	1 Each	300.00	18	18	\$300	\$17	\$0.02		16.67
Phase 06, Building 17 & 18	1 Each	300.00	18	18	\$300	\$17	\$0.02		16.67
Phase 07, Building 08 & 09	1 Each	300.00	18	18	\$300	\$17	\$0.02		16.67
Phase 08, Building 05	1 Each	175.00	18	18	\$175	\$10	\$0.01		9.72
Phase 08, Building 06 & 07	1 Each	300.00	18	18	\$300	\$17	\$0.02		16.67
Subtotal for Sign, Address, Aluminum, With Post :					\$2,625	\$146	\$0.14		
Trellis, Wood Replacement									
Phase 02, Building 11, Units 8	84 S.F.	15.00	15	15	\$1,260	\$84	\$0.08		1.00
Phase 03, Building 13, Units 7	84 S.F.	15.00	15	15	\$1,260	\$84	\$0.08		1.00
Phase 05, Building 15, Units 6	84 S.F.	15.00	15	15	\$1,260	\$84	\$0.08		1.00
Phase 06, Building 17, Units 4	84 S.F.	15.00	15	15	\$1,260	\$84	\$0.08		1.00
Phase 07, Building 08, Units 3	168 S.F.	15.00	15	15	\$2,520	\$168	\$0.16		1.00
Phase 08, Building 06, Units 2	168 S.F.	15.00	15	15	\$2,520	\$168	\$0.16		1.00

Reserve Worksheets

Village Square - Phase 08

Item	Quantity	Unit Cost	Useful Life	Remaining Life	Current Cost	Yearly Reserve	Per Home Per Month	Developer's Contribution (If Any)	For DRE
									Use Only Annual Cost Factor
Phase 08, Building 07, Units 2	168 S.F.	15.00	15	15	\$2,520	\$168	\$0.16		1.00
Subtotal for Trellis, Wood Replacement :					\$12,600	\$840	\$0.82		
Utility, Double Door									
Phase 01, Building 10, Units 9	1 Each	200.00	20	20	\$200	\$10	\$0.01		10.00
Phase 02, Building 11, Units 8	1 Each	200.00	20	20	\$200	\$10	\$0.01		10.00
Phase 02, Building 12, Units 7	1 Each	200.00	20	20	\$200	\$10	\$0.01		10.00
Phase 03, Building 13, Units 7	1 Each	200.00	20	20	\$200	\$10	\$0.01		10.00
Phase 03, Building 14, Units 6	1 Each	200.00	20	20	\$200	\$10	\$0.01		10.00
Phase 04, Building 03, Units 1	1 Each	200.00	20	20	\$200	\$10	\$0.01		10.00
Phase 04, Building 04, Units 1	1 Each	200.00	20	20	\$200	\$10	\$0.01		10.00
Phase 05, Building 15, Units 6	1 Each	200.00	20	20	\$200	\$10	\$0.01		10.00
Phase 05, Building 16, Units 5	1 Each	200.00	20	20	\$200	\$10	\$0.01		10.00
Phase 06, Building 17, Units 4	1 Each	200.00	20	20	\$200	\$10	\$0.01		10.00
Phase 06, Building 18, Units 4	1 Each	200.00	20	20	\$200	\$10	\$0.01		10.00
Phase 07, Building 08, Units 3	1 Each	200.00	20	20	\$200	\$10	\$0.01		10.00
Phase 07, Building 09, Units 3	1 Each	200.00	20	20	\$200	\$10	\$0.01		10.00
Phase 08, Building 05, Units 2	1 Each	200.00	20	20	\$200	\$10	\$0.01		10.00
Phase 08, Building 06, Units 2	1 Each	200.00	20	20	\$200	\$10	\$0.01		10.00
Phase 08, Building 07, Units 2	1 Each	200.00	20	20	\$200	\$10	\$0.01		10.00
Subtotal for Utility, Double Door :					\$3,200	\$160	\$0.16		
Utility, Single Door									
Phase 01, Building 10, Units 9	2 Each	100.00	20	20	\$200	\$10	\$0.01		5.00
Phase 02, Building 11, Units 8	2 Each	100.00	20	20	\$200	\$10	\$0.01		5.00
Phase 02, Building 12, Units 7	2 Each	100.00	20	20	\$200	\$10	\$0.01		5.00
Phase 03, Building 13, Units 7	2 Each	100.00	20	20	\$200	\$10	\$0.01		5.00
Phase 03, Building 14, Units 6	2 Each	100.00	20	20	\$200	\$10	\$0.01		5.00
Phase 04, Building 03, Units 1	2 Each	100.00	20	20	\$200	\$10	\$0.01		5.00
Phase 04, Building 04, Units 1	2 Each	100.00	20	20	\$200	\$10	\$0.01		5.00
Phase 05, Building 15, Units 6	2 Each	100.00	20	20	\$200	\$10	\$0.01		5.00
Phase 05, Building 16, Units 5	2 Each	100.00	20	20	\$200	\$10	\$0.01		5.00
Phase 06, Building 17, Units 4	2 Each	100.00	20	20	\$200	\$10	\$0.01		5.00
Phase 06, Building 18, Units 4	2 Each	100.00	20	20	\$200	\$10	\$0.01		5.00
Phase 07, Building 08, Units 3	2 Each	100.00	20	20	\$200	\$10	\$0.01		5.00
Phase 07, Building 09, Units 3	2 Each	100.00	20	20	\$200	\$10	\$0.01		5.00
Phase 08, Building 05, Units 2	2 Each	100.00	20	20	\$200	\$10	\$0.01		5.00
Phase 08, Building 06, Units 2	2 Each	100.00	20	20	\$200	\$10	\$0.01		5.00
Phase 08, Building 07, Units 2	2 Each	100.00	20	20	\$200	\$10	\$0.01		5.00
Subtotal for Utility, Single Door :					\$3,200	\$160	\$0.16		
Wood, Arbor, Replacement									
Phase 01, Mailbox Station, Con	50 S.F.	20.00	15	15	\$1,000	\$67	\$0.07		1.33
Subtotal for Wood, Arbor, Replacement :					\$1,000	\$67	\$0.07		
TOTAL RESERVE					\$1,328,457	\$93,577	\$91.74	\$0	

Reserve Worksheet Notes

Village Square - Phase 08

<u>Reserve Component</u>	<u>Description</u>
Asphalt, Decorative, Repair Fund	
Asphalt, Decorative, Sealcoat	None
Asphalt, Repair Fund	None
Asphalt, Sealcoat	None
Awnings	None
Brick Veneer	None
Concrete, Repair Fund, Paveos	None
Deck, Replacement	None
Downspouts	None
Enduro Coat, Reseal, Decks	None
Fire System	The Fire Extinguishers were estimated at 1 per unit; the Fire System Plans were not completed at time of budget preparation.
Gutters	None
Irrigation System	None
Lights, Bollard	None
Lights, Bollard, Bulb Replacement	None
Lights, Exterior	None
Lights, Private Street	None
Lights, Private Street, Bulb Replacer	None
Mailbox, Metal, 16-Gang	None
Mailbox, Metal, 8-Gang	None
Paint, Railing, Wrought Iron, 3'	None
Paint, Stucco	None
Paint, Stucco, Pilasters	None
Paint, Trellis, Wood	None

Reserve Worksheet Notes

Village Square - Phase 08

<u>Reserve Component</u>	<u>Description</u>
Paint, Utility, Double Door	None
Paint, Utility, Single Door	None
Paint, Wood, Arbor, Replacement	None
Pilasters, Repair Fund	None
Railing, Wrought Iron, 5'	None
Reserve Study	None
Roof, Concrete Tile	None
Roof, Concrete Tile, Repair	None
Sign, Address, Aluminium, With Pos	None
Trellis, Wood Replacement	None
Utility, Double Door	None
Utility, Single Door	None
Wood, Arbor, Replacement	None

Estimated Expenditure Schedule 2008 to 2017

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Asphalt, Decorative, Repair Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Asphalt, Decorative, Sealcoat	\$0	\$0	\$0	\$0	\$656	\$0	\$0	\$0	\$0	\$761
Asphalt, Repair Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Asphalt, Sealcoat	\$0	\$0	\$0	\$0	\$10,008	\$0	\$0	\$0	\$0	\$11,602
Awnings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Brick Veneer	\$116	\$120	\$123	\$127	\$131	\$135	\$139	\$143	\$147	\$152
Concrete, Repair Fund, Passes	\$1,113	\$1,147	\$1,181	\$1,217	\$1,253	\$1,291	\$1,329	\$1,369	\$1,410	\$1,453
Deck, Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Downspouts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Enduro Coat, Reseal, Decks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire System	\$0	\$0	\$0	\$0	\$58,485	\$0	\$0	\$0	\$0	\$67,800
Gutters	\$0	\$0	\$0	\$0	\$46,371	\$0	\$0	\$0	\$0	\$53,757
Irrigation System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lights, Bollard	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lights, Bollard, Bulb Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,063
Lights, Exterior	\$0	\$0	\$0	\$788	\$0	\$0	\$0	\$0	\$0	\$0
Lights, Private Street	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$887	\$0	\$0
Lights, Private Street, Bulb Replac	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mailbox, Metal, 16-Gang	\$0	\$0	\$0	\$4,727	\$0	\$0	\$0	\$0	\$0	\$0
Mailbox, Metal, 8-Gang	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,320	\$0	\$0
Paint, Railing, Wrought Iron, 3'	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Paint, Stucco	\$0	\$0	\$0	\$2,216	\$0	\$0	\$0	\$2,494	\$0	\$0
Paint, Stucco, Pilasters	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$186,866
Paint, Trellis, Wood	\$0	\$0	\$0	\$0	\$92	\$0	\$0	\$0	\$0	\$106
Paint, Utility, Double Door	\$0	\$0	\$0	\$0	\$828	\$0	\$0	\$0	\$0	\$960
Paint, Utility, Single Door	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,747
Paint, Wood, Arbor, Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,747
Pilasters, Repair Fund	\$1	\$1	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2
Railing, Wrought Iron, 3'	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60
Reserve Study	\$7,004	\$0	\$0	\$5,827	\$0	\$0	\$4,182	\$0	\$0	\$0
Roof, Concrete Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof, Concrete Tile, Repair	\$4,195	\$4,321	\$4,451	\$4,584	\$4,722	\$4,863	\$5,009	\$5,159	\$5,314	\$5,469
Sign, Address, Aluminum, With Po	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trellis, Wood Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility, Double Door	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility, Single Door	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Village Square - Phase 08

Estimated Expenditure Schedule 2008 to 2017

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Wood, Arbor, Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grand Total:	\$12,430	\$5,589	\$5,757	\$17,487	\$122,599	\$6,290	\$10,661	\$15,374	\$6,874	\$345,119

Estimated Expenditure Schedule 2018 to 2027

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Asphalt, Decorative, Repair Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Asphalt, Decorative, Sealcoat	\$0	\$0	\$0	\$0	\$882	\$0	\$0	\$0	\$0	\$5,880
Asphalt, Repair Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,023
Asphalt, Sealcoat	\$0	\$0	\$0	\$0	\$13,450	\$0	\$0	\$0	\$0	\$89,657
Awnings	\$0	\$0	\$0	\$0	\$27,264	\$0	\$0	\$0	\$0	\$15,593
Brick Veneer	\$156	\$161	\$166	\$171	\$176	\$181	\$187	\$192	\$198	\$204
Concrete, Repair Fund, Pasesos	\$1,496	\$1,541	\$1,587	\$1,635	\$1,684	\$1,733	\$1,787	\$1,840	\$1,896	\$1,952
Deck, Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$404,966
Downspouts	\$0	\$0	\$83,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Enduro Coat, Reseal, Decks	\$0	\$0	\$0	\$0	\$78,599	\$0	\$0	\$0	\$0	\$0
Fire System	\$0	\$0	\$0	\$0	\$62,319	\$0	\$0	\$0	\$0	\$91,117
Gutters	\$0	\$0	\$79,378	\$0	\$0	\$0	\$0	\$0	\$0	\$230,956
Irrigation System	\$0	\$35,074	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lights, Bollard	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,837
Lights, Bollard, Bulb Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,343
Lights, Exterior	\$0	\$998	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,264
Lights, Private Street	\$0	\$0	\$0	\$0	\$0	\$1,123	\$0	\$0	\$0	\$39,012
Lights, Private Street, Bulb Replac	\$0	\$5,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,821
Mailbox, Metal, 8-Gang	\$0	\$0	\$0	\$0	\$0	\$6,740	\$0	\$0	\$0	\$7,586
Mailbox, Metal, 8-Gang	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,747	\$0	\$0
Paint, Railing, Wrought Iron, 3'	\$0	\$2,807	\$0	\$0	\$0	\$0	\$0	\$18,386	\$0	\$0
Paint, Stucco	\$0	\$0	\$0	\$0	\$0	\$3,159	\$0	\$0	\$0	\$0
Paint, Stucco, Plasters	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,556
Paint, Trellis, Wood	\$0	\$0	\$0	\$0	\$123	\$0	\$0	\$0	\$0	\$251,132
Paint, Utility, Double Door	\$0	\$0	\$0	\$0	\$1,112	\$0	\$0	\$0	\$0	\$143
Paint, Utility, Single Door	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,290
Paint, Wood, Arbor, Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,348
Plasters, Repair Fund	\$0	\$0	\$0	\$0	\$70	\$0	\$0	\$0	\$0	\$2,348
Railing, Wrought Iron, 3'	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$81
Reserve Study	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof, Concrete Tile	\$0	\$0	\$4,093	\$0	\$0	\$5,456	\$0	\$0	\$0	\$0
Roof, Concrete Tile, Repair	\$5,638	\$5,807	\$5,981	\$6,161	\$6,345	\$6,536	\$6,732	\$6,934	\$7,142	\$7,356
Sign, Address, Aluminum, With Po	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,469	\$0	\$0
Trellis, Wood Replacement	\$0	\$0	\$0	\$0	\$19,630	\$0	\$0	\$0	\$0	\$0
Utility, Double Door	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility, Single Door	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,780
										\$5,780

Appendix B

Reserve Asset Management Program (RAM/P) (c) 1994-2007 The Heising Group, Inc. All Rights Reserved

Village Square - Phase 08

Estimated Expenditure Schedule 2018 to 2027

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Wood, Arbor, Replacement	\$0	\$0	\$0	\$0	\$1,558	\$0	\$0	\$0	\$0	\$0
Grand Total:	\$7,292	\$52,378	\$175,825	\$7,969	\$213,216	\$24,932	\$8,707	\$43,571	\$15,200	\$1,305,025

Village Square - Phase 08

Estimated Expenditure Schedule 2028 to 2037

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Asphalt, Decorative, Repair Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Asphalt, Decorative, Sealcoat	\$0	\$0	\$0	\$0	\$1,185	\$0	\$0	\$0	\$0	\$1,374
Asphalt, Repair Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Asphalt, Sealcoat	\$0	\$0	\$0	\$0	\$18,076	\$0	\$0	\$0	\$0	\$0
Awnings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Brick Veneer	\$210	\$216	\$223	\$230	\$236	\$243	\$251	\$258	\$266	\$274
Concrete, Repair Fund, Piseos	\$2,011	\$2,071	\$2,133	\$2,197	\$2,263	\$2,331	\$2,401	\$2,473	\$2,547	\$2,624
Deck, Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Downspouts	\$0	\$0	\$0	\$0	\$0	\$122,942	\$0	\$0	\$0	\$0
Enduro Coat, Resent, Decks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire System	\$0	\$0	\$0	\$0	\$105,630	\$0	\$0	\$0	\$0	\$122,454
Gutters	\$0	\$0	\$0	\$0	\$83,751	\$0	\$0	\$0	\$0	\$97,090
Irrigation System	\$0	\$0	\$0	\$50,007	\$0	\$116,569	\$0	\$0	\$0	\$0
Lights, Bollard, Bulb Replacement	\$0	\$0	\$0	\$1,423	\$0	\$0	\$0	\$1,602	\$0	\$14,564
Lights, Exterior	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lights, Private Street	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lights, Private Street, Bulb Replac	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mailbox, Metal, 16-Gang	\$0	\$0	\$0	\$8,538	\$0	\$0	\$0	\$0	\$0	\$0
Mailbox, Metal, 8-Gang	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,609	\$0	\$0
Paint, Railing, Wrought Iron, 3'	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Paint, Stucco	\$0	\$0	\$0	\$4,002	\$0	\$0	\$0	\$0	\$0	\$0
Paint, Stucco, Plasters	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,504	\$0	\$0
Paint, Trellis, Wood	\$0	\$0	\$0	\$0	\$166	\$0	\$0	\$0	\$0	\$337,500
Paint, Utility, Double Door	\$0	\$0	\$0	\$0	\$1,495	\$0	\$0	\$0	\$0	\$192
Paint, Utility, Single Door	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,733
Paint, Wood, Arbor, Replacement	\$0	\$0	\$0	\$0	\$94	\$0	\$0	\$0	\$0	\$3,155
Plasters, Repair Fund	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3,155
Railing, Wrought Iron, 3'	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109
Reserve Study	\$0	\$6,515	\$0	\$0	\$0	\$0	\$0	\$5	\$3	\$0
Roof, Concrete Tile	\$0	\$0	\$0	\$0	\$7,119	\$0	\$0	\$57,404	\$0	\$0
Roof, Concrete Tile, Repair	\$7,577	\$7,804	\$8,038	\$8,279	\$8,528	\$8,783	\$9,047	\$9,318	\$9,598	\$9,886
Sign, Address, Aluminum, With Fa	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trellis, Wood Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility, Double Door	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,584

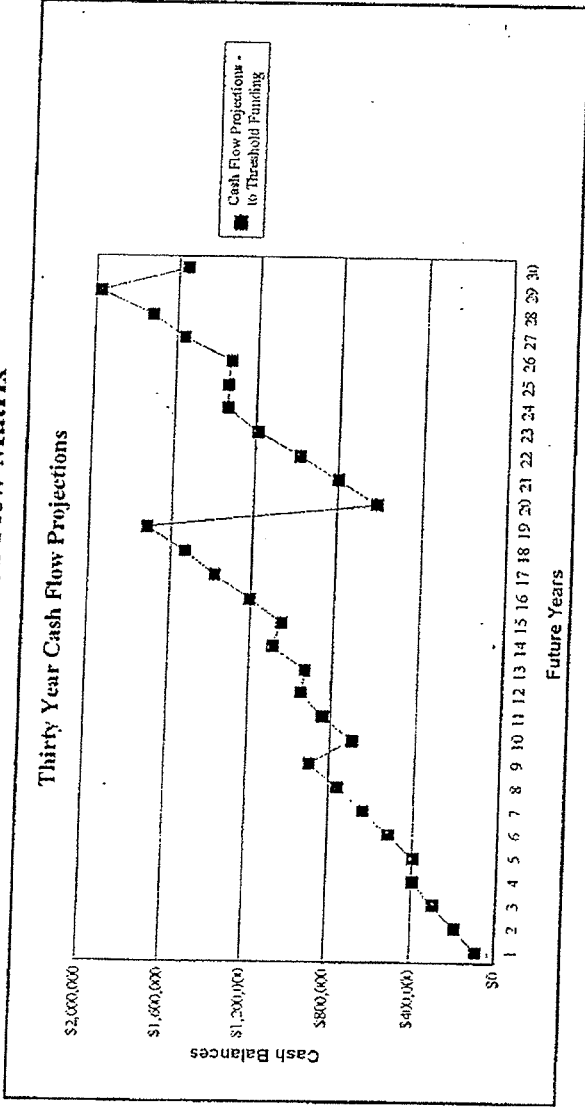
Thirty Year Cash Flow Matrix

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Beginning Balance	\$0	\$89,967	\$191,542	\$297,956	\$397,725	\$396,597	\$516,272	\$637,271	\$759,378	\$896,058
Annual Reserve Contribution	\$101,589	\$104,637	\$107,776	\$111,009	\$114,339	\$117,770	\$121,303	\$124,942	\$128,690	\$132,551
Average Per Unit Per Month	\$99.60	\$102.59	\$105.66	\$108.83	\$112.10	\$115.46	\$118.92	\$122.49	\$126.17	\$129.95
Percentage Change	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Special Assessments										
Less: Expenditures										
Less: Other Expenditures	(\$12,430)	(\$5,589)	(\$5,757)	(\$17,487)	(\$122,599)	(\$6,290)	(\$10,661)	(\$15,374)	(\$6,874)	(\$3,451,119)
Interest Earned	\$1,337	\$4,185	\$7,277	\$10,342	\$11,808	\$13,570	\$17,148	\$20,762	\$24,609	\$23,693
Less: Tax on Interest	(\$530)	(\$1,657)	(\$2,382)	(\$4,095)	(\$4,676)	(\$5,374)	(\$6,791)	(\$8,222)	(\$9,745)	(\$9,383)
Net Interest	\$808	\$2,528	\$4,895	\$6,247	\$7,132	\$8,196	\$10,357	\$12,540	\$14,864	\$14,311
Ending Balance	\$89,967	\$191,542	\$297,956	\$397,725	\$396,597	\$516,272	\$637,271	\$759,378	\$896,058	\$697,891

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Beginning Balance	\$697,801	\$840,851	\$945,132	\$930,993	\$1,090,361	\$1,050,025	\$1,203,600	\$1,381,121	\$1,531,614	\$1,718,544
Annual Reserve Contribution	\$136,527	\$140,623	\$144,842	\$149,187	\$153,663	\$158,272	\$163,021	\$167,911	\$172,949	\$178,137
Average Per Unit Per Month	\$133.85	\$137.87	\$142.00	\$146.26	\$150.65	\$155.17	\$159.82	\$164.62	\$169.56	\$174.64
Percentage Change	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Special Assessments										
Less: Expenditures										
Less: Other Expenditures	(\$7,292)	(\$52,378)	(\$175,825)	(\$7,969)	(\$213,216)	(\$24,932)	(\$8,707)	(\$43,571)	(\$15,200)	(\$1,305,025)
Interest Earned	\$22,873	\$26,549	\$27,889	\$30,048	\$31,818	\$33,501	\$38,423	\$43,299	\$48,315	\$34,653
Less: Tax on Interest	(\$9,058)	(\$10,513)	(\$11,044)	(\$11,899)	(\$12,600)	(\$13,266)	(\$15,215)	(\$17,146)	(\$19,133)	(\$13,723)
Net Interest	\$13,815	\$16,036	\$16,845	\$18,149	\$19,218	\$20,235	\$23,207	\$26,152	\$29,182	\$20,930
Ending Balance	\$840,851	\$945,132	\$930,993	\$1,090,361	\$1,050,025	\$1,203,600	\$1,381,121	\$1,531,614	\$1,718,544	\$612,586

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Beginning Balance	\$612,586	\$798,941	\$987,356	\$1,191,174	\$1,339,714	\$1,341,753	\$1,327,553	\$1,560,871	\$1,723,063	\$1,976,292
Annual Reserve Contribution	\$183,481	\$188,986	\$194,655	\$200,495	\$206,510	\$212,705	\$219,086	\$225,659	\$232,428	\$239,401
Average Per Unit Per Month	\$179.88	\$185.28	\$190.84	\$196.56	\$202.46	\$208.53	\$214.79	\$221.23	\$227.87	\$234.71
Percentage Change	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Special Assessments										
Less: Expenditures										
Less: Other Expenditures	(\$9,800)	(\$16,609)	(\$10,397)	(\$74,678)	(\$228,547)	(\$250,872)	(\$11,702)	(\$95,951)	(\$12,415)	(\$690,558)
Interest Earned	\$20,983	\$26,354	\$32,385	\$37,622	\$39,861	\$39,680	\$42,937	\$48,817	\$54,992	\$52,521
Less: Tax on Interest	(\$8,309)	(\$10,515)	(\$12,824)	(\$14,898)	(\$15,795)	(\$15,713)	(\$17,003)	(\$19,331)	(\$21,777)	(\$20,798)
Net Interest	\$12,674	\$16,039	\$19,560	\$22,724	\$24,066	\$23,967	\$25,934	\$29,486	\$33,215	\$31,723
Ending Balance	\$798,941	\$987,356	\$1,191,174	\$1,339,714	\$1,341,753	\$1,327,553	\$1,560,871	\$1,723,063	\$1,976,292	\$1,556,858

Thirty Year Cash Flow Matrix



CONDOMINIUM FINANCIAL MANAGEMENT, INC.

1320 ARNOLD DRIVE, SUITE 242

MARTINEZ, CA 94553

925-229-4900

October 30, 2007

The following contract fee is based on the information available as of this date related to the normal and recurring financial services required by this Common Interest Development. This bid assumes no special accounts receivable billing or treatment above and beyond monthly assessments billed to each unit. Please contact CFM if the cost centers affect the number of line items billed to each unit. This bid is good for a period of 120 Days.

Name of CID: Village Square

Number of Lots/ Units: 95 Units

Contract Fees

Phase 1	6 Units	\$350.00
Phase 2	18 Units	\$350.00
Phase 3	30 Units	\$350.00
Phase 4	39 Units	\$350.00
Phase 5	51 Units	\$378.00
Phase 6	62 Units	\$405.00
Phase 7	71 Units	\$428.00
Phase 8	85 Units	\$493.00
Phase 9	95 Units	\$551.00

Start Up Fee: \$400

Transfer Fees @ \$75.00 per unit for first time sales: \$7125.00

These contract fees assume two fund accounting and no special unit bill backs or unusual A/R or A/P requirements other than noted above.

Administrative fees will be charged according to the Schedule of Charges

GREG NORRIS INSURANCE AGENCY, INC.

April 30, 2007

Andrea Bird
The Helsing Group, Inc.
2000 Crow Canyon Place, Suite 380
San Ramon, CA 94583

<p style="text-align: center;">ASSOCIATION INSURANCE PROPOSAL BY PHASE FOR VILLAGE SQUARE HOMEOWNERS ASSOCIATION</p>

Commercial General Liability	\$ 1,000,000.00
Directors and Officers Liability	1,000,000.00
Fidelity Bond - Employee Dishonesty	10,000.00
Hired & Non-Owned Auto Liability	1,000,000.00
Umbrella Liability	5,000,000.00
Earthquake Coverage	NOT INCLUDED
\$ 2,500.00 Deductible	ALL RISK
EXTENDED Replacement Cost Endorsement	INCLUDED
Workers Compensation - California State Statutory Limits	NOT SELECTED

<u>BLANKET BUILDING COVERAGE</u>		<u>PREMIUM</u>
Phase 1	\$ 1,350,000.00	\$ 6,497.00
Phase 2	3,700,000.00	10,151.00
Phase 3	6,400,000.00	13,641.00
Phase 4	8,925,000.00	17,577.00
Phase 5	11,250,000.00	20,741.00
Phase 6	13,200,000.00	22,581.00
Phase 7	15,200,000.00	25,251.00
Phase 8	16,950,000.00	28,816.00
Phase 9	20,200,000.00	33,331.00

Full-Service Insurance Agency

21 Locust Avenue • Mill Valley, CA 94941 • ☎ 415 389 8200 • Fax 415 381 4000
greg@gregnorrisins.com California Insurance License 0701533

Reserve Worksheets

Village Square - Phase 08

Item	Quantity	Unit Cost	Useful Life	Remaining Life	Current Cost	Yearly Reserve	Per Home Per Month	Developer's Contribution (If Any)	For DRE
									Use Only Annual Cost Factor
Phase 03, Building 13, Units 7	188 S.F.	0.10	1	1	\$19	\$19	\$0.02		0.10
Phase 05, Building 15, Units 6	188 S.F.	0.10	1	1	\$19	\$19	\$0.02		0.10
Phase 06, Building 17, Units 4	188 S.F.	0.10	1	1	\$19	\$19	\$0.02		0.10
Phase 07, Building 08, Units 3	117 S.F.	0.10	1	1	\$12	\$12	\$0.01		0.10
Phase 07, Building 09, Units 3	130 S.F.	0.10	1	1	\$13	\$13	\$0.01		0.10
Phase 08, Building 05, Units 2	130 S.F.	0.10	1	1	\$13	\$13	\$0.01		0.10
Subtotal for Brick Veneer :					\$113	\$113	\$0.11		0.10
Concrete, Repair Fund, Passcos									
Phase 01, Private Street	5,216 S.F.	0.10	1	1	\$522	\$522	\$0.51		0.10
Phase 02, Building 11	444 S.F.	0.10	1	1	\$44	\$44	\$0.04		0.10
Phase 02, Building 12	444 S.F.	0.10	1	1	\$44	\$44	\$0.04		0.10
Phase 03, Building 13	444 S.F.	0.10	1	1	\$44	\$44	\$0.04		0.10
Phase 03, Building 14	444 S.F.	0.10	1	1	\$44	\$44	\$0.04		0.10
Phase 04, Building 03	450 S.F.	0.10	1	1	\$45	\$45	\$0.04		0.10
Phase 04, Building 04	232 S.F.	0.10	1	1	\$23	\$23	\$0.02		0.10
Phase 05, Building 15	444 S.F.	0.10	1	1	\$44	\$44	\$0.04		0.10
Phase 05, Building 16	444 S.F.	0.10	1	1	\$44	\$44	\$0.04		0.10
Phase 06, Building 17	444 S.F.	0.10	1	1	\$44	\$44	\$0.04		0.10
Phase 06, Building 18	444 S.F.	0.10	1	1	\$44	\$44	\$0.04		0.10
Phase 07, Building 08	246 S.F.	0.10	1	1	\$25	\$25	\$0.02		0.10
Phase 07, Building 09	346 S.F.	0.10	1	1	\$35	\$35	\$0.03		0.10
Phase 08, Building 05	232 S.F.	0.10	1	1	\$23	\$23	\$0.02		0.10
Phase 08, Building 06	268 S.F.	0.10	1	1	\$27	\$27	\$0.03		0.10
Phase 08, Building 07	268 S.F.	0.10	1	1	\$27	\$27	\$0.03		0.10
Subtotal for Concrete, Repair Fund, Passcos :					\$1,081	\$1,081	\$1.06		0.10
Deck, Replacement									
Phase 01, Building 10, Units 9	634 S.F.	20.00	20	20	\$12,680	\$634	\$0.62		1.00
Phase 02, Building 11, Units 8	780 S.F.	20.00	20	20	\$15,600	\$780	\$0.76		1.00
Phase 02, Building 12, Units 7	780 S.F.	20.00	20	20	\$15,600	\$780	\$0.76		1.00
Phase 03, Building 13, Units 7	780 S.F.	20.00	20	20	\$15,600	\$780	\$0.76		1.00
Phase 03, Building 14, Units 6	780 S.F.	20.00	20	20	\$15,600	\$780	\$0.76		1.00
Phase 04, Building 03, Units 1	658 S.F.	20.00	20	20	\$13,160	\$658	\$0.65		1.00
Phase 04, Building 04, Units 1	475 S.F.	20.00	20	20	\$9,500	\$475	\$0.47		1.00
Phase 05, Building 15, Units 6	780 S.F.	20.00	20	20	\$15,600	\$780	\$0.76		1.00
Phase 05, Building 16, Units 5	780 S.F.	20.00	20	20	\$15,600	\$780	\$0.76		1.00
Phase 06, Building 17, Units 4	780 S.F.	20.00	20	20	\$15,600	\$780	\$0.76		1.00
Phase 06, Building 18, Units 4	667 S.F.	20.00	20	20	\$13,340	\$667	\$0.65		1.00
Phase 07, Building 08, Units 3	667 S.F.	20.00	20	20	\$13,340	\$667	\$0.65		1.00
Phase 07, Building 09, Units 3	475 S.F.	20.00	20	20	\$9,500	\$475	\$0.47		1.00
Phase 08, Building 05, Units 2	475 S.F.	20.00	20	20	\$9,500	\$475	\$0.47		1.00
Phase 08, Building 06, Units 2	850 S.F.	20.00	20	20	\$17,000	\$850	\$0.83		1.00
Phase 08, Building 07, Units 2	850 S.F.	20.00	20	20	\$17,000	\$850	\$0.83		1.00
Subtotal for Deck, Replacement :					\$224,220	\$11,211	\$10.99		1.00
Downspouts									
Phase 01, Building 10, Units 9	521 L.F.	7.50	13	13	\$3,908	\$301	\$0.29		0.58
Phase 02, Building 11, Units 8	488 L.F.	7.50	13	13	\$3,660	\$282	\$0.28		0.58
Phase 02, Building 12, Units 7	488 L.F.	7.50	13	13	\$3,660	\$282	\$0.28		0.58
Phase 03, Building 13, Units 7	488 L.F.	7.50	13	13	\$3,660	\$282	\$0.28		0.58
Phase 03, Building 14, Units 6	488 L.F.	7.50	13	13	\$3,660	\$282	\$0.28		0.58
Phase 04, Building 03, Units 1	494 L.F.	7.50	13	13	\$3,705	\$285	\$0.28		0.58
Phase 04, Building 04, Units 1	468 L.F.	7.50	13	13	\$3,510	\$270	\$0.26		0.58
Phase 05, Building 15, Units 6	488 L.F.	7.50	13	13	\$3,660	\$282	\$0.28		0.58
Phase 05, Building 16, Units 5	488 L.F.	7.50	13	13	\$3,660	\$282	\$0.28		0.58
Phase 06, Building 17, Units 4	488 L.F.	7.50	13	13	\$3,660	\$282	\$0.28		0.58
Phase 06, Building 18, Units 4	421 L.F.	7.50	13	13	\$3,158	\$243	\$0.24		0.58
Phase 07, Building 08, Units 3	421 L.F.	7.50	13	13	\$3,158	\$243	\$0.24		0.58
Phase 07, Building 09, Units 3	468 L.F.	7.50	13	13	\$3,510	\$270	\$0.26		0.58
Phase 08, Building 05, Units 2	468 L.F.	7.50	13	13	\$3,510	\$270	\$0.26		0.58
Phase 08, Building 06, Units 2	462 L.F.	7.50	13	13	\$3,465	\$267	\$0.26		0.58
Phase 08, Building 07, Units 2	462 L.F.	7.50	13	13	\$3,465	\$267	\$0.26		0.58
Subtotal for Downspouts :					\$57,008	\$4,385	\$4.30		0.58
Enduro Coat, Reseal, Decks									
Phase 01, Building 10, Units 9	634 S.F.	4.50	5	5	\$2,853	\$571	\$0.56		0.90

Reserve Worksheets

Village Square - Phase 08

Item	Quantity	Unit Cost	Useful Life	Remaining Life	Current Cost	Yearly Reserve	Per Home Per Month	Developer's Contribution (If Any)	For DRE
									Use Only Annual Cost Factor
Phase 02, Building 11, Units 8	780 S.F.	4.50	5	5	\$3,510	\$702	\$0.69		0.90
Phase 02, Building 12, Units 7	780 S.F.	4.50	5	5	\$3,510	\$702	\$0.69		0.90
Phase 03, Building 13, Units 7	780 S.F.	4.50	5	5	\$3,510	\$702	\$0.69		0.90
Phase 03, Building 14, Units 6	780 S.F.	4.50	5	5	\$3,510	\$702	\$0.69		0.90
Phase 04, Building 03, Units 1	658 S.F.	4.50	5	5	\$2,961	\$592	\$0.58		0.90
Phase 04, Building 04, Units 1	475 S.F.	4.50	5	5	\$2,138	\$428	\$0.42		0.90
Phase 05, Building 15, Units 6	780 S.F.	4.50	5	5	\$3,510	\$702	\$0.69		0.90
Phase 05, Building 16, Units 5	780 S.F.	4.50	5	5	\$3,510	\$702	\$0.69		0.90
Phase 06, Building 17, Units 4	780 S.F.	4.50	5	5	\$3,510	\$702	\$0.69		0.90
Phase 06, Building 18, Units 4	667 S.F.	4.50	5	5	\$3,002	\$600	\$0.59		0.90
Phase 07, Building 08, Units 3	667 S.F.	4.50	5	5	\$3,002	\$600	\$0.59		0.90
Phase 07, Building 09, Units 3	475 S.F.	4.50	5	5	\$2,138	\$428	\$0.42		0.90
Phase 08, Building 05, Units 2	475 S.F.	4.50	5	5	\$2,138	\$428	\$0.42		0.90
Phase 08, Building 06, Units 2	850 S.F.	4.50	5	5	\$3,825	\$765	\$0.75		0.90
Phase 08, Building 07, Units 2	850 S.F.	4.50	5	5	\$3,825	\$765	\$0.75		0.90
Subtotal for Enduro Coat, Reseal, Decks :					\$50,450	\$10,090	\$9.89		
Fire System									
Phase 01, 5 Year Certification	1 Each	4,000.00	5	5	\$4,000	\$800	\$0.78		800.00
Phase 01, Annunciator Panel	1 Each	3,000.00	20	20	\$3,000	\$150	\$0.15		150.00
Phase 01, Control Panel	1 Each	2,500.00	20	20	\$2,500	\$125	\$0.12		125.00
Phase 01, Fire Extinguisher	6 Each	175.00	20	20	\$1,050	\$53	\$0.05		8.75
Phase 02, 5 Year Certification	1 Each	4,000.00	5	5	\$4,000	\$800	\$0.78		800.00
Phase 02, Annunciator Panel	2 Each	3,000.00	20	20	\$6,000	\$300	\$0.29		150.00
Phase 02, Control Panel	1 Each	2,500.00	20	20	\$2,500	\$125	\$0.12		125.00
Phase 02, Fire Extinguisher	12 Each	175.00	20	20	\$2,100	\$105	\$0.10		8.75
Phase 03, 5 Year Certification	1 Each	4,000.00	5	5	\$4,000	\$800	\$0.78		800.00
Phase 03, Annunciator Panel	2 Each	3,000.00	20	20	\$6,000	\$300	\$0.29		150.00
Phase 03, Control Panel	1 Each	2,500.00	20	20	\$2,500	\$125	\$0.12		125.00
Phase 03, Fire Extinguisher	12 Each	175.00	20	20	\$2,100	\$105	\$0.10		8.75
Phase 04, 5 Year Certification	2 Each	4,000.00	5	5	\$8,000	\$1,600	\$1.57		800.00
Phase 04, Annunciator Panel	2 Each	3,000.00	20	20	\$6,000	\$300	\$0.29		150.00
Phase 04, Control Panel	2 Each	2,500.00	20	20	\$5,000	\$250	\$0.25		125.00
Phase 04, Fire Extinguisher	9 Each	175.00	20	20	\$1,575	\$79	\$0.08		8.75
Phase 05, 5 Year Certification	1 Each	4,000.00	5	5	\$4,000	\$800	\$0.78		800.00
Phase 05, Annunciator Panel	2 Each	3,000.00	20	20	\$6,000	\$300	\$0.29		150.00
Phase 05, Control Panel	1 Each	2,500.00	20	20	\$2,500	\$125	\$0.12		125.00
Phase 05, Fire Extinguisher	12 Each	175.00	20	20	\$2,100	\$105	\$0.10		8.75
Phase 06, 5 Year Certification	1 Each	4,000.00	5	5	\$4,000	\$800	\$0.78		800.00
Phase 06, Annunciator Panel	2 Each	3,000.00	20	20	\$6,000	\$300	\$0.29		150.00
Phase 06, Control Panel	1 Each	2,500.00	20	20	\$2,500	\$125	\$0.12		125.00
Phase 06, Fire Extinguisher	11 Each	175.00	20	20	\$1,925	\$96	\$0.09		8.75
Phase 07, 5 Year Certification	1 Each	4,000.00	5	5	\$4,000	\$800	\$0.78		800.00
Phase 07, Annunciator Panel	2 Each	3,000.00	20	20	\$6,000	\$300	\$0.29		150.00
Phase 07, Control Panel	1 Each	2,500.00	20	20	\$2,500	\$125	\$0.12		125.00
Phase 07, Fire Extinguisher	9 Each	175.00	20	20	\$1,575	\$79	\$0.08		8.75
Phase 08, 5 Year Certification	2 Each	4,000.00	5	5	\$8,000	\$1,600	\$1.57		800.00
Phase 08, Annunciator Panel	3 Each	3,000.00	20	20	\$9,000	\$450	\$0.44		150.00
Phase 08, Control Panel	2 Each	2,500.00	20	20	\$5,000	\$250	\$0.25		125.00
Phase 08, Fire Extinguisher	14 Each	175.00	20	20	\$2,450	\$123	\$0.12		8.75
Subtotal for Fire System :					\$127,875	\$12,394	\$12.15		
Gutters									
Phase 01, Building 10, Units 9	565 L.F.	7.50	13	13	\$4,238	\$326	\$0.32		0.58
Phase 02, Building 11, Units 8	464 L.F.	7.50	13	13	\$3,480	\$268	\$0.26		0.58
Phase 02, Building 12, Units 7	464 L.F.	7.50	13	13	\$3,480	\$268	\$0.26		0.58
Phase 03, Building 13, Units 7	464 L.F.	7.50	13	13	\$3,480	\$268	\$0.26		0.58
Phase 03, Building 14, Units 6	464 L.F.	7.50	13	13	\$3,480	\$268	\$0.26		0.58
Phase 04, Building 03, Units 1	468 L.F.	7.50	13	13	\$3,510	\$270	\$0.26		0.58
Phase 04, Building 04, Units 1	444 L.F.	7.50	13	13	\$3,330	\$256	\$0.25		0.58
Phase 05, Building 15, Units 6	464 L.F.	7.50	13	13	\$3,480	\$268	\$0.26		0.58
Phase 05, Building 16, Units 5	464 L.F.	7.50	13	13	\$3,480	\$268	\$0.26		0.58
Phase 06, Building 17, Units 4	464 L.F.	7.50	13	13	\$3,480	\$268	\$0.26		0.58
Phase 06, Building 18, Units 4	442 L.F.	7.50	13	13	\$3,315	\$255	\$0.25		0.58
Phase 07, Building 08, Units 3	442 L.F.	7.50	13	13	\$3,315	\$255	\$0.25		0.58

Reserve Worksheets

Village Square - Phase 08

Item	Quantity	Unit Cost	Useful Life	Remaining Life	Current Cost	Yearly Reserve	Per Home Per Month	Developer's Contribution (If Any)	For DRE	
									Use Only Annual Cost Factor	Use Only Annual Cost Factor
Phase 07, Building 09, Units 3	444 L.F.	7.50	13	13	\$3,330	\$256	\$0.25			0.58
Phase 08, Building 05, Units 2	444 L.F.	7.50	13	13	\$3,330	\$256	\$0.25			0.58
Phase 08, Building 06, Units 2	355 L.F.	7.50	13	13	\$2,663	\$205	\$0.20			0.58
Phase 08, Building 07, Units 2	355 L.F.	7.50	13	13	\$2,663	\$205	\$0.20			0.58
Subtotal for Gutters :					\$54,053	\$4,158	\$4.08			
Irrigation System										
Phase 01, Backflow Preventor	1 Each	1,800.00	12	12	\$1,800	\$150	\$0.15			150.00
Phase 01, Contoller	1 Each	2,000.00	10	10	\$2,000	\$200	\$0.20			200.00
Phase 01, Remote Control Valv	12 Each	200.00	12	12	\$2,400	\$200	\$0.20			16.67
Phase 02, Remote Control Valv	12 Each	200.00	12	12	\$2,400	\$200	\$0.20			16.67
Phase 03, Backflow Preventor	1 Each	1,800.00	12	12	\$1,800	\$150	\$0.15			150.00
Phase 03, Contoller	1 Each	2,000.00	10	10	\$2,000	\$200	\$0.20			200.00
Phase 03, Remote Control Valv	12 Each	200.00	12	12	\$2,400	\$200	\$0.20			16.67
Phase 04, Remote Control Valv	12 Each	200.00	12	12	\$2,400	\$200	\$0.20			16.67
Phase 05, Remote Control Valv	12 Each	200.00	12	12	\$2,400	\$200	\$0.20			16.67
Phase 06, Backflow Preventor	1 Each	1,800.00	12	12	\$1,800	\$150	\$0.15			150.00
Phase 06, Contoller	1 Each	2,000.00	10	10	\$2,000	\$200	\$0.20			200.00
Phase 06, Remote Control Valv	12 Each	200.00	12	12	\$2,400	\$200	\$0.20			16.67
Phase 07, Remote Control Valv	12 Each	200.00	12	12	\$2,400	\$200	\$0.20			16.67
Phase 08, Remote Control Valv	12 Each	200.00	12	12	\$2,400	\$200	\$0.20			16.67
Subtotal for Irrigation System :					\$30,600	\$2,650	\$2.60			
Lights, Bollard										
Phase 02, Paseos, Between Lot	2 Each	1,200.00	20	20	\$2,400	\$120	\$0.12			60.00
Phase 03, Paseos, Between Lot	2 Each	1,200.00	20	20	\$2,400	\$120	\$0.12			60.00
Phase 04, Paseos, Between Lot	2 Each	1,200.00	20	20	\$2,400	\$120	\$0.12			60.00
Phase 05, Paseos, Between Lot	2 Each	1,200.00	20	20	\$2,400	\$120	\$0.12			60.00
Phase 06, Paseos, Between Lot	2 Each	1,200.00	20	20	\$2,400	\$120	\$0.12			60.00
Phase 07, Paseos, Between Lot	2 Each	1,200.00	20	20	\$2,400	\$120	\$0.12			60.00
Phase 08, Paseos, Between Lot	2 Each	1,200.00	20	20	\$2,400	\$120	\$0.12			60.00
Subtotal for Lights, Bollard :					\$16,800	\$840	\$0.82			
Lights, Bollard, Bulb Replacement										
Phase 02, Paseos, Between Lot	2 Each	50.00	4	4	\$100	\$25	\$0.02			12.50
Phase 03, Paseos, Between Lot	2 Each	50.00	4	4	\$100	\$25	\$0.02			12.50
Phase 04, Paseos, Between Lot	2 Each	50.00	4	4	\$100	\$25	\$0.02			12.50
Phase 05, Paseos, Between Lot	2 Each	50.00	4	4	\$100	\$25	\$0.02			12.50
Phase 06, Paseos, Between Lot	2 Each	50.00	4	4	\$100	\$25	\$0.02			12.50
Phase 07, Paseos, Between Lot	2 Each	50.00	4	4	\$100	\$25	\$0.02			12.50
Phase 08, Paseos, Between Lot	2 Each	50.00	4	4	\$100	\$25	\$0.02			12.50
Subtotal for Lights, Bollard, Bulb Replacement :					\$700	\$175	\$0.17			
Lights, Exterior										
Phase 01, Building 10, Units 9	9 Each	150.00	20	20	\$1,350	\$68	\$0.07			7.50
Phase 02, Building 11, Units 8	9 Each	150.00	20	20	\$1,350	\$68	\$0.07			7.50
Phase 02, Building 12, Units 7	9 Each	150.00	20	20	\$1,350	\$68	\$0.07			7.50
Phase 03, Building 13, Units 7	9 Each	150.00	20	20	\$1,350	\$68	\$0.07			7.50
Phase 03, Building 14, Units 6	9 Each	150.00	20	20	\$1,350	\$68	\$0.07			7.50
Phase 04, Building 03, Units 1	9 Each	150.00	20	20	\$1,350	\$68	\$0.07			7.50
Phase 04, Building 04, Units 1	7 Each	150.00	20	20	\$1,050	\$53	\$0.05			7.50
Phase 05, Building 15, Units 6	9 Each	150.00	20	20	\$1,350	\$68	\$0.07			7.50
Phase 05, Building 16, Units 5	9 Each	150.00	20	20	\$1,350	\$68	\$0.07			7.50
Phase 06, Building 17, Units 4	9 Each	150.00	20	20	\$1,350	\$68	\$0.07			7.50
Phase 06, Building 18, Units 4	11 Each	150.00	20	20	\$1,650	\$83	\$0.08			7.50
Phase 07, Building 08, Units 3	11 Each	150.00	20	20	\$1,650	\$83	\$0.08			7.50
Phase 07, Building 09, Units 3	7 Each	150.00	20	20	\$1,050	\$53	\$0.05			7.50
Phase 08, Building 05, Units 2	7 Each	150.00	20	20	\$1,050	\$53	\$0.05			7.50
Phase 08, Building 06, Units 2	10 Each	150.00	20	20	\$1,500	\$75	\$0.07			7.50
Phase 08, Building 07, Units 2	10 Each	150.00	20	20	\$1,500	\$75	\$0.07			7.50
Subtotal for Lights, Exterior :					\$21,600	\$1,080	\$1.06			
Lights, Private Street										
Phase 01, Lot 10	1 Each	2,500.00	20	20	\$2,500	\$125	\$0.12			125.00
Phase 02, Lot 11 & Lot 12	2 Each	2,500.00	20	20	\$5,000	\$250	\$0.25			125.00
Phase 03, Lot 13 & Lot 14	2 Each	2,500.00	20	20	\$5,000	\$250	\$0.25			125.00
Phase 04, Lot 04 & Lot 05	2 Each	2,500.00	20	20	\$5,000	\$250	\$0.25			125.00

Reserve Worksheets

Village Square - Phase 08

Item	Quantity	Unit Cost	Useful Life	Remaining Life	Current Cost	Yearly Reserve	Per Home Per Month	Developer's Contribution (If Any)	For DRE
									Use Only Annual Cost Factor
Phase 05, Lot 15 & Lot 16	2 Each	2,500.00	20	20	\$5,000	\$250	\$0.25		125.00
Phase 05, Lot B	8 Each	2,500.00	20	20	\$20,000	\$1,000	\$0.98		125.00
Phase 06, Lot 17 & Lot 18	2 Each	2,500.00	20	20	\$5,000	\$250	\$0.25		125.00
Phase 08, Lot 07 & Lot 06	2 Each	2,500.00	20	20	\$5,000	\$250	\$0.25		125.00
Subtotal for Lights, Private Street :					\$52,500	\$2,625	\$2.57		
Lights, Private Street, Bulb Replacement									
Phase 01, Lot 10	1 Each	200.00	4	4	\$200	\$50	\$0.05		50.00
Phase 02, Lot 11 & Lot 12	2 Each	200.00	4	4	\$400	\$100	\$0.10		50.00
Phase 03, Lot 13 & Lot 14	2 Each	200.00	4	4	\$400	\$100	\$0.10		50.00
Phase 04, Lot 04 & Lot 05	2 Each	200.00	4	4	\$400	\$100	\$0.10		50.00
Phase 05, Lot 15 & Lot 16	2 Each	200.00	4	4	\$400	\$100	\$0.10		50.00
Phase 05, Lot B	8 Each	200.00	4	4	\$1,600	\$400	\$0.39		50.00
Phase 06, Lot 17 & Lot 18	2 Each	200.00	4	4	\$400	\$100	\$0.10		50.00
Phase 08, Lot 07 & Lot 06	2 Each	200.00	4	4	\$400	\$100	\$0.10		50.00
Subtotal for Lights, Private Street, Bulb Replacement :					\$4,200	\$1,050	\$1.03		
Mailbox, Metal, 16-Gang									
Phase 02, Common Area	1 Each	2,300.00	18	18	\$2,300	\$128	\$0.13		127.78
Phase 05, Common Area	1 Each	2,300.00	18	18	\$2,300	\$128	\$0.13		127.78
Phase 08, Common Area	1 Each	2,300.00	18	18	\$2,300	\$128	\$0.13		127.78
Subtotal for Mailbox, Metal, 16-Gang :					\$6,900	\$383	\$0.38		
Mailbox, Metal, 8-Gang									
Phase 01, Common Area	1 Each	1,800.00	18	18	\$1,800	\$100	\$0.10		100.00
Phase 03, Common Area	1 Each	1,800.00	18	18	\$1,800	\$100	\$0.10		100.00
Phase 04, Common Area	1 Each	1,800.00	18	18	\$1,800	\$100	\$0.10		100.00
Phase 06, Common Area	1 Each	1,800.00	18	18	\$1,800	\$100	\$0.10		100.00
Phase 07, Common Area	1 Each	1,800.00	18	18	\$1,800	\$100	\$0.10		100.00
Phase 08, Common Area	1 Each	1,800.00	18	18	\$1,800	\$100	\$0.10		100.00
Subtotal for Mailbox, Metal, 8-Gang :					\$10,800	\$600	\$0.59		
Paint, Railing, Wrought Iron, 3'									
Phase 01, Building 10, Units 9	204 S.F.	0.85	4	4	\$173	\$43	\$0.04		0.21
Phase 02, Building 11, Units 8	174 S.F.	0.85	4	4	\$148	\$37	\$0.04		0.21
Phase 02, Building 12, Units 7	174 S.F.	0.85	4	4	\$148	\$37	\$0.04		0.21
Phase 03, Building 13, Units 7	174 S.F.	0.85	4	4	\$148	\$37	\$0.04		0.21
Phase 03, Building 14, Units 6	174 S.F.	0.85	4	4	\$148	\$37	\$0.04		0.21
Phase 04, Building 03, Units 1	114 S.F.	0.85	4	4	\$97	\$24	\$0.02		0.21
Phase 04, Building 04, Units 1	132 S.F.	0.85	4	4	\$112	\$28	\$0.03		0.21
Phase 05, Building 15, Units 6	174 S.F.	0.85	4	4	\$148	\$37	\$0.04		0.21
Phase 05, Building 16, Units 5	174 S.F.	0.85	4	4	\$148	\$37	\$0.04		0.21
Phase 06, Building 17, Units 4	174 S.F.	0.85	4	4	\$148	\$37	\$0.04		0.21
Phase 06, Building 18, Units 4	90 S.F.	0.85	4	4	\$77	\$19	\$0.02		0.21
Phase 07, Building 08, Units 3	90 S.F.	0.85	4	4	\$77	\$19	\$0.02		0.21
Phase 07, Building 09, Units 3	132 S.F.	0.85	4	4	\$112	\$28	\$0.03		0.21
Phase 08, Building 05, Units 2	132 S.F.	0.85	4	4	\$112	\$28	\$0.03		0.21
Phase 08, Building 06, Units 2	102 S.F.	0.85	4	4	\$87	\$22	\$0.02		0.21
Phase 08, Building 07, Units 2	102 S.F.	0.85	4	4	\$87	\$22	\$0.02		0.21
Subtotal for Paint, Railing, Wrought Iron, 3' :					\$1,969	\$492	\$0.48		
Paint, Stucco									
Phase 01, Building 10, Units 9	9,823 S.F.	1.10	10	10	\$10,805	\$1,081	\$1.06		0.11
Phase 02, Building 11, Units 8	7,065 S.F.	1.10	10	10	\$7,772	\$777	\$0.76		0.11
Phase 02, Building 12, Units 7	7,065 S.F.	1.10	10	10	\$7,772	\$777	\$0.76		0.11
Phase 03, Building 13, Units 7	7,065 S.F.	1.10	10	10	\$7,772	\$777	\$0.76		0.11
Phase 03, Building 14, Units 6	7,065 S.F.	1.10	10	10	\$7,772	\$777	\$0.76		0.11
Phase 04, Building 03, Units 1	9,014 S.F.	1.10	10	10	\$9,915	\$992	\$0.97		0.11
Phase 04, Building 04, Units 1	8,109 S.F.	1.10	10	10	\$8,920	\$892	\$0.87		0.11
Phase 05, Building 15, Units 6	7,065 S.F.	1.10	10	10	\$7,772	\$777	\$0.76		0.11
Phase 05, Building 16, Units 5	7,065 S.F.	1.10	10	10	\$7,772	\$777	\$0.76		0.11
Phase 06, Building 17, Units 4	7,065 S.F.	1.10	10	10	\$7,772	\$777	\$0.76		0.11
Phase 06, Building 18, Units 4	8,700 S.F.	1.10	10	10	\$9,570	\$957	\$0.94		0.11
Phase 07, Building 08, Units 3	8,700 S.F.	1.10	10	10	\$9,570	\$957	\$0.94		0.11
Phase 07, Building 09, Units 3	8,109 S.F.	1.10	10	10	\$8,920	\$892	\$0.87		0.11
Phase 08, Building 05, Units 2	8,109 S.F.	1.10	10	10	\$8,920	\$892	\$0.87		0.11
Phase 08, Building 06, Units 2	8,193 S.F.	1.10	10	10	\$9,012	\$901	\$0.88		0.11
Phase 08, Building 07, Units 2	8,193 S.F.	1.10	10	10	\$9,012	\$901	\$0.88		0.11