



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

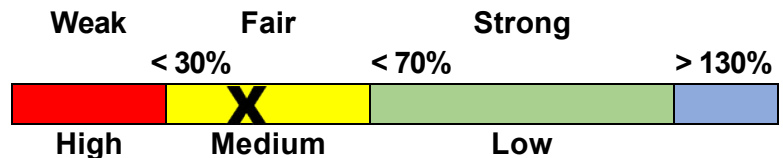
Report #: **48963-1**
of Units: 75
July 1, 2025 through June 30, 2026

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 - Replace | 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)-Replc | 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 |
|-----------------------------------|-----------|----------------------|------------------------------|----------------------------|
| 74 Total Funded Components | | | | |

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