



University Terrace Berkeley - Building #9

Berkeley, CA

Level of Service: "Full"

Report #: 48963-0

of Units: 19

July 1, 2024 through June 30, 2025

Findings & Recommendations

as of July 1, 2024

Projected Starting Reserve Balance	\$31,528
Current Fully Funded Reserve Balance	\$125,414
Average Reserve Deficit (Surplus) Per Unit	\$4,941
Percent Funded	25.1 %
Recommended 2024 "Monthly Fully Funding Contributions"	\$1,592
Recommended 2024 Special Assessments for Reserves	\$0
2023 Monthly Contribution Rate	\$1,516

Reserve Fund Strength: 25.1%

Weak

Fair

Strong

< 30%

< 70%

> 130%



Risk of Special Assessment:

High

Medium

Low

Economic Assumptions:

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

- This is a "Full" Reserve Study.
- The information in this Reserve Study is based on our site inspection on 9/4/2023.
- This Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 25.1 % Funded, this means the association's special assessment & deferred maintenance risk is currently High.
- 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 contribution rate, our recommendation is for you to increase your Reserve contributions to \$1,592/Monthly.
- We recommend that the Association levy a Special Assessment of \$0 in the 2024-2025 fiscal year to fund upcoming Reserve projects.
- 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
Building #9 Interior				
325	Interior Lights (A) - Replace	25	15	\$15,600
325	Interior Lights (B) - Replace	25	15	\$9,280
601	Carpet - Replace	10	9	\$27,500
1110	Interior Surfaces - Repaint	10	9	\$9,280
Building #9 Mechanical, Security & Life Safety				
312	Hot Water Pumps - Replace	10	8	\$26,400
705	Main Entry Door Operator - Replace	15	4	\$13,200
719	Entry Access System - Replace	15	4	\$6,270
801	Boiler - Replace	20	18	\$64,000
803	Hot Water Storage Tank - Replace	13	11	\$11,000
1805	Elevator Cab - Remodel	30	14	\$17,500
1807	Elevator - Minor Repairs	10	1	\$12,700
1808	Elevator - Major Repairs	40	14	\$93,600
1809	Elevator 5-Year Load Test	5	0	\$2,530

13 Total Funded Components

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