



Toll Free: (800) 435-7764
Fax: (877) 217-1389
Email: myclaim@farmersinsurance.com
National Document Center
P.O. Box 268994
Oklahoma City, OK 73126-8994

October 30, 2020

DENNIS R MILLER
1080 ARCADIA AVE APT 147
VISTA CA 92084-3225

RE:	Insured:	Dennis Miller
	Claim Number:	3012878642-1-1
	Policy Number:	0937059402
	Loss Date:	06/09/2019
	Location of Loss:	1562 Antoine Dr, San Diego, CA
	Subject:	Settlement Notice

Dear Dennis Miller:

Thank you for choosing us to provide for your insurance needs. We value you as a customer and appreciate the opportunity to be of service. A payment in the amount of \$87,627.02 was issued under the dwelling portion of your policy. This payment was issued for the attached dwelling supplement and sent to Ikon Builders Inc per your request.

The attached loss worksheet explains your settlement in more detail.

We reserve all rights and defenses under the policy and law and no activity on our part should be construed as a waiver. Even though only parts of the policy may be mentioned or quoted in this letter, additional portions if found to be relevant will be applied.

California law and regulations require that we provide you with written notice of any limitation period upon which we may rely to deny a claim.

Please refer to the **Section I – Property Conditions** part of your policy, which states:

SECTION I - PROPERTY CONDITIONS

...

13. Suit Against Us.

No suit or other action can be brought against us, our agents or our representatives unless there has been full compliance with all the terms of this policy, including submission to requested examinations under oath. Suit on or arising out of the **SECTION I - PROPERTY COVERAGE** of this policy must be brought within one year after inception of the loss or damage.

In addition, we may deny a claim based on the applicable California statute of limitations. If the loss is related to a state of emergency, as defined in subdivision (b) of Section 8558 of the Government Code, the time limit to bring suit is extended to 24 months after inception of the loss.

We've completed the adjustment of your loss and we are closing your claim. While we welcome any additional information you may wish to provide, the claim will not be reopened unless we notify you of such in writing. Submission of supplemental claims and requests for recoverable depreciation, and our processing payment thereof, does not automatically reopen the claim.

We encourage you to visit www.farmers.com to learn more about our self-service options available to you, including the ability to view your claim status, upload documents and photos and find local service providers.

If you have any questions, please contact Kim Campillo at (858) 220-2972.

Thank you.

Mid-Century Insurance Company

Sue Redmond

Susan Redmond
Special Claims Representative
susan.redmond@farmersinsurance.com
(818) 874-1624

COVID-19 Notice – In light of the national health emergency, I am currently working from home. I can be reached by telephone and e-mail; my phone number and email address have not changed. E-mail communications are preferred to avoid any potential delays caused by mailing. If you are unable to email and hard copies of communications are required, they may be sent to our National Document Center at P.O. Box 268994, Oklahoma City, OK 73126-8994. We are unable to receive deliveries at any location from FedEx, UPS or any other courier at this time, as our claims office locations have been temporarily closed.

CC: GREGG T GUMBAYAN

Enclosure(s):

General Supporting Documents - (2)
Estimate/Invoice - (2)

Claim #: 3012878642-1

Mid-Century Insurance Company

Insured: DENNIS MILLER

NEXT GENERATION HOMEOWNERS

Adjuster: Kim Campillo

3RD

DOL: 6/9/2019

56-5532

Tuesday, October 27, 2020

BUILDING STATEMENT OF LOSS

Key Policy Description:

Policy Limits:

Coverage "A" (primary BLDG):

\$292,000.00

Titan Inv# 11077508

\$1,555.00

Farmers estimate (6/26/19)

\$203,095.15

Lead Abatement Viking Environmental

\$2,307.88

Board Up Servpro

\$2,812.99

IKON Final Supplement for Incurred Fees 10-27-2020

\$71,903.56

Coverage "A" (total):

\$281,674.58

Coverage "A" debris removal:

\$14,600.00

Additional Coverage

Coverage "A" debris removal (total):

\$0.00

Total Replacement Cost

\$281,674.58

<Less Coverage "A" Recoverable Depreciation>

<Less Coverage "A" Non-Recoverable Depreciation>

\$331.17

Actual Cash Value

\$281,343.41

<Less Deductible>

\$0.00

Total Amount Due:

\$281,343.41

Description of Payment

Date of Payment

Amount of Payment

Titan asbestos/lead report/tests

6/18/2019

\$1,555.00

Farmers estimate (6/26/19)(ACV)

6/26/2019

\$187,040.52

Servpro Chula Vista Board up

7/10/2019

\$2,812.99

Viking Environmental

11/18/2019

\$2,307.88

< Total prior payments >

\$193,716.39

This payment:

\$87,627.02



Ikon Builders, Inc.

32158 Camino Capistrano, A336
San Juan Capistrano, CA 92675
CSLB - B966760
(844) 800 - IKON
TAX ID # 452776704

Insured: Dennis Miller
Property: 1562 Antoine Dr.
San Diego, CA 92139

Claim Number: 3012878642-1

Policy Number:

Type of Loss: <NONE>

Date of Loss:
Date Inspected:

Date Received:
Date Entered: 6/10/2019 4:51 PM

Price List: CASD8X_MAR19
Restoration/Service/Remodel
Estimate: MILLER



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MILLER
Main Level



Living Room

Height: Peaked

711.21 SF Walls	267.78 SF Ceiling
978.99 SF Walls & Ceiling	249.26 SF Floor
27.70 SY Flooring	52.25 LF Floor Perimeter
70.74 LF Ceil. Perimeter	

Window

6' X 4'

Opens into Exterior

Missing Wall - Goes to Floor

2' 6" X 6' 8"

Opens into KITCHEN

Missing Wall - Goes to Floor

5' 2" X 8'

Opens into ENTRY_HALL

Missing Wall - Goes to Floor

1' 9" X 7'

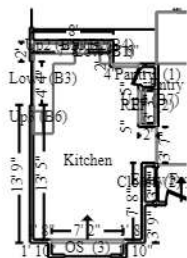
Opens into ENTRY_HALL

Door

6' X 6' 8"

Opens into PATIO

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
***** CREDIT FROM INITIAL ESTIMATE *****									
1. Vinyl window, picture/fixd, 24-32 sf - High grade									
1.00	EA	-520.16	-34.18	-110.88	-665.22	0/30 yrs	Avg.	0%	(0.00) -665.22
2. Add on for "Low E" glass									
24.00	SF	-1.71	-3.18	-8.84	-53.06	0/30 yrs	Avg.	0%	(0.00) -53.06
3. Add. charge for a retrofit window, 24-40 sf - difficult									
1.00	EA	-241.67	-1.88	-48.72	-292.27	0/30 yrs	Avg.	0%	(0.00) -292.27
Totals: Living Room		-39.24	-168.44	-1,010.55				0.00	-1,010.55



Kitchen

Height: Sloped

631.67 SF Walls	222.57 SF Ceiling
854.23 SF Walls & Ceiling	183.81 SF Floor
20.42 SY Flooring	29.92 LF Floor Perimeter
66.88 LF Ceil. Perimeter	

Window

4' 4" X 2' 9"

Opens into Exterior

Missing Wall - Goes to Floor

3' 7" X 7'

Opens into ENTRY_HALL

Missing Wall - Goes to Floor

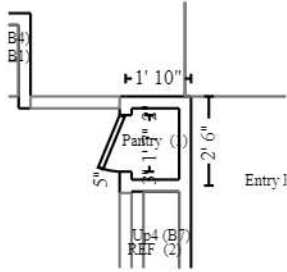
2' 6" X 6' 8"

Opens into LIVING_ROOM



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Subroom: Pantry (1)

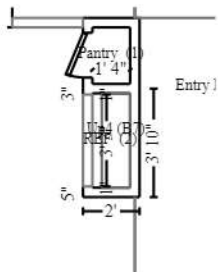
Height: 7'

36.11 SF Walls	2.67 SF Ceiling
38.78 SF Walls & Ceiling	2.67 SF Floor
0.30 SY Flooring	5.08 LF Floor Perimeter
6.67 LF Ceil. Perimeter	

Door

1' 7" X 6' 8"

Opens into KITCHEN



Subroom: REF (2)

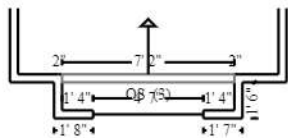
Height: 7'

42.58 SF Walls	4.44 SF Ceiling
47.03 SF Walls & Ceiling	4.44 SF Floor
0.49 SY Flooring	6.08 LF Floor Perimeter
9.33 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

3' 3" X 7'

Opens into KITCHEN



Subroom: OS (3)

Height: 4'

21.58 SF Walls	8.36 SF Ceiling
29.94 SF Walls & Ceiling	8.36 SF Floor
0.93 SY Flooring	9.50 LF Floor Perimeter
16.67 LF Ceil. Perimeter	

Window

4' 7" X 3' 7"

Opens into Exterior

Missing Wall - Goes to Floor

7' 2" X 4'

Opens into KITCHEN

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
***** CREDIT FROM INITIAL ESTIMATE *****										
4.	Vinyl window, horizontal sliding, 12-23 sf - High grade									
1.00	EA	-364.45	-22.96	-77.50	-464.91	0/30 yrs	Avg.	0%	(0.00)	-464.91
5.	Vinyl window - casement, 6-8 sf - High grade									
2.00	EA	-361.84	-46.90	-154.12	-924.70	0/30 yrs	Avg.	0%	(0.00)	-924.70
6.	Vinyl window, picture/fixed, 3-11 sf - High grade									
1.00	EA	-239.72	-13.99	-50.74	-304.45	0/30 yrs	Avg.	0%	(0.00)	-304.45
7.	Add on for "Low E" glass									
27.67	SF	-1.71	-3.67	-10.20	-61.19	0/30 yrs	Avg.	0%	(0.00)	-61.19
8.	Add. charge for a retrofit window, 3-11 sf - difficult									
3.00	EA	-136.49	-2.02	-82.30	-493.79	0/30 yrs	Avg.	0%	(0.00)	-493.79
9.	Add. charge for a retrofit window, 12-23 sf - difficult									
1.00	EA	-187.59	-1.17	-37.76	-226.52	0/30 yrs	Avg.	0%	(0.00)	-226.52
10.	Additional charge for vinyl window mullion - per LF									
7.00	LF	-10.41	-3.80	-15.34	-92.01	0/30 yrs	Avg.	0%	(0.00)	-92.01

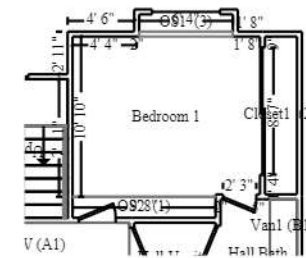


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CONTINUED - Kitchen

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Kitchen		-94.51	-427.96	-2,567.57				0.00	-2,567.57



Bedroom 1

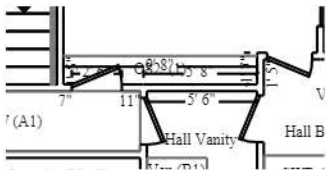
Height: 8'

209.44 SF Walls	136.72 SF Ceiling
346.17 SF Walls & Ceiling	136.72 SF Floor
15.19 SY Flooring	20.00 LF Floor Perimeter
46.83 LF Ceil. Perimeter	

Door

2' 3" X 6' 8"

Opens into HALL_BATH



Subroom: OS2 (1)

Height: 7'

72.00 SF Walls	13.69 SF Ceiling
85.69 SF Walls & Ceiling	13.69 SF Floor
1.52 SY Flooring	10.17 LF Floor Perimeter
22.33 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

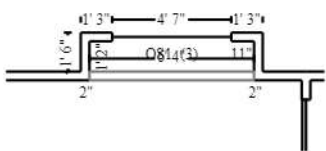
9' 8" X 7'

Opens into BEDROOM_1

Door

2' 6" X 6' 8"

Opens into ENTRY_HALL



Subroom: OS1 (3)

Height: 4'

18.24 SF Walls	7.39 SF Ceiling
25.63 SF Walls & Ceiling	7.39 SF Floor
0.82 SY Flooring	8.67 LF Floor Perimeter
15.00 LF Ceil. Perimeter	

Window

4' 7" X 3' 7"

Opens into Exterior

Missing Wall - Goes to Floor

6' 4" X 4'

Opens into BEDROOM_1



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Subroom: Closet1 (2)

Height: 8'

148.11 SF Walls	23.11 SF Ceiling
171.22 SF Walls & Ceiling	23.11 SF Floor
2.57 SY Flooring	17.08 LF Floor Perimeter
25.67 LF Ceil. Perimeter	

Door

8' 7" X 6' 8"

Opens into BEDROOM_1

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
***** CREDIT FROM INITIAL ESTIMATE *****										
11.	Vinyl window, horizontal sliding, 12-23 sf - High grade									
1.00	EA	-364.45	-22.96	-77.50	-464.91	0/30 yrs	Avg.	0%	(0.00)	-464.91
12.	Add on for "Low E" glass									
24.00	SF	-1.71	-3.18	-8.84	-53.06	0/30 yrs	Avg.	0%	(0.00)	-53.06
13.	Add. charge for a retrofit window, 24-40 sf - difficult									
1.00	EA	-241.67	-1.88	-48.72	-292.27	0/30 yrs	Avg.	0%	(0.00)	-292.27
14.	Bypass (sliding) door set - lauan/mahogany									
1.00	EA	-155.87	-6.11	-32.40	-194.38	0/100 yrs	Avg.	0%	(0.00)	-194.38
15.	Paint bypass door set - slab only - 2 coats (per side)									
2.00	EA	-46.10	-1.98	-18.84	-113.02	0/15 yrs	Avg.	0%	(0.00)	-113.02
Totals: Bedroom 1		-36.11	-186.30	-1,117.64				0.00	-1,117.64	



Stairs

Height: 17'

142.55 SF Walls	20.69 SF Ceiling
163.25 SF Walls & Ceiling	35.73 SF Floor
3.97 SY Flooring	

Missing Wall

3' 3" X 17'

Opens into ENTRY_HALL



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32158 Camino Capistrano, A336
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Subroom: Closet1 (1)

Height: 8'

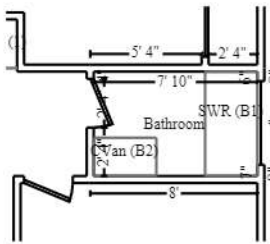
129.99 SF Walls	21.86 SF Ceiling
151.84 SF Walls & Ceiling	21.86 SF Floor
2.43 SY Flooring	14.82 LF Floor Perimeter
23.40 LF Ceil. Perimeter	

Door

8' 7" X 6' 8"

Opens into BEDROOM_2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
***** CREDIT FROM INITIAL ESTIMATE *****									
18.	Vinyl window, horizontal sliding, 24-32 sf - High grade								
1.00 EA	-513.10	-33.64	-109.34	-656.08	0/30 yrs	Avg.	0%	(0.00)	-656.08
19.	Add on for "Low E" glass								
24.00 SF	-1.71	-3.18	-8.84	-53.06	0/30 yrs	Avg.	0%	(0.00)	-53.06
20.	Add. charge for a retrofit window, 24-40 sf - difficult								
1.00 EA	-241.67	-1.88	-48.72	-292.27	0/30 yrs	Avg.	0%	(0.00)	-292.27
21.	Bypass (sliding) door set - lauan/mahogany								
1.00 EA	-155.87	-6.11	-32.40	-194.38	0/100 yrs	Avg.	0%	(0.00)	-194.38
22.	Paint bypass door set - slab only - 2 coats (per side)								
2.00 EA	-46.10	-1.98	-18.84	-113.02	0/15 yrs	Avg.	0%	(0.00)	-113.02
Totals: Bedroom 2		-46.79	-218.14	-1,308.81				0.00	-1,308.81



Bathroom

Height: 8'

125.78 SF Walls	39.17 SF Ceiling
164.94 SF Walls & Ceiling	21.17 SF Floor
2.35 SY Flooring	8.50 LF Floor Perimeter
25.67 LF Ceil. Perimeter	

Window

4' X 1'

Opens into Exterior

Door

2' 4" X 6' 8"

Opens into LOFT

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
***** CREDIT FROM INITIAL ESTIMATE *****									
23.	Vinyl window, horizontal sliding, 3-11 sf - High grade								
1.00 EA	-291.93	-18.03	-61.98	-371.94	0/30 yrs	Avg.	0%	(0.00)	-371.94
24.	Add on for "Low E" glass								
4.00 SF	-1.71	-0.53	-1.46	-8.83	0/30 yrs	Avg.	0%	(0.00)	-8.83

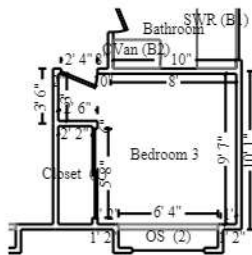


Ikon Builders, Inc.

32158 Camino Capistrano, A336
 San Juan Capistrano, CA 92675
 CSLB - B966760
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 TAX ID # 452776704

CONTINUED - Bathroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
25. Add on for obscure glass									
4.00 SF	-0.95	-0.29	-0.82	-4.91	0/18 yrs	Avg.	0%	(0.00)	-4.91
26. Add. charge for a retrofit window, 3-11 sf - difficult									
1.00 EA	-136.49	-0.67	-27.44	-164.60	0/30 yrs	Avg.	0%	(0.00)	-164.60
Totals: Bathroom		-19.52	-91.70	-550.28				0.00	-550.28



Bedroom 3

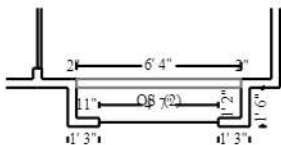
Height: 8'

256.00 SF Walls	92.15 SF Ceiling
348.15 SF Walls & Ceiling	92.15 SF Floor
10.24 SY Flooring	27.50 LF Floor Perimeter
41.83 LF Ceil. Perimeter	

Door

2' 4" X 6' 8"

Opens into LOFT



Subroom: OS (2)

Height: 4'

18.24 SF Walls	7.39 SF Ceiling
25.63 SF Walls & Ceiling	7.39 SF Floor
0.82 SY Flooring	8.67 LF Floor Perimeter
15.00 LF Ceil. Perimeter	

Window

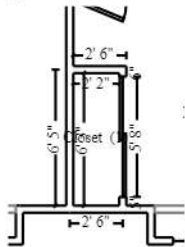
4' 7" X 3' 7"

Opens into Exterior

Missing Wall - Goes to Floor

6' 4" X 4'

Opens into BEDROOM_3



Subroom: Closet (1)

Height: 8'

96.89 SF Walls	13.54 SF Ceiling
110.43 SF Walls & Ceiling	13.54 SF Floor
1.50 SY Flooring	11.17 LF Floor Perimeter
16.83 LF Ceil. Perimeter	

Door

5' 8" X 6' 8"

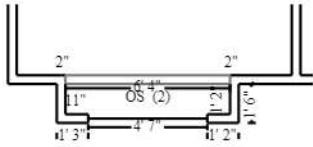
Opens into BEDROOM_3

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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Subroom: OS (2)

Height: 4'

18.24 SF Walls	7.39 SF Ceiling
25.63 SF Walls & Ceiling	7.39 SF Floor
0.82 SY Flooring	8.67 LF Floor Perimeter
15.00 LF Ceil. Perimeter	

Window

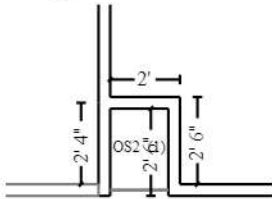
4' 7" X 3' 7"

Opens into Exterior

Missing Wall - Goes to Floor

6' 4" X 4'

Opens into LOFT



Subroom: OS2 (1)

Height: 8'

55.00 SF Walls	3.89 SF Ceiling
58.89 SF Walls & Ceiling	3.89 SF Floor
0.43 SY Flooring	6.67 LF Floor Perimeter
6.67 LF Ceil. Perimeter	

Missing Wall

1' 8" X 8'

Opens into LOFT

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
***** CREDIT FROM INITIAL ESTIMATE *****									
32.	Vinyl window, horizontal sliding, 12-23 sf - High grade								
1.00 EA		-364.45	-22.96	-77.50	-464.91	0/30 yrs	Avg.	0%	(0.00) -464.91
33.	Add on for "Low E" glass								
24.00 SF		-1.71	-3.18	-8.84	-53.06	0/30 yrs	Avg.	0%	(0.00) -53.06
34.	Add. charge for a retrofit window, 24-40 sf - difficult								
1.00 EA		-241.67	-1.88	-48.72	-292.27	0/30 yrs	Avg.	0%	(0.00) -292.27
Totals: Loft			-28.02	-135.06	-810.24			0.00	-810.24
Total: Upper Level			-130.44	-631.20	-3,786.97			0.00	-3,786.97

HVAC

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
***** CREDIT FROM INITIAL ESTIMATE *****									
35.	Central air - condenser unit - 4 ton - 14-15 SEER								
1.00 EA		-2,184.06	-129.04	-462.62	-2,775.72	0/15 yrs	Avg.	0%	(0.00) -2,775.72
36.	Central air cond. system - recharge - 10lb refrigerant								
1.00 EA		-257.03	-12.79	-53.96	-323.78	0/15 yrs	Avg.	0%	(0.00) -323.78
37.	Central air cond. system - refrigerant evacuation								
1.00 EA		-147.64	0.00	-29.52	-177.16	0/15 yrs	Avg.	0%	(0.00) -177.16



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CONTINUED - HVAC

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
38. Coil - Detach & reset										
1.00	EA	-420.86	0.00	-84.18	-505.04	0/NA	Avg.	0%	(0.00)	-505.04
39. Furnace - forced air - Detach & reset										
1.00	EA	-700.73	0.00	-140.14	-840.87	0/NA	Avg.	0%	(0.00)	-840.87
40. Refrigerant lineset - 3/8" x 3/4" tubing - up to 30'										
1.00	EA	-317.31	-12.71	-66.00	-396.02	0/15 yrs	Avg.	0%	(0.00)	-396.02
41. Thermostat - Premium grade										
1.00	EA	-238.29	-10.97	-49.86	-299.12	0/35 yrs	Avg.	0%	(0.00)	-299.12
***** SUPPLEMENTAL OR INCURRED COSTS *****										
42. Heat, Vent, & Air Conditioning (Bid Item)										
1.00	EA	17,395.63	0.00	3,479.12	20,874.75	0/NA	Avg.	0%	(0.00)	20,874.75
see attached invoice from Interstate Air Quality										
Totals: HVAC		-165.51	2,592.84	15,557.04				0.00	15,557.04	

General Items

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
***** SUPPLEMENTAL OR INCURRED COSTS *****										
43. Engineering fees (Bid Item)										
1.00	EA	10,134.92	0.00	2,026.98	12,161.90	0/NA	Avg.	0%	(0.00)	12,161.90
see attached invoices from MJ Structural Engineers										
44. Taxes, insurance, permits & fees (Bid Item)										
1.00	EA	3,977.36	0.00	795.48	4,772.84	0/NA	Avg.	0%	(0.00)	4,772.84
see attached city receipts										
45. General Laborer - per hour										
36.00	HR	47.40	0.00	341.28	2,047.68	0/NA	Avg.	0%	(0.00)	2,047.68
Four hours for each of the following activities:										
1. Obtaining permits at city										
2. Framing inspection										
3. Sheathing inspection										
4. Combination inspection										
5. Insulation inspection										
6. Drywall nailing inspection										
7. Interior lath inspection										
8. Gas pressure test inspection										
9. Final inspection										



Ikon Builders, Inc.

32158 Camino Capistrano, A336
 San Juan Capistrano, CA 92675
 CSLB - B966760
 (844) 800 - IKON
 TAX ID # 452776704

CONTINUED - General Items

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
46. Windows - Vinyl (Bid Item)									
1.00	EA	20,150.00	0.00	4,030.00	24,180.00	0/NA	Avg.	0%	(0.00) 24,180.00
see attached invoice from T-Glass - all window line items from preliminary estimate are been credit in each individual room.									
47. General Demolition (Bid Item)									
1.00	EA	17,545.00	0.00	3,509.00	21,054.00	0/NA	Avg.	NA	(0.00) 21,054.00
see attached invoice from JPN Construction. Initial estimate did not include any demolition.									
48. Temporary water - usage *									
1.00	EA	625.91	0.00	125.18	751.09	0/NA	Avg.	0%	(0.00) 751.09
see invoices from public utilities									
49. Temporary power usage									
1.00	EA	253.97	21.68	55.14	330.79	0/NA	Avg.	0%	(0.00) 330.79
see attached invoices from SDGE									
Totals: General Items			21.68	10,883.06	65,298.30				0.00 65,298.30
Line Item Totals: MILLER			-458.79	11,983.82	71,903.56				0.00 71,903.56

[%] - Indicates that depreciate by percent was used for this item

[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item

Grand Total Areas:

7,631.35	SF Walls	3,103.76	SF Ceiling	10,735.11	SF Walls and Ceiling
3,009.03	SF Floor	334.34	SY Flooring	732.11	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	1,108.24	LF Ceil. Perimeter
3,009.03	Floor Area	4,697.51	Total Area	7,039.34	Interior Wall Area
7,048.51	Exterior Wall Area	903.30	Exterior Perimeter of Walls		
2,139.09	Surface Area	21.39	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	18.77	Total Hip Length		



Ikon Builders, Inc.

32158 Camino Capistrano, A336
San Juan Capistrano, CA 92675
CSLB - B966760
(844) 800 - IKON
TAX ID # 452776704

Summary for Dwelling

Line Item Total	60,378.53
Material Sales Tax	-458.79
Subtotal	59,919.74
Overhead	5,991.91
Profit	5,991.91
Replacement Cost Value	\$71,903.56
Net Claim	\$71,903.56



Ikon Builders, Inc.

32158 Camino Capistrano, A336
San Juan Capistrano, CA 92675
CSLB - B966760
(844) 800 - IKON
TAX ID # 452776704

Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (7.75%)	Storage Rental Tax (7.75%)
Line Items	5,991.91	5,991.91	-458.79	0.00
Total	5,991.91	5,991.91	-458.79	0.00



Ikon Builders, Inc.

32158 Camino Capistrano, A336
San Juan Capistrano, CA 92675
CSLB - B966760
(844) 800 - IKON
TAX ID # 452776704

Recap by Room

Estimate: MILLER

Area: Main Level

Living Room	-802.87	-1.33%
Kitchen	-2,045.10	-3.39%
Bedroom 1	-895.23	-1.48%
Stairs	-376.21	-0.62%

Area Subtotal: Main Level	-4,119.41	-6.82%
----------------------------------	------------------	---------------

Area: Upper Level

Bedroom 2	-1,043.88	-1.73%
Bathroom	-439.06	-0.73%
Bedroom 3	-895.23	-1.48%
Loft	-647.16	-1.07%

Area Subtotal: Upper Level	-3,025.33	-5.01%
-----------------------------------	------------------	---------------

HVAC	13,129.71	21.75%
General Items	54,393.56	90.09%

Subtotal of Areas	60,378.53	100.00%
--------------------------	------------------	----------------

Total	60,378.53	100.00%
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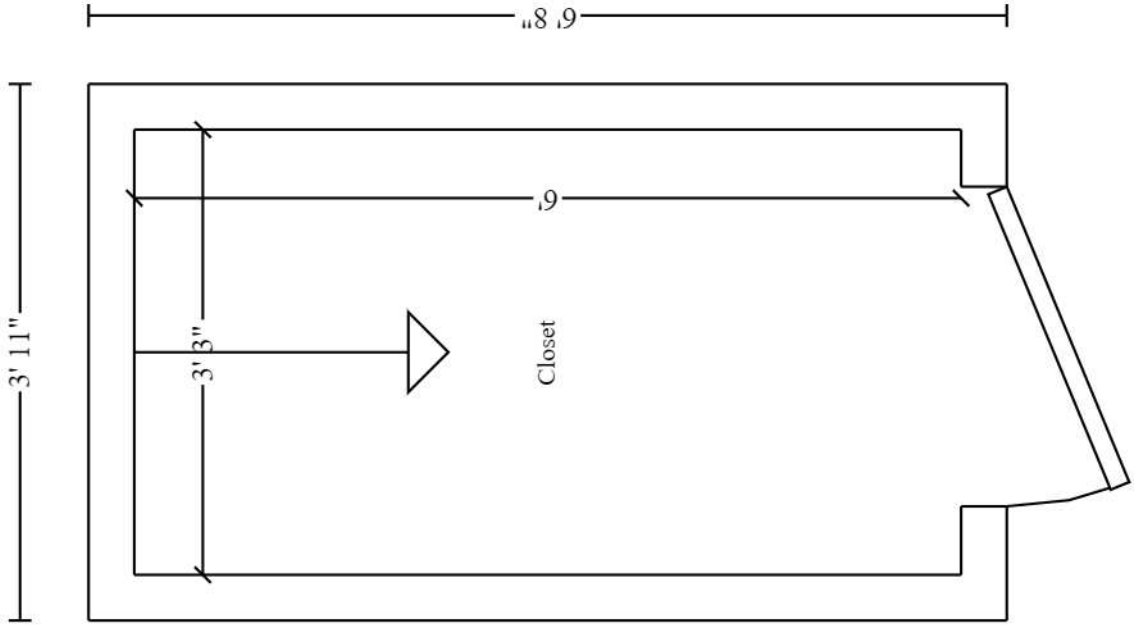


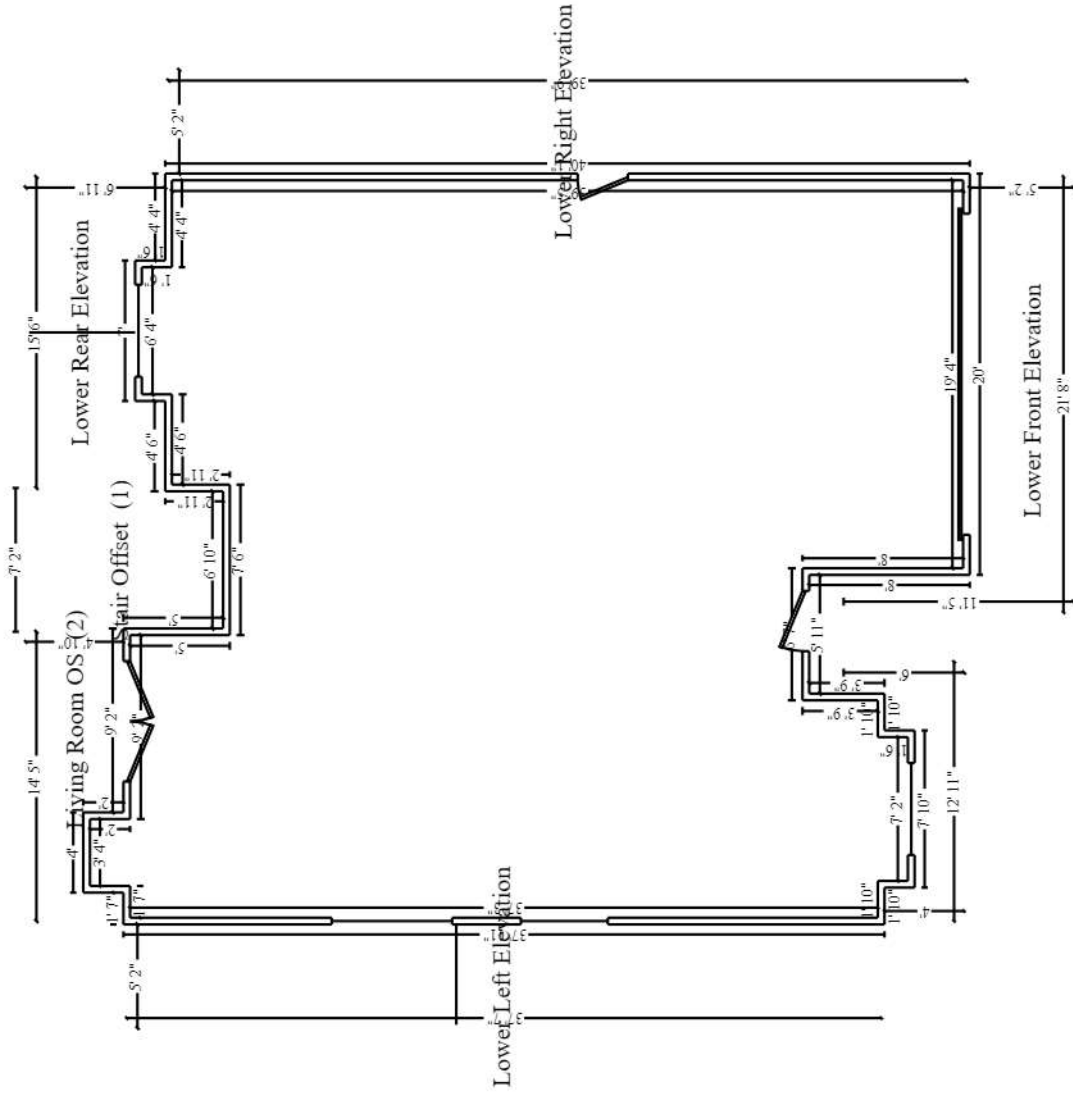
Ikon Builders, Inc.

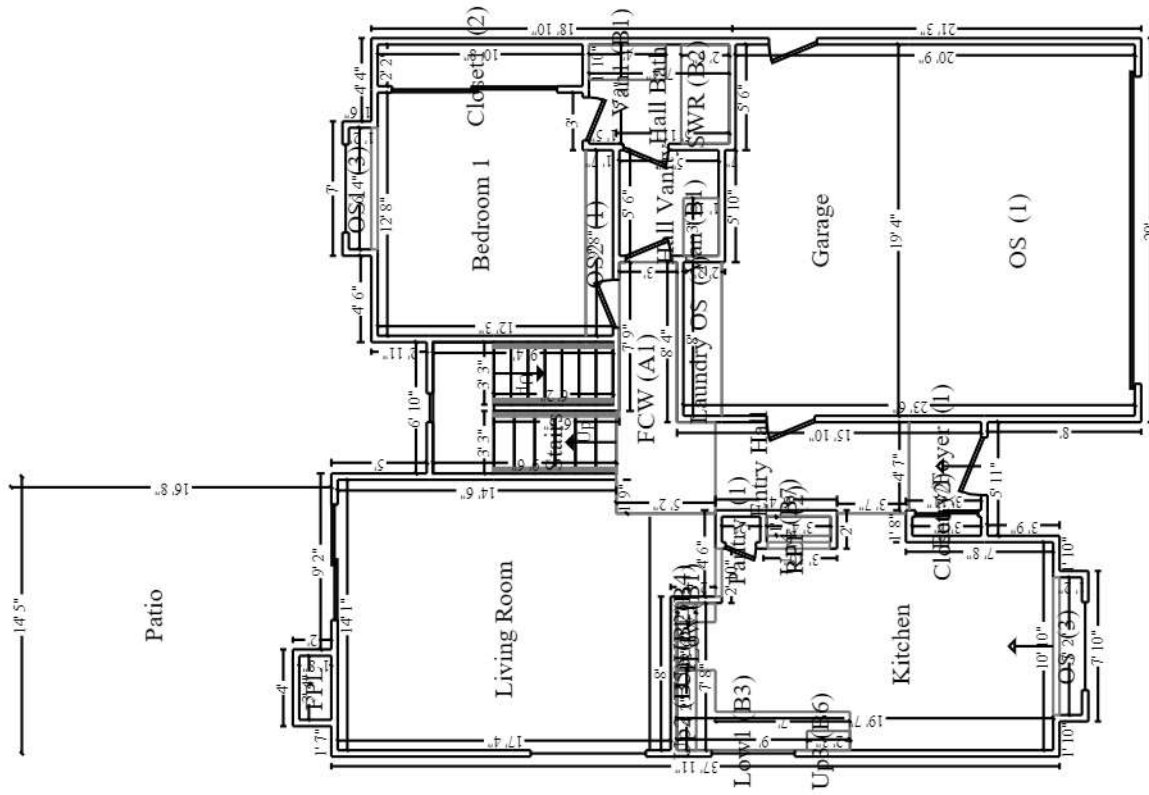
32158 Camino Capistrano, A336
San Juan Capistrano, CA 92675
CSLB - B966760
(844) 800 - IKON
TAX ID # 452776704

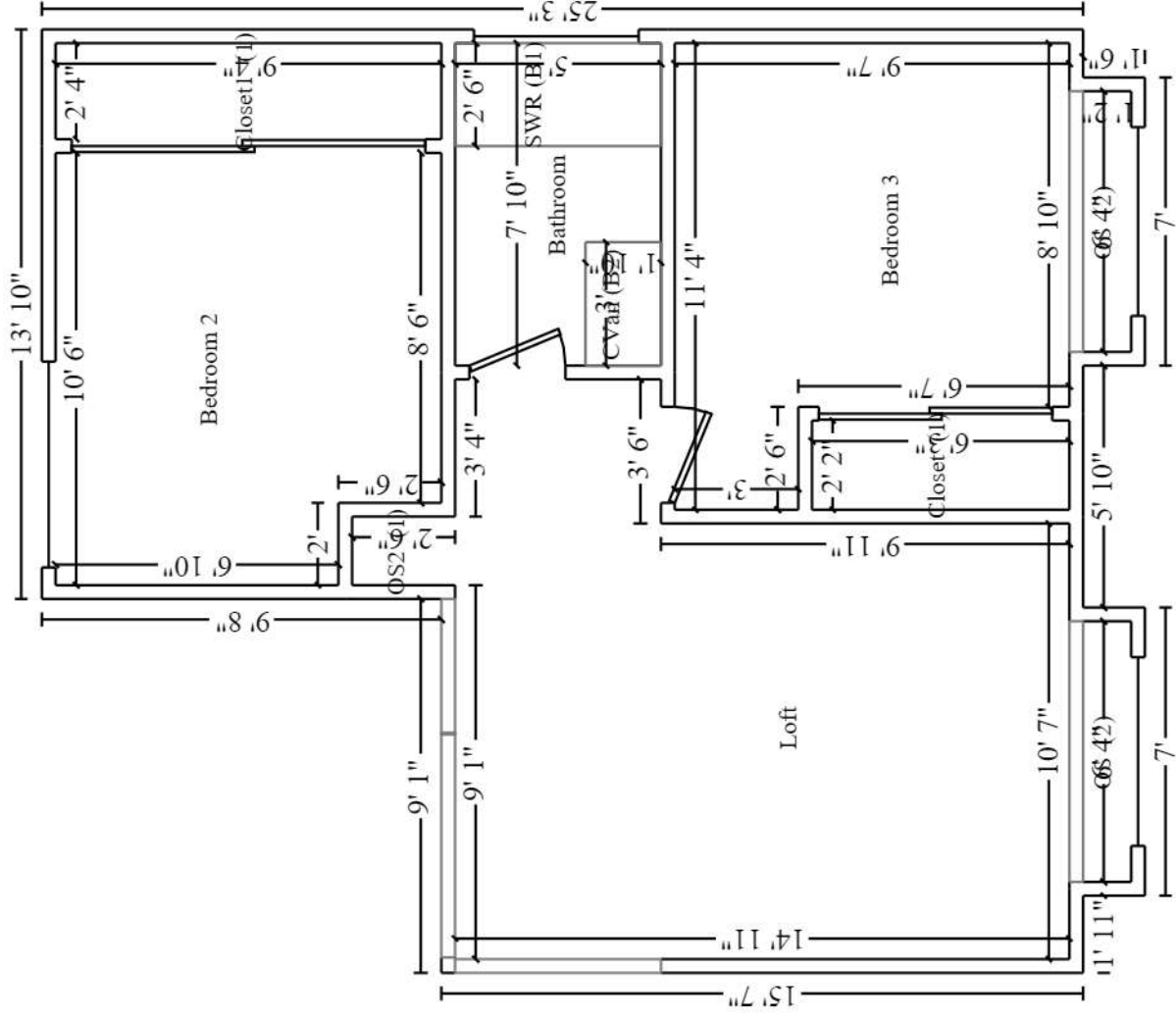
Recap by Category

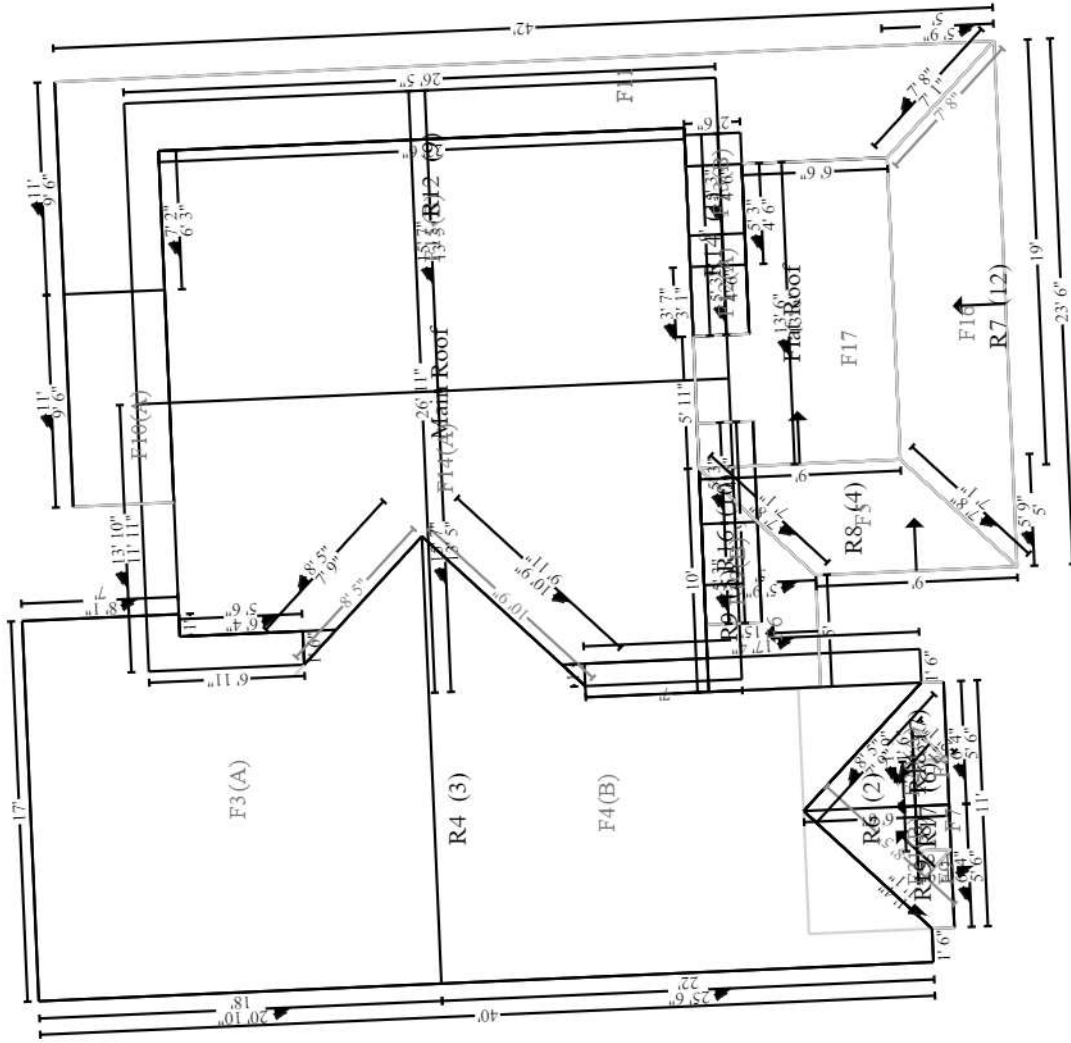
O&P Items	Total	%
GENERAL DEMOLITION	17,545.00	24.40%
DOORS	-467.61	-0.65%
PERMITS AND FEES	14,112.28	19.63%
HEAT, VENT & AIR CONDITIONING	13,129.71	18.26%
LABOR ONLY	1,706.40	2.37%
PAINTING	-276.60	-0.38%
TEMPORARY REPAIRS	879.88	1.22%
WINDOWS - VINYL	13,749.47	19.12%
O&P Items Subtotal	60,378.53	83.97%
Material Sales Tax	-458.79	-0.64%
Overhead	5,991.91	8.33%
Profit	5,991.91	8.33%
Total	71,903.56	100.00%













32158 Camino Capistrano, A336
San Juan Capistrano, CA 92675
Lic. # 966760
Ph: (714) 902-9334
Fax: (714) 200-0130

Insurance Notice of Completion

The undersigned Dennis Miller (Homeowner),
have retained IKON Builders (Contractor) to complete recommended work caused by water, fire or
vandalism damage. The Homeowner and Contractor hereby certify that they have inspected the
property located at:

Project Address:

1562 Antoine Dr.
San Diego, CA, 92139

WARRANTY

Contractor warrants that all work related to the job comply with the original estimate and
agreement. In the event that any defect in workmanship is discovered within one (1) year after final
payment, the Contractor will remedy, repair, correct, or cause to be remedied, repaired, corrected
or replaced at the Contractor's expense according to Section 17 of the Home Improvement
Contract signed.

CUSTOMER STATEMENT

I hereby certify that I am the personal owner or authorized representative of the home specified
above, that all work included in the estimate have been furnished and installed, and that the work
has been completed and that I am satisfied with work.

Dennis R Miller 10/23/2020
Customer Signature Date

[Signature] 10/20/2020
Contractor Date

10/10

Invoice



7710 Balboa Avenue
Suite 206-C
San Diego, CA 92111
858.442.7771 (phone)
619.996.2082 (fax)
admin@mj-se.com

Date: 11/19/19
Invoice Number: 2019218

Bill To

Ikon Builders
Phil Cuthbertson
phil@ikon-builders.com

\$ PAID
12/6/19

Project

19082 - Miller Residence

Terms: Net 30
Due Date: 12/19/19

Description of Service	Hours	Rate	Amount
Principal Engineer Week of 11/04/19 Address plan check comments and revise drawings	4.5	180.00	810.00
Principal Engineer Week of 11/11/19 Address plan check comments and revise drawings	2	180.00	360.00
Drafter	5	80.00	400.00
REIMBURSABLES			
Printing and Reprographics Fee		95.77	95.77
Total Reimbursable Expenses			95.77
Markup		20.00%	19.15
Total Reimbursable Expenses			114.92

Please make check payable to: MJ Structural Engineers
Taxpayer ID Number: 20-8541122

Total \$1,684.92



7710 Balboa Avenue
 Suite 206-C
 San Diego, CA 92111
 858.442.7771 (phone)
 619.996.2082 (fax)
 admin@mj-se.com

Invoice

Date: 10/6/19
 Invoice Number: 2019185

Bill To

Ikon Builders
 Phil Cuthbertson
 phil@ikon-builders.com

Project

19082 - Miller Residence

Terms: Net 30
 Due Date: 11/5/19

Description of Service	Hours	Rate	Amount
Principal Engineer Weeks of 9/2/19 through 9/30/19 Prepare design	31	180.00	5,580.00
Drafter	31	80.00	2,480.00
REIMBURSABLES:			
Residential Title 24 Report Revisions		325.00	325.00
Total Reimbursable Expenses			325.00
Markup		20.00%	65.00
Total Reimbursable Expenses			390.00

PAID
10/6/19

Please make check payable to: MJ Structural Engineers
 Taxpayer ID Number: 20-8541122

Total \$8,450.00

L64A-007

Invoice

Invoice Number: 911877



Status: Paid	Payment: On: 10/08/2019 1:41 pm	To: Wilkins, Jennifer	
Issued: 10/08/2019 1:24 pm Forootan, Maryam	<u>Payment Method</u> <u>Document Number</u>	<u>Refundable Party</u>	<u>Payment</u>
Voided:	Credit Card STN2TID# 51346	Tony Morales	\$3209.25
Customer:			\$3209.25

Development: 396943 Devel Num 396943

Project: 649586 Miller Residence PM: Forootan, Maryam (619)533-6300



Project Fees:

<u>Fee Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Fee Amount</u>
General Plan Maintenance	1.00	Each	\$450.00
Mapping	1.00	Each	\$10.00
Approval Total:			\$460.00
Job Total:			\$460.00

Job: 1253323 1562 ANTOINE DR

Approval Nbr: 23 51919 C Combination Building Permit Status: Issued



<u>Fee Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Fee Amount</u>
Res-SDU/DUP Add/Remodel (P)	1,528.00	Square Feet	\$2,749.25
Approval Total:			\$2,749.25
Job Total:			\$2,749.25
Project Total:			\$3,209.25
Invoice Total:			\$3,209.25

\$ PAID

All fees are required to be paid prior to services being rendered. Payment of invoices is required immediately upon project setup/submittal and permit issuance per the San Diego Municipal Code 112.0102(b) and 129.0213(a). Unpaid invoices for permit applications will result in cancellation of submitted project within 2 business days. For your convenience, DSD offers online payments via OPENDSD (<https://opensd.sandiego.gov/Web/Invoices/Search>).

L64A-007

Invoice

Invoice Number: 919883



Status: Paid	Payment: On: 12/06/2019 12:45 pm	To: Wilkins, Jennifer	
Issued: 12/06/2019 10:44 am Combs, Jim	<u>Payment Method</u> <u>Document Number</u>	<u>Refundable Party</u>	<u>Payment</u>
Voided:	Credit Card STN2TID# 51502	Shwiyana Ruffolo	\$490.59
Customer: Ruffalo, Shawyana			\$490.59

Development: 396943 Devel Num 396943

Project: 649586 Miller Residence PM: Forootan, Maryam (619)533-6300



Project Fees:

Fee Description	Quantity	Units	Fee Amount
Fee Collected-Other Agcy/Dept	1.00	Each	\$12.20
General Plan Maintenance	1.00	Each	\$-450.00
General Plan Maintenance	1.00	Each	\$450.00
Mapping	1.00	Each	\$-10.00
Mapping	1.00	Each	\$10.00
Approval Total:			\$12.20
Job Total:			\$12.20

Job: 1253323 1562 ANTOINE DR

Approval Nbr: 23 51919 C Combination Building Permit Status: Issued



Fee Description	Quantity	Units	Fee Amount
BuildgStand Surcharge SB1473	67,080.00	Valuation -CBC	\$3.00
Records-SDU/Duplex	1.00	Each	\$45.00
Res-SDU/DUP Add/Remodel (I)	780.00	Square Feet	\$1,528.64
Res-SDU/DUP Add/Remodel (P)	1,528.00	Square Feet	\$-2,749.25
Res-SDU/DUP Add/Remodel (P)	780.00	Square Feet	\$1,642.21
Seismic Fee (ComboPermit)	67,080.00	Valuation -CBC	\$8.79
Approval Total:			\$478.39
Job Total:			\$478.39
Project Total:			\$490.59
Invoice Total:			\$490.59

\$ PAID

All fees are required to be paid prior to services being rendered. Payment of invoices is required immediately upon project setup/submittal and permit issuance per the San Diego Municipal Code 112.0102(b) and 129.0213(a). Unpaid invoices for permit applications will result in cancellation of submitted project within 2 business days. For your convenience, DSD offers online payments via OPENDSD (<https://opensd.sandiego.gov/Web/Invoices/Search>).

Record PMT-3056692:

No-Plan - Residential - Combination Mech/Elec/Plum

Record Status: Issued

Record Info ▾ Payments ▾

Fees

Paid:		Invoice Number	Amount
Date	12/06/2019	61600	\$257.52
	<u>12/06/2019</u>	61600	\$20.00
Total paid fees:			\$277.52

Work Location

1562 Antoine Dr
 San Diego CA 92139

AL

T-GLASS, Inc

RESIDENTIAL-COMMERCIAL

License # 939257

Phone: (714) 253-3206

Fax: (951) 393-0101

info@tglassworks.net

InvoiceDate 08/19/2020Int. # 20200

Customer/PO # Anthony – Ikon Builders Job Name: Miller, Dennis	Job Location 1562 Antoine Drive San Diego, CA 92139
-----------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------

Quantity	Description	Amount
	Milgard white vinyl retrofit windows and door Tuscany series No grids Clear over low-E glass	
1	69-1/2 X 46-3/4 O	
1	44-1/2 X 32-1/2 XO	
1	69 X 44-3/4 XO	
1	56 -1/4 X 44-3/8 XO	
1	56-1/2 X 44-1/2 XO	
1	56-1/2 X 44-1/2 XO	
1	44-1/2 X 15 XO Obscure glass	
	Bay Window	
1	58 X 46 Opening size with casement windows	
	Octagon Window	
1	20 X 20	
	Patio Door	
1	70 X 79-1/2 OX Patio Door	
	Subtotal – Windows, door, and bay window	\$17,820.00
	Wardrobe closet doors	
1	White vinyl board closet doors	
1	72 x 80	
	108 x 80	
	108 x 80	
	Due for Wardrobe doors	\$2,330.00
	Grand total	<u>\$20,150.00</u>

\$ PAID

All work is guaranteed for 6 months against leaks due to improper installation. Manufacturer's guarantee covers only damage discovered at the time of installation. Phone quotes are based on conversation. Price may change if it is determined that extra work or materials are needed to complete the job.



INTERSTATE AIR QUALITY INC

7330 VIA VISTA DR RIVERSIDE CA PH 951-776-1590

LICENSE # C20 711274

SOLD TO		JOB SITE	
Customer	Ikon Builders, Inc.	Job Name:	Miller , Anthony
Address	32158 Camino Capistrano, A336	Address	1562 Antoine Dr. , San Diego
Phone	714-902-9334	Phone	n/a

Item#	Description	Line Total
1	4 Ton HJR 2 stage variable	
1	4 Ton ADP up flow coil	
1	4 reset	
1	Control wire	
1	A/C controller	
1	20 Seer A/C with pad	
1	SDS switch	
		\$17,395.63
		TOTAL \$ 17,395.63

\$ PAID

Thank you for your business!

JPN Construction Inc, Lic. 936922
10565 Fuerte Dr.
La Mesa, CA 91941
(619)247-7524
jpnconstruction@gmail.com

Estimate 1014

DATE 09/09/2019

EXPIRATION DATE 10/09/2019

JOB TITLE
1562 Antoine Dr / *Moller, Dennis*

ACTIVITY	QTY	RATE	AMOUNT
Services Remove all trash from property. Remove all drywall from ceilings and walls (including screws and nails) and expose rough framing.	1	17,545.00	17,545.00

\$ PAID
10/29

TOTAL \$17,545.00

Accepted By

Accepted Date



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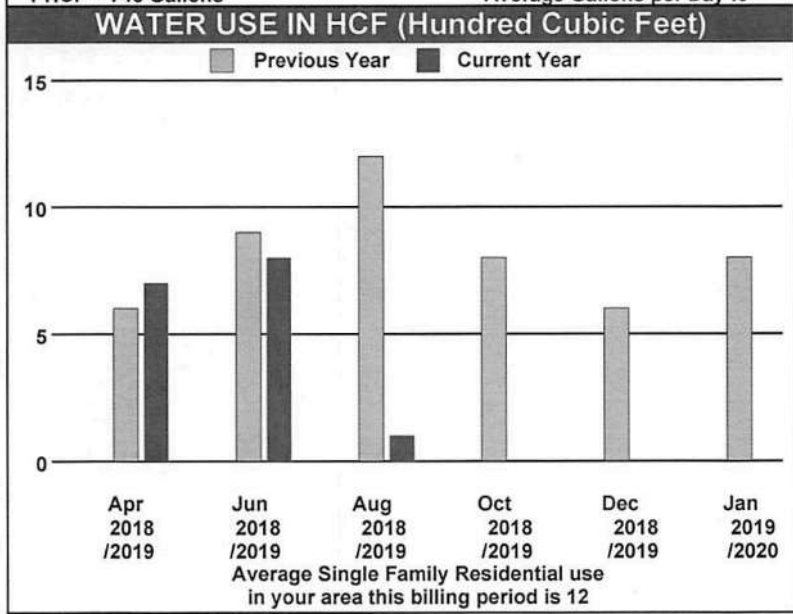
(619) 515-3500



ACCOUNT INFORMATION	
Account Number:	620000230293
Customer Name:	IKON BUILDERS
Service Address:	1562 ANTOINE DR
Service Period:	12/03/19 to 01/30/20
Invoice Date:	02/06/20
Payment Due Date:	02/21/20

FEES & CHARGES	
Water Services	
Single Family Residential Base Fee	52.60
Water Used 0 HCF	
Sewer & Storm Drain Services	
Sewer Base Fee	30.66
Sewer Service Charge	64.77
Storm Drain	1.90
Total Current Charges	149.93
Previous Balance	107.45
\$ PAID	
NEW BALANCE	257.38

METER INFORMATION					
Serial Number	Size	Billing Days	Previous Read	Current Read	HCF Used
18533180	3/4	59	38	38	0
ACTUAL READ					
1 HCF = 748 Gallons			Average Gallons per Day :0		



IMPORTANT MESSAGES

Winter Monitoring is used each year to determine the sewer service charge for Single-Family Customers. It will begin as early as November 1 and end by April 30, depending on your billing cycle. The City monitors your water usage during two billing cycles and uses the cycle with the least amount of usage to calculate your sewer service charge. That rate will be reflected on your bills starting in either July or August. For more information and how to obtain the monitoring periods for your account, please go to <https://www.sandiego.gov/public-utilities/customer-service/billing/winter>.



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For all of San Diego...every day!

620000230293
Account Number

1562 ANTOINE DR
Service Address

Feb 21, 2020
Payment Due Date

IKON BUILDERS
32158 CAMINO CAPISTRANO STE A
SAN JUAN CAPISTRANO CA 92675-3711

RETURN THIS PORTION

MAKE CHECK PAYABLE TO CITY TREASURER

\$257.38
TOTAL AMOUNT DUE

0002 1 620000230293 3 0000025738 6 0



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(619) 515-3500

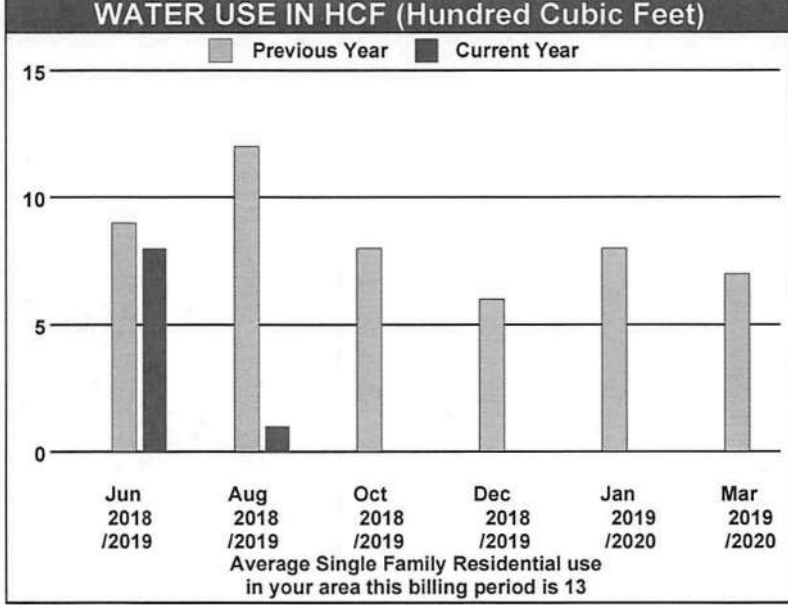
Page 1 of 1

ACCOUNT INFORMATION	
Account Number:	620000230293
Customer Name:	IKON BUILDERS
Service Address:	1562 ANTOINE DR
Service Period:	01/31/20 to 03/30/20
Invoice Date:	05/04/20
Payment Due Date:	05/19/20

FEES & CHARGES	
Water Services	
Single Family Residential Base Fee	52.60
Water Used 0 HCF	
Sewer & Storm Drain Services	
Sewer Base Fee	30.66
Sewer Service Charge	64.77
Storm Drain	1.90
Total Current Charges	149.93
Previous Balance	257.38

METER INFORMATION					
Serial Number	Size	Billing Days	Previous Read	Current Read	HCF Used
18533180	3/4	60	38	38	0
ACTUAL READ					

1 HCF = 748 Gallons Average Gallons per Day :0



\$ PAID

NEW BALANCE 407.31

IMPORTANT MESSAGES

Winter Monitoring is used each year to determine the sewer service charge for Single-Family Customers. It will begin as early as November 1 and end by April 30, depending on your billing cycle. The City monitors your water usage during two billing cycles and uses the cycle with the least amount of usage to calculate your sewer service charge. That rate will be reflected on your bills starting in either July or August. For more information and how to obtain the monitoring periods for your account, please go to <https://www.sandiego.gov/public-utilities/customer-service/billing/winter>.



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For all of San Diego...every day!

620000230293
Account Number

1562 ANTOINE DR
Service Address

May 19, 2020
Payment Due Date

IKON BUILDERS
 32158 CAMINO CAPISTRANO STE A
 SAN JUAN CAPISTRANO CA 92675-3711

RETURN THIS PORTION

MAKE CHECK PAYABLE TO CITY TREASURER

\$407.31
TOTAL AMOUNT DUE

0002 1 620000230293 3 0000040731 2 0



Miller

Quality ■ Value ■ Reliability ■ Customer Service
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(619) 515-3500

Page 1 of 1



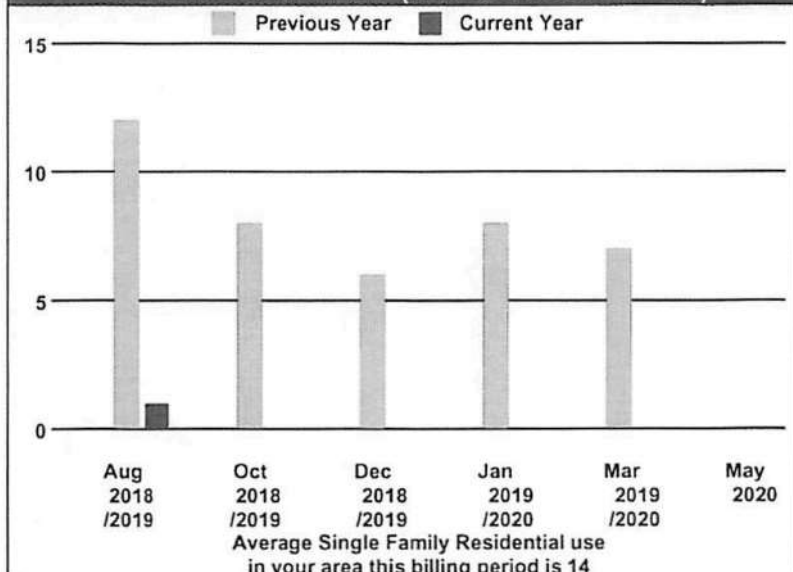
ACCOUNT INFORMATION	
Account Number:	620000230293
Customer Name:	IKON BUILDERS
Service Address:	1562 ANTOINE DR
Service Period:	03/31/20 to 05/28/20
Invoice Date:	06/03/20
Payment Due Date:	06/18/20

FEES & CHARGES	
Water Services	
Single Family Residential Base Fee	52.60
Water Used 0 HCF	
Sewer & Storm Drain Services	
Sewer Base Fee	30.66
Sewer Service Charge	64.77
Storm Drain	1.90
Total Current Charges	149.93
Previous Balance	407.31

METER INFORMATION					
Serial Number	Size	Billing Days	Previous Read	Current Read	HCF Used
18533180	3/4	59	38	38	0
ACTUAL READ					

1 HCF = 748 Gallons Average Gallons per Day :0

WATER USE IN HCF (Hundred Cubic Feet)



\$ PAID

NEW BALANCE 557.24

IMPORTANT MESSAGES

Winter Monitoring is used each year to determine the sewer service charge for Single-Family Customers. It will begin as early as November 1 and end by April 30, depending on your billing cycle. The City monitors your water usage during two billing cycles and uses the cycle with the least amount of usage to calculate your sewer service charge. That rate will be reflected on your bills starting in either July or August. For more information and how to obtain the monitoring periods for your account, please go to <https://www.sandiego.gov/public-utilities/customer-service/billing/winter>.



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620000230293
Account Number

1562 ANTOINE DR
Service Address

Jun 18, 2020
Payment Due Date

4593 1 MB 0.439
IKON BUILDERS
32158 CAMINO CAPISTRANO STE A
SAN JUAN CAPISTRANO CA 92675-3711



RETURN THIS PORTION

MAKE CHECK PAYABLE TO CITY TREASURER

\$557.24
TOTAL AMOUNT DUE

0002 1 620000230293 3 0000055724 9 0



Quality ■ Value ■ Reliability ■ Customer Service
For all of San Diego...every day!



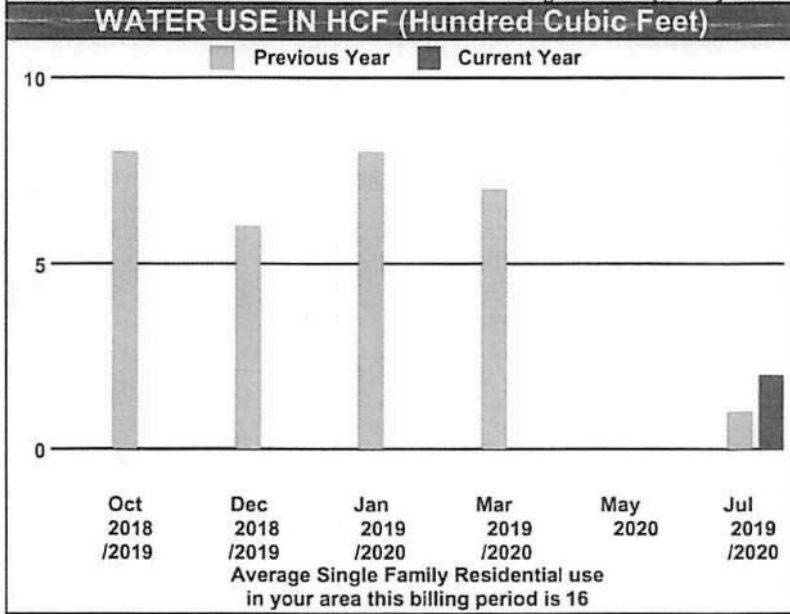
(619) 515-3500

Page 1 of 1

ACCOUNT INFORMATION	
Account Number:	620000230293
Customer Name:	IKON BUILDERS
Service Address:	1562 ANTOINE DR
Service Period:	05/29/20 to 07/28/20
Invoice Date:	07/30/20
Payment Due Date:	08/14/20

FEES & CHARGES	
Water Services	
Single Family Residential Base Fee	52.60
Water Used 2 HCF	
Tier 1 2.00 HCF @ \$5.2550	10.51
Total Charge for Water Used	10.51
Sewer & Storm Drain Services	
Sewer Base Fee	30.66
Sewer Service Charge	0.00
Storm Drain	1.90
Total Current Charges	95.67

METER INFORMATION					
Serial Number	Size	Billing Days	Previous Read	Current Read	HCF Used
18533180	3/4	61	38	40	2
ACTUAL READ					
1 HCF = 748 Gallons			Average Gallons per Day :25		



PAID

NEW BALANCE 95.67

IMPORTANT MESSAGES

Winter Monitoring is used each year to determine the sewer service charge for Single-Family Customers. It will begin as early as November 1 and end by April 30, depending on your billing cycle. The City monitors your water usage during two billing cycles and uses the cycle with the least amount of usage to calculate your sewer service charge. That rate will be reflected on your bills starting in either July or August. For more information and how to obtain the monitoring periods for your account, please go to <https://www.sandiego.gov/public-utilities/customer-service/billing/winter>.



Quality ■ Value ■ Reliability ■ Customer Service (619) 515-3500
For all of San Diego...every day!

620000230293
Account Number

1562 ANTOINE DR
Service Address

Aug 14, 2020
Payment Due Date

7013 1 MB 0.439
IKON BUILDERS
32158 CAMINO CAPISTRANO STE A
SAN JUAN CAPISTRANO CA 92675-3711



RETURN THIS PORTION

MAKE CHECK PAYABLE TO CITY TREASURER

\$95.67
TOTAL AMOUNT DUE

0002 1 620000230293 3 0000009567 9 0



A Sempra Energy utility®

ACCOUNT NUMBER 2497 882 801 6

AMOUNT DUE
No Payment Due

DATE MAILED Oct 14, 2020

Page 3 of 7

sdge.com

Detail of Current Charges - Continued

Minimum Charge Adjustment 2.14

Total Gas Charges \$3.81

TAXES & FEES ON GAS CHARGES

Amount (\$)

City of San Diego Franchise Fee Differential 3.81 x 1.03% .04

Public Purpose Program 1 Therms x \$.069700 .07

Total Taxes & Fees on Gas Charges \$1.11

Total Gas Service \$3.92

Electric Service

Rate: Time of Use - TOU-DR1-Residential

Climate Zone: Inland

Baseline Allowance: 302 kWh

Billing Period: 9/13/20 - 10/12/20

Total Days: 29

Meter Number: 05828344

(Next scheduled read date Nov 12, 2020)

Cycle: 9

Meter Constant: 1.000

Circuit: 0340 Block: 077A

Total Usage: 69 (Usage based on interval data)

ELECTRIC CHARGES

Amount(\$)

Electricity Delivery (Details below) 69 kWh

SUMMER USAGE	On-Peak	Off-Peak	Super Off-Peak	
kWh used	15	31	23	
Rate/kWh	\$.20577	\$.20577	\$.20577	
Charge	\$3.09	+ \$6.38	+ \$4.73	= 14.20

DWR Bond Charge 69 kWh x \$.00580 .40

Electricity Generation (Details below) 69 kWh

SUMMER USAGE	On-Peak	Off-Peak	Super Off-Peak	
kWh used	15	31	23	
Rate/kWh	\$.29050	\$.09313	\$.04751	
Charge	\$4.36	+ \$2.89	+ \$1.09	= 8.34

DWR Revenue Adjustment -.01

Baseline Adjustment Credit -4.92

Total Electric Charges \$18.01

TAXES & FEES ON ELECTRIC CHARGES

Amount (\$)

City of San Diego Franchise Fee Differential 17.62 x 5.78% 1.02

Franchise Fees on Electric Energy Supplied by Others .39 x 6.88% .03

State Surcharge Tax 69 kWh x \$.000300 .02

State Regulatory Fee .06

Total Taxes & Fees on Electric Charges \$1.13

Total Electric Service \$19.14

Total Current Charges \$23.06

Breakdown of Current Charges



The total current charges include the following components. Definitions for these terms are shown on page 5 of your bill.



Gas Charges

Gas Service \$3.81



Other Charges & Credits (Gas)

Public Purpose Programs \$0.07
Other \$0.04



Electric Charges

Electricity Generation \$8.34
Transmission \$3.36
Distribution \$7.90
Competition Transition Charge \$0.08
Local Generation Charge \$0.70
Total Rate Adj. Comp. -\$3.94



Other Charges & Credits (Electric)

Public Purpose Programs \$1.18
DWR Bond Charge \$0.40
DWR Revenue Adjustment -\$0.01
Other \$1.13

Total Current Charges \$23.06

