



University Terrace Berkeley - General
Berkeley, CA
Level of Service: "Full"

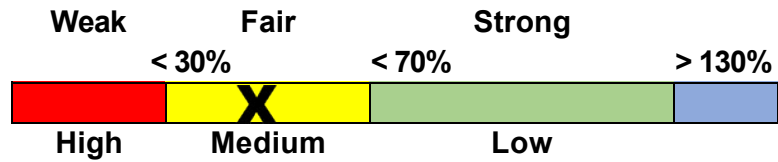
Report #: 48963-0
of Units: 75
July 1, 2024 through June 30, 2025

Findings & Recommendations

as of July 1, 2024

Projected Starting Reserve Balance	\$787,128
Current Fully Funded Reserve Balance	\$1,660,965
Average Reserve Deficit (Surplus) Per Unit	\$11,651
Percent Funded	47.4 %
Recommended 2024 "Monthly Fully Funding Contributions"	\$12,230
Recommended 2024 Special Assessments for Reserves	\$0
2023 Monthly Contribution Rate	\$10,192

Reserve Fund Strength: 47.4%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	1.50 %
Annual Inflation Rate	4.00 %

- 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 47.4 % 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 contribution rate, our recommendation is for you to increase your Reserve contributions to \$12,230/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	4	\$14,900
202	Asphalt - Remove & Replace	35	10	\$89,200
203	Asphalt - Repair/Seal/Stripe	5	0	\$9,000
Sites & Grounds				
322	Bollard Lights - Replace	35	9	\$25,400
323	Street Light Fixtures - Replace	35	9	\$13,800
328	Carport Lights - Replace	20	10	\$1,485
405	Play Equipment - Replace	20	1	\$39,600
406	Play Surface - Replenish	5	1	\$2,420
408	Picnic Tables/Benches - Replace	20	10	\$20,500
414	Street Light Poles - Replace	35	9	\$41,300
503	Metal Fence/Gate - Replace	35	10	\$8,360
1112	Carports/Lighting - Repaint	5	0	\$13,100
1113	Kiosk/Fencing/Railing - Repaint	5	0	\$7,370
1303	Comp Shingle Roof (Mailbox)-Replace	34	24	\$7,425
1320	Carport Roofs - Replace	35	9	\$27,450
1401	Directory Maps - Replace	15	1	\$4,675
1402	Directional Signs - Replace	15	9	\$14,600
1402	Directional Signs (2009) - Replace	15	1	\$12,900
Landscaping & Irrigation				
1001	Backflow Devices - Replace	20	1	\$13,200
1003	Irrigation Controllers - Replace	14	0	\$6,105
1005	Irrigation Valves - Replace	3	0	\$5,720
1006	Irrigation System - Repair/Replace	5	0	\$13,500
1008	Trees - Remove/Replace	7	1	\$11,650
1009	Landscaping - Replenish	5	0	\$14,600
Common Area				
101	Bldg 9 Balcony & Deck - Inspection	9	8	\$27,000
105	Bldg 9 Balcony Surfaces - Recoat	5	4	\$14,300
105	Bldg 9 Balcony Surfaces - Resurface	35	9	\$81,400
118	Bldg 9 Balcony Railing - Replace	40	14	\$181,400
119	Bldg 9 Balcony Railing - Repaint	5	0	\$27,200
324	Bldg 9 Exterior Lights - Replace	35	10	\$8,030
403	Bldg 1-8 Mailboxes - Replace	20	14	\$15,400
403	Bldg 9 Mailboxes - Replace	20	8	\$4,455
412	Bldg 1-8 Mailbox Structure - Replce	20	14	\$11,000
701	Bldg 9 Exterior Doors - Replace	35	9	\$4,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1113	Bldg 9 Metal Cap - Repaint	5	0	\$13,800
1114	Bldg 9 Building Exterior - Repair	10	0	\$5,500
1115	Bldg 9 Building Exterior - Repaint	10	0	\$36,700
1132	Bldg 9 Brick Work - Tuck Point	20	11	\$47,900
1308	Bldg 9 Built-up Roof - Replace	20	6	\$318,450
1312	Bldg 9 Gutters/Downspouts - Replace	20	6	\$3,465
1315	Bldg 9 Roof Hatch - Replace	20	10	\$5,500
1803	Sewer Lateral Line - Inspection	5	0	\$4,235
1804	Sewer Lateral Line - Repairs	5	3	\$13,800
1811	Plumbing - Allowance	1	0	\$2,500
1813	Bldg 9 Fire System Devices - Allowa	5	4	\$3,600
1815	Fire Alarm System - Inspection	5	0	\$3,080
1818	Fire Extinguishers/Cabinets-Replace	35	8	\$2,035
1819	Bldg 9 Fire Alarm System - Upgrade	30	29	\$65,000
1819	Bldg 9 Fire Panel - Replace	15	14	\$11,000
1819	Bldg1-8 Fire Alarm System - Upgrade	30	15	\$325,000
1880	Termites - Treat	11	1	\$44,000
2640	Automatic Shut-off Valves - Replace	25	21	\$17,300
2640	Manual Shut-off Valve - Replace	25	20	\$24,200
Buildings #1~#8				
105	Balcony Surfaces - Repair/Recoat	9	8	\$4,300
324	Exterior Lights - Replace	30	4	\$39,150
510	Metal Railing - Replace	40	10	\$27,100
1114	Building Exterior - Repair	10	0	\$30,150
1115	Building Exterior - Repaint	10	0	\$167,400
1131	Water Leaks - Reseal/Repairs	1	0	\$22,000
1303	Comp Shingle Roof (Bldg 2)-Replace	24	15	\$84,700
1303	Comp Shingle Roof (Bldg 4)-Replace	30	4	\$49,500
1303	Comp Shingle Roof (Bldgs 1,3,5,8)	35	26	\$346,300
1303	Comp Shingle Roof (Bldgs 6,7)-Replc	40	29	\$142,850
1312	Gutters (Bldgs 3,4) - Replace (14%)	30	20	\$9,955
1312	Gutters/Downspouts - Replace (86%)	30	4	\$61,200
1402	Directional/Street Signs - Replace	20	10	\$4,850
1818	Fire Extinguishers/Cabinets-Replace	30	4	\$8,910
Building #9 Community Room/Common				
404	Community Room Furniture - Replace	15	12	\$13,200
411	Drinking Fountain - Replace	20	6	\$1,900
602	Laminate Flooring - Replace	20	18	\$20,050
901	Folding Furniture - Replace	30	15	\$3,960
909	Bathroom - Refurbish	30	6	\$17,950
912	Cabinets/Counters - Replace	30	6	\$6,710
1110	Community Room - Repaint	10	6	\$6,820

#	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.