

ALBERTOLA ESTATES ASSOCIATION

ASSESSMENT SUMMARY

per lot per month collected semi-annually

<u>Lot Count</u>	<u>Budget</u>	<u>Reserves*</u>
9 Lots	\$166.00	\$54.45
Semi-Annual Total/Lot	\$996.00	\$326.70

\* Reserve figure included in budget figure; displayed here separately for clarity.  
Note: Mutual Water Company costs are over and above Association assessments.

**BUDGET WORKSHEET**ALBERTOLA ESTATES  
a.k.a. "COELHO SUBDIVISION"

RE 623 (Rev. 2/00) ID #6230200B010

**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.

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

DRE FILE NUMBER (IF KNOWN) 123532SA	MASTER DRE FILE # 123532SA	DEPUTY ASSIGNED FILE (IF KNOWN)
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**SUBDIVISION IDENTIFICATION AND LOCATION**

NAME AND/OR TRACT NUMBER Albertola Estates		
NAME TO BE USED IN ADVERTISING (IF DIFFERENT THAN NAME OR TRACT NUMBER) Coelho Subdivision		
STREET ADDRESS (IF ANY)	CITY (Arroyo Seco Area)	COUNTY Monterey
MAIN ACCESS ROAD(S) Arroyo Seco Road/Elm Avenue	NEAREST TOWN/CITY Greenfield	MILES/DIRECTION FROM TOWN/CITY 6 Miles West

**TYPE OF SUBDIVISION**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Standard Subd. w/ Diminimus Association | <input type="checkbox"/> Planned Development Land Project |
| <input type="checkbox"/> Condominium Conversion                             | <input type="checkbox"/> Planned Development Mobile Home  |
| <input type="checkbox"/> Stock Cooperative                                  | <input type="checkbox"/> Community Apartment              |
| <input type="checkbox"/> Stock Cooperative Conversion                       | <input type="checkbox"/> Out-of-State                     |
| <input type="checkbox"/> Limited Equity Housing Corporation                 | <input type="checkbox"/> Undivided Interest               |
| <input type="checkbox"/> Planned Development                                | <input type="checkbox"/> Undivided Interest Land Project  |

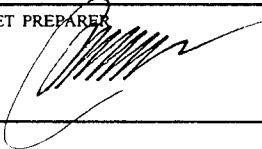
NUMBER OF LOTS/UNITS 9 Lots	PHASE # 1	TOTAL # IN PROJECT 1	PREVIOUS DRE FILE # N/A	# OF ACRES 94.8 Acres
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**BUDGET PREPARER**

Name J.O. Hazzard Subdivision Consulting, Inc.	Attention John O. Hazzard	Telephone Number (916) 444-9960
Address 2309 K Street, Suite 150	City Sacramento	Zip Code CA, 95816

**Certification**

*I declare under penalty of perjury that the representations and answers to questions in this document and all documents submitted as a part of the homeowners budget are true and complete to the best of my knowledge and belief. The undersigned certifies that this electronic recreation of Department of Real Estate form RE 623 contains at least the same information as the DRE approved form ID #6230200B010.*

SIGNATURE OF BUDGET PREPARER 	Date 2/21/06
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10860\Budget

**IMPROVEMENTS WORKSHEET**

\* If this phase will have any line items shown on pages 3, 4 and 5 hereof exempted from payment of assessments under Regulation 2792.16(c), asterisk those items on pages 3, 4 and 5 and list any partially deferred costs on a separate sheet showing calculations and attach. All exempted improvements must be covered by reasonable arrangements for completion. Include Planned Construction Statement (RE 611A) for review.

1. Number of buildings containing residential units . . . . .	N/A - Vacant
2. Estimated completion date for the residential units included in this phase . . . . .	N/A
3. Estimated completion date for the common area and facilities included in this phase . . . . .	N/A - No Common Area
4. Type of residential building for this project (i.e., highrise, cluster, garden, etc.) . . . . .	N/A
5. Type of construction for these buildings (i.e., steel, concrete, wood frame, etc.) . . . . .	N/A
6. Type of roof (i.e., shake, etc.) . . . . .	N/A
7. Type of paving used in the project . . . . .	Asphaltic Concrete over Aggregate Base
8. Type of exterior wall for residential buildings. . . . .	N/A
9. Number of residential units per building . . . . .	N/A
10. Number of floors per building . . . . .	N/A
11. Number of bedrooms per unit . . . . .	N/A
12. Square footage of units (list number and size of each unit type) . . . . .	N/A
13. Type of parking facilities and number of spaces (i.e., detached garage, tuck-under, subterranean, carport, open, etc.) . . . . .	N/A

**Complete 14 and 15 for Phased Condominium Projects Only**

N/A

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

BUDGET SUMMARY

PHASE NUMBER 1 of 1	DATE OF BUDGET 2/21/06	DRE FILE NUMBER 123532SA
NUMBER OF UNITS 9 Lots	TRACT NUMBER/NAME OF PROJECT Coelho Subdivision	

9 Lots	Per Unit Per Month	Total Monthly	Total Annual
<b>100 FIXED COSTS</b>			
101. Property Taxes			
102. Corporation Franchise Taxes	0.23	2.08	25.00
103. Insurance	7.41	66.67	800.00
104. Local License & Inspection Fees			
105. Estimated Income Taxes			
<b>100 - Sub Total</b>	<b>7.64</b>	<b>68.75</b>	<b>825.00</b>
<b>200 OPERATING COSTS</b>			
201. Electricity			
Lighting: Leased			
202. Gas			
203. Water			
204. Sewer/Septic Tanks			
205. Cable TV/Master Antenna			
207. Custodial Area <i>Number of Restrooms:</i>			
208. Landscape Area			
209. Refuse Disposal Vender Name: Telephone Number:			
210. Elevators Number:    Type:			
211. Private Streets, Driveways, Parking Areas Area: 96,000 s.f.	12.78	115.00	1,380.00
212. Heating & Air Conditioning Maintenance Area:			
213. Swimming Pool <i>Number:       Size:       Mths. heated:</i> Spa <i>Number:       Size:</i>			
214. Tennis Court <i>Number:</i>			
215. Access Control <i>Guard Hours Per Day:</i> <i>No. of Motorized Gates:    Type:</i> <i>No. of Intercoms/Telephone Entry:</i>			

9 Lots	Per Unit Per Month	Total Monthly	Total Annual
216. Reserve Study	2.78	25.00	300.00
217. Miscellaneous			
A. Minor Repairs	1.50	13.50	162.00
B. Drainage Facilities (monitoring & maintenance)	6.94	62.50	750.00
C. Annual Registered Civil Engineer Report	5.56	50.00	600.00
D. Fuel Modification Activities (to an extent deemed necessary by Board)	8.33	75.00	900.00
<b>200 - Sub Total</b>			
	37.89	341.00	4,092.00
<b>300 RESERVES</b>			
301 - 313 (attach reserve worksheet)	80.75	726.92	8,723.00
<b>300 - Sub Total</b>			
	80.75	726.92	8,723.00
<b>400 ADMINISTRATION</b>			
401. Management *	15.00	135.00	1,620.00
402. Legal Services	11.57	104.17	1,250.00
403. Accounting	9.26	83.33	1,000.00
404. Education	1.67	15.00	180.00
405. Miscellaneous, office expense	2.00	18.00	216.00
<b>400 - Sub Total</b>			
	39.50	355.50	4,266.00
<b>TOTAL (100 - 400)</b>			
	165.78	1,492.17	17,906.00
<b>500 CONTINGENCY</b>			
501. New Construction 3%	4.97	44.83	537.00
502. Conversions 5%			
503. Revenue Offsets (attach documentation)			
<b>TOTAL BUDGET</b>			
	170.75	1,537.00	18,443.00

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

After determining the percent of benefit derived from services provided (page 14) by the association, an easy chart to follow would be:

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

The 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.

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

**RESERVES WORKSHEET**

Item	NUMBER OF UNITS			TRACT NUMBER		
	(1)* Sq. Ft. or Number	(2)* Unit Cost HOA Manual	(3)* Replacement Cost	(4)* Remaining Life	Yearly Reserve Columns 1x2 or 3÷4	Cost Per Unit Per Month
DRE FILE NUMBER 123532SA	9			Coelho Subdivision		
Paint						
Wood Siding (paint/stain)						
Roof - Type:						
Roof - Type:						
Water Heaters						
Exterior Lights						
Hard Floors - Type:						
Carpets						
Elevators						
Streets & Drives	96,000 s.f.	.08			7,680.00	71.11
Heating & Cooling						
Pool Re-plaster						
Pool Heater						
Pool Filter						
Spa Re-plaster						
Spa Heater						
Spa Filter						
Pool/Spa Pumps - No:						
Tennis Courts - No:						
Furnishing/Equipment						
Fences (paint/stain)						
Fences (repair/replace) - Type:						
Walls (paint)						
Walls (repair/replace)						
Wrought Iron Fencing (paint)						
Wrought Iron (repair/replace)						
Pumps/Motors - Type:						
Motorized Gates						
Wood Decking						
Drainage Improvements					250.00	2.31
Sub-Total					7,930.00	73.42
Unallocated Reserves					793.00	7.33
<b>TOTAL RESERVE</b>					<b>8,723.00</b>	<b>80.75</b>

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

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

**GENERAL PROJECT INVENTORY**

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

SITE SUMMARY - TOTAL SUBDIVISION AREA			
94.8	acres x 43,560 =	4,129,488.00	Total square feet
<hr/>			
1.	Building(s) footprint	_____	sq. ft.
2.	Garages or carports	_____	sq. ft.
3.	Recreation facilities	_____	sq. ft.
4.	Paved surfaces (excludes driveways)	96,000.00	sq. ft.
5.	Restricted common areas	_____	sq. ft.
6.	Other: (attach description)	_____	sq. ft.
Sub Total (1-6)		96,000.00	sq. ft.
		Total Square Ft. (from above)	4,129,488 sq. ft.
		Subtract Sub Total (1-6)	96,000 sq. ft.
		<i>Remainder = private lots</i>	4,033,488 sq. ft.

**INDIVIDUAL SUMMARY SCHEDULES**

1. Buildings Containing Units

Length	x	Width	=	Area of Each Bldg.	x	No. of Buildings	=	Total Area Square Feet
_____	x	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	x	_____	=	_____
<b>Total for Summary Item 1 above</b>								_____

2. Multiple Detached Garages and Carports

_____	x	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	x	_____	=	_____
_____	x	_____	=	_____	x	_____	=	_____
<b>Total for Summary Item 2 above</b>								_____

3. Recreational Facilities

Total Area

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

\_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_ sq. ft.

b. Pools

Number: \_\_\_\_\_

Size: \_\_\_\_\_

\_\_\_\_\_ sq. ft.

c. Spas

Number: \_\_\_\_\_

Size: \_\_\_\_\_

\_\_\_\_\_ sq. ft.

d. Tennis Courts

Number: \_\_\_\_\_

Size: \_\_\_\_\_

Surface Type: \_\_\_\_\_

\_\_\_\_\_ sq. ft.

e. Other: (Describe)

\_\_\_\_\_ sq. ft.

**Total for Summary Item 3 above** \_\_\_\_\_ sq. ft.

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

*Paving Material (concrete, asphalt, etc.)*

4800 x 20 (average, 18' min.) = 96,000

Asphaltic Concrete (private easements)

\_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_

Individual driveways not maintained by Assoc.

\_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_

\_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_

**Total for Summary Item 4 above** 96,000 sq. ft.

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

\_\_\_\_\_  
\_\_\_\_\_

**Total for Summary Item 5 above** \_\_\_\_\_ sq. ft.

6. Other - Describe and attach calculations

\_\_\_\_\_  
\_\_\_\_\_

**Total for Summary Item 6 above** \_\_\_\_\_ sq. ft.

**SUPPLEMENTAL WORKSHEET**

**LANDSCAPING**

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

Type	Percent	Area	Annual Cost per S.F.	Total Cost per Type (per year)
Ground cover				
Lawn				
Front Yards (___ lots x \$___/mo.) Or Front Yards (per s.f. per year)				
Open space maintained				
Open space non-maintained				
Landscape repairs/supplies				
Fuel Modification Activities	monitored/maintained by Association pursuant to necessity deemed by Board.			
<b>Total</b>	100%			
<b>TOTAL LANDSCAPE COST PER YEAR</b>				

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.

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