

Bayview Condominium Association, Inc.
2025 Annual Budget Report

1. **Contact Information:** Members must notify the Association of their contact information. On or before February 1, 2025, please send an e-mail to Association Manager Assistant John Kerr at John@dsmcorp.net containing:
 - (1) The address or addresses to which notices from the association are to be delivered.
 - (2) An alternate or secondary address to which notices from the association are to be delivered.
 - (3) The name and address of the owner's legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of the owner's extended absence from the separate interest.
 - (4) Whether the separate interest is owner-occupied, is rented out, if the parcel is developed but vacant, or if the parcel is undeveloped land.
2. **Pro Forma Budget:** A summary of the budget showing the estimated revenue and expenses on an accrual basis is attached hereto as "Attachment A".
3. **Reserve Summary:** As of November 26, 2024, the Association has \$846,903.23 in its reserves. On January 1, 2025, the start of fiscal year 2025, the Association anticipates that it will have approximately \$858,303.23 in its reserves.
4. **Reserve Funding Plan:** In 2025, the Association plans to contribute \$14,375 per month to the reserves, adding \$172,500 to reserves by the end of the year. This plan is nearly in line with the amount that the 2025 reserve study dated June 5, 2024, which recommends the Association contribute to the reserves in 2025. For 2026, the 2025 reserve study recommends we contribute \$20,064 per month to your reserves, adding \$240,768 to your reserves by the end of fiscal year 2025.
5. **Major Component Repairs:** Deck repairs and gutter/ downspout replacement were completed in 2024. Curb-side landscaping improvement has progressed. Painting of building as suggested by reserve study will be deferred until a later date, as the Association is focused on completing other projects, including the installation of EV Chargers, and improving upon the reserve fund.
6. **Anticipated Special Assessment:** The Board does not anticipate issuing a special assessment in 2025.
7. **Reserve Funding Mechanism:** The Board will add \$14,375 per month to the reserves this year. The monthly reserve contribution will be funded via the regular assessment

that each unit is responsible for paying each month. A small portion of funding will also be collected from pet registrations and those with in-unit laundry.

8. **Procedures for Calculating Reserves:** For the procedures used to calculate Association reserves, please refer to the 2025 Reserve Study dated November 26, 2024, attached hereto as "Attachment B".
9. **Outstanding Loans:** The Association does not have any outstanding loans.
10. **Insurance Summary:** A summary of the Association's insurance is attached hereto as "Attachment C".
11. **Assessment and Reserve Form:** The Assessment and Reserve Form required under Cal. Civ. Code §5570 is attached hereto as "Attachment D".
12. **FHA/VA Certification:** The FHA/VA certification disclosure is attached hereto as "Attachment E".
13. **Charges for Documents Provided:** The Charges for Documents Provided disclosure form is attached hereto as "Attachment F".

"Attachment A"

12 Month Budget

Bayview Condominium Association, Inc. - Period = Jan 2025-Dec 2025 - Book = Accrual

ACCOUNT	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
INCOME													
DUES INCOME													
HOA Dues	53,688.00	53,688.00	53,688.00	53,688.00	53,688.00	53,688.00	53,688.00	53,688.00	53,688.00	53,688.00	53,688.00	53,688.00	644,256.00
PG&E Reimbursement	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
Pet Fee	900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	900.00
Washer Fee	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	1,440.00
NET DUES INCOME	55,208.00	54,308.00	54,308.00	54,308.00	54,308.00	54,308.00	54,308.00	54,308.00	54,308.00	54,308.00	54,308.00	54,308.00	652,596.00
OTHER INCOME													
Move In/Out Fee	0.00	250.00	0.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	1,000.00
Laundry/Vending Income	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	22,800.00
Interest on Bank Accounts	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
TOTAL OTHER INCOME	1,925.00	2,175.00	1,925.00	1,925.00	1,925.00	2,175.00	1,925.00	1,925.00	2,175.00	1,925.00	1,925.00	2,175.00	24,100.00
TOTAL INCOME	57,133.00	56,483.00	56,233.00	56,233.00	56,233.00	56,483.00	56,233.00	56,233.00	56,483.00	56,233.00	56,233.00	56,483.00	676,696.00
EXPENSES													
DIRECT EXPENSES													
Maintenance & Repair	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	33,000.00
Janitorial	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	19,200.00
Elevator Maintenance	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	17,400.00
Tree	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
Pool Maintenance	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Pest Control	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	1,920.00
Management	2,094.00	2,094.00	2,094.00	2,094.00	2,094.00	2,094.00	2,094.00	2,094.00	2,094.00	2,094.00	2,094.00	2,094.00	25,128.00
Fire & Alarm Maintenance	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
Insurance	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	86,400.00
Workers Compensation Insurance	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	3,900.00
Gas & Electric	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	42,000.00
Water	9,200.00	0.00	9,200.00	0.00	9,200.00	0.00	9,200.00	0.00	9,200.00	0.00	9,200.00	0.00	55,200.00
Trash Disposal	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	45,000.00
Telephone	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	3,840.00
Solar Panels	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	16,800.00
EV Charging Lease	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Cable/Internet	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	12.00
TOTAL DIRECT EXPENSES	34,600.00	25,400.00	34,600.00	25,400.00	34,600.00	25,400.00	34,600.00	25,400.00	34,600.00	25,400.00	34,600.00	25,400.00	360,000.00
Office Expenses	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Professional Services	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Legal	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Accounting	0.00	0.00	1,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,750.00
Fees Taxes & Permits	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
Income Tax	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00
Employee Bonus/Gift	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
Payroll Taxes	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	36,000.00
Payroll Services	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Custodian	7,900.00	7,900.00	7,900.00	7,900.00	7,900.00	7,900.00	7,900.00	7,900.00	7,900.00	7,900.00	7,900.00	7,900.00	94,800.00
TOTAL PAYROLL	11,150.00	11,150.00	11,150.00	11,150.00	11,150.00	11,150.00	11,150.00	11,150.00	11,150.00	11,150.00	11,150.00	11,150.00	134,800.00
TOTAL G & A EXPENSE	11,900.00	11,700.00	13,450.00	12,500.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	12,700.00	144,150.00
Reserve Allocation	14,375.00	14,375.00	14,375.00	14,375.00	14,375.00	14,375.00	14,375.00	14,375.00	14,375.00	14,375.00	14,375.00	14,375.00	172,500.00
TOTAL EXPENSES	60,875.00	51,475.00	62,425.00	52,275.00	60,675.00	51,475.00	60,675.00	51,475.00	60,675.00	51,475.00	60,675.00	52,475.00	676,650.00
NET INCOME	-3,742.00	5,008.00	-6,192.00	3,958.00	-4,442.00	5,008.00	-4,442.00	4,758.00	-4,192.00	4,758.00	-4,442.00	4,008.00	46.00
CASH FLOW	-3,742.00	5,008.00	-6,192.00	3,958.00	-4,442.00	5,008.00	-4,442.00	4,758.00	-4,192.00	4,758.00	-4,442.00	4,008.00	46.00

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"Attachment B"



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Bayview Condominium Association

Millbrae, CA



Report #: 14259-17
Beginning: January 1, 2025
Expires: December 31, 2025

RESERVE STUDY

Update "With-Site-Visit"

November 26, 2024

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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Bayview Condominium Association

Millbrae, CA

Level of Service: **Update "With-Site-Visit"**

Report #: **14259-17**

of Units: 95

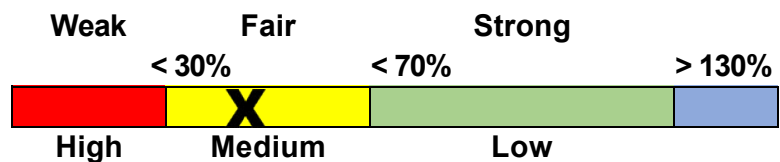
January 1, 2025 through December 31, 2025

Findings & Recommendations

as of January 1, 2025

Projected Starting Reserve Balance	\$858,303
Current Fully Funded Reserve Balance	\$1,896,807
Average Reserve Deficit (Surplus) Per Unit	\$10,932
Percent Funded	45.2 %
Recommended 2025 "Monthly Fully Funding Contributions"	\$14,375
Recommended 2025 Special Assessments for Reserves	\$0
2024 Monthly Contribution Rate	\$11,400

Reserve Fund Strength: 45.2%



Risk of Special Assessment:

Economic Assumptions:

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

- This is an Update "With-Site-Visit" Reserve Study.
- The information in this Reserve Study is based on our site inspection on 4/11/2024.
- This Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 45.2 % Funded, this means the association's special assessment & deferred maintenance risk is currently Medium.
- Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is for you to increase your Reserve contributions to \$14,375/Monthly.
- No assets appropriate for Reserve designation were excluded.
- We recommend that this Reserve Study be updated annually, with an on-site inspection update every three years.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Building Exteriors				
101	Balcony & Deck - Inspection	9	0	\$21,900
104	Balconies - Re-Coat	5	4	\$100,000
105	Balconies - Repair Allowance	10	9	\$115,500
325	Motion Sensor Lights - Repl. (Par)	10	0	\$2,045
503	Metal Fence/Rail - Replace	25	9	\$111,300
603	Tile Walls - Replace	50	13	\$175,200
702	Exterior Doors - Replace (Partial)	5	2	\$9,970
702	Frontera Main Entry Door - Replace	35	25	\$7,020
702	Vallejo Main Entry Door - Replace	35	25	\$7,020
719	Common Doors/Gates - Re-Key	8	2	\$12,200
1107	Metal Fence/Rail - Repaint	5	0	\$20,250
1115	Stucco - Repaint	12	0	\$143,450
1116	Wood Trim - Repaint	6	0	\$8,995
1117	Wood Shingle Siding - Repaint	6	0	\$60,700
1119	Wood Trim - Repair/Replace	6	0	\$14,100
1120	Shingle Siding - Replace (Partial)	6	0	\$30,950
1301	Asphalt/Gravel Roof - Replace	20	5	\$629,500
1304	Comp Shingle Roof - Replace	40	24	\$82,000
1310	Gutters/Downspouts - Replace (Partial)	15	14	\$4,100
Building Interiors				
326	Emergency/Exit Lights - Replace	20	16	\$14,650
330	Signage - Replace	20	1	\$6,600
403	Mailboxes - Replace	30	2	\$15,950
601	Carpet - Replace	12	1	\$181,400
602	Vinyl Flooring - Replace (Laundry)	25	11	\$6,600
602	Vinyl Flooring - Replace (Lobbies)	25	11	\$8,250
602	Vinyl Flooring - Replace (Trash)	25	11	\$3,000
710	Address Signs - Replace	20	1	\$5,250
901	Washers/Dryers - Replace (Frontera)	10	2	\$15,400
901	Washers/Dryers - Replace (Vallejo)	10	2	\$15,400
903	Furniture - Replace (Corridors)	5	1	\$5,950
903	Furniture - Replace (Rec Room)	5	1	\$8,330
909	Bathrooms - Refurbish	20	3	\$15,100
1110	Interior Surfaces - Repaint	12	1	\$69,950
1802	Elevator Cab - Remodel	20	1	\$26,800
Mechanical				
303	HVAC System - Replace (Rec Room)	30	2	\$11,850

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
305	Security System - Replace	10	1	\$25,100
703	Entry Access System - Replace	15	1	\$9,970
703	Key Card Readers - Replace	25	8	\$15,350
705	Gate Operator - Replace (Frontera)	15	1	\$5,355
705	Gate Operator - Replace (Vallejo)	15	1	\$5,355
707	Trash Chutes - Replace	40	31	\$16,200
803	Tankless Water Heaters - Replace	20	11	\$96,450
807	Circulation Pumps - Replace	10	2	\$4,645
1801	Elevator - Modernize (Frontera)	40	28	\$223,500
1801	Elevator - Modernize (Vallejo)	40	23	\$223,500
1803	Fire Alarm System - Replace	20	11	\$32,350
1804	Fire Hoses - Replace	12	11	\$22,900
1811	Plumbing - Replace/Reline/Repair	10	5	\$16,400
1903	Flow Meter Alarm - Replace	12	1	\$2,955
Pool & Spa Area				
1200	Pool Deck - Replace (Partial)	16	8	\$20,200
1201	Spa Deck - Replace	25	22	\$10,900
1202	Pool - Resurface	16	8	\$27,700
1203	Spa - Resurface	8	5	\$11,000
1207	Pool Filter - Replace	15	4	\$3,300
1207	Spa Filter - Replace	15	4	\$2,450
1208	Pool Heater - Replace	15	4	\$7,000
1208	Spa Heater - Replace	15	6	\$7,000
1210	Pool/Spa Pumps - Replace (Partial)	3	0	\$3,950
1215	Control Panel - Replace	15	0	\$2,250
1219	Pool Furniture - Replace (Partial)	3	0	\$2,850
1901	Equipment Shed - Refurbish	40	35	\$7,380
General Common Areas				
103	Concrete/Brick Walks - Repair	5	2	\$9,735
106	Concrete Deck - Re-Coat	10	5	\$30,300
107	Terrace Deck - Seal/Repair	10	5	\$34,450
206	Garage Entry Drives - Repair	30	14	\$21,150
320	Pole Lights - Replace	30	19	\$19,550
330	Coach Lights - Replace	25	0	\$3,300
404	Benches - Replace	20	13	\$7,380
502	Chain Link Fence - Replace	50	3	\$12,250
1005	Landscaping - Replace (Partial)	5	2	\$22,200
1402	Monument Sign - Refurbish	20	3	\$6,695
1901	Planters - Waterproof	16	7	\$60,550
1902	Planters - Replant	16	7	\$18,150

73 Total Funded Components

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

Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve funding is not "for the future". Ongoing Reserve transfers are intended to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology

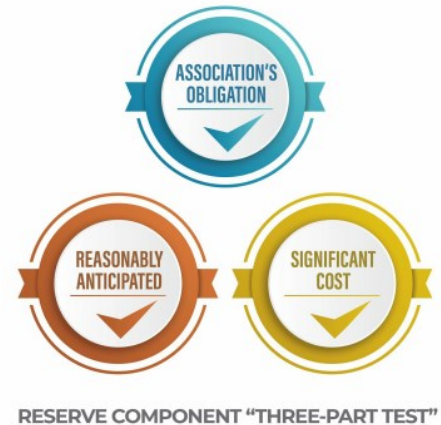


For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we transfer to Reserves?



According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During our site visit on 4/11/2024, we visually inspected the property and were able to see most areas. Please see the Photographic Inventory Appendix at the end of this report for a detailed look at each component.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your property as defined by your Reserve Component List. A summary of these components is shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

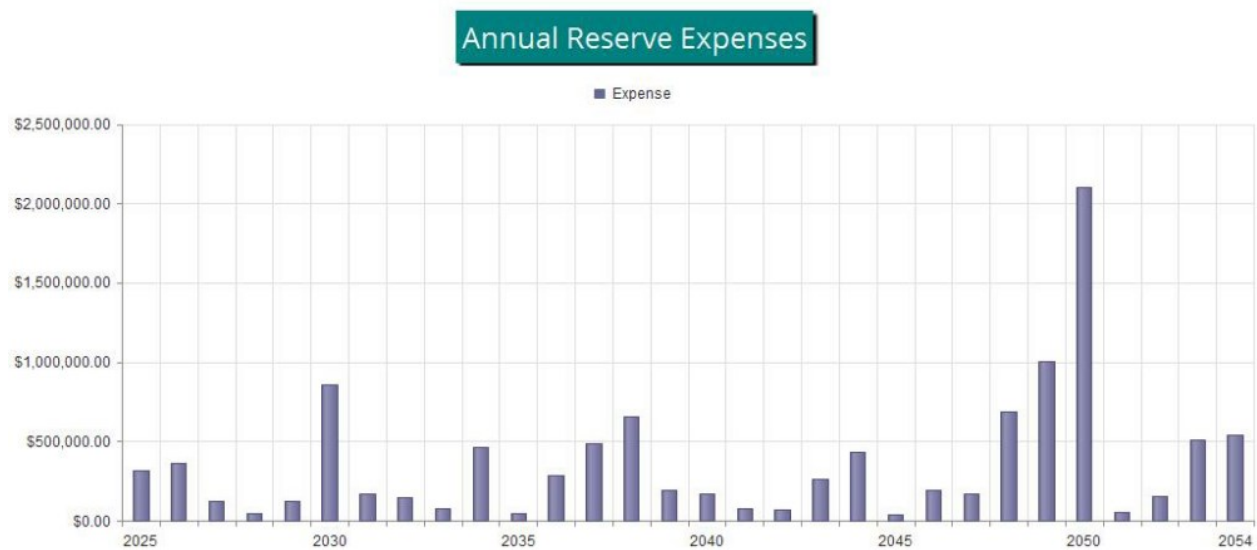


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$858,303 as-of the start of your fiscal year. This is based on your actual balance on 12/31/2024 of \$858,303 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 1/1/2025, your Fully Funded Balance is computed to be \$1,896,807. (see Acct/Tax Summary table). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates you are 45.2 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$14,375/Monthly this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

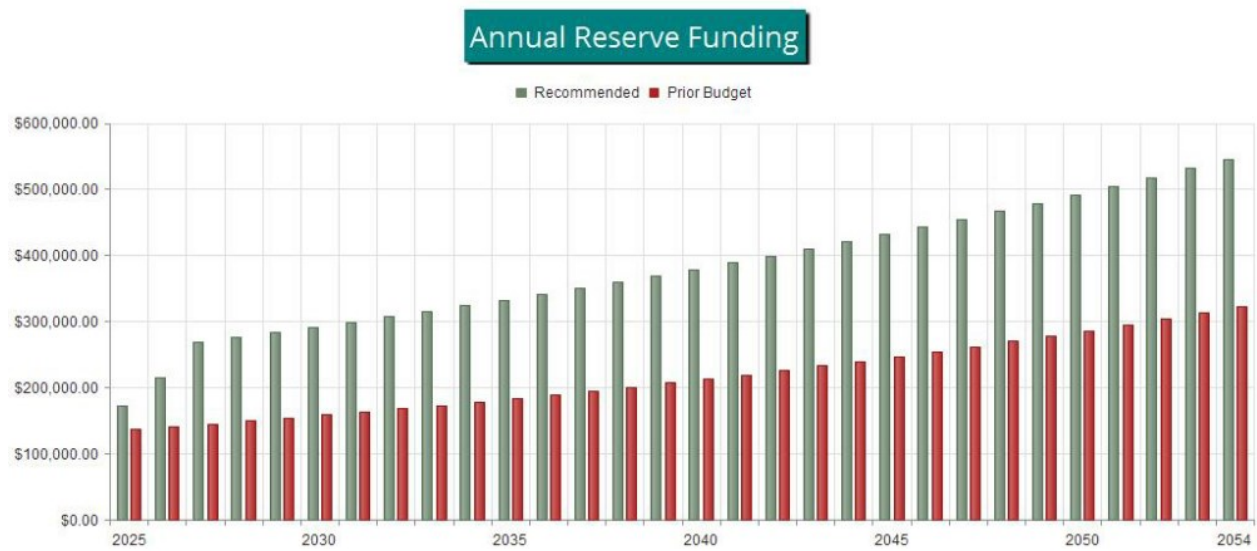


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan and at your current budgeted contribution rate, compared to your always-changing Fully Funded Balance target.

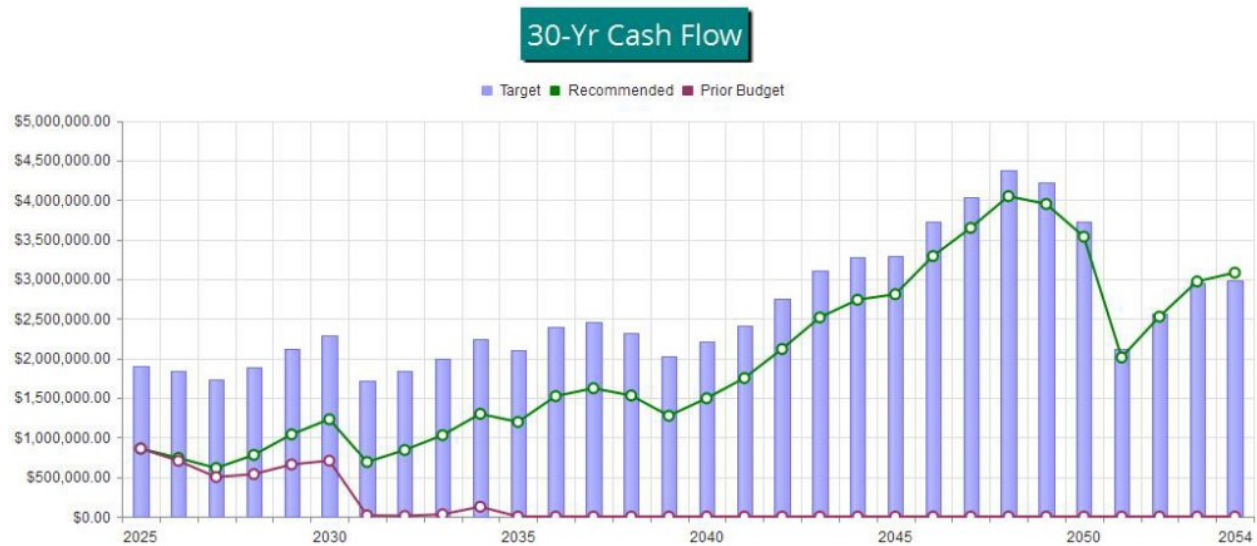


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

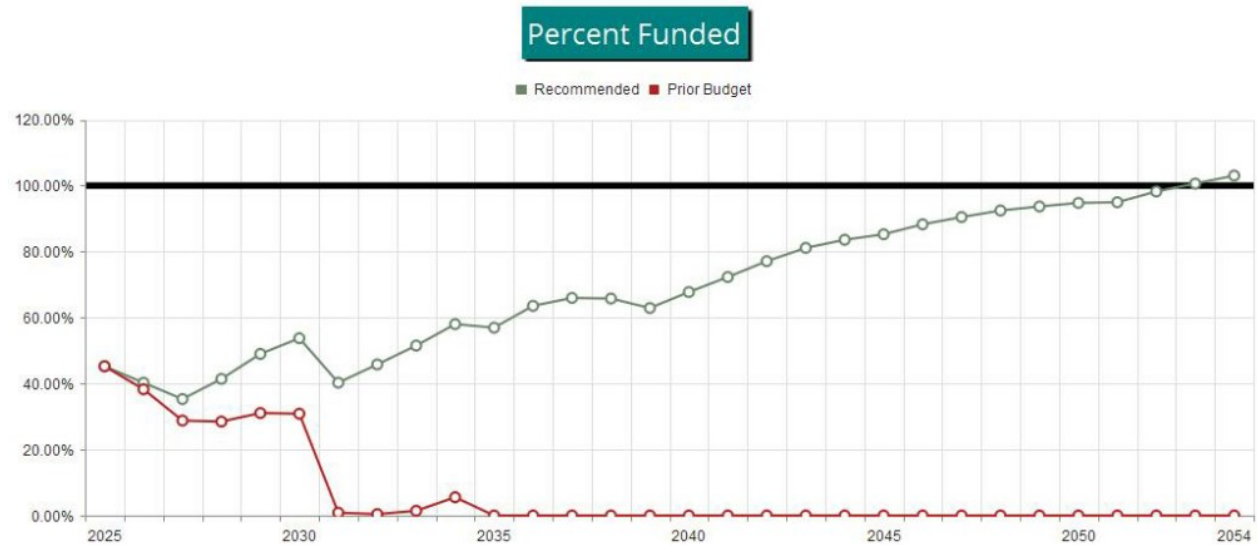


Figure 4



Table Descriptions

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their specific proportion related to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve funding requirements. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

Accounting & Tax Summary provides information on each Component's proportion of key totals. If shown, the Current Fund Balance is a re-distribution of the current Reserve total to near-term (low RUL) projects first. Any Reserve transfer shown is a portion of the total current transfer rate, assigned proportionally on the basis of that component's deterioration cost/yr. As this is a Cash Flow analysis in which no funds are assigned or restricted to particular components, all values shown are only representative and have no merit outside of tax preparation purposes. They are not useful for Reserve funding calculations.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.



Budget Summary

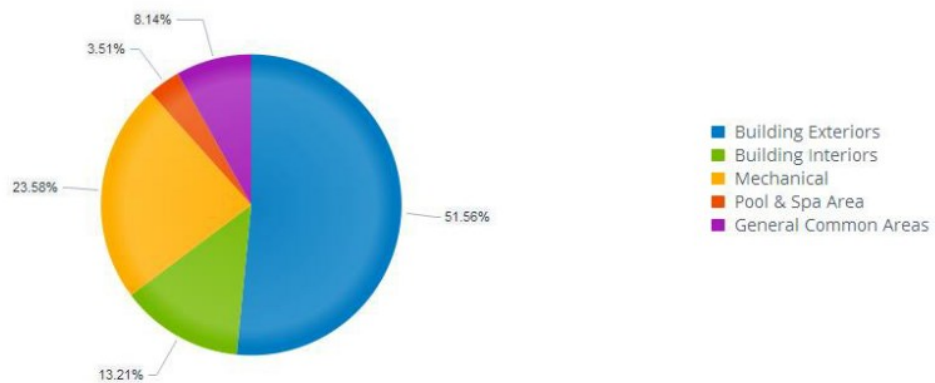
Report # 14259-17
With-Site-Visit

	Useful Life		2025 Rem. Useful Life		Estimated Replacement Cost in 2025	2025 Expenditures	01/01/2025 Current Fund Balance	01/01/2025 Fully Funded Balance	Remaining Bal. to be Funded	2025 Funding
	Min	Max	Min	Max						
Building Exteriors	5	50	0	25	\$1,556,200	\$302,390	\$365,253	\$1,059,162	\$1,190,947	\$97,880
Building Interiors	5	30	1	16	\$398,630	\$0	\$330,907	\$343,833	\$67,723	\$26,853
Mechanical	10	40	1	31	\$711,880	\$0	\$67,576	\$303,565	\$644,304	\$23,133
Pool & Spa Area	3	40	0	35	\$105,980	\$9,050	\$22,525	\$52,906	\$83,455	\$7,425
General Common Areas	5	50	0	19	\$245,710	\$3,300	\$72,042	\$137,342	\$173,668	\$17,210
					\$3,018,400	\$314,740	\$858,303	\$1,896,807	\$2,160,097	\$172,500

Percent Funded: 45.2%

Budget Summary

Percentage of Total Estimated Replacement Costs





Reserve Component List Detail

Report # 14259-17
With-Site-Visit

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
Building Exteriors					
101	Balcony & Deck - Inspection	9-Year Inspection	9	0	\$21,900
104	Balconies - Re-Coach	(90) Balconies	5	4	\$100,000
105	Balconies - Repair Allowance	Approx 5,250 GSF	10	9	\$115,500
325	Motion Sensor Lights - Repl. (Par)	(3) of (7) Lights	10	0	\$2,045
503	Metal Fence/Rail - Replace	Approx 1,190 LF	25	9	\$111,300
603	Tile Walls - Replace	Approx 2,450 GSF	50	13	\$175,200
702	Exterior Doors - Replace (Partial)	(3) of (25) 3x7 Doors	5	2	\$9,970
702	Frontera Main Entry Door - Replace	(1) Metal/Glass Door	35	25	\$7,020
702	Vallejo Main Entry Door - Replace	(1) Metal/Glass Door	35	25	\$7,020
719	Common Doors/Gates - Re-Key	(30) Locations	8	2	\$12,200
1107	Metal Fence/Rail - Repaint	Approx 1,190 LF	5	0	\$20,250
1115	Stucco - Repaint	Approx 57,950 GSF	12	0	\$143,450
1116	Wood Trim - Repaint	Approx 1,800 GSF	6	0	\$8,995
1117	Wood Shingle Siding - Repaint	Approx 13,800 GSF	6	0	\$60,700
1119	Wood Trim - Repair/Replace	Approx 1,800 GSF	6	0	\$14,100
1120	Shingle Siding - Replace (Partial)	Approx 13,800 GSF	6	0	\$30,950
1301	Asphalt/Gravel Roof - Replace	Approx 38,150 GSF	20	5	\$629,500
1304	Comp Shingle Roof - Replace	Approx 4,140 GSF	40	24	\$82,000
1310	Gutters/Downspouts - Replace (Partial)	Approx 400 LF	15	14	\$4,100
Building Interiors					
326	Emergency/Exit Lights - Replace	(35) Fixtures	20	16	\$14,650
330	Signage - Replace	(12) Signs	20	1	\$6,600
403	Mailboxes - Replace	(96) Individual Boxes	30	2	\$15,950
601	Carpet - Replace	Approx 1,940 GSY	12	1	\$181,400
602	Vinyl Flooring - Replace (Laundry)	Approx 400 GSF	25	11	\$6,600
602	Vinyl Flooring - Replace (Lobbies)	Approx 500 GSF	25	11	\$8,250
602	Vinyl Flooring - Replace (Trash)	Approx 180 GSY	25	11	\$3,000
710	Address Signs - Replace	(95) Signs	20	1	\$5,250
901	Washers/Dryers - Replace (Frontera)	(5) Washers, (5) Dryers	10	2	\$15,400
901	Washers/Dryers - Replace (Vallejo)	(5) Washers, (5) Dryers	10	2	\$15,400
903	Furniture - Replace (Corridors)	(24) Assorted Pieces	5	1	\$5,950
903	Furniture - Replace (Rec Room)	(32) Assorted Pieces	5	1	\$8,330
909	Bathrooms - Refurbish	(2) Bathrooms, 1,530 GSF	20	3	\$15,100
1110	Interior Surfaces - Repaint	Approx 28,250 GSF	12	1	\$69,950
1802	Elevator Cab - Remodel	(2) Standard Cabs	20	1	\$26,800
Mechanical					
303	HVAC System - Replace (Rec Room)	(1) 3-Ton System	30	2	\$11,850
305	Security System - Replace	(1) System, (17) Cameras	10	1	\$25,100
703	Entry Access System - Replace	(2) DKS Systems	15	1	\$9,970
703	Key Card Readers - Replace	(2) Readers	25	8	\$15,350
705	Gate Operator - Replace (Frontera)	(1) Elite Operator	15	1	\$5,355
705	Gate Operator - Replace (Vallejo)	(1) Elite Operator	15	1	\$5,355
707	Trash Chutes - Replace	(2) Chutes, (6) Doors	40	31	\$16,200
803	Tankless Water Heaters - Replace	(10) Tankless Heaters	20	11	\$96,450

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
807	Circulation Pumps - Replace	(2) Pumps	10	2	\$4,645
1801	Elevator - Modernize (Frontera)	(1) 4-Stop Hydraulic	40	28	\$223,500
1801	Elevator - Modernize (Vallejo)	(1) 4-Stop Hydraulic	40	23	\$223,500
1803	Fire Alarm System - Replace	(1) Fire Alarm System	20	11	\$32,350
1804	Fire Hoses - Replace	(26) Hoses	12	11	\$22,900
1811	Plumbing - Replace/Reline/Repair	Extensive LF	10	5	\$16,400
1903	Flow Meter Alarm - Replace	(1) Flow Meter	12	1	\$2,955
Pool & Spa Area					
1200	Pool Deck - Replace (Partial)	Approx 1,800 GSF	16	8	\$20,200
1201	Spa Deck - Replace	Approx 180 GSF	25	22	\$10,900
1202	Pool - Resurface	(1) Pool, 40x17	16	8	\$27,700
1203	Spa - Resurface	(1) Spa, 40-Ft Perim	8	5	\$11,000
1207	Pool Filter - Replace	(1) Tagelus, 100 SF	15	4	\$3,300
1207	Spa Filter - Replace	(1) Tagelus, 60 SF	15	4	\$2,450
1208	Pool Heater - Replace	(1) Raypak, 264K BTU	15	4	\$7,000
1208	Spa Heater - Replace	(1) Heater	15	6	\$7,000
1210	Pool/Spa Pumps - Replace (Partial)	(1) of (3) Pumps	3	0	\$3,950
1215	Control Panel - Replace	(1) LX-80 Unit	15	0	\$2,250
1219	Pool Furniture - Replace (Partial)	(30) Assorted Pieces	3	0	\$2,850
1901	Equipment Shed - Refurbish	(1) 7x19 Structure	40	35	\$7,380
General Common Areas					
103	Concrete/Brick Walks - Repair	Extensive Area	5	2	\$9,735
106	Concrete Deck - Re-Coat	Approx 4,525 GSF	10	5	\$30,300
107	Terrace Deck - Seal/Repair	Approx 13,650 GSF	10	5	\$34,450
206	Garage Entry Drives - Repair	Approx 1,300 GSF	30	14	\$21,150
320	Pole Lights - Replace	(12) Fixtures	30	19	\$19,550
330	Coach Lights - Replace	(6) Fixtures	25	0	\$3,300
404	Benches - Replace	(5) Benches	20	13	\$7,380
502	Chain Link Fence - Replace	Approx 335 LF	50	3	\$12,250
1005	Landscaping - Replace (Partial)	Extensive Area	5	2	\$22,200
1402	Monument Sign - Refurbish	(25) Letters	20	3	\$6,695
1901	Planters - Waterproof	(34) Planters, 3,550 GSF	16	7	\$60,550
1902	Planters - Replant	(34) Planters, 3,550 GSF	16	7	\$18,150

73 Total Funded Components



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Building Exteriors								
101	Balcony & Deck - Inspection	\$21,900	X	9	/	9	=	\$21,900
104	Balconies - Re-Coach	\$100,000	X	1	/	5	=	\$20,000
105	Balconies - Repair Allowance	\$115,500	X	1	/	10	=	\$11,550
325	Motion Sensor Lights - Repl. (Par)	\$2,045	X	10	/	10	=	\$2,045
503	Metal Fence/Rail - Replace	\$111,300	X	16	/	25	=	\$71,232
603	Tile Walls - Replace	\$175,200	X	37	/	50	=	\$129,648
702	Exterior Doors - Replace (Partial)	\$9,970	X	3	/	5	=	\$5,982
702	Frontera Main Entry Door - Replace	\$7,020	X	10	/	35	=	\$2,006
702	Vallejo Main Entry Door - Replace	\$7,020	X	10	/	35	=	\$2,006
719	Common Doors/Gates - Re-Key	\$12,200	X	6	/	8	=	\$9,150
1107	Metal Fence/Rail - Repaint	\$20,250	X	5	/	5	=	\$20,250
1115	Stucco - Repaint	\$143,450	X	12	/	12	=	\$143,450
1116	Wood Trim - Repaint	\$8,995	X	6	/	6	=	\$8,995
1117	Wood Shingle Siding - Repaint	\$60,700	X	6	/	6	=	\$60,700
1119	Wood Trim - Repair/Replace	\$14,100	X	6	/	6	=	\$14,100
1120	Shingle Siding - Replace (Partial)	\$30,950	X	6	/	6	=	\$30,950
1301	Asphalt/Gravel Roof - Replace	\$629,500	X	15	/	20	=	\$472,125
1304	Comp Shingle Roof - Replace	\$82,000	X	16	/	40	=	\$32,800
1310	Gutters/Downspouts - Replace (Partial)	\$4,100	X	1	/	15	=	\$273
Building Interiors								
326	Emergency/Exit Lights - Replace	\$14,650	X	4	/	20	=	\$2,930
330	Signage - Replace	\$6,600	X	19	/	20	=	\$6,270
403	Mailboxes - Replace	\$15,950	X	28	/	30	=	\$14,887
601	Carpet - Replace	\$181,400	X	11	/	12	=	\$166,283
602	Vinyl Flooring - Replace (Laundry)	\$6,600	X	14	/	25	=	\$3,696
602	Vinyl Flooring - Replace (Lobbies)	\$8,250	X	14	/	25	=	\$4,620
602	Vinyl Flooring - Replace (Trash)	\$3,000	X	14	/	25	=	\$1,680
710	Address Signs - Replace	\$5,250	X	19	/	20	=	\$4,988
901	Washers/Dryers - Replace (Frontera)	\$15,400	X	8	/	10	=	\$12,320
901	Washers/Dryers - Replace (Vallejo)	\$15,400	X	8	/	10	=	\$12,320
903	Furniture - Replace (Corridors)	\$5,950	X	4	/	5	=	\$4,760
903	Furniture - Replace (Rec Room)	\$8,330	X	4	/	5	=	\$6,664
909	Bathrooms - Refurbish	\$15,100	X	17	/	20	=	\$12,835
1110	Interior Surfaces - Repaint	\$69,950	X	11	/	12	=	\$64,121
1802	Elevator Cab - Remodel	\$26,800	X	19	/	20	=	\$25,460
Mechanical								
303	HVAC System - Replace (Rec Room)	\$11,850	X	28	/	30	=	\$11,060
305	Security System - Replace	\$25,100	X	9	/	10	=	\$22,590
703	Entry Access System - Replace	\$9,970	X	14	/	15	=	\$9,305
703	Key Card Readers - Replace	\$15,350	X	17	/	25	=	\$10,438
705	Gate Operator - Replace (Frontera)	\$5,355	X	14	/	15	=	\$4,998
705	Gate Operator - Replace (Vallejo)	\$5,355	X	14	/	15	=	\$4,998
707	Trash Chutes - Replace	\$16,200	X	9	/	40	=	\$3,645
803	Tankless Water Heaters - Replace	\$96,450	X	9	/	20	=	\$43,403

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
807	Circulation Pumps - Replace	\$4,645	X	8	/	10	=	\$3,716
1801	Elevator - Modernize (Frontera)	\$223,500	X	12	/	40	=	\$67,050
1801	Elevator - Modernize (Vallejo)	\$223,500	X	17	/	40	=	\$94,988
1803	Fire Alarm System - Replace	\$32,350	X	9	/	20	=	\$14,558
1804	Fire Hoses - Replace	\$22,900	X	1	/	12	=	\$1,908
1811	Plumbing - Replace/Reline/Repair	\$16,400	X	5	/	10	=	\$8,200
1903	Flow Meter Alarm - Replace	\$2,955	X	11	/	12	=	\$2,709
Pool & Spa Area								
1200	Pool Deck - Replace (Partial)	\$20,200	X	8	/	16	=	\$10,100
1201	Spa Deck - Replace	\$10,900	X	3	/	25	=	\$1,308
1202	Pool - Resurface	\$27,700	X	8	/	16	=	\$13,850
1203	Spa - Resurface	\$11,000	X	3	/	8	=	\$4,125
1207	Pool Filter - Replace	\$3,300	X	11	/	15	=	\$2,420
1207	Spa Filter - Replace	\$2,450	X	11	/	15	=	\$1,797
1208	Pool Heater - Replace	\$7,000	X	11	/	15	=	\$5,133
1208	Spa Heater - Replace	\$7,000	X	9	/	15	=	\$4,200
1210	Pool/Spa Pumps - Replace (Partial)	\$3,950	X	3	/	3	=	\$3,950
1215	Control Panel - Replace	\$2,250	X	15	/	15	=	\$2,250
1219	Pool Furniture - Replace (Partial)	\$2,850	X	3	/	3	=	\$2,850
1901	Equipment Shed - Refurbish	\$7,380	X	5	/	40	=	\$923
General Common Areas								
103	Concrete/Brick Walks - Repair	\$9,735	X	3	/	5	=	\$5,841
106	Concrete Deck - Re-Coat	\$30,300	X	5	/	10	=	\$15,150
107	Terrace Deck - Seal/Repair	\$34,450	X	5	/	10	=	\$17,225
206	Garage Entry Drives - Repair	\$21,150	X	16	/	30	=	\$11,280
320	Pole Lights - Replace	\$19,550	X	11	/	30	=	\$7,168
330	Coach Lights - Replace	\$3,300	X	25	/	25	=	\$3,300
404	Benches - Replace	\$7,380	X	7	/	20	=	\$2,583
502	Chain Link Fence - Replace	\$12,250	X	47	/	50	=	\$11,515
1005	Landscaping - Replace (Partial)	\$22,200	X	3	/	5	=	\$13,320
1402	Monument Sign - Refurbish	\$6,695	X	17	/	20	=	\$5,691
1901	Planters - Waterproof	\$60,550	X	9	/	16	=	\$34,059
1902	Planters - Replant	\$18,150	X	9	/	16	=	\$10,209
								\$1,896,807



# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Building Exteriors				
101 Balcony & Deck - Inspection	9	\$21,900	\$2,433	1.20 %
104 Balconies - Re-Coat	5	\$100,000	\$20,000	9.87 %
105 Balconies - Repair Allowance	10	\$115,500	\$11,550	5.70 %
325 Motion Sensor Lights - Repl. (Par)	10	\$2,045	\$205	0.10 %
503 Metal Fence/Rail - Replace	25	\$111,300	\$4,452	2.20 %
603 Tile Walls - Replace	50	\$175,200	\$3,504	1.73 %
702 Exterior Doors - Replace (Partial)	5	\$9,970	\$1,994	0.98 %
702 Frontera Main Entry Door - Replace	35	\$7,020	\$201	0.10 %
702 Vallejo Main Entry Door - Replace	35	\$7,020	\$201	0.10 %
719 Common Doors/Gates - Re-Key	8	\$12,200	\$1,525	0.75 %
1107 Metal Fence/Rail - Repaint	5	\$20,250	\$4,050	2.00 %
1115 Stucco - Repaint	12	\$143,450	\$11,954	5.90 %
1116 Wood Trim - Repaint	6	\$8,995	\$1,499	0.74 %
1117 Wood Shingle Siding - Repaint	6	\$60,700	\$10,117	4.99 %
1119 Wood Trim - Repair/Replace	6	\$14,100	\$2,350	1.16 %
1120 Shingle Siding - Replace (Partial)	6	\$30,950	\$5,158	2.55 %
1301 Asphalt/Gravel Roof - Replace	20	\$629,500	\$31,475	15.53 %
1304 Comp Shingle Roof - Replace	40	\$82,000	\$2,050	1.01 %
1310 Gutters/Downspouts - Replace (Partial)	15	\$4,100	\$273	0.13 %
Building Interiors				
326 Emergency/Exit Lights - Replace	20	\$14,650	\$733	0.36 %
330 Signage - Replace	20	\$6,600	\$330	0.16 %
403 Mailboxes - Replace	30	\$15,950	\$532	0.26 %
601 Carpet - Replace	12	\$181,400	\$15,117	7.46 %
602 Vinyl Flooring - Replace (Laundry)	25	\$6,600	\$264	0.13 %
602 Vinyl Flooring - Replace (Lobbies)	25	\$8,250	\$330	0.16 %
602 Vinyl Flooring - Replace (Trash)	25	\$3,000	\$120	0.06 %
710 Address Signs - Replace	20	\$5,250	\$263	0.13 %
901 Washers/Dryers - Replace (Frontera)	10	\$15,400	\$1,540	0.76 %
901 Washers/Dryers - Replace (Vallejo)	10	\$15,400	\$1,540	0.76 %
903 Furniture - Replace (Corridors)	5	\$5,950	\$1,190	0.59 %
903 Furniture - Replace (Rec Room)	5	\$8,330	\$1,666	0.82 %
909 Bathrooms - Refurbish	20	\$15,100	\$755	0.37 %
1110 Interior Surfaces - Repaint	12	\$69,950	\$5,829	2.88 %
1802 Elevator Cab - Remodel	20	\$26,800	\$1,340	0.66 %
Mechanical				
303 HVAC System - Replace (Rec Room)	30	\$11,850	\$395	0.19 %
305 Security System - Replace	10	\$25,100	\$2,510	1.24 %
703 Entry Access System - Replace	15	\$9,970	\$665	0.33 %
703 Key Card Readers - Replace	25	\$15,350	\$614	0.30 %
705 Gate Operator - Replace (Frontera)	15	\$5,355	\$357	0.18 %
705 Gate Operator - Replace (Vallejo)	15	\$5,355	\$357	0.18 %
707 Trash Chutes - Replace	40	\$16,200	\$405	0.20 %
803 Tankless Water Heaters - Replace	20	\$96,450	\$4,823	2.38 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
807	Circulation Pumps - Replace	10	\$4,645	\$465	0.23 %
1801	Elevator - Modernize (Frontera)	40	\$223,500	\$5,588	2.76 %
1801	Elevator - Modernize (Vallejo)	40	\$223,500	\$5,588	2.76 %
1803	Fire Alarm System - Replace	20	\$32,350	\$1,618	0.80 %
1804	Fire Hoses - Replace	12	\$22,900	\$1,908	0.94 %
1811	Plumbing - Replace/Reline/Repair	10	\$16,400	\$1,640	0.81 %
1903	Flow Meter Alarm - Replace	12	\$2,955	\$246	0.12 %
Pool & Spa Area					
1200	Pool Deck - Replace (Partial)	16	\$20,200	\$1,263	0.62 %
1201	Spa Deck - Replace	25	\$10,900	\$436	0.22 %
1202	Pool - Resurface	16	\$27,700	\$1,731	0.85 %
1203	Spa - Resurface	8	\$11,000	\$1,375	0.68 %
1207	Pool Filter - Replace	15	\$3,300	\$220	0.11 %
1207	Spa Filter - Replace	15	\$2,450	\$163	0.08 %
1208	Pool Heater - Replace	15	\$7,000	\$467	0.23 %
1208	Spa Heater - Replace	15	\$7,000	\$467	0.23 %
1210	Pool/Spa Pumps - Replace (Partial)	3	\$3,950	\$1,317	0.65 %
1215	Control Panel - Replace	15	\$2,250	\$150	0.07 %
1219	Pool Furniture - Replace (Partial)	3	\$2,850	\$950	0.47 %
1901	Equipment Shed - Refurbish	40	\$7,380	\$185	0.09 %
General Common Areas					
103	Concrete/Brick Walks - Repair	5	\$9,735	\$1,947	0.96 %
106	Concrete Deck - Re-Coat	10	\$30,300	\$3,030	1.50 %
107	Terrace Deck - Seal/Repair	10	\$34,450	\$3,445	1.70 %
206	Garage Entry Drives - Repair	30	\$21,150	\$705	0.35 %
320	Pole Lights - Replace	30	\$19,550	\$652	0.32 %
330	Coach Lights - Replace	25	\$3,300	\$132	0.07 %
404	Benches - Replace	20	\$7,380	\$369	0.18 %
502	Chain Link Fence - Replace	50	\$12,250	\$245	0.12 %
1005	Landscaping - Replace (Partial)	5	\$22,200	\$4,440	2.19 %
1402	Monument Sign - Refurbish	20	\$6,695	\$335	0.17 %
1901	Planters - Waterproof	16	\$60,550	\$3,784	1.87 %
1902	Planters - Replant	16	\$18,150	\$1,134	0.56 %
73	Total Funded Components			\$202,656	100.00 %



#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
Building Exteriors							
101	Balcony & Deck - Inspection	9	0	\$21,900	\$21,900	\$21,900	\$172.60
104	Balconies - Re-Coat	5	4	\$100,000	\$20,000	\$20,000	\$1,418.66
105	Balconies - Repair Allowance	10	9	\$115,500	\$11,550	\$0	\$819.28
325	Motion Sensor Lights - Repl. (Par)	10	0	\$2,045	\$2,045	\$2,045	\$14.51
503	Metal Fence/Rail - Replace	25	9	\$111,300	\$71,232	\$0	\$315.79
603	Tile Walls - Replace	50	13	\$175,200	\$129,648	\$0	\$248.55
702	Exterior Doors - Replace (Partial)	5	2	\$9,970	\$5,982	\$5,982	\$141.44
702	Frontera Main Entry Door - Replace	35	25	\$7,020	\$2,006	\$0	\$14.23
702	Vallejo Main Entry Door - Replace	35	25	\$7,020	\$2,006	\$0	\$14.23
719	Common Doors/Gates - Re-Key	8	2	\$12,200	\$9,150	\$9,150	\$108.17
1107	Metal Fence/Rail - Repaint	5	0	\$20,250	\$20,250	\$20,250	\$287.28
1115	Stucco - Repaint	12	0	\$143,450	\$143,450	\$143,450	\$847.95
1116	Wood Trim - Repaint	6	0	\$8,995	\$8,995	\$8,995	\$106.34
1117	Wood Shingle Siding - Repaint	6	0	\$60,700	\$60,700	\$60,700	\$717.61
1119	Wood Trim - Repair/Replace	6	0	\$14,100	\$14,100	\$14,100	\$166.69
1120	Shingle Siding - Replace (Partial)	6	0	\$30,950	\$30,950	\$30,950	\$365.90
1301	Asphalt/Gravel Roof - Replace	20	5	\$629,500	\$472,125	\$27,731	\$2,232.62
1304	Comp Shingle Roof - Replace	40	24	\$82,000	\$32,800	\$0	\$145.41
1310	Gutters/Downspouts - Replace (Partial)	15	14	\$4,100	\$273	\$0	\$19.39
Building Interiors							
326	Emergency/Exit Lights - Replace	20	16	\$14,650	\$2,930	\$0	\$51.96
330	Signage - Replace	20	1	\$6,600	\$6,270	\$6,270	\$23.41
403	Mailboxes - Replace	30	2	\$15,950	\$14,887	\$14,887	\$37.71
601	Carpet - Replace	12	1	\$181,400	\$166,283	\$166,283	\$1,072.27
602	Vinyl Flooring - Replace (Laundry)	25	11	\$6,600	\$3,696	\$0	\$18.73
602	Vinyl Flooring - Replace (Lobbies)	25	11	\$8,250	\$4,620	\$0	\$23.41
602	Vinyl Flooring - Replace (Trash)	25	11	\$3,000	\$1,680	\$0	\$8.51
710	Address Signs - Replace	20	1	\$5,250	\$4,988	\$4,988	\$18.62
901	Washers/Dryers - Replace (Frontera)	10	2	\$15,400	\$12,320	\$12,320	\$109.24
901	Washers/Dryers - Replace (Vallejo)	10	2	\$15,400	\$12,320	\$12,320	\$109.24
903	Furniture - Replace (Corridors)	5	1	\$5,950	\$4,760	\$4,760	\$84.41
903	Furniture - Replace (Rec Room)	5	1	\$8,330	\$6,664	\$6,664	\$118.17
909	Bathrooms - Refurbish	20	3	\$15,100	\$12,835	\$12,835	\$53.55
1110	Interior Surfaces - Repaint	12	1	\$69,950	\$64,121	\$64,121	\$413.48
1802	Elevator Cab - Remodel	20	1	\$26,800	\$25,460	\$25,460	\$95.05
Mechanical							
303	HVAC System - Replace (Rec Room)	30	2	\$11,850	\$11,060	\$11,060	\$28.02
305	Security System - Replace	10	1	\$25,100	\$22,590	\$22,590	\$178.04
703	Entry Access System - Replace	15	1	\$9,970	\$9,305	\$9,305	\$47.15
703	Key Card Readers - Replace	25	8	\$15,350	\$10,438	\$0	\$43.55
705	Gate Operator - Replace (Frontera)	15	1	\$5,355	\$4,998	\$4,998	\$25.32
705	Gate Operator - Replace (Vallejo)	15	1	\$5,355	\$4,998	\$4,998	\$25.32
707	Trash Chutes - Replace	40	31	\$16,200	\$3,645	\$0	\$28.73

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
803	Tankless Water Heaters - Replace	20	11	\$96,450	\$43,403	\$0	\$342.08
807	Circulation Pumps - Replace	10	2	\$4,645	\$3,716	\$3,716	\$32.95
1801	Elevator - Modernize (Frontera)	40	28	\$223,500	\$67,050	\$0	\$396.34
1801	Elevator - Modernize (Vallejo)	40	23	\$223,500	\$94,988	\$0	\$396.34
1803	Fire Alarm System - Replace	20	11	\$32,350	\$14,558	\$0	\$114.73
1804	Fire Hoses - Replace	12	11	\$22,900	\$1,908	\$0	\$135.36
1811	Plumbing - Replace/Reline/Repair	10	5	\$16,400	\$8,200	\$8,200	\$116.33
1903	Flow Meter Alarm - Replace	12	1	\$2,955	\$2,709	\$2,709	\$17.47
Pool & Spa Area							
1200	Pool Deck - Replace (Partial)	16	8	\$20,200	\$10,100	\$0	\$89.55
1201	Spa Deck - Replace	25	22	\$10,900	\$1,308	\$0	\$30.93
1202	Pool - Resurface	16	8	\$27,700	\$13,850	\$0	\$122.80
1203	Spa - Resurface	8	5	\$11,000	\$4,125	\$4,125	\$97.53
1207	Pool Filter - Replace	15	4	\$3,300	\$2,420	\$2,420	\$15.61
1207	Spa Filter - Replace	15	4	\$2,450	\$1,797	\$1,797	\$11.59
1208	Pool Heater - Replace	15	4	\$7,000	\$5,133	\$5,133	\$33.10
1208	Spa Heater - Replace	15	6	\$7,000	\$4,200	\$0	\$33.10
1210	Pool/Spa Pumps - Replace (Partial)	3	0	\$3,950	\$3,950	\$3,950	\$93.40
1215	Control Panel - Replace	15	0	\$2,250	\$2,250	\$2,250	\$10.64
1219	Pool Furniture - Replace (Partial)	3	0	\$2,850	\$2,850	\$2,850	\$67.39
1901	Equipment Shed - Refurbish	40	35	\$7,380	\$923	\$0	\$13.09
General Common Areas							
103	Concrete/Brick Walks - Repair	5	2	\$9,735	\$5,841	\$5,841	\$138.11
106	Concrete Deck - Re-Coat	10	5	\$30,300	\$15,150	\$15,150	\$214.93
107	Terrace Deck - Seal/Repair	10	5	\$34,450	\$17,225	\$17,225	\$244.36
206	Garage Entry Drives - Repair	30	14	\$21,150	\$11,280	\$0	\$50.01
320	Pole Lights - Replace	30	19	\$19,550	\$7,168	\$0	\$46.22
330	Coach Lights - Replace	25	0	\$3,300	\$3,300	\$3,300	\$9.36
404	Benches - Replace	20	13	\$7,380	\$2,583	\$0	\$26.17
502	Chain Link Fence - Replace	50	3	\$12,250	\$11,515	\$11,515	\$17.38
1005	Landscaping - Replace (Partial)	5	2	\$22,200	\$13,320	\$13,320	\$314.94
1402	Monument Sign - Refurbish	20	3	\$6,695	\$5,691	\$5,691	\$23.74
1901	Planters - Waterproof	16	7	\$60,550	\$34,059	\$0	\$268.44
1902	Planters - Replant	16	7	\$18,150	\$10,209	\$0	\$80.46
73 Total Funded Components					\$1,896,807	\$858,303	\$14,375



30-Year Reserve Plan Summary

Report # 14259-17
With-Site-Visit

Fiscal Year Start: 2025

Interest:

3.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

	% Increase								
	Starting	Fully			Special	In Annual		Loan or	
Year	Reserve	Funded	Percent		Assmt	Reserve	Reserve	Special	Interest
	Balance	Balance	Funded		Risk	Funding	Funding	Assmts	Income
2025	\$858,303	\$1,896,807	45.2 %		Medium	26.10 %	\$172,500	\$0	\$23,943
2026	\$740,006	\$1,838,265	40.3 %		Medium	25.00 %	\$215,625	\$0	\$20,258
2027	\$612,283	\$1,733,896	35.3 %		Medium	25.00 %	\$269,531	\$0	\$20,829
2028	\$778,147	\$1,879,129	41.4 %		Medium	2.65 %	\$276,674	\$0	\$27,197
2029	\$1,037,385	\$2,117,622	49.0 %		Medium	2.65 %	\$284,006	\$0	\$33,942
2030	\$1,228,432	\$2,285,376	53.8 %		Medium	2.65 %	\$291,532	\$0	\$28,718
2031	\$688,616	\$1,710,051	40.3 %		Medium	2.65 %	\$299,257	\$0	\$22,902
2032	\$840,235	\$1,834,937	45.8 %		Medium	2.65 %	\$307,188	\$0	\$27,972
2033	\$1,027,067	\$1,993,925	51.5 %		Medium	2.65 %	\$315,328	\$0	\$34,816
2034	\$1,297,088	\$2,235,635	58.0 %		Medium	2.65 %	\$323,684	\$0	\$37,321
2035	\$1,194,246	\$2,097,294	56.9 %		Medium	2.65 %	\$332,262	\$0	\$40,672
2036	\$1,520,822	\$2,392,987	63.6 %		Medium	2.65 %	\$341,067	\$0	\$47,046
2037	\$1,619,727	\$2,455,830	66.0 %		Medium	2.65 %	\$350,105	\$0	\$47,167
2038	\$1,528,897	\$2,324,367	65.8 %		Medium	2.65 %	\$359,383	\$0	\$41,966
2039	\$1,272,511	\$2,023,166	62.9 %		Medium	2.65 %	\$368,907	\$0	\$41,434
2040	\$1,493,400	\$2,204,457	67.7 %		Medium	2.65 %	\$378,683	\$0	\$48,565
2041	\$1,748,570	\$2,418,554	72.3 %		Low	2.65 %	\$388,718	\$0	\$57,885
2042	\$2,115,564	\$2,744,071	77.1 %		Low	2.65 %	\$399,019	\$0	\$69,362
2043	\$2,514,682	\$3,100,061	81.1 %		Low	2.65 %	\$409,593	\$0	\$78,686
2044	\$2,737,986	\$3,275,496	83.6 %		Low	2.65 %	\$420,447	\$0	\$83,064
2045	\$2,806,978	\$3,292,225	85.3 %		Low	2.65 %	\$431,589	\$0	\$91,328
2046	\$3,289,628	\$3,726,516	88.3 %		Low	2.65 %	\$443,026	\$0	\$103,886
2047	\$3,645,246	\$4,029,587	90.5 %		Low	2.65 %	\$454,766	\$0	\$115,218
2048	\$4,046,134	\$4,376,265	92.5 %		Low	2.65 %	\$466,818	\$0	\$119,755
2049	\$3,948,079	\$4,214,344	93.7 %		Low	2.65 %	\$479,188	\$0	\$112,073
2050	\$3,533,320	\$3,728,890	94.8 %		Low	2.65 %	\$491,887	\$0	\$83,027
2051	\$2,009,127	\$2,115,722	95.0 %		Low	2.65 %	\$504,922	\$0	\$67,920
2052	\$2,524,862	\$2,570,531	98.2 %		Low	2.65 %	\$518,302	\$0	\$82,293
2053	\$2,968,623	\$2,949,769	100.6 %		Low	2.65 %	\$532,037	\$0	\$90,608
2054	\$3,079,916	\$2,989,141	103.0 %		Low	2.65 %	\$546,136	\$0	\$93,720



30-Year Income/Expense Detail

Report # 14259-17
With-Site-Visit

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$858,303	\$740,006	\$612,283	\$778,147	\$1,037,385
Annual Reserve Funding	\$172,500	\$215,625	\$269,531	\$276,674	\$284,006
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$23,943	\$20,258	\$20,829	\$27,197	\$33,942
Total Income	\$1,054,746	\$975,889	\$902,643	\$1,082,018	\$1,355,333
# Component					
Building Exteriors					
101 Balcony & Deck - Inspection	\$21,900	\$0	\$0	\$0	\$0
104 Balconies - Re-Coat	\$0	\$0	\$0	\$0	\$112,551
105 Balconies - Repair Allowance	\$0	\$0	\$0	\$0	\$0
325 Motion Sensor Lights - Repl. (Par)	\$2,045	\$0	\$0	\$0	\$0
503 Metal Fence/Rail - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Walls - Replace	\$0	\$0	\$0	\$0	\$0
702 Exterior Doors - Replace (Partial)	\$0	\$0	\$10,577	\$0	\$0
702 Frontera Main Entry Door - Replace	\$0	\$0	\$0	\$0	\$0
702 Vallejo Main Entry Door - Replace	\$0	\$0	\$0	\$0	\$0
719 Common Doors/Gates - Re-Key	\$0	\$0	\$12,943	\$0	\$0
1107 Metal Fence/Rail - Repaint	\$20,250	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$143,450	\$0	\$0	\$0	\$0
1116 Wood Trim - Repaint	\$8,995	\$0	\$0	\$0	\$0
1117 Wood Shingle Siding - Repaint	\$60,700	\$0	\$0	\$0	\$0
1119 Wood Trim - Repair/Replace	\$14,100	\$0	\$0	\$0	\$0
1120 Shingle Siding - Replace (Partial)	\$30,950	\$0	\$0	\$0	\$0
1301 Asphalt/Gravel Roof - Replace	\$0	\$0	\$0	\$0	\$0
1304 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace (Partial)	\$0	\$0	\$0	\$0	\$0
Building Interiors					
326 Emergency/Exit Lights - Replace	\$0	\$0	\$0	\$0	\$0
330 Signage - Replace	\$0	\$6,798	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$16,921	\$0	\$0
601 Carpet - Replace	\$0	\$186,842	\$0	\$0	\$0
602 Vinyl Flooring - Replace (Laundry)	\$0	\$0	\$0	\$0	\$0
602 Vinyl Flooring - Replace (Lobbies)	\$0	\$0	\$0	\$0	\$0
602 Vinyl Flooring - Replace (Trash)	\$0	\$0	\$0	\$0	\$0
710 Address Signs - Replace	\$0	\$5,408	\$0	\$0	\$0
901 Washers/Dryers - Replace (Frontera)	\$0	\$0	\$16,338	\$0	\$0
901 Washers/Dryers - Replace (Vallejo)	\$0	\$0	\$16,338	\$0	\$0
903 Furniture - Replace (Corridors)	\$0	\$6,129	\$0	\$0	\$0
903 Furniture - Replace (Rec Room)	\$0	\$8,580	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$16,500	\$0
1110 Interior Surfaces - Repaint	\$0	\$72,049	\$0	\$0	\$0
1802 Elevator Cab - Remodel	\$0	\$27,604	\$0	\$0	\$0
Mechanical					
303 HVAC System - Replace (Rec Room)	\$0	\$0	\$12,572	\$0	\$0
305 Security System - Replace	\$0	\$25,853	\$0	\$0	\$0
703 Entry Access System - Replace	\$0	\$10,269	\$0	\$0	\$0
703 Key Card Readers - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace (Frontera)	\$0	\$5,516	\$0	\$0	\$0
705 Gate Operator - Replace (Vallejo)	\$0	\$5,516	\$0	\$0	\$0
707 Trash Chutes - Replace	\$0	\$0	\$0	\$0	\$0
803 Tankless Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
807 Circulation Pumps - Replace	\$0	\$0	\$4,928	\$0	\$0
1801 Elevator - Modernize (Frontera)	\$0	\$0	\$0	\$0	\$0
1801 Elevator - Modernize (Vallejo)	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
1804 Fire Hoses - Replace	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Replace/Reline/Repair	\$0	\$0	\$0	\$0	\$0
1903 Flow Meter Alarm - Replace	\$0	\$3,044	\$0	\$0	\$0
Pool & Spa Area					
1200 Pool Deck - Replace (Partial)	\$0	\$0	\$0	\$0	\$0
1201 Spa Deck - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2025	2026	2027	2028	2029
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$3,714
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$2,757
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$7,879
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace (Partial)	\$3,950	\$0	\$0	\$4,316	\$0
1215 Control Panel - Replace	\$2,250	\$0	\$0	\$0	\$0
1219 Pool Furniture - Replace (Partial)	\$2,850	\$0	\$0	\$3,114	\$0
1901 Equipment Shed - Refurbish	\$0	\$0	\$0	\$0	\$0
General Common Areas					
103 Concrete/Brick Walks - Repair	\$0	\$0	\$10,328	\$0	\$0
106 Concrete Deck - Re-Coat	\$0	\$0	\$0	\$0	\$0
107 Terrace Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$0
206 Garage Entry Drives - Repair	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
330 Coach Lights - Replace	\$3,300	\$0	\$0	\$0	\$0
404 Benches - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$13,386	\$0
1005 Landscaping - Replace (Partial)	\$0	\$0	\$23,552	\$0	\$0
1402 Monument Sign - Refurbish	\$0	\$0	\$0	\$7,316	\$0
1901 Planters - Waterproof	\$0	\$0	\$0	\$0	\$0
1902 Planters - Replant	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$314,740	\$363,605	\$124,497	\$44,632	\$126,901
Ending Reserve Balance	\$740,006	\$612,283	\$778,147	\$1,037,385	\$1,228,432

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$1,228,432	\$688,616	\$840,235	\$1,027,067	\$1,297,088
Annual Reserve Funding	\$291,532	\$299,257	\$307,188	\$315,328	\$323,684
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$28,718	\$22,902	\$27,972	\$34,816	\$37,321
Total Income	\$1,548,681	\$1,010,776	\$1,175,396	\$1,377,211	\$1,658,093
# Component					
Building Exteriors					
101 Balcony & Deck - Inspection	\$0	\$0	\$0	\$0	\$28,575
104 Balconies - Re-Coat	\$0	\$0	\$0	\$0	\$130,477
105 Balconies - Repair Allowance	\$0	\$0	\$0	\$0	\$150,701
325 Motion Sensor Lights - Repl. (Par)	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Rail - Replace	\$0	\$0	\$0	\$0	\$145,221
603 Tile Walls - Replace	\$0	\$0	\$0	\$0	\$0
702 Exterior Doors - Replace (Partial)	\$0	\$0	\$12,262	\$0	\$0
702 Frontera Main Entry Door - Replace	\$0	\$0	\$0	\$0	\$0
702 Vallejo Main Entry Door - Replace	\$0	\$0	\$0	\$0	\$0
719 Common Doors/Gates - Re-Key	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Rail - Repaint	\$23,475	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Trim - Repaint	\$0	\$10,741	\$0	\$0	\$0
1117 Wood Shingle Siding - Repaint	\$0	\$72,479	\$0	\$0	\$0
1119 Wood Trim - Repair/Replace	\$0	\$16,836	\$0	\$0	\$0
1120 Shingle Siding - Replace (Partial)	\$0	\$36,956	\$0	\$0	\$0
1301 Asphalt/Gravel Roof - Replace	\$729,763	\$0	\$0	\$0	\$0
1304 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace (Partial)	\$0	\$0	\$0	\$0	\$0
Building Interiors					
326 Emergency/Exit Lights - Replace	\$0	\$0	\$0	\$0	\$0
330 Signage - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
602 Vinyl Flooring - Replace (Laundry)	\$0	\$0	\$0	\$0	\$0
602 Vinyl Flooring - Replace (Lobbies)	\$0	\$0	\$0	\$0	\$0
602 Vinyl Flooring - Replace (Trash)	\$0	\$0	\$0	\$0	\$0
710 Address Signs - Replace	\$0	\$0	\$0	\$0	\$0
901 Washers/Dryers - Replace (Frontera)	\$0	\$0	\$0	\$0	\$0
901 Washers/Dryers - Replace (Vallejo)	\$0	\$0	\$0	\$0	\$0
903 Furniture - Replace (Corridors)	\$0	\$7,105	\$0	\$0	\$0
903 Furniture - Replace (Rec Room)	\$0	\$9,946	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
Mechanical					
303 HVAC System - Replace (Rec Room)	\$0	\$0	\$0	\$0	\$0
305 Security System - Replace	\$0	\$0	\$0	\$0	\$0
703 Entry Access System - Replace	\$0	\$0	\$0	\$0	\$0
703 Key Card Readers - Replace	\$0	\$0	\$0	\$19,445	\$0
705 Gate Operator - Replace (Frontera)	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace (Vallejo)	\$0	\$0	\$0	\$0	\$0
707 Trash Chutes - Replace	\$0	\$0	\$0	\$0	\$0
803 Tankless Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
807 Circulation Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevator - Modernize (Frontera)	\$0	\$0	\$0	\$0	\$0
1801 Elevator - Modernize (Vallejo)	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
1804 Fire Hoses - Replace	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Replace/Reline/Repair	\$19,012	\$0	\$0	\$0	\$0
1903 Flow Meter Alarm - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa Area					
1200 Pool Deck - Replace (Partial)	\$0	\$0	\$0	\$25,589	\$0
1201 Spa Deck - Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$35,090	\$0
1203 Spa - Resurface	\$12,752	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$8,358	\$0	\$0	\$0

Fiscal Year	2030	2031	2032	2033	2034
1210 Pool/Spa Pumps - Replace (Partial)	\$0	\$4,717	\$0	\$0	\$5,154
1215 Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
1219 Pool Furniture - Replace (Partial)	\$0	\$3,403	\$0	\$0	\$3,719
1901 Equipment Shed - Refurbish	\$0	\$0	\$0	\$0	\$0
General Common Areas					
103 Concrete/Brick Walks - Repair	\$0	\$0	\$11,973	\$0	\$0
106 Concrete Deck - Re-Coat	\$35,126	\$0	\$0	\$0	\$0
107 Terrace Deck - Seal/Repair	\$39,937	\$0	\$0	\$0	\$0
206 Garage Entry Drives - Repair	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
330 Coach Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Benches - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
1005 Landscaping - Replace (Partial)	\$0	\$0	\$27,303	\$0	\$0
1402 Monument Sign - Refurbish	\$0	\$0	\$0	\$0	\$0
1901 Planters - Waterproof	\$0	\$0	\$74,469	\$0	\$0
1902 Planters - Replant	\$0	\$0	\$22,322	\$0	\$0
Total Expenses	\$860,065	\$170,541	\$148,329	\$80,123	\$463,847
Ending Reserve Balance	\$688,616	\$840,235	\$1,027,067	\$1,297,088	\$1,194,246

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$1,194,246	\$1,520,822	\$1,619,727	\$1,528,897	\$1,272,511
Annual Reserve Funding	\$332,262	\$341,067	\$350,105	\$359,383	\$368,907
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$40,672	\$47,046	\$47,167	\$41,966	\$41,434
Total Income	\$1,567,180	\$1,908,935	\$2,016,999	\$1,930,245	\$1,682,852
# Component					
Building Exteriors					
101 Balcony & Deck - Inspection	\$0	\$0	\$0	\$0	\$0
104 Balconies - Re-Coat	\$0	\$0	\$0	\$0	\$151,259
105 Balconies - Repair Allowance	\$0	\$0	\$0	\$0	\$0
325 Motion Sensor Lights - Repl. (Par)	\$2,748	\$0	\$0	\$0	\$0
503 Metal Fence/Rail - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Walls - Replace	\$0	\$0	\$0	\$257,287	\$0
702 Exterior Doors - Replace (Partial)	\$0	\$0	\$14,215	\$0	\$0
702 Frontera Main Entry Door - Replace	\$0	\$0	\$0	\$0	\$0
702 Vallejo Main Entry Door - Replace	\$0	\$0	\$0	\$0	\$0
719 Common Doors/Gates - Re-Key	\$16,396	\$0	\$0	\$0	\$0
1107 Metal Fence/Rail - Repaint	\$27,214	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$204,525	\$0	\$0
1116 Wood Trim - Repaint	\$0	\$0	\$12,825	\$0	\$0
1117 Wood Shingle Siding - Repaint	\$0	\$0	\$86,544	\$0	\$0
1119 Wood Trim - Repair/Replace	\$0	\$0	\$20,103	\$0	\$0
1120 Shingle Siding - Replace (Partial)	\$0	\$0	\$44,127	\$0	\$0
1301 Asphalt/Gravel Roof - Replace	\$0	\$0	\$0	\$0	\$0
1304 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace (Partial)	\$0	\$0	\$0	\$0	\$6,202
Building Interiors					
326 Emergency/Exit Lights - Replace	\$0	\$0	\$0	\$0	\$0
330 Signage - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$0	\$266,392	\$0
602 Vinyl Flooring - Replace (Laundry)	\$0	\$9,136	\$0	\$0	\$0
602 Vinyl Flooring - Replace (Lobbies)	\$0	\$11,420	\$0	\$0	\$0
602 Vinyl Flooring - Replace (Trash)	\$0	\$4,153	\$0	\$0	\$0
710 Address Signs - Replace	\$0	\$0	\$0	\$0	\$0
901 Washers/Dryers - Replace (Frontera)	\$0	\$0	\$21,957	\$0	\$0
901 Washers/Dryers - Replace (Vallejo)	\$0	\$0	\$21,957	\$0	\$0
903 Furniture - Replace (Corridors)	\$0	\$8,236	\$0	\$0	\$0
903 Furniture - Replace (Rec Room)	\$0	\$11,531	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$102,724	\$0
1802 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
Mechanical					
303 HVAC System - Replace (Rec Room)	\$0	\$0	\$0	\$0	\$0
305 Security System - Replace	\$0	\$34,744	\$0	\$0	\$0
703 Entry Access System - Replace	\$0	\$0	\$0	\$0	\$0
703 Key Card Readers - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace (Frontera)	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace (Vallejo)	\$0	\$0	\$0	\$0	\$0
707 Trash Chutes - Replace	\$0	\$0	\$0	\$0	\$0
803 Tankless Water Heaters - Replace	\$0	\$133,509	\$0	\$0	\$0
807 Circulation Pumps - Replace	\$0	\$0	\$6,623	\$0	\$0
1801 Elevator - Modernize (Frontera)	\$0	\$0	\$0	\$0	\$0
1801 Elevator - Modernize (Vallejo)	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Replace	\$0	\$44,780	\$0	\$0	\$0
1804 Fire Hoses - Replace	\$0	\$31,699	\$0	\$0	\$0
1811 Plumbing - Replace/Reline/Repair	\$0	\$0	\$0	\$0	\$0
1903 Flow Meter Alarm - Replace	\$0	\$0	\$0	\$4,340	\$0
Pool & Spa Area					
1200 Pool Deck - Replace (Partial)	\$0	\$0	\$0	\$0	\$0
1201 Spa Deck - Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$16,154	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2035	2036	2037	2038	2039
1210 Pool/Spa Pumps - Replace (Partial)	\$0	\$0	\$5,632	\$0	\$0
1215 Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
1219 Pool Furniture - Replace (Partial)	\$0	\$0	\$4,063	\$0	\$0
1901 Equipment Shed - Refurbish	\$0	\$0	\$0	\$0	\$0
General Common Areas					
103 Concrete/Brick Walks - Repair	\$0	\$0	\$13,880	\$0	\$0
106 Concrete Deck - Re-Coat	\$0	\$0	\$0	\$0	\$0
107 Terrace Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$0
206 Garage Entry Drives - Repair	\$0	\$0	\$0	\$0	\$31,991
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
330 Coach Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Benches - Replace	\$0	\$0	\$0	\$10,838	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
1005 Landscaping - Replace (Partial)	\$0	\$0	\$31,652	\$0	\$0
1402 Monument Sign - Refurbish	\$0	\$0	\$0	\$0	\$0
1901 Planters - Waterproof	\$0	\$0	\$0	\$0	\$0
1902 Planters - Replant	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$46,358	\$289,208	\$488,102	\$657,734	\$189,452
Ending Reserve Balance	\$1,520,822	\$1,619,727	\$1,528,897	\$1,272,511	\$1,493,400

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$1,493,400	\$1,748,570	\$2,115,564	\$2,514,682	\$2,737,986
Annual Reserve Funding	\$378,683	\$388,718	\$399,019	\$409,593	\$420,447
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$48,565	\$57,885	\$69,362	\$78,686	\$83,064
Total Income	\$1,920,648	\$2,195,174	\$2,583,945	\$3,002,961	\$3,241,497
# Component					
Building Exteriors					
101 Balcony & Deck - Inspection	\$0	\$0	\$0	\$37,283	\$0
104 Balconies - Re-Coat	\$0	\$0	\$0	\$0	\$175,351
105 Balconies - Repair Allowance	\$0	\$0	\$0	\$0	\$202,530
325 Motion Sensor Lights - Repl. (Par)	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Rail - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Walls - Replace	\$0	\$0	\$0	\$0	\$0
702 Exterior Doors - Replace (Partial)	\$0	\$0	\$16,479	\$0	\$0
702 Frontera Main Entry Door - Replace	\$0	\$0	\$0	\$0	\$0
702 Vallejo Main Entry Door - Replace	\$0	\$0	\$0	\$0	\$0
719 Common Doors/Gates - Re-Key	\$0	\$0	\$0	\$20,770	\$0
1107 Metal Fence/Rail - Repaint	\$31,549	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Trim - Repaint	\$0	\$0	\$0	\$15,313	\$0
1117 Wood Shingle Siding - Repaint	\$0	\$0	\$0	\$103,338	\$0
1119 Wood Trim - Repair/Replace	\$0	\$0	\$0	\$24,004	\$0
1120 Shingle Siding - Replace (Partial)	\$0	\$0	\$0	\$52,690	\$0
1301 Asphalt/Gravel Roof - Replace	\$0	\$0	\$0	\$0	\$0
1304 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace (Partial)	\$0	\$0	\$0	\$0	\$0
Building Interiors					
326 Emergency/Exit Lights - Replace	\$0	\$23,509	\$0	\$0	\$0
330 Signage - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
602 Vinyl Flooring - Replace (Laundry)	\$0	\$0	\$0	\$0	\$0
602 Vinyl Flooring - Replace (Lobbies)	\$0	\$0	\$0	\$0	\$0
602 Vinyl Flooring - Replace (Trash)	\$0	\$0	\$0	\$0	\$0
710 Address Signs - Replace	\$0	\$0	\$0	\$0	\$0
901 Washers/Dryers - Replace (Frontera)	\$0	\$0	\$0	\$0	\$0
901 Washers/Dryers - Replace (Vallejo)	\$0	\$0	\$0	\$0	\$0
903 Furniture - Replace (Corridors)	\$0	\$9,548	\$0	\$0	\$0
903 Furniture - Replace (Rec Room)	\$0	\$13,367	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
Mechanical					
303 HVAC System - Replace (Rec Room)	\$0	\$0	\$0	\$0	\$0
305 Security System - Replace	\$0	\$0	\$0	\$0	\$0
703 Entry Access System - Replace	\$0	\$15,999	\$0	\$0	\$0
703 Key Card Readers - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace (Frontera)	\$0	\$8,593	\$0	\$0	\$0
705 Gate Operator - Replace (Vallejo)	\$0	\$8,593	\$0	\$0	\$0
707 Trash Chutes - Replace	\$0	\$0	\$0	\$0	\$0
803 Tankless Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
807 Circulation Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevator - Modernize (Frontera)	\$0	\$0	\$0	\$0	\$0
1801 Elevator - Modernize (Vallejo)	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
1804 Fire Hoses - Replace	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Replace/Reline/Repair	\$25,551	\$0	\$0	\$0	\$0
1903 Flow Meter Alarm - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa Area					
1200 Pool Deck - Replace (Partial)	\$0	\$0	\$0	\$0	\$0
1201 Spa Deck - Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$5,787
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$4,296
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$12,275
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2040	2041	2042	2043	2044
1210 Pool/Spa Pumps - Replace (Partial)	\$6,154	\$0	\$0	\$6,725	\$0
1215 Control Panel - Replace	\$3,505	\$0	\$0	\$0	\$0
1219 Pool Furniture - Replace (Partial)	\$4,440	\$0	\$0	\$4,852	\$0
1901 Equipment Shed - Refurbish	\$0	\$0	\$0	\$0	\$0
General Common Areas					
103 Concrete/Brick Walks - Repair	\$0	\$0	\$16,090	\$0	\$0
106 Concrete Deck - Re-Coat	\$47,206	\$0	\$0	\$0	\$0
107 Terrace Deck - Seal/Repair	\$53,672	\$0	\$0	\$0	\$0
206 Garage Entry Drives - Repair	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$34,281
330 Coach Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Benches - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
1005 Landscaping - Replace (Partial)	\$0	\$0	\$36,693	\$0	\$0
1402 Monument Sign - Refurbish	\$0	\$0	\$0	\$0	\$0
1901 Planters - Waterproof	\$0	\$0	\$0	\$0	\$0
1902 Planters - Replant	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$172,078	\$79,609	\$69,263	\$264,975	\$434,519
Ending Reserve Balance	\$1,748,570	\$2,115,564	\$2,514,682	\$2,737,986	\$2,806,978

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$2,806,978	\$3,289,628	\$3,645,246	\$4,046,134	\$3,948,079
Annual Reserve Funding	\$431,589	\$443,026	\$454,766	\$466,818	\$479,188
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$91,328	\$103,886	\$115,218	\$119,755	\$112,073
Total Income	\$3,329,896	\$3,836,540	\$4,215,230	\$4,632,706	\$4,539,339
# Component					
Building Exteriors					
101 Balcony & Deck - Inspection	\$0	\$0	\$0	\$0	\$0
104 Balconies - Re-Coach	\$0	\$0	\$0	\$0	\$203,279
105 Balconies - Repair Allowance	\$0	\$0	\$0	\$0	\$0
325 Motion Sensor Lights - Repl. (Par)	\$3,693	\$0	\$0	\$0	\$0
503 Metal Fence/Rail - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Walls - Replace	\$0	\$0	\$0	\$0	\$0
702 Exterior Doors - Replace (Partial)	\$0	\$0	\$19,104	\$0	\$0
702 Frontera Main Entry Door - Replace	\$0	\$0	\$0	\$0	\$0
702 Vallejo Main Entry Door - Replace	\$0	\$0	\$0	\$0	\$0
719 Common Doors/Gates - Re-Key	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Rail - Repaint	\$36,574	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$291,604
1116 Wood Trim - Repaint	\$0	\$0	\$0	\$0	\$18,285
1117 Wood Shingle Siding - Repaint	\$0	\$0	\$0	\$0	\$123,391
1119 Wood Trim - Repair/Replace	\$0	\$0	\$0	\$0	\$28,662
1120 Shingle Siding - Replace (Partial)	\$0	\$0	\$0	\$0	\$62,915
1301 Asphalt/Gravel Roof - Replace	\$0	\$0	\$0	\$0	\$0
1304 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$166,689
1310 Gutters/Downspouts - Replace (Partial)	\$0	\$0	\$0	\$0	\$0
Building Interiors					
326 Emergency/Exit Lights - Replace	\$0	\$0	\$0	\$0	\$0
330 Signage - Replace	\$0	\$12,278	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
602 Vinyl Flooring - Replace (Laundry)	\$0	\$0	\$0	\$0	\$0
602 Vinyl Flooring - Replace (Lobbies)	\$0	\$0	\$0	\$0	\$0
602 Vinyl Flooring - Replace (Trash)	\$0	\$0	\$0	\$0	\$0
710 Address Signs - Replace	\$0	\$9,767	\$0	\$0	\$0
901 Washers/Dryers - Replace (Frontera)	\$0	\$0	\$29,508	\$0	\$0
901 Washers/Dryers - Replace (Vallejo)	\$0	\$0	\$29,508	\$0	\$0
903 Furniture - Replace (Corridors)	\$0	\$11,069	\$0	\$0	\$0
903 Furniture - Replace (Rec Room)	\$0	\$15,496	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$29,801	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Remodel	\$0	\$49,856	\$0	\$0	\$0
Mechanical					
303 HVAC System - Replace (Rec Room)	\$0	\$0	\$0	\$0	\$0
305 Security System - Replace	\$0	\$46,693	\$0	\$0	\$0
703 Entry Access System - Replace	\$0	\$0	\$0	\$0	\$0
703 Key Card Readers - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace (Frontera)	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace (Vallejo)	\$0	\$0	\$0	\$0	\$0
707 Trash Chutes - Replace	\$0	\$0	\$0	\$0	\$0
803 Tankless Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
807 Circulation Pumps - Replace	\$0	\$0	\$8,900	\$0	\$0
1801 Elevator - Modernize (Frontera)	\$0	\$0	\$0	\$0	\$0
1801 Elevator - Modernize (Vallejo)	\$0	\$0	\$0	\$441,097	\$0
1803 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
1804 Fire Hoses - Replace	\$0	\$0	\$0	\$45,195	\$0
1811 Plumbing - Replace/Reline/Repair	\$0	\$0	\$0	\$0	\$0
1903 Flow Meter Alarm - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa Area					
1200 Pool Deck - Replace (Partial)	\$0	\$0	\$0	\$0	\$41,062
1201 Spa Deck - Replace	\$0	\$0	\$20,886	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$56,308
1203 Spa - Resurface	\$0	\$20,463	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$13,022	\$0	\$0	\$0

Fiscal Year	2045	2046	2047	2048	2049
1210 Pool/Spa Pumps - Replace (Partial)	\$0	\$7,348	\$0	\$0	\$8,030
1215 Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
1219 Pool Furniture - Replace (Partial)	\$0	\$5,302	\$0	\$0	\$5,793
1901 Equipment Shed - Refurbish	\$0	\$0	\$0	\$0	\$0
General Common Areas					
103 Concrete/Brick Walks - Repair	\$0	\$0	\$18,653	\$0	\$0
106 Concrete Deck - Re-Coat	\$0	\$0	\$0	\$0	\$0
107 Terrace Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$0
206 Garage Entry Drives - Repair	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
330 Coach Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Benches - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
1005 Landscaping - Replace (Partial)	\$0	\$0	\$42,537	\$0	\$0
1402 Monument Sign - Refurbish	\$0	\$0	\$0	\$13,213	\$0
1901 Planters - Waterproof	\$0	\$0	\$0	\$119,501	\$0
1902 Planters - Replant	\$0	\$0	\$0	\$35,821	\$0
Total Expenses	\$40,267	\$191,294	\$169,096	\$684,627	\$1,006,020
Ending Reserve Balance	\$3,289,628	\$3,645,246	\$4,046,134	\$3,948,079	\$3,533,320

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$3,533,320	\$2,009,127	\$2,524,862	\$2,968,623	\$3,079,916
Annual Reserve Funding	\$491,887	\$504,922	\$518,302	\$532,037	\$546,136
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$83,027	\$67,920	\$82,293	\$90,608	\$93,720
Total Income	\$4,108,233	\$2,581,968	\$3,125,457	\$3,591,268	\$3,719,772
# Component					
Building Exteriors					
101 Balcony & Deck - Inspection	\$0	\$0	\$48,646	\$0	\$0
104 Balconies - Re-Coach	\$0	\$0	\$0	\$0	\$235,657
105 Balconies - Repair Allowance	\$0	\$0	\$0	\$0	\$272,183
325 Motion Sensor Lights - Repl. (Par)	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Rail - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Walls - Replace	\$0	\$0	\$0	\$0	\$0
702 Exterior Doors - Replace (Partial)	\$0	\$0	\$22,146	\$0	\$0
702 Frontera Main Entry Door - Replace	\$14,698	\$0	\$0	\$0	\$0
702 Vallejo Main Entry Door - Replace	\$14,698	\$0	\$0	\$0	\$0
719 Common Doors/Gates - Re-Key	\$0	\$26,310	\$0	\$0	\$0
1107 Metal Fence/Rail - Repaint	\$42,399	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Trim - Repaint	\$0	\$0	\$0	\$0	\$0
1117 Wood Shingle Siding - Repaint	\$0	\$0	\$0	\$0	\$0
1119 Wood Trim - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1120 Shingle Siding - Replace (Partial)	\$0	\$0	\$0	\$0	\$0
1301 Asphalt/Gravel Roof - Replace	\$1,318,033	\$0	\$0	\$0	\$0
1304 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace (Partial)	\$0	\$0	\$0	\$0	\$9,662
Building Interiors					
326 Emergency/Exit Lights - Replace	\$0	\$0	\$0	\$0	\$0
330 Signage - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$379,811	\$0	\$0	\$0	\$0
602 Vinyl Flooring - Replace (Laundry)	\$0	\$0	\$0	\$0	\$0
602 Vinyl Flooring - Replace (Lobbies)	\$0	\$0	\$0	\$0	\$0
602 Vinyl Flooring - Replace (Trash)	\$0	\$0	\$0	\$0	\$0
710 Address Signs - Replace	\$0	\$0	\$0	\$0	\$0
901 Washers/Dryers - Replace (Frontera)	\$0	\$0	\$0	\$0	\$0
901 Washers/Dryers - Replace (Vallejo)	\$0	\$0	\$0	\$0	\$0
903 Furniture - Replace (Corridors)	\$0	\$12,832	\$0	\$0	\$0
903 Furniture - Replace (Rec Room)	\$0	\$17,964	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$146,460	\$0	\$0	\$0	\$0
1802 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
Mechanical					
303 HVAC System - Replace (Rec Room)	\$0	\$0	\$0	\$0	\$0
305 Security System - Replace	\$0	\$0	\$0	\$0	\$0
703 Entry Access System - Replace	\$0	\$0	\$0	\$0	\$0
703 Key Card Readers - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace (Frontera)	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace (Vallejo)	\$0	\$0	\$0	\$0	\$0
707 Trash Chutes - Replace	\$0	\$0	\$0	\$0	\$0
803 Tankless Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
807 Circulation Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevator - Modernize (Frontera)	\$0	\$0	\$0	\$511,352	\$0
1801 Elevator - Modernize (Vallejo)	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
1804 Fire Hoses - Replace	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Replace/Reline/Repair	\$34,338	\$0	\$0	\$0	\$0
1903 Flow Meter Alarm - Replace	\$6,187	\$0	\$0	\$0	\$0
Pool & Spa Area					
1200 Pool Deck - Replace (Partial)	\$0	\$0	\$0	\$0	\$0
1201 Spa Deck - Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$25,922
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2050	2051	2052	2053	2054
1210 Pool/Spa Pumps - Replace (Partial)	\$0	\$0	\$8,774	\$0	\$0
1215 Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
1219 Pool Furniture - Replace (Partial)	\$0	\$0	\$6,331	\$0	\$0
1901 Equipment Shed - Refurbish	\$0	\$0	\$0	\$0	\$0
General Common Areas					
103 Concrete/Brick Walks - Repair	\$0	\$0	\$21,624	\$0	\$0
106 Concrete Deck - Re-Coat	\$63,441	\$0	\$0	\$0	\$0
107 Terrace Deck - Seal/Repair	\$72,131	\$0	\$0	\$0	\$0
206 Garage Entry Drives - Repair	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
330 Coach Lights - Replace	\$6,909	\$0	\$0	\$0	\$0
404 Benches - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
1005 Landscaping - Replace (Partial)	\$0	\$0	\$49,313	\$0	\$0
1402 Monument Sign - Refurbish	\$0	\$0	\$0	\$0	\$0
1901 Planters - Waterproof	\$0	\$0	\$0	\$0	\$0
1902 Planters - Replant	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$2,099,107	\$57,107	\$156,834	\$511,352	\$543,424
Ending Reserve Balance	\$2,009,127	\$2,524,862	\$2,968,623	\$3,079,916	\$3,176,348



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Derek Eckert, R.S., company president, is a credentialed Reserve Specialist (#114). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

Where any uncertainties exist, we urge the association to obtain a legal review and written opinion of the legitimacy of the funding policies, as stipulated or permitted under your Declaration and local statutes. As these are legal questions, we highly recommend use of an experienced real property attorney specializing in association law.

Re-use of reserve study, figures or calculations in any other format absolves ARSF of all responsibility.



Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.



Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The Component Details herein represent a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

- 1) Common area maintenance repair & replacement responsibility
- 2) The component must have a limited life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of annual operating expenses).

Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair, or replacement cycles (UL = Useful Life of how often the project is expected to occur, RUL = Remaining Useful Life pr how many years from our reporting period) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, we are attempting to represent a market to be a one-time expense. Where no pricing, the component is deemed inappropriate for Reserve Funding.

Building Exteriors

Comp #: 101 Balcony & Deck - Inspection**Quantity: 9-Year Inspection**

Location: Building Exterior Surfaces

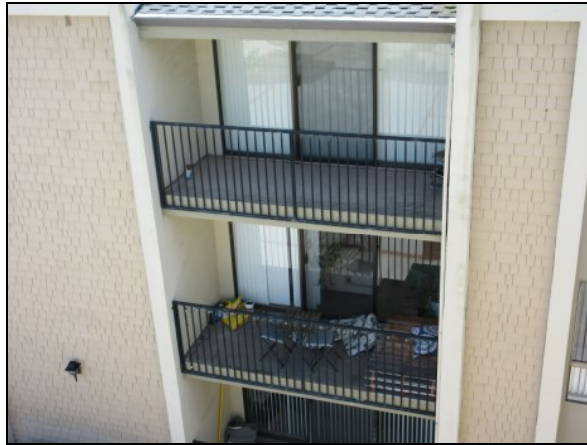
Funded?: Yes.

History:

Comments: Compliance with Civil Code 5551(Senate Bill 326) requiring the periodic inspection of components that extend beyond the exterior walls of the building—e.g. decks, balconies, stairways, walkways, and their railings which are constructed primarily of wood and elevated over six feet above the ground. Includes flashings and membranes. A 9-year balcony and deck inspection are required per the state of California. Inspection must be by a licensed architect or structural engineer according to a randomized list of components.

Useful Life:
9 years

Remaining Life:
0 years



Best Case: \$ 19,800

Worst Case: \$ 24,000

Cost Source: ARSF Cost Database

Comp #: 104 Balconies - Re-Coat**Quantity: (90) Balconies**

Location: At each unit

Funded?: Yes.

History: Planned - 2024

Comments: The seal coat on the balconies viewed showed general wear. No problems or issues reported, but due to their age, we anticipate the need to recoat in the near future. We recommend periodic recoating to protect against water intrusion and other factors that accelerate deterioration of the underlying surface.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$ 90,000

Worst Case: \$ 110,000

Cost Source: Estimate Provided by Client

Comp #: 105 Balconies - Repair Allowance**Quantity: Approx 5,250 GSF**

Location: At each unit

Funded?: Yes.

History: Unit #219 balcony repairs done in 2024.

Comments: Balcony systems are assumed to be functioning properly with no abnormal issues. Funding for partial repairs/replacement. We recommend periodic inspections by a licensed professional to ensure the balconies are structurally sound and continue to age properly.

Useful Life:

10 years

Remaining Life:

9 years



Best Case: \$ 104,000

Worst Case: \$ 127,000

Cost Source: ARSF Cost Database

Comp #: 325 Motion Sensor Lights - Repl. (Par)**Quantity: (3) of (7) Lights**

Location: Garage area

Funded?: Yes.

History: Partial Replacement: 2014

Comments: The lights appear intact and are assumed functional. No abuse or damage noted. No indications of premature deterioration. Overall the light fixtures are in fair condition. We recommend periodic cleaning to maintain an attractive appearance. This component funds for periodic partial replacement of the motion sensor light fixtures at the interval below.

Useful Life:

10 years

Remaining Life:

0 years



Best Case: \$ 1,800

Worst Case: \$ 2,290

Cost Source: ARSF Cost Database

Comp #: 503 Metal Fence/Rail - Replace**Quantity: Approx 1,190 LF**

Location: Handrails, fencing and balconies

Funded?: Yes.

History:

Comments: Metal fencing appears to be securely attached to the building and podium decking. Sturdy and functional. No significant damage or abnormal wear noted. Inspect regularly to ensure the stability of the railing. We recommend setting aside funding for eventual replacement at the interval indicated below.

Useful Life:

25 years

Remaining Life:

9 years



Best Case: \$ 101,200

Worst Case: \$ 121,400

Cost Source: ARSF Cost Database

Comp #: 603 Tile Walls - Replace**Quantity: Approx 2,450 GSF**

Location: Various exterior locations

Funded?: Yes.

History:

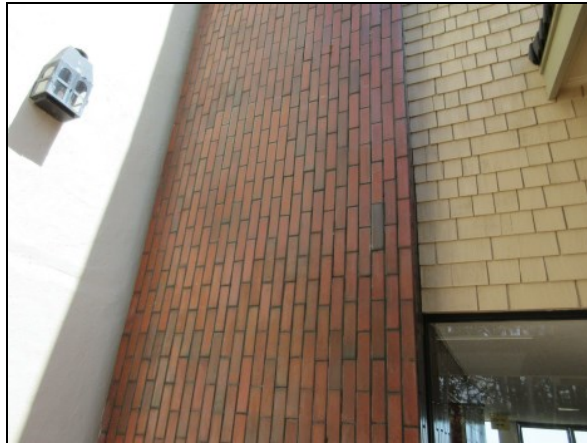
Comments: Tile walls appear to be in fair condition with minor isolated cracking. No significant damage noted however some areas show fading and discoloration. Inspect regularly for any potential structural or leak issues. Funding for replacement at the interval below.

Useful Life:

50 years

Remaining Life:

13 years



Best Case: \$ 159,300

Worst Case: \$ 191,100

Cost Source: ARSF Cost Database

Comp #: 702 Exterior Doors - Replace (Partial)**Quantity: (3) of (25) 3x7 Doors**

Location: Exterior locations on buildings

Funded?: Yes.

History: (2) Replaced: 2016

Comments: Exterior doors are metal framed with glass. Doors were functional with no significant issues noted. There is no expectation to replace all doors at one time. This component provides funding for partial replacement in the interval outlined below.

Useful Life:

5 years

Remaining Life:

2 years



Best Case: \$ 8,840

Worst Case: \$ 11,100

Cost Source: ARSF Cost Database

Comp #: 702 Frontera Main Entry Door - Replace**Quantity: (1) Metal/Glass Door**

Location: Frontera Way entry

Funded?: Yes.

History: Replaced: 06/2014

Comments: The main entry door on Frontera is intact and functional with no signs of significant damage or abuse noted. All hardware appears to be in functional condition. Funding to replace at the interval indicated.

Useful Life:

35 years

Remaining Life:

25 years



Best Case: \$ 6,300

Worst Case: \$ 7,740

Cost Source: Cost History, plus Inflation

Comp #: 702 Vallejo Main Entry Door - Replace**Quantity: (1) Metal/Glass Door**

Location: Vallejo Drive entry

Funded?: Yes.

History: Replaced: 06/2014

Comments: The main entry door on Frontera is intact and functional with no signs of significant damage or abuse noted. All hardware appears to be in functional condition. Funding to replace at the interval indicated.

Useful Life:
35 years

Remaining Life:
25 years



Best Case: \$ 6,300

Worst Case: \$ 7,740

Cost Source: Cost History, plus Inflation

Comp #: 719 Common Doors/Gates - Re-Key**Quantity: (30) Locations**

Location: Various locations throughout building and grounds

Funded?: Yes.

History: Re-Key: 2011/2012

Comments: This component provides funding for future re-keying. Adjust funding as future conditions dictate.

Useful Life:
8 years

Remaining Life:
2 years



Best Case: \$ 11,100

Worst Case: \$ 13,300

Cost Source: ARSF Cost Database

Comp #: 1107 Metal Fence/Rail - Repaint**Quantity: Approx 1,190 LF**

Location: Handrails, fencing and balconies

Funded?: Yes.

History: Repainted: 07/2017

Comments: A majority of the paint is in fair condition, overall with areas of fading noted. We recommend repainting the metal surfaces every 4-5 years to keep them well protected from costly repairs and/or replacement.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 19,100

Worst Case: \$ 21,400

Cost Source: Cost History, plus Inflation

Comp #: 1115 Stucco - Repaint**Quantity: Approx 57,950 GSF**

Location: Exterior building surfaces

Funded?: Yes.

History: Repainted: 2013

Comments: Overall fair condition and appearance. No significant areas of paint peeling or cracking observed but areas of higher solar exposure show increased fading. We recommend repainting every 10-12 years to maintain an attractive appearance.

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 130,400

Worst Case: \$ 156,500

Cost Source: ARSF Cost Database

Comp #: 1116 Wood Trim - Repaint**Quantity: Approx 1,800 GSF**

Location: Building exterior trim

Funded?: Yes.

History: Repainted: 2013

Comments: Overall fair condition. Areas showing some cracking and increased fading noted in areas of higher solar exposure. We recommend painting wood surfaces every 5-6 years to protect against moisture and other factors that accelerate deterioration.

Useful Life:
6 years

Remaining Life:
0 years



Best Case: \$ 7,990

Worst Case: \$ 10,000

Cost Source: ARSF Cost Database

Comp #: 1117 Wood Shingle Siding - Repaint**Quantity: Approx 13,800 GSF**

Location: Building exterior surfaces

Funded?: Yes.

History: Repainted: 2013

Comments: Several areas showing cracking and damaged wood shingle siding. We recommend painting the wood shingle surfaces every 5-6 years to help maximize the useful life of the shingles.

Useful Life:
6 years

Remaining Life:
0 years



Best Case: \$ 55,200

Worst Case: \$ 66,200

Cost Source: ARSF Cost Database

Comp #: 1119 Wood Trim - Repair/Replace**Quantity: Approx 1,800 GSF**

Location: Exterior building trim

Funded?: Yes.

History:

Comments: Some areas showing cracking and possible wood rot. This component provides an allowance for repairs to the wood trim at the time of the next painting project. This component assumes that the wood trim will be partially repaired as needed. Adjust funding as future conditions dictate.

Useful Life:

6 years

Remaining Life:

0 years



Best Case: \$ 12,600

Worst Case: \$ 15,600

Cost Source: ARSF Cost Database

Comp #: 1120 Shingle Siding - Replace (Partial)**Quantity: Approx 13,800 GSF**

Location: Building exterior surfaces

Funded?: Yes.

History:

Comments: Shingle siding has several areas of lifting and deterioration. There is no expectation to replace all areas at one time. This component provides funding for partial replacement at each painting cycle. Adjust funding if the Association decides to replace large sections or entire shingle siding at one time.

Useful Life:

6 years

Remaining Life:

0 years



Best Case: \$ 26,800

Worst Case: \$ 35,100

Cost Source: ARSF Cost Database

Comp #: 1301 Asphalt/Gravel Roof - Replace**Quantity: Approx 38,150 GSF**

Location: Rooftop of building

Funded?: Yes.

History: Tune-up 2020

Comments: The roof appeared intact with no issues observed. Monitor for areas of water ponding and any soft spots. We recommend periodic inspections by a licensed roofing professional to help ensure the roofing system continues to age properly. Avoid debris build-up to help maximize the useful life of the roofing system. We were informed the next replacement cycle will be an overlay. Funding will need to be adjusted when full replacement is warranted.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 572,300

Worst Case: \$ 686,700

Cost Source: ARSF Cost Database

Comp #: 1304 Comp Shingle Roof - Replace**Quantity: Approx 4,140 GSF**

Location: Sloped portions of roof

Funded?: Yes.

History:

Comments: The composition shingle roofing appears to be intact and in fair condition at this time with no issues noted. All shingles are intact and no abnormal wear was observed. No signs of premature warping, curling, or detachment. We recommend periodic inspections by a licensed roofing professional to help ensure the roofing system continues to age properly.

Useful Life:
40 years

Remaining Life:
24 years



Best Case: \$ 74,500

Worst Case: \$ 89,500

Cost Source: ARSF Cost Database

Comp #: 1310 Gutters/Downspouts - Replace (Partial)

Quantity: Approx 400 LF

Location: Perimeter of sloped roofs

Funded?: Yes.

History: Partially Replaced in 2024

Comments: Gutters and downspouts appear intact with no signs of detachment or any significant damage. Inspect regularly, keep gutters and downspouts free of debris to ensure water is evacuating from rooftops as designed. Plan for replacement at the same intervals as a roof replacement for cost efficiency.

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$ 3,700

Worst Case: \$ 4,500

Cost Source: Client Cost History, plus Inflation



Building Interiors

Comp #: 324 Interior Lights - Replace

Quantity: Approx (115) Fixtures

Location: All interior areas

Funded?: No. Handle replacement of this component as needed out of the Operating budget. No Reserve funding allocated.

History:

Comments: Functional and intact, however, fixtures have a dated appearance. There is no expectation to replace all fixtures at once. We suggest handling replacement as needed out of the Operating budget. Adjust future funding if the Association decides to replace all fixtures at one time. No Reserve funding allocated.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 326 Emergency/Exit Lights - Replace

Quantity: (35) Fixtures

Location: Adjacent to exit doors at all levels

Funded?: Yes.

History:

Comments: Exit signs are of various ages. Intact and functional. No detachment or abuse observed. Inspect regularly to ensure the exit signs are well lit. Funding for partial replacement of the exit signs at the interval below.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 13,300

Worst Case: \$ 16,000

Cost Source: ARSF Cost Database

Comp #: 330 Signage - Replace**Quantity: (12) Signs**

Location: Corridors

Funded?: Yes.

History:

Comments: Signs are legible and appear securely attached to the ceilings at this time. No signs of abuse or detachment. No abuse or vandalism observed. Fair condition at this time. Funding for replacement in the interval indicated.

Useful Life:

20 years

Remaining Life:

1 years



Best Case: \$ 6,000

Worst Case: \$ 7,200

Cost Source: ARSF Cost Database

Comp #: 403 Mailboxes - Replace**Quantity: (96) Individual Boxes**

Location: 1st floor lobbies

Funded?: Yes.

History:

Comments: Florence recessed mailboxes located in an interior location protected from the elements. General wear and scratches observed but mailboxes continue to be functional and intact with no signs of abuse or vandalism. Inspect regularly, and clean by wiping down exterior surfaces. If necessary, change lock cylinders, lubricate hinges, and repair as an Operating expense. Best to plan for total replacement at roughly the time frame below due to constant exposure, usage, and wear over time.

Useful Life:

30 years

Remaining Life:

2 years



Best Case: \$ 13,900

Worst Case: \$ 18,000

Cost Source: ARSF Cost Database

Comp #: 601 Carpet - Replace**Quantity: Approx 1,940 GSY**

Location: Interior corridors & rooms

Funded?: Yes.

History:

Comments: The carpet is in fair condition overall with some wear and some stains observed, but no significant areas of seam exposure or fraying noted. We recommend a continued cycle of cleaning to maintain an attractive appearance.

Useful Life:

12 years

Remaining Life:

1 years



Best Case: \$ 164,900

Worst Case: \$ 197,900

Cost Source: ARSF Cost Database

Comp #: 602 Vinyl Floor - Replace (Exercise Rm)**Quantity: Approx 450 GSF**

Location: Rear of building, garage level

Funded?: No. The association has decommissioned the exercise room and sauna permanently. No funding required. This is for inventory purposes only.

History:

Comments: Informed by the client the exercise room does not receive any use at this time and the Board has decommissioned the area. Once an approved plan is in place funding may be adjusted accordingly. This area is a minimal overall priority at this time. Adjust funding as future conditions dictate.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 602 Vinyl Flooring - Replace (Laundry)**Quantity: Approx 400 GSF**

Location: Laundry rooms

Funded?: Yes.

History: Replaced: 07/2011

Comments: Fair condition and intact overall. The flooring is intact with no premature wear or significant scuffs. We recommend periodic cleaning to maintain an attractive appearance.

Useful Life:
25 years

Remaining Life:
11 years



Best Case: \$ 6,000

Worst Case: \$ 7,200

Cost Source: ARSF Cost Database

Comp #: 602 Vinyl Flooring - Replace (Lobbies)**Quantity: Approx 500 GSF**

Location: Garage level adjacent to elevator and laundry

Funded?: Yes.

History: Replaced: 07/2011

Comments: Fair condition and intact overall with no premature wear or peeling noted. No significant scuffs. We recommend periodic cleaning to maintain an attractive appearance.

Useful Life:
25 years

Remaining Life:
11 years



Best Case: \$ 7,500

Worst Case: \$ 9,000

Cost Source: ARSF Cost Database

Comp #: 602 Vinyl Flooring - Replace (Trash)

Quantity: Approx 180 GSY

Location: All floors

Funded?: Yes.

History: Replaced: 2008

Comments: The trash room vinyl flooring has a dated appearance but is functional. No abnormal wear observed. Funding for replacement in the interval outlined below based on the age of the trash room vinyl flooring.

Useful Life:
25 years

Remaining Life:
11 years



Best Case: \$ 2,700

Worst Case: \$ 3,300

Cost Source: ARSF Cost Database

Comp #: 710 Address Signs - Replace

Quantity: (95) Signs

Location: At each unit door

Funded?: Yes.

History:

Comments: Address numbers remain intact and remain securely attached to the interior walls. No missing numbers noted. Fair condition overall. Replacement timing at the discretion of the Board.

Useful Life:
20 years

Remaining Life:
1 years



Best Case: \$ 4,800

Worst Case: \$ 5,700

Cost Source: ARSF Cost Database

Comp #: 901 Appliances - Replace (Rec Room)

Quantity: (4) Assorted Pieces

Location: Rec room kitchen

Funded?: No. Replacement of this component does not meet the minimum cost threshold to be deemed a Reserve asset. No Reserve funding allocated.

History:

Comments: Informed appliances receive minimal overall usage. There is no expectation for the replacement of all appliances at one time. Individual replacement cost is too small for Reserve designation. Handle replacement as needed out of the Operating budget.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 901 Washers/Dryers - Replace (Frontera)

Quantity: (5) Washers, (5) Dryers

Location: Laundry room at Frontera side building

Funded?: Yes.

History:

Comments: Washers and dryers appear intact and functional. Funding for replacement of the washer and dryer units at the interval below.

Useful Life:

10 years

Remaining Life:

2 years



Best Case: \$ 13,900

Worst Case: \$ 16,900

Cost Source: Cost History, plus Inflation

Comp #: 901 Washers/Dryers - Replace (Vallejo)**Quantity: (5) Washers, (5) Dryers**

Location: Laundry room at Vallejo side building

Funded?: Yes.

History:

Comments: Washers and dryers appear intact and functional. Funding for replacement of the washer and dryer units at the interval below.

Useful Life:
10 yearsRemaining Life:
2 years

Best Case: \$ 13,900

Worst Case: \$ 16,900

Cost Source: Cost History, plus Inflation

Comp #: 902 Exercise Equipment - Replace**Quantity: (9) Various Equipment**

Location: Exercise areas at both men's and women's recreation areas

Funded?: No. The association has decommissioned the exercise room and sauna permanently. No funding required. This is for inventory purposes only.

History:

Comments: Informed by the client the exercise room does not receive any use at this time and the Board has decommissioned the area. Once an approved plan is in place funding may be adjusted accordingly. This area is a minimal overall priority at this time. Adjust funding as future conditions dictate.

Useful Life:

Remaining Life:

No Photo Available

Best Case:

Worst Case:

Cost Source:

Comp #: 903 Furniture - Replace (Corridors)**Quantity: (24) Assorted Pieces**

Location: Corridors and lobbies

Funded?: Yes.

History:

Comments: Furniture varied in style and age. No abnormal wear or significant damage. Replacement timing is largely dependent on the Association's desired aesthetics. At this time, the corridor furniture is assumed to be a lower priority. Funding for partial replacement as needed.

Useful Life:

5 years

Remaining Life:

1 years



Best Case: \$ 5,360

Worst Case: \$ 6,540

Cost Source: ARSF Cost Database

Comp #: 903 Furniture - Replace (Rec Room)**Quantity: (32) Assorted Pieces**

Location: Lower floor

Funded?: Yes.

History:

Comments: The furniture appearance is dated but functional. Informed the recreation room furniture receives minimal overall use and is mostly used during meetings. Replacement timing is largely dependent on the Association's desired aesthetics. At this time, the recreation room furniture is assumed to be a lower priority.

Useful Life:

5 years

Remaining Life:

1 years



Best Case: \$ 7,500

Worst Case: \$ 9,160

Cost Source: ARSF Cost Database

Comp #: 905 Sauna Heaters - Replace**Quantity: (2) Heaters**

Location: Rear of building, garage level

Funded?: No. The association has decommissioned the exercise room and sauna permanently. No funding required. This is for inventory purposes only.

History:

Comments: Informed by the client the exercise room does not receive any use at this time and the Board has decommissioned the area. Once an approved plan is in place funding may be adjusted accordingly. This area is a minimal overall priority at this time.

Adjust funding as future conditions dictate.

Useful Life:

Remaining Life:

No Photo Available

Best Case:

Worst Case:

Cost Source:

Comp #: 906 Sauna Rooms - Refurbish**Quantity: (2) 6x8 Rooms**

Location: Rear of building, garage level

Funded?: No. The association has decommissioned the exercise room and sauna permanently. No funding required. This is for inventory purposes only.

History:

Comments: Informed by the client the exercise room does not receive any use at this time and the Board has decommissioned the area. Once an approved plan is in place funding may be adjusted accordingly. This area is a minimal overall priority at this time.

Adjust funding as future conditions dictate.

Useful Life:

Remaining Life:

No Photo Available

Best Case:

Worst Case:

Cost Source:

Comp #: 909 Bathrooms - Refurbish**Quantity: (2) Bathrooms, 1,530 GSF**

Location: Adjacent to exercise and sauna areas

Funded?: Yes.

History: Minor Refurbishment: 2014

Comments: Bathrooms are functional with no significant issues noted. Minor cracking on the tile floor and general wear noted. This component provides an allowance for general refurbishment at the interval indicated below.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 13,300

Worst Case: \$ 16,900

Cost Source: ARSF Cost Database

Comp #: 1110 Interior Surfaces - Repaint**Quantity: Approx 28,250 GSF**

Location: Corridors, lobbies, common rooms

Funded?: Yes.

History: Touch Up Painting: 2014

Comments: Paint in fair condition overall. We recommend painting the interior surfaces every 10-12 years to maintain an attractive appearance. If possible, cycle complete interior surface painting with future carpet replacement project.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 63,600

Worst Case: \$ 76,300

Cost Source: ARSF Cost Database

Comp #: 1110 Stairwells - Repaint

Quantity: Approx 6,000 GSF

Location: Three locations

Funded?: No. This component is handled as needed by the on-site maintenance personnel out of the Operating budget. No Reserve funding necessary.

History: 2020

Comments: Stairwells were recently painted. Stairs are assumed to receive minimal overall use. Painting of the stairwells is handled as needed by the on-site maintenance personnel out of the Operating budget. No Reserve funding necessary.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1111 Garage Interior - Repaint

Quantity: Extensive Area

Location: Garage walls and columns

Funded?: No. This component is handled as needed by the on-site maintenance personnel out of the Operating budget. No Reserve funding necessary.

History:

Comments: Painting of the garage area is handled as needed by the on-site maintenance personnel out of the Operating budget. No Reserve funding necessary.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1802 Elevator Cab - Remodel

Quantity: (2) Standard Cabs

Location: At each elevator

Funded?: Yes.

History: Doors Replaced: 08/2017

Comments: Elevator cabs are approximately 3.5x5.5 with carpet walls and vinyl flooring. Older appearance but functional at this time. Life cycle, timing, and quality of remodeling are dependent on the level of aesthetics desired by the Association as well as any code changes required during the modernization of the elevator equipment.

Useful Life:
20 years

Remaining Life:
1 years



Best Case: \$ 24,000

Worst Case: \$ 29,600

Cost Source: ARSF Cost Database



Mechanical

Comp #: 303 HVAC System - Replace (Rec Room)**Quantity: (1) 3-Ton System**

Location: Furnace in rec room

Funded?: Yes.

History: Motor Replaced: 2017

Comments: Heat pump is functional with no problems or issues reported. We recommend regular service and maintenance by a licensed professional to help ensure the HVAC system continues to function properly.

Useful Life:
30 years

Remaining Life:
2 years

No Photo Available



Best Case: \$ 10,400

Worst Case: \$ 13,300

Cost Source: ARSF Cost Database

Comp #: 305 Security System - Replace**Quantity: (1) System, (17) Cameras**

Location: Throughout property and at office

Funded?: Yes.

History:

Comments: (1) DVR system and (17) cameras. Functional with no significant issues reported. Plan to replace/upgrade the security system at the interval below. Typical modernization projects may include the addition and/or replacement of camera fixtures, recording equipment, monitors, software, etc. In many cases, replacement or modernization is warranted due to advancement in technology, not a functional failure of the existing system.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 22,800

Worst Case: \$ 27,400

Cost Source: ARSF Cost Database

Comp #: 703 Entry Access System - Replace**Quantity: (2) DKS Systems**

Location: One at each main entry door

Funded?: Yes.

History: Replaced: 2010/2011

Comments: No problems or issues reported. Clean and wipe down regularly with an appropriate cleaner. Handle any minor repairs as needed out of the Operating budget. We recommend regular service and maintenance by a licensed professional to help ensure the intercom system continues to function properly.

Useful Life:

15 years

Remaining Life:

1 years



Best Case: \$ 8,840

Worst Case: \$ 11,100

Cost Source: ARSF Cost Database

Comp #: 703 Key Card Readers - Replace**Quantity: (2) Readers**

Location: At each driveway

Funded?: Yes.

History:

Comments: Key card readers are assumed to be functioning properly. No problems or issues reported during the site visit. The key card reader post at the Vallejo Street garage entry is misaligned. Handle any minor repairs as needed out of the Operating budget.

Useful Life:

25 years

Remaining Life:

8 years



Best Case: \$ 13,800

Worst Case: \$ 16,900

Cost Source: ARSF Cost Database

Comp #: 705 Gate Operator - Replace (Frontera)**Quantity: (1) Elite Operator**

Location: At Frontera Way vehicle entry/exit gate

Funded?: Yes.

History: Manufacture Date: 11/16/1998, Upgrades: 2016

Comments: This is the Frontera Way Elite gate operator with serial #11309856885. Gate operator continues to function, but due to its age, anticipate the need for replacement in the near future.

Useful Life:
15 yearsRemaining Life:
1 years

Best Case: \$ 4,760

Worst Case: \$ 5,950

Cost Source: ARSF Cost Database

Comp #: 705 Gate Operator - Replace (Vallejo)**Quantity: (1) Elite Operator**

Location: At Vallejo Drive vehicle entry/exit gate

Funded?: Yes.

History: Manufacture Date: 03/15/2001, Upgrades: 2016

Comments: This is the Vallejo Drive Elite gate operator with model #SL3000UL. Gate operator continues to function but due to its age, anticipate the need for replacement in the near future.

Useful Life:
15 yearsRemaining Life:
1 years

Best Case: \$ 4,760

Worst Case: \$ 5,950

Cost Source: ARSF Cost Database

Comp #: 707 Trash Chutes - Replace

Quantity: (2) Chutes, (6) Doors

Location: Adjacent to corridors

Funded?: Yes.

History: Replaced: 02/2016

Comments: Trash chute doors are functional with no issues observed. Inspect regularly to ensure functionality. Adjust funding as future conditions dictate.

Useful Life:
40 years

Remaining Life:
31 years



Best Case: \$ 13,300

Worst Case: \$ 19,100

Cost Source: Cost History, plus Inflation

Comp #: 802 Solar Panels - Replace

Quantity: (177) Panels

Location: Common area landscaping

Funded?: No. The solar panels are not owned by the Association. No Reserve funding allocated.

History: Installed 2021

Comments: Solar panels were being installed during the site inspection. We were informed the panels are not the property of the Association. No Reserve funding necessary.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 803 Tankless Water Heaters - Replace**Quantity: (10) Tankless Heaters**

Location: Rooftop area at west and east end of building

Funded?: Yes.

History: Replaced: 2016

Comments: (10) Navien tankless water heaters with accompanying circulation pumps and distribution systems. Functional and intact with no signs of abnormal or premature wear. We recommend regular service and maintenance by a licensed professional to help ensure the tankless water heating system continues to age and function properly.

Useful Life:

20 years

Remaining Life:

11 years



Best Case: \$ 86,900

Worst Case: \$ 106,000

Cost Source: Cost History, plus Inflation

Comp #: 807 Circulation Pumps - Replace**Quantity: (2) Pumps**

Location: Adjacent to tankless water heaters on rooftop

Funded?: Yes.

History: Last replaced in 2016

Comments: The pumps were covered during the site inspection. No problems or issues reported during the site visit. We recommend regular service and maintenance by a licensed professional to help ensure the tankless water heating system continues to age and function properly.

Useful Life:

10 years

Remaining Life:

2 years



Best Case: \$ 4,090

Worst Case: \$ 5,200

Cost Source: Cost History, plus Inflation

Comp #: 1801 Elevator - Modernize (Frontera)**Quantity: (1) 4-Stop Hydraulic**

Location: Adjacent to main lobby at Frontera side

Funded?: Yes.

History: Modernized: 07/2013

Comments: Functional with no abnormal problems or issues reported. Elevator receives regular service and maintenance by Star Elevator. Plan on the need for modernizing major components of the elevator equipment due to technological advances and code changes.

Useful Life:

40 years

Remaining Life:

28 years



Best Case: \$ 209,000

Worst Case: \$ 238,000

Cost Source: Cost History, plus Inflation

Comp #: 1801 Elevator - Modernize (Vallejo)**Quantity: (1) 4-Stop Hydraulic**

Location: Adjacent to main lobby at Vallejo side

Funded?: Yes.

History: Cylinder Replaced: 2008

Comments: Functional with no abnormal problems or issues reported. Elevator receives regular service and maintenance by Star Elevator. Plan on the need for modernizing major components of the elevator equipment due to technological advances and code changes.

Useful Life:

40 years

Remaining Life:

23 years



Best Case: \$ 209,000

Worst Case: \$ 238,000

Cost Source: ARSF Cost Database

Comp #: 1803 Fire Alarm System - Replace**Quantity: (1) Fire Alarm System**

Location: Garage area

Funded?: Yes.

History: Enunciator panel replaced 2020

Comments: (1) Silent Knight IFP-2000 Fire Alarm system which is new and assumed to be in good condition. The fire alarm system receives regular inspection and testing. We recommend consultation with a licensed fire alarm professional to help establish a viable replacement plan for the life safety systems. Fire panels may last for an extended period barring unforeseen electrical events. In our experience, however, design obsolescence, parts availability, and code/technology advances dictate the need to plan for periodic replacement.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 29,600

Worst Case: \$ 35,100

Cost Source: Estimate Provided by Client, plus Inflation

Comp #: 1804 Fire Hoses - Replace**Quantity: (26) Hoses**

Location: Interior & in garage hallways

Funded?: Yes.

History: 11/2020

Comments: Fire hoses are enclosed and appear intact with no signs of abuse or premature wear. Assumed to all function properly. We recommend regular inspection and testing by a licensed professional.

Useful Life:
12 years

Remaining Life:
11 years



Best Case: \$ 20,800

Worst Case: \$ 25,000

Cost Source: Cost History, plus Inflation

Comp #: 1811 Plumbing - Replace/Reline/Repair**Quantity: Extensive LF**

Location: Throughout building

Funded?: Yes.

History: 03/2020

Comments: Analysis of plumbing systems is beyond the scope of our services. Typically, if installed per architectural specifications and local building codes, there is no predictable time frame for large-scale repair/replacement expenses within the scope of our report. However, the association has a history of repairs. Funding allowance provided at the interval indicated.

Useful Life:

10 years

Remaining Life:

5 years



Best Case: \$ 13,700

Worst Case: \$ 19,100

Cost Source: ARSF Cost Database

Comp #: 1903 Flow Meter Alarm - Replace**Quantity: (1) Flow Meter**

Location: Garage

Funded?: Yes.

History:

Comments: Flowmeter has been recently certified and is in functional condition. No problems or issues reported during the site visit. Assumed functional but based on age, nearing the end of its expected useful life.

Useful Life:

12 years

Remaining Life:

1 years

No Photo Available

Best Case: \$ 2,660

Worst Case: \$ 3,250

Cost Source: ARSF Cost Database

Pool & Spa Area

Comp #: 1200 Pool Deck - Replace (Partial)**Quantity: Approx 1,800 GSF**

Location: Adjacent to pool

Funded?: Yes.

History:

Comments: No major damage or trip hazards observed. General wear noted with some areas of cracking observed. Handle crack filling and wood replacement inserts as an Operating expense when needed. This component provides funding for the partial replacement of the pool deck. Adjust the funding level of this component in the future if complete replacement is anticipated.

Useful Life:
16 years

Remaining Life:
8 years



Best Case: \$ 18,000

Worst Case: \$ 22,400

Cost Source: ARSF Cost Database

Comp #: 1201 Spa Deck - Replace**Quantity: Approx 180 GSF**

Location: Surrounding spa

Funded?: Yes.

History: Replaced: 2022

Comments: The spa deck is constructed of composite wood material. The deck remains intact with general wear noted. No significant issues observed. This component provides funding for eventual replacement.

Useful Life:
25 years

Remaining Life:
22 years



Best Case: \$ 9,900

Worst Case: \$ 11,900

Cost Source: ARSF Cost Database

Comp #: 1202 Pool - Resurface**Quantity: (1) Pool, 40x17**

Location: Rear common area

Funded?: Yes.

History: Resurfaced: 2017

Comments: The pool surfaces appear to be in fair condition overall. Minor wear but no signs of abnormal or premature wear. No cracking or significant discoloration observed. We anticipate the need for resurfacing in the interval outlined below.

Useful Life:
16 years

Remaining Life:
8 years



Best Case: \$ 25,200

Worst Case: \$ 30,200

Cost Source: ARSF Cost Database

Comp #: 1203 Spa - Resurface**Quantity: (1) Spa, 40-Ft Perim**

Location: Rear common area

Funded?: Yes.

History: Resurfaced: 03/2017

Comments: The spa appears intact with general noted. Spa surfaces typically require more frequent resurfacing due to the higher heat and chemical levels. We anticipate the need for resurfacing in the interval outlined below.

Useful Life:
8 years

Remaining Life:
5 years



Best Case: \$ 10,000

Worst Case: \$ 12,000

Cost Source: Cost History, plus Inflation

Comp #: 1207 Pool Filter - Replace**Quantity: (1) Tagelus, 100 SF**

Location: Pool equipment area, enclosed

Funded?: Yes.

History: Replaced: 2014

Comments: Tagelus pool filter is functional with no indications of advanced deterioration. No problems or issues reported during the site visit. Informed by the on-site maintenance personnel Jerry the pool equipment receives regular service and maintenance. We anticipate the need for replacement in the interval outlined below.

Useful Life:

15 years

Remaining Life:

4 years



Best Case: \$ 3,000

Worst Case: \$ 3,600

Cost Source: ARSF Cost Database

Comp #: 1207 Spa Filter - Replace**Quantity: (1) Tagelus, 60 SF**

Location: Pool equipment area, enclosed

Funded?: Yes.

History: Replaced: 2014

Comments: Pentair Tagelus spa filter model TA60D; several 0105244500798 No problems or issues reported during the site visit. Informed by the on-site maintenance personnel Jerry the pool equipment receives regular service and maintenance. We anticipate the need for replacement in the interval outlined below.

Useful Life:

15 years

Remaining Life:

4 years



Best Case: \$ 2,100

Worst Case: \$ 2,800

Cost Source: ARSF Cost Database

Comp #: 1208 Pool Heater - Replace**Quantity: (1) Raypak, 264K BTU**

Location: Pool equipment area, enclosed

Funded?: Yes.

History: Replaced: 2014

Comments: Raypak pool heater model #CR266AENCASME and serial #1205340059 which receives regular service and maintenance. No issues reported or observed.

Useful Life:

15 years

Remaining Life:

4 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Cost Source: ARSF Cost Database

Comp #: 1208 Spa Heater - Replace**Quantity: (1) Heater**

Location: Pool equipment area, enclosed

Funded?: Yes.

History: Replaced: 05/2016

Comments: Master Raypak model: C-RZ06A-EN-X ASHE serial #15074040. At the time of the site visit the spa heater was off due to gas leak issues at the pool/spa shed, however, informed by the on-site maintenance personnel Jerry the spa heater is functional and receives regular service and maintenance.

Useful Life:

15 years

Remaining Life:

6 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Cost Source: Cost History, plus Inflation

Comp #: 1210 Pool/Spa Pumps - Replace (Partial)**Quantity: (1) of (3) Pumps**

Location: Pool equipment area, enclosed

Funded?: Yes.

History: (1) Replaced: 02/2021

Comments: Various ages and conditions. Informed by the on-site maintenance personnel Jerry the pool/spa equipment receives regular service and maintenance. There is no expectation to replace all pumps at one time. This component provides funding to replace one pump each cycle. Adjust funding as needed in future years.

Useful Life:

3 years

Remaining Life:

0 years



Best Case: \$ 3,500

Worst Case: \$ 4,400

Cost Source: ARSF Cost Database

Comp #: 1215 Control Panel - Replace**Quantity: (1) LX-80 Unit**

Location: Pool equipment building

Funded?: Yes.

History: Timer Replaced: 2016

Comments: No problems or issues reported. Informed by on-site management that the control panel is currently functioning, however, due to its age, we anticipate replacement in the near future.

Useful Life:

15 years

Remaining Life:

0 years

No Photo Available

Best Case: \$ 1,970

Worst Case: \$ 2,530

Cost Source: ARSF Cost Database

Comp #: 1219 Pool Furniture - Replace (Partial)**Quantity: (30) Assorted Pieces**

Location: Adjacent to pool

Funded?: Yes.

History: Partial Replacement: 2016

Comments: Combination of vinyl, metal, and patio-style pool furniture pieces. Most of the furniture was stored. No major damage observed during the site visit. Some pieces had dry and chalky surfaces but functional at this time. Informed by the on-site maintenance personnel Jerry that some pool furniture pieces have been donated. There is no expectation for the complete replacement of all pool furniture at once. Funding an allowance for partial replacement at the interval below.

Useful Life:
3 years

Remaining Life:
0 years



Best Case: \$ 2,500

Worst Case: \$ 3,200

Cost Source: Cost History, plus Inflation

Comp #: 1901 Equipment Shed - Refurbish**Quantity: (1) 7x19 Structure**

Location: Rear common area

Funded?: Yes.

History:

Comments: The equipment shed is constructed of wood with a composite deck and composition shingle roof. The shed was recently refurbished.

Useful Life:
40 years

Remaining Life:
35 years



Best Case: \$ 6,630

Worst Case: \$ 8,130

Cost Source: Estimate Provided by Client, plus Inflation

General Common Areas

Comp #: 103 Concrete/Brick Walks - Repair**Quantity: Extensive Area**

Location: Throughout common areas

Funded?: Yes.

History:

Comments: These are the common concrete and brick walkways throughout the property. Isolated instances of wear, cracking, and damages present at the time of inspection. This component provides an allowance for periodic concrete repairs. Adjust funding level as needed in future years.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 8,770

Worst Case: \$ 10,700

Cost Source: ARSF Cost Database

Comp #: 106 Concrete Deck - Re-Coat**Quantity: Approx 4,525 GSF**

Location: Portions of rear terrace

Funded?: Yes.

History:

Comments: Areas of the terrace deck appear to be coated with an elastomeric coating. The surface was recently replaced and recoated. Recoating is recommended every 8-10 years to protect the underlying surface against water intrusion and other factors that accelerate deterioration.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 26,800

Worst Case: \$ 33,800

Cost Source: ARSF Cost Database

Comp #: 107 Terrace Deck - Seal/Repair**Quantity: Approx 13,650 GSF**

Location: Rear of building

Funded?: Yes.

History:

Comments: The terrace deck surface was recently replaced and recoated. Good condition overall. We recommend regular inspection to protect the underlying surface against water intrusion and other factors that accelerate deterioration. Funding for repairs in the future.

Useful Life:

10 years

Remaining Life:

5 years



Best Case: \$ 28,100

Worst Case: \$ 40,800

Cost Source: ARSF Cost Database

Comp #: 206 Garage Entry Drives - Repair**Quantity: Approx 1,300 GSF**

Location: Access to subterranean garage (2 locations)

Funded?: Yes.

History:

Comments: Concrete driveways are intact overall. This component funds for garage entry drive repairs and/or partial replacement at the interval below. Adjust funding as future conditions dictate.

Useful Life:

30 years

Remaining Life:

14 years



Best Case: \$ 19,900

Worst Case: \$ 22,400

Cost Source: ARSF Cost Database

Comp #: 320 Pole Lights - Replace**Quantity: (12) Fixtures**

Location: Throughout property

Funded?: Yes.

History:

Comments: Pole light fixture heads are lantern-style fixtures. Poles are upright and fixtures are intact. No signs of significant corrosion or rusting. We recommend periodic cleaning and painting to maintain an attractive corrosion-free appearance. This component provides funding for replacement in the interval outlined below.

Useful Life:

30 years

Remaining Life:

19 years



Best Case: \$ 18,000

Worst Case: \$ 21,100

Cost Source: ARSF Cost Database

Comp #: 330 Coach Lights - Replace**Quantity: (6) Fixtures**

Location: Common area

Funded?: Yes.

History:

Comments: We recommend periodic cleaning and painting to maintain an attractive corrosion-free appearance. This component provides funding for replacement in the interval outlined below.

Useful Life:

25 years

Remaining Life:

0 years



Best Case: \$ 3,000

Worst Case: \$ 3,600

Cost Source: ARSF Cost Database

Comp #: 404 Benches - Replace**Quantity: (5) Benches**

Location: Terrace deck

Funded?: Yes.

History: Replaced: 2018

Comments: The benches remain intact and sturdy with no issues noted. Inspect regularly and repair or replace any damaged pieces promptly to ensure safety. We recommend replacing all pieces together in order to maintain a consistent style. Costs can vary greatly based on the type of pieces selected for replacement.

Useful Life:

20 years

Remaining Life:

13 years



Best Case: \$ 6,630

Worst Case: \$ 8,130

Cost Source: ARSF Cost Database

Comp #: 404 Picnic Table - Replace**Quantity: (1) Table**

Location: BBQ area

Funded?: No. Handle replacement of this component as needed out of the Operating budget. No Reserve funding allocated.

History:

Comments: The picnic table appears to be functional but has an aged appearance. Surfaces appear faded and worn. Individual replacement cost does not meet the minimum threshold to qualify as a Reserve component. Handle replacement as needed out of the Operating budget. No Reserve funding allocated.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 407 Gas BBQs - Replace

Quantity: (2) Gas BBQs

Location: Near pool & spa

Funded?: No. The project cost estimate is below a minimum threshold. No Reserve funding allocated.

History: Replaced - 2021

Comments: Clean periodically to maintain the functionality of bbq's. Adjust funding as future conditions dictate.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 502 Chain Link Fence - Replace

Quantity: Approx 335 LF

Location: Rear and side of property, garage

Funded?: Yes.

History:

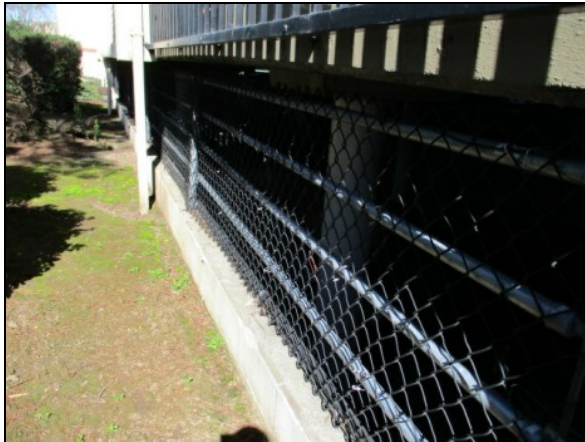
Comments: Chain link fencing appears to be intact and upright. No signs of abuse or significant damage. We anticipate future replacement in the interval outlined below.

Useful Life:

50 years

Remaining Life:

3 years



Best Case: \$ 10,800

Worst Case: \$ 13,700

Cost Source: ARSF Cost Database

Comp #: 1001 Irrigation System - Replace

Quantity: Valves, Heads, Piping

Location: Throughout landscaped common areas

Funded?: No. This component is handled as needed out of the Operating budget. No Reserve funding allocated.

History:

Comments: Irrigation system is assumed to be functioning properly. No reported issues or problems during the site visit. At this time, there is no expectation for complete replacement of the irrigation system. Repairs are typically handled as an Operating expense out of the landscape maintenance budget. No Reserve funding allocated.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1003 Irrigation Controllers - Replace

Quantity: (4) Assorted Controllers

Location: Common area

Funded?: No. Individual replacement of this component does not meet the minimum cost threshold to be deemed a Reserve component. No Reserve funding allocated.

History:

Comments: No major issues were reported by the on-site maintenance personnel. Individual replacement of the irrigation controllers is a minimal overall expense. We suggest handling replacement as needed out of the Operating budget. No Reserve funding allocated.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1005 Landscaping - Replace (Partial)**Quantity: Extensive Area**

Location: Perimeter of building

Funded?: Yes.

History: 10/2022

Comments: Combination of turf, shrubs, plants, and trees. Landscaped areas at the terrace deck area planters provide an attractive appearance. Remaining landscaped areas adjacent to the pool area appear to be dry and aging. Landscaped areas are in fair to aging condition depending on location. This component funds an allowance for periodic landscape replenishment at the interval below. Adjust funding as needed in future years.

Useful Life:

5 years

Remaining Life:

2 years



Best Case: \$ 19,500

Worst Case: \$ 24,900

Cost Source: Estimate Provided by Client, plus Inflation

Comp #: 1010 Concrete Terrace Drains - Repair**Quantity: Approx 400 LF**

Location: Rear of property

Funded?: No. Funding for this component is included with terrace deck seal/repair (comp. #107). No separate Reserve funding necessary.

History:

Comments: Drains appear to be intact and assumed to be functional. Funding for repairs of the concrete terrace deck drains is included with terrace deck seal/repair (comp. #107). No separate Reserve funding necessary at this time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1402 Monument Sign - Refurbish

Quantity: (25) Letters

Location: Frontera Way entry

Funded?: Yes.

History:

Comments: Monument sign is brick with metal letters. Monument signs provides a clean and attractive entry appearance. No missing letters or signs of vandalism. Clean periodically to maintain overall appearance. This component provides funding for future refurbishment at the interval below.

Useful Life:

20 years

Remaining Life:

3 years



Best Case: \$ 5,910

Worst Case: \$ 7,480

Cost Source: ARSF Cost Database

Comp #: 1808 Trees - Trim

Quantity: Numerous Mature Trees

Location: Throughout common areas

Funded?: No. This component is handled as needed out of the Operating budget. No Reserve funding allocated.

History:

Comments: Trees are various sizes and species. No significant overgrowth observed. Monitor trees to ensure there are no areas of tree obstruction and no contact with buildings. Tree trimming is handled as needed out of the Operating budget. No Reserve funding allocated.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1901 Planters - Waterproof**Quantity: (34) Planters, 3,550 GSF**

Location: Terrace deck

Funded?: Yes.

History: Waterproofed: 2016

Comments: Planters are brick and appear to be intact with no issues noted. We recommend inspection of the waterproof lining at the planters to help establish a viable replacement plan for planters that need immediate attention. Adjust funding as future conditions dictate.

Useful Life:

16 years

Remaining Life:

7 years



Best Case: \$ 53,500

Worst Case: \$ 67,600

Cost Source: Cost History, plus Inflation

Comp #: 1902 Planters - Replant**Quantity: (34) Planters, 3,550 GSF**

Location: Terrace deck

Funded?: Yes.

History: Re-Planted: 2016

Comments: Some planters are well stacked with plant material while others are in need of plantings. Funding for periodic replacement.

Useful Life:

16 years

Remaining Life:

7 years



Best Case: \$ 13,900

Worst Case: \$ 22,400

Cost Source: Cost History, plus Inflation



SOCHER

"Attachment C"

The Leader in HOA Insurance Since 1987

6/28/2024

Bayview Condominium Association, Inc.
Civil Code 5300(b)(9) Disclosure Summary Form

Property: Accelerant Specialty Insurance Company: 7/1/2024 - 7/1/2025

\$28,100,000 Special Form, (Wind Included) 100% Replacement Cost with No Coinsurance and a \$25,000 Per Unit Deductible per Occurrence. Equipment Breakdown Coverage is included.

General Liability: Accelerant Specialty Insurance Company: 7/1/2024 - 7/1/2025

\$1,000,000/\$2,000,000 per Occurrence/General Aggregate with a \$5,000 Deductible.
\$1,000,000 Non-Owned and Hired Automobile Liability is included in this policy.

Umbrella Liability: Federal Insurance Company: 7/1/2024 - 7/1/2025

\$15,000,000 Each Occurrence/General Aggregate with a \$0 self insured retention each occurrence.

Directors' and Officers' Liability: Continental Casualty Company: 7/1/2024 - 7/1/2025

\$1,000,000 per Occurrence/General Aggregate with a \$1,000 Retention per Occurrence.

Employee Dishonesty: Continental Casualty Company: 7/1/2024 - 7/1/2025

\$750,000 per Occurrence with a \$1,000 Deductible.

Workers' Compensation: No Coverage through our Agency.

Earthquake Insurance: No Coverage through our Agency.

Flood: No Coverage through our Agency.

This summary of the Association's policies of insurance provides only certain information, as required by subdivision (b) of Section 5300 of the Civil Code and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any Association Member may, upon request and provision of reasonable notice, review the Association's Insurance Policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the Association maintains the Policies of Insurance specified in this summary, the Association's Policies of Insurance may not cover your property, including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any Deductible that applies. Association Members should consult with their individual Insurance Broker or Agent for appropriate additional coverage.

*****For lender and/or unit specific Evidence of Insurance please call EOI Direct at 877-456-3643. For general proof of insurance please contact Socher Insurance at 877-317-9300*****

Assessment and Reserve Funding Disclosure Summary

Bayview Condominium Association, Millbrae

For Fiscal Year Beginning: 1/1/2025

of units: 95

1) Budgeted Amounts:	Total	Average Per Unit*
Reserve Transfers:	\$14,375.00	\$151.32
Total Assessment Income:	\$53,688.00	\$565.14

per: Month

- 2) Additional assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Year	Total Amount Per Unit*	Purpose
------	------------------------	---------

Total: \$0.00

- 3) Based on the most recent Reserve Study and other information available to the Board of Directors, at this point in time does it appear that currently projected Reserve account balances will be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years? **Yes**
- 4) If the answer to #3 is no, what additional assessments or other transfers/loans to Reserves would be necessary to ensure that sufficient Reserve Funds will be available each year during the next 30 years?

Approximate Fiscal Year Assessment Will Be Due	Average Total Amount Per Unit*

Total: \$0.00

- 5) All major components appropriate for Reserve Funding (components that are a common area maintenance responsibility with a limited life expectancy and predictable remaining useful life, above a minimum threshold cost of significance) are included in this Reserve Funding Plan: **Yes**

6) All computations/disclosures are based on the fiscal year start date of:	1/1/2025
Fully Funded Balance (based on formula defined in 5570(b)4):	\$1,896,807
Projected Reserve Fund Balance:	\$858,303
Percent Funded:	45.2 %
Reserve Deficit (surplus) on a mathematical avg-per-unit* basis:	\$10,932

From the 11/27/2024 Reserve Study by Association Reserves and any minor changes since that date.

* If assessments vary by the size or type of unit, allocate as noted within your Governing Documents.

- 7) See attached 30-yr Summary Table, showing the projected Reserve Funding Plan, Reserve Balance, Percent Funded, and assumptions for interest and inflation.

Prepared by: Matthew Howard

Date: 11/27/2024

The financial representations at the time of preparation are based on the Reserve Study for the fiscal year shown at the top of this page and the best estimates of the preparer. These estimates should be expected to change from year to year. Some information on this form has been provided to Association Reserves, and has not been independently verified.

30-Year Reserve Plan Starting with Board of Directors 2025 Rate

14259-17

Fiscal Year Start: 1/1/2025	Interest: 3.00 %	Inflation: 3.00 %
Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes	

% Increase									
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2025	\$858,303	\$1,896,807	45.2 %	Medium	26.10 %	\$172,500	\$0	\$23,943	\$314,740
2026	\$740,006	\$1,838,265	40.3 %	Medium	25.00 %	\$215,625	\$0	\$20,258	\$363,605
2027	\$612,283	\$1,733,896	35.3 %	Medium	25.00 %	\$269,531	\$0	\$20,829	\$124,497
2028	\$778,147	\$1,879,129	41.4 %	Medium	2.65 %	\$276,674	\$0	\$27,197	\$44,632
2029	\$1,037,385	\$2,117,622	49.0 %	Medium	2.65 %	\$284,006	\$0	\$33,942	\$126,901
2030	\$1,228,432	\$2,285,376	53.8 %	Medium	2.65 %	\$291,532	\$0	\$28,718	\$860,065
2031	\$688,616	\$1,710,051	40.3 %	Medium	2.65 %	\$299,257	\$0	\$22,902	\$170,541
2032	\$840,235	\$1,834,937	45.8 %	Medium	2.65 %	\$307,188	\$0	\$27,972	\$148,329
2033	\$1,027,067	\$1,993,925	51.5 %	Medium	2.65 %	\$315,328	\$0	\$34,816	\$80,123
2034	\$1,297,088	\$2,235,635	58.0 %	Medium	2.65 %	\$323,684	\$0	\$37,321	\$463,847
2035	\$1,194,246	\$2,097,294	56.9 %	Medium	2.65 %	\$332,262	\$0	\$40,672	\$46,358
2036	\$1,520,822	\$2,392,987	63.6 %	Medium	2.65 %	\$341,067	\$0	\$47,046	\$289,208
2037	\$1,619,727	\$2,455,830	66.0 %	Medium	2.65 %	\$350,105	\$0	\$47,167	\$488,102
2038	\$1,528,897	\$2,324,367	65.8 %	Medium	2.65 %	\$359,383	\$0	\$41,966	\$657,734
2039	\$1,272,511	\$2,023,166	62.9 %	Medium	2.65 %	\$368,907	\$0	\$41,434	\$189,452
2040	\$1,493,400	\$2,204,457	67.7 %	Medium	2.65 %	\$378,683	\$0	\$48,565	\$172,078
2041	\$1,748,570	\$2,418,554	72.3 %	Low	2.65 %	\$388,718	\$0	\$57,885	\$79,609
2042	\$2,115,564	\$2,744,071	77.1 %	Low	2.65 %	\$399,019	\$0	\$69,362	\$69,263
2043	\$2,514,682	\$3,100,061	81.1 %	Low	2.65 %	\$409,593	\$0	\$78,686	\$264,975
2044	\$2,737,986	\$3,275,496	83.6 %	Low	2.65 %	\$420,447	\$0	\$83,064	\$434,519
2045	\$2,806,978	\$3,292,225	85.3 %	Low	2.65 %	\$431,589	\$0	\$91,328	\$40,267
2046	\$3,289,628	\$3,726,516	88.3 %	Low	2.65 %	\$443,026	\$0	\$103,886	\$191,294
2047	\$3,645,246	\$4,029,587	90.5 %	Low	2.65 %	\$454,766	\$0	\$115,218	\$169,096
2048	\$4,046,134	\$4,376,265	92.5 %	Low	2.65 %	\$466,818	\$0	\$119,755	\$684,627
2049	\$3,948,079	\$4,214,344	93.7 %	Low	2.65 %	\$479,188	\$0	\$112,073	\$1,006,020
2050	\$3,533,320	\$3,728,890	94.8 %	Low	2.65 %	\$491,887	\$0	\$83,027	\$2,099,107
2051	\$2,009,127	\$2,115,722	95.0 %	Low	2.65 %	\$504,922	\$0	\$67,920	\$57,107
2052	\$2,524,862	\$2,570,531	98.2 %	Low	2.65 %	\$518,302	\$0	\$82,293	\$156,834
2053	\$2,968,623	\$2,949,769	100.6 %	Low	2.65 %	\$532,037	\$0	\$90,608	\$511,352
2054	\$3,079,916	\$2,989,141	103.0 %	Low	2.65 %	\$546,136	\$0	\$93,720	\$543,424

"Attachment E"

The Bayview Condominium Association

FHA/VA Disclosure

As of November 26, 2024

Please refer to the FHA/VA website for current status

FHA Statement

Certification by the Federal Housing Administration may provide benefits to members of an association, including an improvement in an owner's ability to refinance a mortgage or obtain secondary financing and an increase in the pool of potential buyers of the separate interest. This common interest development is a condominium project. The association of this common interest development is not certified by the Federal Housing Administration.

VA Statement

Certification by the federal Department of Veterans Affairs may provide benefits to members of an association, including an improvement in an owner's ability to refinance a mortgage or obtain secondary financing and an increase in the pool of potential buyers of the separate interest. This common interest development is a condominium project. The association of this common interest development is certified by the federal Department of Veterans Affairs. (ID # C00533)

“Attachment F”

Check or Complete Applicable Column or Columns Below:

Bayview Condominium Association			Not Available (N/A) or Not Applicable (N/App), or Directly Provided by Seller and confirmed in writing by Seller as a current document (DP)
Document	Civil Code Section Included	Fee for Document	
Articles of Incorporation or statement that not incorporated	Section 4525(a)(1)	\$50	
CC&Rs	Section 4525(a)(1)	\$75	
Bylaws	Section 4525(a)(1)	\$75	
Operating Rules	Section 4525(a)(1)	\$50	
Age restrictions, if any	Section 4525(a)(2)		N/App
Rental restrictions, if any	Section 4525(a)(9)	\$50	
Annual budget report or summary, including reserve study	Sections 5300 and 4525(a)(3)	\$75	
Assessment and reserve funding disclosure summary	Sections 5300 and 4525(a)(4)	\$50	
Financial statement review	Sections 5305 and 4525(a)(3)	\$25	
Assessment enforcement policy	Sections 5310 and 4525(a)(4)	\$25	
Insurance summary	Sections 5300 and 4525(a)(3)	\$25	
Regular assessment	Section 4525(a)(4)		
Special assessment	Section 4525(a)(4)		
Emergency assessment	Section 4525(a)(4)		
Other unpaid obligations of seller	Sections 5675 and 4525(a)(4)		
Approved changes to assessments	Sections 5300 and 4525(a)(4), (8)		
Settlement notice regarding common area defects	Sections 4525(a)(6), (7), and 6100		N/App
Preliminary list of defects	Sections 4525(a)(6), 6000, and 6100		N/App
Notice(s) of violation	Sections 5855 and 4525(a)(5)		
Required statement of fees	Section 4525	\$25	
Minutes of regular board meetings conducted over the previous 12 months, if requested	Section 4525(a)(10)	\$50	

Total fees for these documents: \$575

* The information provided by this form may not include all fees that may be imposed before the close of escrow. Additional fees that are not related to the requirements of Section 4525 may be charged separately.