

# **RESERVE ANALYSIS**

CONSULTING, LLC

## **RESERVE STUDY FOR**

**Barron Square HOA - New 09**

### **Component Analysis and Reserve Fund Study**

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**Barron Square HOA - New 09**  
**Thain Way**  
**Palo Alto, CA**

**ATTN: Board of Directors**

**RE: Barron Square HOA - New 09**

Please find enclosed, the Reserve Fund Analysis prepared for your association. The purpose of this analysis is to identify the major components for which the association is responsible to maintain and to project funding requirements adequate to repair/replace or maintain these components in conformance with California Civil Codes § 1365 and 1365.5. The underlying principle to these Code requirements is that current owners should pay their appropriate share for components as they are being used and not transfer these costs to future owners.

### **TERMS & CONDITIONS OF STUDY**

This Reserve Fund Analysis, undertaken by Reserve Analysis Consulting, L.L.C., has been conducted in compliance with California Civil Codes § 1365 and 1365.5 and in compliance with standards established by the Association of Professional Reserve Analysts (APRA).

Components that meet the following criteria will be included in this report:

- 1.) The component maintenance is the responsibility of the association.
- 2.) The component is not covered by the association's annual operating budget.
- 3.) The components estimated remaining life is less than thirty (30) years from the date of this study.
- 4.) Components with a remaining useful life in excess of thirty (30) years may be included for the benefit of knowledge of these components, but will not be factored into the funding plan.

Component useful life and remaining life projections are based on industry standards, manufacturer information, date and maintenance information provided by the Contractee and/or its management or staff. However, as a result of construction methodology, maintenance by the facility staff or other specific local conditions, component useful life and/or remaining life may vary from standard. Repair or replacement schedules and the resulting assessment schedules are derived by combining the resources described above and reliance on these schedules is at the Contractee's discretion. Reserve Analysis Consulting, L.L.C. makes no guarantee as to the actual performance of any components. Each component's condition, life expectancy and replacement cost evaluations are based on visual inspections only. Inspection will be limited to areas accessible to the inspectors. When components are not accessible, assumptions will be made based on available component statistical information. There will be no disassembly of components or demolition involved. This report will not address any factory defects or any damage due to improper maintenance, system design or installation. This Component Analysis is a statistical analysis in which the Contractee has responsibility and does not employ methods used for forensic or defect investigation or actual construction. It is also assumed that all components covered by this report receive reasonable maintenance by the contractee. Reserve Analysis Consulting, L.L.C. makes no statement of warranty, either specific or implied, as to the actual future performance of any component.

The costs for components included in this report are based on current published construction industry repair or replacement costs and local costs conditions. Due to component cost changes in the future over which Reserve Analysis Consulting, L.L.C. has no control, we advise the Contractee to have this study reviewed on an annual basis and make any necessary adjustments regarding component performance and/or costs. The reliance on any costs included in this Component Analysis is at the discretion and acceptance of the Contractee and/or its management. Reserve Analysis Consulting, L.L.C. makes no guarantee that projected costs will represent actual job costs at the time of component repair or replacement. An inflation factor based on current construction industry index information will be used and provided to the Contractee for approval prior to inclusion in the Final Report.

The cash flow projections made within this report could vary significantly due to future conditions. Without regular, periodic updates, the Contractee should not rely on these cash flow projections beyond the first funding year of this report.

**CONTACT INFORMATION**

CONTACT:	Board of Directors
ASSOCIATION NAME:	Barron Square HOA - New 09
ADDRESS:	Thain Way
CITY, STATE, ZIP:	Palo Alto, CA
PHONE NUMBER:	

**PROPERTY INFORMATION**

BEGINNING DATE OF STUDY:	2009	NUMBER OF UNITS IN PROJECT:	65
YEAR CONSTRUCTED:	1979	NUMBER OF BUILDINGS ANALYZED:	13
NUMBER OF CONSTRUCTION PHASES:	1	YEAR ENDING DATE:	12/31
YEAR OF LAST INSPECTION:	2008		
PERFORMED BY:	Reserve Analysis Consulting, L.L.C.		
YEAR OF NEXT INSPECTION:	2011 (as required by the Davis-Stirling Act - 1997)		
COMPLETE SET PLANS AVAILABLE:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
MAINTENANCE RECORDS AVAILABLE:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
RESERVE STUDY PREPARER:	Reserve Analysis Consulting, L.L.C. 3030 Bridgeway, Suite 330 Sausalito, California 94965 Casey O'Neill (415) 289-7443 CaseyO@reserveanalysis.com FAX (415) 332 - 7801		
CURRENT PROPERTY MANAGER:	Ms. Deborah McGraw PML Management 655 Mariners Island Blvd., Suite 301 San Mateo, CA 94404 (650) 349-9113		
MAINTENANCE CONTRACTOR:			

**RESERVE ACCOUNT INFORMATION**

2008 TOTAL ANNUAL ASSESSMENTS:	\$407,688	2008 RETURN ON ACCOUNT:	3.50%
2008 PER UNIT MONTHLY ASSESSMENTS:	\$522.68	2008 ANNUAL OPERATING BUDGET:	\$262,644
2008 ANNUALLY TO RESERVE FUND:	\$145,044	2008 SPECIAL ASSESSMENT:	N/A
2008 MONTHLY TO RESERVE FUND:	\$12,087	UNSCHEDULED EXPENSE RATE:	5.00%
REQUESTED MINIMUM BALANCE:	N/A	2008 UNIT PER MONTH TO RES. FUND:	\$185.95
2008 RATE OF INFLATION :	3.50%	2009 PROJECTED BEGINNING YR BAL:	705,575.00

**LEGAL REQUIREMENTS**

Identify the current cash reserve balance.  
Identify the major components to be included.  
Establish reasonable life of all components.  
Establish remaining life of all components.  
Project estimated cost of all repairs.  
Project year in which repairs are to occur.  
Prepare Statement of Methodology.

**SCOPE OF STUDY**

The time frame covered by this analysis is from 2009 through 2038. These are the beginning and ending points for all repairs and funding calculations included in this study.

**STATEMENT OF RESERVE STUDY METHODOLOGY**

In order to determine the annual Reserve contributions which will be required, a Fund Balance Methodology was performed. The premise of this replacement cost projection is to ensure a positive cash balance in the Reserve Fund Account which will enable the Association to fulfill its responsibility for maintaining the common area components. It is equally important that a positive cash fund be maintained without relying on Special Assessments or overfunding of Reserves. The initial inflation rate used is based upon a specific construction industry index. The Association's current rate of return on its reserve account(s) is used for this study.

The components included in this analysis were identified by age, quantity and type. Upon completion of the component list and the Reserve Fund Requirement Analysis, the report was presented to the Homeowner Association's Board for approval. The following sources were used, when possible, to make our determinations:

- Original plans and specifications.
- Original contractors, maintenance contractors and vendors.
- Current contractors, maintenance contractors and vendors.
- Association maintenance staff.
- Association management.
- Independent subcontractors.
- In-house quantity surveyor.

While gathering this information there were some assumptions made regarding existing conditions, future conditions and additional circumstances that may occur that would effect the cost of repairs. Some of these assumptions may come true and others may not, therefore, the cost of repairs and life of certain components could vary substantially. Life expectancies of all components were based on industry standard experiences, and on the components being in reasonable and ordinary condition. Items that were not in such condition are identified in the Reserve Study.

All component conditions were based on visual inspection. There was no disassembly of components or demolition involved. This report does not address any factory or product defects or any damage due to improper maintenance, system design, or installation. It is also assumed all components will receive reasonable maintenance for their remaining life.

Only components which met the following criteria were included in this report.

The component maintenance is the responsibility of the Association.

The component is not covered by the Association's Annual Operating Budget.

The components estimated useful life is greater than one year.

The components remaining estimated useful life is less than 30 years. (Provided its performing to standards)

The replacement cost of all components included in this report is based on current repair or replacement costs.

Based on the fact we have no knowledge or control over costs in the future, we would advise the Association to have the Reserve Study reviewed on an annual basis and make any necessary adjustments regarding component performance and their respective replacement costs.

## 4.00

## COMPONENT DATA

CODE #	COMPONENT NAME	YEAR NEW	EXPECT. LIFE	OBSERVED CONDITION	INCLUDE NOTES	ITEM QUAN.	UM	UNIT COST	TOTAL COST
<b>1.00</b>	<b>GROUNDS - SIGNAGE</b>								
1.01	Entry Sign (Monument) Replace	1997	21	FAIR		1	EA.	\$2,500.00	\$2,500
1.02	Mapboard - Replace	2005	12	GOOD/FAIR		1	EA.	\$2,500.00	\$2,500
1.03	Building/Unit Number Signs Replace	2005	12	GOOD/FAIR		13	EA.	\$250.00	\$3,250
<b>2.00</b>	<b>GROUNDS - PAVING &amp; CONCRETE</b>								
2.01	Asphalt Paving - Seal Coat	2003	5	FAIR		42982	S.F.	\$0.20	\$8,596
2.02	Asphalt Paving - Parking Striping	2003	5	FAIR		774	S.F.	\$0.75	\$581
2.03	Asphalt Paving - Curb Painting	2003	5	FAIR		721	S.F.	\$1.50	\$1,082
2.04	Asphalt Paving - Minor Repair - 5%	2003	5	FAIR		2149	S.F.	\$5.00	\$10,746
2.05	Asphalt Paving - Major Repair - 25%	1979	40	FAIR		10746	S.F.	\$5.00	\$53,728
2.06	Concrete Repairs - Repair/Replace - Minor	2008	1	N/A		1	L.S.	\$1,000.00	\$1,000
2.07	Concrete Repairs - Repair/Replace - Major	2007	10	GOOD		1	L.S.	\$9,000.00	\$9,000
2.08	Concrete - Pool Deck Repair/Replace	1979	35	FAIR		2652	S.F.	\$20.00	\$53,040
<b>3.00</b>	<b>GROUNDS - FENCES, RETAINING WALLS, &amp; GATES</b>								
3.01	Fence - Wood @ Patio - Repair/Replace Allowance	2007	5	N/A		1	L.S.	\$10,000.00	\$10,000
3.02	Fence - Wood - G.N. @ Clubhouse Driveway	2003	25	FAIR		108	L.F.	\$20.00	\$2,160
3.03	Fence - Wood - G.N. @ Clubhouse to Bldg 10 Driveway	2003	25	FAIR		246	L.F.	\$20.00	\$4,920
3.04	Fence - Wood - @ Bldg 9 Drive and Open Space	2000	25	FAIR		218	L.F.	\$35.00	\$7,630
3.05	Fence - Wood - @ Bldg 10 Drive and Open Space	2008	25	GOOD		150	L.F.	\$35.00	\$5,250
3.06	Fence - Wood - G.N. behind Bldings 4, 5, 6, 7, 8, 9	2000	25	FAIR		723	L.F.	\$20.00	\$14,460
3.07	Fence - Wood - G.N. behind Bldings 1, 2, 3, 4	2000	25	FAIR		557	L.F.	\$20.00	\$11,140
3.08	Fence - Wood - Pool Area Fences	2005	25	FAIR		47	L.F.	\$20.00	\$940
3.09	Fence - Cyclone @ Tennis Court - Replace	1979	40	FAIR		360	L.F.	\$30.00	\$10,800
3.10	Retaining - Wood @ Units 4122 and 4124	1995	30	FAIR		53	L.F.	\$35.00	\$1,855
3.11	Retaining - Masonry Retaining Wall @ Tennis	1979	55	GOOD/FAIR		360	L.F.	\$75.00	\$27,000
3.12	Retaining - Wood @ Pool Area	2003	25	GOOD/FAIR		83	L.F.	\$78.31	\$6,500
3.13	Gates -El Camino Car Gates - Replace	1995	25	FAIR		2	EA.	\$750.00	\$1,500
3.14	Gates -El Camino Pedestrian Gate - Replace	2007	25	FAIR		1	EA.	\$1,500.00	\$1,500
3.15	Gates - Pool Gates - Replace	2005	25	FAIR		2	EA.	\$1,500.00	\$3,000
3.16	Gates - Cyclone @ Tennis Court - Replace	1995	25	FAIR		1	EA.	\$500.00	\$500
3.17	Gates - Wood @ Maintenance Area	2000	15	FAIR		2	EA.	\$500.00	\$1,000
<b>4.00</b>	<b>GROUNDS - IRRIGATION &amp; LANDSCAPING</b>								
4.01	Irrigation Controllers - To Be Done	2009	15	N/A		4	EA.	\$2,000.00	\$8,000
4.02	Irrigation Controllers	2000	15	N/A		2	EA.	\$2,000.00	\$4,000
4.03	Backflow Preventors	1995	25	N/A		4	EA.	\$2,500.00	\$10,000
4.04	Irrigation Replace Allowance (Valves, Pipes, Heads etc.)	2008	1	N/A		1	L.S.	\$1,500.00	\$1,500

## 4.00

## COMPONENT DATA

CODE #	COMPONENT NAME	YEAR NEW	EXPECT. LIFE	OBSERVED CONDITION	INCLUDE NOTES	ITEM QUAN.	UM	UNIT COST	TOTAL COST
4.05	Large Tree Care	2006	3	N/A		1	L.S.	\$5,000.00	\$5,000
4.06	Large Landscape Enhancements	2008	3	N/A		1	L.S.	\$5,000.00	\$5,000
<b>5.00</b>	<b>LIGHTING- ALL SITE</b>								
5.01	Lighting Wiring and Controllers Repair Allowance	2008	1	N/A		1	L.S.	\$1,000.00	\$1,000
5.02	Light Fixtures - @ Landscaping & Wiring	1979	35	FAIR		99	EA.	\$200.00	\$19,800
5.03	Light Poles @ Site - Pole, Light Fixture & Wiring	1979	35	FAIR		4	EA.	\$1,000.00	\$4,000
5.04	Light Poles @ Pool Area - Poles, Fixtures & Wiring	1979	35	FAIR		3	EA.	\$1,000.00	\$3,000
5.05	Lights- Clubhouse Building Exterior	1979	35	FAIR		3	EA.	\$150.00	\$450
5.06	Lights - Wall Mount @ Garages	1979	30	FAIR		45	EA.	\$150.00	\$6,750
5.07	Lights - Residential Building Exterior -Unit # Lighted Signs	1979	30	FAIR		65	EA.	\$150.00	\$9,750
5.08	Lights - Residential Building Exterior - Entry/Balc./Stairs	1979	30	FAIR		195	EA.	\$150.00	\$29,250
<b>6.00</b>	<b>GROUNDS - MAILBOX KIOSKS</b>								
6.01	Kiosks Rebuild (Structure, Siding, Roof)	1995	25	FAIR		6	EA.	\$1,500.00	\$9,000
6.02	Mailboxes	1995	25	FAIR		78	EA.	\$150.00	\$11,700
<b>7.00</b>	<b>GROUNDS - MISCELLANEOUS</b>								
7.01	Storage Shed (Modular) - Replace	2007	20	FAIR		1	EA.	\$1,200.00	\$1,200
7.02	Iron Stair Railings @ site Concrete Stairs	1985	30	FAIR		53	L.F.	\$100.00	\$5,300
7.03	Television System - MATV	1993	15	N/A		1	L.S.	\$7,500.00	\$7,500
<b>8.00</b>	<b>TENNIS COURT AREA</b>								
8.01	Tennis Court - Resurface/Lines	2004	5	FAIR		7200	S.F.	\$1.00	\$7,200
8.02	Tennis Court - Replace	1979	45	GOOD/FAIR		7200	S.F.	\$5.00	\$36,000
8.03	Tennis Court Net - Replace	2005	5	GOOD/FAIR		1	EA.	\$350.00	\$350
<b>9.00</b>	<b>SWIMMING POOL</b>								
9.01	Plaster- Resurface	2003	15	GOOD/FAIR		129	S.Y.	\$60.00	\$7,733
9.02	Coping - Replace	2003	30	GOOD/FAIR		120	L.F.	\$20.00	\$2,400
9.03	Tile - Replace	2003	30	GOOD/FAIR		120	L.F.	\$20.00	\$2,400
9.04	Seal Coping/Deck Joint - Replace Mastic	2003	15	GOOD/FAIR		120	L.F.	\$6.00	\$720
9.05	Rails - Replace	2003	30	GOOD/FAIR		2	EA.	\$1,000.00	\$2,000
9.06	Lights - Replace	2003	15	GOOD/FAIR		1	EA.	\$300.00	\$300
9.07	Heater - Replace	2000	10	N/A		1	EA.	\$2,850.00	\$2,850
9.08	Filter - Replace	2000	10	N/A		1	EA.	\$2,250.00	\$2,250
9.09	Filter Pump - Replace	2000	10	N/A		1	EA.	\$850.00	\$850
9.10	Solar Controller - Replace	2000	15	N/A		1	EA.	\$750.00	\$750
9.11	Solar Pump - Replace	2000	10	N/A		1	EA.	\$850.00	\$850
9.12	Solar Panels - Replace	2000	15	N/A		15	EA.	\$600.00	\$9,000
9.13	Solar Panels - Structure Replace	2000	15	N/A		360	S.F.	\$15.00	\$5,400

## 4.00

## COMPONENT DATA

CODE #	COMPONENT NAME	YEAR NEW	EXPECT. LIFE	OBSERVED CONDITION	INCLUDE NOTES	ITEM QUAN.	UM	UNIT COST	TOTAL COST
9.14	Pool Signs - Replace	2004	5	FAIR		1	EA.	\$250.00	\$250
9.15	Pool Furniture Replace	2004	10	GOOD/FAIR		1	L.S.	\$2,500.00	\$2,500
<b>10.00</b>	<b>SPA</b>								
10.01	Pre-Fab Tub Replace	2002	20	GOOD/FAIR		1	EA.	\$10,000.00	\$10,000
10.02	Rails - Replace	2002	30	GOOD/FAIR		1	EA.	\$1,000.00	\$1,000
10.03	Heater - Replace	2006	15	FAIR		1	EA.	\$2,650.00	\$2,650
10.04	Filter - Replace	1997	15	FAIR		1	EA.	\$2,250.00	\$2,250
10.05	Filter Pump - Replace	1994	10	FAIR		1	EA.	\$850.00	\$850
<b>11.00</b>	<b>CLUBHOUSE INTERIOR</b>								
11.01	Paint - Interior (Clubhouse)	2004	15	GOOD/FAIR		3493	S.F.	\$1.00	\$3,493
11.02	Carpet Floor- Replace	2005	15	GOOD/FAIR		442	S.F.	\$10.00	\$4,420
11.03	Tile Floor - Replace	1979	40	GOOD/FAIR		550	S.F.	\$20.00	\$11,000
11.04	Refrigerator - Replace	2004	15	GOOD/FAIR		1	EA.	\$500.00	\$500
11.05	Disposal - Replace	1979	15	N/A		1	EA.	\$300.00	\$300
11.06	HVAC Unit - Replace	1979	25	N/A		1	EA.	\$3,000.00	\$3,000
11.07	Clubhouse & Sauna Fans - Replace	1994	15	N/A		2	EA.	\$350.00	\$700
11.08	Sauna Room Rehabilitation & Door	1979	35	FAIR		1	L.S.	\$5,000.00	\$5,000
11.09	Sauna Mechanical - Replace	1979	35	N/A		1	EA.	\$2,000.00	\$2,000
11.10	Water Heater - 50 Gal	1996	12	N/A		1	EA.	\$1,000.00	\$1,000
11.11	Doors - Wood w/Glass	1979	45	FAIR		2	EA.	\$600.00	\$1,200
11.12	Doors - Solid Wood	1979	45	FAIR		4	EA.	\$600.00	\$2,400
11.13	Lights	2004	35	FAIR		19	EA.	\$150.00	\$2,850
11.14	Restroom Upgrade	2004	15	FAIR		2	L.S.	\$5,000.00	\$10,000
11.15	Kitchen Area Upgrade	2004	15	FAIR		1	L.S.	\$5,000.00	\$5,000
11.16	Furniture Replace	2005	10	GOOD/FAIR		1	L.S.	\$7,000.00	\$7,000
<b>12.00</b>	<b>CLUBHOUSE BUILDING EXTERIOR</b>								
12.01	Gutters & Downspouts - Replace	2005	25	GOOD/FAIR		272	L.F.	\$8.00	\$2,176
12.02	Clubhouse Deck & Stairs - Replace- Redwood	2008	20	GOOD		482	S.F.	\$31.12	\$15,000
12.03	Clubhouse Deck & Stairs- Sealing/Leak Maintainence	2008	5	N/A		482	S.F.	\$3.00	\$1,446
12.04	Doors - Wood/Glass Entry Doors	1979	45	FAIR		4	EA.	\$850.00	\$3,400
12.05	Doors - Solid Wood Entry Door- Pool Equipment Room	1979	45	FAIR		1	EA.	\$600.00	\$600
12.06	Doors - Metal/Glass Sliding Doors	1979	35	FAIR		3	S.F.	\$950.00	\$2,850
12.07	Windows	1979	35	FAIR		5	EA.	\$1,000.00	\$5,000
<b>13.00</b>	<b>GARAGE &amp; TRASH ENCLOSURE BUILDING EXTERIORS</b>								
13.01	Doors - Single Car Garage Doors	1979	30	FAIR/POOR		70	EA.	\$1,000.00	\$70,000
13.02	Doors - Wood/Glass Pedestrian Door	1979	30	FAIR		10	EA.	\$750.00	\$7,500



## 4.00

## COMPONENT DATA

CODE #	COMPONENT NAME	YEAR NEW	EXPECT. LIFE	OBSERVED CONDITION	INCLUDE NOTES	ITEM QUAN.	UM	UNIT COST	TOTAL COST
13.03	Doors - Solid Wood Doors @ Walk In Garbages	2004	30	FAIR		10	EA.	\$600.00	\$6,000
13.04	Trash Enclosure Rebuild Allowance	2007	10	FAIR		1	L.S.	\$10,000.00	\$10,000
<b>14.00</b>	<b>RESIDENTIAL BUILDING EXTERIORS - STAIRS</b>								
14.01	Straight Stairs & Landing - Replace (6) (Saarman)	2002	30	GOOD/FAIR		6	EA.	\$8,500.00	\$51,000
14.02	Straight Stairs & Landing - Replace (3)	1989	30	FAIR		3	EA.	\$8,500.00	\$25,500
14.03	U-Shaped Stairs & Landing - Replace (7) (Saarman)	2002	30	GOOD/FAIR		7	EA.	\$15,000.00	\$105,000
14.04	U-Shaped Stairs & Landing - Replace (2)	1992	30	FAIR		2	EA.	\$15,000.00	\$30,000
14.05	L-Shaped Stairs & Landing - Replace (8) (Saarman)	2002	30	GOOD/FAIR		8	EA.	\$12,000.00	\$96,000
14.06	L-Shaped Stairs & Landing - Replace (1)	1979	30	FAIR/POOR		1	EA.	\$12,000.00	\$12,000
14.07	L-Shaped Stairs & Landing - Replace (3)	1990	30	FAIR		3	EA.	\$12,000.00	\$36,000
14.08	Stairs & Landing - Repair Allowance	2008	1	N/A		1	L.S.	\$2,500.00	\$2,500
<b>15.00</b>	<b>RESIDENTIAL BUILDING EXTERIORS - BALCONIES</b>								
15.01	Small Balconies - Replace (4) (Saarman)	2002	30	GOOD/FAIR		4	EA.	\$8,000.00	\$32,000
15.02	Small Balconies - Replace (2)	1989	30	FAIR		2	EA.	\$8,000.00	\$16,000
15.03	Small Balconies - Replace (4)	1983	30	FAIR		4	EA.	\$8,000.00	\$32,000
15.04	Large Balconies Replace (23) (Saarman)	2002	30	GOOD/FAIR		23	EA.	\$18,318.13	\$421,317
15.05	Large Balconies Replace (5)	2001	30	GOOD/FAIR		5	EA.	\$18,319.60	\$91,598
15.06	Large Balconies Replace (10)	1997	30	FAIR		10	EA.	\$18,318.50	\$183,185
15.07	Large Balconies Replace (10)	1993	30	FAIR		10	EA.	\$18,318.50	\$183,185
15.08	Large Balconies Replace (10)	1989	30	FAIR		10	EA.	\$18,318.50	\$183,185
15.09	Large Balconies Replace (8)	1985	30	FAIR		8	EA.	\$18,318.25	\$146,546
15.10	Townhouse Balconies - Replace (2)	1985	30	FAIR		2	EA.	\$12,500.00	\$25,000
15.11	Townhouse Balconies - Replace (3)	1979	30	FAIR/POOR		3	EA.	\$12,500.00	\$37,500
15.12	Repair Small, Large & Townhouse Balconies Allowance	2008	1	N/A		1	L.S.	\$2,500.00	\$2,500
<b>16.00</b>	<b>BUILDING EXTERIOR - ROOFS</b>								
16.01	Flat Roofs - Residences	1997	20	FAIR		24740	S.F.	\$6.00	\$148,440
16.02	Flat Roofs - Clubhouse & Garages	1999	20	FAIR		8041	S.F.	\$6.00	\$48,246
16.03	Shake Roofs - Residences	1997	25	FAIR		44028	S.F.	\$7.50	\$330,213
16.04	Shake Roofs - Clubhouse & Garages	1999	25	FAIR		17997	S.F.	\$7.50	\$134,980
16.05	Gutters & Downspouts - Replace	2005	25	GOOD/FAIR		1	L.S.	\$94,175.00	\$94,175
16.06	Chimney Caps & Spark Arrestors	2003	30	GOOD/FAIR		14	EA.	\$600.00	\$8,400
16.07	Skylights - Assoc. Responsible @ Peaks	1997	30	N/A		16	EA.	\$1,500.00	\$24,000
16.08	Inspection & Repair Allowance - All Roofing Components	2008	1	N/A		1	L.S.	\$5,000.00	\$5,000
<b>17.00</b>	<b>RESIDENTIAL BUILDING EXTERIORS - REPAIR/REPLACE ALLOWANCES</b>								
17.01	Doors - Entry Door & Hardware Allowance	2008	1	N/A		1	L.S.	\$5,000.00	\$5,000
17.02	Doors - Sliding Glass Door & Hardware Allowance	2008	1	N/A		1	L.S.	\$5,000.00	\$5,000

**4.00****COMPONENT DATA**

CODE #	COMPONENT NAME	YEAR NEW	EXPECT. LIFE	OBSERVED CONDITION	INCLUDE NOTES	ITEM QUAN.	UM	UNIT COST	TOTAL COST
17.03	Windows - Inspect/Repair/Replace Allowance	2008	1	N/A		1	L.S.	\$5,000.00	\$5,000
17.04	Wood Siding/Shingle/Trim Ongoing Repairs	2009	1	N/A		1	L.S.	\$5,000.00	\$5,000
17.05	Shingles, Residential & Clbhse - Major Repair/Replace	2008	10	N/A		1	L.S.	\$70,000.00	\$70,000
17.06	T-111 Siding - Major Repair	2008	10	N/A		1	L.S.	\$65,000.00	\$65,000
17.07	Termite Fumigation & Repairs (2006)	2006	10	N/A		1	L.S.	\$65,000.00	\$65,000
<b>18.00</b>	<b>PAINT</b>								
18.01	Paint - All Wood/Metal Components	2008	5	GOOD		1	L.S.	\$130,000.00	\$130,000
18.02	Paint- Wood Shingle	2008	5	N/A		1	L.S.	\$50,000.00	\$50,000
<b>19.00</b>	<b>MISCELLANEOUS &amp; CONTINGENCIES</b>								
19.01	Arborist Tree Report	2004	5	N/A		1	L.S.	\$5,000.00	\$5,000
19.02	Reserve Study - Annual	2009	3	N/A		1	L.S.	\$800.00	\$800
19.03	Reserve Study - Annual	2010	3	N/A		1	L.S.	\$800.00	\$800
19.04	Reserve Study - Third Year Site Inspection	2011	3	N/A		1	L.S.	\$1,600.00	\$1,600
19.05	Underground Utility Inspections & Repairs	2008	1	N/A		1	L.S.	\$5,000.00	\$5,000
19.06	CC&R Revisions	2009	5	N/A		1	L.S.	\$5,000.00	\$5,000

**GENERAL NOTES:**

1. Where component replacement dates were unavailable, assumptions were made based on the visual condition of the component and its statistical life expectancy.
2. The use of a 100 year life expectancy in this report indicates a one - time expenditure in the year shown as year new.
3. Per California Civil Code 1365.5, inspections and subsequent condition reports contained within this report were based on visual identification and inspection. No destructive testing was performed during this inspection.
4. We recommend that the Board seek appropriate expert inspection, testing, and opinions for the following areas of concern. These may include, but are not restricted to:
  - A.) Defective construction and component installation.
  - B.) Dry rot damage.
  - C.) Pest infestation.
  - D.) Mold infestation.
  - E.) Moisture penetration.
  - F.) Roof inspection and repair.
  - G.) Balcony, deck and stair condition.
5. Units of Measurement abbreviations.
  - L.F. = Lineal Feet
  - S.F. = Square Feet
  - S.Y. = Square Yard
  - EA. = Each
  - L.S. = Lump Sum

**SPECIFIC NOTES:**

Specific Notes Were Not Required

**6.00 COMPONENT CATEGORY COST SUMMARY**

<u>CODE #</u>	<u>CATEGORY NAME</u>	<u>TOTALS</u>
1.00	GROUNDS - SIGNAGE	\$8,250.00
2.00	GROUNDS - PAVING & CONCRETE	\$137,771.40
3.00	GROUNDS - FENCES, RETAINING WALLS, & GATES	\$110,155.00
4.00	GROUNDS - IRRIGATION & LANDSCAPING	\$33,500.00
5.00	LIGHTING- ALL SITE	\$74,000.00
6.00	GROUNDS - MAILBOX KIOSKS	\$20,700.00
7.00	GROUNDS - MISCELLANEOUS	\$14,000.00
8.00	TENNIS COURT AREA	\$43,550.00
9.00	SWIMMING POOL	\$40,253.33
10.00	SPA	\$16,750.00
11.00	CLUBHOUSE INTERIOR	\$59,863.04
12.00	CLUBHOUSE BUILDING EXTERIOR	\$30,472.00
13.00	GARAGE & TRASH ENCLOSURE BUILDING EXTERI	\$93,500.00
14.00	RESIDENTIAL BUILDING EXTERIORS - STAIRS	\$358,000.00
15.00	RESIDENTIAL BUILDING EXTERIORS - BALCONIES	\$1,354,016.00
16.00	BUILDING EXTERIOR - ROOFS	\$793,454.20
17.00	RESIDENTIAL BUILDING EXTERIORS - REPAIR/REP	\$220,000.00
18.00	PAINT	\$180,000.00
19.00	MISCELLANEOUS & CONTINGENCIES	\$18,200.00
	<b>Grand Total:</b>	<b><u><u>\$3,606,434.97</u></u></b>

**7.00**

**ASSESSMENT CONCLUSION**

**7.01** Based on the results on this Reserve Study, please find below any possible increases that may be required in regular and/or special assessments. These increases are based on the following criteria that has either been provided or approved by the Board of Directors of the association.

- 7.011** Number of units in Association.
- 7.012** Existing unit per month to Reserve Fund.
- 7.013** Projected beginning year Reserve Fund balance.
- 7.014** Minimum Reserve Fund balance.
- 7.015** Percent Funded
- 7.016** Rate of inflation.
- 7.017** Rate of return on Reserve Fund.

65
\$185.95
\$705,575
N/A
45%
3.50%
3.50%

**7.02 Monthly assessment schedule:**

Year	Amount	% Change	Requires Vote
2009	\$274.26	47%	
2010	\$287.97	5%	
2011	\$302.37	5%	
2012	\$317.48	5%	
2013	\$333.36	5%	
2014	\$350.03	5%	
2015	\$367.53	5%	
2016	\$385.90	5%	
2017	\$405.20	5%	
2018	\$425.46	5%	
2019	\$446.73	5%	
2020	\$469.07	5%	
2021	\$492.52	5%	
2022	\$517.15	5%	
2023	\$543.01	5%	

Year	Amount	% Change	Requires Vote
2024	\$570.16	5%	
2025	\$598.66	5%	
2026	\$628.60	5%	
2027	\$660.03	5%	
2028	\$693.03	5%	
2029	\$727.68	5%	
2030	\$764.06	5%	
2031	\$802.27	5%	
2032	\$842.38	5%	
2033	\$884.50	5%	
2034	\$928.73	5%	
2035	\$975.16	5%	
2036	\$1,023.92	5%	
2037	\$1,075.12	5%	
2038	\$1,128.87	5%	

\* Requires the approval of the owners constituting a quorum. A quorum means a majority of more than 50 percent of the owners of the association vote in favor of this assessment per California Civil Code 1365 which states the regular assessment cannot exceed by 20% the regular assessment for the associations preceding fiscal year.

**7.03 Special assessment schedule:**

Year	Amount	Requires Vote
2009		
2010		
2011		
2012		
2013		
2014		
2015		
2016		
2017		
2018		
2019		
2020		
2021		
2022		
2023		

Year	Amount	Requires Vote
2024		
2025		
2026		
2027		
2028		
2029		
2030		
2031		
2032		
2033		
2034		
2035		
2036		
2037		
2038		

\* Requires the approval of the owners constituting a quorum. A quorum means a majority of more than 50 percent of the owners of the association vote in favor of this assessment per California Civil Code 1365 which states the special assessment cannot exceed in the aggregate 5% of the association budgeted gross expenses for that fiscal year.

**PROPERTY DESCRIPTION:**

Barron Square is a 65-member Common Interest Development located in Palo Alto, California.

The components listed here are those the Board of Directors has determined to be the major components which the Association is obligated to reserve for after reviewing its governing documents and/or consulting with legal counsel and other knowledgeable persons. The Board of Directors has determined that the maintenance and repair of major components not included in the reserve fund, if any, shall be funded through the operations fund budget.

**PROPERTY CONDITION:**

The Association is generally in fair condition.

The Association is in the process of investigating and repairing all of its wood components.

For specific details on component costs, quantities and condition please refer to the accompanying Component Data and Component Notes pages.

**FUNDING ANALYSIS:**

Refer to Section 9.00, RESERVE FUND CASH FLOW PROJECTIONS for detailed information.

We recommend that the association review and update this Reserve Analysis on an annual basis to make adjustments for component expenditures and interest and inflation rates.

**9.00 A**

**RESERVE FUND CASH PROJECTIONS**

**2008 Average unit per month reserve contribution = \$185.95**

**2008 Total annual reserve contribution \*1 = \$145,044**

<b>DESCRIPTION - 1ST 10 YEARS</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Projected Beginning Fund Balance	\$705,575	\$642,156	\$833,634	\$1,040,395	\$1,248,166	\$1,229,224	\$1,303,398	\$1,296,100	\$1,488,743	\$1,520,791
Proposed percentage increase	47.49%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Proposed unit per month dollar increase	\$88.30	\$13.71	\$14.40	\$15.12	\$15.87	\$16.67	\$17.50	\$18.38	\$19.30	\$20.26
Proposed average unit/month contribution	\$274.26	\$287.97	\$302.37	\$317.48	\$333.36	\$350.03	\$367.53	\$385.90	\$405.20	\$425.46
Proposed Total Annual Contribution *1	\$213,919	\$224,615	\$235,846	\$247,638	\$260,020	\$273,021	\$286,672	\$301,006	\$316,056	\$331,859
Does increase require membership vote?										
Proposed Avg. Special Assess Per Unit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Proposed Total Special Assessment</b>										
Does special assessment require vote?										
<b>Income from other sources</b>										
Total Reserve Fund Available	\$919,494	\$866,771	\$1,069,479	\$1,288,033	\$1,508,186	\$1,502,245	\$1,590,070	\$1,597,106	\$1,804,798	\$1,852,649
Proposed inflated yearly expenditures	\$290,697	\$50,480	\$50,728	\$65,833	\$304,533	\$225,962	\$320,932	\$139,334	\$315,645	\$532,347
Balance after expenditures	\$628,797	\$816,292	\$1,018,752	\$1,222,200	\$1,203,652	\$1,276,283	\$1,269,138	\$1,457,772	\$1,489,153	\$1,320,302
Interest on balance after tax	\$13,359	\$17,342	\$21,643	\$25,966	\$25,572	\$27,115	\$26,963	\$30,970	\$31,637	\$28,050
Minimum requested balance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent Funded (if implemented)	45.38%	50.56%	54.62%	57.85%	56.48%	55.99%	54.47%	56.92%	56.28%	52.53%
Projected Year Ending Balance *2	\$642,156	\$833,634	\$1,040,395	\$1,248,166	\$1,229,224	\$1,303,398	\$1,296,100	\$1,488,743	\$1,520,791	\$1,348,352

<b>DESCRIPTION - 2ND 10 YEARS</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
Projected Beginning Fund Balance	\$1,348,352	\$1,058,151	\$1,258,007	\$1,599,368	\$1,341,752	\$1,091,615	\$1,065,360	\$1,412,897	\$1,731,755	\$1,728,764
Proposed percentage increase	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Proposed unit per month dollar increase	\$21.27	\$22.34	\$23.45	\$24.63	\$25.86	\$27.15	\$28.51	\$29.93	\$31.43	\$33.00
Proposed average unit/month contribution	\$446.73	\$469.07	\$492.52	\$517.15	\$543.01	\$570.16	\$598.66	\$628.60	\$660.03	\$693.03
Proposed Total Annual Contribution *1	\$348,452	\$365,874	\$384,168	\$403,376	\$423,545	\$444,722	\$466,958	\$490,306	\$514,822	\$540,563
Does increase require membership vote?										
Proposed Avg. Special Assess Per Unit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Proposed Total Special Assessment</b>										
Does special assessment require vote?										
<b>Income from other sources</b>										
Total Reserve Fund Available	\$1,696,804	\$1,424,025	\$1,642,175	\$2,002,744	\$1,765,297	\$1,536,337	\$1,532,318	\$1,903,203	\$2,246,577	\$2,269,327
Proposed inflated yearly expenditures	\$660,666	\$192,188	\$76,079	\$688,905	\$696,391	\$493,140	\$148,814	\$207,473	\$553,777	\$775,811
Balance after expenditures	\$1,036,138	\$1,231,837	\$1,566,096	\$1,313,839	\$1,068,906	\$1,043,197	\$1,383,504	\$1,695,730	\$1,692,801	\$1,493,516
Interest on balance after tax	\$22,013	\$26,170	\$33,272	\$27,913	\$22,709	\$22,163	\$29,393	\$36,026	\$35,964	\$31,730
Minimum requested balance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent Funded (if implemented)	44.55%	48.36%	54.02%	48.63%	43.50%	41.78%	48.94%	54.24%	54.12%	51.56%
Projected Year Ending Balance *2	\$1,058,151	\$1,258,007	\$1,599,368	\$1,341,752	\$1,091,615	\$1,065,360	\$1,412,897	\$1,731,755	\$1,728,764	\$1,525,246

**9.00 B****RESERVE FUND CASH PROJECTIONS**

<b>DESCRIPTION - 3RD 10 YEARS</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>
Projected Beginning Fund Balance	\$1,525,246	\$1,944,941	\$2,215,298	\$2,602,241	\$1,523,760	\$1,634,026	\$2,065,804	\$2,737,318	\$3,307,195	\$3,624,904
Proposed percentage increase	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Proposed unit per month dollar increase	\$34.65	\$36.38	\$38.20	\$40.11	\$42.12	\$44.23	\$46.44	\$48.76	\$51.20	\$53.76
Proposed average unit/month contribution	\$727.68	\$764.06	\$802.27	\$842.38	\$884.50	\$928.73	\$975.16	\$1,023.92	\$1,075.12	\$1,128.87
Proposed Total Annual Contribution *1	\$567,591	\$595,970	\$625,769	\$657,057	\$689,910	\$724,406	\$760,626	\$798,657	\$838,590	\$880,520
Does increase require membership vote?										
Proposed Avg. Special Assess Per Unit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Proposed Total Special Assessment</b>										
Does special assessment require vote?										
Income from other sources										
Total Reserve Fund Available	\$2,092,837	\$2,540,911	\$2,841,067	\$3,259,298	\$2,213,671	\$2,358,432	\$2,826,430	\$3,535,975	\$4,145,785	\$4,505,423
Proposed inflated yearly expenditures	\$188,357	\$371,698	\$292,961	\$1,767,236	\$613,637	\$335,603	\$146,057	\$297,579	\$596,291	\$1,029,492
Balance after expenditures	\$1,904,480	\$2,169,213	\$2,548,106	\$1,492,062	\$1,600,033	\$2,022,829	\$2,680,373	\$3,238,396	\$3,549,495	\$3,475,931
Interest on balance after tax	\$40,461	\$46,085	\$54,135	\$31,699	\$33,993	\$42,975	\$56,945	\$68,800	\$75,409	\$73,846
Minimum requested balance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent Funded (if implemented)	57.77%	61.67%	66.43%	53.19%	57.39%	64.31%	73.30%	79.69%	84.00%	88.36%
Projected Year Ending Balance *2	\$1,944,941	\$2,215,298	\$2,602,241	\$1,523,760	\$1,634,026	\$2,065,804	\$2,737,318	\$3,307,195	\$3,624,904	\$3,549,777

**\*1 Total Annual Reserve Contribution**

The association has provided current operating expenses and reserve contribution information. Reserve Analysis Consulting, L.L.C. assumes no responsibility for the accuracy of current or projected budget figures provided by others.

**\* 2. Projected Year Ending Balance.** The objective throughout the funding study is to maintain a minimum year ending balance of not less than 10% of that year's total projected annual inflated expenditures.

**General Notes:**

- 1.) The cash flow projections shown are based on current economic conditions. These projections are based upon future variables that cannot be controlled. Therefore, reliance on these projections beyond the first year of this study is not recommended. We recommend the association review their Reserve Fund accounts quarterly and update their reserve study annually.
- 2.) Additionally, California Civil Code § 1365.5 states in part, "At least once every three years the board of directors shall cause to be conducted a reasonably competent and diligent visual inspection of the accessible areas of the major components which the association is obligated to repair, replace, restore or maintain as part of a study of the reserve account requirements."



10.00 A PROJECTED EXPENDITURE SCHEDULE - FIRST TEN YEARS																			
CODE	COMPONENT	REPLACE/ REPAIR CST	YEAR NEW	USEFUL LIFE	RMNG LIFE	YR. 1 2009	YR. 2 2010	YR. 3 2011	YR. 4 2012	YR. 5 2013	YR. 6 2014	YR. 7 2015	YR. 8 2016	YR. 9 2017	YR. 10 2018	TOTAL 10 YRS.			
	DESCRIPTION																		
<b>1.00</b>	<b>GROUNDS - SIGNAGE</b>																		
1.01	Entry Sign (Monument) Replace	\$2,500	1997	21	9											\$3,407	\$3,407		
1.02	Mapboard - Replace	\$2,500	2005	12	8												\$3,292	\$3,292	
1.03	Building/Unit Number Signs Replace	\$3,250	2005	12	8												\$4,280	\$4,280	
<b>2.00</b>	<b>GROUNDS - PAVING &amp; CONCRETE</b>																		
2.01	Asphalt Paving - Seal Coat	\$8,596	2003	5	-1	\$8,596					\$10,210							\$18,806	
2.02	Asphalt Paving - Parking Striping	\$581	2003	5	-1	\$581					\$689							\$1,270	
2.03	Asphalt Paving - Curb Painting	\$1,082	2003	5	-1	\$1,082					\$1,284							\$2,366	
2.04	Asphalt Paving - Minor Repair - 5%	\$10,746	2003	5	-1	\$10,746					\$10,746							\$23,508	
2.05	Asphalt Paving - Major Repair - 25%	\$53,728	1979	40	10														
2.06	Concrete Repairs - Repair/Replace - Minor	\$1,000	2008	1	0	\$1,000	\$1,035	\$1,071	\$1,109	\$1,148	\$1,188	\$1,229	\$1,272	\$1,317	\$1,363			\$11,731	
2.07	Concrete Repairs - Repair/Replace - Major	\$9,000	2007	10	8										\$11,851			\$11,851	
2.08	Concrete - Pool Deck Repair/Replace	\$53,040	1979	35	5						\$62,995							\$62,995	
<b>3.00</b>	<b>GROUNDS - FENCES, RETAINING WALLS, &amp; GATES</b>																		
3.01	Fence - Wood @ Patio - Repair/Replace Allowance	\$10,000	2007	5	3				\$11,087						\$13,168			\$24,255	
3.02	Fence - Wood - G.N. @ Clubhouse Driveway	\$2,160	2003	25	19														
3.03	Fence - Wood - G.N. @ Clubhouse to Bldg 10 Driveway	\$4,920	2003	25	19														
3.04	Fence - Wood - @ Bldg 9 Drive and Open Space	\$7,630	2000	25	16														
3.05	Fence - Wood - @ Bldg 10 Drive and Open Space	\$5,250	2008	25	24														
3.06	Fence - Wood - G.N. behind Bldgs 4, 5, 6, 7, 8, 9	\$14,460	2000	25	16														
3.07	Fence - Wood - G.N. behind Bldgs 1, 2, 3, 4	\$11,140	2000	25	16														
3.08	Fence - Wood - Pool Area Fences	\$940	2005	25	21														
3.09	Fence - Cyclone @ Tennis Court - Replace	\$10,800	1979	40	10														
3.10	Retaining - Wood @ Units 4122 and 4124	\$1,855	1995	30	16														
3.11	Retaining - Masonry Retaining Wall @ Tennis	\$27,000	1979	55	25														
3.12	Retaining - Wood @ Pool Area	\$6,500	2003	25	19														
3.13	Gates -El Camino Car Gates - Replace	\$1,500	1995	25	11														
3.14	Gates -El Camino Pedestrian Gate - Replace	\$1,500	2007	25	23														
3.15	Gates - Pool Gates - Replace	\$3,000	2005	25	21														
3.16	Gates - Cyclone @ Tennis Court - Replace	\$500	1995	25	11														
3.17	Gates - Wood @ Maintenance Area	\$1,000	2000	15	6							\$1,229						\$1,229	
<b>4.00</b>	<b>GROUNDS - IRRIGATION &amp; LANDSCAPING</b>																		
4.01	Irrigation Controllers - To Be Done	\$8,000	2009	15	15	\$8,000												\$8,000	
4.02	Irrigation Controllers	\$4,000	2000	15	6							\$4,917						\$4,917	
4.03	Backflow Preventors	\$10,000	1995	25	11														
4.04	Irrigation Replace Allowance (Valves, Pipes, Heads etc.)	\$1,500	2008	1	0	\$1,500	\$1,553	\$1,607	\$1,663	\$1,721	\$1,782	\$1,844	\$1,908	\$1,975	\$2,044			\$17,597	
4.05	Large Tree Care	\$5,000	2006	3	0	\$5,000			\$5,544			\$6,146						\$6,814	\$23,504
4.06	Large Landscape Enhancements	\$5,000	2008	3	2			\$5,356			\$5,938				\$6,584			\$17,879	
<b>5.00</b>	<b>LIGHTING- ALL SITE</b>																		
5.01	Lighting Wiring and Controllers Repair Allowance	\$1,000	2008	1	0	\$1,000	\$1,035	\$1,071	\$1,109	\$1,148	\$1,188	\$1,229	\$1,272	\$1,317	\$1,363			\$11,731	
5.02	Light Fixtures - @ Landscaping & Wiring	\$19,800	1979	35	5						\$23,516							\$23,516	
5.03	Light Poles @ Site - Pole, Light Fixture & Wiring	\$4,000	1979	35	5						\$4,751							\$4,751	
5.04	Light Poles @ Pool Area - Poles, Fixtures & Wiring	\$3,000	1979	35	5						\$3,563							\$3,563	
5.05	Lights- Clubhouse Building Exterior	\$450	1979	35	5						\$534							\$534	
5.06	Lights - Wall Mount @ Garages	\$6,750	1979	30	0	\$6,750												\$6,750	
5.07	Lights - Residential Building Exterior -Unit # Lighted Signs	\$9,750	1979	30	0	\$9,750												\$9,750	
5.08	Lights - Residential Building Exterior - Entry/Balc./Stairs	\$29,250	1979	30	0	\$29,250												\$29,250	
<b>6.00</b>	<b>GROUNDS - MAILBOX KIOSKS</b>																		
6.01	Kiosks Rebuild (Structure, Siding, Roof)	\$9,000	1995	25	11														
6.02	Mailboxes	\$11,700	1995	25	11														
<b>7.00</b>	<b>GROUNDS - MISCELLANEOUS</b>																		
7.01	Storage Shed (Modular) - Replace	\$1,200	2007	20	18														
7.02	Iron Stair Railings @ site Concrete Stairs	\$5,300	1985	30	6							\$6,515						\$6,515	
7.03	Television System - MATV	\$7,500	1993	15	-1	\$7,500												\$7,500	
<b>8.00</b>	<b>TENNIS COURT AREA</b>																		
8.01	Tennis Court - Resurface/Lines	\$7,200	2004	5	0	\$7,200					\$8,551							\$15,751	
8.02	Tennis Court - Replace	\$36,000	1979	45	15														
8.03	Tennis Court Net - Replace	\$350	2005	5	1		\$362					\$430						\$792	
<b>9.00</b>	<b>SWIMMING POOL</b>																		
9.01	Plaster - Resurface	\$7,733	2003	15	9													\$10,540	
9.02	Coping - Replace	\$2,400	2003	30	24														
9.03	Tile - Replace	\$2,400	2003	30	24														
9.04	Seal Coping/Deck Joint - Replace Mastic	\$720	2003	15	9											\$981		\$981	
9.05	Rails - Replace	\$2,000	2003	30	24														
9.06	Lights - Replace	\$300	2003	15	9											\$409		\$409	
9.07	Heater - Replace	\$2,850	2000	10	1		\$2,950											\$2,950	
9.08	Filter - Replace	\$2,250	2000	10	1		\$2,329											\$2,329	

10.00 A PROJECTED EXPENDITURE SCHEDULE - FIRST TEN YEARS																
CODE	COMPONENT	REPLACE/ REPAIR CST	YEAR NEW	USEFUL LIFE	RMNG LIFE	YR. 1 2009	YR. 2 2010	YR. 3 2011	YR. 4 2012	YR. 5 2013	YR. 6 2014	YR. 7 2015	YR. 8 2016	YR. 9 2017	YR. 10 2018	TOTAL 10 YRS.
	DESCRIPTION															
9.09	Filter Pump - Replace	\$850	2000	10	1		\$880									\$880
9.10	Solar Controller - Replace	\$750	2000	15	6							\$922				\$922
9.11	Solar Pump - Replace	\$850	2000	10	1		\$880									\$880
9.12	Solar Panels - Replace	\$9,000	2000	15	6							\$11,063				\$11,063
9.13	Solar Panels - Structure Replace	\$5,400	2000	15	6							\$6,638				\$6,638
9.14	Pool Signs - Replace	\$250	2004	5	0	\$250						\$297				\$547
9.15	Pool Furniture Replace	\$2,500	2004	10	5							\$2,969				\$2,969
<b>10.00 SPA</b>																
10.01	Pre-Fab Tub Replace	\$10,000	2002	20	13											
10.02	Rails - Replace	\$1,000	2002	30	23											
10.03	Heater - Replace	\$2,650	2006	15	12											
10.04	Filter - Replace	\$2,250	1997	15	3				\$2,495							\$2,495
10.05	Filter Pump - Replace	\$850	1994	10	-5	\$850										\$850
<b>11.00 CLUBHOUSE INTERIOR</b>																
11.01	Paint - Interior (Clubhouse)	\$3,493	2004	15	10											
11.02	Carpet Floor- Replace	\$4,420	2005	15	11											
11.03	Tile Floor - Replace	\$11,000	1979	40	10											
11.04	Refrigerator - Replace	\$500	2004	15	10											
11.05	Disposal - Replace	\$300	1979	15	-15	\$300										\$300
11.06	HVAC Unit - Replace	\$3,000	1979	25	-5	\$3,000										\$3,000
11.07	Clubhouse & Sauna Fans - Replace	\$700	1994	15	0	\$700										\$700
11.08	Sauna Room Rehabilitation & Door	\$5,000	1979	35	5						\$5,938					\$5,938
11.09	Sauna Mechanical - Replace	\$2,000	1979	35	5						\$2,375					\$2,375
11.10	Water Heater - 50 Gal	\$1,000	1996	12	-1	\$1,000										\$1,000
11.11	Doors - Wood w/Glass	\$1,200	1979	45	15											
11.12	Doors - Solid Wood	\$2,400	1979	45	15											
11.13	Lights	\$2,850	2004	35	30											
11.14	Restroom Upgrade	\$10,000	2004	15	10											
11.15	Kitchen Area Upgrade	\$5,000	2004	15	10											
11.16	Furniture Replace	\$7,000	2005	10	6							\$8,605				\$8,605
<b>12.00 CLUBHOUSE BUILDING EXTERIOR</b>																
12.01	Gutters & Downspouts - Replace	\$2,176	2005	25	21											
12.02	Clubhouse Deck & Stairs - Replace- Redwood	\$15,000	2008	20	19											
12.03	Clubhouse Deck & Stairs- Sealing/Leak Maintenance	\$1,446	2008	5	4				\$1,659						\$1,971	\$3,630
12.04	Doors - Wood/Glass Entry Doors	\$3,400	1979	45	15											
12.05	Doors - Solid Wood Entry Door- Pool Equipment Room	\$600	1979	45	15											
12.06	Doors - Metal/Glass Sliding Doors	\$2,850	1979	35	5						\$3,385					\$3,385
12.07	Windows	\$5,000	1979	35	5						\$5,938					\$5,938
<b>13.00 GARAGE &amp; TRASH ENCLOSURE BUILDING EXTERIORS</b>																
13.01	Doors - Single Car Garage Doors	\$70,000	1979	30	0	\$70,000										\$70,000
13.02	Doors - Wood/Glass Pedestrian Door	\$7,500	1979	30	0	\$7,500										\$7,500
13.03	Doors - Solid Wood Doors @ Walk In Garbages	\$6,000	2004	30	25											
13.04	Trash Enclosure Rebuild Allowance	\$10,000	2007	10	8									\$13,168		\$13,168
<b>14.00 RESIDENTIAL BUILDING EXTERIORS - STAIRS</b>																
14.01	Straight Stairs & Landing - Replace (6) (Saarman)	\$51,000	2002	30	23											
14.02	Straight Stairs & Landing - Replace (3)	\$25,500	1989	30	10											
14.03	U-Shaped Stairs & Landing - Replace (7) (Saarman)	\$105,000	2002	30	23											
14.04	U-Shaped Stairs & Landing - Replace (2)	\$30,000	1992	30	13											
14.05	L-Shaped Stairs & Landing - Replace (8) (Saarman)	\$96,000	2002	30	23											
14.06	L-Shaped Stairs & Landing - Replace (1)	\$12,000	1979	30	0	\$12,000										\$12,000
14.07	L-Shaped Stairs & Landing - Replace (3)	\$36,000	1990	30	11											
14.08	Stairs & Landing - Repair Allowance	\$2,500	2008	1	0	\$2,500	\$2,588	\$2,678	\$2,772	\$2,869	\$2,969	\$3,073	\$3,181	\$3,292	\$3,407	\$29,328
<b>15.00 RESIDENTIAL BUILDING EXTERIORS - BALCONIES</b>																
15.01	Small Balconies - Replace (4) (Saarman)	\$32,000	2002	30	23											
15.02	Small Balconies - Replace (2)	\$16,000	1989	30	10											
15.03	Small Balconies - Replace (4)	\$32,000	1983	30	4				\$36,721							\$36,721
15.04	Large Balconies Replace (23) (Saarman)	\$421,317	2002	30	23											
15.05	Large Balconies Replace (5)	\$91,598	2001	30	22											
15.06	Large Balconies Replace (10)	\$183,185	1997	30	18											
15.07	Large Balconies Replace (10)	\$183,185	1993	30	14											
15.08	Large Balconies Replace (10)	\$183,185	1989	30	10											
15.09	Large Balconies Replace (8)	\$146,546	1985	30	6							\$180,142				\$180,142
15.10	Townhouse Balconies - Replace (2)	\$25,000	1985	30	6							\$30,731				\$30,731
15.11	Townhouse Balconies - Replace (3)	\$37,500	1979	30	0	\$37,500										\$37,500
15.12	Repair Small, Large & Townhouse Balconies Allowance	\$2,500	2008	1	0	\$2,500	\$2,588	\$2,678	\$2,772	\$2,869	\$2,969	\$3,073	\$3,181	\$3,292	\$3,407	\$29,328
<b>16.00 BUILDING EXTERIOR - ROOFS</b>																
16.01	Flat Roofs - Residences	\$148,440	1997	20	8										\$195,467	\$195,467

10.00 A PROJECTED EXPENDITURE SCHEDULE - FIRST TEN YEARS																	
COMPONENT		REPLACE/ REPAIR CST	YEAR NEW	USEFL LIFE	RMNG LIFE	YR. 1 2009	YR. 2 2010	YR. 3 2011	YR. 4 2012	YR. 5 2013	YR. 6 2014	YR. 7 2015	YR. 8 2016	YR. 9 2017	YR. 10 2018	TOTAL 10 YRS.	
CODE	DESCRIPTION																
16.02	Flat Roofs - Clubhouse & Garages	\$48,246	1999	20	10												
16.03	Shake Roofs - Residences	\$330,213	1997	25	13												
16.04	Shake Roofs - Clubhouse & Garages	\$134,980	1999	25	15												
16.05	Gutters & Downspouts - Replace	\$94,175	2005	25	21												
16.06	Chimney Caps & Spark Arrestors	\$8,400	2003	30	24												
16.07	Skylights - Assoc. Responsible @ Peaks	\$24,000	1997	30	18												
16.08	Inspection & Repair Allowance - All Roofing Components	\$5,000	2008	1	0	\$5,000	\$5,175	\$5,356	\$5,544	\$5,738	\$5,938	\$6,146	\$6,361	\$6,584	\$6,814	\$58,657	
<b>17.00</b>	<b>RESIDENTIAL BUILDING EXTERIORS - REPAIR/REPLACE ALLOWANCES</b>																
17.01	Doors - Entry Door & Hardware Allowance	\$5,000	2008	1	0	\$5,000	\$5,175	\$5,356	\$5,544	\$5,738	\$5,938	\$6,146	\$6,361	\$6,584	\$6,814	\$58,657	
17.02	Doors - Sliding Glass Door & Hardware Allowance	\$5,000	2008	1	0	\$5,000	\$5,175	\$5,356	\$5,544	\$5,738	\$5,938	\$6,146	\$6,361	\$6,584	\$6,814	\$58,657	
17.03	Windows - Inspect/Repair/Replace Allowance	\$5,000	2008	1	0	\$5,000	\$5,175	\$5,356	\$5,544	\$5,738	\$5,938	\$6,146	\$6,361	\$6,584	\$6,814	\$58,657	
17.04	Wood Siding/Shingle/Trim Ongoing Repairs	\$5,000	2009	1	1	\$5,000	\$5,175	\$5,356	\$5,544	\$5,738	\$5,938	\$6,146	\$6,361	\$6,584	\$6,814	\$58,657	
17.05	Shingles, Residential & Clbse - Major Repair/Replace	\$70,000	2008	10	9											\$95,403	
17.06	T-111 Siding - Major Repair	\$65,000	2008	10	9											\$88,588	
17.07	Termite Fumigation & Repairs (2006)	\$65,000	2006	10	7								\$82,698			\$82,698	
<b>18.00</b>	<b>PAINT</b>																
18.01	Paint - All Wood/Metal Components	\$130,000	2008	5	4					\$149,178						\$177,177	
18.02	Paint- Wood Shingle	\$50,000	2008	5	4					\$57,376						\$68,145	
<b>19.00</b>	<b>MISCELLANEOUS &amp; CONTINGENCIES</b>																
19.01	Arborist Tree Report	\$5,000	2004	5	0	\$5,000					\$5,938					\$10,938	
19.02	Reserve Study - Annual	\$800	2009	3	3	\$800			\$887			\$983				\$1,090	
19.03	Reserve Study - Annual	\$800	2010	3	1		\$828			\$918			\$1,018			\$2,764	
19.04	Reserve Study - Third Year Site Inspection	\$1,600	2011	3	2			\$1,714			\$1,900			\$2,107		\$5,721	
19.05	Underground Utility Inspections & Repairs	\$5,000	2008	1	0	\$5,000	\$5,175	\$5,356	\$5,544	\$5,738	\$5,938	\$6,146	\$6,361	\$6,584	\$6,814	\$58,657	
19.06	CC&R Revisions	\$5,000	2009	5	5	\$5,000					\$5,938					\$10,938	
<b>UNSCHEDULED EXPENSE</b>						<b>5.00%</b>	\$13,843	\$2,404	\$2,416	\$3,135	\$14,502	\$10,760	\$15,282	\$6,635	\$15,031	\$25,350	\$0
<b>INFLATION FACTOR</b>						<b>3.50%</b>	1.00	1.04	1.07	1.11	1.15	1.19	1.23	1.27	1.32	1.36	
<b>TOTAL INFLATED REPAIR/REPLACEMENT EXPENSE</b>							\$290,697	\$50,480	\$50,728	\$65,833	\$304,533	\$225,962	\$320,932	\$139,334	\$315,645	\$532,347	\$2,187,133

10.00 B PROJECTED EXPENDITURE SCHEDULE - SECOND TEN YEARS																	
CODE	DESCRIPTION	COMPONENT	REPLACE/	YEAR	USEFL	RMNG	YR. 11	YR. 12	YR. 13	YR. 14	YR. 15	YR. 16	YR. 17	YR. 18	YR. 19	YR. 20	TOTAL
			REPAIR CST	NEW	LIFE	LIFE	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2nd 10 Yrs
<b>1.00</b>	<b>GROUPS - SIGNAGE</b>																
1.01	Entry Sign (Monument) Replace		\$2,500	1997	21	9											
1.02	Mapboard - Replace		\$2,500	2005	12	8											
1.03	Building/Unit Number Signs Replace		\$3,250	2005	12	8											
<b>2.00</b>	<b>GROUPS - PAVING &amp; CONCRETE</b>																
2.01	Asphalt Paving - Seal Coat		\$8,596	2003	5	-1	\$12,126					\$14,402					\$26,528
2.02	Asphalt Paving - Parking Striping		\$581	2003	5	-1	\$819					\$973					\$1,791
2.03	Asphalt Paving - Curb Painting		\$1,082	2003	5	-1	\$1,526					\$1,812					\$3,337
2.04	Asphalt Paving - Minor Repair - 5%		\$10,746	2003	5	-1	\$15,158					\$18,002					\$33,160
2.05	Asphalt Paving - Major Repair - 25%		\$53,728	1979	40	10	\$75,788										\$75,788
2.06	Concrete Repairs - Repair/Replace - Minor		\$1,000	2008	1	0	\$1,411	\$1,460	\$1,511	\$1,564	\$1,619	\$1,675	\$1,734	\$1,795	\$1,857	\$1,923	\$16,548
2.07	Concrete Repairs - Repair/Replace - Major		\$9,000	2007	10	8									\$16,717		\$16,717
2.08	Concrete - Pool Deck Repair/Replace		\$53,040	1979	35	5											
<b>3.00</b>	<b>GROUPS - FENCES, RETAINING WALLS, &amp; GATES</b>																
3.01	Fence - Wood @ Patio - Repair/Replace Allowance		\$10,000	2007	5	3				\$15,640					\$18,575		\$34,214
3.02	Fence - Wood - G.N. @ Clubhouse Driveway		\$2,160	2003	25	19										\$4,153	\$4,153
3.03	Fence - Wood - G.N. @ Clubhouse to Bldg 10 Driveway		\$4,920	2003	25	19										\$9,459	\$9,459
3.04	Fence - Wood - @ Bldg 9 Drive and Open Space		\$7,630	2000	25	16							\$13,230				\$13,230
3.05	Fence - Wood - @ Bldg 10 Drive and Open Space		\$5,250	2008	25	24											
3.06	Fence - Wood - G.N. behind Bldgs 4, 5, 6, 7, 8, 9		\$14,460	2000	25	16							\$25,073				\$25,073
3.07	Fence - Wood - G.N. behind Bldgs 1, 2, 3, 4		\$11,140	2000	25	16							\$19,317				\$19,317
3.08	Fence - Wood - Pool Area Fences		\$940	2005	25	21											
3.09	Fence - Cyclone @ Tennis Court - Replace		\$10,800	1979	40	10	\$15,234										\$15,234
3.10	Retaining - Wood @ Units 4122 and 4124		\$1,855	1995	30	16							\$3,217				\$3,217
3.11	Retaining - Masonry Retaining Wall @ Tennis		\$27,000	1979	55	25											
3.12	Retaining - Wood @ Pool Area		\$6,500	2003	25	19										\$12,496	\$12,496
3.13	Gates -El Camino Car Gates - Replace		\$1,500	1995	25	11		\$2,190									\$2,190
3.14	Gates -El Camino Pedestrian Gate - Replace		\$1,500	2007	25	23											
3.15	Gates - Pool Gates - Replace		\$3,000	2005	25	21											
3.16	Gates - Cyclone @ Tennis Court - Replace		\$500	1995	25	11		\$730									\$730
3.17	Gates - Wood @ Maintenance Area		\$1,000	2000	15	6											
<b>4.00</b>	<b>GROUPS - IRRIGATION &amp; LANDSCAPING</b>																
4.01	Irrigation Controllers - To Be Done		\$8,000	2009	15	15						\$13,403					\$13,403
4.02	Irrigation Controllers		\$4,000	2000	15	6											
4.03	Backflow Preventors		\$10,000	1995	25	11		\$14,600									\$14,600
4.04	Irrigation Replace Allowance (Valves, Pipes, Heads etc.)		\$1,500	2008	1	0	\$2,116	\$2,190	\$2,267	\$2,346	\$2,428	\$2,513	\$2,601	\$2,692	\$2,786	\$2,884	\$24,822
4.05	Large Tree Care		\$5,000	2006	3	0			\$7,555			\$8,377			\$9,287		\$25,220
4.06	Large Landscape Enhancements		\$5,000	2008	3	2		\$7,300			\$8,093			\$8,973			\$24,367
<b>5.00</b>	<b>LIGHTING- ALL SITE</b>																
5.01	Lighting Wiring and Controllers Repair Allowance		\$1,000	2008	1	0	\$1,411	\$1,460	\$1,511	\$1,564	\$1,619	\$1,675	\$1,734	\$1,795	\$1,857	\$1,923	\$16,548
5.02	Light Fixtures - @ Landscaping & Wiring		\$19,800	1979	35	5											
5.03	Light Poles @ Site - Pole, Light Fixture & Wiring		\$4,000	1979	35	5											
5.04	Light Poles @ Pool Area - Poles, Fixtures & Wiring		\$3,000	1979	35	5											
5.05	Lights- Clubhouse Building Exterior		\$450	1979	35	5											
5.06	Lights - Wall Mount @ Garages		\$6,750	1979	30	0											
5.07	Lights - Residential Building Exterior -Unit # Lighted Signs		\$9,750	1979	30	0											
5.08	Lights - Residential Building Exterior - Entry/Balc./Stairs		\$29,250	1979	30	0											
<b>6.00</b>	<b>GROUPS - MAILBOX KIOSKS</b>																
6.01	Kiosks Rebuild (Structure, Siding, Roof)		\$9,000	1995	25	11		\$13,140									\$13,140
6.02	Mailboxes		\$11,700	1995	25	11		\$17,082									\$17,082
<b>7.00</b>	<b>GROUPS - MISCELLANEOUS</b>																
7.01	Storage Shed (Modular) - Replace		\$1,200	2007	20	18									\$2,229		\$2,229
7.02	Iron Stair Railings @ site Concrete Stairs		\$5,300	1985	30	6											
7.03	Television System - MATV		\$7,500	1993	15	-1						\$12,565					\$12,565
<b>8.00</b>	<b>TENNIS COURT AREA</b>																
8.01	Tennis Court - Resurface/Lines		\$7,200	2004	5	0	\$10,156					\$12,063					\$22,219
8.02	Tennis Court - Replace		\$36,000	1979	45	15						\$60,313					\$60,313
8.03	Tennis Court Net - Replace		\$350	2005	5	1		\$511					\$607				\$1,118
<b>9.00</b>	<b>SWIMMING POOL</b>																
9.01	Plaster - Resurface		\$7,733	2003	15	9											
9.02	Coping - Replace		\$2,400	2003	30	24											
9.03	Tile - Replace		\$2,400	2003	30	24											
9.04	Seal Coping/Deck Joint - Replace Mastic		\$720	2003	15	9											
9.05	Rails - Replace		\$2,000	2003	30	24											
9.06	Lights - Replace		\$300	2003	15	9											
9.07	Heater - Replace		\$2,850	2000	10	1		\$4,161									\$4,161
9.08	Filter - Replace		\$2,250	2000	10	1		\$3,285									\$3,285

10.00 B PROJECTED EXPENDITURE SCHEDULE - SECOND TEN YEARS																
CODE	DESCRIPTION	COMPONENT				YR. 11 2019	YR. 12 2020	YR. 13 2021	YR. 14 2022	YR. 15 2023	YR. 16 2024	YR. 17 2025	YR. 18 2026	YR. 19 2027	YR. 20 2028	TOTAL 2nd 10 Yrs
		REPLACE/ REPAIR CST	YEAR NEW	USEFL LIFE	RMNG LIFE											
9.09	Filter Pump - Replace	\$850	2000	10	1		\$1,241									\$1,241
9.10	Solar Controller - Replace	\$750	2000	15	6											
9.11	Solar Pump - Replace	\$850	2000	10	1		\$1,241									\$1,241
9.12	Solar Panels - Replace	\$9,000	2000	15	6											
9.13	Solar Panels - Structure Replace	\$5,400	2000	15	6											
9.14	Pool Signs - Replace	\$250	2004	5	0	\$353					\$419					\$771
9.15	Pool Furniture Replace	\$2,500	2004	10	5						\$4,188					\$4,188
<b>10.00 SPA</b>																
10.01	Pre-Fab Tub Replace	\$10,000	2002	20	13				\$15,640							\$15,640
10.02	Rails - Replace	\$1,000	2002	30	23											
10.03	Heater - Replace	\$2,650	2006	15	12			\$4,004								\$4,004
10.04	Filter - Replace	\$2,250	1997	15	3								\$4,179			\$4,179
10.05	Filter Pump - Replace	\$850	1994	10	-5	\$1,199										\$1,199
<b>11.00 CLUBHOUSE INTERIOR</b>																
11.01	Paint - Interior (Clubhouse)	\$3,493	2004	15	10	\$4,927										\$4,927
11.02	Carpet Floor- Replace	\$4,420	2005	15	11		\$6,453									\$6,453
11.03	Tile Floor - Replace	\$11,000	1979	40	10	\$15,517										\$15,517
11.04	Refrigerator - Replace	\$500	2004	15	10	\$705										\$705
11.05	Disposal - Replace	\$300	1979	15	-15						\$503					\$503
11.06	HVAC Unit - Replace	\$3,000	1979	25	-5											
11.07	Clubhouse & Sauna Fans - Replace	\$700	1994	15	0						\$1,173					\$1,173
11.08	Sauna Room Rehabilitation & Door	\$5,000	1979	35	5											
11.09	Sauna Mechanical - Replace	\$2,000	1979	35	5											
11.10	Water Heater - 50 Gal	\$1,000	1996	12	-1			\$1,511								\$1,511
11.11	Doors - Wood w/Glass	\$1,200	1979	45	15						\$2,010					\$2,010
11.12	Doors - Solid Wood	\$2,400	1979	45	15						\$4,021					\$4,021
11.13	Lights	\$2,850	2004	35	30											
11.14	Restroom Upgrade	\$10,000	2004	15	10	\$14,106										\$14,106
11.15	Kitchen Area Upgrade	\$5,000	2004	15	10	\$7,053										\$7,053
11.16	Furniture Replace	\$7,000	2005	10	6							\$12,138				\$12,138
<b>12.00 CLUBHOUSE BUILDING EXTERIOR</b>																
12.01	Gutters & Downspouts - Replace	\$2,176	2005	25	21											
12.02	Clubhouse Deck & Stairs - Replace- Redwood	\$15,000	2008	20	19										\$28,838	\$28,838
12.03	Clubhouse Deck & Stairs- Sealing/Leak Maintenance	\$1,446	2008	5	4					\$2,341					\$2,780	\$5,121
12.04	Doors - Wood/Glass Entry Doors	\$3,400	1979	45	15						\$5,696					\$5,696
12.05	Doors - Solid Wood Entry Door- Pool Equipment Room	\$600	1979	45	15						\$1,005					\$1,005
12.06	Doors - Metal/Glass Sliding Doors	\$2,850	1979	35	5											
12.07	Windows	\$5,000	1979	35	5											
<b>13.00 GARAGE &amp; TRASH ENCLOSURE BUILDING EXTERIORS</b>																
13.01	Doors - Single Car Garage Doors	\$70,000	1979	30	0											
13.02	Doors - Wood/Glass Pedestrian Door	\$7,500	1979	30	0											
13.03	Doors - Solid Wood Doors @ Walk In Garbages	\$6,000	2004	30	25											
13.04	Trash Enclosure Rebuild Allowance	\$10,000	2007	10	8									\$18,575		\$18,575
<b>14.00 RESIDENTIAL BUILDING EXTERIORS - STAIRS</b>																
14.01	Straight Stairs & Landing - Replace (6) (Saarman)	\$51,000	2002	30	23											
14.02	Straight Stairs & Landing - Replace (3)	\$25,500	1989	30	10	\$35,970										\$35,970
14.03	U-Shaped Stairs & Landing - Replace (7) (Saarman)	\$105,000	2002	30	23											
14.04	U-Shaped Stairs & Landing - Replace (2)	\$30,000	1992	30	13				\$46,919							\$46,919
14.05	L-Shaped Stairs & Landing - Replace (8) (Saarman)	\$96,000	2002	30	23											
14.06	L-Shaped Stairs & Landing - Replace (1)	\$12,000	1979	30	0											
14.07	L-Shaped Stairs & Landing - Replace (3)	\$36,000	1990	30	11		\$52,559									\$52,559
14.08	Stairs & Landing - Repair Allowance	\$2,500	2008	1	0	\$3,526	\$3,650	\$3,778	\$3,910	\$4,047	\$4,188	\$4,335	\$4,487	\$4,644	\$4,806	\$41,371
<b>15.00 RESIDENTIAL BUILDING EXTERIORS - BALCONIES</b>																
15.01	Small Balconies - Replace (4) (Saarman)	\$32,000	2002	30	23											
15.02	Small Balconies - Replace (2)	\$16,000	1989	30	10	\$22,570										\$22,570
15.03	Small Balconies - Replace (4)	\$32,000	1983	30	4											
15.04	Large Balconies Replace (23) (Saarman)	\$421,317	2002	30	23											
15.05	Large Balconies Replace (5)	\$91,598	2001	30	22											
15.06	Large Balconies Replace (10)	\$183,185	1997	30	18								\$340,264			\$340,264
15.07	Large Balconies Replace (10)	\$183,185	1993	30	14				\$296,521							\$296,521
15.08	Large Balconies Replace (10)	\$183,185	1989	30	10	\$258,401										\$258,401
15.09	Large Balconies Replace (8)	\$146,546	1985	30	6											
15.10	Townhouse Balconies - Replace (2)	\$25,000	1985	30	6											
15.11	Townhouse Balconies - Replace (3)	\$37,500	1979	30	0											
15.12	Repair Small, Large & Townhouse Balconies Allowance	\$2,500	2008	1	0	\$3,526	\$3,650	\$3,778	\$3,910	\$4,047	\$4,188	\$4,335	\$4,487	\$4,644	\$4,806	\$41,371
<b>16.00 BUILDING EXTERIOR - ROOFS</b>																
16.01	Flat Roofs - Residences	\$148,440	1997	20	8											

10.00 B PROJECTED EXPENDITURE SCHEDULE - SECOND TEN YEARS																				
CODE	DESCRIPTION	COMPONENT			REPLACE/	YEAR	USEFL	RMNG	YR. 11	YR. 12	YR. 13	YR. 14	YR. 15	YR. 16	YR. 17	YR. 18	YR. 19	YR. 20	TOTAL	
		REPAIR CST	NEW	LIFE	LIFE	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2028	2028	2nd 10 Yrs		
16.02	Flat Roofs - Clubhouse & Garages	\$48,246	1999	20	10	\$68,056													\$68,056	
16.03	Shake Roofs - Residences	\$330,213	1997	25	13					\$516,439									\$516,439	
16.04	Shake Roofs - Clubhouse & Garages	\$134,980	1999	25	15								\$226,139						\$226,139	
16.05	Gutters & Downspouts - Replace	\$94,175	2005	25	21															
16.06	Chimney Caps & Spark Arrestors	\$8,400	2003	30	24															
16.07	Skylights - Assoc. Responsible @ Peaks	\$24,000	1997	30	18											\$44,580			\$44,580	
16.08	Inspection & Repair Allowance - All Roofing Components	\$5,000	2008	1	0	\$7,053	\$7,300	\$7,555	\$7,820	\$8,093	\$8,377	\$8,670	\$8,973	\$9,287	\$9,613	\$9,938			\$82,741	
<b>17.00</b>	<b>RESIDENTIAL BUILDING EXTERIORS - REPAIR/REPLACE ALLOWANCES</b>																			
17.01	Doors - Entry Door & Hardware Allowance	\$5,000	2008	1	0	\$7,053	\$7,300	\$7,555	\$7,820	\$8,093	\$8,377	\$8,670	\$8,973	\$9,287	\$9,613	\$9,938			\$82,741	
17.02	Doors - Sliding Glass Door & Hardware Allowance	\$5,000	2008	1	0	\$7,053	\$7,300	\$7,555	\$7,820	\$8,093	\$8,377	\$8,670	\$8,973	\$9,287	\$9,613	\$9,938			\$82,741	
17.03	Windows - Inspect/Repair/Replace Allowance	\$5,000	2008	1	0	\$7,053	\$7,300	\$7,555	\$7,820	\$8,093	\$8,377	\$8,670	\$8,973	\$9,287	\$9,613	\$9,938			\$82,741	
17.04	Wood Siding/Shingle/Trim Ongoing Repairs	\$5,000	2009	1	1	\$7,053	\$7,300	\$7,555	\$7,820	\$8,093	\$8,377	\$8,670	\$8,973	\$9,287	\$9,613	\$9,938			\$82,741	
17.05	Shingles, Residential & Clbse - Major Repair/Replace	\$70,000	2008	10	9													\$134,575	\$134,575	
17.06	T-111 Siding - Major Repair	\$65,000	2008	10	9													\$124,963	\$124,963	
17.07	Termite Fumigation & Repairs (2006)	\$65,000	2006	10	7										\$116,654				\$116,654	
<b>18.00</b>	<b>PAINT</b>																			
18.01	Paint - All Wood/Metal Components	\$130,000	2008	5	4						\$210,430							\$249,925	\$460,355	
18.02	Paint- Wood Shingle	\$50,000	2008	5	4						\$80,935							\$96,125	\$177,060	
<b>19.00</b>	<b>MISCELLANEOUS &amp; CONTINGENCIES</b>																			
19.01	Arborist Tree Report	\$5,000	2004	5	0	\$7,053							\$8,377						\$15,430	
19.02	Reserve Study - Annual	\$800	2009	3	3				\$1,209				\$1,340			\$1,486			\$4,035	
19.03	Reserve Study - Annual	\$800	2010	3	1	\$1,128				\$1,251			\$1,387					\$1,538	\$5,305	
19.04	Reserve Study - Third Year Site Inspection	\$1,600	2011	3	2		\$2,336				\$2,590				\$2,871				\$7,797	
19.05	Underground Utility Inspections & Repairs	\$5,000	2008	1	0	\$7,053	\$7,300	\$7,555	\$7,820	\$8,093	\$8,377	\$8,670	\$8,973	\$9,287	\$9,613	\$9,938			\$82,741	
19.06	CC&R Revisions	\$5,000	2009	5	5	\$7,053							\$8,377						\$15,430	
<b>UNSCHEDULED EXPENSE</b>						<b>5.00%</b>	\$31,460	\$9,152	\$3,623	\$32,805	\$33,161	\$23,483	\$7,086	\$9,880	\$26,370	\$36,943			\$0	
<b>INFLATION FACTOR</b>						<b>3.50%</b>	1.41	1.46	1.51	1.56	1.62	1.68	1.73	1.79	1.86	1.92				
<b>TOTAL INFLATED REPAIR/REPLACEMENT EXPENSE</b>							\$660,666	\$192,188	\$76,079	\$688,905	\$696,391	\$493,140	\$148,814	\$207,473	\$553,777	\$775,811	\$4,279,279			

**10.00 C PROJECTED EXPENDITURE SCHEDULE - THIRD TEN YEARS**

COMPONENT		REPLACE/ REPAIR CST	YEAR NEW	USEFL LIFE	RMNG LIFE	YR. 21 2029	YR. 22 2030	YR. 23 2031	YR. 24 2032	YR. 25 2033	YR. 26 2034	YR. 27 2035	YR. 28 2036	YR. 29 2037	YR. 30 2038	TOTAL 3rd 10 Yrs
<b>1.00</b>	<b>GROUPS - SIGNAGE</b>															
1.01	Entry Sign (Monument) Replace	\$2,500	1997	21	9											
1.02	Mapboard - Replace	\$2,500	2005	12	8	\$4,974										\$4,974
1.03	Building/Unit Number Signs Replace	\$3,250	2005	12	8	\$6,467										\$6,467
<b>2.00</b>	<b>GROUPS - PAVING &amp; CONCRETE</b>															
2.01	Asphalt Paving - Seal Coat	\$8,596	2003	5	-1	\$17,105					\$20,315					\$37,420
2.02	Asphalt Paving - Parking Striping	\$581	2003	5	-1	\$1,155					\$1,372					\$2,527
2.03	Asphalt Paving - Curb Painting	\$1,082	2003	5	-1	\$2,152					\$2,556					\$4,708
2.04	Asphalt Paving - Minor Repair - 5%	\$10,746	2003	5	-1	\$21,381					\$25,394					\$46,776
2.05	Asphalt Paving - Major Repair - 25%	\$53,728	1979	40	10											
2.06	Concrete Repairs - Repair/Replace - Minor	\$1,000	2008	1	0	\$1,990	\$2,059	\$2,132	\$2,206	\$2,283	\$2,363	\$2,446	\$2,532	\$2,620	\$2,712	\$23,343
2.07	Concrete Repairs - Repair/Replace - Major	\$9,000	2007	10	8									\$23,582		\$23,582
2.08	Concrete - Pool Deck Repair/Replace	\$53,040	1979	35	5											
<b>3.00</b>	<b>GROUPS - FENCES, RETAINING WALLS, &amp; GATES</b>															
3.01	Fence - Wood @ Patio - Repair/Replace Allowance	\$10,000	2007	5	3				\$22,061					\$26,202		\$48,263
3.02	Fence - Wood - G.N. @ Clubhouse Driveway	\$2,160	2003	25	19											
3.03	Fence - Wood - G.N. @ Clubhouse to Bldg 10 Driveway	\$4,920	2003	25	19											
3.04	Fence - Wood - @ Bldg 9 Drive and Open Space	\$7,630	2000	25	16											
3.05	Fence - Wood - @ Bldg 10 Drive and Open Space	\$5,250	2008	25	24				\$11,987							\$11,987
3.06	Fence - Wood - G.N. behind Bldgs 4, 5, 6, 7, 8, 9	\$14,460	2000	25	16											
3.07	Fence - Wood - G.N. behind Bldgs 1, 2, 3, 4	\$11,140	2000	25	16											
3.08	Fence - Wood - Pool Area Fences	\$940	2005	25	21	\$1,936										\$1,936
3.09	Fence - Cyclone @ Tennis Court - Replace	\$10,800	1979	40	10											
3.10	Retaining - Wood @ Units 4122 and 4124	\$1,855	1995	30	16											
3.11	Retaining - Masonry Retaining Wall @ Tennis	\$27,000	1979	55	25						\$63,808					\$63,808
3.12	Retaining - Wood @ Pool Area	\$6,500	2003	25	19											
3.13	Gates -El Camino Car Gates - Replace	\$1,500	1995	25	11											
3.14	Gates -El Camino Pedestrian Gate - Replace	\$1,500	2007	25	23				\$3,309							\$3,309
3.15	Gates - Pool Gates - Replace	\$3,000	2005	25	21	\$6,178										\$6,178
3.16	Gates - Cyclone @ Tennis Court - Replace	\$500	1995	25	11											
3.17	Gates - Wood @ Maintenance Area	\$1,000	2000	15	6		\$2,059									\$2,059
<b>4.00</b>	<b>GROUPS - IRRIGATION &amp; LANDSCAPING</b>															
4.01	Irrigation Controllers - To Be Done	\$8,000	2009	15	15											
4.02	Irrigation Controllers	\$4,000	2000	15	6		\$8,238									\$8,238
4.03	Backflow Preventors	\$10,000	1995	25	11											
4.04	Irrigation Replace Allowance (Valves, Pipes, Heads etc.)	\$1,500	2008	1	0	\$2,985	\$3,089	\$3,197	\$3,309	\$3,425	\$3,545	\$3,669	\$3,797	\$3,930	\$4,068	\$35,014
4.05	Large Tree Care	\$5,000	2006	3	0		\$10,297			\$11,417			\$12,658			\$34,372
4.06	Large Landscape Enhancements	\$5,000	2008	3	2	\$9,949			\$11,031			\$12,230			\$13,559	\$46,769
<b>5.00</b>	<b>LIGHTING- ALL SITE</b>															
5.01	Lighting Wiring and Controllers Repair Allowance	\$1,000	2008	1	0	\$1,990	\$2,059	\$2,132	\$2,206	\$2,283	\$2,363	\$2,446	\$2,532	\$2,620	\$2,712	\$23,343
5.02	Light Fixtures - @ Landscaping & Wiring	\$19,800	1979	35	5											
5.03	Light Poles @ Site - Pole, Light Fixture & Wiring	\$4,000	1979	35	5											
5.04	Light Poles @ Pool Area - Poles, Fixtures & Wiring	\$3,000	1979	35	5											
5.05	Lights- Clubhouse Building Exterior	\$450	1979	35	5											
5.06	Lights - Wall Mount @ Garages	\$6,750	1979	30	0											
5.07	Lights - Residential Building Exterior -Unit # Lighted Signs	\$9,750	1979	30	0											
5.08	Lights - Residential Building Exterior - Entry/Balc./Stairs	\$29,250	1979	30	0											
<b>6.00</b>	<b>GROUPS - MAILBOX KIOSKS</b>															
6.01	Kiosks Rebuild (Structure, Siding, Roof)	\$9,000	1995	25	11											
6.02	Mailboxes	\$11,700	1995	25	11											
<b>7.00</b>	<b>GROUPS - MISCELLANEOUS</b>															
7.01	Storage Shed (Modular) - Replace	\$1,200	2007	20	18											
7.02	Iron Stair Railings @ site Concrete Stairs	\$5,300	1985	30	6											
7.03	Television System - MATV	\$7,500	1993	15	-1											
<b>8.00</b>	<b>TENNIS COURT AREA</b>															
8.01	Tennis Court - Resurface/Lines	\$7,200	2004	5	0	\$14,326					\$17,015					\$31,342
8.02	Tennis Court - Replace	\$36,000	1979	45	15											
8.03	Tennis Court Net - Replace	\$350	2005	5	1		\$721					\$856				\$1,577
<b>9.00</b>	<b>SWIMMING POOL</b>															
9.01	Plaster - Resurface	\$7,733	2003	15	9					\$17,658						\$17,658
9.02	Coping - Replace	\$2,400	2003	30	24					\$5,480						\$5,480
9.03	Tile - Replace	\$2,400	2003	30	24					\$5,480						\$5,480
9.04	Seal Coping/Deck Joint - Replace Mastic	\$720	2003	15	9					\$1,644						\$1,644
9.05	Rails - Replace	\$2,000	2003	30	24					\$4,567						\$4,567
9.06	Lights - Replace	\$300	2003	15	9					\$685						\$685
9.07	Heater - Replace	\$2,850	2000	10	1		\$5,869									\$5,869
9.08	Filter - Replace	\$2,250	2000	10	1		\$4,634									\$4,634

10.00 C PROJECTED EXPENDITURE SCHEDULE - THIRD TEN YEARS																			
CODE	DESCRIPTION	COMPONENT			REPLACE/	YEAR	USEFL	RMNG	YR. 21	YR. 22	YR. 23	YR. 24	YR. 25	YR. 26	YR. 27	YR. 28	YR. 29	YR. 30	TOTAL
		REPAIR CST	NEW	LIFE	LIFE	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	3rd 10 Yrs			
9.09	Filter Pump - Replace	\$850	2000	10	1			\$1,751										\$1,751	
9.10	Solar Controller - Replace	\$750	2000	15	6			\$1,545										\$1,545	
9.11	Solar Pump - Replace	\$850	2000	10	1			\$1,751										\$1,751	
9.12	Solar Panels - Replace	\$9,000	2000	15	6			\$18,535										\$18,535	
9.13	Solar Panels - Structure Replace	\$5,400	2000	15	6			\$11,121										\$11,121	
9.14	Pool Signs - Replace	\$250	2004	5	0	\$497							\$591					\$1,088	
9.15	Pool Furniture Replace	\$2,500	2004	10	5								\$5,908					\$5,908	
<b>10.00</b>	<b>SPA</b>																		
10.01	Pre-Fab Tub Replace	\$10,000	2002	20	13														
10.02	Rails - Replace	\$1,000	2002	30	23					\$2,206								\$2,206	
10.03	Heater - Replace	\$2,650	2006	15	12										\$6,709			\$6,709	
10.04	Filter - Replace	\$2,250	1997	15	3														
10.05	Filter Pump - Replace	\$850	1994	10	-5	\$1,691												\$1,691	
<b>11.00</b>	<b>CLUBHOUSE INTERIOR</b>																		
11.01	Paint - Interior (Clubhouse)	\$3,493	2004	15	10								\$8,255					\$8,255	
11.02	Carpet Floor- Replace	\$4,420	2005	15	11									\$10,811				\$10,811	
11.03	Tile Floor - Replace	\$11,000	1979	40	10														
11.04	Refrigerator - Replace	\$500	2004	15	10								\$1,182					\$1,182	
11.05	Disposal - Replace	\$300	1979	15	-15														
11.06	HVAC Unit - Replace	\$3,000	1979	25	-5								\$7,090					\$7,090	
11.07	Clubhouse & Sauna Fans - Replace	\$700	1994	15	0														
11.08	Sauna Room Rehabilitation & Door	\$5,000	1979	35	5														
11.09	Sauna Mechanical - Replace	\$2,000	1979	35	5														
11.10	Water Heater - 50 Gal	\$1,000	1996	12	-1							\$2,283						\$2,283	
11.11	Doors - Wood w/Glass	\$1,200	1979	45	15														
11.12	Doors - Solid Wood	\$2,400	1979	45	15														
11.13	Lights	\$2,850	2004	35	30														
11.14	Restroom Upgrade	\$10,000	2004	15	10								\$23,632					\$23,632	
11.15	Kitchen Area Upgrade	\$5,000	2004	15	10								\$11,816					\$11,816	
11.16	Furniture Replace	\$7,000	2005	10	6									\$17,122				\$17,122	
<b>12.00</b>	<b>CLUBHOUSE BUILDING EXTERIOR</b>																		
12.01	Gutters & Downspouts - Replace	\$2,176	2005	25	21			\$4,481										\$4,481	
12.02	Clubhouse Deck & Stairs - Replace- Redwood	\$15,000	2008	20	19														
12.03	Clubhouse Deck & Stairs- Sealing/Leak Maintainence	\$1,446	2008	5	4							\$3,302					\$3,921	\$7,223	
12.04	Doors - Wood/Glass Entry Doors	\$3,400	1979	45	15														
12.05	Doors - Solid Wood Entry Door- Pool Equipment Room	\$600	1979	45	15														
12.06	Doors - Metal/Glass Sliding Doors	\$2,850	1979	35	5														
12.07	Windows	\$5,000	1979	35	5														
<b>13.00</b>	<b>GARAGE &amp; TRASH ENCLOSURE BUILDING EXTERIORS</b>																		
13.01	Doors - Single Car Garage Doors	\$70,000	1979	30	0														
13.02	Doors - Wood/Glass Pedestrian Door	\$7,500	1979	30	0														
13.03	Doors - Solid Wood Doors @ Walk In Garbages	\$6,000	2004	30	25								\$14,179					\$14,179	
13.04	Trash Enclosure Rebuild Allowance	\$10,000	2007	10	8											\$26,202		\$26,202	
<b>14.00</b>	<b>RESIDENTIAL BUILDING EXTERIORS - STAIRS</b>																		
14.01	Straight Stairs & Landing - Replace (6) (Saarman)	\$51,000	2002	30	23						\$112,512							\$112,512	
14.02	Straight Stairs & Landing - Replace (3)	\$25,500	1989	30	10														
14.03	U-Shaped Stairs & Landing - Replace (7) (Saarman)	\$105,000	2002	30	23						\$231,642							\$231,642	
14.04	U-Shaped Stairs & Landing - Replace (2)	\$30,000	1992	30	13														
14.05	L-Shaped Stairs & Landing - Replace (8) (Saarman)	\$96,000	2002	30	23						\$211,787							\$211,787	
14.06	L-Shaped Stairs & Landing - Replace (1)	\$12,000	1979	30	0														
14.07	L-Shaped Stairs & Landing - Replace (3)	\$36,000	1990	30	11														
14.08	Stairs & Landing - Repair Allowance	\$2,500	2008	1	0	\$4,974	\$5,149	\$5,329	\$5,515	\$5,708	\$5,908	\$6,115	\$6,329	\$6,550	\$6,780			\$58,357	
<b>15.00</b>	<b>RESIDENTIAL BUILDING EXTERIORS - BALCONIES</b>																		
15.01	Small Balconies - Replace (4) (Saarman)	\$32,000	2002	30	23						\$70,596							\$70,596	
15.02	Small Balconies - Replace (2)	\$16,000	1989	30	10														
15.03	Small Balconies - Replace (4)	\$32,000	1983	30	4														
15.04	Large Balconies Replace (23) (Saarman)	\$421,317	2002	30	23						\$929,474							\$929,474	
15.05	Large Balconies Replace (5)	\$91,598	2001	30	22				\$195,242									\$195,242	
15.06	Large Balconies Replace (10)	\$183,185	1997	30	18														
15.07	Large Balconies Replace (10)	\$183,185	1993	30	14														
15.08	Large Balconies Replace (10)	\$183,185	1989	30	10														
15.09	Large Balconies Replace (8)	\$146,546	1985	30	6														
15.10	Townhouse Balconies - Replace (2)	\$25,000	1985	30	6														
15.11	Townhouse Balconies - Replace (3)	\$37,500	1979	30	0														
15.12	Repair Small, Large & Townhouse Balconies Allowance	\$2,500	2008	1	0	\$4,974	\$5,149	\$5,329	\$5,515	\$5,708	\$5,908	\$6,115	\$6,329	\$6,550	\$6,780			\$58,357	
<b>16.00</b>	<b>BUILDING EXTERIOR - ROOFS</b>																		
16.01	Flat Roofs - Residences	\$148,440	1997	20	8											\$388,938		\$388,938	



10.00 C PROJECTED EXPENDITURE SCHEDULE - THIRD TEN YEARS																			
CODE	DESCRIPTION	COMPONENT			REPLACE/	YEAR	USEFL	RMNG	YR. 21	YR. 22	YR. 23	YR. 24	YR. 25	YR. 26	YR. 27	YR. 28	YR. 29	YR. 30	TOTAL
		REPAIR CST	NEW	LIFE	LIFE	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2038	3rd 10 Yrs		
16.02	Flat Roofs - Clubhouse & Garages	\$48,246	1999	20	10														
16.03	Shake Roofs - Residences	\$330,213	1997	25	13														
16.04	Shake Roofs - Clubhouse & Garages	\$134,980	1999	25	15														
16.05	Gutters & Downspouts - Replace	\$94,175	2005	25	21			\$193,947											\$193,947
16.06	Chimney Caps & Spark Arrestors	\$8,400	2003	30	24						\$19,180								\$19,180
16.07	Skylights - Assoc. Responsible @ Peaks	\$24,000	1997	30	18														
16.08	Inspection & Repair Allowance - All Roofing Components	\$5,000	2008	1	0	\$9,949	\$10,297	\$10,658	\$11,031	\$11,417	\$11,816	\$12,230	\$12,658	\$13,101	\$13,559	\$116,715			\$116,715
<b>17.00</b>	<b>RESIDENTIAL BUILDING EXTERIORS - REPAIR/REPLACE ALLOWANCES</b>																		
17.01	Doors - Entry Door & Hardware Allowance	\$5,000	2008	1	0	\$9,949	\$10,297	\$10,658	\$11,031	\$11,417	\$11,816	\$12,230	\$12,658	\$13,101	\$13,559	\$116,715			\$116,715
17.02	Doors - Sliding Glass Door & Hardware Allowance	\$5,000	2008	1	0	\$9,949	\$10,297	\$10,658	\$11,031	\$11,417	\$11,816	\$12,230	\$12,658	\$13,101	\$13,559	\$116,715			\$116,715
17.03	Windows - Inspect/Repair/Replace Allowance	\$5,000	2008	1	0	\$9,949	\$10,297	\$10,658	\$11,031	\$11,417	\$11,816	\$12,230	\$12,658	\$13,101	\$13,559	\$116,715			\$116,715
17.04	Wood Siding/Shingle/Trim Ongoing Repairs	\$5,000	2009	1	1	\$9,949	\$10,297	\$10,658	\$11,031	\$11,417	\$11,816	\$12,230	\$12,658	\$13,101	\$13,559	\$116,715			\$116,715
17.05	Shingles, Residential & Clbse - Major Repair/Replace	\$70,000	2008	10	9											\$189,831			\$189,831
17.06	T-111 Siding - Major Repair	\$65,000	2008	10	9											\$176,272			\$176,272
17.07	Termite Fumigation & Repairs (2006)	\$65,000	2006	10	7									\$164,552					\$164,552
<b>18.00</b>	<b>PAINT</b>																		
18.01	Paint - All Wood/Metal Components	\$130,000	2008	5	4						\$296,833						\$352,544		\$649,377
18.02	Paint- Wood Shingle	\$50,000	2008	5	4						\$114,166						\$135,594		\$249,760
<b>19.00</b>	<b>MISCELLANEOUS &amp; CONTINGENCIES</b>																		
19.01	Arborist Tree Report	\$5,000	2004	5	0	\$9,949						\$11,816							\$21,765
19.02	Reserve Study - Annual	\$800	2009	3	3			\$1,648			\$1,827			\$2,025					\$5,499
19.03	Reserve Study - Annual	\$800	2010	3	1				\$1,705			\$1,891			\$2,096				\$5,692
19.04	Reserve Study - Third Year Site Inspection	\$1,600	2011	3	2	\$3,184			\$3,530				\$3,914			\$4,339			\$14,966
19.05	Underground Utility Inspections & Repairs	\$5,000	2008	1	0	\$9,949	\$10,297	\$10,658	\$11,031	\$11,417	\$11,816	\$12,230	\$12,658	\$13,101	\$13,559	\$116,715			\$116,715
19.06	CC&R Revisions	\$5,000	2009	5	5	\$9,949						\$11,816							\$21,765
<b>UNSCHEDULED EXPENSE</b>					<b>5.00%</b>		\$8,969	\$17,700	\$13,951	\$84,154	\$29,221	\$15,981	\$6,955	\$14,170	\$28,395	\$49,023			\$0
<b>INFLATION FACTOR</b>					<b>3.50%</b>		1.99	2.06	2.13	2.21	2.28	2.36	2.45	2.53	2.62	2.71			
<b>TOTAL INFLATED REPAIR/REPLACEMENT EXPENSE</b>							\$188,357	\$371,698	\$292,961	\$1,767,236	\$613,637	\$335,603	\$146,057	\$297,579	\$596,291	\$1,029,492	\$5,370,391		

**Year 1 - 2009**

<b>2.00 GROUNDS - PAVING &amp; CONCRETE</b>	
2.01 Asphalt Paving - Seal Coat	\$8,596
2.02 Asphalt Paving - Parking Striping	\$581
2.03 Asphalt Paving - Curb Painting	\$1,082
2.04 Asphalt Paving - Minor Repair - 5%	\$10,746
2.06 Concrete Repairs - Repair/Replace - Minor	\$1,000
<b>4.00 GROUNDS - IRRIGATION &amp; LANDSCAPING</b>	
4.01 Irrigation Controllers - To Be Done	\$8,000
4.04 Irrigation Replace Allowance (Valves, Pipes, Heads etc.)	\$1,500
4.05 Large Tree Care	\$5,000
<b>5.00 LIGHTING- ALL SITE</b>	
5.01 Lighting Wiring and Controllers Repair Allowance	\$1,000
5.06 Lights - Wall Mount @ Garages	\$6,750
5.07 Lights - Residential Building Exterior -Unit # Lighted Signs	\$9,750
5.08 Lights - Residential Building Exterior - Entry/Balc./Stairs	\$29,250
<b>7.00 GROUNDS - MISCELLANEOUS</b>	
7.03 Television System - MATV	\$7,500
<b>8.00 TENNIS COURT AREA</b>	
8.01 Tennis Court - Resurface/Lines	\$7,200
<b>9.00 SWIMMING POOL</b>	
9.14 Pool Signs - Replace	\$250
<b>10.00 SPA</b>	
10.05 Filter Pump - Replace	\$850
<b>11.00 CLUBHOUSE INTERIOR</b>	
11.05 Disposal - Replace	\$300
11.06 HVAC Unit - Replace	\$3,000
11.07 Clubhouse & Sauna Fans - Replace	\$700
11.1 Water Heater - 50 Gal	\$1,000
<b>13.00 GARAGE &amp; TRASH ENCLOSURE BUILDING EXTERIORS</b>	
13.01 Doors - Single Car Garage Doors	\$70,000
13.02 Doors - Wood/Glass Pedestrian Door	\$7,500
<b>14.00 RESIDENTIAL BUILDING EXTERIORS - STAIRS</b>	
14.06 L-Shaped Stairs & Landing - Replace (1)	\$12,000
14.08 Stairs & Landing - Repair Allowance	\$2,500
<b>15.00 RESIDENTIAL BUILDING EXTERIORS - BALCONIES</b>	
15.11 Townhouse Balconies - Replace (3)	\$37,500
15.12 Repair Small, Large & Townhouse Balconies Allowance	\$2,500
<b>16.00 BUILDING EXTERIOR - ROOFS</b>	
16.08 Inspection & Repair Allowance - All Roofing Components	\$5,000
<b>17.00 RESIDENTIAL BUILDING EXTERIORS - REPAIR/REPLACE ALLOWANCES</b>	
17.01 Doors - Entry Door & Hardware Allowance	\$5,000
17.02 Doors - Sliding Glass Door & Hardware Allowance	\$5,000
17.03 Windows - Inspect/Repair/Replace Allowance	\$5,000
17.04 Wood Siding/Shingle/Trim Ongoing Repairs	\$5,000
<b>19.00 MISCELLANEOUS &amp; CONTINGENCIES</b>	
19.01 Arborist Tree Report	\$5,000
19.02 Reserve Study - Annual	\$800

**11.00 NEXT 3 YEARS PROJECTED EXPENDITURES**

19.05 Underground Utility Inspections & Repairs	\$5,000
19.06 CC&R Revisions	\$5,000
Unscheduled Expenses	\$13,843
<b>Year 1 - 2009 Total Proposed Expenditures:</b>	<b>\$290,697</b>

**Year 2 - 2010**

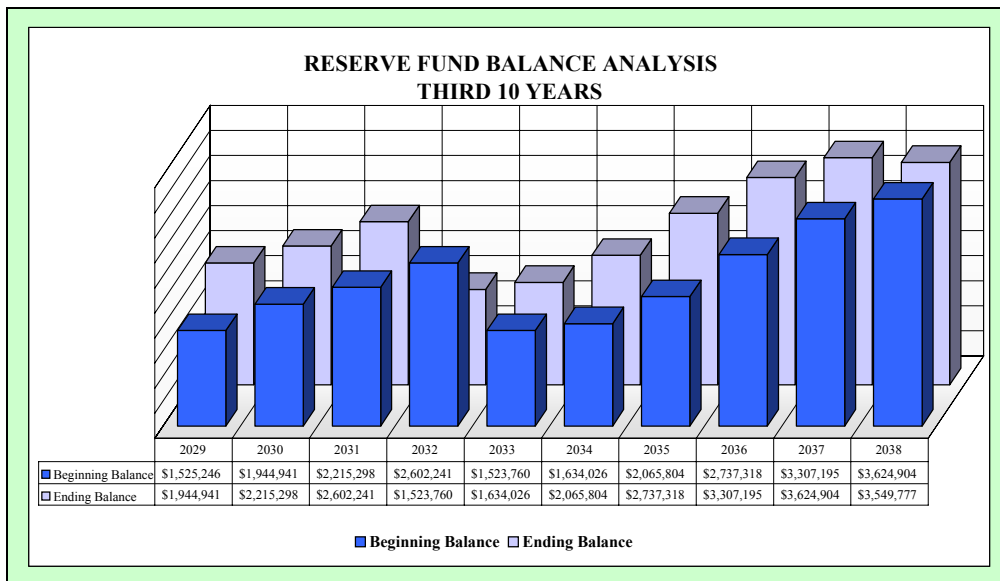
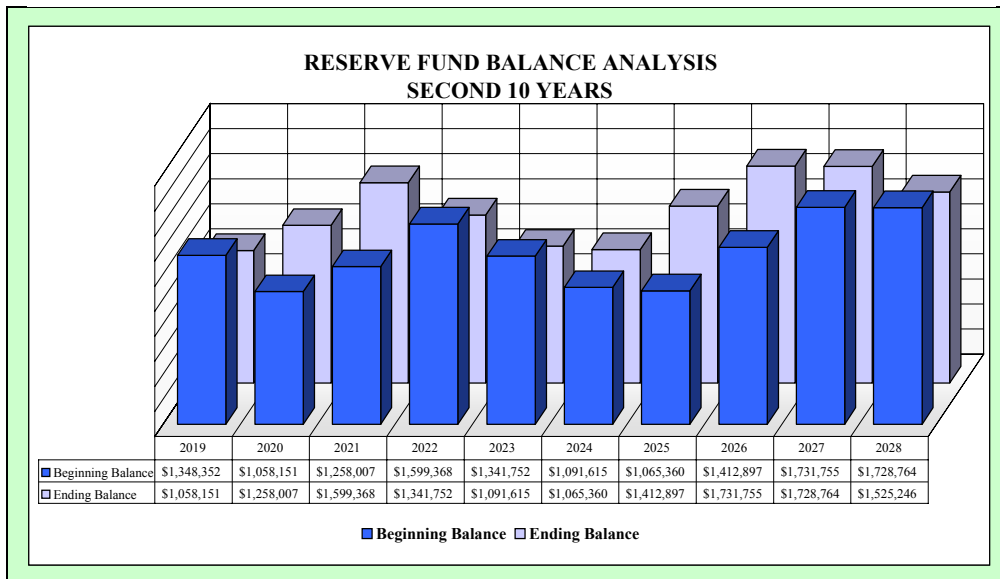
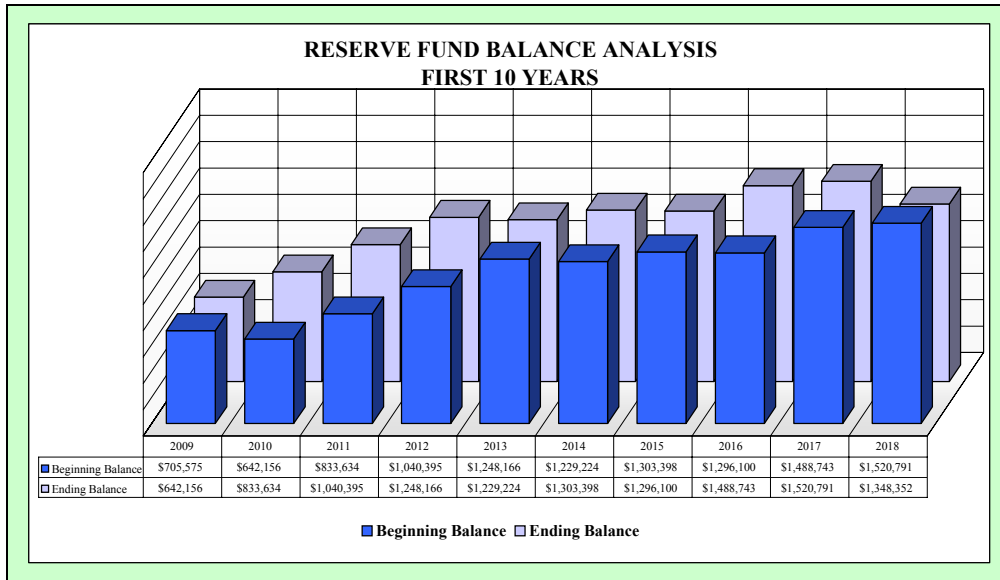
<b>2.00 GROUNDS - PAVING &amp; CONCRETE</b>	
2.06 Concrete Repairs - Repair/Replace - Minor	\$1,035
<b>4.00 GROUNDS - IRRIGATION &amp; LANDSCAPING</b>	
4.04 Irrigation Replace Allowance (Valves, Pipes, Heads etc.)	\$1,553
<b>5.00 LIGHTING- ALL SITE</b>	
5.01 Lighting Wiring and Controllers Repair Allowance	\$1,035
<b>8.00 TENNIS COURT AREA</b>	
8.03 Tennis Court Net - Replace	\$362
<b>9.00 SWIMMING POOL</b>	
9.07 Heater - Replace	\$2,950
9.08 Filter - Replace	\$2,329
9.09 Filter Pump - Replace	\$880
9.11 Solar Pump - Replace	\$880
<b>14.00 RESIDENTIAL BUILDING EXTERIORS - STAIRS</b>	
14.08 Stairs & Landing - Repair Allowance	\$2,588
<b>15.00 RESIDENTIAL BUILDING EXTERIORS - BALCONIES</b>	
15.12 Repair Small, Large & Townhouse Balconies Allowance	\$2,588
<b>16.00 BUILDING EXTERIOR - ROOFS</b>	
16.08 Inspection & Repair Allowance - All Roofing Components	\$5,175
<b>17.00 RESIDENTIAL BUILDING EXTERIORS - REPAIR/REPLACE ALLOWANCES</b>	
17.01 Doors - Entry Door & Hardware Allowance	\$5,175
17.02 Doors - Sliding Glass Door & Hardware Allowance	\$5,175
17.03 Windows - Inspect/Repair/Replace Allowance	\$5,175
17.04 Wood Siding/Shingle/Trim Ongoing Repairs	\$5,175
<b>19.00 MISCELLANEOUS &amp; CONTINGENCIES</b>	
19.03 Reserve Study - Annual	\$828
19.05 Underground Utility Inspections & Repairs	\$5,175
Unscheduled Expenses	\$2,404
<b>Year 2 - 2010 Total Proposed Expenditures:</b>	<b>\$50,480</b>

**Year 3 - 2011**

<b>2.00 GROUNDS - PAVING &amp; CONCRETE</b>	
2.06 Concrete Repairs - Repair/Replace - Minor	\$1,071
<b>4.00 GROUNDS - IRRIGATION &amp; LANDSCAPING</b>	
4.04 Irrigation Replace Allowance (Valves, Pipes, Heads etc.)	\$1,607
4.06 Large Landscape Enhancements	\$5,356
<b>5.00 LIGHTING- ALL SITE</b>	

**11.00****NEXT 3 YEARS PROJECTED EXPENDITURES**

5.01 Lighting Wiring and Controllers Repair Allowance	\$1,071
<b>14.00 RESIDENTIAL BUILDING EXTERIORS - STAIRS</b>	
14.08 Stairs & Landing - Repair Allowance	\$2,678
<b>15.00 RESIDENTIAL BUILDING EXTERIORS - BALCONIES</b>	
15.12 Repair Small, Large & Townhouse Balconies Allowance	\$2,678
<b>16.00 BUILDING EXTERIOR - ROOFS</b>	
16.08 Inspection & Repair Allowance - All Roofing Components	\$5,356
<b>17.00 RESIDENTIAL BUILDING EXTERIORS - REPAIR/REPLACE ALLOWANCES</b>	
17.01 Doors - Entry Door & Hardware Allowance	\$5,356
17.02 Doors - Sliding Glass Door & Hardware Allowance	\$5,356
17.03 Windows - Inspect/Repair/Replace Allowance	\$5,356
17.04 Wood Siding/Shingle/Trim Ongoing Repairs	\$5,356
<b>19.00 MISCELLANEOUS &amp; CONTINGENCIES</b>	
19.04 Reserve Study - Third Year Site Inspection	\$1,714
19.05 Underground Utility Inspections & Repairs	\$5,356
Unscheduled Expenses	\$2,416
<b>Year 3 - 2011 Total Proposed Expenditures:</b>	<b><u><u>\$50,728</u></u></b>



**TRADE:** General Construction Pricing  
**NAME:** Means Cost Work  
**CONTACT:** R.S. Means Company, Inc.  
**ADDRESS:** 63 Smiths Lane  
**CITY, STATE:** Kingston, MA 02364-0800  
**PHONE:** N/A

**TRADE:** Electrical Pricing  
**NAME:** Means Cost Work  
**CONTACT:** R.S. Means Company, Inc.  
**ADDRESS:** 63 Smiths Lane  
**CITY, STATE:** Kingston, MA 02364-0800  
**PHONE:** N/A

**TRADE:** Plumbing & HVAC Pricing  
**NAME:** Means Cost Work  
**CONTACT:** R.S. Means Company, Inc.  
**ADDRESS:** 63 Smiths Lane  
**CITY, STATE:** Kingston, MA 02364-0800  
**PHONE:** N/A

**TRADE:** Financial Information  
**NAME:** Ms. Deborah McGraw  
**CONTACT:** PML Management  
**ADDRESS:** 655 Mariners Island Blvd., Suite 301  
**CITY, STATE:** San Mateo, CA 94404  
**PHONE:** (650) 349-9113

**TRADE:** Component Replacement Dates  
**NAME:** Ms. Deborah McGraw  
**CONTACT:** PML Management  
**ADDRESS:** 655 Mariners Island Blvd., Suite 301  
**CITY, STATE:** San Mateo, CA 94404  
**PHONE:** (650) 349-9113