

BUDGET WORKSHEET

RE 623 (Rev. 4/18)

BUDGET REVIEW

GENERAL INFORMATION

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

SUBDIVISION IDENTIFICATION AND LOCATION

NAME AND/OR TRACT NUMBER
8095-High Town Square
NAME TO BE USED IN ADVERTISING (IF DIFFERENT THAN NAME OR TRACT NUMBER)

STREET ADDRESS (IF ANY)	CITY	COUNTY
626 High Town Square	Fremont	Alameda
MAIN ACCESS ROAD(S)	NEAREST TOWN/CITY	MILES/DIRECTION FROM TOWN/CITY
High Street		

TYPE OF SUBDIVISION

<input type="checkbox"/> Condominium	<input type="checkbox"/> Planned Development Land Project
<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Planned Development Mobile Home
<input type="checkbox"/> Stock Cooperative	<input type="checkbox"/> Community Apartment
<input type="checkbox"/> Stock Cooperative Conversion	<input type="checkbox"/> Out-of-State
<input type="checkbox"/> Limited Equity Housing Corporation	<input type="checkbox"/> Undivided Interest
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> Mixed Use

NUMBER OF LOTS/UNITS	PHASE #	TOTAL # IN PROJECT	PREVIOUS DRE FILE #	# OF ACRES
10				.63

BUDGET PREPARER

NAME	ATTENTION	TELEPHONE NUMBER
Newman & Marcus, a Law Corporation	Edward W. newman	(831) 476-6622
ADDRESS	CITY	ZIP CODE
331 Capitola Avenue, Ste. K	Capitola	95010

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.

SIGNATURE OF BUDGET PREPARER	DATE
	11-5-18

IMPROVEMENTS WORKSHEET

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

- 1. Number of buildings containing residential units 3
2. Completion year for the residential units included in this phase 2019
3. Completion year for the common area and facilities included in this phase 2019
4. Type of residential building for this project (i.e., high-rise, cluster, garden, etc.) cluster
5. Type of construction for these buildings (i.e., steel, concrete, wood frame, etc.) wood frame
6. Type of roof (i.e., shake, etc.) composition
7. Type of paving used in the project asphalt
8. Type of exterior wall for residential buildings wood
9. Number of residential units per building 2-3-5
10. Number of floors per building 3
11. Number of bedrooms per unit 2,3
12. Square footage of units (list number and size of each unit type) 2@2082, 1@2170, 2@1998, 2@1397, 3@1824
13. Type of parking facilities and number of spaces (i.e., detached garage, tuck-under, subterranean, carport, open, etc.) 2 car garage

Complete 14 and 15 for Phased Condominium Projects Only

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

BUDGET SUMMARY

PHASE NUMBER	DATE OF BUDGET	DRE FILE NUMBER
NUMBER OF UNITS	TRACT NUMBER/NAME OF PROJECT	

		<i>Per Unit Per Month</i>	<i>Total Monthly</i>	<i>Total Annual</i>
100 FIXED COSTS	101. Property Taxes			
	102. Corporation Franchise Taxes	.20	2	25
	103. Insurance (attach proposal)	52.00	520	6218
	104. Local License & Inspection Fees			
	105. Estimated Income Taxes			
	100 – Subtotal		52.20	522
200 OPERATING COSTS	201. Electricity (attach work sheet)	4.80	48	576
	Lighting: Leased			
	202. Gas (attach work sheet)			
	203. Water (attach work sheet)	10.10	101	1212
	204. Sewer/Septic Tanks/Storm Drains/ Water Retention Basins (include if not in 203)			
	205. Cable TV/Master Antenna			
	207. Custodial Area: <i>Number of Restrooms: 1</i>	35.00	350	4200
	207a. Custodial Supplies	5.00	50	600
	208. Landscape Area: <i>(See page 15.)</i>	18.79	188	2255
	208a. Landscape Supplies	.94	9	113
	209. Refuse Disposal <i>Vender Name:</i> <i>Telephone Number:</i>			
	210. Elevators <i>Number: Type:</i>			
	211. Private Streets, Driveways, Parking Areas <i>Area: 8184</i>	10.00	100	1200
	212. Heating & Air Conditioning Maintenance <i>Area:</i>			
	213. Swimming Pool <i>Number: Size: Mths. heated:</i> Spa <i>Number: Size:</i>			
	213a. Swimming Pool/Spa Supplies			
214. Tennis Court <i>Number:</i>				

		Per Unit Per Month	Total Monthly	Total Annual
200 OPERATING COSTS	215. Access Control <i>Guard hours per day:</i> <i>No. of motorized gates: Type:</i> <i>No. of Intercoms/Telephone Entry:</i>			
	216. Reserve Study	2.92	29	350
	217. Miscellaneous			
	Minor Repairs	5.00	50	600
	Pest Control			
	Snow Removal			
	Lakes/Waterways maintain bio-retention areas	20.00	200	2400
	Community Network annual inspection of roofs & decks	5.00	50	600
	218. Fire Sprinklers, Fire Alarms & Fire Extinguishers			
200 - Subtotal		117.55	1125	1406
300 RESERVE	301-314 (attach reserve work sheet)			
	300 - Subtotal		158.80	1588
400 ADMINISTRATION	401. Management ①	35.00	350	4200
	402. Legal Services	7.08	71	850
	403. Accounting	6.20	62	750
	404. Education	2.00	20	240
	405. Miscellaneous, office expense	4.00	40	480
	400 - Subtotal		54.33	543
TOTAL (100-400)		382.86	3828	45929
500 CONTINGENCY	501. New Construction 3%	11.49	115	1378
	502. Conversions 5%			
	503. Revenue Offsets (attach documentation)	()	()	()
TOTAL BUDGET		394.37	3943	47,307

❖ 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.

① 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

CalBRE FILE NUMBER		TRACT NUMBER				
Item	(1) ● Sq. Ft. or Number	(2) ● Unit Cost HOA Manual	(3) ● Replacement Cost	(4) ● Remaining Life	Yearly Reserve Columns 1x2 or 3+4	Cost Per Unit Per Month
Paint	26,026	.40			10,410	86.75
Wood Siding (paint/stain)						
Roof - Type: comp	12,521	.20			2504	20.87
Roof - Type:						
Water Heaters						
Exterior Lights	7	10,100			430	3.58
Hard Floors - Type:						
Carpets	510		2000	10	200	1.67
Elevators						
Streets & Drives	8184	.30			24.55	20.46
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:	956 l.f.	3.00			2868	23.90
Walls (paint)						
Walls (repair/replace)						
Wrought Iron Fencing (paint)						
Wrought Iron (repair/replace)						
Pumps/Motors - Type:						
Motorized Gates						
Wood Decking						
Septic Tanks						
Fountains						
Storm Drain Filters						
Other Landscape	3758	.05			188	1.57

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

TOTAL RESERVE	19,056	158.80
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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			
<u>.63</u>	acres x 43,560 =	<u>27,556</u>	Total square feet.
1. Building(s) footprint		_____	sq. ft.
2. Garages or carports		_____	sq. ft.
3. Recreational facilities		<u>510</u>	sq. ft.
4. Paved surfaces		<u>8184</u>	sq. ft.
5. Restricted common areas		_____	sq. ft.
6. Other: (attach description)		<u>15,104</u>	sq. ft.
Subtotal (1-6)		<u>23,789</u>	sq. ft.
Total Square Ft. (from above)		<u>27,556</u>	sq. ft.
Subtract Subtotal (1-6)		<u>23,789</u>	sq. ft.
Remainder = landscape area		<u>3758</u>	sq. ft.

INDIVIDUAL SUMMARY SCHEDULES

1. Buildings Containing Units

<i>Length</i>	x	<i>Width</i>	=	<i>Area of Each Bldg.</i>	x	<i>No. of Buildings</i>	=	<i>Total Area Square Feet</i>
<u>141</u>	x	<u>42</u>	=	<u>5922</u>	x	<u>1</u>	=	<u>5922</u>
<u>90</u>	x	<u>31</u>	=	<u>2790</u>	x	<u>1</u>	=	<u>2790</u>
<u>62</u>	x	<u>31</u>	=	<u>1972</u>	x	<u>1</u>	=	<u>1972</u>
<u>211/2</u>	x	<u>211/2</u>	=	<u>510</u>	x	<u>1</u>	=	<u>510</u>
<i>Total for Summary Item 1 above</i>								<u>11,144</u>

2. Multiple Detached Garages and Carports

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

3. Recreational Facilities

Total Area

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

221/2 x 221/2 = _____

510 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

510 sq. ft.

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

Paving Material (concrete, asphalt, etc.)

_____ x _____ = 8184

asphalt

_____ x _____ = _____

_____ x _____ = _____

_____ x _____ = _____

Total for Summary Item 4 above 8184 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

Lots 1-10

Total for Summary Item 6 above 15,104 sq. ft.

ROOF RESERVE WORKSHEET

(See page 15)

<i>Building</i> ❶	<i>Flat Roofed Area</i>	<i>Shingled Area</i>	<i>Cement/Spanish Tile or Wood Shake Area</i>
1		5922	
2		2790	
3		1922	
4		510	
Totals		11,144	
Modifications		1.06 x 1.06 x	x x
Grand Totals		12,521	

ROOF PITCH TABLE

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

- ❶ 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 to roof area.

PAINTING WORKSHEET

EXTERIOR

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

- Buildings (include garages, recreation buildings)

Type of Surface	Perimeter	x	10 ft.	x	No. of Stories	x	No. of Bldg. (if identical)	=	Total Area
wood	366	x	10 ft.	x	3	x	1	=	10,980
wood	242	x	10 ft.	x	3	x	1	=	2260
wood	192	x	10 ft.	x	3	x	1	=	5766
wood	86	x	10 ft.	x	1	x	1	=	860

Total building paint area 24,876

- Walls

Linear Feet	x	Height	x	2	=	Total Area
_____	x	_____	x	2	=	_____
_____	x	_____	x	2	=	_____
_____	x	_____	x	2	=	_____

Total wall paint area _____
Total exterior paint area _____

INTERIOR

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

Room/Type	Walls	x	8 ft.	=	Wall Area	+	Ceiling	=	Total Area
Descrip.	Perimeter						(Length x Width)		
community room	86	x	8 ft.	=	688	+	211/2 x 211/2	=	1150
_____	_____	x	8 ft.	=	_____	+	_____ x _____	=	_____
_____	_____	x	8 ft.	=	_____	+	_____ x _____	=	_____
_____	_____	x	8 ft.	=	_____	+	_____ x _____	=	_____
_____	_____	x	8 ft.	=	_____	+	_____ x _____	=	_____
_____	_____	x	8 ft.	=	_____	+	_____ x _____	=	_____

Total interior paint area 1150

TOTAL EXTERIOR AND INTERIOR

FENCES

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

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

Linear Feet	x	Height	x	2	=	Total Area
530	x	6	x	2	=	6360
305	x	6	x	2	=	3660
121	x	3	x	2	=	726

Total fence area 10,746

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

1. Interior Lights (*hallways, lobbies, garage, stairwells, etc.*)
 _____ x _____ x _____ x .03 = _____

2. Garage Lights
 _____ x _____ x _____ x .03 = _____

3. Outdoor and walkway lights
 3 _____ x 75 _____ x 12 _____ x .03 = 81 _____

4. Street Lights
 4 _____ x 150 _____ x 12 _____ x .03 = 216 _____

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

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

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)*
 _____ x _____ = _____

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

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

G. Electrical Motors (*see Notes ❷ and ❸*)
(horsepower x watts x hours of use per day x .03 x % of year in use = KWH per month)

Motor #1	_____	x	_____	x	_____	x	.03	x	_____	=	_____
Motor #2	_____	x	_____	x	_____	x	.03	x	_____	=	_____
Motor #3	_____	x	_____	x	_____	x	.03	x	_____	=	_____
Motor #4	_____	x	_____	x	_____	x	.03	x	_____	=	_____

H. Pool/Spa Heating
(Number of heaters x KWH rating x hours of daily use x 30 days = KWH per month)
 _____ x _____ x _____ x 30 days = _____

TOTAL KWH PER MONTH 297 _____

I. Total Monthly Cost

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

$$\bullet \quad \underline{297} \quad \times \quad \underline{\$0.16} \quad = \quad \underline{\$47.52}$$

$$\bullet \quad \text{Monthly common meter charge} \quad \underline{\$}$$

$$\text{Total Monthly Cost} \quad \underline{\$47.52}$$

Utility Company Name: PG&ETelephone Number: 800-743-5000*Notes*

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

GAS CONSUMPTION WORKSHEET

1. Water Heaters **Therms**
(number of dwelling units on association meters + laundry rooms + outdoor showers + recreation rooms = number units x 20 Therms = Therms per month)
 _____ + _____ + _____ + _____ = _____ x 20 Therms = _____

2. Pool (see Note 1)
(BTU rating x hours of daily use x .0003 x % of year in use = Therms)
 Pool #1 _____ x _____ x .0003 x _____ % = _____
 Pool #2 _____ x _____ x .0003 x _____ % = _____

3. Spa
(Number of spas (by size) x therm range = Therms used)
 _____ (8' diameter) x 300 Therms = _____
 _____ (10' diameter) x 350 Therms = _____
 _____ (12' diameter) x 400 Therms = _____

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

5. Other
(number of gas barbecues, fireplaces, etc.) x 5 = Therms
 _____ x 5 = _____

Total Therms _____

(therms x rate = monthly charge)
 _____ x _____ = \$ _____
 _____ x _____ = \$ _____
 _____ x _____ = \$ _____

Meter Charge \$ _____
Total Monthly Cost \$ _____

Utility Company Name: _____

Telephone Number: _____

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)

_____ x _____ x 10 = \$ _____

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

3755 x 4.885 x .0033 = 60.53

C. Sewers (see Note 2)
 (Charge per unit per month x number units = Sewer Cost)

\$ _____ x _____ = \$ _____

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

_____ (A) x _____ % = \$ _____

D. Meter Charge

Line size: 1" (2", 3" etc.) Charge per month: \$ 40.30

MONTHLY WATER COST: \$ 100.83

Utility Company Name: Alameda Count Water District

Telephone Number: 510-688-4200

Notes

- 1 Average usage is four-acre feet of water per acre of landscaping per year. This formula is based on four-acre feet of usage. Some areas like the low desert will require 8 to 12-acre feet of water per acre of landscaping per year and the "B" figure should be adjusted accordingly. (Example: 4 x figure for B = 12-acre feet.)
- 2 If some other method of billing is used for the sewage charge and/or this will not be a common expense, provide a letter from the sanitation district and or water company (whichever applicable) which so states.

PRORATION SCHEDULE WORKSHEET

Section I Variable Assessment Computation

A. Variable Costs Description	Monthly Cost
1. Insurance	\$ <u>520</u>
2. Domestic Gas (if common)	\$ _____
3. Domestic Water (if common)	\$ _____
4. Paint	\$ <u>868</u>
5. Roof	\$ <u>209</u>
6. Hot Water Heater (if common)	\$ _____
7. Other	\$ _____
Total Variable Cost	\$ <u>1599</u>

B. Total livable square footage of all units from condominium plan: 18,596

C. Variable Factor (*variable monthly costs ÷ square footage = variable factor*): .086
 Multiply this factor by each unit size below in Section III.

Section II Equal Assessment Computation

A. Total Monthly Budget	\$ <u>3943</u>
Less Variable Costs	\$ <u>1599</u>
Total Monthly Equal Costs	\$ <u>2344</u>
B. Monthly Base Assessment:	\$ <u>234.40</u>
<i>(total monthly cost ÷ number of units = monthly base assessment)</i>	

Section III Assessment Schedule

Unit Size	x	Variable Factor	=	Variable Assessment	+	Base Assessment	=	Total Mth. Assessment	x	Unit Count	=	Total Mth. Budget *
A. <u>2082</u>	x	<u>.086</u>	=	<u>178.97</u>	+	<u>234.40</u>	=	<u>413.37</u>	x	<u>2</u>	=	<u>827</u>
B. <u>2170</u>	x	<u>.086</u>	=	<u>186.53</u>	+	<u>234.40</u>	=	<u>420.93</u>	x	<u>1</u>	=	<u>421</u>
C. <u>1998</u>	x	<u>.086</u>	=	<u>171.75</u>	+	<u>234.40</u>	=	<u>406.15</u>	x	<u>2</u>	=	<u>812</u>
D. <u>1397</u>	x	<u>.086</u>	=	<u>120.09</u>	+	<u>234.40</u>	=	<u>354.49</u>	x	<u>2</u>	=	<u>709</u>
E. <u>1824</u>		<u>.086</u>		<u>156.79</u>		<u>234.40</u>		<u>391.19</u>		<u>3</u>		<u>1174</u>
VERIFICATION OF COMPUTATIONS												
											Total Monthly Budget (Section III)	<u>3943</u>
											Total Monthly Budget (Section IIA)	<u>3943</u>

* Total Assessment x number of units of each type.

Section IV Variable Assessments

<i>Highest Assessment</i>	-	<i>Lowest Assessment</i>	÷	<i>Lowest Assessment</i>	=	<i>% Differential</i>
<u>420.93</u>	-	<u>354.49</u>	÷	<u>354.49</u>	=	<u>18.7</u> %

SUPPLEMENTAL WORKSHEET

LANDSCAPE

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
Ground cover				
Lawn				
Open space maintained				
Open space non-maintained				
Landscape repairs/supplies				
Other		3758	.60	2255
Total	100%	3758		
TOTAL LANDSCAPE COST PER YEAR				2255

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

ROOF

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

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

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

INSURANCE PROPOSAL CONDO/TOWNHOME PREMIER

Especially Prepared For HIGH TOWN HOA
DBA: High town HOA
626 High Town Square
Freemont, CA 94538

Issued By Matthew O'Brien (9686356)
1722 Seabright Ave
Santa Cruz, CA 95062-2119
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License #: 0794969

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Proposed Policy Period From 06-30-2018
To 06-30-2019

Underwriting Company Truck Insurance Exchange
www.farmers.com/business

Quote/Policy Number FE7C68



A Package Protection Designed For You!



Farmers And Our Agency Offer You:

- **Strength And Stability**

Since 1935 we have been serving business owners and as one of America's largest and premier insurance companies, we will be there when you need us.

We are rated "A" (Excellent) by AM Best and classed in their highest financial strength category of XV.

- **Professional Agents And Underwriters, Specialists In The Industry**

Our agents and underwriters are highly trained professionals with in-depth industry knowledge who specialize in providing the right insurance solution for your needs.

- **Dedicated Agent And An Insurance Expert**

Our agents are licensed professionals who have been trained through award-winning, rigorous insurance courses. With their training and in-depth industry knowledge, they will assist you in the selection of the most appropriate coverage and limits and answer any of your insurance related questions.

- **The Customized Service You Deserve**

Insurance is an important part of your business' financial security, and you expect quality service. That is what you will get – customized coverage accompanied by excellent service through professional, knowledgeable and responsible agents and claims representatives.

- **Competitive Pricing And Easy Payment Options**

Financial stability is important for all of us and you can count on us to deliver unparalleled service at the best pricing. It is our goal to make doing business with us easy. We offer a variety options to make the payment of premiums as easy as possible.

- **Loss Prevention Program**

One way to reduce premium is to make sure your losses are minimized. With our risk management professionals, we will help you to prevent and to mitigate the loss potentials. This will keep the premium low and let you focus on your business, not on insurance matters.

- **24-hours Claims Service**

Our highly trained and dedicated Claims staff will provide the assistance when the unexpected event occurs. Whether it is a small fire loss or it is multiple losses in catastrophic events, Farmers gets you back where you belong.

- **One Agency To Handle All Your Insurance Needs**

We are a full-service multiple lines agency. We can assist with your commercial insurance needs such as Property/Liability, Business Auto, Commercial Umbrella and Workers Compensation. In addition, we can serve your personal lines needs such as Homeowners, Personal Auto, Personal Umbrella, Life Insurance and much more in the way of specialty coverages and services!

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COVERAGE SUMMARY – PROPERTY, CRIME & INLAND MARINE

Coverages Applicable To Specific Location And/Or Building

Loc. 1	626 High Town Square, Fremont, CA 94538	Sprinklered, Frame Building
Bldg. All	Extended Replacement Cost Building	
Coverage	Limit	Deductible/WP
Building	\$4,501,000	\$5,000
Business Personal Property (BPP)	Coverage Available	
Accounts Receivables - On-Premises	\$5,000	\$5,000
Building - Automatic Increase Amount	8%	
Building Ordinance Or Law - 1 (Undamaged Part)	Included	None
Building Ordinance Or Law - 2 (Demolition Cost)	\$250,000	None
Building Ordinance Or Law - 3 (Increased Cost)	\$250,000	None
Debris Removal	25% Of Loss + 10,000	
Earthquake Sprinkler Leakage	Coverage Available	
Electronic Data Processing Equipment	\$10,000	\$5,000
Equipment Breakdown	Included	\$5,000
Equipment Breakdown – Ammonia Contamination	\$25,000	
Equipment Breakdown –Drying Out Coverage	Included	
Equipment Breakdown – Expediting Expense	Included	
Equipment Breakdown – Hazardous Substance	\$25,000	
Equipment Breakdown – Water Damage	\$25,000	
Exterior Building Glass	Included	\$5,000
Glass Deductible Buyback	Coverage Available	
Outdoor Property	\$50,000	\$5,000
Outdoor Property - Trees, Shrubs & Plants (Per Item)	\$25,000	\$5,000
Personal Effects	\$2,500	\$5,000

Signature Of The Applicant: _____

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COVERAGE SUMMARY – PROPERTY, CRIME & INLAND MARINE

Coverages Applicable To Specific Location And/Or Building

Loc. 1	626 High Town Square, Fremont, CA 94538	Sprinklered, Frame Building
Bldg. All	Extended Replacement Cost Building	
Coverage	Limit	Deductible/WP
Pollutant Clean Up And Removal Aggregate	\$50,000	\$5,000
Specified Property	\$10,000	\$5,000
Valuable Paper And Records - On-Premises	\$5,000	\$5,000

Signature Of The Applicant: _____

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COVERAGE SUMMARY – PROPERTY, CRIME & INLAND MARINE

Coverages Applicable To ALL Covered Locations

Coverage	Limit	Ded./Waiting Per.
Blanket Building Coverage Limit	Coverage Available	
Blanket Business Personal Property Coverage Limit	Coverage Available	
Accounts Receivables – Off-Premises	\$2,500	\$5,000
Association Fee And Extra Expense	\$100,000	
Back Up Of Sewers Or Drains	\$50,000	\$5,000
Crime Conviction Reward	\$5,000	None
Employee Dishonesty	\$75,000	\$500
Fine Arts	Coverage Available	
Fire Department Service Charge	\$25,000	None
Fire Extinguisher Systems Recharge Expense	\$5,000	None
Forgery And Alteration	\$2,500	\$5,000
Limited Biohazardous Substance Coverage – Per Occurance	\$10,000	\$5,000
Limited Biohazardous Substance Coverage – Aggregate	\$20,000	\$5,000
Limited Cov. - Fungi Wet Rot Dry Rot & Bacteria - Aggregate	\$15,000	\$5,000
Master Key	\$10,000	None
Master Key - Per Lock	\$100	None
Money And Securities - Inside Premises	\$10,000	\$500
Money And Securities - Outside Premises	\$10,000	\$500
Money Orders And Counterfeit Paper Currency	\$1,000	\$5,000
Newly Acquired Or Constructed Property	\$250,000	\$5,000
Outdoor Signs	\$50,000	\$500
Outdoor Signs - Per Sign	\$25,000	\$500
Personal Property At Newly Acquired Premises	\$100,000	\$5,000

Signature Of The Applicant: _____

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COVERAGE SUMMARY – PROPERTY, CRIME & INLAND MARINE

Coverages Applicable To ALL Covered Locations

Coverage	Limit	Ded./Waiting Per.
Personal Property Off Premises	\$5,000	\$5,000
Premises Boundary	100 Feet	
Preservation Of Property	30 Days	
Unit Owners - Included With Building	Included	\$5,000
Valuable Paper And Records – Off-Premises	\$2,500	\$5,000

Signature Of The Applicant: _____

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COVERAGE SUMMARY – LIABILITY

Covered Locations	
1	626 High Town Square, Fremont, CA 94538

Coverage	Limit/Date
General Aggregate (Other Than Products And Completed Operations)	\$4,000,000
Products And Completed Operations Aggregate	\$2,000,000
Personal And Advertising Injury	Included
Each Occurrence	\$2,000,000
Tenants Liability (Each Occurrence)	\$75,000
Medical Expense (Each Person)	\$5,000
Pollution Exclusion - Hostile Fire Exception	Included
Cyber Liability And Data Breach Response	\$50,000
Cyber Liability And Data Breach Response - Self Insured Retention	\$2,500
Cyber Liability And Data Breach Response - Retroactive Date	06/30/2018
Cyber Liability And Data Breach Response - Continuity Date	06/30/2018
Directors & Officers Liability - Per Claim	\$1,000,000
Directors & Officers Liability - Aggregate	\$1,000,000
Directors & Officers Liability - Self Insured Retention	\$1,000
Directors & Officers Liability - Retroactive Date	06/30/2018
Directors & Officers Liability - Discrimination	Included
Employee Benefits Liability	Coverage Available
Employment Practices Liability	Coverage Available
Hired Auto Liability	Coverage Available
Non-Owned Auto Liability	\$2,000,000

Signature Of The Applicant: _____

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COVERAGE SUMMARY – COMMERCIAL UMBRELLA

Coverages	Limits/Provision
Each Occurrence	\$1,000,000
Annual Aggregate	\$1,000,000
Self Insured Retention	\$10,000

Underlying Insurance*	Limits*
General/Business Liability (Each Occurrence)	\$2,000,000
General/Business Liability (General Aggregate)	\$4,000,000
Automobile Liability	Not Covered
Employer's Liability	Not Covered

*There may be additional underlying insurance with same or different limits. These will be disclosed in policy declarations pages

Signature Of The Applicant: _____

PROPOSED PREMIUM SUMMARY

CONDO/TOWNHOME PREMIER



Property, Crime And Inland Marine	\$6,008
General / Business Liability	Included
Terrorism Risk Insurance Act (TRIA)	\$60
Membership / Policy Fees	\$150
State Taxes, Assessments And Surcharges	NONE
TOTAL PREMIUMS AND FEES	\$6,218
Umbrella Liability (Premium/fee may be an estimate ONLY)	\$446

By placing workers compensation as well as your personal homeowners and auto insurance, you may be eligible for premium discount.