

RESERVE STUDY

Component Analysis and Reserve Fund Plan

Site Inspection Update Study 2015

For

Barron Square HOA

Palo Alto, CA

Prepared By

**RESERVE ANALYSIS
CONSULTING, LLC**

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**Barron Square HOA
Thain Way
Palo Alto, CA**

ATTN: Board of Directors

RE: Barron Square HOA - Site Inspection Update Study 2015

Please find enclosed the Reserve Fund Analysis prepared for your Association. The purpose of this analysis is to quantify the major components 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 § 5300, 5500-5570 ((old 1365, 1365.5, & 1365.2.5)). The underlying principle of 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 § 5300, 5500-5570 ((old 1365, 1365.5, & 1365.2.5)) and in compliance with standards established by the Association of Professional Reserve Analysts (APRA) and the California Association Institute (CAI).

Components that meet the following criteria are 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 component's 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.

All components listed in this report are those that have been selected and approved by the Board as prescribed by the Association's CC&Rs. 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 and 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. 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 of the components. Each component's condition, life expectancy, and replacement cost evaluation is based on visual inspection only. Inspection was limited to areas accessible to the inspectors. Where components were not accessible, assumptions were made based on available component statistical data. There was no disassembly of components or demolition involved.

This report does not address any factory defects or any damage due to improper maintenance, system design, or installation. The analysis of these components, for which the Association has responsibility, 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 cost 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 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 is 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.

GENERAL DEFINITIONS OF STUDY**RESERVE STUDY:**

A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Component Inventory and the Funding Analysis.

COMPONENT INVENTORY and ANALYSIS:

The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of the association design and organizational documents, a review of established association precedents, and discussion with appropriate representative(s) of the association or cooperative.

FUNDING ANALYSIS :

The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented.

FUNDING PRINCIPLES:

- Sufficient funds to defray future repair and replacement requirements.
- Consistent contribution rate throughout the 30 year Funding Plan.
- Appropriate contribution levels to ensure that current owners pay their share for component usage.
- Fiscally responsible.

FUNDING GOALS:

Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

Baseline Funding: Establishing a Reserve funding goal of keeping the Reserve cash balances above zero.

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount.

Full Funding: Establishing a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.

PERCENT FUNDED:

The ratio, at a particular point in time (typically the ending of the Fiscal Year) of the actual (or projected) Reserve balance to the Fully Funded balance, expressed as a percentage.

CASH FLOW FUNDING METHOD:

A method of developing a Reserve Funding Plan where consistent contributions to the Reserve fund are designed to offset the variable annual expenditures. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

ASSUMED LONG-TERM INTEREST AND INFLATION

"Assumed Long-Term" (as used in the Davis-Stirling Act) is interpreted to mean an approximate 30 Year average. When assigning the interest rate, per Statute 5300(b)(7) ((old 1365(a)(4)), the rate may not be in excess of 2% above the current Federal Reserve Rate.

ASSOCIATION PROPERTY INFORMATION

ASSOCIATION NAME:

ASSOCIATION STREET ADDRESS:

ASSOCIATION CITY, STATE, ZIP:

GOVERNING ENTITY:

YEAR CONSTRUCTED: NUMBER OF CONSTRUCTION PHASES:

NUMBER OF UNITS IN ASSOCIATION: NUMBER OF RESIDENTIAL BUILDINGS:

ASSOCIATION CONTACT INFORMATION

CURRENT PROPERTY MANAGER:

RESERVE STUDY INFORMATION

TYPE OF STUDY:

BEGINNING YEAR OF STUDY:

YEAR OF LAST PHYSICAL INSPECTION:

YEAR OF NEXT PHYSICAL INSPECTION:

RESERVE STUDY PREPARER:

PERFORMED BY:

RESERVE FUND FINANCIAL INFORMATION

BUDGET YEAR ENDING DATE:	12/31	2014	2015
ANNUAL RESERVE CONTRIBUTION:		<input type="text" value="\$299,538"/>	<input type="text" value="\$340,000"/>
MONTHLY RESERVE CONTRIBUTION:		<input type="text" value="\$24,962"/>	<input type="text" value="\$28,333"/>
PER UNIT MONTHLY (AVG.) CONTRIBUTION:		<input type="text" value="\$384.02"/>	<input type="text" value="\$435.90"/>
TOTAL SPECIAL ASSESSMENT:		<input type="text" value="N/A"/>	<input type="text" value="N/A"/>
PER UNIT (AVG.) SPECIAL ASSESSMENT:		<input type="text" value="N/A"/>	<input type="text" value="N/A"/>
PROPOSED RESERVE FUND EXPENDITURES:			<input type="text" value="(\$1,043,219)"/>
ESTIMATED YEAR ENDING BALANCE:		<input type="text" value="\$1,263,685"/>	<input type="text" value="\$567,326"/>
REQUESTED MINIMUM "THRESHOLD" FUTURE BALANCE:			<input type="text" value="N/A"/>

RESERVE PERCENT FUNDED CALCULATION

AMOUNT NEEDED TO BE 100% FUNDED:	<input type="text" value="\$1,828,486"/>	<input type="text" value="\$1,137,297"/>
THEORETICAL PER UNIT UNDERFUNDED:	<input type="text" value="\$8,689"/>	<input type="text" value="\$8,769"/>
CALCULATED PERCENT FUNDED:	<input type="text" value="69.11%"/>	<input type="text" value="49.88%"/>

RESERVE PROJECTED INTEREST & INFLATION

"ASSUMED LONG-TERM INTEREST RATE":	<input type="text" value="2.00%"/>
"ASSUMED LONG-TERM INFLATION RATE":	<input type="text" value="3.00%"/>

PROPERTY DESCRIPTION & COMPONENT INCLUSION:

Barron Square HOA is a 65-member association located in Palo Alto, CA. The Association is responsible for 13 residential buildings that were originally built in 1 phase in 1979. The Association is responsible for all components as the Board of Directors has interpreted the CC&Rs. For specific component inclusion based on that interpretation please refer to the Component Data or Schedule Sections.

5300(b)(4) - COMPONENT CONDITION:

The property is composed of a variety of components that are in a range of conditions due to their various ages and expected lives. The projections in this Reserve Study intend to maintain these components at an appropriate condition in the future; however, it is the Board's responsibility to investigate and cause the actual maintenance, repair and replacement projects at the appropriate time(s).

Per Davis-Stirling Section 5500 ((old 1365.5)), on a quarterly basis the Board will review actual reserve expenses compared to the year's proposed reserve expenses. Depending on each component's condition and available information at that time, the Board will determine to undertake repair and replacement projects as appropriate. Please refer to the Sections of Component Data and/or Component Schedule for specific details on component ages, expected lives, and remaining lives. A component with a negative remaining life does not necessarily mean the component is being deferred, but rather signifies that the component is past its statistically average life and will be reviewed annually until it is appropriate for replacement. If the Board has specifically determined to defer or not undertake a component's repair or replacement, that decision and its justification is required to be in meeting minutes and disclosed separately in the Annual Budget Report.

5300(b)(3,5,6,7,8) - FUNDING PLAN ANALYSIS & CALCULATIONS:

5300(b)(3) - "the association shall provide the full reserve study plan upon request."

Specific Details regarding the following statements can be viewed in the "30 YEAR FUNDING PLAN" (included with this Reserve Summary).

5300(b)(5) - If applicable, the amount and commencement date of Board determined or anticipated special assessments will be shown and if a vote of the membership is required.

5300(b)(6) - The mechanism(s) by which the board will fund the reserves, including assessments, borrowing, and/or use of other assets. Refer to 5300(b)(4) above for deferral/selected repair/replacements.

5300(b)(7) - Procedures & methodology used for these calculations can be found in section "Procedures & Methodologies" (included with this Reserve Summary).

5300(b)(8) - If applicable, details regarding outstanding loans can be found in the 5570 "Reserve Summary and Disclosure" (included with this summary) and/or separately in the Annual Budget Report.

The Reserve Study is a SERIES OF PROJECTIONS, and consequently the estimated lives and costs of components will likely CHANGE OVER TIME depending on a variety of factors such as future inflation rates, the level of preventative maintenance completed by future boards, unknown material defects, changes in technology, efficiency, and/or government regulations.

The Reserve Study is an evolving document that represents a moment in time covering a 30 year period. As required by The Davis-Stirling Act, we recommend that the Association review and update this Reserve Analysis on an annual basis to make adjustments for component expenditures and fluctuations in annual revenue, interest, and inflation.

4.00

30 YEAR RESERVE FUNDING PLAN

2014 Average unit per month reserve contribution *1 = \$384.02

2014 Total annual reserve contribution *1 = \$299,538

DESCRIPTION - 1ST 10 YEARS	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Projected Beginning Fund Balance *1	\$1,263,685	\$567,326	\$544,821	\$821,546	\$1,079,926	\$1,307,292	\$1,492,587	\$619,542	\$833,833	\$488,861
Proposed contribution % increase	13.51%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Proposed avg. unit/month dollar increase	\$51.87	\$13.08	\$13.47	\$13.87	\$14.29	\$14.72	\$15.16	\$15.61	\$16.08	\$16.57
Proposed avg. unit/month contribution	\$435.90	\$448.97	\$462.44	\$476.32	\$490.61	\$505.32	\$520.48	\$536.10	\$552.18	\$568.75
Proposed Total Annual Contribution *1	\$340,000	\$350,200	\$360,706	\$371,527	\$382,673	\$394,153	\$405,978	\$418,157	\$430,702	\$443,623
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
Proposed Total Special Assessment										
Does special assessment require vote?										
Income from other sources										
Total Reserve Fund Available	\$1,603,685	\$917,526	\$905,527	\$1,193,074	\$1,462,599	\$1,701,445	\$1,898,565	\$1,037,699	\$1,264,534	\$932,484
Proposed inflated yearly expenditures	-\$1,043,219	-\$379,293	-\$93,914	-\$126,207	-\$171,114	-\$226,907	-\$1,286,514	-\$213,949	-\$781,585	-\$229,404
Balance after expenditures	\$560,466	\$538,233	\$811,612	\$1,066,867	\$1,291,484	\$1,474,539	\$612,051	\$823,750	\$482,949	\$703,079
Interest on balance after tax	\$6,860	\$6,588	\$9,934	\$13,058	\$15,808	\$18,048	\$7,492	\$10,083	\$5,911	\$8,606
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) *2	49.88%	48.54%	59.19%	65.82%	69.99%	72.48%	49.27%	56.95%	42.60%	52.37%
Projected Year Ending Balance *3	\$567,326	\$544,821	\$821,546	\$1,079,926	\$1,307,292	\$1,492,587	\$619,542	\$833,833	\$488,861	\$711,685

DESCRIPTION - 2ND 10 YEARS	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Projected Beginning Fund Balance *1	\$711,685	\$1,085,694	\$1,337,936	\$570,197	\$835,829	\$1,256,189	\$1,650,075	\$2,141,024	\$2,500,484	\$1,201,820
Proposed contribution % increase	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Proposed avg. unit/month dollar increase	\$17.06	\$17.57	\$18.10	\$18.64	\$19.20	\$19.78	\$20.37	\$20.98	\$21.61	\$22.26
Proposed avg. unit/month contribution	\$585.81	\$603.38	\$621.49	\$640.13	\$659.33	\$679.11	\$699.49	\$720.47	\$742.09	\$764.35
Proposed Total Annual Contribution *1	\$456,932	\$470,640	\$484,759	\$499,301	\$514,281	\$529,709	\$545,600	\$561,968	\$578,827	\$596,192
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
Proposed Total Special Assessment										
Does special assessment require vote?										
Income from other sources										
Total Reserve Fund Available	\$1,168,616	\$1,556,334	\$1,822,695	\$1,069,499	\$1,350,110	\$1,785,898	\$2,195,675	\$2,702,993	\$3,079,311	\$1,798,012
Proposed inflated yearly expenditures	-\$96,050	-\$234,576	-\$1,259,393	-\$243,776	-\$109,111	-\$155,775	-\$80,540	-\$232,745	-\$1,892,023	-\$857,969
Balance after expenditures	\$1,072,566	\$1,321,758	\$563,302	\$825,722	\$1,240,999	\$1,630,122	\$2,115,135	\$2,470,248	\$1,187,288	\$940,044
Interest on balance after tax	\$13,128	\$16,178	\$6,895	\$10,107	\$15,190	\$19,953	\$25,889	\$30,236	\$14,532	\$11,506
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) *2	63.28%	68.15%	45.45%	55.53%	65.95%	72.19%	77.47%	79.99%	62.15%	55.78%
Projected Year Ending Balance *3	\$1,085,694	\$1,337,936	\$570,197	\$835,829	\$1,256,189	\$1,650,075	\$2,141,024	\$2,500,484	\$1,201,820	\$951,550

4.00

30 YEAR RESERVE FUNDING PLAN

DESCRIPTION - 3RD 10 YEARS	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Projected Beginning Fund Balance *1	\$951,550	\$1,419,179	\$1,404,907	\$1,984,206	\$2,440,010	\$1,320,910	\$1,707,729	\$2,305,117	\$2,895,964	\$3,597,727
Proposed contribution % increase	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Proposed avg. unit/month dollar increase	\$22.93	\$23.62	\$24.33	\$25.06	\$25.81	\$26.58	\$27.38	\$28.20	\$29.05	\$29.92
Proposed avg. unit/month contribution	\$787.28	\$810.90	\$835.22	\$860.28	\$886.09	\$912.67	\$940.05	\$968.25	\$997.30	\$1,027.22
Proposed Total Annual Contribution *1	\$614,078	\$632,500	\$651,475	\$671,019	\$691,150	\$711,884	\$733,241	\$755,238	\$777,895	\$801,232
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
Proposed Total Special Assessment										
Does special assessment require vote?										
Income from other sources										
Total Reserve Fund Available	\$1,565,627	\$2,051,679	\$2,056,382	\$2,655,225	\$3,131,160	\$2,032,795	\$2,440,970	\$3,060,355	\$3,673,859	\$4,398,959
Proposed inflated yearly expenditures	-\$163,610	-\$663,760	-\$96,169	-\$244,720	-\$1,826,222	-\$345,716	-\$163,727	-\$199,409	-\$119,636	-\$343,193
Balance after expenditures	\$1,402,018	\$1,387,919	\$1,960,213	\$2,410,505	\$1,304,938	\$1,687,079	\$2,277,243	\$2,860,946	\$3,554,224	\$4,055,766
Interest on balance after tax	\$17,161	\$16,988	\$23,993	\$29,505	\$15,972	\$20,650	\$27,873	\$35,018	\$43,504	\$49,643
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) *2	66.05%	65.50%	73.54%	77.60%	62.45%	68.75%	75.43%	79.76%	83.29%	84.89%
Projected Year Ending Balance *3	\$1,419,179	\$1,404,907	\$1,984,206	\$2,440,010	\$1,320,910	\$1,707,729	\$2,305,117	\$2,895,964	\$3,597,727	\$4,105,409

***1. Current Year Financial Information**

The Association has provided current financial information including reserve account balance, total annual assessment amount and total annual reserve contribution. Reserve Analysis Consulting, L.L.C. assumes no responsibility for the accuracy of current or projected budget figures provided by others.

***2. Percent Funded**

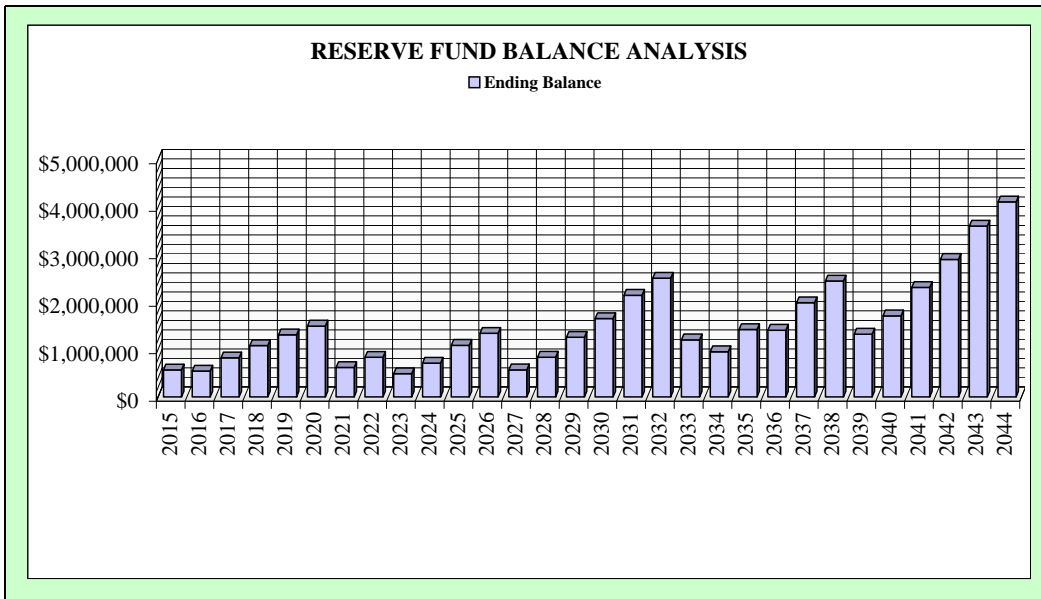
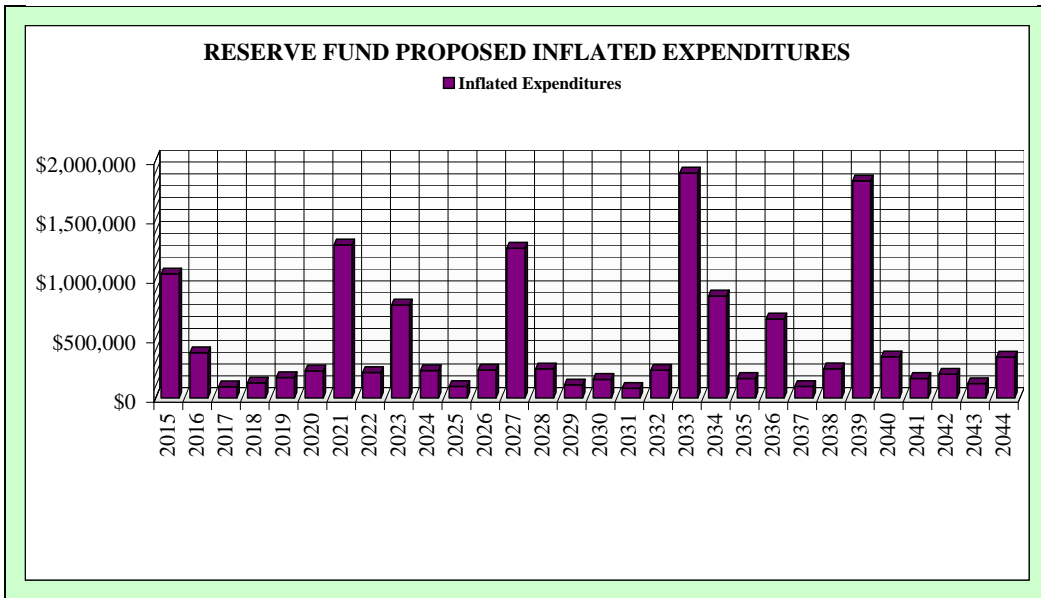
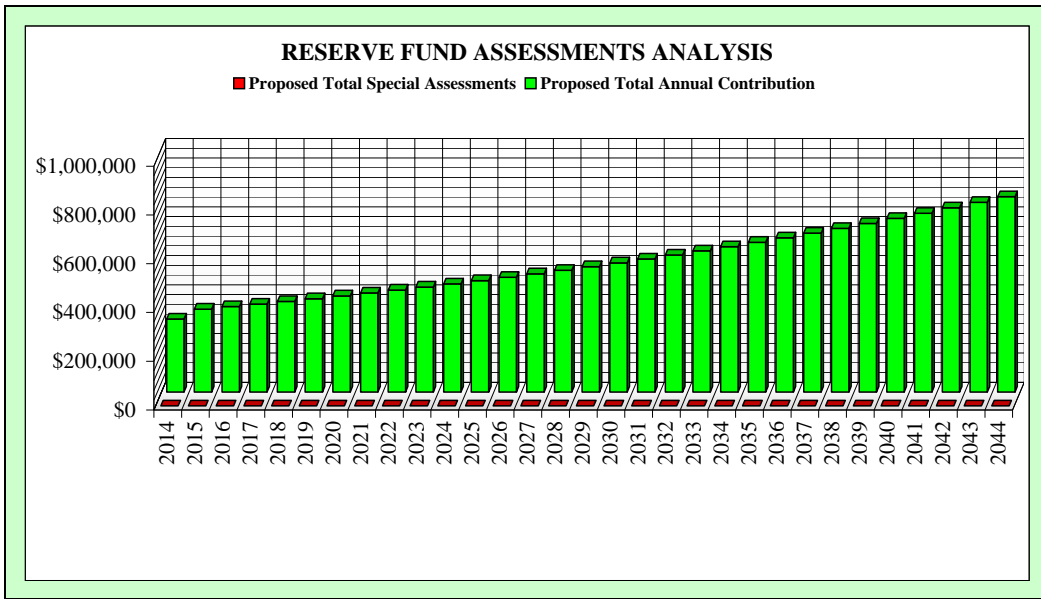
The percent funded figure is calculated as defined by the Davis-Stirling Act, which states in 5570(b)(4) ((old 1365.2.5)) that the amount projected to be in reserves at a given time be divided by the amount "required to be fully funded" at that time. The amount required is defined in 5570(b)(4) ((old 1365.2.5)) as "the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component." The data required to calculate this amount for the current year is located in Section 11.00, Percent Funded Calculation. The percent funding method of calculation for future years includes estimated interest earned in the projected reserve account balances, as well as an estimated inflation of costs in the amount "required." The final sentence in 5570(b)(4) ((old 1365.2.5)) states **"This shall not be construed to require the board to fund reserves in accordance with this calculation."**

***3. Projected Year Ending Balance.**

The Davis-Stirling Act does not require a minimum funding level other than to say in 5550(b)(5) ((old 1365.5)) that the association "plans...to meet" its 30 year obligations of repair and replacement. Through the Reserve Study preparation process, the Association and its Management have reviewed the preliminary funding plan(s) and have approved the plan as shown here to be sufficient at this time.

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. As required by the Davis-Stirling Act, we recommend the Association review its Reserve Fund accounts quarterly and cause the Reserve Study to be reviewed and adjustments integrated annually.
- 2) Additionally, California Civil Code § 5550 ((old 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."



Year 1 - 2015

1.00 GROUNDS - SIGNAGE	
1.02 Map Board - Repair/Replace	\$2,500
2.00 GROUNDS - PAVING & CONCRETE	
2.06 Concrete Repairs - Repair/Replace - Minor	\$3,500
2.08 Concrete - Pool Deck Repair/Replace	\$56,268
3.00 GROUNDS - FENCES, RETAINING WALLS, & GATES	
3.17 Gates - Wood @ Maintenance Area	\$1,000
4.00 GROUNDS - IRRIGATION & LANDSCAPING	
4.01 Well Components Repair and Replacement - Ongoing	\$2,500
4.03 Irrigation Replace Allowance (Valves, Pipes, Heads etc.)	\$2,500
4.05 Irrigation Controllers	\$4,000
4.07 Arborist Tree Report	\$5,304
4.08 Tree Remove/Replace Allowance	\$10,000
4.09 Landscaping Remove/Replace Allowance	\$5,000
5.00 LIGHTING- ALL SITE	
5.01 Lighting Wiring and Controllers Repair Allowance	\$1,000
5.03 Light Poles @ Pool Area - Poles, Fixtures & Wiring	\$4,500
5.04 Lights- Clubhouse Building Exterior	\$450
5.05 Lights - Wall Mount @ Garages	\$6,750
5.06 Lights - Residential Building Exterior - Entry/Balc./Stairs	\$29,250
7.00 GROUNDS - MISCELLANEOUS	
7.02 Iron Stair Railings @ site Concrete Stairs	\$5,300
9.00 SWIMMING POOL	
9.02 Plaster- Resurface	\$10,311
9.03 Coping - Replace	\$3,600
9.04 Tile - Replace	\$2,400
9.05 Seal Coping/Deck Joint - Replace Mastic	\$960
9.06 Rails - Replace	\$2,000
9.07 Skimmers - Replace	\$500
9.08 Lights - Replace	\$300
9.16 Pool Signs - Replace	\$250
10.00 SPA	
10.01 Spa - Total Replace	\$30,000
10.03 Rails - Replace	\$1,000
10.05 Filter - Replace	\$2,389
10.06 Filter Pump - Replace	\$975
11.00 CLUBHOUSE INTERIOR	
11.03 Tile Floor - Replace - Aprox. 50% with spa	\$5,500
11.07 HVAC Unit - Replace	\$3,182
12.00 CLUBHOUSE BUILDING EXTERIOR	
12.02 Clubhouse Deck & Stairs- Sealing/Leak Maintenance	\$1,928
14.00 RESIDENTIAL BUILDING EXTERIORS - STAIRS, LANDINGS & BALCONIES	
14.02 Landings & Stairs - Repair Allowance ~ 20% w/ Paint Cycle	\$71,100
14.03 Balconies - Repair Allowance ~ 20% w/ Paint Cycle	\$254,025
15.00 BUILDING EXTERIOR - ROOFS	
15.01 Inspection & Repair Allowance - All Roofing Components	\$2,500
16.00 RESIDENTIAL BUILDING EXTERIORS - REPAIR/REPLACE ALLOWANCES	
16.01 Doors - Entry Door & Hardware Allowance	\$5,000

16.02 Wood Siding/Shingle/Trim Ongoing Repairs	\$5,000
16.06 Building Exterior Siding/Trim Repair/Replace - every paint	\$180,000
17.00 PAINTING & STAINING	
17.01 Paint - All Wood/Metal Components	\$145,000
17.02 Stain - Wood Shingle	\$85,000
18.00 MISCELLANEOUS & CONTINGENCIES	
18.01 Reserve Study - Annual	\$800
18.06 Construction Management - Paint/Siding/Decks/Stairs	\$40,000
Unscheduled Expenses	\$49,677

Year 1 - 2015 Total Proposed Expenditures: \$1,043,219

Year 2 - 2016

2.00 GROUNDS - PAVING & CONCRETE

2.01 Asphalt Paving - Seal Coat	\$11,953
2.02 Asphalt Paving - Parking Striping	\$797
2.03 Asphalt Paving - Curb Painting	\$1,114
2.04 Asphalt Paving - Minor Repair - 5%	\$11,068
2.06 Concrete Repairs - Repair/Replace - Minor	\$3,605

4.00 GROUNDS - IRRIGATION & LANDSCAPING

4.01 Well Components Repair and Replacement - Ongoing	\$2,575
4.03 Irrigation Replace Allowance (Valves, Pipes, Heads etc.)	\$2,575
4.08 Tree Remove/Replace Allowance	\$10,300
4.09 Landscaping Remove/Replace Allowance	\$5,150

5.00 LIGHTING- ALL SITE

5.01 Lighting Wiring and Controllers Repair Allowance	\$1,030
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8.00 TENNIS COURT AREA

8.01 Tennis Court - Resurface/Lines	\$7,416
8.03 Tennis Court Net - Replace	\$361

9.00 SWIMMING POOL

9.09 Heater - Replace	\$3,118
9.10 Filter - Replace	\$2,461
9.11 Filter Pump - Replace	\$1,004
9.12 Solar Controller - Replace	\$773
9.13 Solar Pump - Replace	\$1,004
9.14 Solar Panels - Replace	\$9,270
9.15 Solar Panels - Structure Replace	\$5,562
9.17 Pool Furniture Replacement Allowance	\$2,736

11.00 CLUBHOUSE INTERIOR

11.11 Water Heater - Tankless	\$1,288
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14.00 RESIDENTIAL BUILDING EXTERIORS - STAIRS, LANDINGS & BALCONIES

14.01 Stairs, Landings & Balconies - Repair/Replace Allowance	\$10,300
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15.00 BUILDING EXTERIOR - ROOFS

15.01 Inspection & Repair Allowance - All Roofing Components	\$2,575
15.04 Flat Roof Replacement - Garages	\$120,955
15.06 Gutters/Downspouts - Garages	\$18,058

16.00 RESIDENTIAL BUILDING EXTERIORS - REPAIR/REPLACE ALLOWANCES

6.00**NEXT 3 YEARS PROJECTED EXPENDITURES**

16.01 Doors - Entry Door & Hardware Allowance	\$5,150
16.02 Wood Siding/Shingle/Trim Ongoing Repairs	\$5,150
16.03 Termite Fumigation & Repairs (2006)	\$66,950
16.04 Termite - Drywood Warranty Renewal	\$11,404
16.05 Termite - Subterranean Warranty Renewal	\$21,961
18.00 MISCELLANEOUS & CONTINGENCIES	
18.02 Reserve Study - Annual	\$824
18.08 Construction Management - Roofing 2016	\$12,746
Unscheduled Expenses	\$18,062
Year 2 - 2016 Total Proposed Expenditures:	<u><u>\$379,293</u></u>

Year 3 - 2017

2.00 GROUNDS - PAVING & CONCRETE	
2.06 Concrete Repairs - Repair/Replace - Minor	\$3,713
4.00 GROUNDS - IRRIGATION & LANDSCAPING	
4.01 Well Components Repair and Replacement - Ongoing	\$2,652
4.03 Irrigation Replace Allowance (Valves, Pipes, Heads etc.)	\$2,652
4.08 Tree Remove/Replace Allowance	\$10,609
4.09 Landscaping Remove/Replace Allowance	\$5,305
5.00 LIGHTING- ALL SITE	
5.01 Lighting Wiring and Controllers Repair Allowance	\$1,061
11.00 CLUBHOUSE INTERIOR	
11.09 Sauna Room Rehabilitation & Door	\$5,627
12.00 CLUBHOUSE BUILDING EXTERIOR	
12.05 Doors - Metal/Glass Sliding Doors	\$4,774
12.06 Windows	\$5,835
14.00 RESIDENTIAL BUILDING EXTERIORS - STAIRS, LANDINGS & BALCONIES	
14.01 Stairs, Landings & Balconies - Repair/Replace Allowance	\$10,609
15.00 BUILDING EXTERIOR - ROOFS	
15.01 Inspection & Repair Allowance - All Roofing Components	\$2,652
16.00 RESIDENTIAL BUILDING EXTERIORS - REPAIR/REPLACE ALLOWANCES	
16.01 Doors - Entry Door & Hardware Allowance	\$5,305
16.02 Wood Siding/Shingle/Trim Ongoing Repairs	\$5,305
18.00 MISCELLANEOUS & CONTINGENCIES	
18.03 Reserve Study - Third Year Site Inspection	\$1,804
18.04 Underground Utility Inspections & Repairs	\$15,914
18.05 CC&R Revisions	\$5,627
Unscheduled Expenses	\$4,472
Year 3 - 2017 Total Proposed Expenditures:	<u><u>\$93,914</u></u>

7.00 A PROJECTED EXPENDITURE SCHEDULE - FIRST TEN YEARS

CODE	COMPONENT DESCRIPTION	REPLACE/ REPAIR CST	YEAR NEW	USEFL LIFE	RMNG LIFE	YR. 1 2015	YR. 2 2016	YR. 3 2017	YR. 4 2018	YR. 5 2019	YR. 6 2020	YR. 7 2021	YR. 8 2022	YR. 9 2023	YR. 10 2024	TOTAL 10 YRS.
1.00	GROUNDS - SIGNAGE															
1.01	Entry Sign (Monument) Replace	\$2,500	1997	21	3				\$2,732							\$2,732
1.02	Map Board - Repair/Replace	\$2,500	2015	15	15	\$2,500										\$2,500
1.03	Building/Unit Number Signs Repair/Replace	\$3,250	2005	15	5						\$3,768					\$3,768
2.00	GROUNDS - PAVING & CONCRETE															
2.01	Asphalt Paving - Seal Coat	\$11,605	2010	6	1		\$11,953						\$14,273			\$26,226
2.02	Asphalt Paving - Parking Striping	\$774	2010	6	1		\$797						\$952			\$1,749
2.03	Asphalt Paving - Curb Painting	\$1,082	2010	6	1		\$1,114						\$1,330			\$2,444
2.04	Asphalt Paving - Minor Repair - 5%	\$10,746	2010	6	1		\$11,068						\$13,216			\$24,283
2.05	Asphalt Paving - Major Repair - 25%	\$53,728	1979	43	7								\$66,078			\$66,078
2.06	Concrete Repairs - Repair/Replace - Minor	\$3,500	2014	1	0	\$3,500	\$3,605	\$3,713	\$3,825	\$3,939	\$4,057	\$4,179	\$4,305	\$4,434	\$4,567	\$40,124
2.07	Concrete Repairs - Repair/Replace - Major	\$10,000	2008	10	3				\$10,927							\$10,927
2.08	Concrete - Pool Deck Repair/Replace	\$56,268	1979	36	0	\$56,268										\$56,268
3.00	GROUNDS - FENCES, RETAINING WALLS, & GATES															
3.01	Fence - Wood @ Patio - Repair/Replace Allowance	\$2,000	2013	5	3				\$2,185					\$2,534		\$4,719
3.02	Fence - Wood - G.N. @ Clubhouse Driveway	\$2,700	2003	25	13											
3.03	Fence - Wood - G.N. @ Clubhouse to Bldg. 10 Driveway	\$6,150	2003	25	13											
3.04	Fence - Wood - @ Bldg. 9 Drive and Open Space	\$8,720	2000	20	5						\$10,109					\$10,109
3.05	Fence - Wood - @ Bldg. 10 Drive and Open Space	\$6,000	2008	20	13											
3.06	Fence - Wood - G.N. behind Bldgs. 4, 5, 6, 7, 8, 9	\$18,075	2000	20	5						\$20,954					\$20,954
3.07	Fence - Wood - G.N. behind Bldgs. 1, 2, 3, 4	\$13,925	2000	20	5						\$16,143					\$16,143
3.08	Fence - Wood - Pool Area Fences	\$1,410	2005	20	10											
3.09	Fence - Cyclone @ Tennis Court - Replace	\$12,600	1979	45	9										\$16,440	\$16,440
3.10	Retaining - Wood @ Units 4122 and 4124	\$2,650	1995	30	10											
3.11	Retaining - Masonry Retaining Wall @ Tennis	\$32,400	1979	55	19											
3.12	Retaining - Wood @ Pool Area	\$6,640	2003	25	13											
3.13	Gates -El Camino Car Gates - Replace	\$1,800	1995	25	5						\$2,087					\$2,087
3.14	Gates -El Camino Pedestrian Gate - Replace	\$1,500	2007	25	17											
3.15	Gates - Pool Gates - Replace	\$3,000	2005	20	10											
3.16	Gates - Cyclone @ Tennis Court - Replace	\$500	1995	25	5						\$580					\$580
3.17	Gates - Wood @ Maintenance Area	\$1,000	2000	15	0	\$1,000										\$1,000
4.00	GROUNDS - IRRIGATION & LANDSCAPING															
4.01	Well Components Repair and Replacement - Ongoing	\$2,500	2014	1	0	\$2,500	\$2,575	\$2,652	\$2,732	\$2,814	\$2,898	\$2,985	\$3,075	\$3,167	\$3,262	\$28,660
4.02	Well Components - Major System Replacement	\$55,609	2011	25	21											
4.03	Irrigation Replace Allowance (Valves, Pipes, Heads etc.)	\$2,500	2014	1	0	\$2,500	\$2,575	\$2,652	\$2,732	\$2,814	\$2,898	\$2,985	\$3,075	\$3,167	\$3,262	\$28,660
4.04	Irrigation Controllers	\$8,000	2009	15	9										\$10,438	\$10,438
4.05	Irrigation Controllers	\$4,000	2000	15	0	\$4,000										\$4,000
4.06	Backflow Preventor	\$10,000	1995	25	5						\$11,593					\$11,593
4.07	Arborist Tree Report	\$5,304	2015	3	3	\$5,304			\$5,796			\$6,333			\$6,921	\$24,354
4.08	Tree Remove/Replace Allowance	\$10,000	2014	1	0	\$10,000	\$10,300	\$10,609	\$10,927	\$11,255	\$11,593	\$11,941	\$12,299	\$12,668	\$13,048	\$114,639
4.09	Landscaping Remove/Replace Allowance	\$5,000	2014	1	0	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524	\$57,319
5.00	LIGHTING- ALL SITE															
5.01	Lighting Wiring and Controllers Repair Allowance	\$1,000	2014	1	0	\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194	\$1,230	\$1,267	\$1,305	\$11,464
5.02	Light Fixtures - @ Landscaping & Wiring	\$16,000	2014	35	34											
5.03	Light Poles @ Pool Area - Poles, Fixtures & Wiring	\$4,500	1979	36	0	\$4,500										\$4,500
5.04	Lights- Clubhouse Building Exterior	\$450	1979	36	0	\$450										\$450
5.05	Lights - Wall Mount @ Garages	\$6,750	1979	36	0	\$6,750										\$6,750
5.06	Lights - Residential Building Exterior - Entry/Balc./Stairs	\$29,250	1979	36	0	\$29,250										\$29,250
6.00	GROUNDS - MAILBOX KIOSKS															
6.01	Kiosks Rebuild (Structure, Siding, Roof)	\$9,000	1995	25	5						\$10,433					\$10,433
6.02	Mailboxes	\$11,700	1995	25	5						\$13,564					\$13,564
7.00	GROUNDS - MISCELLANEOUS															
7.01	Storage Shed (Modular) - Replace	\$1,500	2007	20	12											
7.02	Iron Stair Railings @ site Concrete Stairs	\$5,300	1985	30	0	\$5,300										\$5,300

7.00 A PROJECTED EXPENDITURE SCHEDULE - FIRST TEN YEARS																
CODE	COMPONENT DESCRIPTION	REPLACE/REPAIR CST	YEAR NEW	USEFUL LIFE	RMNG LIFE	YR. 1 2015	YR. 2 2016	YR. 3 2017	YR. 4 2018	YR. 5 2019	YR. 6 2020	YR. 7 2021	YR. 8 2022	YR. 9 2023	YR. 10 2024	TOTAL 10 YRS.
8.00	TENNIS COURT AREA															
8.01	Tennis Court - Resurface/Lines	\$7,200	2010	6	1		\$7,416						\$8,855			\$16,271
8.02	Tennis Court - Replace	\$36,000	1979	45	9										\$46,972	\$46,972
8.03	Tennis Court Net - Replace	\$350	2010	6	1		\$361						\$430			\$791
9.00	SWIMMING POOL															
9.01	Drainage Upgrade Allowance	\$2,500	2009	15	9										\$3,262	\$3,262
9.02	Plaster- Resurface	\$10,311	2003	12	0	\$10,311										\$10,311
9.03	Coping - Replace	\$3,600	2015	30	30	\$3,600										\$3,600
9.04	Tile - Replace	\$2,400	2015	30	30	\$2,400										\$2,400
9.05	Seal Coping/Deck Joint - Replace Mastic	\$960	2003	12	0	\$960										\$960
9.06	Rails - Replace	\$2,000	2015	30	30	\$2,000										\$2,000
9.07	Skimmers - Replace	\$500	2015	30	30	\$500										\$500
9.08	Lights - Replace	\$300	2015	15	15	\$300										\$300
9.09	Heater - Replace	\$3,027	2000	16	1		\$3,118									\$3,118
9.10	Filter - Replace	\$2,389	2000	16	1		\$2,461									\$2,461
9.11	Filter Pump - Replace	\$975	2000	16	1		\$1,004									\$1,004
9.12	Solar Controller - Replace	\$750	2000	16	1		\$773									\$773
9.13	Solar Pump - Replace	\$975	2000	16	1		\$1,004									\$1,004
9.14	Solar Panels - Replace	\$9,000	2000	16	1		\$9,270									\$9,270
9.15	Solar Panels - Structure Replace	\$5,400	2000	16	1		\$5,562									\$5,562
9.16	Pool Signs - Replace	\$250	2009	6	0	\$250						\$299				\$549
9.17	Pool Furniture Replacement Allowance	\$2,656	2004	12	1		\$2,736									\$2,736
10.00	SPA															
10.01	Spa - Total Replace	\$30,000	2015	30	30	\$30,000										\$30,000
10.02	Spa - Preventative Maintenance	\$5,000	2025	10	10											
10.03	Rails - Replace	\$1,000	2015	30	30	\$1,000										\$1,000
10.04	Heater - Replace	\$2,650	2006	15	6							\$3,164				\$3,164
10.05	Filter - Replace	\$2,389	1997	18	0	\$2,389										\$2,389
10.06	Filter Pump - Replace	\$975	2004	10	-1	\$975										\$975
11.00	CLUBHOUSE INTERIOR															
11.01	Paint - Interior (Clubhouse)	\$3,493	2004	15	4					\$3,931						\$3,931
11.02	Carpet Floor- Replace	\$4,420	2005	15	5						\$5,124					\$5,124
11.03	Tile Floor - Replace - Aprox. 50% with spa	\$5,500	2015	30	30	\$5,500										\$5,500
11.04	Tile Floor - Replace	\$5,500	1979	45	9										\$7,176	\$7,176
11.05	Refrigerator - Replace	\$500	2004	15	4					\$563						\$563
11.06	Disposal - Replace	\$300	2011	15	11											
11.07	HVAC Unit - Replace	\$3,182	1979	35	-1	\$3,182										\$3,182
11.08	Restroom (2) & Spa Exhaust System - Replace	\$13,500	2014	30	29											
11.09	Sauna Room Rehabilitation & Door	\$5,304	1979	38	2			\$5,627								\$5,627
11.10	Sauna Mechanical - Replace	\$3,000	2011	30	26											
11.11	Water Heater - Tankless	\$1,250	1996	20	1		\$1,288									\$1,288
11.12	Doors - Wood w/Glass	\$1,200	1979	45	9										\$1,566	\$1,566
11.13	Doors - Solid Wood	\$2,400	1979	45	9										\$3,131	\$3,131
11.14	Lights	\$2,850	2004	35	24											
11.15	Restroom Upgrade	\$10,000	2004	15	4					\$11,255						\$11,255
11.16	Kitchen Area Upgrade	\$5,000	2004	15	4					\$5,628						\$5,628
11.17	Furniture Replace	\$7,000	2005	15	5						\$8,115					\$8,115
11.18	Security System	\$5,000	2014	15	14											
12.00	CLUBHOUSE BUILDING EXTERIOR															
12.01	Clubhouse Deck & Stairs - Replace- Redwood	\$16,870	2008	25	18											
12.02	Clubhouse Deck & Stairs- Sealing/Leak Maintenance	\$1,928	2010	5	0	\$1,928					\$2,235					\$4,163
12.03	Doors - Wood/Glass Entry Doors	\$6,000	1979	45	9										\$7,829	\$7,829
12.04	Doors - Solid Wood Entry Door- Pool Equipment Room	\$750	1979	45	9										\$979	\$979
12.05	Doors - Metal/Glass Sliding Doors	\$4,500	1979	38	2			\$4,774								\$4,774

7.00 A PROJECTED EXPENDITURE SCHEDULE - FIRST TEN YEARS																
CODE	COMPONENT DESCRIPTION	REPLACE/REPAIR CST	YEAR NEW	USEFUL LIFE	RMNG LIFE	YR. 1 2015	YR. 2 2016	YR. 3 2017	YR. 4 2018	YR. 5 2019	YR. 6 2020	YR. 7 2021	YR. 8 2022	YR. 9 2023	YR. 10 2024	TOTAL 10 YRS.
12.06	Windows	\$5,500	1979	38	2			\$5,835								\$5,835
13.00	GARAGE & TRASH ENCLOSURE BUILDING EXTERIORS															
13.01	Doors - Garage Door & Trim Repair Allowance	\$29,000	2014	0	0											
13.02	Doors - Single Car Garage Doors w/ Paint Cycle	\$70,000	1979	40	4					\$78,786						\$78,786
13.03	Doors - Wood/Glass Pedestrian Door w/ Paint Cycle	\$8,000	1979	40	4					\$9,004						\$9,004
13.04	Doors - Solid Wood Doors @ Walk In Garbage	\$7,000	2004	20	9										\$9,133	\$9,133
13.05	Trash Enclosure Rebuild Allowance	\$10,000	2008	10	3				\$10,927							\$10,927
14.00	RESIDENTIAL BUILDING EXTERIORS - STAIRS, LANDINGS & BALCONIES															
14.01	Stairs, Landings & Balconies - Repair/Replace Allowance	\$10,000	2016	1	1		\$10,300	\$10,609	\$10,927	\$11,255	\$11,593	\$11,941	\$12,299	\$12,668	\$13,048	\$104,639
14.02	Landings & Stairs - Repair Allowance ~ 20% w/ Paint Cycle	\$71,100	2015	6	6	\$71,100						\$84,897				\$155,997
14.03	Balconies - Repair Allowance ~ 20% w/ Paint Cycle	\$254,025	2015	6	6	\$254,025						\$303,319				\$557,344
15.00	BUILDING EXTERIOR - ROOFS															
15.01	Inspection & Repair Allowance - All Roofing Components	\$2,500	2014	1	0	\$2,500	\$2,575	\$2,652	\$2,732	\$2,814	\$2,898	\$2,985	\$3,075	\$3,167	\$3,262	\$28,660
15.02	Flat Roof Replacement @ 550 Thain	\$14,000	2012	20	17											
15.03	Flat Roof Replacement - Residences&Clubhouse&Contingency	\$290,271	2014	20	19											
15.04	Flat Roof Replacement - Garages	\$117,432	2016	20	1		\$120,955									\$120,955
15.05	Gutters/Downspouts - Residences&Clubhouse&Contingency	\$17,105	2014	30	29											
15.06	Gutters/Downspouts - Garages	\$17,532	2016	30	1		\$18,058									\$18,058
15.07	Sloped Roof Replace - All - Full Replacement	\$521,910	1998	25	8									\$661,140		\$661,140
15.08	Chimney Caps / Spark Arrestors -	\$8,400	2003	30	18											
16.00	RESIDENTIAL BUILDING EXTERIORS - REPAIR/REPLACE ALLOWANCES															
16.01	Doors - Entry Door & Hardware Allowance	\$5,000	2014	1	0	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524	\$57,319
16.02	Wood Siding/Shingle/Trim Ongoing Repairs	\$5,000	2014	1	0	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524	\$57,319
16.03	Termite Fumigation & Repairs (2006)	\$65,000	2006	10	1		\$66,950									\$66,950
16.04	Termite - Drywood Warranty Renewal	\$11,072	2014	2	1		\$11,404		\$12,099		\$12,835		\$13,617		\$14,446	\$64,402
16.05	Termite - Subterranean Warranty Renewal	\$21,321	2014	2	1		\$21,961		\$23,298		\$24,717		\$26,222		\$27,819	\$124,017
16.06	Building Exterior Siding/Trim Repair/Replace - every paint	\$180,000	2009	6	0	\$180,000						\$214,929				\$394,929
16.07	Building Exterior Siding/Trim Repair/Replace - every other	\$195,000	2009	12	6							\$232,840				\$232,840
17.00	PAINTING & STAINING															
17.01	Paint - All Wood/Metal Components	\$145,000	2009	6	0	\$145,000						\$173,138				\$318,138
17.02	Stain - Wood Shingle	\$85,000	2009	6	0	\$85,000						\$101,494				\$186,494
18.00	MISCELLANEOUS & CONTINGENCIES															
18.01	Reserve Study - Annual	\$800	2012	3	0	\$800			\$874			\$955			\$1,044	\$3,673
18.02	Reserve Study - Annual	\$800	2013	3	1		\$824			\$900			\$984			\$2,708
18.03	Reserve Study - Third Year Site Inspection	\$1,700	2014	3	2			\$1,804			\$1,971			\$2,154		\$5,928
18.04	Underground Utility Inspections & Repairs	\$15,000	2014	3	2			\$15,914			\$17,389			\$19,002		\$52,304
18.05	CC&R Revisions	\$5,304	2009	8	2			\$5,627								\$5,627
18.06	Construction Management - Paint/Siding/Decks/Stairs	\$40,000	2009	6	0	\$40,000						\$47,762				\$87,762
18.07	Construction Management - Roofing 2014	\$12,375	2014	20	19											
18.08	Construction Management - Roofing 2016	\$12,375	2016	20	1		\$12,746									\$12,746
UNSCHEDULED EXPENSES RELATED TO EACH YEAR'S PROJECTS			5.00%			\$49,677	\$18,062	\$4,472	\$6,010	\$8,148	\$10,805	\$61,263	\$10,188	\$37,218	\$10,924	\$0
INFLATION FACTOR			3.00%			1.00	1.03	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	
TOTAL INFLATED REPAIR/REPLACEMENT EXPENSE						\$1,043,219	\$379,293	\$93,914	\$126,207	\$171,114	\$226,907	\$1,286,514	\$213,949	\$781,585	\$229,404	\$4,335,340

7.00 B PROJECTED EXPENDITURE SCHEDULE - SECOND TEN YEARS

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
CODE	DESCRIPTION	REPAIR CST	NEW	LIFE	LIFE	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2nd 10 Yrs
1.00	GROUNDS - SIGNAGE															
1.01	Entry Sign (Monument) Replace	\$2,500	1997	21	3											
1.02	Map Board - Repair/Replace	\$2,500	2015	15	15						\$3,895					\$3,895
1.03	Building/Unit Number Signs Repair/Replace	\$3,250	2005	15	5											
2.00	GROUNDS - PAVING & CONCRETE															
2.01	Asphalt Paving - Seal Coat	\$11,605	2010	6	1				\$17,043						\$20,350	\$37,392
2.02	Asphalt Paving - Parking Striping	\$774	2010	6	1				\$1,137						\$1,357	\$2,494
2.03	Asphalt Paving - Curb Painting	\$1,082	2010	6	1				\$1,588						\$1,896	\$3,485
2.04	Asphalt Paving - Minor Repair - 5%	\$10,746	2010	6	1				\$15,780						\$18,842	\$34,622
2.05	Asphalt Paving - Major Repair - 25%	\$53,728	1979	43	7											
2.06	Concrete Repairs - Repair/Replace - Minor	\$3,500	2014	1	0	\$4,704	\$4,845	\$4,990	\$5,140	\$5,294	\$5,453	\$5,616	\$5,785	\$5,959	\$6,137	\$53,923
2.07	Concrete Repairs - Repair/Replace - Major	\$10,000	2008	10	3				\$14,685							\$14,685
2.08	Concrete - Pool Deck Repair/Replace	\$56,268	1979	36	0											
3.00	GROUNDS - FENCES, RETAINING WALLS, & GATES															
3.01	Fence - Wood @ Patio - Repair/Replace Allowance	\$2,000	2013	5	3				\$2,937					\$3,405		\$6,342
3.02	Fence - Wood - G.N. @ Clubhouse Driveway	\$2,700	2003	25	13				\$3,965							\$3,965
3.03	Fence - Wood - G.N. @ Clubhouse to Bldg. 10 Driveway	\$6,150	2003	25	13				\$9,031							\$9,031
3.04	Fence - Wood - @ Bldg. 9 Drive and Open Space	\$8,720	2000	20	5											
3.05	Fence - Wood - @ Bldg. 10 Drive and Open Space	\$6,000	2008	20	13				\$8,811							\$8,811
3.06	Fence - Wood - G.N. behind Bldgs. 4, 5, 6, 7, 8, 9	\$18,075	2000	20	5											
3.07	Fence - Wood - G.N. behind Bldgs. 1, 2, 3, 4	\$13,925	2000	20	5											
3.08	Fence - Wood - Pool Area Fences	\$1,410	2005	20	10	\$1,895										\$1,895
3.09	Fence - Cyclone @ Tennis Court - Replace	\$12,600	1979	45	9											
3.10	Retaining - Wood @ Units 4122 and 4124	\$2,650	1995	30	10	\$3,561										\$3,561
3.11	Retaining - Masonry Retaining Wall @ Tennis	\$32,400	1979	55	19										\$56,814	\$56,814
3.12	Retaining - Wood @ Pool Area	\$6,640	2003	25	13				\$9,751							\$9,751
3.13	Gates -El Camino Car Gates - Replace	\$1,800	1995	25	5											
3.14	Gates -El Camino Pedestrian Gate - Replace	\$1,500	2007	25	17								\$2,479			\$2,479
3.15	Gates - Pool Gates - Replace	\$3,000	2005	20	10	\$4,032										\$4,032
3.16	Gates - Cyclone @ Tennis Court - Replace	\$500	1995	25	5											
3.17	Gates - Wood @ Maintenance Area	\$1,000	2000	15	0						\$1,558					\$1,558
4.00	GROUNDS - IRRIGATION & LANDSCAPING															
4.01	Well Components Repair and Replacement - Ongoing	\$2,500	2014	1	0	\$3,360	\$3,461	\$3,564	\$3,671	\$3,781	\$3,895	\$4,012	\$4,132	\$4,256	\$4,384	\$38,516
4.02	Well Components - Major System Replacement	\$55,609	2011	25	21											
4.03	Irrigation Replace Allowance (Valves, Pipes, Heads etc.)	\$2,500	2014	1	0	\$3,360	\$3,461	\$3,564	\$3,671	\$3,781	\$3,895	\$4,012	\$4,132	\$4,256	\$4,384	\$38,516
4.04	Irrigation Controllers	\$8,000	2009	15	9											
4.05	Irrigation Controllers	\$4,000	2000	15	0						\$6,232					\$6,232
4.06	Backflow Preventor	\$10,000	1995	25	5											
4.07	Arborist Tree Report	\$5,304	2015	3	3			\$7,562			\$8,263			\$9,030		\$24,855
4.08	Tree Remove/Replace Allowance	\$10,000	2014	1	0	\$13,439	\$13,842	\$14,258	\$14,685	\$15,126	\$15,580	\$16,047	\$16,528	\$17,024	\$17,535	\$154,065
4.09	Landscaping Remove/Replace Allowance	\$5,000	2014	1	0	\$6,720	\$6,921	\$7,129	\$7,343	\$7,563	\$7,790	\$8,024	\$8,264	\$8,512	\$8,768	\$77,032
5.00	LIGHTING- ALL SITE															
5.01	Lighting Wiring and Controllers Repair Allowance	\$1,000	2014	1	0	\$1,344	\$1,384	\$1,426	\$1,469	\$1,513	\$1,558	\$1,605	\$1,653	\$1,702	\$1,754	\$15,406
5.02	Light Fixtures - @ Landscaping & Wiring	\$16,000	2014	35	34											
5.03	Light Poles @ Pool Area - Poles, Fixtures & Wiring	\$4,500	1979	36	0											
5.04	Lights- Clubhouse Building Exterior	\$450	1979	36	0											
5.05	Lights - Wall Mount @ Garages	\$6,750	1979	36	0											
5.06	Lights - Residential Building Exterior - Entry/Balc./Stairs	\$29,250	1979	36	0											
6.00	GROUNDS - MAILBOX KIOSKS															
6.01	Kiosks Rebuild (Structure, Siding, Roof)	\$9,000	1995	25	5											
6.02	Mailboxes	\$11,700	1995	25	5											
7.00	GROUNDS - MISCELLANEOUS															
7.01	Storage Shed (Modular) - Replace	\$1,500	2007	20	12				\$2,139							\$2,139
7.02	Iron Stair Railings @ site Concrete Stairs	\$5,300	1985	30	0											

7.00 B PROJECTED EXPENDITURE SCHEDULE - SECOND TEN YEARS																
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
CODE	DESCRIPTION	REPAIR CST	NEW	LIFE	LIFE	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2nd 10 Yrs
8.00	TENNIS COURT AREA															
8.01	Tennis Court - Resurface/Lines	\$7,200	2010	6	1				\$10,573						\$12,625	\$23,199
8.02	Tennis Court - Replace	\$36,000	1979	45	9											
8.03	Tennis Court Net - Replace	\$350	2010	6	1				\$514						\$614	\$1,128
9.00	SWIMMING POOL															
9.01	Drainage Upgrade Allowance	\$2,500	2009	15	9											
9.02	Plaster- Resurface	\$10,311	2003	12	0			\$14,701								\$14,701
9.03	Coping - Replace	\$3,600	2015	30	30											
9.04	Tile - Replace	\$2,400	2015	30	30											
9.05	Seal Coping/Deck Joint - Replace Mastic	\$960	2003	12	0			\$1,369								\$1,369
9.06	Rails - Replace	\$2,000	2015	30	30											
9.07	Skimmers - Replace	\$500	2015	30	30											
9.08	Lights - Replace	\$300	2015	15	15						\$467					\$467
9.09	Heater - Replace	\$3,027	2000	16	1								\$5,003			\$5,003
9.10	Filter - Replace	\$2,389	2000	16	1								\$3,949			\$3,949
9.11	Filter Pump - Replace	\$975	2000	16	1								\$1,612			\$1,612
9.12	Solar Controller - Replace	\$750	2000	16	1								\$1,240			\$1,240
9.13	Solar Pump - Replace	\$975	2000	16	1								\$1,612			\$1,612
9.14	Solar Panels - Replace	\$9,000	2000	16	1								\$14,876			\$14,876
9.15	Solar Panels - Structure Replace	\$5,400	2000	16	1								\$8,925			\$8,925
9.16	Pool Signs - Replace	\$250	2009	6	0			\$356						\$426		\$782
9.17	Pool Furniture Replacement Allowance	\$2,656	2004	12	1				\$3,900							\$3,900
10.00	SPA															
10.01	Spa - Total Replace	\$30,000	2015	30	30											
10.02	Spa - Preventative Maintenance	\$5,000	2025	10	10	\$6,720										\$6,720
10.03	Rails - Replace	\$1,000	2015	30	30											
10.04	Heater - Replace	\$2,650	2006	15	6											
10.05	Filter - Replace	\$2,389	1997	18	0									\$4,067		\$4,067
10.06	Filter Pump - Replace	\$975	2004	10	-1	\$1,310										\$1,310
11.00	CLUBHOUSE INTERIOR															
11.01	Paint - Interior (Clubhouse)	\$3,493	2004	15	4										\$6,125	\$6,125
11.02	Carpet Floor- Replace	\$4,420	2005	15	5											
11.03	Tile Floor - Replace - Aprox. 50% with spa	\$5,500	2015	30	30											
11.04	Tile Floor - Replace	\$5,500	1979	45	9											
11.05	Refrigerator - Replace	\$500	2004	15	4										\$877	\$877
11.06	Disposal - Replace	\$300	2011	15	11		\$415									\$415
11.07	HVAC Unit - Replace	\$3,182	1979	35	-1											
11.08	Restroom (2) & Spa Exhaust System - Replace	\$13,500	2014	30	29											
11.09	Sauna Room Rehabilitation & Door	\$5,304	1979	38	2											
11.10	Sauna Mechanical - Replace	\$3,000	2011	30	26											
11.11	Water Heater - Tankless	\$1,250	1996	20	1											
11.12	Doors - Wood w/Glass	\$1,200	1979	45	9											
11.13	Doors - Solid Wood	\$2,400	1979	45	9											
11.14	Lights	\$2,850	2004	35	24											
11.15	Restroom Upgrade	\$10,000	2004	15	4										\$17,535	\$17,535
11.16	Kitchen Area Upgrade	\$5,000	2004	15	4										\$8,768	\$8,768
11.17	Furniture Replace	\$7,000	2005	15	5											
11.18	Security System	\$5,000	2014	15	14					\$7,563						\$7,563
12.00	CLUBHOUSE BUILDING EXTERIOR															
12.01	Clubhouse Deck & Stairs - Replace- Redwood	\$16,870	2008	25	18									\$28,720		\$28,720
12.02	Clubhouse Deck & Stairs- Sealing/Leak Maintenance	\$1,928	2010	5	0	\$2,591					\$3,004					\$5,595
12.03	Doors - Wood/Glass Entry Doors	\$6,000	1979	45	9											
12.04	Doors - Solid Wood Entry Door- Pool Equipment Room	\$750	1979	45	9											
12.05	Doors - Metal/Glass Sliding Doors	\$4,500	1979	38	2											

7.00 B PROJECTED EXPENDITURE SCHEDULE - SECOND TEN YEARS																
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
CODE	DESCRIPTION	REPAIR CST	NEW	LIFE	LIFE	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2nd 10 Yrs
12.06	Windows	\$5,500	1979	38	2											
13.00	GARAGE & TRASH ENCLOSURE BUILDING EXTERIORS															
13.01	Doors - Garage Door & Trim Repair Allowance	\$29,000	2014	0	0											
13.02	Doors - Single Car Garage Doors w/ Paint Cycle	\$70,000	1979	40	4											
13.03	Doors - Wood/Glass Pedestrian Door w/ Paint Cycle	\$8,000	1979	40	4											
13.04	Doors - Solid Wood Doors @ Walk In Garbage	\$7,000	2004	20	9											
13.05	Trash Enclosure Rebuild Allowance	\$10,000	2008	10	3				\$14,685							\$14,685
14.00	RESIDENTIAL BUILDING EXTERIORS - STAIRS, LANDINGS & BALCONIES															
14.01	Stairs, Landings & Balconies - Repair/Replace Allowance	\$10,000	2016	1	1	\$13,439	\$13,842	\$14,258	\$14,685	\$15,126	\$15,580	\$16,047	\$16,528	\$17,024	\$17,535	\$154,065
14.02	Landings & Stairs - Repair Allowance ~ 20% w/ Paint Cycle	\$71,100	2015	6	6			\$101,372						\$121,043		\$222,415
14.03	Balconies - Repair Allowance ~ 20% w/ Paint Cycle	\$254,025	2015	6	6			\$362,179						\$432,461		\$794,639
15.00	BUILDING EXTERIOR - ROOFS															
15.01	Inspection & Repair Allowance - All Roofing Components	\$2,500	2014	1	0	\$3,360	\$3,461	\$3,564	\$3,671	\$3,781	\$3,895	\$4,012	\$4,132	\$4,256	\$4,384	\$38,516
15.02	Flat Roof Replacement @ 550 Thain	\$14,000	2012	20	17								\$23,140			\$23,140
15.03	Flat Roof Replacement - Residences&Clubhouse&Contingency	\$290,271	2014	20	19										\$508,992	\$508,992
15.04	Flat Roof Replacement - Garages	\$117,432	2016	20	1											
15.05	Gutters/Downspouts - Residences&Clubhouse&Contingency	\$17,105	2014	30	29											
15.06	Gutters/Downspouts - Garages	\$17,532	2016	30	1											
15.07	Sloped Roof Replace - All - Full Replacement	\$521,910	1998	25	8											
15.08	Chimney Caps / Spark Arrestors -	\$8,400	2003	30	18									\$14,300		\$14,300
16.00	RESIDENTIAL BUILDING EXTERIORS - REPAIR/REPLACE ALLOWANCES															
16.01	Doors - Entry Door & Hardware Allowance	\$5,000	2014	1	0	\$6,720	\$6,921	\$7,129	\$7,343	\$7,563	\$7,790	\$8,024	\$8,264	\$8,512	\$8,768	\$77,032
16.02	Wood Siding/Shingle/Trim Ongoing Repairs	\$5,000	2014	1	0	\$6,720	\$6,921	\$7,129	\$7,343	\$7,563	\$7,790	\$8,024	\$8,264	\$8,512	\$8,768	\$77,032
16.03	Termite Fumigation & Repairs (2006)	\$65,000	2006	10	1		\$89,975									\$89,975
16.04	Termite - Drywood Warranty Renewal	\$11,072	2014	2	1		\$15,326		\$16,260		\$17,250		\$18,300		\$19,415	\$86,551
16.05	Termite - Subterranean Warranty Renewal	\$21,321	2014	2	1		\$29,513		\$31,311		\$33,217		\$35,240		\$37,387	\$166,668
16.06	Building Exterior Siding/Trim Repair/Replace - every paint	\$180,000	2009	6	0			\$256,637						\$306,438		\$563,075
16.07	Building Exterior Siding/Trim Repair/Replace - every other	\$195,000	2009	12	6									\$331,974		\$331,974
17.00	PAINTING & STAINING															
17.01	Paint - All Wood/Metal Components	\$145,000	2009	6	0			\$206,735						\$246,853		\$453,588
17.02	Stain - Wood Shingle	\$85,000	2009	6	0			\$121,190						\$144,707		\$265,896
18.00	MISCELLANEOUS & CONTINGENCIES															
18.01	Reserve Study - Annual	\$800	2012	3	0			\$1,141			\$1,246			\$1,362		\$3,749
18.02	Reserve Study - Annual	\$800	2013	3	1	\$1,075			\$1,175			\$1,284			\$1,403	\$4,937
18.03	Reserve Study - Third Year Site Inspection	\$1,700	2014	3	2		\$2,353			\$2,571			\$2,810			\$7,734
18.04	Underground Utility Inspections & Repairs	\$15,000	2014	3	2		\$20,764			\$22,689			\$24,793			\$68,245
18.05	CC&R Revisions	\$5,304	2009	8	2	\$7,128								\$9,030		\$16,158
18.06	Construction Management - Paint/Siding/Decks/Stairs	\$40,000	2009	6	0			\$57,030						\$68,097		\$125,128
18.07	Construction Management - Roofing 2014	\$12,375	2014	20	19										\$21,700	\$21,700
18.08	Construction Management - Roofing 2016	\$12,375	2016	20	1											
UNSCHEDULED EXPENSES RELATED TO EACH YEAR'S PROJECTS			5.00%			\$4,574	\$11,170	\$59,971	\$11,608	\$5,196	\$7,418	\$3,835	\$11,083	\$90,096	\$40,856	\$0
INFLATION FACTOR			3.00%			1.34	1.38	1.43	1.47	1.51	1.56	1.60	1.65	1.70	1.75	
TOTAL INFLATED REPAIR/REPLACEMENT EXPENSE						\$96,050	\$234,576	\$1,259,393	\$243,776	\$109,111	\$155,775	\$80,540	\$232,745	\$1,892,023	\$857,969	\$4,916,150

7.00 C PROJECTED EXPENDITURE SCHEDULE - THIRD TEN YEARS																
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
CODE	DESCRIPTION	REPAIR CST	NEW	LIFE	LIFE	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	3rd 10 Yrs
1.00	GROUNDNS - SIGNAGE															
1.01	Entry Sign (Monument) Replace	\$2,500	1997	21	3					\$5,082						\$5,082
1.02	Map Board - Repair/Replace	\$2,500	2015	15	15											
1.03	Building/Unit Number Signs Repair/Replace	\$3,250	2005	15	5	\$5,870										\$5,870
2.00	GROUNDNS - PAVING & CONCRETE															
2.01	Asphalt Paving - Seal Coat	\$11,605	2010	6	1						\$24,299					\$24,299
2.02	Asphalt Paving - Parking Striping	\$774	2010	6	1						\$1,621					\$1,621
2.03	Asphalt Paving - Curb Painting	\$1,082	2010	6	1						\$2,264					\$2,264
2.04	Asphalt Paving - Minor Repair - 5%	\$10,746	2010	6	1						\$22,499					\$22,499
2.05	Asphalt Paving - Major Repair - 25%	\$53,728	1979	43	7											
2.06	Concrete Repairs - Repair/Replace - Minor	\$3,500	2014	1	0	\$6,321	\$6,511	\$6,706	\$6,908	\$7,115	\$7,328	\$7,548	\$7,775	\$8,008	\$8,248	\$72,468
2.07	Concrete Repairs - Repair/Replace - Major	\$10,000	2008	10	3				\$19,736							\$19,736
2.08	Concrete - Pool Deck Repair/Replace	\$56,268	1979	36	0											
3.00	GROUNDNS - FENCES, RETAINING WALLS, & GATES															
3.01	Fence - Wood @ Patio - Repair/Replace Allowance	\$2,000	2013	5	3				\$3,947					\$4,576		\$8,523
3.02	Fence - Wood - G.N. @ Clubhouse Driveway	\$2,700	2003	25	13											
3.03	Fence - Wood - G.N. @ Clubhouse to Bldg. 10 Driveway	\$6,150	2003	25	13											
3.04	Fence - Wood - @ Bldg. 9 Drive and Open Space	\$8,720	2000	20	5						\$18,258					\$18,258
3.05	Fence - Wood - @ Bldg. 10 Drive and Open Space	\$6,000	2008	20	13											
3.06	Fence - Wood - G.N. behind Bldgs. 4, 5, 6, 7, 8, 9	\$18,075	2000	20	5						\$37,845					\$37,845
3.07	Fence - Wood - G.N. behind Bldgs. 1, 2, 3, 4	\$13,925	2000	20	5						\$29,156					\$29,156
3.08	Fence - Wood - Pool Area Fences	\$1,410	2005	20	10											
3.09	Fence - Cyclone @ Tennis Court - Replace	\$12,600	1979	45	9											
3.10	Retaining - Wood @ Units 4122 and 4124	\$2,650	1995	30	10											
3.11	Retaining - Masonry Retaining Wall @ Tennis	\$32,400	1979	55	19											
3.12	Retaining - Wood @ Pool Area	\$6,640	2003	25	13											
3.13	Gates -El Camino Car Gates - Replace	\$1,800	1995	25	5											
3.14	Gates -El Camino Pedestrian Gate - Replace	\$1,500	2007	25	17											
3.15	Gates - Pool Gates - Replace	\$3,000	2005	20	10											
3.16	Gates - Cyclone @ Tennis Court - Replace	\$500	1995	25	5											
3.17	Gates - Wood @ Maintenance Area	\$1,000	2000	15	0											
4.00	GROUNDNS - IRRIGATION & LANDSCAPING															
4.01	Well Components Repair and Replacement - Ongoing	\$2,500	2014	1	0	\$4,515	\$4,651	\$4,790	\$4,934	\$5,082	\$5,234	\$5,391	\$5,553	\$5,720	\$5,891	\$51,763
4.02	Well Components - Major System Replacement	\$55,609	2011	25	21		\$103,449									\$103,449
4.03	Irrigation Replace Allowance (Valves, Pipes, Heads etc.)	\$2,500	2014	1	0	\$4,515	\$4,651	\$4,790	\$4,934	\$5,082	\$5,234	\$5,391	\$5,553	\$5,720	\$5,891	\$51,763
4.04	Irrigation Controllers	\$8,000	2009	15	9					\$16,262						\$16,262
4.05	Irrigation Controllers	\$4,000	2000	15	0											
4.06	Backflow Preventor	\$10,000	1995	25	5											
4.07	Arborist Tree Report	\$5,304	2015	3	3		\$9,867			\$10,782			\$11,782			\$32,431
4.08	Tree Remove/Replace Allowance	\$10,000	2014	1	0	\$18,061	\$18,603	\$19,161	\$19,736	\$20,328	\$20,938	\$21,566	\$22,213	\$22,879	\$23,566	\$207,050
4.09	Landscaping Remove/Replace Allowance	\$5,000	2014	1	0	\$9,031	\$9,301	\$9,581	\$9,868	\$10,164	\$10,469	\$10,783	\$11,106	\$11,440	\$11,783	\$103,525
5.00	LIGHTING- ALL SITE															
5.01	Lighting Wiring and Controllers Repair Allowance	\$1,000	2014	1	0	\$1,806	\$1,860	\$1,916	\$1,974	\$2,033	\$2,094	\$2,157	\$2,221	\$2,288	\$2,357	\$20,705
5.02	Light Fixtures - @ Landscaping & Wiring	\$16,000	2014	35	34											
5.03	Light Poles @ Pool Area - Poles, Fixtures & Wiring	\$4,500	1979	36	0											
5.04	Lights- Clubhouse Building Exterior	\$450	1979	36	0											
5.05	Lights - Wall Mount @ Garages	\$6,750	1979	36	0											
5.06	Lights - Residential Building Exterior - Entry/Balc./Stairs	\$29,250	1979	36	0											
6.00	GROUNDNS - MAILBOX KIOSKS															
6.01	Kiosks Rebuild (Structure, Siding, Roof)	\$9,000	1995	25	5											
6.02	Mailboxes	\$11,700	1995	25	5											
7.00	GROUNDNS - MISCELLANEOUS															
7.01	Storage Shed (Modular) - Replace	\$1,500	2007	20	12											
7.02	Iron Stair Railings @ site Concrete Stairs	\$5,300	1985	30	0											

7.00 C

PROJECTED EXPENDITURE SCHEDULE - THIRD TEN YEARS

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
CODE	DESCRIPTION	REPAIR CST	NEW	LIFE	LIFE	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	3rd 10 Yrs
8.00	TENNIS COURT AREA															
8.01	Tennis Court - Resurface/Lines	\$7,200	2010	6	1						\$15,075					\$15,075
8.02	Tennis Court - Replace	\$36,000	1979	45	9											
8.03	Tennis Court Net - Replace	\$350	2010	6	1						\$733					\$733
9.00	SWIMMING POOL															
9.01	Drainage Upgrade Allowance	\$2,500	2009	15	9					\$5,082						\$5,082
9.02	Plaster- Resurface	\$10,311	2003	12	0					\$20,960						\$20,960
9.03	Coping - Replace	\$3,600	2015	30	30											
9.04	Tile - Replace	\$2,400	2015	30	30											
9.05	Seal Coping/Deck Joint - Replace Mastic	\$960	2003	12	0					\$1,951						\$1,951
9.06	Rails - Replace	\$2,000	2015	30	30											
9.07	Skimmers - Replace	\$500	2015	30	30											
9.08	Lights - Replace	\$300	2015	15	15											
9.09	Heater - Replace	\$3,027	2000	16	1											
9.10	Filter - Replace	\$2,389	2000	16	1											
9.11	Filter Pump - Replace	\$975	2000	16	1											
9.12	Solar Controller - Replace	\$750	2000	16	1											
9.13	Solar Pump - Replace	\$975	2000	16	1											
9.14	Solar Panels - Replace	\$9,000	2000	16	1											
9.15	Solar Panels - Structure Replace	\$5,400	2000	16	1											
9.16	Pool Signs - Replace	\$250	2009	6	0					\$508						\$508
9.17	Pool Furniture Replacement Allowance	\$2,656	2004	12	1						\$5,561					\$5,561
10.00	SPA															
10.01	Spa - Total Replace	\$30,000	2015	30	30											
10.02	Spa - Preventative Maintenance	\$5,000	2025	10	10	\$9,031										\$9,031
10.03	Rails - Replace	\$1,000	2015	30	30											
10.04	Heater - Replace	\$2,650	2006	15	6		\$4,930									\$4,930
10.05	Filter - Replace	\$2,389	1997	18	0											
10.06	Filter Pump - Replace	\$975	2004	10	-1	\$1,761										\$1,761
11.00	CLUBHOUSE INTERIOR															
11.01	Paint - Interior (Clubhouse)	\$3,493	2004	15	4											
11.02	Carpet Floor- Replace	\$4,420	2005	15	5	\$7,983										\$7,983
11.03	Tile Floor - Replace - Aprox. 50% with spa	\$5,500	2015	30	30											
11.04	Tile Floor - Replace	\$5,500	1979	45	9											
11.05	Refrigerator - Replace	\$500	2004	15	4											
11.06	Disposal - Replace	\$300	2011	15	11							\$647				\$647
11.07	HVAC Unit - Replace	\$3,182	1979	35	-1											
11.08	Restroom (2) & Spa Exhaust System - Replace	\$13,500	2014	30	29										\$31,814	\$31,814
11.09	Sauna Room Rehabilitation & Door	\$5,304	1979	38	2											
11.10	Sauna Mechanical - Replace	\$3,000	2011	30	26							\$6,470				\$6,470
11.11	Water Heater - Tankless	\$1,250	1996	20	1		\$2,325									\$2,325
11.12	Doors - Wood w/Glass	\$1,200	1979	45	9											
11.13	Doors - Solid Wood	\$2,400	1979	45	9											
11.14	Lights	\$2,850	2004	35	24					\$5,793						\$5,793
11.15	Restroom Upgrade	\$10,000	2004	15	4											
11.16	Kitchen Area Upgrade	\$5,000	2004	15	4											
11.17	Furniture Replace	\$7,000	2005	15	5	\$12,643										\$12,643
11.18	Security System	\$5,000	2014	15	14										\$11,783	\$11,783
12.00	CLUBHOUSE BUILDING EXTERIOR															
12.01	Clubhouse Deck & Stairs - Replace- Redwood	\$16,870	2008	25	18											
12.02	Clubhouse Deck & Stairs- Sealing/Leak Maintenance	\$1,928	2010	5	0	\$3,482					\$4,037					\$7,519
12.03	Doors - Wood/Glass Entry Doors	\$6,000	1979	45	9											
12.04	Doors - Solid Wood Entry Door- Pool Equipment Room	\$750	1979	45	9											
12.05	Doors - Metal/Glass Sliding Doors	\$4,500	1979	38	2											

7.00 C PROJECTED EXPENDITURE SCHEDULE - THIRD TEN YEARS																
COMPONENT		REPLACE/	YEAR	USEFUL	RMNG	YR. 21	YR. 22	YR. 23	YR. 24	YR. 25	YR. 26	YR. 27	YR. 28	YR. 29	YR. 30	TOTAL
CODE	DESCRIPTION	REPAIR CST	NEW	LIFE	LIFE	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	3rd 10 Yrs
12.06	Windows	\$5,500	1979	38	2											
13.00	GARAGE & TRASH ENCLOSURE BUILDING EXTERIORS															
13.01	Doors - Garage Door & Trim Repair Allowance	\$29,000	2014	0	0											
13.02	Doors - Single Car Garage Doors w/ Paint Cycle	\$70,000	1979	40	4											
13.03	Doors - Wood/Glass Pedestrian Door w/ Paint Cycle	\$8,000	1979	40	4											
13.04	Doors - Solid Wood Doors @ Walk In Garbage	\$7,000	2004	20	9										\$16,496	\$16,496
13.05	Trash Enclosure Rebuild Allowance	\$10,000	2008	10	3				\$19,736							\$19,736
14.00	RESIDENTIAL BUILDING EXTERIORS - STAIRS, LANDINGS & BALCONIES															
14.01	Stairs, Landings & Balconies - Repair/Replace Allowance	\$10,000	2016	1	1	\$18,061	\$18,603	\$19,161	\$19,736	\$20,328	\$20,938	\$21,566	\$22,213	\$22,879	\$23,566	\$207,050
14.02	Landings & Stairs - Repair Allowance ~ 20% w/ Paint Cycle	\$71,100	2015	6	6					\$144,532						\$144,532
14.03	Balconies - Repair Allowance ~ 20% w/ Paint Cycle	\$254,025	2015	6	6					\$516,381						\$516,381
15.00	BUILDING EXTERIOR - ROOFS															
15.01	Inspection & Repair Allowance - All Roofing Components	\$2,500	2014	1	0	\$4,515	\$4,651	\$4,790	\$4,934	\$5,082	\$5,234	\$5,391	\$5,553	\$5,720	\$5,891	\$51,763
15.02	Flat Roof Replacement @ 550 Thain	\$14,000	2012	20	17											
15.03	Flat Roof Replacement - Residences&Clubhouse&Contingency	\$290,271	2014	20	19											
15.04	Flat Roof Replacement - Garages	\$117,432	2016	20	1		\$218,458									\$218,458
15.05	Gutters/Downspouts - Residences&Clubhouse&Contingency	\$17,105	2014	30	29										\$40,309	\$40,309
15.06	Gutters/Downspouts - Garages	\$17,532	2016	30	1											
15.07	Sloped Roof Replace - All - Full Replacement	\$521,910	1998	25	8											
15.08	Chimney Caps / Spark Arrestors -	\$8,400	2003	30	18											
16.00	RESIDENTIAL BUILDING EXTERIORS - REPAIR/REPLACE ALLOWANCES															
16.01	Doors - Entry Door & Hardware Allowance	\$5,000	2014	1	0	\$9,031	\$9,301	\$9,581	\$9,868	\$10,164	\$10,469	\$10,783	\$11,106	\$11,440	\$11,783	\$103,525
16.02	Wood Siding/Shingle/Trim Ongoing Repairs	\$5,000	2014	1	0	\$9,031	\$9,301	\$9,581	\$9,868	\$10,164	\$10,469	\$10,783	\$11,106	\$11,440	\$11,783	\$103,525
16.03	Termite Fumigation & Repairs (2006)	\$65,000	2006	10	1		\$120,919									\$120,919
16.04	Termite - Drywood Warranty Renewal	\$11,072	2014	2	1		\$20,597		\$21,852		\$23,182		\$24,594		\$26,092	\$116,317
16.05	Termite - Subterranean Warranty Renewal	\$21,321	2014	2	1		\$39,663		\$42,079		\$44,641		\$47,360		\$50,244	\$223,988
16.06	Building Exterior Siding/Trim Repair/Replace - every paint	\$180,000	2009	6	0					\$365,903						\$365,903
16.07	Building Exterior Siding/Trim Repair/Replace - every other	\$195,000	2009	12	6											
17.00	PAINTING & STAINING															
17.01	Paint - All Wood/Metal Components	\$145,000	2009	6	0					\$294,755						\$294,755
17.02	Stain - Wood Shingle	\$85,000	2009	6	0					\$172,787						\$172,787
18.00	MISCELLANEOUS & CONTINGENCIES															
18.01	Reserve Study - Annual	\$800	2012	3	0		\$1,488			\$1,626			\$1,777			\$4,892
18.02	Reserve Study - Annual	\$800	2013	3	1			\$1,533			\$1,675			\$1,830		\$5,038
18.03	Reserve Study - Third Year Site Inspection	\$1,700	2014	3	2	\$3,070			\$3,355			\$3,666			\$4,006	\$14,098
18.04	Underground Utility Inspections & Repairs	\$15,000	2014	3	2	\$27,092			\$29,604			\$32,349			\$35,348	\$124,393
18.05	CC&R Revisions	\$5,304	2009	8	2							\$11,439				\$11,439
18.06	Construction Management - Paint/Siding/Decks/Stairs	\$40,000	2009	6	0					\$81,312						\$81,312
18.07	Construction Management - Roofing 2014	\$12,375	2014	20	19											
18.08	Construction Management - Roofing 2016	\$12,375	2016	20	1		\$23,021									\$23,021
UNSCHEDULED EXPENSES RELATED TO EACH YEAR'S PROJECTS			5.00%			\$7,791	\$31,608	\$4,579	\$11,653	\$86,963	\$16,463	\$7,797	\$9,496	\$5,697	\$16,343	\$0
INFLATION FACTOR			3.00%			1.81	1.86	1.92	1.97	2.03	2.09	2.16	2.22	2.29	2.36	
TOTAL INFLATED REPAIR/REPLACEMENT EXPENSE						\$163,610	\$663,760	\$96,169	\$244,720	\$1,826,222	\$345,716	\$163,727	\$199,409	\$119,636	\$343,193	\$3,967,773

8.00 PROCEDURES & METHODOLOGIES

DAVIS-STIRLING ACT PROCEDURES & REQUIREMENTS

Current Davis-Stirling statutes 5300 & 5550 ((old 1365 & 1365.5)) require the Association to Review the Reserve Study on an annual basis and implement any necessary adjustments regarding component performance, replacement and/or deferral; as well as recalculation of financial figures based on that review and current financial data. Additionally, Statute 5550 ((old 1365.5)) continues to require a Site Inspection based Update of the complete Study at a minimum every three years. The Reserve Study is to include:

Identification of the major components.

Establishment of reasonable life expectancies and remaining life of all components.

Projected estimated cost of all repair and replacements.

Development of a 30 year Funding Plan which identifies date and amount of regular and special assessments.

Calculation of Percent Funded and amount of per unit deficiency.

Statement of methodology.

Additionally, calculation of 5570 (old 1365.2.5) Reserve Summary and Disclosure Document.

SCOPE OF STUDY

The time frame covered by this analysis is from 2015 through 2044. These are the beginning and ending points for all repairs and replacements included in the 30 Year Funding Plan included in this study.

STATEMENT OF RESERVE STUDY METHODOLOGY

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 Homeowners Association's Board for approval. The following sources were used, when applicable, to make our determinations:

Original plans and specifications

Original contractors, current contractors and vendors

Association maintenance staff

Association management

Association Board of Directors

While gathering this information there were some assumptions made regarding existing conditions, future conditions and additional circumstances that may occur that would affect 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.

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's also assumed all components will receive reasonable maintenance for their remaining life.

Only components that 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 component's useful life is greater than one year, except in the case of variable ongoing repair of a major component

The component has an identifiable expected cost and replacement cost.

Inclusion in the Funding plan requires the component's remaining estimated useful life is less than 30 years.

The Reserve Study includes a 30 year component expenditure projection from which a Funding Plan was developed which proposes a "schedule of the date and amount of any change in regular or special assessments that would be needed to sufficiently fund the Reserve Funding Plan." The premise of this replacement cost projection is to ensure a positive cash balance in the Reserve Fund Account that will enable the Association to fulfill its "obligation for the repair and replacement of all major components with an expected remaining life of 30 years or less." It is equally important that a positive cash fund be maintained without relying on Special Assessments or overfunding of Reserves. The cost projections in this report are inflated based on an "assumed long-term inflation rate" based on a 30 year average and adjusted for local economies. The Funding Plan in this report includes an "assumed long-term interest rate" which is not to exceed "2% above the discount rate published by the Federal Reserve Bank of San Francisco." Both rates were reviewed in the Preliminary Draft and approved by the Board of Directors.

9.00

COMPONENT DATA

CODE #	COMPONENT NAME	YEAR NEW	EXPECT. LIFE	CONDITION DESCRIPTION	INCLUDE NOTES	ITEM QUAN.	UM	UNIT COST	TOTAL COST
1.00	GROUNDS - SIGNAGE								
1.01	Entry Sign (Monument) Replace	1997	21	FAIR		1	EA.	\$2,500.00	\$2,500
1.02	Map Board - Repair/Replace	2015	15	PROPOSED		1	EA.	\$2,500.00	\$2,500
1.03	Building/Unit Number Signs Repair/Replace	2005	15	FAIR		13	EA.	\$250.00	\$3,250
2.00	GROUNDS - PAVING & CONCRETE								
2.01	Asphalt Paving - Seal Coat	2010	6	FAIR/POOR		42982	S.F.	\$0.27	\$11,605
2.02	Asphalt Paving - Parking Striping	2010	6	FAIR/POOR		774	S.F.	\$1.00	\$774
2.03	Asphalt Paving - Curb Painting	2010	6	FAIR/POOR		721	S.F.	\$1.50	\$1,082
2.04	Asphalt Paving - Minor Repair - 5%	2010	6	AS NEEDED		2149	S.F.	\$5.00	\$10,746
2.05	Asphalt Paving - Major Repair - 25%	1979	43	To Determine		10746	S.F.	\$5.00	\$53,728
2.06	Concrete Repairs - Repair/Replace - Minor	2014	1	AS NEEDED		1	L.S.	\$3,500.00	\$3,500
2.07	Concrete Repairs - Repair/Replace - Major	2008	10	AS NEEDED		1	L.S.	\$10,000.00	\$10,000
2.08	Concrete - Pool Deck Repair/Replace	1979	36	POOR		2652	S.F.	\$21.22	\$56,268
3.00	GROUNDS - FENCES, RETAINING WALLS, & GATES								
3.01	Fence - Wood @ Patio - Repair/Replace Allowance	2013	5	AS NEEDED		1	L.S.	\$2,000.00	\$2,000
3.02	Fence - Wood - G.N. @ Clubhouse Driveway	2003	25	FAIR		108	L.F.	\$25.00	\$2,700
3.03	Fence - Wood - G.N. @ Clubhouse to Bldg. 10 Driveway	2003	25	FAIR		246	L.F.	\$25.00	\$6,150
3.04	Fence - Wood - @ Bldg. 9 Drive and Open Space	2000	20	FAIR		218	L.F.	\$40.00	\$8,720
3.05	Fence - Wood - @ Bldg. 10 Drive and Open Space	2008	20	GOOD/FAIR		150	L.F.	\$40.00	\$6,000
3.06	Fence - Wood - G.N. behind Bldgs. 4, 5, 6, 7, 8, 9	2000	20	FAIR		723	L.F.	\$25.00	\$18,075
3.07	Fence - Wood - G.N. behind Bldgs. 1, 2, 3, 4	2000	20	FAIR		557	L.F.	\$25.00	\$13,925
3.08	Fence - Wood - Pool Area Fences	2005	20	FAIR		47	L.F.	\$30.00	\$1,410
3.09	Fence - Cyclone @ Tennis Court - Replace	1979	45	FAIR		360	L.F.	\$35.00	\$12,600
3.10	Retaining - Wood @ Units 4122 and 4124	1995	30	FAIR		53	L.F.	\$50.00	\$2,650
3.11	Retaining - Masonry Retaining Wall @ Tennis	1979	55	GOOD/FAIR		360	L.F.	\$90.00	\$32,400
3.12	Retaining - Wood @ Pool Area	2003	25	GOOD/FAIR		83	L.F.	\$80.00	\$6,640
3.13	Gates -El Camino Car Gates - Replace	1995	25	FAIR		2	EA.	\$900.00	\$1,800
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	20	To Determine		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
4.00	GROUNDS - IRRIGATION & LANDSCAPING								
4.01	Well Components Repair and Replacement - Ongoing	2014	1	AS NEEDED		1	L.S.	\$2,500.00	\$2,500
4.02	Well Components - Major System Replacement	2011	25	AS NEEDED		1	L.S.	\$55,609.00	\$55,609
4.03	Irrigation Replace Allowance (Valves, Pipes, Heads etc.)	2014	1	AS NEEDED		1	L.S.	\$2,500.00	\$2,500
4.04	Irrigation Controllers	2009	15	AS NEEDED		4	EA.	\$2,000.00	\$8,000

9.00

COMPONENT DATA

CODE #	COMPONENT NAME	YEAR NEW	EXPECT. LIFE	CONDITION DESCRIPTION	INCLUDE NOTES	ITEM QUAN.	UM	UNIT COST	TOTAL COST
4.05	Irrigation Controllers	2000	15	AS NEEDED		2	EA.	\$2,000.00	\$4,000
4.06	Backflow Preventor	1995	25	AS NEEDED		4	EA.	\$2,500.00	\$10,000
4.07	Arborist Tree Report	2015	3	AS NEEDED		1	L.S.	\$5,304.00	\$5,304
4.08	Tree Remove/Replace Allowance	2014	1	AS NEEDED		1	L.S.	\$10,000.00	\$10,000
4.09	Landscaping Remove/Replace Allowance	2014	1	AS NEEDED		1	L.S.	\$5,000.00	\$5,000
5.00	LIGHTING- ALL SITE								
5.01	Lighting Wiring and Controllers Repair Allowance	2014	1	AS NEEDED		1	L.S.	\$1,000.00	\$1,000
5.02	Light Fixtures - @ Landscaping & Wiring	2014	35	IN PROGRESS		100	EA.	\$160.00	\$16,000
5.03	Light Poles @ Pool Area - Poles, Fixtures & Wiring	1979	36	PROPOSED		3	EA.	\$1,500.00	\$4,500
5.04	Lights- Clubhouse Building Exterior	1979	36	PROPOSED		3	EA.	\$150.00	\$450
5.05	Lights - Wall Mount @ Garages	1979	36	PROPOSED		45	EA.	\$150.00	\$6,750
5.06	Lights - Residential Building Exterior - Entry/Balc./Stairs	1979	36	PROPOSED		195	EA.	\$150.00	\$29,250
6.00	GROUNDS - MAILBOX KIOSKS								
6.01	Kiosks Rebuild (Structure, Siding, Roof)	1995	25	AS NEEDED		6	EA.	\$1,500.00	\$9,000
6.02	Mailboxes	1995	25	FAIR		78	EA.	\$150.00	\$11,700
7.00	GROUNDS - MISCELLANEOUS								
7.01	Storage Shed (Modular) - Replace	2007	20	GOOD/FAIR		1	EA.	\$1,500.00	\$1,500
7.02	Iron Stair Railings @ site Concrete Stairs	1985	30	FAIR		53	L.F.	\$100.00	\$5,300
8.00	TENNIS COURT AREA								
8.01	Tennis Court - Resurface/Lines	2010	6	GOOD/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	2010	6	AS NEEDED		1	EA.	\$350.00	\$350
9.00	SWIMMING POOL								
9.01	Drainage Upgrade Allowance	2009	15	GOOD		1	L.S.	\$2,500.00	\$2,500
9.02	Plaster- Resurface	2003	12	To Determine		129	S.Y.	\$80.00	\$10,311
9.03	Coping - Replace	2015	30	To Determine		120	L.F.	\$30.00	\$3,600
9.04	Tile - Replace	2015	30	To Determine		120	L.F.	\$20.00	\$2,400
9.05	Seal Coping/Deck Joint - Replace Mastic	2003	12	To Determine		120	L.F.	\$8.00	\$960
9.06	Rails - Replace	2015	30	To Determine		2	EA.	\$1,000.00	\$2,000
9.07	Skimmers - Replace	2015	30	To Determine		2	EA.	\$250.00	\$500
9.08	Lights - Replace	2015	15	To Determine		1	EA.	\$300.00	\$300
9.09	Heater - Replace	2000	16	AS NEEDED		1	EA.	\$3,027.00	\$3,027
9.10	Filter - Replace	2000	16	AS NEEDED		1	EA.	\$2,389.00	\$2,389
9.11	Filter Pump - Replace	2000	16	AS NEEDED		1	EA.	\$975.00	\$975
9.12	Solar Controller - Replace	2000	16	AS NEEDED		1	EA.	\$750.00	\$750
9.13	Solar Pump - Replace	2000	16	AS NEEDED		1	EA.	\$975.00	\$975

9.00

COMPONENT DATA

CODE #	COMPONENT NAME	YEAR NEW	EXPECT. LIFE	CONDITION DESCRIPTION	INCLUDE NOTES	ITEM QUAN.	UM	UNIT COST	TOTAL COST
9.14	Solar Panels - Replace	2000	16	AS NEEDED		15	EA.	\$600.00	\$9,000
9.15	Solar Panels - Structure Replace	2000	16	AS NEEDED		360	S.F.	\$15.00	\$5,400
9.16	Pool Signs - Replace	2009	6	AS NEEDED		1	EA.	\$250.00	\$250
9.17	Pool Furniture Replacement Allowance	2004	12	AS WANTED		1	L.S.	\$2,656.00	\$2,656
10.00	SPA								
10.01	Spa - Total Replace	2015	30	PROPOSED		1	L.S.	\$30,000.00	\$30,000
10.02	Spa - Preventative Maintenance	2025	10	NEXT CYCLE		1	L.S.	\$5,000.00	\$5,000
10.03	Rails - Replace	2015	30	PROPOSED		1	EA.	\$1,000.00	\$1,000
10.04	Heater - Replace	2006	15	AS NEEDED		1	EA.	\$2,650.00	\$2,650
10.05	Filter - Replace	1997	18	AS NEEDED		1	EA.	\$2,389.00	\$2,389
10.06	Filter Pump - Replace	2004	10	AS NEEDED		1	EA.	\$975.00	\$975
11.00	CLUBHOUSE INTERIOR								
11.01	Paint - Interior (Clubhouse)	2004	15	GOOD/FAIR		3493	S.F.	\$1.00	\$3,493
11.02	Carpet Floor- Replace	2005	15	FAIR		442	S.F.	\$10.00	\$4,420
11.03	Tile Floor - Replace - Approx. 50% with spa	2015	30	PROPOSED		275	S.F.	\$20.00	\$5,500
11.04	Tile Floor - Replace	1979	45	FAIR		275	S.F.	\$20.00	\$5,500
11.05	Refrigerator - Replace	2004	15	GOOD/FAIR		1	EA.	\$500.00	\$500
11.06	Disposal - Replace	2011	15	AS NEEDED		1	EA.	\$300.00	\$300
11.07	HVAC Unit - Replace	1979	35	AS NEEDED		1	EA.	\$3,182.00	\$3,182
11.08	Restroom (2) & Spa Exhaust System - Replace	2014	30	IN PROGRESS		1	L.S.	\$13,500.00	\$13,500
11.09	Sauna Room Rehabilitation & Door	1979	38	FAIR		1	L.S.	\$5,304.00	\$5,304
11.10	Sauna Mechanical - Replace	2011	30	GOOD		1	EA.	\$3,000.00	\$3,000
11.11	Water Heater - Tankless	1996	20	AS NEEDED		1	EA.	\$1,250.00	\$1,250
11.12	Doors - Wood w/Glass	1979	45	AS NEEDED		2	EA.	\$600.00	\$1,200
11.13	Doors - Solid Wood	1979	45	AS NEEDED		4	EA.	\$600.00	\$2,400
11.14	Lights	2004	35	AS NEEDED		19	EA.	\$150.00	\$2,850
11.15	Restroom Upgrade	2004	15	AS NEEDED		2	L.S.	\$5,000.00	\$10,000
11.16	Kitchen Area Upgrade	2004	15	AS NEEDED		1	L.S.	\$5,000.00	\$5,000
11.17	Furniture Replace	2005	15	AS NEEDED		1	L.S.	\$7,000.00	\$7,000
11.18	Security System	2014	15	IN PROGRESS		1	L.S.	\$5,000.00	\$5,000
12.00	CLUBHOUSE BUILDING EXTERIOR								
12.01	Clubhouse Deck & Stairs - Replace- Redwood	2008	25	GOOD		482	S.F.	\$35.00	\$16,870
12.02	Clubhouse Deck & Stairs- Sealing/Leak Maintenance	2010	5	AS NEEDED		482	S.F.	\$4.00	\$1,928
12.03	Doors - Wood/Glass Entry Doors	1979	45	AS NEEDED		4	EA.	\$1,500.00	\$6,000
12.04	Doors - Solid Wood Entry Door- Pool Equipment Room	1979	45	AS NEEDED		1	EA.	\$750.00	\$750
12.05	Doors - Metal/Glass Sliding Doors	1979	38	AS NEEDED		3	S.F.	\$1,500.00	\$4,500

9.00

COMPONENT DATA

CODE #	COMPONENT NAME	YEAR NEW	EXPECT. LIFE	CONDITION DESCRIPTION	INCLUDE NOTES	ITEM QUAN.	UM	UNIT COST	TOTAL COST
12.06	Windows	1979	38	AS NEEDED		5	EA.	\$1,100.00	\$5,500
13.00	GARAGE & TRASH ENCLOSURE BUILDING EXTERIORS								
13.01	Doors - Garage Door & Trim Repair Allowance	2014	0	IN PROGRESS		29	EA.	\$1,000.00	\$29,000
13.02	Doors - Single Car Garage Doors w/ Paint Cycle	1979	40	To Determine		70	EA.	\$1,000.00	\$70,000
13.03	Doors - Wood/Glass Pedestrian Door w/ Paint Cycle	1979	40	To Determine		10	EA.	\$800.00	\$8,000
13.04	Doors - Solid Wood Doors @ Walk In Garbage	2004	20	FAIR		10	EA.	\$700.00	\$7,000
13.05	Trash Enclosure Rebuild Allowance	2008	10	AS NEEDED		1	L.S.	\$10,000.00	\$10,000
14.00	RESIDENTIAL BUILDING EXTERIORS - STAIRS, LANDINGS & BALCONIES								
14.01	Stairs, Landings & Balconies - Repair/Replace Allowance	2016	1	AS NEEDED	Yes	1	L.S.	\$10,000.00	\$10,000
14.02	Landings & Stairs - Repair Allowance ~ 20% w/ Paint Cycle	2015	6	AS NEEDED	Yes	6	EA.	\$11,850.00	\$71,100
14.03	Balconies - Repair Allowance ~ 20% w/ Paint Cycle	2015	6	AS NEEDED	Yes	15	EA.	\$16,935.00	\$254,025
15.00	BUILDING EXTERIOR - ROOFS								
15.01	Inspection & Repair Allowance - All Roofing Components	2014	1	AS NEEDED		1	L.S.	\$2,500.00	\$2,500
15.02	Flat Roof Replacement @ 550 Thain	2012	20	GOOD		1	L.S.	\$14,000.00	\$14,000
15.03	Flat Roof Replacement - Residences&Clubhouse&Contingency	2014	20	IN PROGRESS		24740	S.F.	\$11.73	\$290,271
15.04	Flat Roof Replacement - Garages	2016	20	PROPOSED		8041	S.F.	\$14.60	\$117,432
15.05	Gutters/Downspouts - Residences&Clubhouse&Contingency	2014	30	IN PROGRESS		1	L.S.	\$17,105.00	\$17,105
15.06	Gutters/Downspouts - Garages	2016	30	PROPOSED		1	L.S.	\$17,532.00	\$17,532
15.07	Sloped Roof Replace - All - Full Replacement	1998	25	To Determine		62026	S.F.	\$8.41	\$521,910
15.08	Chimney Caps / Spark Arrestors -	2003	30	To Determine		14	EA.	\$600.00	\$8,400
16.00	RESIDENTIAL BUILDING EXTERIORS - REPAIR/REPLACE ALLOWANCES								
16.01	Doors - Entry Door & Hardware Allowance	2014	1	AS NEEDED		1	L.S.	\$5,000.00	\$5,000
16.02	Wood Siding/Shingle/Trim Ongoing Repairs	2014	1	AS NEEDED		1	L.S.	\$5,000.00	\$5,000
16.03	Termite Fumigation & Repairs (2006)	2006	10	AS NEEDED		1	L.S.	\$65,000.00	\$65,000
16.04	Termite - Drywood Warranty Renewal	2014	2	AS NEEDED		1	L.S.	\$11,072.00	\$11,072
16.05	Termite - Subterranean Warranty Renewal	2014	2	AS NEEDED		1	L.S.	\$21,321.00	\$21,321
16.06	Building Exterior Siding/Trim Repair/Replace - every paint	2009	6	AS NEEDED	Yes	1	L.S.	\$180,000.00	\$180,000
16.07	Building Exterior Siding/Trim Repair/Replace - every other	2009	12	AS NEEDED	Yes	1	L.S.	\$195,000.00	\$195,000
17.00	PAINTING & STAINING								
17.01	Paint - All Wood/Metal Components	2009	6	FAIR/POOR		1	L.S.	\$145,000.00	\$145,000
17.02	Stain - Wood Shingle	2009	6	FAIR/POOR		1	L.S.	\$85,000.00	\$85,000
18.00	MISCELLANEOUS & CONTINGENCIES								
18.01	Reserve Study - Annual	2012	3	ONGOING		1	L.S.	\$800.00	\$800
18.02	Reserve Study - Annual	2013	3	ONGOING		1	L.S.	\$800.00	\$800
18.03	Reserve Study - Third Year Site Inspection	2014	3	ONGOING		1	L.S.	\$1,700.00	\$1,700
18.04	Underground Utility Inspections & Repairs	2014	3	AS NEEDED		1	L.S.	\$15,000.00	\$15,000

9.00**COMPONENT DATA**

CODE #	COMPONENT NAME	YEAR NEW	EXPECT. LIFE	CONDITION DESCRIPTION	INCLUDE NOTES	ITEM QUAN.	UM	UNIT COST	TOTAL COST
18.05	CC&R Revisions	2009	8	AS NEEDED		1	L.S.	\$5,304.00	\$5,304
18.06	Construction Management - Paint/Siding/Decks/Stairs	2009	6	AS NEEDED		1	L.S.	\$40,000.00	\$40,000
18.07	Construction Management - Roofing 2014	2014	20	IN PROGRESS		1	L.S.	\$12,375.00	\$12,375
18.08	Construction Management - Roofing 2016	2016	20	PROPOSED		1	L.S.	\$12,375.00	\$12,375

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 0 year life expectancy in this report indicates a project and expenditure intended to occur only one time in the year shown as year new.
3. Per Davis-Stirling Act 5550 ((old 1365.5), inspections and subsequent condition reports contained within this report were based on visual identification and inspection of accessible areas only. No destructive testing was performed during this inspection.
4. Based on #3, AS APPLICABLE to this property, the Board may want to seek appropriate expert inspection, testing, and opinions for the following component areas. 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
 - H) Siding and trim condition
 - I) Window and door installation
5. Units of Measurement abbreviations:
 - L.F. = Linear Feet
 - S.F. = Square Feet
 - S.Y. = Square Yard
 - EA = Each
 - L.S. = Lump Sum
6. Condition Description Rating Guidelines:
 - GOOD = In first ~10% of its Expected Life, and visually in NEW condition.
 - GOOD/FAIR = Between ~10% and 35% of its Expected Life, visually still LIKE new, but not brand new.
 - FAIR = Between ~35% and 65% of its Expected Life, perfectly "operational", but visually showing some deterioration.
 - FAIR/POOR = Between ~65% and 90% of its Expected Life, still functional, but visual deterioration easily found and the need for repair and/or replacement should be monitored closely.
 - POOR = In final ~10% of its Life, is visibly failing, and/or a potential safety hazard -- replace ASAP.
 - AS NEEDED = Component is either a budget allowance of funds for ongoing repair/replacement in the future; or a component that should be replaced whenever it is warranted
 - PROPOSED = The replacement date for this component has been proposed in the future by the Board of Directors and/or representative.
 - IN PROGRESS = The component is currently being investigated, repaired and/or replaced; and the next Reserve Study Update will incorporate the final details.

Please continue to following page(s) for specific component related inventories and notes:

SPECIFIC NOTES:

MAIN HEADING: 14.00 RESIDENTIAL BUILDING EXTERIORS - STAIRS, LANDINGS & BALCONIES

SUB HEADING: 14.01 STAIRS, LANDINGS & BALCONIES - REPAIR/REPLACE ALLOW.

SUB HEADING: 14.02 STAIRS - REPAIR ALLOWANCE ~ 15% W/ PAINT CYCLE

SUB HEADING: 14.03 LANDINGS - REPAIR ALLOWANCE ~ 15% W/ PAINT CYCLE

SUB HEADING: 14.04 BALCONIES - REPAIR ALLOWANCE ~ 15% W/ PAINT CYCLE

The association is responsible for the stair & landing components, and balconies & railings of the building exteriors. Given the varying degrees of exposure, different replacement dates, and various conditions of these components, they have been organized to be repaired on an ongoing basis as needed in conjunction with painting cycles and other wood repairs. The amount allocated for this allowance is budgetary, and is based on 15% of the total amount of these components being completed every paint cycle. This amount and schedule should be evaluated and adjusted as necessary to reflect actual expenditures or future replacement requirements. The following inventory quantifies the amounts and potential total replacement cost estimated for which this allowance is based on.

2002	6	EA of Straight Stairs & Landing - Replace (6) (Saarman)	\$8,500.00	\$51,000
1989	3	EA of Straight Stairs & Landing - Replace (3)	\$8,500.00	\$25,500
2002	7	EA of U-Shaped Stairs & Landing - Replace (7) (Saarman)	\$15,000.00	\$105,000
1992	2	EA of U-Shaped Stairs & Landing - Replace (2)	\$15,000.00	\$30,000
2002	8	EA of L-Shaped Stairs & Landing - Replace (8) (Saarman)	\$12,000.00	\$96,000
2008	1	EA of L-Shaped Stairs & Landing - Replace (1) - 504	\$12,000.00	\$12,000
1990	3	EA of L-Shaped Stairs & Landing - Replace (3)	\$12,000.00	\$36,000
	30			\$355,500
2002	4	EA of Small Balconies - Replace (4) (Saarman)	\$8,500.00	\$34,000
1989	2	EA of Small Balconies - Replace (2)	\$8,500.00	\$17,000
1983	3	EA of Small Balconies - Replace (3)	\$8,500.00	\$25,500
2009	1	EA of Small Balconies - Replace (1) - 4141	\$8,500.00	\$8,500
2002	23	EA of Large Balconies Replace (23) (Saarman)	\$18,500.00	\$425,500
2001	5	EA of Large Balconies Replace (5)	\$18,500.00	\$92,500
1997	10	EA of Large Balconies Replace (10)	\$18,500.00	\$185,000
1993	10	EA of Large Balconies Replace (10)	\$18,500.00	\$185,000
1989	10	EA of Large Balconies Replace (10)	\$18,500.00	\$185,000
1985	6	EA of Large Balconies Replace (6)	\$18,500.00	\$111,000
2009	2	EA of Large Balconies Replace (1)- 3108 & 4141	\$18,500.00	\$37,000
1985	2	EA of Townhouse Balconies - Replace (2)	\$13,000.00	\$26,000
1979	3	EA of Townhouse Balconies - Replace (3)	\$13,262.67	\$39,788
	81			\$1,371,788

MAIN HEADING: 16.00 BUILDING EXTERIORS - REPAIR/REPLACE ALLOWANCES

SUB HEADING: 16.06 EXTERIOR WOOD REPAIR/REPLACEMENT - EVERY PAINT

SUB HEADING: 16.07 EXTERIOR WOOD REPAIR/REPLACEMENT - EVERY OTHER

In 2008 and 2009 the association performed a major repair and replacement project to the exterior wood components of the buildings including: wood shingles, siding, trim, fascia, decks, balconies, stairs, landings, and railings. Due to the size, age and exposure of these buildings the association should be prepared to continue to perform large amounts of repair and replacement in the future in order to protect the building structure. The allowances included herein are organized based on the actual expenditures in 2008 and 2009, but are staggered at 6 year and 12 year life expectancies to balance the building needs and the funding realities. These components should be reviewed with the association's contractor's often and any great changes in outlook incorporated into the next study.

STEPS FOR DETERMINING PERCENT FUNDED:

Step 1: Calculate for each component a required contribution on a "straight-line" funding methodology.

(total component cost divided by the life expectancy of the component)

Step 2: Calculate the required dollars in Reserves for each component.

(required annual contribution multiplied by the component's life in service)

Step 3: Total the required dollars for each component to arrive at "required dollars in bank".

Step 4: Divide actual dollars in bank by required dollars in bank to arrive at percent funded calculation.

This report includes, but is not limited to*, reserve calculations made using the formula described in section 5570(b)(4) ((old 1365.2.5(b)(4)) of the Davis-Stirling Act:

(4) For the purpose of the report and summary, the amount of reserves needed to be accumulated for a component at a given time shall be computed as the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component. **This shall not be construed to require the board to fund reserves in accordance with this calculation.**

* The future funding levels developed in the Funding Plan of this Reserve Study are derived through cash flow funding calculations.

Code #	Component Description	2014 End Req'd in Bank	Year New	Usefl Life	Rmng. (2015)	Total Cost	Annual Allocation	2015 End Req'd in Bank
1.00	GROUNDS - SIGNAGE							
1.01	Entry Sign (Monument) Replace	\$2,024	1997	21	3	\$2,500	\$119	\$2,143
1.02	Map Board - Repair/Replace	\$2,333	2015	15	15	\$2,500	\$167	\$0
1.03	Building/Unit Number Signs Repair/Replace	\$1,950	2005	15	5	\$3,250	\$217	\$2,167
2.00	GROUNDS - PAVING & CONCRETE							
2.01	Asphalt Paving - Seal Coat	\$7,737	2010	6	1	\$11,605	\$1,934	\$9,671
2.02	Asphalt Paving - Parking Striping	\$516	2010	6	1	\$774	\$129	\$645
2.03	Asphalt Paving - Curb Painting	\$721	2010	6	1	\$1,082	\$180	\$901
2.04	Asphalt Paving - Minor Repair - 5%	\$7,164	2010	6	1	\$10,746	\$1,791	\$8,955
2.05	Asphalt Paving - Major Repair - 25%	\$43,732	1979	43	7	\$53,728	\$1,249	\$44,981
2.06	Concrete Repairs - Repair/Replace - Minor	\$3,500	2014	1	0	\$3,500	\$3,500	\$3,500
2.07	Concrete Repairs - Repair/Replace - Major	\$6,000	2008	10	3	\$10,000	\$1,000	\$7,000
2.08	Concrete - Pool Deck Repair/Replace	\$54,705	1979	36	0	\$56,268	\$1,563	\$0
3.00	GROUNDS - FENCES, RETAINING WALLS, & GATES							
3.01	Fence - Wood @ Patio - Repair/Replace Allowance	\$400	2013	5	3	\$2,000	\$400	\$800
3.02	Fence - Wood - G.N. @ Clubhouse Driveway	\$1,188	2003	25	13	\$2,700	\$108	\$1,296
3.03	Fence - Wood - G.N. @ Clubhouse to Bldg. 10 Driveway	\$2,706	2003	25	13	\$6,150	\$246	\$2,952
3.04	Fence - Wood - @ Bldg. 9 Drive and Open Space	\$6,104	2000	20	5	\$8,720	\$436	\$6,540
3.05	Fence - Wood - @ Bldg. 10 Drive and Open Space	\$1,800	2008	20	13	\$6,000	\$300	\$2,100
3.06	Fence - Wood - G.N. behind Bldgs. 4, 5, 6, 7, 8, 9	\$12,653	2000	20	5	\$18,075	\$904	\$13,556
3.07	Fence - Wood - G.N. behind Bldgs. 1, 2, 3, 4	\$9,748	2000	20	5	\$13,925	\$696	\$10,444
3.08	Fence - Wood - Pool Area Fences	\$635	2005	20	10	\$1,410	\$71	\$705
3.09	Fence - Cyclone @ Tennis Court - Replace	\$9,800	1979	45	9	\$12,600	\$280	\$10,080
3.10	Retaining - Wood @ Units 4122 and 4124	\$1,678	1995	30	10	\$2,650	\$88	\$1,767
3.11	Retaining - Masonry Retaining Wall @ Tennis	\$20,618	1979	55	19	\$32,400	\$589	\$21,207
3.12	Retaining - Wood @ Pool Area	\$2,922	2003	25	13	\$6,640	\$266	\$3,187
3.13	Gates -El Camino Car Gates - Replace	\$1,368	1995	25	5	\$1,800	\$72	\$1,440
3.14	Gates -El Camino Pedestrian Gate - Replace	\$420	2007	25	17	\$1,500	\$60	\$480
3.15	Gates - Pool Gates - Replace	\$1,350	2005	20	10	\$3,000	\$150	\$1,500
3.16	Gates - Cyclone @ Tennis Court - Replace	\$380	1995	25	5	\$500	\$20	\$400
3.17	Gates - Wood @ Maintenance Area	\$933	2000	15	0	\$1,000	\$67	\$0
4.00	GROUNDS - IRRIGATION & LANDSCAPING							
4.01	Well Components Repair and Replacement - Ongoing	\$2,500	2014	1	0	\$2,500	\$2,500	\$2,500
4.02	Well Components - Major System Replacement	\$6,673	2011	25	21	\$55,609	\$2,224	\$8,897
4.03	Irrigation Replace Allowance (Valves, Pipes, Heads etc.)	\$2,500	2014	1	0	\$2,500	\$2,500	\$2,500
4.04	Irrigation Controllers	\$2,667	2009	15	9	\$8,000	\$533	\$3,200
4.05	Irrigation Controllers	\$3,733	2000	15	0	\$4,000	\$267	\$0
4.06	Backflow Preventor	\$7,600	1995	25	5	\$10,000	\$400	\$8,000
4.07	Arborist Tree Report	\$3,536	2015	3	3	\$5,304	\$1,768	\$0
4.08	Tree Remove/Replace Allowance	\$10,000	2014	1	0	\$10,000	\$10,000	\$10,000
4.09	Landscaping Remove/Replace Allowance	\$5,000	2014	1	0	\$5,000	\$5,000	\$5,000
5.00	LIGHTING- ALL SITE							
5.01	Lighting Wiring and Controllers Repair Allowance	\$1,000	2014	1	0	\$1,000	\$1,000	\$1,000

11.00

PERCENT FUNDED CALCULATION

5.02	Light Fixtures - @ Landscaping & Wiring	\$0	2014	35	34	\$16,000	\$457	\$457
5.03	Light Poles @ Pool Area - Poles, Fixtures & Wiring	\$4,375	1979	36	0	\$4,500	\$125	\$0
5.04	Lights- Clubhouse Building Exterior	\$438	1979	36	0	\$450	\$13	\$0
5.05	Lights - Wall Mount @ Garages	\$6,563	1979	36	0	\$6,750	\$188	\$0
5.06	Lights - Residential Building Exterior - Entry/Balc./Stairs	\$28,438	1979	36	0	\$29,250	\$813	\$0
6.00	GROUPS - MAILBOX KIOSKS							
6.01	Kiosks Rebuild (Structure, Siding, Roof)	\$6,840	1995	25	5	\$9,000	\$360	\$7,200
6.02	Mailboxes	\$8,892	1995	25	5	\$11,700	\$468	\$9,360
7.00	GROUPS - MISCELLANEOUS							
7.01	Storage Shed (Modular) - Replace	\$525	2007	20	12	\$1,500	\$75	\$600
7.02	Iron Stair Railings @ site Concrete Stairs	\$5,123	1985	30	0	\$5,300	\$177	\$0
8.00	TENNIS COURT AREA							
8.01	Tennis Court - Resurface/Lines	\$4,800	2010	6	1	\$7,200	\$1,200	\$6,000
8.02	Tennis Court - Replace	\$28,000	1979	45	9	\$36,000	\$800	\$28,800
8.03	Tennis Court Net - Replace	\$233	2010	6	1	\$350	\$58	\$292
9.00	SWIMMING POOL							
9.01	Drainage Upgrade Allowance	\$833	2009	15	9	\$2,500	\$167	\$1,000
9.02	Plaster- Resurface	\$9,452	2003	12	0	\$10,311	\$859	\$0
9.03	Coping - Replace	\$3,480	2015	30	30	\$3,600	\$120	\$0
9.04	Tile - Replace	\$2,320	2015	30	30	\$2,400	\$80	\$0
9.05	Seal Coping/Deck Joint - Replace Mastic	\$880	2003	12	0	\$960	\$80	\$0
9.06	Rails - Replace	\$1,933	2015	30	30	\$2,000	\$67	\$0
9.07	Skimmers - Replace	\$483	2015	30	30	\$500	\$17	\$0
9.08	Lights - Replace	\$280	2015	15	15	\$300	\$20	\$0
9.09	Heater - Replace	\$2,649	2000	16	1	\$3,027	\$189	\$2,838
9.10	Filter - Replace	\$2,090	2000	16	1	\$2,389	\$149	\$2,240
9.11	Filter Pump - Replace	\$853	2000	16	1	\$975	\$61	\$914
9.12	Solar Controller - Replace	\$656	2000	16	1	\$750	\$47	\$703
9.13	Solar Pump - Replace	\$853	2000	16	1	\$975	\$61	\$914
9.14	Solar Panels - Replace	\$7,875	2000	16	1	\$9,000	\$563	\$8,438
9.15	Solar Panels - Structure Replace	\$4,725	2000	16	1	\$5,400	\$338	\$5,063
9.16	Pool Signs - Replace	\$208	2009	6	0	\$250	\$42	\$0
9.17	Pool Furniture Replacement Allowance	\$2,213	2004	12	1	\$2,656	\$221	\$2,435
10.00	SPA							
10.01	Spa - Total Replace	\$29,000	2015	30	30	\$30,000	\$1,000	\$0
10.02	Spa - Preventative Maintenance	\$0	2025	10	10	\$5,000	\$500	\$0
10.03	Rails - Replace	\$967	2015	30	30	\$1,000	\$33	\$0
10.04	Heater - Replace	\$1,413	2006	15	6	\$2,650	\$177	\$1,590
10.05	Filter - Replace	\$2,256	1997	18	0	\$2,389	\$133	\$0
10.06	Filter Pump - Replace	\$975	2004	10	-1	\$975	\$98	\$0
11.00	CLUBHOUSE INTERIOR							
11.01	Paint - Interior (Clubhouse)	\$2,329	2004	15	4	\$3,493	\$233	\$2,562
11.02	Carpet Floor- Replace	\$2,652	2005	15	5	\$4,420	\$295	\$2,947
11.03	Tile Floor - Replace - Aprox. 50% with spa	\$5,317	2015	30	30	\$5,500	\$183	\$0
11.04	Tile Floor - Replace	\$4,278	1979	45	9	\$5,500	\$122	\$4,400
11.05	Refrigerator - Replace	\$333	2004	15	4	\$500	\$33	\$367
11.06	Disposal - Replace	\$60	2011	15	11	\$300	\$20	\$80
11.07	HVAC Unit - Replace	\$3,182	1979	35	-1	\$3,182	\$91	\$0
11.08	Restroom (2) & Spa Exhaust System - Replace	\$0	2014	30	29	\$13,500	\$450	\$450
11.09	Sauna Room Rehabilitation & Door	\$4,885	1979	38	2	\$5,304	\$140	\$5,025
11.10	Sauna Mechanical - Replace	\$300	2011	30	26	\$3,000	\$100	\$400
11.11	Water Heater - Tankless	\$1,125	1996	20	1	\$1,250	\$63	\$1,188
11.12	Doors - Wood w/Glass	\$933	1979	45	9	\$1,200	\$27	\$960
11.13	Doors - Solid Wood	\$1,867	1979	45	9	\$2,400	\$53	\$1,920
11.14	Lights	\$814	2004	35	24	\$2,850	\$81	\$896
11.15	Restroom Upgrade	\$6,667	2004	15	4	\$10,000	\$667	\$7,333
11.16	Kitchen Area Upgrade	\$3,333	2004	15	4	\$5,000	\$333	\$3,667
11.17	Furniture Replace	\$4,200	2005	15	5	\$7,000	\$467	\$4,667
11.18	Security System	\$0	2014	15	14	\$5,000	\$333	\$333
12.00	CLUBHOUSE BUILDING EXTERIOR							
12.01	Clubhouse Deck & Stairs - Replace- Redwood	\$4,049	2008	25	18	\$16,870	\$675	\$4,724
12.02	Clubhouse Deck & Stairs- Sealing/Leak Maintenance	\$1,542	2010	5	0	\$1,928	\$386	\$0

PERCENT FUNDED CALCULATION

12.03	Doors - Wood/Glass Entry Doors	\$4,667	1979	45	9	\$6,000	\$133	\$4,800	
12.04	Doors - Solid Wood Entry Door- Pool Equipment Room	\$583	1979	45	9	\$750	\$17	\$600	
12.05	Doors - Metal/Glass Sliding Doors	\$4,145	1979	38	2	\$4,500	\$118	\$4,263	
12.06	Windows	\$5,066	1979	38	2	\$5,500	\$145	\$5,211	
13.00	GARAGE & TRASH ENCLOSURE BUILDING EXTERIORS								
13.01	Doors - Garage Door & Trim Repair Allowance	\$0	2014	0	0	\$29,000	\$0	\$0	
13.02	Doors - Single Car Garage Doors w/ Paint Cycle	\$61,250	1979	40	4	\$70,000	\$1,750	\$63,000	
13.03	Doors - Wood/Glass Pedestrian Door w/ Paint Cycle	\$7,000	1979	40	4	\$8,000	\$200	\$7,200	
13.04	Doors - Solid Wood Doors @ Walk In Garbage	\$3,500	2004	20	9	\$7,000	\$350	\$3,850	
13.05	Trash Enclosure Rebuild Allowance	\$6,000	2008	10	3	\$10,000	\$1,000	\$7,000	
14.00	RESIDENTIAL BUILDING EXTERIORS - STAIRS, LANDINGS & BALCONIES								
14.01	Stairs, Landings & Balconies - Repair/Replace Allowance	\$0	2016	1	1	\$10,000	\$10,000	\$10,000	
14.02	Landings & Stairs - Repair Allowance ~ 20% w/ Paint Cycle	\$59,250	2015	6	6	\$71,100	\$11,850	\$0	
14.03	Balconies - Repair Allowance ~ 20% w/ Paint Cycle	\$211,688	2015	6	6	\$254,025	\$42,338	\$0	
15.00	BUILDING EXTERIOR - ROOFS								
15.01	Inspection & Repair Allowance - All Roofing Components	\$2,500	2014	1	0	\$2,500	\$2,500	\$2,500	
15.02	Flat Roof Replacement @ 550 Thain	\$1,400	2012	20	17	\$14,000	\$700	\$2,100	
15.03	Flat Roof Replacement - Residences&Clubhouse&Contingency	\$0	2014	20	19	\$290,271	\$14,514	\$14,514	
15.04	Flat Roof Replacement - Garages	\$105,689	2016	20	1	\$117,432	\$5,872	\$111,560	
15.05	Gutters/Downspouts - Residences&Clubhouse&Contingency	\$0	2014	30	29	\$17,105	\$570	\$570	
15.06	Gutters/Downspouts - Garages	\$16,363	2016	30	1	\$17,532	\$584	\$16,948	
15.07	Sloped Roof Replace - All - Full Replacement	\$334,022	1998	25	8	\$521,910	\$20,876	\$354,899	
15.08	Chimney Caps / Spark Arrestors -	\$3,080	2003	30	18	\$8,400	\$280	\$3,360	
16.00	RESIDENTIAL BUILDING EXTERIORS - REPAIR/REPLACE ALLOWANCES								
16.01	Doors - Entry Door & Hardware Allowance	\$5,000	2014	1	0	\$5,000	\$5,000	\$5,000	
16.02	Wood Siding/Shingle/Trim Ongoing Repairs	\$5,000	2014	1	0	\$5,000	\$5,000	\$5,000	
16.03	Termite Fumigation & Repairs (2006)	\$52,000	2006	10	1	\$65,000	\$6,500	\$58,500	
16.04	Termite - Drywood Warranty Renewal	\$0	2014	2	1	\$11,072	\$5,536	\$5,536	
16.05	Termite - Subterranean Warranty Renewal	\$0	2014	2	1	\$21,321	\$10,661	\$10,661	
16.06	Building Exterior Siding/Trim Repair/Replace - every paint	\$150,000	2009	6	0	\$180,000	\$30,000	\$0	
16.07	Building Exterior Siding/Trim Repair/Replace - every other	\$81,250	2009	12	6	\$195,000	\$16,250	\$97,500	
17.00	PAINTING & STAINING								
17.01	Paint - All Wood/Metal Components	\$120,833	2009	6	0	\$145,000	\$24,167	\$0	
17.02	Stain - Wood Shingle	\$70,833	2009	6	0	\$85,000	\$14,167	\$0	
18.00	MISCELLANEOUS & CONTINGENCIES								
18.01	Reserve Study - Annual	\$533	2012	3	0	\$800	\$267	\$0	
18.02	Reserve Study - Annual	\$267	2013	3	1	\$800	\$267	\$533	
18.03	Reserve Study - Third Year Site Inspection	\$0	2014	3	2	\$1,700	\$567	\$567	
18.04	Underground Utility Inspections & Repairs	\$0	2014	3	2	\$15,000	\$5,000	\$5,000	
18.05	CC&R Revisions	\$3,315	2009	8	2	\$5,304	\$663	\$3,978	
18.06	Construction Management - Paint/Siding/Decks/Stairs	\$33,333	2009	6	0	\$40,000	\$6,667	\$0	
18.07	Construction Management - Roofing 2014	\$0	2014	20	19	\$12,375	\$619	\$619	
18.08	Construction Management - Roofing 2016	\$11,138	2016	20	1	\$12,375	\$619	\$11,756	
Total Value of Components:						\$2,962,911			
Annual Straight-Line Allocation:							\$303,041		
		2014 End					2015 End		
Total Dollars Necessary to be 100% Funded:		\$1,828,486						\$1,137,297	
Actual Dollars In Reserve Fund:		\$1,263,685						\$567,326	
Current Fund Deficiency:		\$564,801						\$569,971	
Current Per Unit Deficiency:		\$8,689						\$8,769	
Percent Funded:		69.11%						49.88%	
(Actual dollars/Total Dollars Necessary)									

TRADE: Financial Information
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COMPANY: PML Management Corporation
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CITY, STATE: San Mateo, CA 94404
PHONE: (650) 349-9113

TRADE: Component Replacement Dates
NAME: Ms. Deborah McGraw
COMPANY: PML Management Corporation
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TRADE: General Construction Pricing
NAME: Means Cost Work - CA Adjusted
CONTACT: R.S. Means Company, Inc.
ADDRESS: 63 Smiths Lane
CITY, STATE: Kingston, MA 02364-0800
PHONE: N/A