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Planning For The Inevitable

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**University Terrace Berkeley
General
Berkeley, CA**



Report #: 48963-1
Beginning: July 1, 2025
Expires: June 30, 2026

**RESERVE STUDY
Update "No-Site-Visit"**

February 17, 2025

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

R egardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



Planning For The Inevitable

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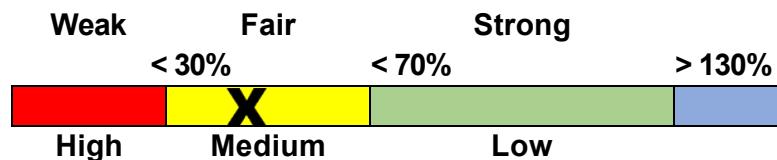
University Terrace Berkeley - General
 Berkeley, CA
 Level of Service: **Update "No-Site-Visit"**

Report #: **48963-1**
 # of Units: 75
July 1, 2025 through June 30, 2026

Findings & Recommendations as of July 1, 2025

Projected Starting Reserve Balance	\$805,425
Current Fully Funded Reserve Balance	\$1,772,364
Average Reserve Deficit (Surplus) Per Unit	\$12,893
Percent Funded	45.4 %
Recommended 2025/26 "Monthly Fully Funding Contributions"	\$14,100
2024/25 Monthly Contribution Rate	\$12,230

Reserve Fund Strength: 45.4%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	3.00 %
Annual Inflation Rate	3.00 %

- This is an Update "No-Site-Visit" Reserve Study.
- This Reserve Study was prepared by or under the supervision of a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 45.4 % Funded, this means the association's special assessment & deferred maintenance risk is currently Medium.
- Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".
- Based on this starting point, your anticipated future expenses, and your historical Reserve allocation rate, we recommend increasing your Reserve allocations to \$14,100 Monthly.
- The Deterioration rate for your Reserve Components is \$14,931.83 Monthly.
- No assets appropriate for Reserve designation were excluded.
- We recommend that this Reserve Study be updated annually, with an on-site inspection update every three years.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Paved Surfaces				
103	Concrete Sidewalks - Allowance	5	3	\$15,350
202	Asphalt - Remove & Replace	35	10	\$91,850
203	Asphalt - Repair/Seal/Stripe	5	0	\$9,270
Sites & Grounds				
322	Bollard Lights - Replace	35	8	\$26,150
323	Street Light Fixtures - Replace	35	8	\$14,250
328	Carport Lights - Replace	20	9	\$1,530
405	Play Equipment - Replace	20	0	\$40,800
406	Play Surface - Replenish	5	0	\$2,495
408	Picnic Tables/Benches - Replace	20	9	\$21,150
414	Street Light Poles - Replace	35	8	\$42,550
503	Metal Fence/Gate - Replace	35	9	\$8,610
1112	Carports/Lighting - Repaint	5	1	\$13,500
1113	Kiosk/Fencing/Railing - Repaint	5	0	\$7,590
1303	Comp Shingle Roof (Mailbox)-Replace	34	23	\$7,645
1320	Carport Roofs - Replace	35	8	\$28,250
1401	Directory Maps - Replace	15	0	\$4,820
1402	Directional Signs - Replace	15	8	\$15,050
1402	Directional Signs (2009) - Replace	15	0	\$13,250
Landscaping & Irrigation				
1001	Backflow Devices - Replace	20	0	\$13,600
1003	Irrigation Controllers - Replace	14	0	\$6,290
1005	Irrigation Valves - Replace	3	0	\$5,895
1006	Irrigation System - Repair/Replace	5	0	\$13,950
1008	Trees - Remove/Replace	7	0	\$12,000
1009	Landscaping - Replenish	5	0	\$15,050
Common Area				
101	Bldg 9 Balcony & Deck - Inspection	9	7	\$27,800
105	Bldg 9 Balcony Surfaces - Recoat	5	3	\$14,750
105	Bldg 9 Balcony Surfaces - Resurface	35	8	\$83,850
118	Bldg 9 Balcony Railing - Replace	40	13	\$187,000
119	Bldg 9 Balcony Railing - Repaint	5	1	\$28,000
324	Bldg 9 Exterior Lights - Replace	35	9	\$8,270
403	Bldg 1-8 Mailboxes - Replace	20	13	\$15,850
403	Bldg 9 Mailboxes - Replace	20	7	\$4,590
412	Bldg 1-8 Mailbox Structure - Replice	20	13	\$11,350
701	Bldg 9 Exterior Doors - Replace	35	8	\$4,120

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
719	Entry Access System - Replace	12	11	\$10,385
1113	Bldg 9 Metal Cap - Repaint	5	1	\$14,250
1114	Bldg 9 Building Exterior - Repair	10	1	\$5,665
1115	Bldg 9 Building Exterior - Repaint	10	1	\$37,800
1132	Bldg 9 Brick Work - Tuck Point	20	10	\$49,350
1308	Bldg 9 Built-up Roof - Replace	20	5	\$328,000
1312	Bldg 9 Gutters/Downspouts - Replace	20	5	\$3,570
1315	Bldg 9 Roof Hatch - Replace	20	9	\$5,665
1804	Sewer Lateral Line - Repairs	5	2	\$18,850
1811	Plumbing - Allowance	1	0	\$2,580
1813	Bldg 9 Fire System Devices - Allowa	5	4	\$3,710
1815	Fire Alarm System - Inspection	5	0	\$3,170
1818	Fire Extinguishers/Cabinets-Replace	35	7	\$2,100
1819	Bldg 9 Fire Alarm System - Upgrade	30	29	\$67,000
1819	Bldg 9 Fire Panel - Replace	15	14	\$11,350
1819	Bldg1-8 Fire Alarm System - Upgrade	30	14	\$335,000
1880	Termites - Treat	11	0	\$45,350
2640	Automatic Shut-off Valves - Replace	25	20	\$17,850
2640	Manual Shut-off Valve - Replace	25	19	\$24,950
Buildings #1~#8				
105	Balcony Surfaces - Repair/Recoat	9	7	\$4,430
324	Exterior Lights - Replace	30	3	\$40,350
510	Metal Railing - Replace	40	9	\$27,900
1114	Building Exterior - Repair	10	1	\$31,050
1115	Building Exterior - Repaint	10	1	\$172,500
1131	Water Leaks - Reseal/Repairs	1	0	\$22,650
1303	Comp Shingle Roof (Bldg 2)-Replace	24	14	\$87,250
1303	Comp Shingle Roof (Bldg 4)-Replace	30	3	\$51,000
1303	Comp Shingle Roof (Bldgs 1,3,5,8)	35	25	\$356,500
1303	Comp Shingle Roof (Bldgs 6,7)-Replic	40	28	\$147,000
1312	Gutters (Bldgs 3,4) - Replace (14%)	30	19	\$10,240
1312	Gutters/Downspouts - Replace (86%)	30	3	\$63,050
1402	Directional/Street Signs - Replace	20	9	\$5,000
1818	Fire Extinguishers/Cabinets-Replace	30	3	\$9,185
Building #9 Community Room/Common				
404	Community Room Furniture - Replace	15	11	\$13,600
411	Drinking Fountain - Replace	20	5	\$1,955
602	Laminate Flooring - Replace	20	17	\$20,650
901	Folding Furniture - Replace	30	14	\$4,080
909	Bathroom - Refurbish	30	5	\$18,500
912	Cabinets/Counters - Replace	30	5	\$6,910
1110	Community Room - Repaint	10	5	\$7,020

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
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74 Total Funded Components

Note 1: **Yellow highlighted** line items are expected to require attention in this initial year.

Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve funding is not "for the future". Ongoing Reserve transfers are intended to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology



For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is *Ideal* (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered *strong* (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we transfer to Reserves?



RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the value of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your property as defined by your Reserve Component List. A summary of these components is shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

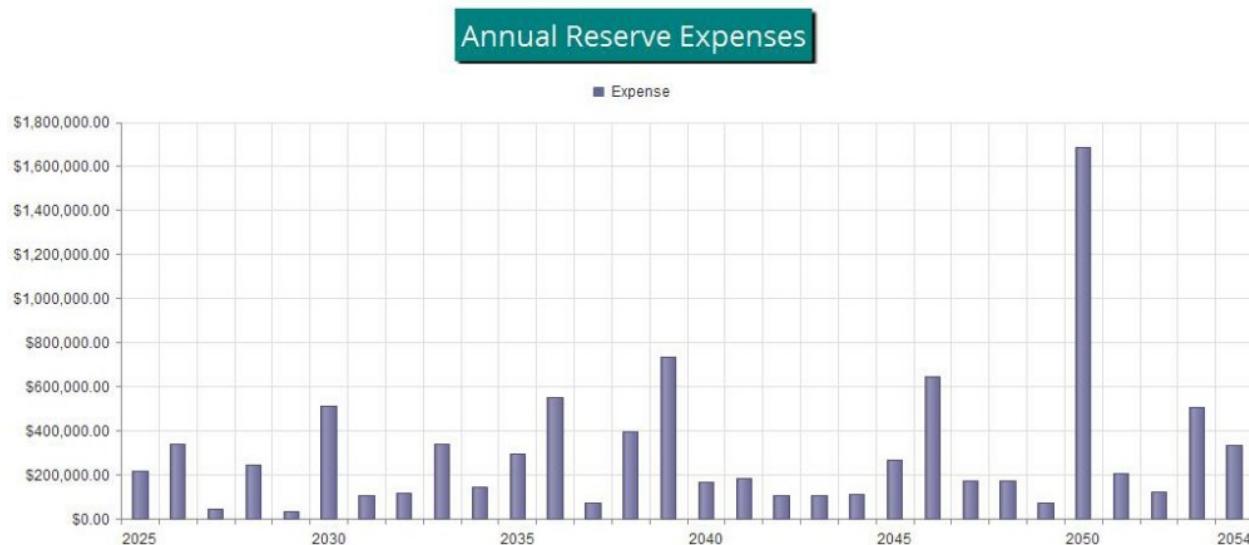


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$805,425 as-of the start of your fiscal year. This is based on your actual balance on 12/31/2024 of \$732,045 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 7/1/2025, your Fully Funded Balance is computed to be \$1,772,364. (see Acct/Tax Summary table). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates you are 45.4 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$14,100/Monthly this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

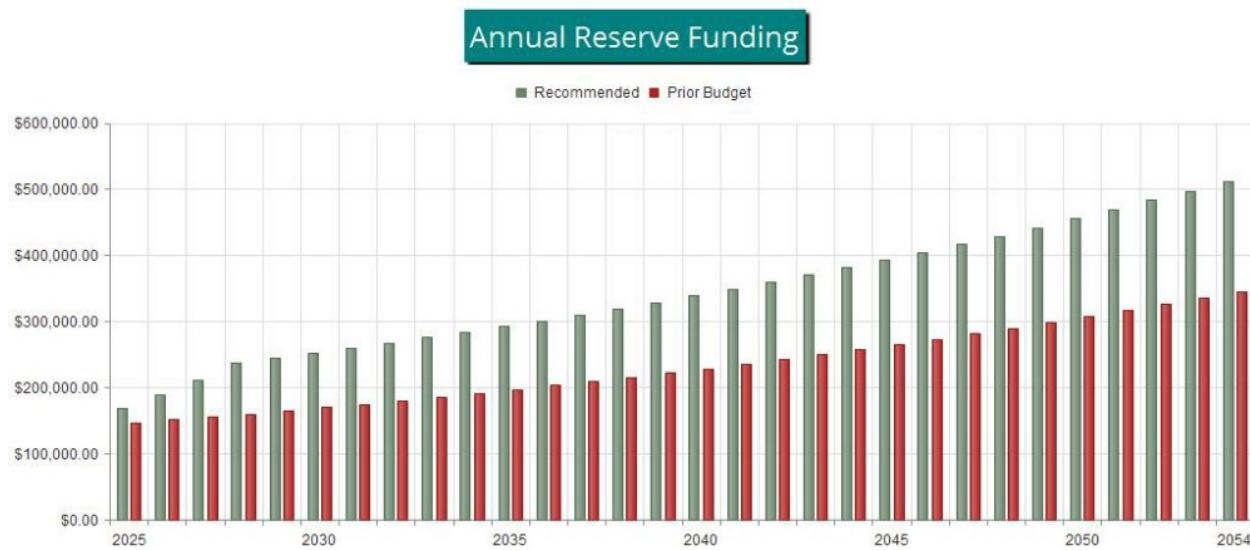


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan and at your current budgeted contribution rate, compared to your always-changing Fully Funded Balance target.

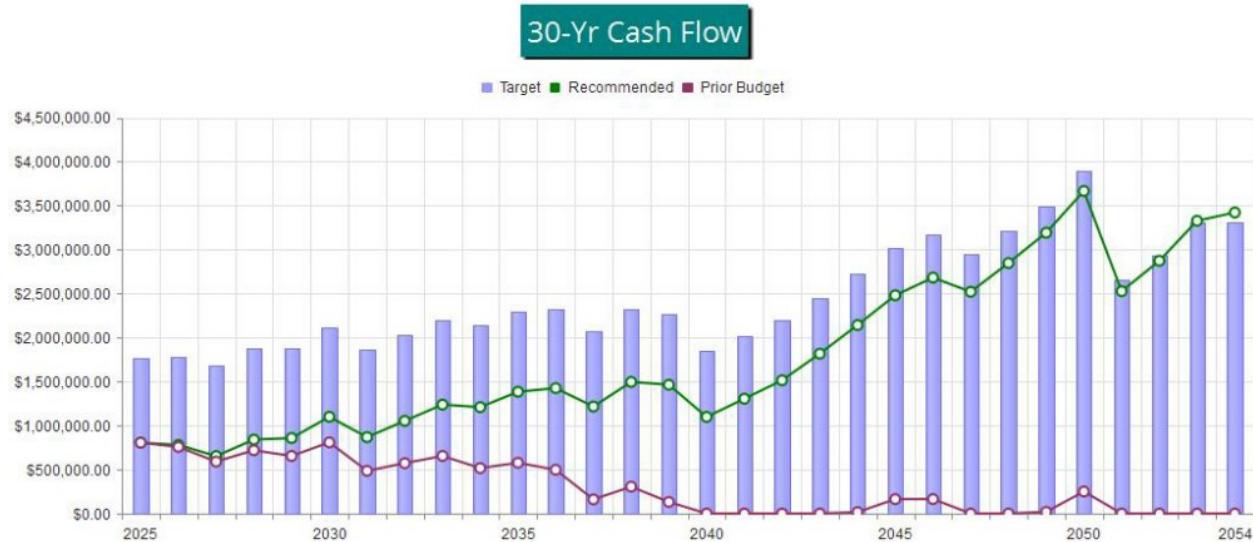


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.



Figure 4

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their specific proportion related to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve funding requirements. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

Accounting & Tax Summary provides information on each Component's proportion of key totals. If shown, the Current Fund Balance is a re-distribution of the current Reserve total to near-term (low RUL) projects first. Any Reserve transfer shown is a portion of the total current transfer rate, assigned proportionally on the basis of that component's deterioration cost/yr. As this is a Cash Flow analysis in which no funds are assigned or restricted to particular components, all values shown are only representative and have no merit outside of tax preparation purposes. They are not useful for Reserve funding calculations.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

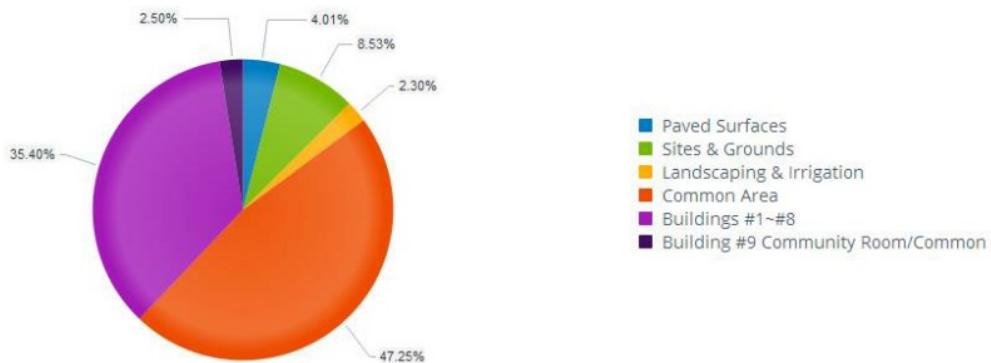
30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

	2025 Rem. Useful Life				Estimated Replacement Cost in 2025	2025 Expenditures	07/01/2025 Current Fund Balance	07/01/2025 Fully Funded Balance	Remaining Bal. to be Funded	2025 Funding		
	2025 Rem. Useful Life		2025 Rem. Useful Life				07/01/2025 Current Fund Balance	07/01/2025 Fully Funded Balance				
	Min	Max	Min	Max			07/01/2025 Fully Funded Balance	07/01/2025 Current Fund Balance				
Paved Surfaces	5	35	0	10	\$116,470	\$9,270	\$15,410	\$81,017	\$101,060	\$7,128		
Sites & Grounds	5	35	0	23	\$247,640	\$68,955	\$79,755	\$193,905	\$167,885	\$12,981		
Landscaping & Irrigation	3	20	0	0	\$66,785	\$66,785	\$66,785	\$66,785	\$0	\$10,018		
Common Area	1	40	0	29	\$1,372,175	\$51,100	\$285,428	\$831,111	\$1,086,747	\$71,598		
Buildings #1~#8	1	40	0	28	\$1,028,105	\$22,650	\$353,072	\$564,494	\$675,034	\$63,961		
Building #9 Community Room/Common	10	30	5	17	\$72,715	\$0	\$4,976	\$35,051	\$67,739	\$3,515		
					\$2,903,890	\$218,760	\$805,425	\$1,772,364	\$2,098,465	\$169,200		

Percent Funded: 45.4%

Budget Summary

Percentage of Total Estimated Replacement Costs





# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
Paved Surfaces				
103 Concrete Sidewalks - Allowance	Concrete Sidewalks	5	3	\$15,350
202 Asphalt - Remove & Replace	Approx 17,445 GSF	35	10	\$91,850
203 Asphalt - Repair/Seal/Stripe	Approx 17,445 GSF	5	0	\$9,270
Sites & Grounds				
322 Bollard Lights - Replace	(22) Bollards, 3.5ft	35	8	\$26,150
323 Street Light Fixtures - Replace	(10) Fixtures	35	8	\$14,250
328 Carport Lights - Replace	(7) Fixtures	20	9	\$1,530
405 Play Equipment - Replace	(1) Structure	20	0	\$40,800
406 Play Surface - Replenish	Approx 1,235 GSF	5	0	\$2,495
408 Picnic Tables/Benches - Replace	(2) Tables, (9) Benches	20	9	\$21,150
414 Street Light Poles - Replace	(10) Poles, 25ft.	35	8	\$42,550
503 Metal Fence/Gate - Replace	(2) Gates, Approx 70 LF	35	9	\$8,610
1112 Carports/Lighting - Repaint	Metal Surfaces	5	1	\$13,500
1113 Kiosk/Fencing/Railing - Repaint	Metal Surfaces	5	0	\$7,590
1303 Comp Shingle Roof (Mailbox)-Replace	(5) Kiosks	34	23	\$7,645
1320 Carport Roofs - Replace	Approx 3,025 GSF	35	8	\$28,250
1401 Directory Maps - Replace	(5) Maps	15	0	\$4,820
1402 Directional Signs - Replace	(5) Misc. Signs	15	8	\$15,050
1402 Directional Signs (2009) - Replace	(13) Misc. Signs, 3ft	15	0	\$13,250
Landscaping & Irrigation				
1001 Backflow Devices - Replace	(2) Devices	20	0	\$13,600
1003 Irrigation Controllers - Replace	(2) Controllers, Irritrol	14	0	\$6,290
1005 Irrigation Valves - Replace	(7) Irrigation Valves	3	0	\$5,895
1006 Irrigation System - Repair/Replace	Allowance	5	0	\$13,950
1008 Trees - Remove/Replace	Tree Removal/Replace	7	0	\$12,000
1009 Landscaping - Replenish	Replenishment	5	0	\$15,050
Common Area				
101 Bldg 9 Balcony & Deck - Inspection	9-Year Inspection	9	7	\$27,800
105 Bldg 9 Balcony Surfaces - Recoat	(16) Balconies	5	3	\$14,750
105 Bldg 9 Balcony Surfaces - Resurface	Approx 1,800 GSF	35	8	\$83,850
118 Bldg 9 Balcony Railing - Replace	Approx 1,374 LF	40	13	\$187,000
119 Bldg 9 Balcony Railing - Repaint	Approx 1,374 LF	5	1	\$28,000
324 Bldg 9 Exterior Lights - Replace	(35) Fixtures	35	9	\$8,270
403 Bldg 1-8 Mailboxes - Replace	(3) 11-p & (1) 12-p CBU's	20	13	\$15,850
403 Bldg 9 Mailboxes - Replace	(1) 18-p CBU	20	7	\$4,590
412 Bldg 1-8 Mailbox Structure - Replice	(5) Mailbox Structure	20	13	\$11,350
701 Bldg 9 Exterior Doors - Replace	(2) Doors	35	8	\$4,120
719 Entry Access System - Replace		12	11	\$10,385
1113 Bldg 9 Metal Cap - Repaint	Metal Cap	5	1	\$14,250
1114 Bldg 9 Building Exterior - Repair	Approx 13,890 GSF	10	1	\$5,665
1115 Bldg 9 Building Exterior - Repaint	Approx 13,890 GSF	10	1	\$37,800
1132 Bldg 9 Brick Work - Tuck Point	Brick Work	20	10	\$49,350
1308 Bldg 9 Built-up Roof - Replace	Approx 13,160 GSF	20	5	\$328,000
1312 Bldg 9 Gutters/Downspouts - Replace	Approx 185 LF	20	5	\$3,570

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1315 Bldg 9 Roof Hatch - Replace	(1) Roof Hatch	20	9	\$5,665
1804 Sewer Lateral Line - Repairs	Extensive LF	5	2	\$18,850
1811 Plumbing - Allowance	Extensive LF	1	0	\$2,580
1813 Bldg 9 Fire System Devices - Allowa	Extensive Devices	5	4	\$3,710
1815 Fire Alarm System - Inspection	5-Year Inspection	5	0	\$3,170
1818 Fire Extinguishers/Cabinets-Replace	(7) Extinguishers	35	7	\$2,100
1819 Bldg 9 Fire Alarm System - Upgrade	(1) System	30	29	\$67,000
1819 Bldg 9 Fire Panel - Replace	(1) Panel	15	14	\$11,350
1819 Bldg1-8 Fire Alarm System - Upgrade	(5) Fire Alarm System	30	14	\$335,000
1880 Termites - Treat	(9) Buildings	11	0	\$45,350
2640 Automatic Shut-off Valves - Replace	(75) Valves	25	20	\$17,850
2640 Manual Shut-off Valve - Replace	(9) Valves	25	19	\$24,950
Buildings #1~#8				
105 Balcony Surfaces - Repair/Recoat	(3 of 23) Balconies	9	7	\$4,430
324 Exterior Lights - Replace	(127) Fixtures	30	3	\$40,350
510 Metal Railing - Replace	Approx 170 LF	40	9	\$27,900
1114 Building Exterior - Repair	Approx 76,100 GSF	10	1	\$31,050
1115 Building Exterior - Repaint	Approx 76,100 GSF	10	1	\$172,500
1131 Water Leaks - Reseal/Repairs	Water Leak Repairs	1	0	\$22,650
1303 Comp Shingle Roof (Bldg 2)-Replace	Approx 5,845 GSF	24	14	\$87,250
1303 Comp Shingle Roof (Bldg 4)-Replace	Approx 3,750 GSF	30	3	\$51,000
1303 Comp Shingle Roof (Bldgs 1,3,5,8)	Approx 19,675 GSF	35	25	\$356,500
1303 Comp Shingle Roof (Bldgs 6,7)-Replic	Approx 7,215 GSF	40	28	\$147,000
1312 Gutters (Bldgs 3,4) - Replace (14%)	Approx 4,485 LF x 14%	30	19	\$10,240
1312 Gutters/Downspouts - Replace (86%)	Approx 4,485 LF x 86%	30	3	\$63,050
1402 Directional/Street Signs - Replace	Misc. Signs	20	9	\$5,000
1818 Fire Extinguishers/Cabinets-Replace	(26) Extinguishers	30	3	\$9,185
Building #9 Community Room/Common				
404 Community Room Furniture - Replace	(20) Furniture Pieces	15	11	\$13,600
411 Drinking Fountain - Replace	(1) Drinking Fountain	20	5	\$1,955
602 Laminate Flooring - Replace	Approx 1,215 GSF	20	17	\$20,650
901 Folding Furniture - Replace	Folding Chairs & Tables	30	14	\$4,080
909 Bathroom - Refurbish	(2) Bathrooms	30	5	\$18,500
912 Cabinets/Counters - Replace	Approx 20 LF	30	5	\$6,910
1110 Community Room - Repaint	Approx 2,345 GSF	10	5	\$7,020

74 Total Funded Components

# Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Paved Surfaces							
103 Concrete Sidewalks - Allowance	\$15,350	X	2	/	5	=	\$6,140
202 Asphalt - Remove & Replace	\$91,850	X	25	/	35	=	\$65,607
203 Asphalt - Repair/Seal/Stripe	\$9,270	X	5	/	5	=	\$9,270
Sites & Grounds							
322 Bollard Lights - Replace	\$26,150	X	27	/	35	=	\$20,173
323 Street Light Fixtures - Replace	\$14,250	X	27	/	35	=	\$10,993
328 Carport Lights - Replace	\$1,530	X	11	/	20	=	\$842
405 Play Equipment - Replace	\$40,800	X	20	/	20	=	\$40,800
406 Play Surface - Replenish	\$2,495	X	5	/	5	=	\$2,495
408 Picnic Tables/Benches - Replace	\$21,150	X	11	/	20	=	\$11,633
414 Street Light Poles - Replace	\$42,550	X	27	/	35	=	\$32,824
503 Metal Fence/Gate - Replace	\$8,610	X	26	/	35	=	\$6,396
1112 Carports/Lighting - Repaint	\$13,500	X	4	/	5	=	\$10,800
1113 Kiosk/Fencing/Railing - Repaint	\$7,590	X	5	/	5	=	\$7,590
1303 Comp Shingle Roof (Mailbox)-Replace	\$7,645	X	11	/	34	=	\$2,473
1320 Carport Roofs - Replace	\$28,250	X	27	/	35	=	\$21,793
1401 Directory Maps - Replace	\$4,820	X	15	/	15	=	\$4,820
1402 Directional Signs - Replace	\$15,050	X	7	/	15	=	\$7,023
1402 Directional Signs (2009) - Replace	\$13,250	X	15	/	15	=	\$13,250
Landscaping & Irrigation							
1001 Backflow Devices - Replace	\$13,600	X	20	/	20	=	\$13,600
1003 Irrigation Controllers - Replace	\$6,290	X	14	/	14	=	\$6,290
1005 Irrigation Valves - Replace	\$5,895	X	3	/	3	=	\$5,895
1006 Irrigation System - Repair/Replace	\$13,950	X	5	/	5	=	\$13,950
1008 Trees - Remove/Replace	\$12,000	X	7	/	7	=	\$12,000
1009 Landscaping - Replenish	\$15,050	X	5	/	5	=	\$15,050
Common Area							
101 Bldg 9 Balcony & Deck - Inspection	\$27,800	X	2	/	9	=	\$6,178
105 Bldg 9 Balcony Surfaces - Recoat	\$14,750	X	2	/	5	=	\$5,900
105 Bldg 9 Balcony Surfaces - Resurface	\$83,850	X	27	/	35	=	\$64,684
118 Bldg 9 Balcony Railing - Replace	\$187,000	X	27	/	40	=	\$126,225
119 Bldg 9 Balcony Railing - Repaint	\$28,000	X	4	/	5	=	\$22,400
324 Bldg 9 Exterior Lights - Replace	\$8,270	X	26	/	35	=	\$6,143
403 Bldg 1-8 Mailboxes - Replace	\$15,850	X	7	/	20	=	\$5,548
403 Bldg 9 Mailboxes - Replace	\$4,590	X	13	/	20	=	\$2,984
412 Bldg 1-8 Mailbox Structure - Replice	\$11,350	X	7	/	20	=	\$3,973
701 Bldg 9 Exterior Doors - Replace	\$4,120	X	27	/	35	=	\$3,178
719 Entry Access System - Replace	\$10,385	X	1	/	12	=	\$865
1113 Bldg 9 Metal Cap - Repaint	\$14,250	X	4	/	5	=	\$11,400
1114 Bldg 9 Building Exterior - Repair	\$5,665	X	9	/	10	=	\$5,099
1115 Bldg 9 Building Exterior - Repaint	\$37,800	X	9	/	10	=	\$34,020
1132 Bldg 9 Brick Work - Tuck Point	\$49,350	X	10	/	20	=	\$24,675
1308 Bldg 9 Built-up Roof - Replace	\$328,000	X	15	/	20	=	\$246,000
1312 Bldg 9 Gutters/Downspouts - Replace	\$3,570	X	15	/	20	=	\$2,678

# Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1315 Bldg 9 Roof Hatch - Replace	\$5,665	X	11	/	20	=	\$3,116
1804 Sewer Lateral Line - Repairs	\$18,850	X	3	/	5	=	\$11,310
1811 Plumbing - Allowance	\$2,580	X	1	/	1	=	\$2,580
1813 Bldg 9 Fire System Devices - Allowa	\$3,710	X	1	/	5	=	\$742
1815 Fire Alarm System - Inspection	\$3,170	X	5	/	5	=	\$3,170
1818 Fire Extinguishers/Cabinets-Replace	\$2,100	X	28	/	35	=	\$1,680
1819 Bldg 9 Fire Alarm System - Upgrade	\$67,000	X	1	/	30	=	\$2,233
1819 Bldg 9 Fire Panel - Replace	\$11,350	X	1	/	15	=	\$757
1819 Bldg1-8 Fire Alarm System - Upgrade	\$335,000	X	16	/	30	=	\$178,667
1880 Termites - Treat	\$45,350	X	11	/	11	=	\$45,350
2640 Automatic Shut-off Valves - Replace	\$17,850	X	5	/	25	=	\$3,570
2640 Manual Shut-off Valve - Replace	\$24,950	X	6	/	25	=	\$5,988
Buildings #1~#8							
105 Balcony Surfaces - Repair/Recoat	\$4,430	X	2	/	9	=	\$984
324 Exterior Lights - Replace	\$40,350	X	27	/	30	=	\$36,315
510 Metal Railing - Replace	\$27,900	X	31	/	40	=	\$21,623
1114 Building Exterior - Repair	\$31,050	X	9	/	10	=	\$27,945
1115 Building Exterior - Repaint	\$172,500	X	9	/	10	=	\$155,250
1131 Water Leaks - Reseal/Repairs	\$22,650	X	1	/	1	=	\$22,650
1303 Comp Shingle Roof (Bldg 2)-Replace	\$87,250	X	10	/	24	=	\$36,354
1303 Comp Shingle Roof (Bldg 4)-Replace	\$51,000	X	27	/	30	=	\$45,900
1303 Comp Shingle Roof (Bldgs 1,3,5,8)	\$356,500	X	10	/	35	=	\$101,857
1303 Comp Shingle Roof (Bldgs 6,7)-Replc	\$147,000	X	12	/	40	=	\$44,100
1312 Gutters (Bldgs 3,4) - Replace (14%)	\$10,240	X	11	/	30	=	\$3,755
1312 Gutters/Downspouts - Replace (86%)	\$63,050	X	27	/	30	=	\$56,745
1402 Directional/Street Signs - Replace	\$5,000	X	11	/	20	=	\$2,750
1818 Fire Extinguishers/Cabinets-Replace	\$9,185	X	27	/	30	=	\$8,267
Building #9 Community Room/Common							
404 Community Room Furniture - Replace	\$13,600	X	4	/	15	=	\$3,627
411 Drinking Fountain - Replace	\$1,955	X	15	/	20	=	\$1,466
602 Laminate Flooring - Replace	\$20,650	X	3	/	20	=	\$3,098
901 Folding Furniture - Replace	\$4,080	X	16	/	30	=	\$2,176
909 Bathroom - Refurbish	\$18,500	X	25	/	30	=	\$15,417
912 Cabinets/Counters - Replace	\$6,910	X	25	/	30	=	\$5,758
1110 Community Room - Repaint	\$7,020	X	5	/	10	=	\$3,510
							\$1,772,364



# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Paved Surfaces				
103 Concrete Sidewalks - Allowance	5	\$15,350	\$3,070	1.71 %
202 Asphalt - Remove & Replace	35	\$91,850	\$2,624	1.46 %
203 Asphalt - Repair/Seal/Stripe	5	\$9,270	\$1,854	1.03 %
Sites & Grounds				
322 Bollard Lights - Replace	35	\$26,150	\$747	0.42 %
323 Street Light Fixtures - Replace	35	\$14,250	\$407	0.23 %
328 Carport Lights - Replace	20	\$1,530	\$77	0.04 %
405 Play Equipment - Replace	20	\$40,800	\$2,040	1.14 %
406 Play Surface - Replenish	5	\$2,495	\$499	0.28 %
408 Picnic Tables/Benches - Replace	20	\$21,150	\$1,058	0.59 %
414 Street Light Poles - Replace	35	\$42,550	\$1,216	0.68 %
503 Metal Fence/Gate - Replace	35	\$8,610	\$246	0.14 %
1112 Carports/Lighting - Repaint	5	\$13,500	\$2,700	1.51 %
1113 Kiosk/Fencing/Railing - Repaint	5	\$7,590	\$1,518	0.85 %
1303 Comp Shingle Roof (Mailbox)-Replace	34	\$7,645	\$225	0.13 %
1320 Carport Roofs - Replace	35	\$28,250	\$807	0.45 %
1401 Directory Maps - Replace	15	\$4,820	\$321	0.18 %
1402 Directional Signs - Replace	15	\$15,050	\$1,003	0.56 %
1402 Directional Signs (2009) - Replace	15	\$13,250	\$883	0.49 %
Landscaping & Irrigation				
1001 Backflow Devices - Replace	20	\$13,600	\$680	0.38 %
1003 Irrigation Controllers - Replace	14	\$6,290	\$449	0.25 %
1005 Irrigation Valves - Replace	3	\$5,895	\$1,965	1.10 %
1006 Irrigation System - Repair/Replace	5	\$13,950	\$2,790	1.56 %
1008 Trees - Remove/Replace	7	\$12,000	\$1,714	0.96 %
1009 Landscaping - Replenish	5	\$15,050	\$3,010	1.68 %
Common Area				
101 Bldg 9 Balcony & Deck - Inspection	9	\$27,800	\$3,089	1.72 %
105 Bldg 9 Balcony Surfaces - Recoat	5	\$14,750	\$2,950	1.65 %
105 Bldg 9 Balcony Surfaces - Resurface	35	\$83,850	\$2,396	1.34 %
118 Bldg 9 Balcony Railing - Replace	40	\$187,000	\$4,675	2.61 %
119 Bldg 9 Balcony Railing - Repaint	5	\$28,000	\$5,600	3.13 %
324 Bldg 9 Exterior Lights - Replace	35	\$8,270	\$236	0.13 %
403 Bldg 1-8 Mailboxes - Replace	20	\$15,850	\$793	0.44 %
403 Bldg 9 Mailboxes - Replace	20	\$4,590	\$230	0.13 %
412 Bldg 1-8 Mailbox Structure - Replice	20	\$11,350	\$568	0.32 %
701 Bldg 9 Exterior Doors - Replace	35	\$4,120	\$118	0.07 %
719 Entry Access System - Replace	12	\$10,385	\$865	0.48 %
1113 Bldg 9 Metal Cap - Repaint	5	\$14,250	\$2,850	1.59 %
1114 Bldg 9 Building Exterior - Repair	10	\$5,665	\$567	0.32 %
1115 Bldg 9 Building Exterior - Repaint	10	\$37,800	\$3,780	2.11 %
1132 Bldg 9 Brick Work - Tuck Point	20	\$49,350	\$2,468	1.38 %
1308 Bldg 9 Built-up Roof - Replace	20	\$328,000	\$16,400	9.15 %
1312 Bldg 9 Gutters/Downspouts - Replace	20	\$3,570	\$179	0.10 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1315 Bldg 9 Roof Hatch - Replace	20	\$5,665	\$283	0.16 %
1804 Sewer Lateral Line - Repairs	5	\$18,850	\$3,770	2.10 %
1811 Plumbing - Allowance	1	\$2,580	\$2,580	1.44 %
1813 Bldg 9 Fire System Devices - Allowa	5	\$3,710	\$742	0.41 %
1815 Fire Alarm System - Inspection	5	\$3,170	\$634	0.35 %
1818 Fire Extinguishers/Cabinets-Replace	35	\$2,100	\$60	0.03 %
1819 Bldg 9 Fire Alarm System - Upgrade	30	\$67,000	\$2,233	1.25 %
1819 Bldg 9 Fire Panel - Replace	15	\$11,350	\$757	0.42 %
1819 Bldg1-8 Fire Alarm System - Upgrade	30	\$335,000	\$11,167	6.23 %
1880 Termites - Treat	11	\$45,350	\$4,123	2.30 %
2640 Automatic Shut-off Valves - Replace	25	\$17,850	\$714	0.40 %
2640 Manual Shut-off Valve - Replace	25	\$24,950	\$998	0.56 %
Buildings #1~#8				
105 Balcony Surfaces - Repair/Recoat	9	\$4,430	\$492	0.27 %
324 Exterior Lights - Replace	30	\$40,350	\$1,345	0.75 %
510 Metal Railing - Replace	40	\$27,900	\$698	0.39 %
1114 Building Exterior - Repair	10	\$31,050	\$3,105	1.73 %
1115 Building Exterior - Repaint	10	\$172,500	\$17,250	9.63 %
1131 Water Leaks - Reseal/Repairs	1	\$22,650	\$22,650	12.64 %
1303 Comp Shingle Roof (Bldg 2)-Replace	24	\$87,250	\$3,635	2.03 %
1303 Comp Shingle Roof (Bldg 4)-Replace	30	\$51,000	\$1,700	0.95 %
1303 Comp Shingle Roof (Bldgs 1,3,5,8)	35	\$356,500	\$10,186	5.68 %
1303 Comp Shingle Roof (Bldgs 6,7)-Replic	40	\$147,000	\$3,675	2.05 %
1312 Gutters (Bldgs 3,4) - Replace (14%)	30	\$10,240	\$341	0.19 %
1312 Gutters/Downspouts - Replace (86%)	30	\$63,050	\$2,102	1.17 %
1402 Directional/Street Signs - Replace	20	\$5,000	\$250	0.14 %
1818 Fire Extinguishers/Cabinets-Replace	30	\$9,185	\$306	0.17 %
Building #9 Community Room/Common				
404 Community Room Furniture - Replace	15	\$13,600	\$907	0.51 %
411 Drinking Fountain - Replace	20	\$1,955	\$98	0.05 %
602 Laminate Flooring - Replace	20	\$20,650	\$1,033	0.58 %
901 Folding Furniture - Replace	30	\$4,080	\$136	0.08 %
909 Bathroom - Refurbish	30	\$18,500	\$617	0.34 %
912 Cabinets/Counters - Replace	30	\$6,910	\$230	0.13 %
1110 Community Room - Repaint	10	\$7,020	\$702	0.39 %
74 Total Funded Components		\$179,182	100.00 %	

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
Paved Surfaces							
103 Concrete Sidewalks - Allowance		5	3	\$15,350	\$6,140	\$6,140	\$241.58
202 Asphalt - Remove & Replace		35	10	\$91,850	\$65,607	\$0	\$206.51
203 Asphalt - Repair/Seal/Stripe		5	0	\$9,270	\$9,270	\$9,270	\$145.89
Sites & Grounds							
322 Bollard Lights - Replace		35	8	\$26,150	\$20,173	\$0	\$58.79
323 Street Light Fixtures - Replace		35	8	\$14,250	\$10,993	\$0	\$32.04
328 Carport Lights - Replace		20	9	\$1,530	\$842	\$0	\$6.02
405 Play Equipment - Replace		20	0	\$40,800	\$40,800	\$40,800	\$160.53
406 Play Surface - Replenish		5	0	\$2,495	\$2,495	\$2,495	\$39.27
408 Picnic Tables/Benches - Replace		20	9	\$21,150	\$11,633	\$0	\$83.22
414 Street Light Poles - Replace		35	8	\$42,550	\$32,824	\$0	\$95.67
503 Metal Fence/Gate - Replace		35	9	\$8,610	\$6,396	\$0	\$19.36
1112 Carports/Lighting - Repaint		5	1	\$13,500	\$10,800	\$10,800	\$212.47
1113 Kiosk/Fencing/Railing - Repaint		5	0	\$7,590	\$7,590	\$7,590	\$119.45
1303 Comp Shingle Roof (Mailbox)-Replace		34	23	\$7,645	\$2,473	\$0	\$17.69
1320 Carport Roofs - Replace		35	8	\$28,250	\$21,793	\$0	\$63.51
1401 Directory Maps - Replace		15	0	\$4,820	\$4,820	\$4,820	\$25.29
1402 Directional Signs - Replace		15	8	\$15,050	\$7,023	\$0	\$78.95
1402 Directional Signs (2009) - Replace		15	0	\$13,250	\$13,250	\$13,250	\$69.51
Landscaping & Irrigation							
1001 Backflow Devices - Replace		20	0	\$13,600	\$13,600	\$13,600	\$53.51
1003 Irrigation Controllers - Replace		14	0	\$6,290	\$6,290	\$6,290	\$35.35
1005 Irrigation Valves - Replace		3	0	\$5,895	\$5,895	\$5,895	\$154.63
1006 Irrigation System - Repair/Replace		5	0	\$13,950	\$13,950	\$13,950	\$219.55
1008 Trees - Remove/Replace		7	0	\$12,000	\$12,000	\$12,000	\$134.90
1009 Landscaping - Replenish		5	0	\$15,050	\$15,050	\$15,050	\$236.86
Common Area							
101 Bldg 9 Balcony & Deck - Inspection		9	7	\$27,800	\$6,178	\$0	\$243.07
105 Bldg 9 Balcony Surfaces - Recoat		5	3	\$14,750	\$5,900	\$5,900	\$232.14
105 Bldg 9 Balcony Surfaces - Resurface		35	8	\$83,850	\$64,684	\$0	\$188.52
118 Bldg 9 Balcony Railing - Replace		40	13	\$187,000	\$126,225	\$0	\$367.88
119 Bldg 9 Balcony Railing - Repaint		5	1	\$28,000	\$22,400	\$22,400	\$440.67
324 Bldg 9 Exterior Lights - Replace		35	9	\$8,270	\$6,143	\$0	\$18.59
403 Bldg 1-8 Mailboxes - Replace		20	13	\$15,850	\$5,548	\$0	\$62.36
403 Bldg 9 Mailboxes - Replace		20	7	\$4,590	\$2,984	\$0	\$18.06
412 Bldg 1-8 Mailbox Structure - Replce		20	13	\$11,350	\$3,973	\$0	\$44.66
701 Bldg 9 Exterior Doors - Replace		35	8	\$4,120	\$3,178	\$0	\$9.26
719 Entry Access System - Replace		12	11	\$10,385	\$865	\$0	\$68.10
1113 Bldg 9 Metal Cap - Repaint		5	1	\$14,250	\$11,400	\$11,400	\$224.27
1114 Bldg 9 Building Exterior - Repair		10	1	\$5,665	\$5,099	\$5,099	\$44.58
1115 Bldg 9 Building Exterior - Repaint		10	1	\$37,800	\$34,020	\$34,020	\$297.45
1132 Bldg 9 Brick Work - Tuck Point		20	10	\$49,350	\$24,675	\$0	\$194.17
1308 Bldg 9 Built-up Roof - Replace		20	5	\$328,000	\$246,000	\$140,780	\$1,290.53

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
1312	Bldg 9 Gutters/Downspouts - Replace	20	5	\$3,570	\$2,678	\$2,678	\$14.05
1315	Bldg 9 Roof Hatch - Replace	20	9	\$5,665	\$3,116	\$0	\$22.29
1804	Sewer Lateral Line - Repairs	5	2	\$18,850	\$11,310	\$11,310	\$296.66
1811	Plumbing - Allowance	1	0	\$2,580	\$2,580	\$2,580	\$203.02
1813	Bldg 9 Fire System Devices - Allowa	5	4	\$3,710	\$742	\$742	\$58.39
1815	Fire Alarm System - Inspection	5	0	\$3,170	\$3,170	\$3,170	\$49.89
1818	Fire Extinguishers/Cabinets-Replace	35	7	\$2,100	\$1,680	\$0	\$4.72
1819	Bldg 9 Fire Alarm System - Upgrade	30	29	\$67,000	\$2,233	\$0	\$175.74
1819	Bldg 9 Fire Panel - Replace	15	14	\$11,350	\$757	\$0	\$59.54
1819	Bldg1-8 Fire Alarm System - Upgrade	30	14	\$335,000	\$178,667	\$0	\$878.71
1880	Termites - Treat	11	0	\$45,350	\$45,350	\$45,350	\$324.42
2640	Automatic Shut-off Valves - Replace	25	20	\$17,850	\$3,570	\$0	\$56.19
2640	Manual Shut-off Valve - Replace	25	19	\$24,950	\$5,988	\$0	\$78.53
Buildings #1~#8							
105	Balcony Surfaces - Repair/Recoat	9	7	\$4,430	\$984	\$0	\$38.73
324	Exterior Lights - Replace	30	3	\$40,350	\$36,315	\$36,315	\$105.84
510	Metal Railing - Replace	40	9	\$27,900	\$21,623	\$0	\$54.89
1114	Building Exterior - Repair	10	1	\$31,050	\$27,945	\$27,945	\$244.33
1115	Building Exterior - Repaint	10	1	\$172,500	\$155,250	\$155,250	\$1,357.42
1131	Water Leaks - Reseal/Repairs	1	0	\$22,650	\$22,650	\$22,650	\$1,782.35
1303	Comp Shingle Roof (Bldg 2)-Replace	24	14	\$87,250	\$36,354	\$0	\$286.07
1303	Comp Shingle Roof (Bldg 4)-Replace	30	3	\$51,000	\$45,900	\$45,900	\$133.77
1303	Comp Shingle Roof (Bldgs 1,3,5,8)	35	25	\$356,500	\$101,857	\$0	\$801.52
1303	Comp Shingle Roof (Bldgs 6,7)-Replic	40	28	\$147,000	\$44,100	\$0	\$289.19
1312	Gutters (Bldgs 3,4) - Replace (14%)	30	19	\$10,240	\$3,755	\$0	\$26.86
1312	Gutters/Downspouts - Replace (86%)	30	3	\$63,050	\$56,745	\$56,745	\$165.38
1402	Directional/Street Signs - Replace	20	9	\$5,000	\$2,750	\$0	\$19.67
1818	Fire Extinguishers/Cabinets-Replace	30	3	\$9,185	\$8,267	\$8,267	\$24.09
Building #9 Community Room/Common							
404	Community Room Furniture - Replace	15	11	\$13,600	\$3,627	\$0	\$71.35
411	Drinking Fountain - Replace	20	5	\$1,955	\$1,466	\$1,466	\$7.69
602	Laminate Flooring - Replace	20	17	\$20,650	\$3,098	\$0	\$81.25
901	Folding Furniture - Replace	30	14	\$4,080	\$2,176	\$0	\$10.70
909	Bathroom - Refurbish	30	5	\$18,500	\$15,417	\$0	\$48.53
912	Cabinets/Counters - Replace	30	5	\$6,910	\$5,758	\$0	\$18.13
1110	Community Room - Repaint	10	5	\$7,020	\$3,510	\$3,510	\$55.24
74 Total Funded Components					\$1,772,364	\$805,425	\$14,100

30-Year Reserve Plan Summary

Report # 48963-1
No-Site-Visit

Fiscal Year Start: 2025			Net After Tax Interest: 3.00 %		Avg 30-Yr Inflation: 3.00 %				
Reserve Fund Strength: as-of Fiscal Year Start Date			Projected Reserve Balance Changes						
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
	\$805,425	\$1,772,364	45.4 %	Medium	15.29 %	\$169,200	\$0	\$23,744	\$218,760
2026	\$779,609	\$1,784,770	43.7 %	Medium	12.00 %	\$189,504	\$0	\$21,457	\$337,835
2027	\$652,735	\$1,680,438	38.8 %	Medium	12.00 %	\$212,244	\$0	\$22,370	\$46,764
2028	\$840,586	\$1,878,481	44.7 %	Medium	12.00 %	\$237,714	\$0	\$25,446	\$245,656
2029	\$858,090	\$1,883,481	45.6 %	Medium	3.00 %	\$244,845	\$0	\$29,328	\$32,572
2030	\$1,099,691	\$2,114,158	52.0 %	Medium	3.00 %	\$252,191	\$0	\$29,478	\$513,222
2031	\$868,138	\$1,862,917	46.6 %	Medium	3.00 %	\$259,756	\$0	\$28,778	\$103,733
2032	\$1,052,939	\$2,032,331	51.8 %	Medium	3.00 %	\$267,549	\$0	\$34,318	\$116,838
2033	\$1,237,968	\$2,199,940	56.3 %	Medium	3.00 %	\$275,575	\$0	\$36,652	\$341,458
2034	\$1,208,737	\$2,148,029	56.3 %	Medium	3.00 %	\$283,843	\$0	\$38,840	\$147,387
2035	\$1,384,033	\$2,301,468	60.1 %	Medium	3.00 %	\$292,358	\$0	\$42,088	\$292,913
2036	\$1,425,566	\$2,316,842	61.5 %	Medium	3.00 %	\$301,129	\$0	\$39,575	\$549,998
2037	\$1,216,272	\$2,075,321	58.6 %	Medium	3.00 %	\$310,163	\$0	\$40,627	\$71,252
2038	\$1,495,810	\$2,327,326	64.3 %	Medium	3.00 %	\$319,467	\$0	\$44,335	\$395,814
2039	\$1,463,799	\$2,260,487	64.8 %	Medium	3.00 %	\$329,052	\$0	\$38,372	\$733,470
2040	\$1,097,753	\$1,851,988	59.3 %	Medium	3.00 %	\$338,923	\$0	\$35,991	\$167,855
2041	\$1,304,811	\$2,022,192	64.5 %	Medium	3.00 %	\$349,091	\$0	\$42,233	\$181,669
2042	\$1,514,467	\$2,191,900	69.1 %	Medium	3.00 %	\$359,563	\$0	\$49,905	\$106,989
2043	\$1,816,946	\$2,452,504	74.1 %	Low	3.00 %	\$370,350	\$0	\$59,311	\$104,231
2044	\$2,142,377	\$2,732,919	78.4 %	Low	3.00 %	\$381,461	\$0	\$69,254	\$112,452
2045	\$2,480,639	\$3,022,704	82.1 %	Low	3.00 %	\$392,905	\$0	\$77,334	\$269,120
2046	\$2,681,757	\$3,169,524	84.6 %	Low	3.00 %	\$404,692	\$0	\$77,937	\$643,457
2047	\$2,520,929	\$2,945,181	85.6 %	Low	3.00 %	\$416,833	\$0	\$80,410	\$171,357
2048	\$2,846,814	\$3,210,670	88.7 %	Low	3.00 %	\$429,338	\$0	\$90,464	\$174,485
2049	\$3,192,131	\$3,491,512	91.4 %	Low	3.00 %	\$442,218	\$0	\$102,740	\$70,812
2050	\$3,666,277	\$3,898,489	94.0 %	Low	3.00 %	\$455,484	\$0	\$92,775	\$1,687,648
2051	\$2,526,888	\$2,663,590	94.9 %	Low	3.00 %	\$469,149	\$0	\$80,891	\$203,970
2052	\$2,872,957	\$2,931,424	98.0 %	Low	3.00 %	\$483,223	\$0	\$92,889	\$121,205
2053	\$3,327,864	\$3,304,482	100.7 %	Low	3.00 %	\$497,720	\$0	\$101,113	\$504,763
2054	\$3,421,935	\$3,305,966	103.5 %	Low	3.00 %	\$512,652	\$0	\$106,838	\$331,416

30-Year Income/Expense Detail

Report # 48963-1
No-Site-Visit

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$805,425	\$779,609	\$652,735	\$840,586	\$858,090
Annual Reserve Funding	\$169,200	\$189,504	\$212,244	\$237,714	\$244,845
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$23,744	\$21,457	\$22,370	\$25,446	\$29,328
Total Income	\$998,369	\$990,570	\$887,350	\$1,103,746	\$1,132,263
# Component					
Paved Surfaces					
103 Concrete Sidewalks - Allowance	\$0	\$0	\$0	\$16,773	\$0
202 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Repair/Seal/Stripe	\$9,270	\$0	\$0	\$0	\$0
Sites & Grounds					
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
323 Street Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
328 Carport Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$40,800	\$0	\$0	\$0	\$0
406 Play Surface - Replenish	\$2,495	\$0	\$0	\$0	\$0
408 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$0
414 Street Light Poles - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1112 Carports/Lighting - Repaint	\$0	\$13,905	\$0	\$0	\$0
1113 Kiosk/Fencing/Railing - Repaint	\$7,590	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Mailbox)-Replace	\$0	\$0	\$0	\$0	\$0
1320 Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1401 Directory Maps - Replace	\$4,820	\$0	\$0	\$0	\$0
1402 Directional Signs - Replace	\$0	\$0	\$0	\$0	\$0
1402 Directional Signs (2009) - Replace	\$13,250	\$0	\$0	\$0	\$0
Landscaping & Irrigation					
1001 Backflow Devices - Replace	\$13,600	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$6,290	\$0	\$0	\$0	\$0
1005 Irrigation Valves - Replace	\$5,895	\$0	\$0	\$6,442	\$0
1006 Irrigation System - Repair/Replace	\$13,950	\$0	\$0	\$0	\$0
1008 Trees - Remove/Replace	\$12,000	\$0	\$0	\$0	\$0
1009 Landscaping - Replenish	\$15,050	\$0	\$0	\$0	\$0
Common Area					
101 Bldg 9 Balcony & Deck - Inspection	\$0	\$0	\$0	\$0	\$0
105 Bldg 9 Balcony Surfaces - Recoat	\$0	\$0	\$0	\$16,118	\$0
105 Bldg 9 Balcony Surfaces - Resurface	\$0	\$0	\$0	\$0	\$0
118 Bldg 9 Balcony Railing - Replace	\$0	\$0	\$0	\$0	\$0
119 Bldg 9 Balcony Railing - Repaint	\$0	\$28,840	\$0	\$0	\$0
324 Bldg 9 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Bldg 1-8 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
403 Bldg 9 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
412 Bldg 1-8 Mailbox Structure - Replce	\$0	\$0	\$0	\$0	\$0
701 Bldg 9 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
719 Entry Access System - Replace	\$0	\$0	\$0	\$0	\$0
1113 Bldg 9 Metal Cap - Repaint	\$0	\$14,678	\$0	\$0	\$0
1114 Bldg 9 Building Exterior - Repair	\$0	\$5,835	\$0	\$0	\$0
1115 Bldg 9 Building Exterior - Repaint	\$0	\$38,934	\$0	\$0	\$0
1132 Bldg 9 Brick Work - Tuck Point	\$0	\$0	\$0	\$0	\$0
1308 Bldg 9 Built-up Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Bldg 9 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1315 Bldg 9 Roof Hatch - Replace	\$0	\$0	\$0	\$0	\$0
1804 Sewer Lateral Line - Repairs	\$0	\$0	\$19,998	\$0	\$0
1811 Plumbing - Allowance	\$2,580	\$2,657	\$2,737	\$2,819	\$2,904
1813 Bldg 9 Fire System Devices - Allowa	\$0	\$0	\$0	\$0	\$4,176
1815 Fire Alarm System - Inspection	\$3,170	\$0	\$0	\$0	\$0
1818 Fire Extinguishers/Cabinets-Replace	\$0	\$0	\$0	\$0	\$0
1819 Bldg 9 Fire Alarm System - Upgrade	\$0	\$0	\$0	\$0	\$0
1819 Bldg 9 Fire Panel - Replace	\$0	\$0	\$0	\$0	\$0
1819 Bldg1-8 Fire Alarm System - Upgrade	\$0	\$0	\$0	\$0	\$0
1880 Termites - Treat	\$45,350	\$0	\$0	\$0	\$0

Fiscal Year	2025	2026	2027	2028	2029
2640 Automatic Shut-off Valves - Replace	\$0	\$0	\$0	\$0	\$0
2640 Manual Shut-off Valve - Replace	\$0	\$0	\$0	\$0	\$0
Buildings #1-#8					
105 Balcony Surfaces - Repair/Recoat	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$44,092	\$0
510 Metal Railing - Replace	\$0	\$0	\$0	\$0	\$0
1114 Building Exterior - Repair	\$0	\$31,982	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$177,675	\$0	\$0	\$0
1131 Water Leaks - Reseal/Repairs	\$22,650	\$23,330	\$24,029	\$24,750	\$25,493
1303 Comp Shingle Roof (Bldg 2)-Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldg 4)-Replace	\$0	\$0	\$0	\$55,729	\$0
1303 Comp Shingle Roof (Bldgs 1,3,5,8)	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldgs 6,7)-Replc	\$0	\$0	\$0	\$0	\$0
1312 Gutters (Bldgs 3,4) - Replace (14%)	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (86%)	\$0	\$0	\$0	\$68,896	\$0
1402 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1818 Fire Extinguishers/Cabinets-Replace	\$0	\$0	\$0	\$10,037	\$0
Building #9 Community Room/Common					
404 Community Room Furniture - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
602 Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
901 Folding Furniture - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
912 Cabinets/Counters - Replace	\$0	\$0	\$0	\$0	\$0
1110 Community Room - Repaint	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$218,760	\$337,835	\$46,764	\$245,656	\$32,572
Ending Reserve Balance	\$779,609	\$652,735	\$840,586	\$858,090	\$1,099,691

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$1,099,691	\$868,138	\$1,052,939	\$1,237,968	\$1,208,737
Annual Reserve Funding	\$252,191	\$259,756	\$267,549	\$275,575	\$283,843
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$29,478	\$28,778	\$34,318	\$36,652	\$38,840
Total Income	\$1,381,360	\$1,156,672	\$1,354,806	\$1,550,195	\$1,531,420
# Component					
Paved Surfaces					
103 Concrete Sidewalks - Allowance	\$0	\$0	\$0	\$19,445	\$0
202 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Repair/Seal/Stripe	\$10,746	\$0	\$0	\$0	\$0
Sites & Grounds					
322 Bollard Lights - Replace	\$0	\$0	\$0	\$33,126	\$0
323 Street Light Fixtures - Replace	\$0	\$0	\$0	\$18,051	\$0
328 Carport Lights - Replace	\$0	\$0	\$0	\$0	\$1,996
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Play Surface - Replenish	\$2,892	\$0	\$0	\$0	\$0
408 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$27,596
414 Street Light Poles - Replace	\$0	\$0	\$0	\$53,901	\$0
503 Metal Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$11,234
1112 Carports/Lighting - Repaint	\$0	\$16,120	\$0	\$0	\$0
1113 Kiosk/Fencing/Railing - Repaint	\$8,799	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Mailbox)-Replace	\$0	\$0	\$0	\$0	\$0
1320 Carport Roofs - Replace	\$0	\$0	\$0	\$35,786	\$0
1401 Directory Maps - Replace	\$0	\$0	\$0	\$0	\$0
1402 Directional Signs - Replace	\$0	\$0	\$0	\$19,065	\$0
1402 Directional Signs (2009) - Replace	\$0	\$0	\$0	\$0	\$0
Landscaping & Irrigation					
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1005 Irrigation Valves - Replace	\$0	\$7,039	\$0	\$0	\$7,692
1006 Irrigation System - Repair/Replace	\$16,172	\$0	\$0	\$0	\$0
1008 Trees - Remove/Replace	\$0	\$0	\$14,758	\$0	\$0
1009 Landscaping - Replenish	\$17,447	\$0	\$0	\$0	\$0
Common Area					
101 Bldg 9 Balcony & Deck - Inspection	\$0	\$0	\$34,190	\$0	\$0
105 Bldg 9 Balcony Surfaces - Recoat	\$0	\$0	\$0	\$18,685	\$0
105 Bldg 9 Balcony Surfaces - Resurface	\$0	\$0	\$0	\$106,219	\$0
118 Bldg 9 Balcony Railing - Replace	\$0	\$0	\$0	\$0	\$0
119 Bldg 9 Balcony Railing - Repaint	\$0	\$33,433	\$0	\$0	\$0
324 Bldg 9 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$10,790
403 Bldg 1-8 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
403 Bldg 9 Mailboxes - Replace	\$0	\$0	\$5,645	\$0	\$0
412 Bldg 1-8 Mailbox Structure - Replice	\$0	\$0	\$0	\$0	\$0
701 Bldg 9 Exterior Doors - Replace	\$0	\$0	\$0	\$5,219	\$0
719 Entry Access System - Replace	\$0	\$0	\$0	\$0	\$0
1113 Bldg 9 Metal Cap - Repaint	\$0	\$17,015	\$0	\$0	\$0
1114 Bldg 9 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0
1115 Bldg 9 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1132 Bldg 9 Brick Work - Tuck Point	\$0	\$0	\$0	\$0	\$0
1308 Bldg 9 Built-up Roof - Replace	\$380,242	\$0	\$0	\$0	\$0
1312 Bldg 9 Gutters/Downspouts - Replace	\$4,139	\$0	\$0	\$0	\$0
1315 Bldg 9 Roof Hatch - Replace	\$0	\$0	\$0	\$0	\$7,392
1804 Sewer Lateral Line - Repairs	\$0	\$0	\$23,183	\$0	\$0
1811 Plumbing - Allowance	\$2,991	\$3,081	\$3,173	\$3,268	\$3,366
1813 Bldg 9 Fire System Devices - Allowa	\$0	\$0	\$0	\$0	\$4,841
1815 Fire Alarm System - Inspection	\$3,675	\$0	\$0	\$0	\$0
1818 Fire Extinguishers/Cabinets-Replace	\$0	\$0	\$2,583	\$0	\$0
1819 Bldg 9 Fire Alarm System - Upgrade	\$0	\$0	\$0	\$0	\$0
1819 Bldg 9 Fire Panel - Replace	\$0	\$0	\$0	\$0	\$0
1819 Bldg1-8 Fire Alarm System - Upgrade	\$0	\$0	\$0	\$0	\$0
1880 Termites - Treat	\$0	\$0	\$0	\$0	\$0
2640 Automatic Shut-off Valves - Replace	\$0	\$0	\$0	\$0	\$0
2640 Manual Shut-off Valve - Replace	\$0	\$0	\$0	\$0	\$0
Buildings #1-#8					
105 Balcony Surfaces - Repair/Recoat	\$0	\$0	\$5,448	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Railing - Replace	\$0	\$0	\$0	\$0	\$36,403

Fiscal Year	2030	2031	2032	2033	2034
1114 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1131 Water Leaks - Reseal/Repairs	\$26,258	\$27,045	\$27,857	\$28,692	\$29,553
1303 Comp Shingle Roof (Bldg 2)-Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldg 4)-Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldgs 1,3,5,8)	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldgs 6,7)-Replc	\$0	\$0	\$0	\$0	\$0
1312 Gutters (Bldgs 3,4) - Replace (14%)	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (86%)	\$0	\$0	\$0	\$0	\$0
1402 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$6,524
1818 Fire Extinguishers/Cabinets-Replace	\$0	\$0	\$0	\$0	\$0
Building #9 Community Room/Common					
404 Community Room Furniture - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountain - Replace	\$2,266	\$0	\$0	\$0	\$0
602 Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
901 Folding Furniture - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathroom - Refurbish	\$21,447	\$0	\$0	\$0	\$0
912 Cabinets/Counters - Replace	\$8,011	\$0	\$0	\$0	\$0
1110 Community Room - Repaint	\$8,138	\$0	\$0	\$0	\$0
Total Expenses	\$513,222	\$103,733	\$116,838	\$341,458	\$147,387
Ending Reserve Balance	\$868,138	\$1,052,939	\$1,237,968	\$1,208,737	\$1,384,033

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$1,384,033	\$1,425,566	\$1,216,272	\$1,495,810	\$1,463,799
Annual Reserve Funding	\$292,358	\$301,129	\$310,163	\$319,467	\$329,052
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$42,088	\$39,575	\$40,627	\$44,335	\$38,372
Total Income	\$1,718,479	\$1,766,270	\$1,567,062	\$1,859,613	\$1,831,223
# Component					
Paved Surfaces					
103 Concrete Sidewalks - Allowance	\$0	\$0	\$0	\$22,542	\$0
202 Asphalt - Remove & Replace	\$123,439	\$0	\$0	\$0	\$0
203 Asphalt - Repair/Seal/Stripe	\$12,458	\$0	\$0	\$0	\$0
Sites & Grounds					
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
323 Street Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
328 Carport Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Play Surface - Replenish	\$3,353	\$0	\$0	\$0	\$0
408 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$0
414 Street Light Poles - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1112 Carports/Lighting - Repaint	\$0	\$18,687	\$0	\$0	\$0
1113 Kiosk/Fencing/Railing - Repaint	\$10,200	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Mailbox)-Replace	\$0	\$0	\$0	\$0	\$0
1320 Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1401 Directory Maps - Replace	\$0	\$0	\$0	\$0	\$0
1402 Directional Signs - Replace	\$0	\$0	\$0	\$0	\$0
1402 Directional Signs (2009) - Replace	\$0	\$0	\$0	\$0	\$0
Landscaping & Irrigation					
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$9,514
1005 Irrigation Valves - Replace	\$0	\$0	\$8,405	\$0	\$0
1006 Irrigation System - Repair/Replace	\$18,748	\$0	\$0	\$0	\$0
1008 Trees - Remove/Replace	\$0	\$0	\$0	\$0	\$18,151
1009 Landscaping - Replenish	\$20,226	\$0	\$0	\$0	\$0
Common Area					
101 Bldg 9 Balcony & Deck - Inspection	\$0	\$0	\$0	\$0	\$0
105 Bldg 9 Balcony Surfaces - Recoat	\$0	\$0	\$0	\$21,661	\$0
105 Bldg 9 Balcony Surfaces - Resurface	\$0	\$0	\$0	\$0	\$0
118 Bldg 9 Balcony Railing - Replace	\$0	\$0	\$0	\$274,616	\$0
119 Bldg 9 Balcony Railing - Repaint	\$0	\$38,759	\$0	\$0	\$0
324 Bldg 9 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Bldg 1-8 Mailboxes - Replace	\$0	\$0	\$0	\$23,276	\$0
403 Bldg 9 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
412 Bldg 1-8 Mailbox Structure - Replice	\$0	\$0	\$0	\$16,668	\$0
701 Bldg 9 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
719 Entry Access System - Replace	\$0	\$14,375	\$0	\$0	\$0
1113 Bldg 9 Metal Cap - Repaint	\$0	\$19,725	\$0	\$0	\$0
1114 Bldg 9 Building Exterior - Repair	\$0	\$7,842	\$0	\$0	\$0
1115 Bldg 9 Building Exterior - Repaint	\$0	\$52,324	\$0	\$0	\$0
1132 Bldg 9 Brick Work - Tuck Point	\$66,322	\$0	\$0	\$0	\$0
1308 Bldg 9 Built-up Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Bldg 9 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1315 Bldg 9 Roof Hatch - Replace	\$0	\$0	\$0	\$0	\$0
1804 Sewer Lateral Line - Repairs	\$0	\$0	\$26,876	\$0	\$0
1811 Plumbing - Allowance	\$3,467	\$3,571	\$3,678	\$3,789	\$3,902
1813 Bldg 9 Fire System Devices - Allowa	\$0	\$0	\$0	\$0	\$5,612
1815 Fire Alarm System - Inspection	\$4,260	\$0	\$0	\$0	\$0
1818 Fire Extinguishers/Cabinets-Replace	\$0	\$0	\$0	\$0	\$0
1819 Bldg 9 Fire Alarm System - Upgrade	\$0	\$0	\$0	\$0	\$0
1819 Bldg 9 Fire Panel - Replace	\$0	\$0	\$0	\$0	\$17,168
1819 Bldg1-8 Fire Alarm System - Upgrade	\$0	\$0	\$0	\$0	\$506,718
1880 Termites - Treat	\$0	\$62,775	\$0	\$0	\$0
2640 Automatic Shut-off Valves - Replace	\$0	\$0	\$0	\$0	\$0
2640 Manual Shut-off Valve - Replace	\$0	\$0	\$0	\$0	\$0
Buildings #1-#8					
105 Balcony Surfaces - Repair/Recoat	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Railing - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2035	2036	2037	2038	2039
1114 Building Exterior - Repair		\$0	\$42,980	\$0	\$0	\$0
1115 Building Exterior - Repaint		\$0	\$238,780	\$0	\$0	\$0
1131 Water Leaks - Reseal/Repairs		\$30,440	\$31,353	\$32,293	\$33,262	\$34,260
1303 Comp Shingle Roof (Bldg 2)-Replace		\$0	\$0	\$0	\$0	\$131,973
1303 Comp Shingle Roof (Bldg 4)-Replace		\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldgs 1,3,5,8)		\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldgs 6,7)-Replc		\$0	\$0	\$0	\$0	\$0
1312 Gutters (Bldgs 3,4) - Replace (14%)		\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (86%)		\$0	\$0	\$0	\$0	\$0
1402 Directional/Street Signs - Replace		\$0	\$0	\$0	\$0	\$0
1818 Fire Extinguishers/Cabinets-Replace		\$0	\$0	\$0	\$0	\$0
Building #9 Community Room/Common						
404 Community Room Furniture - Replace		\$0	\$18,826	\$0	\$0	\$0
411 Drinking Fountain - Replace		\$0	\$0	\$0	\$0	\$0
602 Laminate Flooring - Replace		\$0	\$0	\$0	\$0	\$0
901 Folding Furniture - Replace		\$0	\$0	\$0	\$0	\$6,171
909 Bathroom - Refurbish		\$0	\$0	\$0	\$0	\$0
912 Cabinets/Counters - Replace		\$0	\$0	\$0	\$0	\$0
1110 Community Room - Repaint		\$0	\$0	\$0	\$0	\$0
Total Expenses		\$292,913	\$549,998	\$71,252	\$395,814	\$733,470
Ending Reserve Balance		\$1,425,566	\$1,216,272	\$1,495,810	\$1,463,799	\$1,097,753

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$1,097,753	\$1,304,811	\$1,514,467	\$1,816,946	\$2,142,377
Annual Reserve Funding	\$338,923	\$349,091	\$359,563	\$370,350	\$381,461
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$35,991	\$42,233	\$49,905	\$59,311	\$69,254
Total Income	\$1,472,667	\$1,696,135	\$1,923,935	\$2,246,608	\$2,593,091
# Component					
Paved Surfaces					
103 Concrete Sidewalks - Allowance	\$0	\$0	\$0	\$26,132	\$0
202 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Repair/Seal/Stripe	\$14,442	\$0	\$0	\$0	\$0
Sites & Grounds					
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
323 Street Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
328 Carport Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Play Surface - Replenish	\$3,887	\$0	\$0	\$0	\$0
408 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$0
414 Street Light Poles - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1112 Carports/Lighting - Repaint	\$0	\$21,664	\$0	\$0	\$0
1113 Kiosk/Fencing/Railing - Repaint	\$11,825	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Mailbox)-Replace	\$0	\$0	\$0	\$0	\$0
1320 Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1401 Directory Maps - Replace	\$7,509	\$0	\$0	\$0	\$0
1402 Directional Signs - Replace	\$0	\$0	\$0	\$0	\$0
1402 Directional Signs (2009) - Replace	\$20,643	\$0	\$0	\$0	\$0
Landscaping & Irrigation					
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1005 Irrigation Valves - Replace	\$9,184	\$0	\$0	\$10,036	\$0
1006 Irrigation System - Repair/Replace	\$21,734	\$0	\$0	\$0	\$0
1008 Trees - Remove/Replace	\$0	\$0	\$0	\$0	\$0
1009 Landscaping - Replenish	\$23,447	\$0	\$0	\$0	\$0
Common Area					
101 Bldg 9 Balcony & Deck - Inspection	\$0	\$44,611	\$0	\$0	\$0
105 Bldg 9 Balcony Surfaces - Recoat	\$0	\$0	\$0	\$25,111	\$0
105 Bldg 9 Balcony Surfaces - Resurface	\$0	\$0	\$0	\$0	\$0
118 Bldg 9 Balcony Railing - Replace	\$0	\$0	\$0	\$0	\$0
119 Bldg 9 Balcony Railing - Repaint	\$0	\$44,932	\$0	\$0	\$0
324 Bldg 9 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Bldg 1-8 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
403 Bldg 9 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
412 Bldg 1-8 Mailbox Structure - Replice	\$0	\$0	\$0	\$0	\$0
701 Bldg 9 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
719 Entry Access System - Replace	\$0	\$0	\$0	\$0	\$0
1113 Bldg 9 Metal Cap - Repaint	\$0	\$22,867	\$0	\$0	\$0
1114 Bldg 9 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0
1115 Bldg 9 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1132 Bldg 9 Brick Work - Tuck Point	\$0	\$0	\$0	\$0	\$0
1308 Bldg 9 Built-up Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Bldg 9 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1315 Bldg 9 Roof Hatch - Replace	\$0	\$0	\$0	\$0	\$0
1804 Sewer Lateral Line - Repairs	\$0	\$0	\$31,156	\$0	\$0
1811 Plumbing - Allowance	\$4,020	\$4,140	\$4,264	\$4,392	\$4,524
1813 Bldg 9 Fire System Devices - Allowa	\$0	\$0	\$0	\$0	\$6,506
1815 Fire Alarm System - Inspection	\$4,939	\$0	\$0	\$0	\$0
1818 Fire Extinguishers/Cabinets-Replace	\$0	\$0	\$0	\$0	\$0
1819 Bldg 9 Fire Alarm System - Upgrade	\$0	\$0	\$0	\$0	\$0
1819 Bldg 9 Fire Panel - Replace	\$0	\$0	\$0	\$0	\$0
1819 Bldg1-8 Fire Alarm System - Upgrade	\$0	\$0	\$0	\$0	\$0
1880 Termites - Treat	\$0	\$0	\$0	\$0	\$0
2640 Automatic Shut-off Valves - Replace	\$0	\$0	\$0	\$0	\$0
2640 Manual Shut-off Valve - Replace	\$0	\$0	\$0	\$0	\$43,750
Buildings #1-#8					
105 Balcony Surfaces - Repair/Recoat	\$0	\$7,109	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Railing - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2040	2041	2042	2043	2044
1114 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1131 Water Leaks - Reseal/Repairs	\$35,288	\$36,347	\$37,437	\$38,560	\$39,717
1303 Comp Shingle Roof (Bldg 2)-Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldg 4)-Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldgs 1,3,5,8)	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldgs 6,7)-Replc	\$0	\$0	\$0	\$0	\$0
1312 Gutters (Bldgs 3,4) - Replace (14%)	\$0	\$0	\$0	\$0	\$17,956
1312 Gutters/Downspouts - Replace (86%)	\$0	\$0	\$0	\$0	\$0
1402 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1818 Fire Extinguishers/Cabinets-Replace	\$0	\$0	\$0	\$0	\$0
Building #9 Community Room/Common					
404 Community Room Furniture - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
602 Laminate Flooring - Replace	\$0	\$0	\$34,131	\$0	\$0
901 Folding Furniture - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
912 Cabinets/Counters - Replace	\$0	\$0	\$0	\$0	\$0
1110 Community Room - Repaint	\$10,937	\$0	\$0	\$0	\$0
Total Expenses	\$167,855	\$181,669	\$106,989	\$104,231	\$112,452
Ending Reserve Balance	\$1,304,811	\$1,514,467	\$1,816,946	\$2,142,377	\$2,480,639

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$2,480,639	\$2,681,757	\$2,520,929	\$2,846,814	\$3,192,131
Annual Reserve Funding	\$392,905	\$404,692	\$416,833	\$429,338	\$442,218
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$77,334	\$77,937	\$80,410	\$90,464	\$102,740
Total Income	\$2,950,877	\$3,164,386	\$3,018,171	\$3,366,616	\$3,737,089
# Component					
Paved Surfaces					
103 Concrete Sidewalks - Allowance	\$0	\$0	\$0	\$30,295	\$0
202 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Repair/Seal/Stripe	\$16,743	\$0	\$0	\$0	\$0
Sites & Grounds					
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
323 Street Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
328 Carport Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$73,689	\$0	\$0	\$0	\$0
406 Play Surface - Replenish	\$4,506	\$0	\$0	\$0	\$0
408 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$0
414 Street Light Poles - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1112 Carports/Lighting - Repaint	\$0	\$25,114	\$0	\$0	\$0
1113 Kiosk/Fencing/Railing - Repaint	\$13,708	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Mailbox)-Replace	\$0	\$0	\$0	\$15,088	\$0
1320 Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1401 Directory Maps - Replace	\$0	\$0	\$0	\$0	\$0
1402 Directional Signs - Replace	\$0	\$0	\$0	\$29,702	\$0
1402 Directional Signs (2009) - Replace	\$0	\$0	\$0	\$0	\$0
Landscaping & Irrigation					
1001 Backflow Devices - Replace	\$24,563	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1005 Irrigation Valves - Replace	\$0	\$10,966	\$0	\$0	\$11,983
1006 Irrigation System - Repair/Replace	\$25,195	\$0	\$0	\$0	\$0
1008 Trees - Remove/Replace	\$0	\$22,324	\$0	\$0	\$0
1009 Landscaping - Replenish	\$27,182	\$0	\$0	\$0	\$0
Common Area					
101 Bldg 9 Balcony & Deck - Inspection	\$0	\$0	\$0	\$0	\$0
105 Bldg 9 Balcony Surfaces - Recoat	\$0	\$0	\$0	\$29,110	\$0
105 Bldg 9 Balcony Surfaces - Resurface	\$0	\$0	\$0	\$0	\$0
118 Bldg 9 Balcony Railing - Replace	\$0	\$0	\$0	\$0	\$0
119 Bldg 9 Balcony Railing - Repaint	\$0	\$52,088	\$0	\$0	\$0
324 Bldg 9 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Bldg 1-8 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
403 Bldg 9 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
412 Bldg 1-8 Mailbox Structure - Replice	\$0	\$0	\$0	\$0	\$0
701 Bldg 9 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
719 Entry Access System - Replace	\$0	\$0	\$0	\$20,496	\$0
1113 Bldg 9 Metal Cap - Repaint	\$0	\$26,509	\$0	\$0	\$0
1114 Bldg 9 Building Exterior - Repair	\$0	\$10,539	\$0	\$0	\$0
1115 Bldg 9 Building Exterior - Repaint	\$0	\$70,319	\$0	\$0	\$0
1132 Bldg 9 Brick Work - Tuck Point	\$0	\$0	\$0	\$0	\$0
1308 Bldg 9 Built-up Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Bldg 9 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1315 Bldg 9 Roof Hatch - Replace	\$0	\$0	\$0	\$0	\$0
1804 Sewer Lateral Line - Repairs	\$0	\$0	\$36,119	\$0	\$0
1811 Plumbing - Allowance	\$4,660	\$4,800	\$4,944	\$5,092	\$5,245
1813 Bldg 9 Fire System Devices - Allowa	\$0	\$0	\$0	\$0	\$7,542
1815 Fire Alarm System - Inspection	\$5,725	\$0	\$0	\$0	\$0
1818 Fire Extinguishers/Cabinets-Replace	\$0	\$0	\$0	\$0	\$0
1819 Bldg 9 Fire Alarm System - Upgrade	\$0	\$0	\$0	\$0	\$0
1819 Bldg 9 Fire Panel - Replace	\$0	\$0	\$0	\$0	\$0
1819 Bldg1-8 Fire Alarm System - Upgrade	\$0	\$0	\$0	\$0	\$0
1880 Termites - Treat	\$0	\$0	\$86,895	\$0	\$0
2640 Automatic Shut-off Valves - Replace	\$32,239	\$0	\$0	\$0	\$0
2640 Manual Shut-off Valve - Replace	\$0	\$0	\$0	\$0	\$0
Buildings #1-#8					
105 Balcony Surfaces - Repair/Recoat	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Railing - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2045	2046	2047	2048	2049
1114 Building Exterior - Repair		\$0	\$57,762	\$0	\$0	\$0
1115 Building Exterior - Repaint		\$0	\$320,901	\$0	\$0	\$0
1131 Water Leaks - Reseal/Repairs		\$40,908	\$42,136	\$43,400	\$44,702	\$46,043
1303 Comp Shingle Roof (Bldg 2)-Replace		\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldg 4)-Replace		\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldgs 1,3,5,8)		\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldgs 6,7)-Replc		\$0	\$0	\$0	\$0	\$0
1312 Gutters (Bldgs 3,4) - Replace (14%)		\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (86%)		\$0	\$0	\$0	\$0	\$0
1402 Directional/Street Signs - Replace		\$0	\$0	\$0	\$0	\$0
1818 Fire Extinguishers/Cabinets-Replace		\$0	\$0	\$0	\$0	\$0
Building #9 Community Room/Common						
404 Community Room Furniture - Replace		\$0	\$0	\$0	\$0	\$0
411 Drinking Fountain - Replace		\$0	\$0	\$0	\$0	\$0
602 Laminate Flooring - Replace		\$0	\$0	\$0	\$0	\$0
901 Folding Furniture - Replace		\$0	\$0	\$0	\$0	\$0
909 Bathroom - Refurbish		\$0	\$0	\$0	\$0	\$0
912 Cabinets/Counters - Replace		\$0	\$0	\$0	\$0	\$0
1110 Community Room - Repaint		\$0	\$0	\$0	\$0	\$0
Total Expenses		\$269,120	\$643,457	\$171,357	\$174,485	\$70,812
Ending Reserve Balance		\$2,681,757	\$2,520,929	\$2,846,814	\$3,192,131	\$3,666,277

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$3,666,277	\$2,526,888	\$2,872,957	\$3,327,864	\$3,421,935
Annual Reserve Funding	\$455,484	\$469,149	\$483,223	\$497,720	\$512,652
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$92,775	\$80,891	\$92,889	\$101,113	\$106,838
Total Income	\$4,214,535	\$3,076,927	\$3,449,069	\$3,926,697	\$4,041,424
# Component					
Paved Surfaces					
103 Concrete Sidewalks - Allowance	\$0	\$0	\$0	\$35,120	\$0
202 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Repair/Seal/Stripe	\$19,409	\$0	\$0	\$0	\$0
Sites & Grounds					
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
323 Street Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
328 Carport Lights - Replace	\$0	\$0	\$0	\$0	\$3,606
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Play Surface - Replenish	\$5,224	\$0	\$0	\$0	\$0
408 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$49,841
414 Street Light Poles - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1112 Carports/Lighting - Repaint	\$0	\$29,114	\$0	\$0	\$0
1113 Kiosk/Fencing/Railing - Repaint	\$15,892	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Mailbox)-Replace	\$0	\$0	\$0	\$0	\$0
1320 Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1401 Directory Maps - Replace	\$0	\$0	\$0	\$0	\$0
1402 Directional Signs - Replace	\$0	\$0	\$0	\$0	\$0
1402 Directional Signs (2009) - Replace	\$0	\$0	\$0	\$0	\$0
Landscaping & Irrigation					
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$14,391	\$0
1005 Irrigation Valves - Replace	\$0	\$0	\$13,094	\$0	\$0
1006 Irrigation System - Repair/Replace	\$29,208	\$0	\$0	\$0	\$0
1008 Trees - Remove/Replace	\$0	\$0	\$0	\$27,455	\$0
1009 Landscaping - Replenish	\$31,511	\$0	\$0	\$0	\$0
Common Area					
101 Bldg 9 Balcony & Deck - Inspection	\$58,207	\$0	\$0	\$0	\$0
105 Bldg 9 Balcony Surfaces - Recoat	\$0	\$0	\$0	\$33,747	\$0
105 Bldg 9 Balcony Surfaces - Resurface	\$0	\$0	\$0	\$0	\$0
118 Bldg 9 Balcony Railing - Replace	\$0	\$0	\$0	\$0	\$0
119 Bldg 9 Balcony Railing - Repaint	\$0	\$60,385	\$0	\$0	\$0
324 Bldg 9 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Bldg 1-8 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
403 Bldg 9 Mailboxes - Replace	\$0	\$0	\$10,196	\$0	\$0
412 Bldg 1-8 Mailbox Structure - Replice	\$0	\$0	\$0	\$0	\$0
701 Bldg 9 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
719 Entry Access System - Replace	\$0	\$0	\$0	\$0	\$0
1113 Bldg 9 Metal Cap - Repaint	\$0	\$30,731	\$0	\$0	\$0
1114 Bldg 9 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0
1115 Bldg 9 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1132 Bldg 9 Brick Work - Tuck Point	\$0	\$0	\$0	\$0	\$0
1308 Bldg 9 Built-up Roof - Replace	\$686,759	\$0	\$0	\$0	\$0
1312 Bldg 9 Gutters/Downspouts - Replace	\$7,475	\$0	\$0	\$0	\$0
1315 Bldg 9 Roof Hatch - Replace	\$0	\$0	\$0	\$0	\$13,350
1804 Sewer Lateral Line - Repairs	\$0	\$0	\$41,871	\$0	\$0
1811 Plumbing - Allowance	\$5,402	\$5,564	\$5,731	\$5,903	\$6,080
1813 Bldg 9 Fire System Devices - Allowwa	\$0	\$0	\$0	\$0	\$8,743
1815 Fire Alarm System - Inspection	\$6,637	\$0	\$0	\$0	\$0
1818 Fire Extinguishers/Cabinets-Replace	\$0	\$0	\$0	\$0	\$0
1819 Bldg 9 Fire Alarm System - Upgrade	\$0	\$0	\$0	\$0	\$157,890
1819 Bldg 9 Fire Panel - Replace	\$0	\$0	\$0	\$0	\$26,747
1819 Bldg1-8 Fire Alarm System - Upgrade	\$0	\$0	\$0	\$0	\$0
1880 Termites - Treat	\$0	\$0	\$0	\$0	\$0
2640 Automatic Shut-off Valves - Replace	\$0	\$0	\$0	\$0	\$0
2640 Manual Shut-off Valve - Replace	\$0	\$0	\$0	\$0	\$0
Buildings #1-#8					
105 Balcony Surfaces - Repair/Recoat	\$9,275	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Railing - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2050	2051	2052	2053	2054
1114 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1131 Water Leaks - Reseal/Repairs	\$47,424	\$48,847	\$50,312	\$51,822	\$53,376
1303 Comp Shingle Roof (Bldg 2)-Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldg 4)-Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldgs 1,3,5,8)	\$746,432	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldgs 6,7)-Replc	\$0	\$0	\$0	\$336,325	\$0
1312 Gutters (Bldgs 3,4) - Replace (14%)	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (86%)	\$0	\$0	\$0	\$0	\$0
1402 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$11,783
1818 Fire Extinguishers/Cabinets-Replace	\$0	\$0	\$0	\$0	\$0
Building #9 Community Room/Common					
404 Community Room Furniture - Replace	\$0	\$29,330	\$0	\$0	\$0
411 Drinking Fountain - Replace	\$4,093	\$0	\$0	\$0	\$0
602 Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
901 Folding Furniture - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
912 Cabinets/Counters - Replace	\$0	\$0	\$0	\$0	\$0
1110 Community Room - Repaint	\$14,698	\$0	\$0	\$0	\$0
Total Expenses	\$1,687,648	\$203,970	\$121,205	\$504,763	\$331,416
Ending Reserve Balance	\$2,526,888	\$2,872,957	\$3,327,864	\$3,421,935	\$3,710,008

Association Reserves and its employees have no ownership, management, or other business relationships with the client beyond this Reserve Study engagement. Derek Eckert, R.S., company president, is a credentialed Reserve Specialist (#114). All work performed by Association Reserves adheres to National Reserve Study Standards (NRSS) under his Responsible Charge. To our knowledge, no material issues have been withheld that would distort the client's situation.

This Reserve Study relies on information provided by representatives of the client, vendors, and suppliers regarding financial details, component quantities, maintenance plans, contracts, and historical conditions. This information is deemed reliable but is not audited or independently verified. Our work is for budgeting purposes only and is not intended to be used for the purpose of any type of audit, quality inspections, forensic analysis, background checks of historical records, or the identification of construction defects, hazardous materials, or dangerous conditions.

Estimates for interest and inflation have been included because including such estimates is more accurate than ignoring them completely. Clients who engage us for update reports are considered to have deemed prior component quantities and other prior Reserve Study data accurate unless otherwise noted. During inspections, our company standard is to establish measurements within a 5% margin of error, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our opinions on Useful Life, Remaining Useful Life, and cost estimates are not guarantees of actual costs or timing and assume proper installation, maintenance, and a stable economic environment.

We recommend developing a preventive maintenance plan in conjunction with the Reserve Study to minimize costs and maximize life cycles. We can only adjust the Reserve Study as needed if the client provides such plans. Structural inspections are recommended to identify costs for reserve planning, and we recommend consulting subject matter experts for such evaluations. Corrective maintenance costs and timing can only be incorporated per the results of these engagements if the information is provided by the client. No preventive maintenance plan or structural inspection report has been discussed or provided unless otherwise noted.

Identifying hidden issues, such as but not limited to, plumbing, electrical, and structural problems, is outside our scope of work. We recommend engaging subject matter experts to evaluate all issues outside the scope of the Reserve Study and our expertise.

Components included in this study usually have an anticipated remaining useful life within 30 years from the time of field observations. Information provided by the client about ongoing maintenance or repairs is included in component notes for full or site-visit reserve studies.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly planned. This Reserve Study is a "one-year" document that needs to be updated annually to incorporate more accurate estimates. A long-term perspective improves the accuracy of near-term planning that this report projects expenses for the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement, our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

The re-use of this Reserve Study, figures, or calculations in any other format absolves Association Reserves of all responsibility.



Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.



Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The Component Details herein represent a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

- 1) Common area maintenance repair & replacement responsibility
- 2) The component must have a limited life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically $\frac{1}{2}$ to 1% of annual operating expenses).

Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair, or replacement cycles (UL = Useful Life or how often the project is expected to occur, RUL = Remaining Useful Life or how many years from our reporting period) and representative market cost range termed "Best Cost" and "Worst Cost". There are many factors that can result in a wide variety of potential costs, we are attempting to represent a market to be a one-time expense. Where no pricing, the component is deemed inappropriate for Reserve Funding.

Paved Surfaces

Comp #: 103 Concrete Sidewalks - Allowance

Quantity: Concrete Sidewalks

Location: Throughout Association

Funded?: Yes.

History:

Comments: Although difficult to predict timing, cost and scope, we suggest setting aside a repair/replacement allowance to supplement the operating budget in future years. Adjust as conditions dictate in future years. Avoid adjacent over-watering of landscape and monitor any tree roots nearby.

Useful Life: 5 years

Remaining Life: 3 years

Best Case: \$ 13,800

Worst Case: \$16,900

Cost Source: ARSF Cost Database

Comp #: 202 Asphalt - Remove & Replace

Quantity: Approx 17,445 GSF

Location: Association Streets & Parking Lots

Funded?: Yes.

History:

Comments: We recommend resealing the asphalt surfaces every 4-5 years to protect against water intrusion and other factors that accelerate the deterioration of the aggregate base.

Useful Life: 35 years

Remaining Life: 10 years

Best Case: \$ 82,700

Worst Case: \$101,000

Cost Source: ARSF Cost Database

Comp #: 203 Asphalt - Repair/Seal/Stripe

Quantity: Approx 17,445 GSF

Location: Association Streets & Parking Lots

Funded?: Yes.

History:

Comments: We recommend sealing every 4-5 years to help maximize the useful life of the asphalt surfaces.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 8,240

Worst Case: \$10,300

Cost Source: ARSF Cost Database

Sites & Grounds

Comp #: 322 Bollard Lights - Replace **Quantity: (22) Bollards, 3.5ft**

Location: Throughout Association

Funded?: Yes.

History:

Comments: We recommend periodic cleaning and painting to maintain an attractive appearance.

Useful Life: 35 years

Remaining Life: 8 years

Best Case: \$ 23,600

Worst Case: \$28,700

Cost Source: ARSF Cost Database

Comp #: 323 Street Light Fixtures - Replace **Quantity: (10) Fixtures**

Location: Throughout Association

Funded?: Yes.

History:

Comments: We recommend periodic cleaning and painting to maintain an attractive appearance.

Useful Life: 35 years

Remaining Life: 8 years

Best Case: \$ 12,800

Worst Case: \$15,700

Cost Source: ARSF Cost Database

Comp #: 328 Carport Lights - Replace **Quantity: (7) Fixtures**

Location: Carports

Funded?: Yes.

History:

Comments: Handle bulb replacement as needed out of the Operating budget. This component provides funding for fixture replacement in the interval outlined below.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 1,360

Worst Case: \$1,700

Cost Source: ARSF Cost Database

Comp #: 405 Play Equipment - Replace **Quantity: (1) Structure**

Location: Tot Lot

Funded?: Yes.

History:

Comments: We recommend periodic inspections to ensure the equipment is stable, safe, and functional.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 36,700

Worst Case: \$44,900

Cost Source: ARSF Cost Database

Comp #: 406 Play Surface - Replenish **Quantity: Approx 1,235 GSF**

Location: Tot Lot

Funded?: Yes.

History:

Comments: As routine maintenance, monitor coverage regularly and fill as needed to help maintain safety of play surfaces.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 2,270

Worst Case: \$2,720

Cost Source: ARSF Cost Database

Comp #: 408 Picnic Tables/Benches - Replace **Quantity: (2) Tables, (9) Benches**

Location: Throughout Association

Funded?: Yes.

History:

Comments: Inspect regularly, clean for appearance and repair as needed from general operating funds.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 19,000

Worst Case: \$23,300

Cost Source: ARSF Cost Database

Comp #: 414 Street Light Poles - Replace **Quantity: (10) Poles, 25ft.**

Location: Throughout Association

Funded?: Yes.

History:

Comments: Inspect and repair as needed as an Operating expense, and plan to replace at the approximate interval shown below.

Useful Life: 35 years

Remaining Life: 8 years

Best Case: \$ 38,300

Worst Case: \$46,800

Cost Source: ARSF Cost Database

Comp #: 503 Metal Fence/Gate - Replace	Quantity: (2) Gates, Approx 70 LF
Location: Courtyard entrance on California Street	
Funded?: Yes.	
History:	
Comments: Inspect regularly to ensure stability of fencing. Durable and typically long lived component with ordinary care and maintenance, however, we recommend setting aside funding for eventual replacement at the interval indicated below.	
Useful Life: 35 years	Remaining Life: 9 years
Best Case: \$ 7,700	Worst Case: \$9,520
Cost Source: ARSF Cost Database	

Comp #: 1112 Carports/Lighting - Repaint	Quantity: Metal Surfaces
Location: Carports, bollards, street light poles	
Funded?: Yes.	
History:	
Comments: We recommend periodic cleaning and painting to maintain an attractive appearance.	
Useful Life: 5 years	Remaining Life: 1 years
Best Case: \$ 12,200	Worst Case: \$14,800
Cost Source: ARSF Cost Database	

Comp #: 1113 Kiosk/Fencing/Railing - Repaint	Quantity: Metal Surfaces
Location: Kiosks, metal fence, balcony/stair railings	
Funded?: Yes.	
History:	
Comments: We recommend painting metal surfaces every 4-6 years to prevent rust and natural deterioration.	
Useful Life: 5 years	Remaining Life: 0 years
Best Case: \$ 6,800	Worst Case: \$8,380
Cost Source: ARSF Cost Database	

Comp #: 1303 Comp Shingle Roof (Mailbox)-Replace	Quantity: (5) Kiosks
Location: Mailbox kiosks	
Funded?: Yes.	
History:	
Comments: We recommend periodic inspection by a licensed professional to ensure the roof is aging properly.	
Useful Life: 34 years	Remaining Life: 23 years
Best Case: \$ 6,910	Worst Case: \$8,380
Cost Source: ARSF Cost Database	

Comp #: 1320 Carport Roofs - Replace	Quantity: Approx 3,025 GSF
Location: Carport roofs	
Funded?: Yes.	
History:	
Comments: Carport roofs should be replaced at the approximate interval shown below in order to ensure a watertight structure. Although a lower priority than residential building roofs, carport roofs should be replaced at the same time as residential roofs whenever possible in order to obtain better pricing and minimize further disruption to the property. We recommend periodic inspection by a licensed professional to ensure the roof is functioning properly.	
Useful Life: 35 years	Remaining Life: 8 years
Best Case: \$ 25,500	Worst Case: \$31,000
Cost Source: ARSF Cost Database	

Comp #: 1401 Directory Maps - Replace	Quantity: (5) Maps
Location: Throughout Association	
Funded?: Yes.	
History:	
Comments: Funding for replacement in the interval below.	
Useful Life: 15 years	Remaining Life: 0 years
Best Case: \$ 4,310	Worst Case: \$5,330
Cost Source: ARSF Cost Database	

Comp #: 1402 Directional Signs - Replace**Quantity: (5) Misc. Signs**

Location: At the entrances

Funded?: Yes.

History:

Comments: As a routine Operating expense, signs should be inspected to make sure visibility is adequate, including at night. Repair any damaged or leaning posts as needed. In our experience, properties should replace signage at the rough interval shown below in order to maintain good aesthetic standards in keeping with the local area.

Useful Life: 15 years

Remaining Life: 8 years

Best Case: \$ 13,500

Worst Case: \$16,600

Cost Source: ARSF Cost Database

Comp #: 1402 Directional Signs (2009) - Replace**Quantity: (13) Misc. Signs, 3ft**

Location: Mostly located at parking area

Funded?: Yes.

History:

Comments: As a routine Operating expense, signs should be inspected to make sure visibility is adequate, including at night. Repair any damaged or leaning posts as needed. In our experience, properties should replace signage at the rough interval shown below in order to maintain good aesthetic standards in keeping with the local area.

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 11,900

Worst Case: \$14,600

Cost Source: ARSF Cost Database

Landscaping & Irrigation

Comp #: 1001 Backflow Devices - Replace**Quantity: (2) Devices**

Location: At the front of Building #9

Funded?: Yes.

History:

Comments: We recommend periodic inspection by a licensed professional to ensure the device is functioning properly.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 12,300

Worst Case: \$14,900

Cost Source: ARSF Cost Database

Comp #: 1003 Irrigation Controllers - Replace**Quantity: (2) Controllers, Irritrol**

Location: Common Area Landscaping

Funded?: Yes.

History:

Comments: We recommend regular inspection and testing by a professional landscape vendor to help ensure the irrigation system continues to function properly. Funding for replacement at the interval below.

Useful Life: 14 years

Remaining Life: 0 years

Best Case: \$ 5,670

Worst Case: \$6,910

Cost Source: ARSF Cost Database

Comp #: 1005 Irrigation Valves - Replace**Quantity: (7) Irrigation Valves**

Location: Common Area Landscaping

Funded?: Yes.

History:

Comments: We recommend regular inspection and testing by a professional landscape vendor to help ensure the irrigation valves continues to function properly.

Useful Life: 3 years

Remaining Life: 0 years

Best Case: \$ 5,330

Worst Case: \$6,460

Cost Source: ARSF Cost Database

Comp #: 1006 Irrigation System - Repair/Replace**Quantity: Allowance**

Location: Common area landscaping

Funded?: Yes.

History:

Comments: We recommend periodic inspection by a licensed professional to ensure the irrigation system is functioning properly.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 12,400

Worst Case: \$15,500

Cost Source: ARSF Cost Database

Comp #: 1008 Trees - Remove/Replace**Quantity: Tree Removal/Replace**

Location: Common Area Landscaping

Funded?: Yes.

History:

Comments: We recommend consulting with a qualified arborist for a long term plan for the care and management of the trees within the community, balancing aesthetics with protection of property assets. Reserve funding recommend at level indicated below for periodic, larger tree removal/trimming needs.

Useful Life: 7 years

Remaining Life: 0 years

Best Case: \$ 10,800

Worst Case: \$13,200

Cost Source: ARSF Cost Database

Comp #: 1009 Landscaping - Replenish**Quantity: Replenishment**

Location: Common area landscaping

Funded?: Yes.

History:

Comments: Although typically funded as ongoing maintenance item, this component may be utilized for setting aside funds for larger expenses that do not occur on an annual basis, such as large scale plantings, resodding lawn areas, bark/mulch replenishment, etc. Adjust as conditions, actual expense patterns dictate within future reserve study updates.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 13,500

Worst Case: \$16,600

Cost Source: ARSF Cost Database

Common Area

Comp #: 101 Bldg 9 Balcony & Deck - Inspection

Quantity: 9-Year Inspection

Location: Building Exterior Surfaces - Building #9

Funded?: Yes.

History: Completed - 2023

Comments: Compliance with Civil Code 5551(Senate Bill 326) requiring the periodic inspection of load-bearing components that extend beyond the exterior walls of the building—e.g. decks, balconies, stairways, walkways, and their railings which are constructed or supported primarily of wood and are elevated over six feet above the ground. Inspections includes flashings, membranes, coatings, and sealants of the component. A 9-year balcony and deck inspection is required per the state of California and should be applied to buildings containing three or more units. Inspection must be by a licensed architect or structural engineer according to a randomized list of components. There should have sufficient number of units inspected to provide 95% result with only plus or minus 5% marginal error.

Useful Life: 9 years

Remaining Life: 7 years

Best Case: \$ 26,800

Worst Case: \$28,800

Cost Source: Client Cost History

Comp #: 105 Bldg 9 Balcony Surfaces - Recoat

Quantity: (16) Balconies

Location: Building Exterior Surfaces - Building #9

Funded?: Yes.

History:

Comments: Funding recommendations shown here should be updated based on any new analysis/information provided by more comprehensive evaluations.

Useful Life: 5 years

Remaining Life: 3 years

Best Case: \$ 13,300

Worst Case: \$16,200

Cost Source: ARSF Cost Database

Comp #: 105 Bldg 9 Balcony Surfaces - Resurface

Quantity: Approx 1,800 GSF

Location: Building Exterior Surfaces - Building #9

Funded?: Yes.

History:

Comments: Funding recommendations shown here should be updated based on any new analysis/information provided by more comprehensive evaluations.

Useful Life: 35 years

Remaining Life: 8 years

Best Case: \$ 75,500

Worst Case: \$92,200

Cost Source: ARSF Cost Database

Comp #: 118 Bldg 9 Balcony Railing - Replace

Quantity: Approx 1,374 LF

Location: Building Exterior Surfaces - Building #9

Funded?: Yes.

History:

Comments: Inspect regularly to ensure stability of railing. Durable and typically long lived component with ordinary care and maintenance, however, we recommend setting aside funding for eventual replacement at the interval indicated below.

Useful Life: 40 years

Remaining Life: 13 years

Best Case: \$ 170,000

Worst Case: \$204,000

Cost Source: ARSF Cost Database

Comp #: 119 Bldg 9 Balcony Railing - Repaint

Quantity: Approx 1,374 LF

Location: Building Exterior Surfaces - Building #9

Funded?: Yes.

History:

Comments: Railings should be painted/re-coated at the approximate interval shown below in order to restore good appearance and protect the railings from excessive surface wear. If railing is exposed to the elements without adequate coating for an extended period of time, useful life may be severely reduced.

Useful Life: 5 years

Remaining Life: 1 years

Best Case: \$ 25,400

Worst Case: \$30,600

Cost Source: ARSF Cost Database

Comp #: 324 Bldg 9 Exterior Lights - Replace **Quantity: (35) Fixtures**
Location: Building Exterior Surfaces - Building #9
Funded?: Yes.
History:
Comments: As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed.
Useful Life: 35 years Remaining Life: 9 years
Best Case: \$ 7,480 Worst Case: \$9,060
Cost Source: ARSF Cost Database

Comp #: 403 Bldg 1-8 Mailboxes - Replace **Quantity: (3) 11-p & (1) 12-p CBU's**
Location: Buildings #1~#8
Funded?: Yes.
History: Manufacture Date - 2018
Comments: As routine maintenance, inspect regularly, clean by wiping down for appearance, change lock cylinders, lubricate hinges and repair as needed from operating budget.
Useful Life: 20 years Remaining Life: 13 years
Best Case: \$ 14,300 Worst Case: \$17,400
Cost Source: ARSF Cost Database

Comp #: 403 Bldg 9 Mailboxes - Replace **Quantity: (1) 18-p CBU**
Location: Main panel is located in the lobby - Building #9
Funded?: Yes.
History:
Comments: As routine maintenance, inspect regularly, clean by wiping down for appearance, change lock cylinders, lubricate hinges and repair as needed from operating budget.
Useful Life: 20 years Remaining Life: 7 years
Best Case: \$ 4,080 Worst Case: \$5,100
Cost Source: ARSF Cost Database

Comp #: 412 Bldg 1-8 Mailbox Structure - Replice **Quantity: (5) Mailbox Structure**
Location: Throughout Association
Funded?: Yes.
History:
Comments: As part of ongoing maintenance program, inspect regularly for any damage/deterioration.
Useful Life: 20 years Remaining Life: 13 years
Best Case: \$ 10,300 Worst Case: \$12,400
Cost Source: ARSF Cost Database

Comp #: 505 Patio Fence - Replace **Quantity: Approx 1,755 LF**
Location: Building Exterior Surfaces
Funded?: No. This is the responsibility of the unit owner. No Reserve funding allocated.
History:
Comments: This is the responsibility of the unit owner. No Reserve funding allocated.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 701 Bldg 9 Exterior Doors - Replace **Quantity: (2) Doors**
Location: Building Exterior Surfaces - Building #9
Funded?: Yes.
History:
Comments: Doors should be inspected and repaired as-needed as an Operating expense to ensure good function.
Useful Life: 35 years Remaining Life: 8 years
Best Case: \$ 3,090 Worst Case: \$5,150
Cost Source: ARSF Cost Database

Comp #: 719 Entry Access System - Replace **Quantity:**
Location:
Funded?: Yes.
History: 08/2024
Comments: Anticipate periodic need to replace system components due to advancing technology and future obsolescence typical of this equipment as well as ordinary wear. Handle periodic local minor repair/replacement as an operating expense. This component provides funding for replacement at the interval outlined below.
Useful Life: 12 years Remaining Life: 11 years
Best Case: \$ 9,270 Worst Case: \$11,500
Cost Source: ARSF Cost Database

Comp #: 1113 Bldg 9 Metal Cap - Repaint

Location: Building roof - Building #9

Funded?: Yes.

History:

Comments: We recommend painting metal surfaces every 4-6 years to prevent rust and natural deterioration.

Useful Life: 5 years

Remaining Life: 1 years

Best Case: \$ 12,800

Worst Case: \$15,700

Cost Source: ARSF Cost Database

Quantity: Metal Cap**Comp #: 1114 Bldg 9 Building Exterior - Repair**

Location: Building Exterior Surfaces - Building #9

Funded?: Yes.

History:

Comments: This component provides funding for stucco repairs timed to coincide with exterior painting projects. Adjust funding as needed.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 5,150

Worst Case: \$6,180

Cost Source: ARSF Cost Database

Quantity: Approx 13,890 GSF**Comp #: 1115 Bldg 9 Building Exterior - Repaint**

Location: Building Exterior Surfaces - Building #9

Funded?: Yes.

History:

Comments: Painting is recommended every 10 years to preserve the exterior building surfaces and maintain appearance.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 34,000

Worst Case: \$41,600

Cost Source: ARSF Cost Database

Quantity: Approx 13,890 GSF**Comp #: 1132 Bldg 9 Brick Work - Tuck Point**

Location: Building Exterior Surfaces - Building #9

Funded?: Yes.

History: Completed - 2015

Comments: Brick is typically a low maintenance material that usually requires little maintenance work. After 50-years or so, mortar between brick can require repointing. As the brick and mortar ages cracking may appear, indicating need for repointing.

Useful Life: 20 years

Remaining Life: 10 years

Best Case: \$ 44,400

Worst Case: \$54,300

Cost Source:

Quantity: Brick Work**Comp #: 1190 Bldg 9 Window - Repairs**

Location: Building Exterior Surfaces

Funded?: No. This is the responsibility of the unit owner. No Reserve funding allocated.

History:

Comments: This is the responsibility of the unit owner. No Reserve funding allocated.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Quantity: Windows**Comp #: 1190 Bldg 9 Windows - Replace**

Location: Building Exterior Surfaces - Building #9

Funded?: No. The useful life is not well defined under normal circumstances because it is too difficult for us to predict the remaining useful life.

History:

Comments: Windows typically have an extended or indefinite useful life under normal circumstances make the useful life difficult to predict. No Reserve funding allocated.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Quantity: Windows**Comp #: 1308 Bldg 9 Built-up Roof - Replace**

Location: Building Roof - Building #9

Funded?: Yes.

History:

Comments: We recommend periodic inspection by a licensed professional to ensure the roof is functioning properly.

Useful Life: 20 years

Remaining Life: 5 years

Best Case: \$ 298,000

Worst Case: \$358,000

Cost Source: ARSF Cost Database

Quantity: Approx 13,160 GSF

Comp #: 1312 Bldg 9 Gutters/Downspouts - Replace**Quantity: Approx 185 LF**

Location: Perimeter of building - Building #9

Funded?: Yes.

History:

Comments: Inspect regularly, keep gutters and downspouts free of debris to ensure water evacuating from rooftops as designed and repair as needed from general operating funds. Best to plan for replacement at the same intervals as roof replacement cost efficiency.

Useful Life: 20 years

Remaining Life: 5 years

Best Case: \$ 3,170

Worst Case: \$3,970

Cost Source: ARSF Cost Database

Comp #: 1315 Bldg 9 Roof Hatch - Replace**Quantity: (1) Roof Hatch**

Location: Building Roof - Building #9

Funded?: Yes.

History:

Comments: Roof access hatch should be scheduled for replacement at the approximate interval shown below. Best practice is often to coordinate replacement with the roof itself. Should be inspected, maintained and repaired periodically to ensure good function. Inspect periodically for leaks around frame and repair as needed.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 5,150

Worst Case: \$6,180

Cost Source: ARSF Cost Database

Comp #: 1804 Sewer Lateral Line - Repairs**Quantity: Extensive LF**

Location: Underground

Funded?: Yes.

History:

Comments: We recommend contacting a licensed professional to discuss replacement options.

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 17,100

Worst Case: \$20,600

Cost Source: ARSF Cost Database

Comp #: 1811 Plumbing - Allowance**Quantity: Extensive LF**

Location: Throughout Association

Funded?: Yes.

History:

Comments: Analysis of plumbing system is beyond the scope of our services because the vast majority of the plumbing system is hidden, and not visible for review. Manufacturing defects become apparent from time to time, and certain site conditions (e.g. galvanic corrosion, dissimilar metals in contact with piping, chemical reactions, etc.) can contribute to premature deterioration of the plumbing systems. Treat minor repairs as an ongoing maintenance expense.

We highly recommend the association engage a qualified firm to evaluate the plumbing systems, including forensic wall openings, and test sections of piping. Patterns of significant repair expenses, leaks, poor flow, and sediments in the lines, should accelerate the need to address proactively and seek a detailed analysis to identify hidden conditions, project a remaining useful life, and recommendations for any needed repairs, maintenance, etc. The cost projected below is a budget allowance, and can vary depending on the complexity of systems. Prior to such an evaluation, there is no predictable basis at this time for large-scale plumbing repair or replacement expenses. Results should be included in the subsequent reserve study update.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 1,550

Worst Case: \$3,610

Cost Source: ARSF Cost Database

Comp #: 1813 Bldg 9 Fire System Devices - Allowance**Quantity: Extensive Devices**

Location: Throughout Building - Building #9

Funded?: Yes.

History:

Comments: Regular testing and inspections should be conducted as an Operating expense.

Useful Life: 5 years

Remaining Life: 4 years

Best Case: \$ 3,300

Worst Case: \$4,120

Cost Source: ARSF Cost Database

Comp #: 1815 Fire Alarm System - Inspection**Quantity: 5-Year Inspection**

Location: Common Area

Funded?: Yes.

History:

Comments: 5 year fire inspection is required per the state of California.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 2,830

Worst Case: \$3,510

Cost Source: ARSF Cost Database

Comp #: 1818 Fire Extinguishers/Cabinets-Replace

Location: Throughout Building

Funded?: Yes.

History:

Comments: In the United States, fire extinguishers in all buildings other than houses are generally required to be serviced and inspected by a fire protection service company at least annually. Some jurisdictions require more frequent service for fire extinguishers. The servicer places a tag on the extinguisher to indicate the type of service performed (annual inspection, recharge, new fire extinguisher).

Useful Life: 35 years

Remaining Life: 7 years

Best Case: \$ 1,930

Worst Case: \$2,270

Cost Source: ARSF Cost Source Database

Quantity: (7) Extinguishers**Comp #: 1819 Bldg 9 Fire Alarm System - Upgrade**

Location: Main panel is located in the lobby - Building #9

Funded?: Yes.

History:

Comments: We recommend periodic inspection by a licensed professional to ensure the system is functioning properly. Funding for a fire system upgrade at the interval below.

Useful Life: 30 years

Remaining Life: 29 years

Best Case: \$ 56,700

Worst Case: \$77,300

Cost Source: Estimate Provided by Client

Quantity: (1) System**Comp #: 1819 Bldg 9 Fire Panel - Replace**

Location: Main panel is located in the lobby - Building #9

Funded?: Yes.

History:

Comments: Fire panels may last for extended period barring unforeseen electrical event. In our experience, however, design obsolescence, parts availability and code/technology advances dictate the need to plan for periodic replacement.

Useful Life: 15 years

Remaining Life: 14 years

Best Case: \$ 10,300

Worst Case: \$12,400

Cost Source: ARSF Cost Database

Quantity: (1) Panel**Comp #: 1819 Bldg1-8 Fire Alarm System - Upgrade**

Location: Common Area

Funded?: Yes.

History:

Comments: Fire panels may last for extended period barring unforeseen electrical event. In our experience, however, design obsolescence, parts availability and code/technology advances dictate the need to plan for periodic replacement.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 232,000

Worst Case: \$438,000

Cost Source: ARSF Cost Database

Quantity: (5) Fire Alarm System**Comp #: 1880 Termites - Treat**

Location: Association Buildings

Funded?: Yes.

History:

Comments: Plan on complete treatment every 10-15 years, do spot treatment as needed.

Useful Life: 11 years

Remaining Life: 0 years

Best Case: \$ 40,800

Worst Case: \$49,900

Cost Source: ARSF Cost Database

Quantity: (9) Buildings**Comp #: 2640 Automatic Shut-off Valves - Replace**

Location: Common Area

Funded?: Yes.

History:

Comments: Although cost and timing can be difficult to predict, we recommend setting aside funds for eventual repairs and replacement.

Useful Life: 25 years

Remaining Life: 20 years

Best Case: \$ 16,100

Worst Case: \$19,600

Cost Source:

Quantity: (75) Valves

Comp #: 2640 Manual Shut-off Valve - Replace

Location: Common Area

Funded?: Yes.

History:

Comments: Although cost and timing can be difficult to predict, we recommend setting aside funds for eventual repairs and replacement.

Useful Life: 25 years

Best Case: \$ 22,500

Cost Source:

Quantity: (9) Valves

Remaining Life: 19 years

Worst Case: \$27,400

Buildings #1~#8

Comp #: 105 Balcony Surfaces - Repair/Recoat

Location: Buildings #1~#8

Funded?: Yes.

History: Recoated - 2023

Comments: Funding recommendations shown here should be updated based on any new analysis/information provided by more comprehensive evaluations.

Useful Life: 9 years

Best Case: \$ 4,020

Cost Source: ARSF Cost Database

Quantity: (3 of 23) Balconies

Remaining Life: 7 years

Worst Case: \$4,840

Comp #: 324 Exterior Lights - Replace

Location: Building Exterior Surfaces

Funded?: Yes.

History:

Comments: As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed.

Useful Life: 30 years

Best Case: \$ 36,700

Cost Source: ARSF Cost Database

Quantity: (127) Fixtures

Remaining Life: 3 years

Worst Case: \$44,000

Comp #: 510 Metal Railing - Replace

Location: Building Exterior Surfaces

Funded?: Yes.

History:

Comments: Inspect regularly to ensure stability of railing. Durable and typically long lived component with ordinary care and maintenance, however, we recommend setting aside funding for eventual replacement at the interval indicated below.

Useful Life: 40 years

Best Case: \$ 25,100

Cost Source: ARSF Cost Database

Quantity: Approx 170 LF

Remaining Life: 9 years

Worst Case: \$30,700

Comp #: 1114 Building Exterior - Repair

Location: Building Exterior Surfaces

Funded?: Yes.

History:

Comments: This component provides funding for stucco repairs timed to coincide with exterior painting projects. Adjust funding as needed.

Useful Life: 10 years

Best Case: \$ 28,200

Cost Source: ARSF Cost Database

Quantity: Approx 76,100 GSF

Remaining Life: 1 years

Worst Case: \$33,900

Comp #: 1115 Building Exterior - Repaint

Location: Buildings #1~#8

Funded?: Yes.

History:

Comments: Painting is recommended every 10 years to preserve the exterior building surfaces and maintain appearance.

Useful Life: 10 years

Best Case: \$ 157,000

Cost Source: ARSF Cost Database

Quantity: Approx 76,100 GSF

Remaining Life: 1 years

Worst Case: \$188,000

Comp #: 1131 Water Leaks - Reseal/Repairs

Location: Building Exterior Surfaces

Funded?: Yes.

History:

Comments: We recommend that clients hire a professional consultant to evaluate, design, specify, help bid the project, select best bidder, and observe construction to ensure proper installation.

Useful Life: 1 years

Best Case: \$ 20,400

Cost Source: ARSF Cost Database

Quantity: Water Leak Repairs

Remaining Life: 0 years

Worst Case: \$24,900

Comp #: 1303 Comp Shingle Roof (Bldg 2)-Replace **Quantity: Approx 5,845 GSF**
Location: Building #2
Funded?: Yes.
History:
Comments: We recommend periodic inspection by a licensed professional to ensure the roof is aging properly.
Useful Life: 24 years Remaining Life: 14 years
Best Case: \$ 78,500 Worst Case: \$96,000
Cost Source: ARSF Cost Database

Comp #: 1303 Comp Shingle Roof (Bldg 4)-Replace **Quantity: Approx 3,750 GSF**
Location: Building #4
Funded?: Yes.
History:
Comments: We recommend periodic inspection by a licensed professional to ensure the roof is aging properly.
Useful Life: 30 years Remaining Life: 3 years
Best Case: \$ 46,400 Worst Case: \$55,600
Cost Source: ARSF Cost Database

Comp #: 1303 Comp Shingle Roof (Bldgs 1,3,5,8) **Quantity: Approx 19,675 GSF**
Location: Buildings #1, #3, #5, #8
Funded?: Yes.
History: Replaced in 2015
Comments: We recommend periodic inspection by a licensed professional to ensure the roof is aging properly.
Useful Life: 35 years Remaining Life: 25 years
Best Case: \$ 324,000 Worst Case: \$389,000
Cost Source: ARSF Cost Database

Comp #: 1303 Comp Shingle Roof (Bldgs 6,7)-Replic **Quantity: Approx 7,215 GSF**
Location: Buildings #6 & #7
Funded?: Yes.
History: Replaced in 2013 w/40 yr Roof
Comments: We recommend periodic inspection by a licensed professional to ensure the roof is aging properly.
Useful Life: 40 years Remaining Life: 28 years
Best Case: \$ 134,000 Worst Case: \$160,000
Cost Source: ARSF Cost Database

Comp #: 1312 Gutters (Bldgs 3,4) - Replace (14%) **Quantity: Approx 4,485 LF x 14%**
Location: Buildings #3 & #4
Funded?: Yes.
History: Replaced - 2014
Comments: Inspect regularly, keep gutters and downspouts free of debris to ensure water evacuating from rooftops as designed and repair as needed from general operating funds. Best to plan for replacement at the same intervals as roof replacement cost efficiency.
Useful Life: 30 years Remaining Life: 19 years
Best Case: \$ 9,180 Worst Case: \$11,300
Cost Source: ARSF Cost Database

Comp #: 1312 Gutters/Downspouts - Replace (86%) **Quantity: Approx 4,485 LF x 86%**
Location: Perimeter of buildings
Funded?: Yes.
History:
Comments: Inspect regularly, keep gutters and downspouts free of debris to ensure water evacuating from rooftops as designed and repair as needed from general operating funds. Best to plan for replacement at the same intervals as roof replacement cost efficiency.
Useful Life: 30 years Remaining Life: 3 years
Best Case: \$ 56,800 Worst Case: \$69,300
Cost Source: ARSF Cost Database

Comp #: 1402 Directional/Street Signs - Replace**Quantity: Misc. Signs**

Location: Common Area Signage

Funded?: Yes.

History:

Comments: As a routine Operating expense, signs should be inspected to make sure visibility is adequate, including at night. Repair any damaged or leaning posts as needed. In our experience, properties should replace signage at the rough interval shown below in order to maintain good aesthetic standards in keeping with the local area.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 4,640

Worst Case: \$5,360

Cost Source: ARSF Cost Database

Comp #: 1818 Fire Extinguishers/Cabinets-Replace**Quantity: (26) Extinguishers**

Location: Buildings #1~#8

Funded?: Yes.

History:

Comments: In the United States, fire extinguishers in all buildings other than houses are generally required to be serviced and inspected by a fire protection service company at least annually. Some jurisdictions require more frequent service for fire extinguishers. The servicer places a tag on the extinguisher to indicate the type of service performed (annual inspection, recharge, new fire extinguisher).

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 8,270

Worst Case: \$10,100

Cost Source: ARSF Cost Source Database

Building #9 Community Room/Common

Comp #: 404 Community Room Furniture - Replace

Location: Community Room

Funded?: Yes.

History:

Comments: Inspect regularly and repair or replace any damaged pieces promptly to ensure safety.

Useful Life: 15 years

Remaining Life: 11 years

Best Case: \$ 12,400

Worst Case: \$14,800

Cost Source: ARSF Cost Database

Quantity: (20) Furniture Pieces

Comp #: 411 Drinking Fountain - Replace

Location: Ground Floor Hallway

Funded?: Yes.

History:

Comments: As routine maintenance, clean and inspect regularly to ensure safe/sanitary conditions and proper function.

Useful Life: 20 years

Remaining Life: 5 years

Best Case: \$ 1,750

Worst Case: \$2,160

Cost Source: ARSF Cost Database

Quantity: (1) Drinking Fountain

Comp #: 602 Laminate Flooring - Replace

Location: Community Room & Ground Floor Hall

Funded?: Yes.

History:

Comments: As routine maintenance, wipe and clean regularly with an appropriate cleaner to maintain overall appearance.

Useful Life: 20 years

Remaining Life: 17 years

Best Case: \$ 18,700

Worst Case: \$22,600

Cost Source: ARSF Cost Database

Quantity: Approx 1,215 GSF

Comp #: 901 Folding Furniture - Replace

Location: Community Room

Funded?: Yes.

History:

Comments: This component recommends funding for periodic replacement/refurbishment of interior furnishings and decor such as furniture, artwork, window treatments, misc. decorative items, etc., in order to maintain a desirable aesthetic in the common areas. Cost estimates can vary greatly depending on the amount of items to be replaced at each project, and the style and quality of replacement options.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 3,630

Worst Case: \$4,530

Cost Source: ARSF Cost Database

Quantity: Folding Chairs & Tables

Comp #: 909 Bathroom - Refurbish

Location: Bathrooms

Funded?: Yes.

History:

Comments: The timing for refurbishment of the bathrooms is highly dependent on the level of aesthetics desired by the client. This component provides an allowance for general refurbishment at the interval indicated below.

Useful Life: 30 years

Remaining Life: 5 years

Best Case: \$ 16,700

Worst Case: \$20,300

Cost Source: ARSF Cost Database

Quantity: (2) Bathrooms

Comp #: 912 Cabinets/Counters - Replace

Location: Community Room

Funded?: Yes.

History:

Comments: The timing for refurbishment of the kitchen is highly dependent on the level of aesthetics desired by the client. This component provides an allowance for general refurbishment at the interval indicated below.

Useful Life: 30 years

Remaining Life: 5 years

Best Case: \$ 6,230

Worst Case: \$7,590

Cost Source: ARSF Cost Database

Quantity: Approx 20 LF

Comp #: 1110 Community Room - Repaint

Location: Community rooms

Funded?: Yes.

History:

Comments: Regular cycles of paint are recommended to maintain appearance; best timed prior to carpet replacement. Keep touch-up paint on site for in between cycle projects.

Useful Life: 10 years

Best Case: \$ 6,340

Cost Source: ARSF Cost Database

Quantity: Approx 2,345 GSF

Remaining Life: 5 years

Worst Case: \$7,700