



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

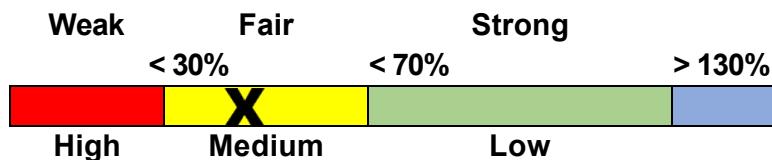
Report #: 48963-1
of Units: 75

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.