

BUDGET WORKSHEET

GENERAL INFORMATION

This budget has not been reviewed by the California Department of Real Estate and is exempted from review by CA B&P Code 11000

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, and reports from the developer (for existing, already constructed 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 not reliable.

This budget was prepared for the purpose of providing a good faith estimate of the expected shared costs.

The association must adopt a budget in accordance with the California Civil Code. The association may increase or decrease its budget. It is typical for costs to increase as the project ages or through inflation.

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.

SUBDIVISION IDENTIFICATION AND LOCATION

NAME AND/OR TRACT NUMBER

Avila Townhomes

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

STREET ADDRESS (IF ANY)

157 San Luis St

CITY

Avila Beach

COUNTY

San Luis Obispo

MAIN ACCESS ROAD(S)

San Luis St

NEAREST TOWN/CITY

Avila Beach

MILES/DIRECTION FROM TOWN/CITY

1

TYPE OF SUBDIVISION

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

NUMBER OF LOTS/UNITS IN PHASE

3

LOTS/UNITS TO DATE

3

PHASE #

1

TOTAL # OF PHASES IN

1

#OF ACRES

0.20

TOTAL BUDGET, RESERVE, & MINIMUM BOND REQUIREMENT

TOTAL BUDGET/UNIT/MONTH

\$348.39

TOTAL RESERVE/UNIT/MONTH

\$88.83

BUDGET PREPARER

NAME

CID Advisors

ATTENTION

Michael McAllister, LEED[®] AP

TELEPHONE NUMBER

(619) 630-9253

ADDRESS

8855 Keremeos Way

CITY

San Diego, California

ZIP CODE

92126

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

9/14/2026

IMPROVEMENTS WORKSHEET



1.	Number of buildings containing residential units.....	3
2.	Estimated completion date for the residential units included in this phase.....	May 2026
3.	Estimated completion date for the common area and facilities included in this phase.....	May 2026
4.	Type of residential building for this project (i.e. high-rise, cluster, garden, etc.).....	SFR
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.....	Asphalt and concrete
8.	Type of exterior wall for residential buildings.....	N/A
9.	Number of residential units per building.....	1
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).....	See Pg. 14
13.	Type of parking facilities and number of spaces (i.e. detached garage, tuck-under, subterranean, carport, open, etc.).....	N/A

† Unit size is approximated. Purchasers must satisfy themselves as to the actual square foot area of the units.
Purchasers must satisfy themselves as to the completeness of

BUDGET SUMMARY

PHASE NUMBER	DATE OF BUDGET	
1	9/14/2026	
NUMBER OF UNITS	TRACT NUMBER/NAME OF PROJECT	
3	Avila Townhomes	

		<i>Per Unit Per Month</i>	<i>Total Monthly</i>	<i>Total Annual</i>
100 FIXED COSTS	101. Property Taxes			
	102. Corporation Franchise Taxes			
	103. Insurance (attach proposal)	65.28	195.83	2,350.00
	104. Local License & Inspection Fees			
	105. Estimated Income Taxes			
	100 - Sub Total	65.28	195.83	2,350.00
200 OPERATING COSTS	201. Electricity (attach work sheet)			
	Lighting: Leased			
	202. Gas (attach work sheet)			
	203. Water (attach work sheet)			
	204. Sewer/Septic Tanks/Storm Drains/ Water Retention Basins (include if not in 203)			
	205. Cable TV/Master Antenna			
	207. Custodial Area: sf Number of Restrooms:			
	207a. Custodial Supplies			
	208. Landscape Area: (See page 15.)			
	208a. Landscape Supplies @ \$0.06 /sf/yr			
	209. Refuse Disposal Vendor Name: Telephone Number:			
	210. Elevators Number: Type:			
	211. Private Streets, Driveways, Parking Areas Area: sf			
	212. Heating & Air Conditioning Maintenance Area:			
	213. Swimming Pool Number: Size: Mths. Heated Spa Number: Size:			
	213a. Swimming Pool Supplies			
	214. Tennis Court Number:			

		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:</i> <i>Type:</i> <i>No. of Intercoms/Telephone Entry:</i>			
	216. Reserve Study	11.11	33.33	400.00
	217. Miscellaneous Minor Repairs	2.00	6.00	72.00
	Pest Control			
	Common Area Inspections (Storm/Sewer Line, Roof, etc)			
	Lift Station Inspections	62.50	187.50	2250.00
	Community Network			
	218. Fire Sprinklers, Fire Alarms, & Fire Extinguishers			
	200 - Sub Total	75.61	226.83	2722.00
300 RESERVES	301-313 (attach reserve work sheet)			
	300 - Sub Total	88.83	266.48	3197.71
400 ADMINISTRATION	401. Management ❶ Self-managed	33.33	100.00	1200.00
	402. Legal Services	29.53	88.58	1063.00
	403. Accounting	41.67	125.00	1500.00
	404. Education	—	—	—
	405. Miscellaneous, office expense	4.00	12.00	144.00
	400 - Sub Total	108.53	325.58	3907.00
TOTAL (100-400)		338.24	1014.73	12176.71
500 CONTINGENCY	501. New Construction 3%	10.15	30.44	365.30
	502. Conversions 6%			
	503. Revenue Offsets (attach documentation)			
TOTAL BUDGET		348.39	1045.17	12542.01

- ❖ For fairness, this budget allows 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.

- 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.

RESERVES WORKSHEET

			TRACT NUMBER			
Item	(1) 1 Sq. Ft. or Number	(2) 1 Unit Cost HOA Manual	(3) 1 Replacement Cost	(4) 1 Remaining Life	Yearly Reserve Columns 1x2 or 3/4	Cost Per Unit Per Month
Paint (Exterior)						
Paint (Interior)						
Wood Trim/Siding (paint/stain)						
Roof - Type:						
Roof - Type:						
Water Heaters						
Exterior Lights						
Street Lights						
Hard Floors - Type:						
Carpets						
Elevators						
Streets & Drives						
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)	2376	\$0.50			1188.00	33.00
Fences (repair/replace) - Type: Wood	198	\$1.88			371.25	10.31
Walls (paint)						
Walls (repair/replace)						
Wrought Iron Fencing (paint)	945	\$0.63			590.63	16.41
Wrought Iron (repair/replace)	135	\$3.13			421.88	11.72
Pumps/Motors - Type:						
Motorized Gates						
Wood Decking						
Mailboxes	3	\$10.00			30.00	0.83
Chain link Fence						
Exercise Equip						
Storm Drain Filters						
Concrete Paving						
Landscape Reserve	4516	\$0.06			270.96	7.53
Fire Suppression Cert. & Misc.						
Fire Alarm Control Panels/Equipment						
Submeter Meter Replacement						
Balconies/Decks						
Trellis (Repair/Replace)						
Trellis (Paint)						
SB 326 Inspections						
Backup Generator			\$6,500.00	20	\$325.00	9.03
Other						
Other						
1 Use either Columns 1 and 2 or 3 and 4, but not both for a particular item.			TOTAL RESERVE		3197.71	88.83

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. Whenever additional space is required attach computations on a separate sheet.

Site Summary - Total Subdivision Area			
<u>0.20</u> acres x 43,560 =	<u>8515</u> Total square feet.		
1. Building(s) footprint	<u>3999</u> sq. ft.	← Non-common, Residential lots areas not included	
2. Garages or carports	<u> </u> sq. ft.		
3. Recreational facilities	<u> </u> sq. ft.		
4. Paved surfaces	<u>4516</u> sq. ft.		
5. Restricted common areas	<u> </u> sq. ft.		
6. Other: (attach description)	<u> </u> sq. ft.		
 Sub Total (1-6)	 <u>8515</u> sq. ft.		
	Total Square Ft. (from above)	<u>8515</u> sq. ft.	
	Subtract Sub Total (1-6)	<u>8515</u> sq. ft.	
	Remainder = landscape area	<u>0</u> sq. ft.	

Individual Summary Schedules

1) Buildings Containing Units

<i>Length</i>	<i>x</i>	<i>Width</i>	<i>=</i>	<i>Area of Each Bldg.</i>	<i>x</i>	<i>No. of Buildings</i>	<i>=</i>	<i>Total Area Square Feet</i>
None common	x	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
<u> </u>	x	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
<u> </u>	x	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
<u> </u>	x	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
<u> </u>	x	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
<u> </u>	x	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
<u> </u>	x	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
<u> </u>	x	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
<u> </u>	x	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
<u> </u>	x	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
<u> </u>	x	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
Total for Summary Item 1 above								

2) Multiple Detached Garages and Carports

<u> </u>	x	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
<u> </u>	x	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
<u> </u>	x	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>
Total for Summary Item 2 above								

3) Recreational Facilities

Total Area

a. Recreation Room, Clubhouse, Lanai, or other

(length x width = total sq. ft.)

_____	x	_____	=	_____	_____ sq. ft.
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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.)

Irregular	x	_____	=	4516	Concrete (includes Swale)
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_____	x	_____	=	_____	_____
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_____	x	_____	=	_____	_____
-------	---	-------	---	-------	-------

_____	x	_____	=	_____	_____
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Total for Summary Item 4 above 4516 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.

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			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
Rec			
Carports			
Shed			
Totals			
Modifications		<i>x</i> <i>x 1.06</i>	<i>x 1.08</i> <i>x 1.06</i>
Grand Totals			

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.

ELECTRICAL ENERGY CONSUMPTION WORKSHEET

A. Lights (see Note ^①) KWH per month

(number of lights x average watt per light

x average number hours in use per day x .03 = 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

_____ x _____ x _____ x .03 = _____

4. Street Lights

_____ x _____ x _____ x .03 = _____

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 ^② and ^③)

No. (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 100% x = _____

Motor #2** _____ x _____ x _____ x .03 x 100% x = _____

Motor #3*** _____ x _____ x _____ x .03 x 100% x = _____

Motor #4† _____ x _____ x _____ x .03 x 100% x = _____

* Irrigation controllers **Gate operators

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

I. Total Monthly Cost

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

- _____ x _____ = _____
- Monthly common meter charge _____
- Total Monthly Cost** _____

Utility Company Name: PG&E

Telephone 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.
- 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

(number of dwelling units on association meters + laundry rooms + outdoor showers + recreation rooms = number units x 20 Therms = Therms per month; 1 therm = 100,000 BTUs)

Therms

_____ + _____ + _____ + _____ = _____ x 20 Therms = _____

2) Pool (see Note ❶)

(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 term 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 barbeques, 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: The Gas CompanyTelephone Number: 877-238-0092

- ❶ 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.

WATER AND SEWER WORKSHEET

Water is Submetered? ☐ Yes ☒ No

A. Domestic (use only if units are billed through association) **Water Cost**
(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)

_____ x _____ x .0033 = _____

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:	_____ (2", 3" etc.)	Charge per month:\$	_____
	_____ (2", 3" etc.)		_____
	_____ (2", 3" etc.)		_____

E. Sub-Meter Charge (except that charged to individual units)

Meter Inspection:	_____ /Year	No. of Meters	_____	Charge per month:\$	_____
Meter Reading:	_____ /Month			Charge per month:\$	_____

MONTHLY WATER COST: _____

Utility Company Name: Avila Beach CSD

Telephone Number: 805-595-2664

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
NOT APPLICABLE

Section I Variable Assessment Computation

A.	Variable Costs Description	Monthly Cost
1.	Insurance	_____
2.	Domestic Gas (if common)	_____
3.	Domestic Water (if common)	_____
4.	Paint	_____
5.	Roof	_____
6.	Hot Water Heater (if common)	_____
7.	Other	_____

Total Variable Cost _____

B. Total livable square footage of all units from condominium plan: _____

C. Variable Factor (*variable monthly costs/square footage = variable factor*): _____

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

Section II Equal Assessment Computation

A.	Total Monthly Budget	_____
	Less Variable Costs	_____
	Total Monthly Equal Costs	_____

B. Monthly Base Assessment: _____
(total monthly cost/number of units = monthly base assessment)

Section III Assessment Schedule

	Unit Size [†]	x	Variable Factor	= Variable Assessment	+	Base Assessment	= Total Mth. Assessment	x Unit Count	Total Mth. Budget*
A.	_____	x	_____	_____	+	_____	_____	_____	_____
B.	_____	x	_____	_____	+	_____	_____	_____	_____
C.	_____	x	_____	_____	+	_____	_____	_____	_____
D.	_____	x	_____	_____	+	_____	_____	_____	_____
E.	_____	x	_____	_____	+	_____	_____	_____	_____
F.	_____	x	_____	_____	+	_____	_____	_____	_____
G.	_____	x	_____	_____	+	_____	_____	_____	_____
H.	_____	x	_____	_____	+	_____	_____	_____	_____
I.	_____	x	_____	_____	+	_____	_____	_____	_____
J.	_____	x	_____	_____	+	_____	_____	_____	_____
K.	_____	x	_____	_____	+	_____	_____	_____	_____
L.	_____	x	_____	_____	+	_____	_____	_____	_____
M.	_____	x	_____	_____	+	_____	_____	_____	_____
N.	_____	x	_____	_____	+	_____	_____	_____	_____
O.	_____	x	_____	_____	+	_____	_____	_____	_____
P.	_____	x	_____	_____	+	_____	_____	_____	_____
Q.	_____	x	_____	_____	+	_____	_____	_____	_____
R.	_____	x	_____	_____	+	_____	_____	_____	_____
S.	_____	x	_____	_____	+	_____	_____	_____	_____
T.	_____	x	_____	_____	+	_____	_____	_____	_____
U.	_____	x	_____	_____	+	_____	_____	_____	_____
V.	_____	x	_____	_____	+	_____	_____	_____	_____
W.	_____	x	_____	_____	+	_____	_____	_____	_____
X.	_____	x	_____	_____	+	_____	_____	_____	_____

VERIFICATION OF COMPUTATIONS

Total Monthly Budget (Section III) _____

Total Monthly Budget (Section IIA) _____

[†] Unit size is approximated. Purchasers must satisfy themselves as to the actual square foot area of the units.

* Total Assessment x number of units of each type.

Section IV Variable Assessments

Highest Assessment	-	Lowest Assessment	%. _____	Lowest Assessment	=	% Differential _____
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Phase 1 _____ - _____ %. _____ = _____ **Equal Assessment**
 San Luis St Budget - 09-14-26

SUPPLEMENTAL WORKSHEET**LANDSCAPE**

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

<i>Type</i>	<i>Percent</i>	<i>Area</i>	<i>Annual Cost per S.F.</i>	<i>Total Cost per type</i>
Ground cover				
Lawn				
Open space maintained				
Open space non-maintained				
Other				
Total	100%			
TOTAL LANDSCAPE COST PER YEAR				

- B. Please provide information regarding water requirements of drought resistant plants/area, 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.

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

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

San Luis St Insurance Indication

<u>PHASE</u>	<u>#Homes</u>	<u>PROPERTY COVERAGE</u>	<u>ANNUAL PREMIUM</u>
Buildout	3	\$100,000	\$2,350

Note: Included in premiums is coverage for the following:

<u>Coverage</u>	<u>Limit</u>
General Liability	\$2,000,000 per occurrence \$4,000,000 annual aggregate
Directors & Officers Liability	\$1,000,000
Fidelity Bond	\$50,000

Association Common Area Property may include streets, walls, walkways, fences, entry gates, landscape, sprinklers, recreation facilities, playground equipment, etc. All Common Area.

\$1,000,000 of workers compensation insurance is included in the above premium. Workers Compensation Insurance premium and coverage are based on no direct employees of the association.

Note: Premiums are for DRE budget purposes only and can vary at the time of execution. Please contact Keith Hatch at keith@hoa-insurance.com or (800) 698-0711 ext. 213 for an updated quote at the time of placement.

6/11/2026