



WATERGATE COMMUNITY ASSOCIATION

8 Captain Drive

Emeryville, California 94608 (510) 428-0118 Fax: (510) 428-0379

E-mail: wcaoffice@aol.com Website: www.watergatecommunityassociation.com

Date: July 1, 2009
To: Watergate Community Association Homeowners
From: WCA Office
Re: Assessment Survey

Watergate recently completed a monthly assessment survey of three other large-scale condominium complexes in the Bay Area ranging in size from 800 to 1,300 condominium units. These other properties have amenities comparable to Watergate and are of similar age and building construction. All complexes surveyed also have onsite professional management and staff.

- ❑ Monthly operating costs surveyed are: \$277, \$278 and \$366 per unit per month. **Watergate's average monthly operating costs are also \$277 per unit per month.**
- ❑ Monthly replacement allocations surveyed are: \$57, \$88 and \$126 per unit per month. **Watergate's average replacement projects contributions are \$136 per unit per month.**
- ❑ Monthly total assessments (operating costs + replacements allocations) surveyed are: \$334, \$375 and \$492 per unit per month. **Watergate's average monthly assessments are \$413 per unit per month.**

As you can see from the above, Watergate's overall assessments at \$413 per unit per month is at the midpoint between the highest and lowest level monthly assessments of the complexes surveyed.

Please see the other side of this notice for some of the services and amenities you receive for an average assessment level of \$413 per month.

If you would like further information, please contact the Watergate office.

Thank you.

Watergate vs. Single Family Home Costs

(per month)

<u>Amenities/Replacements</u>	<u>Watergate</u>	<u>Single Family Home</u>
◆ Security	Inc.	\$32 - \$45
◆ Pool Maintenance	Inc.	\$65 - \$100
◆ Gym (per person)	Inc.	\$50 - \$90
◆ Gardening	Inc.	\$32 - \$65
◆ Tennis Club (per person)	Inc.	\$76 - \$123
◆ Garbage Pickup	Inc.	\$20 - \$45
◆ Water & Sewer	Inc.	\$31 - \$112
◆ Cable T.V. (Expanded Basic)	Inc.	\$40 - \$50
◆ Electric/Natural Gas	Inc.	\$124 - \$225
◆ Property Insurance	Inc.	\$40 - \$60
◆ Allocation to Replacements	Inc.	None
◆ Watergate's Average Assessments	\$413	\$510 - \$915

◆ **Note: Average Monthly Allocation to Major Projects = \$136 (per month)**

Sources

- ◆ Security
 - ◆ ADT
 - ◆ Brinks Home Security
 - ◆ Protect America
- ◆ Pool Maint.
 - ◆ Neptunes Complete Pool and Spa
 - ◆ TJ's Pool Service
- ◆ Gym
 - ◆ Gold's Gym
 - ◆ In Shape Health Clubs: Emeryville
 - ◆ YMCA: Berkeley/Oakland
- ◆ Gardening
 - ◆ Tony's Landscaping

Sources (continued)

- ◆ Tennis Club
 - ◆ Berkeley Tennis Club
 - ◆ Chabot Canyon Racquet Club
- ◆ Garbage Pickup
 - ◆ Waste Management
 - ◆ Alameda County Property Tax
- ◆ Water & Sewer
 - ◆ East Bay Municipal Utility District
- ◆ Cable T.V.
 - ◆ Comcast
- ◆ Electric/Natural Gas
 - ◆ Pacific Gas & Electric Company
- ◆ Insurance
 - ◆ Allstate Insurance