

Lakeside Regency Plaza Homeowners Association

DATE: October 23, 2000  
TO: Homeowners  
FROM: The Board of Directors  
RE: Pro Forma Budget Report for 2001

The following materials are enclosed:

1. Operating Budget for 2001 Fiscal Year. (Commentary & Annual Budget Analysis).
2. Reserve Study. (Introduction, Spreadsheets, Description of Components)
3. Percentage of Assessment for the Common Area. Pro-Rated Homeowner Fees on a Monthly Basis and Pro-Rated Regular Increment on a Semi-Annual Basis.
4. Delinquent Homeowners Fees and Assessment Policy.
5. Leasing Limit Procedures and Priorities.
6. Policy on Fines for Nuisances.
7. Alternative Dispute Resolution. (California Civil Code Section 1354)
8. Insurance Coverage Information.

PLEASE NOTE: It was the decision on the Board of Directors to increase the Monthly Assessments by 4%. The Regular Increments will, also, be increased by 4% and will be paid in two installments: January and July.

As of January 1, 2001, your monthly assessment rate will be as follows:

UNIT # \_\_\_\_\_ 2001 Monthly Assessment \$ \_\_\_\_\_

2001 Regular Increment: January \$ \_\_\_\_\_ July \$ \_\_\_\_\_

Copies of the Monthly Financial Statements and Minutes of the Board meetings can be obtained by requesting them in writing from Independent Planning Management Company, 47 Quail Court, Suite 204, Walnut Creek, CA 94596 (925) 932-4596.

LAKESIDE REGENCY PLAZA HOMEOWNER'S ASSOCIATION

BUDGET ANALYSIS FOR 2001

	1999 ACTUAL	2000 BUDGET	2001 BUDGET	% CHANGE
<b>OPERATING REVENUE</b>				
REG MO ASSESSMENTS	\$ 361,804	\$ 374,701	\$ 389,689	3.85%
REGULAR INCREMENTS	\$ 51,612	\$ 53,624	\$ 55,836	3.96%
OTHER INCOME	\$ 4,700	\$ 5,000	\$ 12,000	58.33%
TOTAL OPERATING REVENUE	\$ 425,749	\$ 433,325	\$ 457,525	5.29%
<b>OPERATING EXPENSE</b>				
<b>PAYROLL &amp; BENEFITS</b>				
	\$ 151,360	\$ 164,000	\$ 164,000	0.00%
<b>UTILITIES</b>				
ELECTRIC	\$ 28,655	\$ 27,000	\$ 27,000	0.00%
GAS	\$ 7,694	\$ 7,000	\$ 7,500	0.00%
WATER/SEWER	\$ 31,696	\$ 34,000	\$ 34,000	0.00%
GARBAGE	\$ 28,239	\$ 28,000	\$ 36,000	22.22%
CABLE	\$ 16,345	\$ 17,000	\$ 17,000	0.00%
<b>MAINTENANCE &amp; REPAIR</b>				
BUILDING	\$ 12,167	\$ 10,000	\$ 20,000	50.00%
GROUNDS	\$ 4,827	\$ 5,500	\$ 7,500	26.67%
PLUMBING	\$ 298	\$ 2,500	\$ 2,500	0.00%
CUSTODIAL	\$ 30,192	\$ 30,192	\$ 30,192	0.00%
CUSTODIAL SUPPLIES	\$ 1,886	\$ 1,400	\$ 2,800	50.00%
ELEVATORS	\$ 13,445	\$ 14,000	\$ 14,200	1.41%
INSURANCE	\$ 12,974	\$ 14,000	\$ 14,000	0.00%
LEGAL & AUDIT	\$ 7,200	\$ 5,000	\$ 5,000	0.00%
<b>ADMINISTRATION</b>				
ACCOUNTING/MANAGEMENT	\$ 12,876	\$ 14,000	\$ 14,000	0.00%
OFFICE SUPPLIES	\$ 1,518	\$ 1,500	\$ 2,100	28.57%
POSTAGE/COPIES	\$ 1,554	\$ 1,500	\$ 1,000	-50.00%
TELEPHONE	\$ 1,514	\$ 1,800	\$ 1,800	0.00%
AUTO REIMBURSEMENT	\$ 544	\$ 720	\$ 720	0.00%
PERMITS/LICENSES	\$ 10	\$ 600	\$ 600	0.00%
MISCELLANEOUS	\$ 293	\$ 0	\$ 0	
INCOME TAXES	\$ 0	\$ 0	\$ 0	
<b>TOTAL OPERATING EXPENSES</b>	\$ 364,699	\$ 379,712	\$ 401,912	
<b>NET REVENUE FROM OPERATING</b>	\$ 61,050	\$ 53,613	\$ 55,613	
<b>TRANSFERS TO RESERVE</b>	\$ 51,110	\$ 53,624	\$ 55,836	
<b>CASH IN CHECKING ACCOUNT</b>	\$ 9,940	\$ (11)	\$ (223)	

## Reserve Study Introduction

This report is based on study of reserve funds that Lakeside Regency Plaza will need over the next 20 years. It has been prepared by the members of the Board of Directors and the Manager Bryan Morgado.

In the year 2001, that portion of the total annual assessment which is allocated to the Reserve Fund will be \$55,836, and it will continue to be increased by the rate of inflation, through the year 2021. This amount will enable us to be fully funded for the next 20 years assuming that the average projected costs do not change. We have obtained the best information available on current costs, the useful life, and remaining life of the various projects to make our projections of future needs. Those factors will be reviewed annually and adjusted, if necessary.

The details of the reserve study are presented in the attached matrix. The listing by year facilitates the calculations, which are the result of formulas in the appropriate cells. Changing any of the amounts in the cells will cause the computer to recalculate the totals.

- The Year column shows an estimate of the year that a component will be completed.
- A Component is a major common area project requiring funds reserved for replacement and repair. One definition of a component is a project, such as roofing, painting, or paving, which: (1) has a useful life in excess of one year but less than that of the building; (2) is greater than some minimum dollar amount in cost; or (3) is the responsibility of the association (as opposed to the individual owners) to maintain, repair or replace.
- The Current Cost of the major components has been estimated from historical records and current information from contractors, and it is stated in 1998 dollars.
- The Useful Life of each component has been estimated from historical records and current information from contractors.
- The Remaining Life of each component has been estimated from historical records and current information from contractors.
- The Annual Expense is a result of dividing the Current Cost of each component by its Useful Life.
- The 12/31/2000 Liability is a multiplication of Annual Expense for each component times the number of years of the Useful Life that have passed.
- The column 12/31/2000 On Hand shows the amount of funding that the Board has assigned to that component.
- The column 12/31/2000 Funded shows the percentage of the Liability that is On Hand.
- The column Balance to Fund shows the difference between the Current Cost of each component and the amount On Hand.
- The column 2001 Target shows the amount of dollars that will be added to 12/31/2000 On Hand in 2001.
- The column Inflation Result has been calculated by adding an inflation amount at the rate shown per year to the Current Cost.
- The column Fund Increase shows the amount that will be added to the Reserve Fund each year from homeowner fees and the interest received on the average balance of the Reserve Fund. The amount of the homeowner fees added to the Reserve Fund will be increased annually at the rate of inflation.

# LAKESIDE REGENCY PLAZA HOMEOWNERS' ASSOCIATION

## OPERATING BUDGET 2001 FISCAL YEAR COMMENTARY

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**Revenue.** Regular monthly assessments have been increased by 4% over the 2000 budget. The two regular increments, due in January and July, will also increase by 4%. As in the past, we anticipated receiving additional funds through the laundry, interest, and other sources.

**Expense.** All expenses should be off set by the 4% increase in monthly assessment and annual increment. Presented to you is a balanced budget. Each major expense category will be addressed.

**Personnel, Payroll & Benefits.** A deliberate decision was made to let the staff know we appreciate their efforts on our behalf. In addition to providing a 2-3% merit/cost of living increase, payroll taxes and workers comp insurance is included. The annual bonus rate will increase by a small amount. Second year employees will be eligible for one (1) week of vacation, and through Kaiser, a health plan is being offered to employees working 32 hours weekly with the Association paying 75% of the employee's monthly premiums.

**Utilities.** Costs for electricity and gas, water, and sewer. Garbage is scheduled to go up. Additionally, the cost for cable is included.

**Maintenance.** This category includes the multitude of little things that are repaired, replaced, or painted as well as parts and light bulbs. Grounds reflect the upkeep of the gardens, (e.g., planting and pruning). Plumbing will now reflect more than the replacement of pressure relief valves. Custodial Services are contracted while the custodial supplies are purchased by us.

**Elevators.** Reflected in the budget is the amount of the monthly service contract with Otis Elevator.

**Insurance.** In addition to Workers Comp Insurance accounted for in Personnel, we have a Commercial Crime Policy, Fidelity Policy, Building Policy, etc. (all attached).

**Legal & Audit.** For Legal advice on selected matters and the auditing of the financial records by a CPA.

**Administration.** Covers our contract with IPMC (Independent Planning Management Company), assorted office supplies and small equipment, postage and copying for mailings to the membership of annual reports and other documents, telephone, auto reimbursement for staff for vehicle use in the conduct of Association business, work permits as needed, and miscellaneous expenses for one-time unusual occurrences.

LAKESIDE REGENCY PLAZA.

10/19/2000

Percentage of Assessment for the Common Area  
Pro-Rated Homeowner Fees on a Monthly Basis

UNIT	FACTOR	1966	1997	1998	1999	2000	2001	%+
M1	0.956%	\$273	\$282	\$290	\$299	\$311	\$323	4.00%
M2	1.076%	\$256	\$306	\$314	\$323	\$336	\$349	4.00%
20	1.063%	\$292	\$301	\$310	\$319	\$332	\$345	4.00%
21	1.109%	\$304	\$314	\$323	\$333	\$346	\$360	4.00%
22	1.164%	\$319	\$329	\$339	\$349	\$363	\$378	4.00%
23	1.153%	\$316	\$326	\$336	\$346	\$360	\$374	4.00%
24	1.163%	\$319	\$329	\$339	\$349	\$363	\$378	4.00%
25	1.163%	\$319	\$329	\$339	\$349	\$363	\$378	4.00%
26	1.121%	\$308	\$317	\$327	\$337	\$350	\$364	4.00%
27	1.097%	\$301	\$310	\$320	\$329	\$343	\$356	4.00%
28	1.137%	\$312	\$322	\$331	\$341	\$355	\$369	4.00%
29	1.105%	\$303	\$313	\$322	\$332	\$345	\$359	4.00%
30	1.123%	\$308	\$318	\$327	\$337	\$351	\$365	4.00%
31	1.050%	\$299	\$308	\$318	\$327	\$340	\$354	4.00%
40	1.082%	\$297	\$306	\$315	\$325	\$338	\$351	4.00%
41	1.082%	\$297	\$306	\$315	\$325	\$338	\$351	4.00%
50	1.235%	\$339	\$350	\$360	\$371	\$386	\$401	4.00%
51	1.235%	\$339	\$350	\$360	\$371	\$386	\$401	4.00%
52	1.205%	\$331	\$341	\$351	\$362	\$376	\$391	4.00%
53	1.216%	\$334	\$344	\$354	\$365	\$380	\$395	4.00%
54	1.176%	\$323	\$333	\$343	\$353	\$367	\$382	4.00%
55	1.106%	\$304	\$313	\$322	\$332	\$345	\$359	4.00%
60	1.221%	\$335	\$346	\$356	\$367	\$381	\$397	4.00%
61	1.223%	\$336	\$346	\$356	\$367	\$382	\$397	4.00%
62	1.203%	\$330	\$340	\$351	\$361	\$376	\$391	4.00%
63	1.203%	\$330	\$340	\$351	\$361	\$376	\$391	4.00%
64	1.223%	\$336	\$346	\$356	\$367	\$382	\$397	4.00%
65	1.178%	\$323	\$333	\$343	\$354	\$368	\$383	4.00%
70	1.196%	\$328	\$338	\$349	\$359	\$373	\$388	4.00%
71	1.196%	\$328	\$338	\$349	\$359	\$373	\$388	4.00%
80	1.155%	\$317	\$327	\$337	\$347	\$361	\$375	4.00%
81	1.155%	\$317	\$327	\$337	\$347	\$361	\$375	4.00%
90	1.241%	\$341	\$351	\$362	\$373	\$388	\$403	4.00%
91	1.246%	\$342	\$353	\$363	\$374	\$389	\$405	4.00%
92	1.232%	\$338	\$349	\$359	\$370	\$385	\$400	4.00%
93	1.232%	\$338	\$349	\$359	\$370	\$385	\$400	4.00%
94	1.246%	\$342	\$353	\$363	\$374	\$389	\$405	4.00%
95	1.195%	\$328	\$338	\$348	\$359	\$373	\$388	4.00%
100	1.255%	\$344	\$355	\$366	\$377	\$392	\$408	4.00%
101	1.256%	\$345	\$356	\$366	\$377	\$392	\$408	4.00%
102	1.213%	\$333	\$343	\$354	\$364	\$379	\$394	4.00%
103	1.213%	\$333	\$343	\$354	\$364	\$379	\$394	4.00%
104	1.256%	\$345	\$355	\$366	\$377	\$392	\$408	4.00%
105	1.215%	\$333	\$344	\$354	\$365	\$379	\$395	4.00%
110	1.233%	\$338	\$349	\$359	\$370	\$385	\$400	4.00%
111	1.233%	\$338	\$349	\$359	\$370	\$385	\$400	4.00%
120	1.191%	\$327	\$337	\$347	\$358	\$372	\$387	4.00%
121	1.191%	\$327	\$337	\$347	\$358	\$372	\$387	4.00%
140	1.271%	\$349	\$360	\$370	\$382	\$397	\$413	4.00%
141	1.273%	\$349	\$360	\$371	\$382	\$397	\$413	4.00%
142	1.257%	\$345	\$356	\$366	\$377	\$392	\$408	4.00%
143	1.257%	\$345	\$356	\$366	\$377	\$392	\$408	4.00%
144	1.273%	\$349	\$360	\$371	\$382	\$397	\$413	4.00%
145	1.244%	\$341	\$352	\$363	\$373	\$388	\$404	4.00%
150	1.244%	\$341	\$352	\$363	\$373	\$388	\$404	4.00%
151	1.260%	\$346	\$357	\$367	\$378	\$393	\$409	4.00%
160	1.181%	\$324	\$334	\$344	\$355	\$369	\$384	4.00%
161	1.242%	\$341	\$351	\$362	\$373	\$388	\$403	4.00%
162	1.313%	\$360	\$372	\$383	\$394	\$410	\$426	4.00%
163	1.310%	\$359	\$371	\$382	\$393	\$409	\$425	4.00%
164	1.272%	\$349	\$360	\$371	\$382	\$397	\$413	4.00%
165	1.272%	\$349	\$360	\$371	\$382	\$397	\$413	4.00%
166	1.274%	\$350	\$361	\$371	\$382	\$398	\$414	4.00%
167	1.251%	\$343	\$354	\$365	\$376	\$391	\$406	4.00%
168	1.242%	\$341	\$351	\$362	\$373	\$388	\$403	4.00%
169	1.267%	\$348	\$359	\$369	\$380	\$396	\$411	4.00%
170	1.285%	\$353	\$364	\$375	\$386	\$401	\$417	4.00%
171	1.285%	\$353	\$364	\$375	\$386	\$401	\$417	4.00%
180	1.335%	\$366	\$378	\$389	\$401	\$417	\$434	4.00%
181	1.265%	\$353	\$364	\$375	\$386	\$401	\$417	4.00%
182	1.267%	\$348	\$359	\$369	\$380	\$396	\$411	4.00%
183	1.357%	\$372	\$384	\$396	\$407	\$424	\$441	4.00%
184	1.285%	\$353	\$364	\$375	\$386	\$401	\$417	4.00%
190	1.315%	\$361	\$372	\$383	\$395	\$411	\$427	4.00%
191	1.288%	\$356	\$367	\$378	\$390	\$405	\$422	4.00%
192	1.281%	\$352	\$363	\$373	\$385	\$400	\$416	4.00%
193	1.338%	\$367	\$379	\$390	\$402	\$418	\$435	4.00%
194	1.300%	\$357	\$368	\$379	\$390	\$406	\$422	4.00%
PH1	2.052%	\$563	\$561	\$598	\$616	\$641	\$666	4.00%
PH2	1.219%	\$335	\$345	\$355	\$366	\$381	\$396	4.00%
PH3	2.018%	\$554	\$571	\$588	\$606	\$630	\$655	4.00%
TOTAL	100.121%	\$27,476	\$28,335	\$29,185	\$30,060	\$31,263	\$32,513	4.00%
ANNUAL		\$329,712	\$339,603	\$346,791	\$360,285	\$374,701	\$389,689	4.00%

LAKESIDE REGENCY PLAZA - RESERVE STUDY, 12/31/00 FOR FUNDING IN 2001

YEAR	COMPONENT	USEFUL LIFE	REMAINING LIFE IN YRS	CURRENT COST	ANNUAL EXPENSE	12/31/00 LIABILITY	12/31/00 ON HAND	12/31/00 FUNDED	TO FUND TARGET	2001 INFLATION	FUND INCREASE	CASH FLOW	YEAR	INFLATION FACTOR
1999	INTERIOR PAINT	7	0	\$7,366	\$7,366	\$7,366	\$7,366	\$0	\$7,366	\$7,366	\$0	\$238,939	1999	
1999	INSIDE CARPET	10	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$238,939	1999	
1999	GARAGE GATES	15	0	\$0	\$6,925	\$6,925	\$6,925	\$0	\$6,925	\$6,925	\$0	\$232,014	1999	1.03
2000	DRIVEWAY	40	1	\$50,000	\$50,000	\$50,000	\$50,000	\$0	\$0	\$50,000	\$70,837	\$252,851	2000	1.0609
2001	LOBBY FURNITURE	15	1	\$4,500	\$300	\$4,200	\$4,500	\$4,500	\$4,917	\$73,656	\$73,656	\$321,590	2001	1.092727
2002	EXTERIOR PAINT (FRONT & SIDE)	10	2	\$65,000	\$6,500	\$52,000	\$65,000	\$32,500	\$73,158	\$78,923	\$327,355	\$316,100	2002	1.12550881
2002	BALCONY DECKS (FRONT)	10	2	\$10,000	\$1,000	\$8,000	\$10,000	\$5,000	\$11,255	\$11,255	\$316,100	\$316,100	2002	1.12550881
2002	BALCONY RAILINGS	7	2	\$35,000	\$5,000	\$30,000	\$35,000	\$17,500	\$39,393	\$276,707	\$276,707	\$1,125,088	2002	1.12550881
2003													2003	
2004	PATIO ROOM	5	4	\$5,000	\$1,000	\$1,000	\$5,000	\$0	\$0	\$78,565	\$355,272	\$1,592,747	2003	1.159274074
2004	ROOF (FLAT) REPLACEMENT	20	4	\$40,000	\$2,000	\$32,000	\$40,000	\$10,000	\$47,762	\$80,506	\$351,244	\$1,940,522	2004	1.194052297
2004	INTERIOR PAINT	7	7	\$7,366	\$1,052	\$0	\$0	\$0	\$7,366	\$294,686	\$294,686	\$1,940,522	2004	1.194052297
2005													2005	
2006	LOWER LOBBY	10	6	\$5,000	\$500	\$2,000	\$5,000	\$0	\$0	\$83,406	\$378,092	\$1,229,873	2005	1.229873865
2006	PATIO, REAR	20	6	\$50,000	\$2,500	\$35,000	\$50,000	\$8,333	\$6,334	\$89,636	\$461,394	\$1,266,700	2006	1.26670081
2006	ELEVATOR DECOR	10	8	\$20,000	\$2,000	\$4,000	\$18,700	33%	\$18,700	\$26,095	\$92,756	\$1,266,700	2006	1.26670081
2007	LOBBY & PATIO DECOR	10	8	\$7,000	\$700	\$1,400	\$7,000	100%	\$7,000	\$464,716	\$464,716	\$1,304,773	2007	1.304773184
2007	EXTERIOR PAINT (REAR)	10	7	\$35,000	\$3,500	\$10,500	\$35,000	100%	\$45,667	\$457,716	\$457,716	\$1,304,773	2007	1.304773184
2007	BALCONY DECKS (REAR)	10	7	\$5,000	\$500	\$1,500	\$5,000	100%	\$6,524	\$405,525	\$399,001	\$1,304,773	2007	1.304773184
2007	PAINT GARAGE	10	9	\$5,000	\$500	\$500	\$5,000	100%	\$5,524	\$94,989	\$99,001	\$1,343,916	2007	1.343916379
2008	LOBBY	10	10	\$12,000	\$1,200	\$0	\$12,000	100%	\$16,611	\$101,990	\$484,380	\$1,343,916	2008	1.343916379
2009	INSIDE CARPET	10	10	\$30,200	\$3,020	\$0	\$30,200	100%	\$41,804	\$442,576	\$435,655	\$1,384,233	2009	1.384233871
2009	PATIO ROOM	5	5	\$5,000	\$1,000	\$0	\$5,000	100%	\$6,921	\$435,655	\$442,576	\$1,384,233	2009	1.384233871
2009	HEAT VENT AIR C.	10	20	\$68,000	\$3,400	\$34,000	\$68,000	0%	\$94,128	\$341,527	\$293,079	\$1,384,233	2009	1.384233871
2009	BALCONY RAILINGS	7	7	\$35,000	\$5,000	\$0	\$35,000	100%	\$48,448	\$293,079	\$293,079	\$1,425,760	2009	1.425760867
2010													2010	
2011	INTERIOR PAINT	7	7	\$7,366	\$1,052	\$0	\$0	100%	\$10,817	\$101,364	\$488,706	\$1,468,537	2011	1.46853713
2011	EXTERIOR PAINT (FRONT & SIDE)	10	10	\$50,000	\$5,000	\$0	\$50,000	100%	\$75,629	\$108,351	\$510,610	\$1,468,537	2011	1.46853713
2012	BALCONY DECKS (FRONT)	10	10	\$10,000	\$1,000	\$0	\$10,000	100%	\$15,126	\$495,484	\$487,921	\$1,512,589	2012	1.512589725
2012	PAINT MANSARD ROOF	15	12	\$5,000	\$333	\$1,000	\$5,000	100%	\$7,563	\$487,921	\$495,484	\$1,512,589	2012	1.512589725
2013	PATIO ROOM	5	5	\$5,000	\$1,000	\$0	\$5,000	100%	\$7,790	\$119,176	\$697,857	\$1,557,967	2013	1.557967417
2014	GARAGE GATES	15	15	\$8,000	\$533	\$0	\$8,000	100%	\$12,838	\$119,176	\$697,857	\$1,604,706	2014	1.604706439
2015													2015	
2016	LOBBY FURNITURE	15	15	\$4,500	\$300	\$0	\$4,500	100%	\$7,661	\$136,309	\$825,038	\$1,652,847	2015	1.652847632
2016	BALCONY RAILINGS	7	7	\$35,000	\$5,000	\$0	\$35,000	100%	\$59,585	\$953,686	\$894,101	\$1,702,433	2016	1.702433061
2016	LOWER LOBBY	10	10	\$5,000	\$500	\$0	\$5,000	100%	\$8,512	\$865,889	\$894,101	\$1,702,433	2016	1.702433061
2016	INTERCOM	20	18	\$20,000	\$1,000	\$2,000	\$20,000	100%	\$34,049	\$851,540	\$851,540	\$1,702,433	2016	1.702433061
2016	ELEVATOR MACHINERY	40	17	\$160,000	\$4,000	\$92,000	\$160,000	100%	\$272,389	\$579,151	\$579,151	\$1,702,433	2016	1.702433061

LAKESIDE REGENCY PLAZA - RESERVE STUDY, 12/31/01 FOR FUNDING IN 2002															
YEAR	COMPONENT	USEFUL LIFE	REMAINING LIFE IN YRS	CURRENT COST	ANNUAL EXPENSE	12/31/01 LIABILITY	12/31/01 ON HAND	12/31/01 FUNDED	10/9/2001 BALANCE TO FUND	2002 TARGET	INFLATION RESULT	FUND INCREASE	CASH FLOW	YEAR	INFLATION FACTOR
													\$275,000		
2002	EXTERIOR PAINT (FRONT & SIDE)	10	0	\$65,000	\$6,600	\$65,000	\$65,000	100%	\$0	\$0	\$73,158		\$201,842	2002	1.12650881
2002	BALCONY DECKS (FRONT)	10	0	\$10,000	\$1,000	\$10,000	\$10,000	100%	\$0	\$0	\$11,255		\$180,587	2002	1.12650881
2002	BALCONY RAILINGS	7	0	\$35,000	\$5,000	\$35,000	\$35,000	100%	\$0	\$0	\$39,393		\$151,194	2002	1.12650881
2003												\$73,366	\$224,660	2003	1.169274074
2004	PATIO ROOM	5	2	\$5,000	\$1,000	\$3,000	\$3,000	60%	\$2,000	\$1,000	\$5,970	\$75,366	\$220,609	2004	1.194052297
2004	ROOF (FLAT) REPLACEMENT	20	2	\$40,000	\$2,000	\$38,000	\$38,000	90%	\$4,000	\$2,000	\$47,762		\$172,847	2004	1.194052297
2004	INTERIOR PAINT	7	2	\$3,500	\$500	\$2,500	\$2,500	71%	\$1,000	\$500	\$4,179		\$188,868	2004	1.194052297
2005											\$0	\$78,165	\$246,833	2005	1.229873865
2008	LOWER LOBBY	10	4	\$5,000	\$500	\$3,000	\$3,000	80%	\$2,000	\$500	\$8,334	\$83,434	\$323,933	2006	1.266770081
2008	PATIO, REAR	20	4	\$50,000	\$2,500	\$40,000	\$40,000	80%	\$10,000	\$2,500	\$63,339		\$280,595	2006	1.266770081
2007	ELEVATOR DECOR	10	5	\$20,000	\$2,000	\$10,000	\$10,000	50%	\$10,000	\$2,000	\$26,095	\$86,191	\$320,690	2007	1.304773184
2007	LOBBY & PATIO DECOR	10	5	\$7,000	\$700	\$3,600	\$3,600	50%	\$3,500	\$700	\$7,000		\$313,600	2007	1.304773184
2007	EXTERIOR PAINT (REAR)	10	5	\$36,000	\$3,600	\$17,500	\$17,500	50%	\$17,500	\$3,500	\$45,667		\$268,023	2007	1.304773184
2007	BALCONY DECKS (REAR)	10	5	\$5,000	\$500	\$2,500	\$2,500	50%	\$2,500	\$500	\$6,524		\$281,489	2007	1.304773184
2007	PAINT GARAGE	10	5	\$5,000	\$500	\$2,500	\$2,500	50%	\$2,500	\$500	\$6,524		\$264,976	2007	1.304773184
2008											\$0	\$88,230	\$343,215	2008	1.343918379
2009	LOBBY	10	7	\$12,000	\$1,200	\$3,600	\$3,600	30%	\$8,400	\$1,200	\$16,611	\$94,110	\$332,475	2009	1.384233871
2009	INSIDE CARPET	10	7	\$30,200	\$3,020	\$9,060	\$9,060	30%	\$21,140	\$3,020	\$41,804		\$290,671	2009	1.384233871
2009	PATIO ROOM	5	5	\$5,000	\$1,000	\$0	\$0	0%	\$5,000	\$0	\$6,921		\$283,750	2009	1.384233871
2009	HEAT, VENT, AIR C.	20	7	\$88,000	\$3,400	\$44,200	\$44,200	65%	\$23,800	\$3,400	\$94,128		\$189,822	2009	1.384233871
2009	BALCONY RAILINGS	7	7	\$35,000	\$5,000	\$0	\$0	0%	\$35,000	\$0	\$48,448		\$141,174	2009	1.384233871
2010											\$0	\$88,440	\$229,614	2010	1.426780887
2011											\$0	\$94,461	\$324,076	2011	1.468533713
2011	INTERIOR PAINT	7	7	\$3,500	\$500	\$0	\$0	0%	\$3,500	\$0	\$5,140		\$318,936	2011	1.468533713
2012	EXTERIOR PAINT (FRONT & SIDE)	10	10	\$50,000	\$5,000	\$0	\$0	0%	\$50,000	\$0	\$75,829	\$100,593	\$343,899	2012	1.512589725
2012	BALCONY DECKS (FRONT)	10	10	\$10,000	\$1,000	\$0	\$0	0%	\$10,000	\$0	\$15,126		\$328,773	2012	1.512589725
2012	PAINT MANSARD ROOF	15	10	\$5,000	\$333	\$1,667	\$1,667	33%	\$3,333	\$333	\$7,563		\$321,210	2012	1.512589725
2013	PATIO ROOM	5	5	\$5,000	\$1,000	\$0	\$0	0%	\$5,000	\$0	\$7,790	\$103,319	\$416,739	2013	1.557967417
2014	GARAGE GATES	15	12	\$8,000	\$533	\$1,600	\$1,600	20%	\$6,400	\$533	\$12,838	\$109,854	\$513,755	2014	1.604708439
2015											\$0	\$116,530	\$630,285	2015	1.652847832
2016	LOBBY FURNITURE	15	14	\$4,500	\$300	\$0	\$0	0%	\$4,500	\$0	\$7,661	\$124,071	\$746,695	2016	1.702433081
2016	BALCONY RAILINGS	7	7	\$35,000	\$5,000	\$0	\$0	0%	\$35,000	\$0	\$59,585		\$887,110	2016	1.702433081
2016	LOWER LOBBY	10	10	\$5,000	\$500	\$0	\$0	0%	\$5,000	\$0	\$8,512		\$678,598	2016	1.702433081
2016	INTERCOM	20	14	\$20,000	\$1,000	\$6,000	\$6,000	30%	\$14,000	\$1,000	\$34,049		\$644,549	2016	1.702433081
2016	ELEVATOR MACHINERY	40	14	\$160,000	\$4,000	\$104,000	\$104,000	65%	\$56,000	\$4,000	\$272,389		\$372,160	2016	1.702433081
2017	GARAGE LIGHTING	20	15	\$4,000	\$200	\$1,000	\$1,000	25%	\$3,000	\$200	\$7,014	\$116,712	\$481,857	2017	1.753508053
2017	PATIO LIGHTING	20	15	\$2,500	\$125	\$625	\$625	25%	\$1,875	\$125	\$4,384		\$477,474	2017	1.753508053
2017	ROOF (MANSARD)	20	15	\$15,000	\$750	\$3,750	\$3,750	25%	\$11,250	\$750	\$26,303		\$451,171	2017	1.753508053
2017	ELEVATOR DECOR	10	10	\$20,000	\$2,000	\$0	\$0	0%	\$20,000	\$0	\$35,070		\$416,101	2017	1.753508053
2017	EXTERIOR PAINT (REAR)	10	10	\$35,000	\$3,500	\$0	\$0	0%	\$35,000	\$0	\$61,373		\$354,728	2017	1.753508053
2017	BALCONY DECKS (REAR)	10	10	\$5,000	\$500	\$0	\$0	0%	\$5,000	\$0	\$6,768		\$345,961	2017	1.753508053
2017	PAINT GARAGE	10	10	\$5,000	\$500	\$0	\$0	0%	\$5,000	\$0	\$6,768		\$337,193	2017	1.753508053
2017	LOBBY & PATIO DECOR	10	10	\$12,000	\$1,200	\$0	\$0	0%	\$12,000	\$0	\$21,042		\$316,151	2017	1.753508053





LAKESIDE REGENCY PLAZA 10/5/2001  
Percentage of Assessment for the Common Area  
Pro-Rated Homeowner Fees on a Monthly Basis

UNIT	FACTOR	2001	2002	%+
M1	0.996%	\$323	\$336	4%
M2	1.076%	\$349	\$363	4%
20	1.063%	\$345	\$359	4%
21	1.103%	\$360	\$375	4%
22	1.164%	\$378	\$393	4%
23	1.153%	\$374	\$389	4%
24	1.163%	\$378	\$393	4%
25	1.163%	\$378	\$393	4%
26	1.121%	\$364	\$379	4%
27	1.097%	\$356	\$370	4%
28	1.137%	\$369	\$384	4%
29	1.105%	\$359	\$373	4%
30	1.123%	\$365	\$379	4%
31	1.090%	\$354	\$368	4%
40	1.082%	\$351	\$365	4%
41	1.082%	\$351	\$365	4%
50	1.235%	\$401	\$417	4%
51	1.235%	\$401	\$417	4%
52	1.205%	\$391	\$407	4%
53	1.216%	\$395	\$411	4%
54	1.176%	\$382	\$397	4%
55	1.106%	\$359	\$374	4%
60	1.221%	\$397	\$412	4%
61	1.223%	\$397	\$413	4%
62	1.203%	\$391	\$406	4%
63	1.203%	\$391	\$406	4%
64	1.223%	\$397	\$413	4%
65	1.178%	\$383	\$398	4%
70	1.196%	\$388	\$404	4%
71	1.196%	\$388	\$404	4%
80	1.155%	\$375	\$390	4%
81	1.155%	\$375	\$390	4%
90	1.241%	\$403	\$419	4%
91	1.246%	\$405	\$421	4%
92	1.232%	\$400	\$416	4%
93	1.232%	\$400	\$416	4%
94	1.246%	\$405	\$421	4%
95	1.195%	\$388	\$404	4%
100	1.255%	\$408	\$424	4%
101	1.256%	\$408	\$424	4%
102	1.213%	\$394	\$410	4%
103	1.213%	\$394	\$410	4%
104	1.256%	\$408	\$424	4%
105	1.215%	\$395	\$410	4%
110	1.233%	\$400	\$416	4%
111	1.233%	\$400	\$416	4%
120	1.191%	\$387	\$402	4%
121	1.191%	\$387	\$402	4%
140	1.271%	\$413	\$429	4%
141	1.273%	\$413	\$430	4%
142	1.257%	\$408	\$425	4%
143	1.257%	\$408	\$425	4%
144	1.273%	\$413	\$430	4%
145	1.244%	\$404	\$420	4%
150	1.244%	\$404	\$420	4%
151	1.260%	\$409	\$426	4%
160	1.181%	\$384	\$399	4%
161	1.242%	\$403	\$419	4%
162	1.313%	\$426	\$443	4%
163	1.310%	\$425	\$442	4%
164	1.272%	\$413	\$430	4%
165	1.272%	\$413	\$430	4%
166	1.274%	\$414	\$430	4%
167	1.251%	\$406	\$423	4%
168	1.242%	\$403	\$419	4%
169	1.267%	\$411	\$428	4%
170	1.285%	\$417	\$434	4%
171	1.285%	\$417	\$434	4%
180	1.335%	\$434	\$451	4%
181	1.285%	\$417	\$434	4%
182	1.267%	\$411	\$428	4%
183	1.357%	\$441	\$458	4%
184	1.285%	\$417	\$434	4%
190	1.315%	\$427	\$444	4%
191	1.298%	\$422	\$438	4%
192	1.281%	\$416	\$433	4%
193	1.338%	\$435	\$452	4%
194	1.300%	\$422	\$439	4%
PH1	2.052%	\$666	\$693	4%
PH2	1.219%	\$396	\$412	4%
PH3	2.018%	\$655	\$682	4%
TOTAL	100.121%	\$32,513	\$33,814	4%
ANNUAL		\$389,689	\$405,277	4%

LAKESIDE REGENCY PLAZA 03/08/01  
Percentage of Assessment for the Common Area  
Pro-Rated Regular Increment on a Semi-Annual Basis

UNIT	2001	2002
M1	\$556	\$578
M2	\$601	\$625
20	\$594	\$617
21	\$619	\$644
22	\$650	\$676
23	\$644	\$670
24	\$649	\$675
25	\$649	\$675
26	\$626	\$651
27	\$613	\$637
28	\$635	\$660
29	\$617	\$642
30	\$627	\$652
31	\$609	\$633
40	\$604	\$628
41	\$604	\$628
50	\$690	\$717
51	\$690	\$717
52	\$673	\$700
53	\$679	\$706
54	\$657	\$683
55	\$618	\$642
60	\$682	\$709
61	\$683	\$710
62	\$672	\$699
63	\$672	\$699
64	\$683	\$710
65	\$658	\$684
70	\$668	\$695
71	\$668	\$695
80	\$645	\$671
81	\$645	\$671
90	\$693	\$721
91	\$696	\$724
92	\$688	\$715
93	\$688	\$715
94	\$696	\$724
95	\$667	\$694
100	\$701	\$729
101	\$701	\$729
102	\$677	\$704
103	\$677	\$704
104	\$701	\$729
105	\$678	\$706
110	\$688	\$716
111	\$688	\$716
120	\$665	\$692
121	\$665	\$692
140	\$710	\$738
141	\$711	\$739
142	\$702	\$730
143	\$702	\$730
144	\$711	\$739
145	\$695	\$722
150	\$695	\$722
151	\$704	\$732
160	\$659	\$686
161	\$693	\$721
162	\$733	\$762
163	\$731	\$761
164	\$710	\$739
165	\$710	\$739
166	\$711	\$740
167	\$699	\$726
168	\$693	\$721
169	\$707	\$736
170	\$717	\$746
171	\$717	\$746
180	\$745	\$775
181	\$717	\$746
182	\$707	\$736
183	\$758	\$788
184	\$717	\$746
190	\$734	\$764
191	\$725	\$754
192	\$715	\$744
193	\$747	\$777
194	\$726	\$755
PH1	\$1,146	\$1,192
PH2	\$681	\$708
PH3	\$1,127	\$1,172
TOTAL	\$55,904	\$58,139
ANNUAL	\$27,952	\$29,070

LAKESIDE REGENCY PLAZA  
Percentage of Assessment for  
Pro-Rated Special Assessment

UNIT	2002
M1	\$289
M2	\$312
20	\$309
21	\$322
22	\$338
23	\$335
24	\$338
25	\$338
26	\$325
27	\$319
28	\$330
29	\$321
30	\$326
31	\$316
40	\$314
41	\$314
50	\$359
51	\$359
52	\$350
53	\$353
54	\$341
55	\$321
60	\$355
61	\$355
62	\$349
63	\$349
64	\$355
65	\$342
70	\$347
71	\$347
80	\$335
81	\$335
90	\$360
91	\$362
92	\$358
93	\$358
94	\$362
95	\$347
100	\$364
101	\$365
102	\$352
103	\$352
104	\$365
105	\$353
110	\$358
111	\$358
120	\$346
121	\$346
140	\$369
141	\$370
142	\$365
143	\$365
144	\$370
145	\$361
150	\$361
151	\$366
160	\$343
161	\$361
162	\$381
163	\$380
164	\$369
165	\$369
166	\$370
167	\$363
168	\$361
169	\$368
170	\$373
171	\$373
180	\$388
181	\$373
182	\$368
183	\$394
184	\$373
190	\$382
191	\$377
192	\$372
193	\$388
194	\$377
PH1	\$596
PH2	\$354
PH3	\$586
TOTAL	\$32,039
ANNUAL	\$29,070

Source: CC& R's Exhibit C.

\$58,069

\$32,000