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Bayview Condominium Association

Millbrae, CA



Report #: 14259-18
Beginning: January 1, 2026
Expires: December 31, 2026

RESERVE STUDY

Update "No-Site-Visit"

October 22, 2025

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**

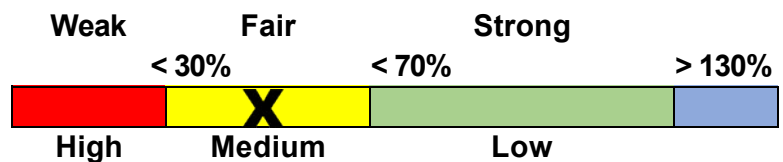
Millbrae, CA

Level of Service: **Update "No-Site-Visit"**Report #: **14259-18**

of Units: 95

January 1, 2026 through December 31, 2026**Findings & Recommendations****as of January 1, 2026**

Projected Starting Reserve Balance	\$1,078,134
Current Fully Funded Reserve Balance	\$2,207,820
Average Reserve Deficit (Surplus) Per Unit	\$11,891
Percent Funded	48.8 %
Board Adopted 2026 "Monthly Fully Funding Contributions"	\$9,271
Recommended 2026 Special Assessments for Reserves	\$0
2025 Monthly Contribution Rate	\$14,375

Reserve Fund Strength: 48.8%**Risk of Special Assessment:****Economic Assumptions:**Net Annual "After Tax" Interest Earnings Accruing to Reserves **2.50 %**Annual Inflation Rate **3.00 %**

- This is an Update "No-Site-Visit" Reserve Study.
- This Reserve Study was prepared by a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 48.8 % 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 allocation rate, the Board adopted to decrease the Reserve allocations to \$9,271 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.



Executive Summary Table

Report # 14259-18
No-Site-Visit

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Building Exteriors				
101	Balcony & Deck - Inspection	9	0	\$22,600
104	Balconies - Re-Coat	5	3	\$103,000
105	Balconies - Repair Allowance	10	8	\$256,000
325	Motion Sensor Lights - Replace (Partial)	10	0	\$2,110
503	Metal Fence/Rail - Replace	25	8	\$115,000
603	Tile Walls - Replace	50	12	\$180,000
702	Exterior Doors - Replace (Partial)	5	1	\$10,300
702	Frontera Main Entry Door - Replace	35	24	\$7,230
702	Vallejo Main Entry Door - Replace	35	24	\$7,230
719	Common Doors/Gates - Re-Key	8	1	\$12,600
1107	Metal Fence/Rail - Repaint	5	0	\$20,900
1115	Stucco - Repaint	12	0	\$148,000
1116	Wood Trim - Repaint	6	0	\$9,260
1117	Wood Shingle Siding - Repaint	6	0	\$62,500
1119	Wood Trim - Repair/Replace	6	0	\$14,500
1120	Shingle Siding - Replace	24	0	\$100,000
1301	Asphalt/Gravel Roof - Replace	20	4	\$648,000
1304	Comp Shingle Roof - Replace	40	23	\$84,500
1310	Gutters/Downspouts - Replace	40	38	\$42,300
Building Interiors				
326	Emergency/Exit Lights - Replace	20	15	\$15,100
330	Signage - Replace	20	0	\$6,800
403	Mailboxes - Replace	30	1	\$16,400
601	Carpet - Replace	12	0	\$187,000
602	Vinyl Flooring - Replace (Laundry)	25	10	\$6,800
602	Vinyl Flooring - Replace (Lobbies)	25	10	\$8,500
602	Vinyl Flooring - Replace (Trash)	25	10	\$3,090
710	Address Signs - Replace	20	0	\$5,410
901	Washers/Dryers - Replace (Frontera)	10	1	\$15,900
901	Washers/Dryers - Replace (Vallejo)	10	1	\$15,900
903	Furniture - Replace (Corridors)	5	0	\$6,130
903	Furniture - Replace (Rec Room)	5	0	\$8,580
909	Bathrooms - Refurbish	20	2	\$15,600
1110	Interior Surfaces - Repaint	12	0	\$72,000
1802	Elevator Cab - Remodel	20	0	\$27,600
Mechanical				
303	HVAC System - Replace (Rec Room)	30	1	\$12,200
305	Security System - Replace	10	0	\$25,900

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
703	Entry Access System - Replace	15	0	\$10,300
703	Key Card Readers - Replace	25	7	\$15,800
705	Gate Operator - Replace (Frontera)	15	0	\$5,520
705	Gate Operator - Replace (Vallejo)	15	0	\$5,520
707	Trash Chutes - Replace	40	30	\$16,700
803	Tankless Water Heaters - Replace	20	10	\$99,300
807	Circulation Pumps - Replace	10	1	\$4,780
1801	Elevator - Modernize (Frontera)	40	27	\$230,000
1801	Elevator - Modernize (Vallejo)	40	22	\$230,000
1803	Fire Alarm System - Replace	20	10	\$33,300
1804	Fire Hoses - Replace	12	10	\$23,600
1811	Plumbing - Replace/Reline/Repair	10	4	\$16,900
1903	Flow Meter Alarm - Replace	12	0	\$3,040
Pool & Spa Area				
1200	Pool Deck - Replace (Partial)	16	7	\$20,800
1201	Spa Deck - Replace	25	21	\$11,200
1202	Pool - Resurface	16	7	\$28,500
1203	Spa - Resurface	8	4	\$11,300
1207	Pool Filter - Replace	15	3	\$3,400
1207	Spa Filter - Replace	15	3	\$2,520
1208	Pool Heater - Replace	15	3	\$7,210
1208	Spa Heater - Replace	15	5	\$7,210
1210	Pool/Spa Pumps - Replace (Partial)	3	0	\$4,070
1215	Control Panel - Replace	15	0	\$2,320
1219	Pool Furniture - Replace (Partial)	3	0	\$2,940
1901	Equipment Shed - Refurbish	40	34	\$7,600
General Common Areas				
103	Concrete/Brick Walks - Repair	5	3	\$10,000
106	Concrete Deck - Re-Coat	10	8	\$31,200
107	Terrace Deck - Seal/Repair	10	8	\$142,000
206	Garage Entry Drives - Repair	30	13	\$21,800
320	Pole Lights - Replace	30	18	\$20,100
330	Coach Lights - Replace	25	0	\$3,400
404	Benches - Replace	20	12	\$7,600
502	Chain Link Fence - Replace	50	2	\$12,600
1005	Landscaping - Replace (Partial)	2	0	\$17,500
1402	Monument Sign - Refurbish	20	2	\$6,900
1901	Planters - Waterproof	16	6	\$62,400
1902	Planters - Replant	16	6	\$18,700

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

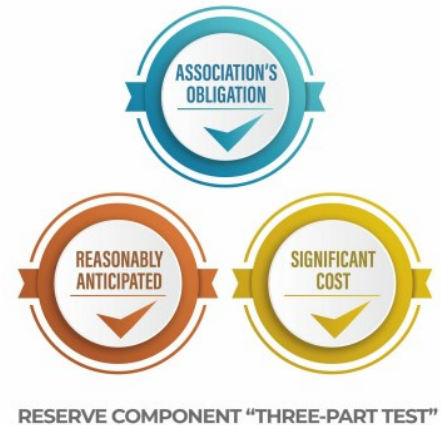


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

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.

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.

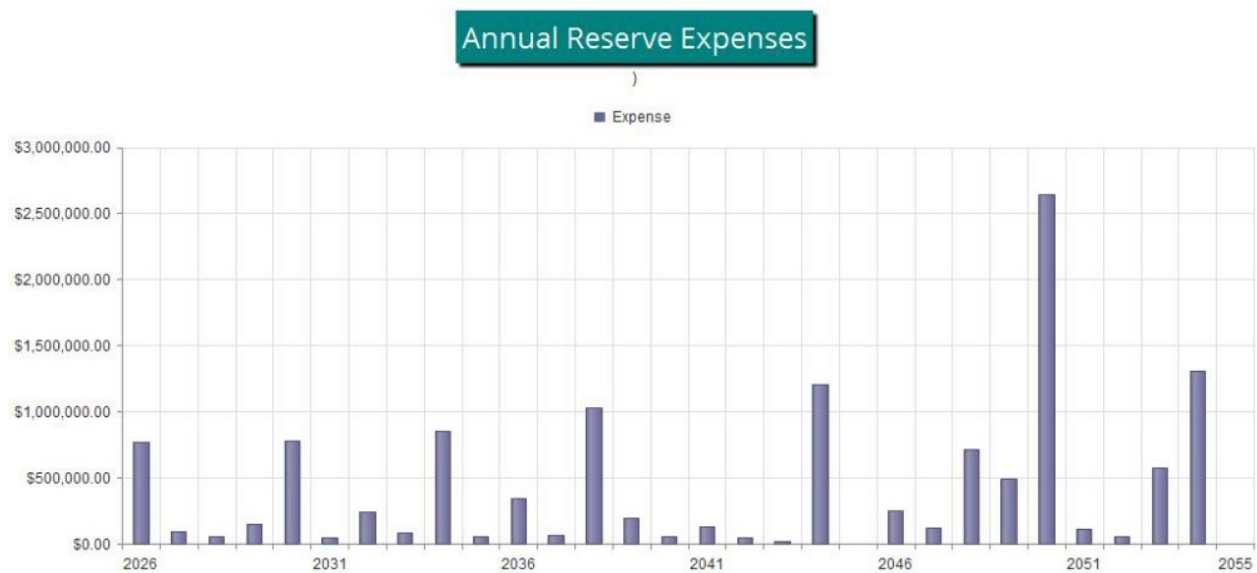


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,078,134 as-of the start of your fiscal year. This is based on your actual balance on 10/31/2025 of \$1,049,384 and anticipated Reserve transfers and expenses projected through the end of your Fiscal Year. As of 1/1/2026, your Fully Funded Balance is computed to be \$2,207,820. (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 48.8 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted transfers of \$9,271/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.

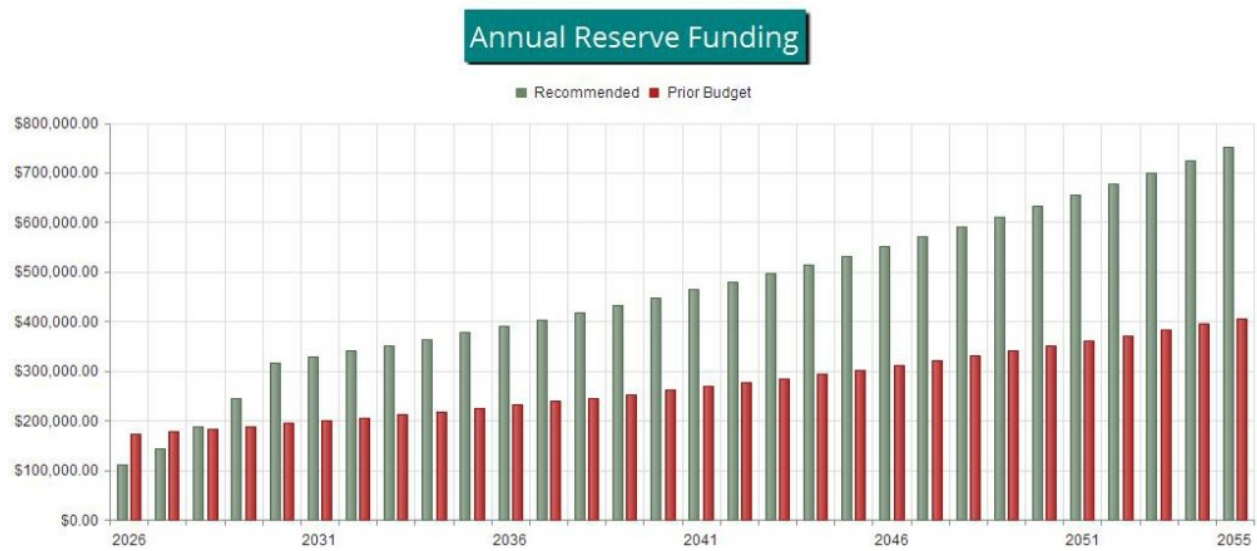


Figure 2

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

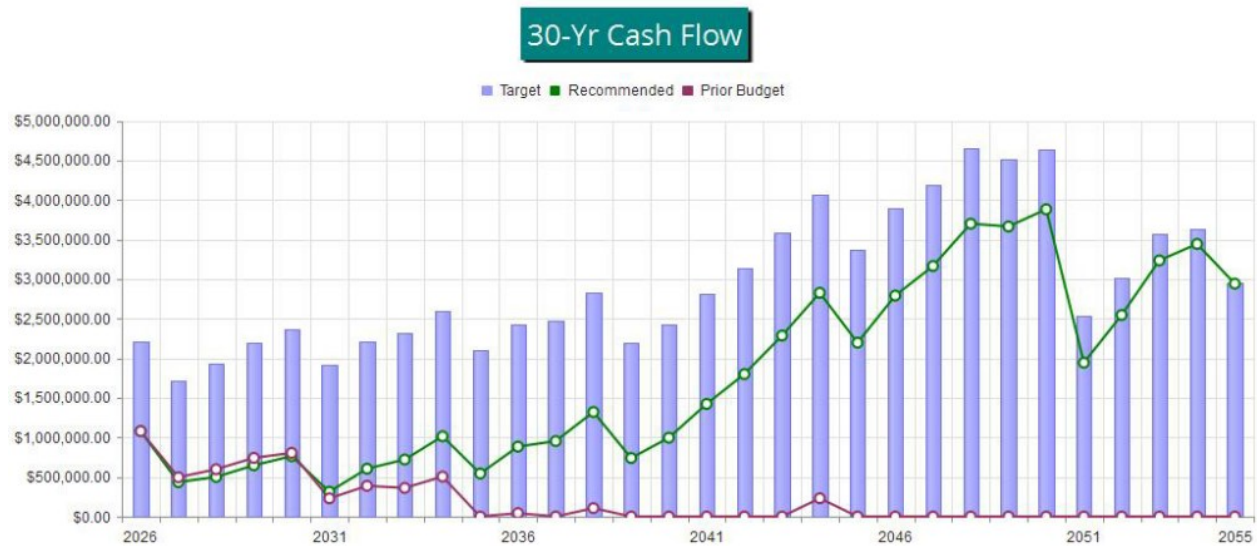


Figure 3

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.

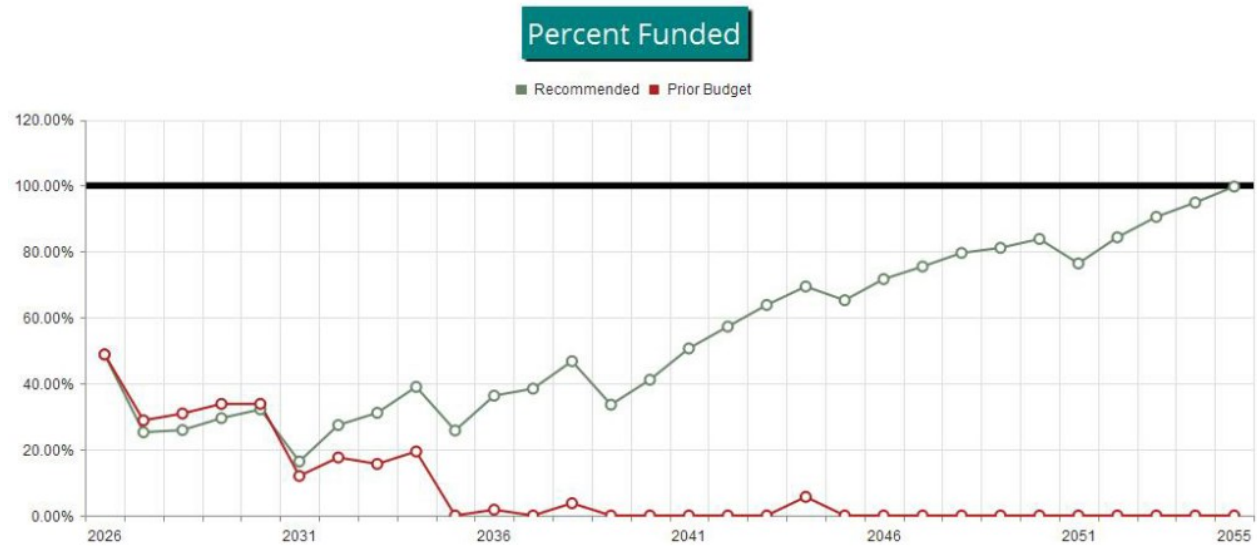


Figure 4



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

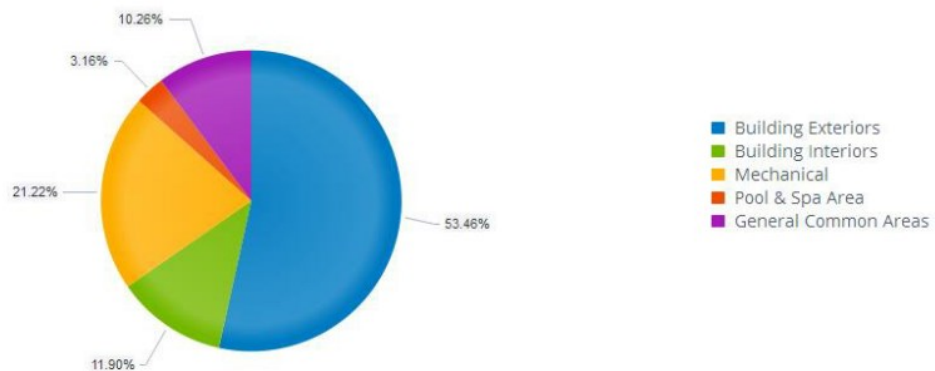
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	Useful Life		2026 Rem. Useful Life		Estimated Replacement Cost in 2026	2026 Expenditures	01/01/2026 Current Fund Balance	01/01/2026 Fully Funded Balance	Remaining Bal. to be Funded	2026 Funding
	Min	Max	Min	Max						
Building Exteriors	5	50	0	38	\$1,846,030	\$379,870	\$560,896	\$1,267,507	\$1,285,134	\$61,888
Building Interiors	5	30	0	15	\$410,810	\$313,520	\$372,033	\$386,842	\$38,777	\$15,267
Mechanical	10	40	0	30	\$732,860	\$50,280	\$76,515	\$340,550	\$656,345	\$13,142
Pool & Spa Area	3	40	0	34	\$109,070	\$9,330	\$25,484	\$60,954	\$83,586	\$4,216
General Common Areas	2	50	0	18	\$354,200	\$20,900	\$43,206	\$151,967	\$310,994	\$16,739
					\$3,452,970	\$773,900	\$1,078,134	\$2,207,820	\$2,374,836	\$111,252

Percent Funded: 48.8%

Budget Summary

Percentage of Total Estimated Replacement Costs





Reserve Component List Detail

Report # 14259-18
No-Site-Visit

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
Building Exteriors						
101	Balcony & Deck - Inspection	9	-Year Inspection	9	0	\$22,600
104	Balconies - Re-Coat	90	Balconies	5	3	\$103,000
105	Balconies - Repair Allowance	5,250	GSF	10	8	\$256,000
325	Motion Sensor Lights - Replace (Partial)	3	of 7 Lights	10	0	\$2,110
503	Metal Fence/Rail - Replace	1,190	LF	25	8	\$115,000
603	Tile Walls - Replace	2,450	GSF	50	12	\$180,000
702	Exterior Doors - Replace (Partial)	3	of 25 3x7 Doors	5	1	\$10,300
702	Frontera Main Entry Door - Replace	1	Metal/Glass Door	35	24	\$7,230
702	Vallejo Main Entry Door - Replace	1	Metal/Glass Door	35	24	\$7,230
719	Common Doors/Gates - Re-Key	30	Locations	8	1	\$12,600
1107	Metal Fence/Rail - Repaint	1,190	LF	5	0	\$20,900
1115	Stucco - Repaint	57,950	GSF	12	0	\$148,000
1116	Wood Trim - Repaint	1,800	GSF	6	0	\$9,260
1117	Wood Shingle Siding - Repaint	13,800	GSF	6	0	\$62,500
1119	Wood Trim - Repair/Replace	1,800	GSF	6	0	\$14,500
1120	Shingle Siding - Replace	13,800	GSF	24	0	\$100,000
1301	Asphalt/Gravel Roof - Replace	38,150	GSF	20	4	\$648,000
1304	Comp Shingle Roof - Replace	4,140	GSF	40	23	\$84,500
1310	Gutters/Downspouts - Replace	400	LF	40	38	\$42,300
Building Interiors						
326	Emergency/Exit Lights - Replace	35	Fixtures	20	15	\$15,100
330	Signage - Replace	12	Signs	20	0	\$6,800
403	Mailboxes - Replace	96	Individual Boxes	30	1	\$16,400
601	Carpet - Replace	1,940	GSY	12	0	\$187,000
602	Vinyl Flooring - Replace (Laundry)	400	GSF	25	10	\$6,800
602	Vinyl Flooring - Replace (Lobbies)	500	GSF	25	10	\$8,500
602	Vinyl Flooring - Replace (Trash)	180	GSY	25	10	\$3,090
710	Address Signs - Replace	95	Signs	20	0	\$5,410
901	Washers/Dryers - Replace (Frontera)	5	Washers, 5 Dryers	10	1	\$15,900
901	Washers/Dryers - Replace (Vallejo)	5	Washers, 5 Dryers	10	1	\$15,900
903	Furniture - Replace (Corridors)	24	Assorted Pieces	5	0	\$6,130
903	Furniture - Replace (Rec Room)	32	Assorted Pieces	5	0	\$8,580
909	Bathrooms - Refurbish	2	Bathrooms 1530 GSF	20	2	\$15,600
1110	Interior Surfaces - Repaint	28,250	GSF	12	0	\$72,000
1802	Elevator Cab - Remodel	2	Standard Cabs	20	0	\$27,600
Mechanical						
303	HVAC System - Replace (Rec Room)	1	3-Ton System	30	1	\$12,200
305	Security System - Replace	1	System, 17 Cameras	10	0	\$25,900
703	Entry Access System - Replace	2	DKS Systems	15	0	\$10,300
703	Key Card Readers - Replace	2	Readers	25	7	\$15,800
705	Gate Operator - Replace (Frontera)	1	Elite Operator	15	0	\$5,520
705	Gate Operator - Replace (Vallejo)	1	Elite Operator	15	0	\$5,520
707	Trash Chutes - Replace	2	Chutes, 6 Doors	40	30	\$16,700

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
803	Tankless Water Heaters - Replace	10	Tankless Heaters	20	10	\$99,300
807	Circulation Pumps - Replace	2	Pumps	10	1	\$4,780
1801	Elevator - Modernize (Frontera)	1	4-Stop Hydraulic	40	27	\$230,000
1801	Elevator - Modernize (Vallejo)	1	4-Stop Hydraulic	40	22	\$230,000
1803	Fire Alarm System - Replace	1	Fire Alarm System	20	10	\$33,300
1804	Fire Hoses - Replace	26	Hoses	12	10	\$23,600
1811	Plumbing - Replace/Reline/Repair	1	Allowance	10	4	\$16,900
1903	Flow Meter Alarm - Replace	1	Flow Meter	12	0	\$3,040
Pool & Spa Area						
1200	Pool Deck - Replace (Partial)	1,800	GSF	16	7	\$20,800
1201	Spa Deck - Replace	180	GSF	25	21	\$11,200
1202	Pool - Resurface	1	Pool 40x17	16	7	\$28,500
1203	Spa - Resurface	1	Spa 40-Ft Perim	8	4	\$11,300
1207	Pool Filter - Replace	1	Tagelus 100 SF	15	3	\$3,400
1207	Spa Filter - Replace	1	Tagelus 60 SF	15	3	\$2,520
1208	Pool Heater - Replace	1	Raypak 264K BTU	15	3	\$7,210
1208	Spa Heater - Replace	1	Heater	15	5	\$7,210
1210	Pool/Spa Pumps - Replace (Partial)	1	of 3 Pumps	3	0	\$4,070
1215	Control Panel - Replace	1	LX-80 Unit	15	0	\$2,320
1219	Pool Furniture - Replace (Partial)	30	Assorted Pieces	3	0	\$2,940
1901	Equipment Shed - Refurbish	1	7x19 Structure	40	34	\$7,600
General Common Areas						
103	Concrete/Brick Walks - Repair	1	Allowance	5	3	\$10,000
106	Concrete Deck - Re-Coat	4,525	GSF	10	8	\$31,200
107	Terrace Deck - Seal/Repair	13,650	GSF	10	8	\$142,000
206	Garage Entry Drives - Repair	1,300	GSF	30	13	\$21,800
320	Pole Lights - Replace	12	Fixtures	30	18	\$20,100
330	Coach Lights - Replace	6	Fixtures	25	0	\$3,400
404	Benches - Replace	5	Benches	20	12	\$7,600
502	Chain Link Fence - Replace	335	LF	50	2	\$12,600
1005	Landscaping - Replace (Partial)	1	Allowance	2	0	\$17,500
1402	Monument Sign - Refurbish	25	Letters	20	2	\$6,900
1901	Planters - Waterproof	34	Planters 3550 GSF	16	6	\$62,400
1902	Planters - Replant	34	Planters, 3,550 GSF	16	6	\$18,700
73	Total Funded Components					



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Building Exteriors								
101	Balcony & Deck - Inspection	\$22,600	X	9	/	9	=	\$22,600
104	Balconies - Re- Coat	\$103,000	X	2	/	5	=	\$41,200
105	Balconies - Repair Allowance	\$256,000	X	2	/	10	=	\$51,200
325	Motion Sensor Lights - Replace (Partial)	\$2,110	X	10	/	10	=	\$2,110
503	Metal Fence/Rail - Replace	\$115,000	X	17	/	25	=	\$78,200
603	Tile Walls - Replace	\$180,000	X	38	/	50	=	\$136,800
702	Exterior Doors - Replace (Partial)	\$10,300	X	4	/	5	=	\$8,240
702	Frontera Main Entry Door - Replace	\$7,230	X	11	/	35	=	\$2,272
702	Vallejo Main Entry Door - Replace	\$7,230	X	11	/	35	=	\$2,272
719	Common Doors/Gates - Re-Key	\$12,600	X	7	/	8	=	\$11,025
1107	Metal Fence/Rail - Repaint	\$20,900	X	5	/	5	=	\$20,900
1115	Stucco - Repaint	\$148,000	X	12	/	12	=	\$148,000
1116	Wood Trim - Repaint	\$9,260	X	6	/	6	=	\$9,260
1117	Wood Shingle Siding - Repaint	\$62,500	X	6	/	6	=	\$62,500
1119	Wood Trim - Repair/Replace	\$14,500	X	6	/	6	=	\$14,500
1120	Shingle Siding - Replace	\$100,000	X	24	/	24	=	\$100,000
1301	Asphalt/Gravel Roof - Replace	\$648,000	X	16	/	20	=	\$518,400
1304	Comp Shingle Roof - Replace	\$84,500	X	17	/	40	=	\$35,913
1310	Gutters/Downspouts - Replace	\$42,300	X	2	/	40	=	\$2,115
Building Interiors								
326	Emergency/Exit Lights - Replace	\$15,100	X	5	/	20	=	\$3,775
330	Signage - Replace	\$6,800	X	20	/	20	=	\$6,800
403	Mailboxes - Replace	\$16,400	X	29	/	30	=	\$15,853
601	Carpet - Replace	\$187,000	X	12	/	12	=	\$187,000
602	Vinyl Flooring - Replace (Laundry)	\$6,800	X	15	/	25	=	\$4,080
602	Vinyl Flooring - Replace (Lobbies)	\$8,500	X	15	/	25	=	\$5,100
602	Vinyl Flooring - Replace (Trash)	\$3,090	X	15	/	25	=	\$1,854
710	Address Signs - Replace	\$5,410	X	20	/	20	=	\$5,410
901	Washers/Dryers - Replace (Frontera)	\$15,900	X	9	/	10	=	\$14,310
901	Washers/Dryers - Replace (Vallejo)	\$15,900	X	9	/	10	=	\$14,310
903	Furniture - Replace (Corridors)	\$6,130	X	5	/	5	=	\$6,130
903	Furniture - Replace (Rec Room)	\$8,580	X	5	/	5	=	\$8,580
909	Bathrooms - Refurbish	\$15,600	X	18	/	20	=	\$14,040
1110	Interior Surfaces - Repaint	\$72,000	X	12	/	12	=	\$72,000
1802	Elevator Cab - Remodel	\$27,600	X	20	/	20	=	\$27,600
Mechanical								
303	HVAC System - Replace (Rec Room)	\$12,200	X	29	/	30	=	\$11,793
305	Security System - Replace	\$25,900	X	10	/	10	=	\$25,900
703	Entry Access System - Replace	\$10,300	X	15	/	15	=	\$10,300
703	Key Card Readers - Replace	\$15,800	X	18	/	25	=	\$11,376
705	Gate Operator - Replace (Frontera)	\$5,520	X	15	/	15	=	\$5,520
705	Gate Operator - Replace (Vallejo)	\$5,520	X	15	/	15	=	\$5,520
707	Trash Chutes - Replace	\$16,700	X	10	/	40	=	\$4,175

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
803	Tankless Water Heaters - Replace	\$99,300	X	10	/	20	=	\$49,650
807	Circulation Pumps - Replace	\$4,780	X	9	/	10	=	\$4,302
1801	Elevator - Modernize (Frontera)	\$230,000	X	13	/	40	=	\$74,750
1801	Elevator - Modernize (Vallejo)	\$230,000	X	18	/	40	=	\$103,500
1803	Fire Alarm System - Replace	\$33,300	X	10	/	20	=	\$16,650
1804	Fire Hoses - Replace	\$23,600	X	2	/	12	=	\$3,933
1811	Plumbing - Replace/Reline/Repair	\$16,900	X	6	/	10	=	\$10,140
1903	Flow Meter Alarm - Replace	\$3,040	X	12	/	12	=	\$3,040
Pool & Spa Area								
1200	Pool Deck - Replace (Partial)	\$20,800	X	9	/	16	=	\$11,700
1201	Spa Deck - Replace	\$11,200	X	4	/	25	=	\$1,792
1202	Pool - Resurface	\$28,500	X	9	/	16	=	\$16,031
1203	Spa - Resurface	\$11,300	X	4	/	8	=	\$5,650
1207	Pool Filter - Replace	\$3,400	X	12	/	15	=	\$2,720
1207	Spa Filter - Replace	\$2,520	X	12	/	15	=	\$2,016
1208	Pool Heater - Replace	\$7,210	X	12	/	15	=	\$5,768
1208	Spa Heater - Replace	\$7,210	X	10	/	15	=	\$4,807
1210	Pool/Spa Pumps - Replace (Partial)	\$4,070	X	3	/	3	=	\$4,070
1215	Control Panel - Replace	\$2,320	X	15	/	15	=	\$2,320
1219	Pool Furniture - Replace (Partial)	\$2,940	X	3	/	3	=	\$2,940
1901	Equipment Shed - Refurbish	\$7,600	X	6	/	40	=	\$1,140
General Common Areas								
103	Concrete/Brick Walks - Repair	\$10,000	X	2	/	5	=	\$4,000
106	Concrete Deck - Re-Coat	\$31,200	X	2	/	10	=	\$6,240
107	Terrace Deck - Seal/Repair	\$142,000	X	2	/	10	=	\$28,400
206	Garage Entry Drives - Repair	\$21,800	X	17	/	30	=	\$12,353
320	Pole Lights - Replace	\$20,100	X	12	/	30	=	\$8,040
330	Coach Lights - Replace	\$3,400	X	25	/	25	=	\$3,400
404	Benches - Replace	\$7,600	X	8	/	20	=	\$3,040
502	Chain Link Fence - Replace	\$12,600	X	48	/	50	=	\$12,096
1005	Landscaping - Replace (Partial)	\$17,500	X	2	/	2	=	\$17,500
1402	Monument Sign - Refurbish	\$6,900	X	18	/	20	=	\$6,210
1901	Planters - Waterproof	\$62,400	X	10	/	16	=	\$39,000
1902	Planters - Replant	\$18,700	X	10	/	16	=	\$11,688
								\$2,207,820



# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Building Exteriors				
101 Balcony & Deck - Inspection	9	\$22,600	\$2,511	1.06 %
104 Balconies - Re-Coat	5	\$103,000	\$20,600	8.69 %
105 Balconies - Repair Allowance	10	\$256,000	\$25,600	10.81 %
325 Motion Sensor Lights - Replace (Partial)	10	\$2,110	\$211	0.09 %
503 Metal Fence/Rail - Replace	25	\$115,000	\$4,600	1.94 %
603 Tile Walls - Replace	50	\$180,000	\$3,600	1.52 %
702 Exterior Doors - Replace (Partial)	5	\$10,300	\$2,060	0.87 %
702 Frontera Main Entry Door - Replace	35	\$7,230	\$207	0.09 %
702 Vallejo Main Entry Door - Replace	35	\$7,230	\$207	0.09 %
719 Common Doors/Gates - Re-Key	8	\$12,600	\$1,575	0.66 %
1107 Metal Fence/Rail - Repaint	5	\$20,900	\$4,180	1.76 %
1115 Stucco - Repaint	12	\$148,000	\$12,333	5.21 %
1116 Wood Trim - Repaint	6	\$9,260	\$1,543	0.65 %
1117 Wood Shingle Siding - Repaint	6	\$62,500	\$10,417	4.40 %
1119 Wood Trim - Repair/Replace	6	\$14,500	\$2,417	1.02 %
1120 Shingle Siding - Replace	24	\$100,000	\$4,167	1.76 %
1301 Asphalt/Gravel Roof - Replace	20	\$648,000	\$32,400	13.68 %
1304 Comp Shingle Roof - Replace	40	\$84,500	\$2,113	0.89 %
1310 Gutters/Downspouts - Replace	40	\$42,300	\$1,058	0.45 %
Building Interiors				
326 Emergency/Exit Lights - Replace	20	\$15,100	\$755	0.32 %
330 Signage - Replace	20	\$6,800	\$340	0.14 %
403 Mailboxes - Replace	30	\$16,400	\$547	0.23 %
601 Carpet - Replace	12	\$187,000	\$15,583	6.58 %
602 Vinyl Flooring - Replace (Laundry)	25	\$6,800	\$272	0.11 %
602 Vinyl Flooring - Replace (Lobbies)	25	\$8,500	\$340	0.14 %
602 Vinyl Flooring - Replace (Trash)	25	\$3,090	\$124	0.05 %
710 Address Signs - Replace	20	\$5,410	\$271	0.11 %
901 Washers/Dryers - Replace (Frontera)	10	\$15,900	\$1,590	0.67 %
901 Washers/Dryers - Replace (Vallejo)	10	\$15,900	\$1,590	0.67 %
903 Furniture - Replace (Corridors)	5	\$6,130	\$1,226	0.52 %
903 Furniture - Replace (Rec Room)	5	\$8,580	\$1,716	0.72 %
909 Bathrooms - Refurbish	20	\$15,600	\$780	0.33 %
1110 Interior Surfaces - Repaint	12	\$72,000	\$6,000	2.53 %
1802 Elevator Cab - Remodel	20	\$27,600	\$1,380	0.58 %
Mechanical				
303 HVAC System - Replace (Rec Room)	30	\$12,200	\$407	0.17 %
305 Security System - Replace	10	\$25,900	\$2,590	1.09 %
703 Entry Access System - Replace	15	\$10,300	\$687	0.29 %
703 Key Card Readers - Replace	25	\$15,800	\$632	0.27 %
705 Gate Operator - Replace (Frontera)	15	\$5,520	\$368	0.16 %
705 Gate Operator - Replace (Vallejo)	15	\$5,520	\$368	0.16 %
707 Trash Chutes - Replace	40	\$16,700	\$418	0.18 %
803 Tankless Water Heaters - Replace	20	\$99,300	\$4,965	2.10 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
807	Circulation Pumps - Replace	10	\$4,780	\$478	0.20 %
1801	Elevator - Modernize (Frontera)	40	\$230,000	\$5,750	2.43 %
1801	Elevator - Modernize (Vallejo)	40	\$230,000	\$5,750	2.43 %
1803	Fire Alarm System - Replace	20	\$33,300	\$1,665	0.70 %
1804	Fire Hoses - Replace	12	\$23,600	\$1,967	0.83 %
1811	Plumbing - Replace/Reline/Repair	10	\$16,900	\$1,690	0.71 %
1903	Flow Meter Alarm - Replace	12	\$3,040	\$253	0.11 %
Pool & Spa Area					
1200	Pool Deck - Replace (Partial)	16	\$20,800	\$1,300	0.55 %
1201	Spa Deck - Replace	25	\$11,200	\$448	0.19 %
1202	Pool - Resurface	16	\$28,500	\$1,781	0.75 %
1203	Spa - Resurface	8	\$11,300	\$1,413	0.60 %
1207	Pool Filter - Replace	15	\$3,400	\$227	0.10 %
1207	Spa Filter - Replace	15	\$2,520	\$168	0.07 %
1208	Pool Heater - Replace	15	\$7,210	\$481	0.20 %
1208	Spa Heater - Replace	15	\$7,210	\$481	0.20 %
1210	Pool/Spa Pumps - Replace (Partial)	3	\$4,070	\$1,357	0.57 %
1215	Control Panel - Replace	15	\$2,320	\$155	0.07 %
1219	Pool Furniture - Replace (Partial)	3	\$2,940	\$980	0.41 %
1901	Equipment Shed - Refurbish	40	\$7,600	\$190	0.08 %
General Common Areas					
103	Concrete/Brick Walks - Repair	5	\$10,000	\$2,000	0.84 %
106	Concrete Deck - Re-Coat	10	\$31,200	\$3,120	1.32 %
107	Terrace Deck - Seal/Repair	10	\$142,000	\$14,200	5.99 %
206	Garage Entry Drives - Repair	30	\$21,800	\$727	0.31 %
320	Pole Lights - Replace	30	\$20,100	\$670	0.28 %
330	Coach Lights - Replace	25	\$3,400	\$136	0.06 %
404	Benches - Replace	20	\$7,600	\$380	0.16 %
502	Chain Link Fence - Replace	50	\$12,600	\$252	0.11 %
1005	Landscaping - Replace (Partial)	2	\$17,500	\$8,750	3.69 %
1402	Monument Sign - Refurbish	20	\$6,900	\$345	0.15 %
1901	Planters - Waterproof	16	\$62,400	\$3,900	1.65 %
1902	Planters - Replant	16	\$18,700	\$1,169	0.49 %
73	Total Funded Components			\$236,924	100.00 %



Accounting & Tax Summary

Report # 14259-18
No-Site-Visit

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
Building Exteriors							
101	Balcony & Deck - Inspection	9	0	\$22,600	\$22,600	\$22,600	\$98.26
104	Balconies - Re-Coat	5	3	\$103,000	\$41,200	\$41,200	\$806.09
105	Balconies - Repair Allowance	10	8	\$256,000	\$51,200	\$0	\$1,001.74
325	Motion Sensor Lights - Replace (Partial)	10	0	\$2,110	\$2,110	\$2,110	\$8.26
503	Metal Fence/Rail - Replace	25	8	\$115,000	\$78,200	\$0	\$180.00
603	Tile Walls - Replace	50	12	\$180,000	\$136,800	\$0	\$140.87
702	Exterior Doors - Replace (Partial)	5	1	\$10,300	\$8,240	\$8,240	\$80.61
702	Frontera Main Entry Door - Replace	35	24	\$7,230	\$2,272	\$0	\$8.08
702	Vallejo Main Entry Door - Replace	35	24	\$7,230	\$2,272	\$0	\$8.08
719	Common Doors/Gates - Re-Key	8	1	\$12,600	\$11,025	\$11,025	\$61.63
1107	Metal Fence/Rail - Repaint	5	0	\$20,900	\$20,900	\$20,900	\$163.57
1115	Stucco - Repaint	12	0	\$148,000	\$148,000	\$148,000	\$482.61
1116	Wood Trim - Repaint	6	0	\$9,260	\$9,260	\$9,260	\$60.39
1117	Wood Shingle Siding - Repaint	6	0	\$62,500	\$62,500	\$62,500	\$407.61
1119	Wood Trim - Repair/Replace	6	0	\$14,500	\$14,500	\$14,500	\$94.57
1120	Shingle Siding - Replace	24	0	\$100,000	\$100,000	\$100,000	\$163.04
1301	Asphalt/Gravel Roof - Replace	20	4	\$648,000	\$518,400	\$120,561	\$1,267.83
1304	Comp Shingle Roof - Replace	40	23	\$84,500	\$35,913	\$0	\$82.66
1310	Gutters/Downspouts - Replace	40	38	\$42,300	\$2,115	\$0	\$41.38
Building Interiors							
326	Emergency/Exit Lights - Replace	20	15	\$15,100	\$3,775	\$0	\$29.54
330	Signage - Replace	20	0	\$6,800	\$6,800	\$6,800	\$13.30
403	Mailboxes - Replace	30	1	\$16,400	\$15,853	\$15,853	\$21.39
601	Carpet - Replace	12	0	\$187,000	\$187,000	\$187,000	\$609.79
602	Vinyl Flooring - Replace (Laundry)	25	10	\$6,800	\$4,080	\$0	\$10.64
602	Vinyl Flooring - Replace (Lobbies)	25	10	\$8,500	\$5,100	\$0	\$13.30
602	Vinyl Flooring - Replace (Trash)	25	10	\$3,090	\$1,854	\$0	\$4.84
710	Address Signs - Replace	20	0	\$5,410	\$5,410	\$5,410	\$10.58
901	Washers/Dryers - Replace (Frontera)	10	1	\$15,900	\$14,310	\$14,310	\$62.22
901	Washers/Dryers - Replace (Vallejo)	10	1	\$15,900	\$14,310	\$14,310	\$62.22
903	Furniture - Replace (Corridors)	5	0	\$6,130	\$6,130	\$6,130	\$47.97
903	Furniture - Replace (Rec Room)	5	0	\$8,580	\$8,580	\$8,580	\$67.15
909	Bathrooms - Refurbish	20	2	\$15,600	\$14,040	\$14,040	\$30.52
1110	Interior Surfaces - Repaint	12	0	\$72,000	\$72,000	\$72,000	\$234.78
1802	Elevator Cab - Remodel	20	0	\$27,600	\$27,600	\$27,600	\$54.00
Mechanical							
303	HVAC System - Replace (Rec Room)	30	1	\$12,200	\$11,793	\$11,793	\$15.91
305	Security System - Replace	10	0	\$25,900	\$25,900	\$25,900	\$101.35
703	Entry Access System - Replace	15	0	\$10,300	\$10,300	\$10,300	\$26.87
703	Key Card Readers - Replace	25	7	\$15,800	\$11,376	\$0	\$24.73
705	Gate Operator - Replace (Frontera)	15	0	\$5,520	\$5,520	\$5,520	\$14.40
705	Gate Operator - Replace (Vallejo)	15	0	\$5,520	\$5,520	\$5,520	\$14.40
707	Trash Chutes - Replace	40	30	\$16,700	\$4,175	\$0	\$16.34

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
803	Tankless Water Heaters - Replace	20	10	\$99,300	\$49,650	\$0	\$194.28
807	Circulation Pumps - Replace	10	1	\$4,780	\$4,302	\$4,302	\$18.70
1801	Elevator - Modernize (Frontera)	40	27	\$230,000	\$74,750	\$0	\$225.00
1801	Elevator - Modernize (Vallejo)	40	22	\$230,000	\$103,500	\$0	\$225.00
1803	Fire Alarm System - Replace	20	10	\$33,300	\$16,650	\$0	\$65.15
1804	Fire Hoses - Replace	12	10	\$23,600	\$3,933	\$0	\$76.96
1811	Plumbing - Replace/Reline/Repair	10	4	\$16,900	\$10,140	\$10,140	\$66.13
1903	Flow Meter Alarm - Replace	12	0	\$3,040	\$3,040	\$3,040	\$9.91
Pool & Spa Area							
1200	Pool Deck - Replace (Partial)	16	7	\$20,800	\$11,700	\$0	\$50.87
1201	Spa Deck - Replace	25	21	\$11,200	\$1,792	\$0	\$17.53
1202	Pool - Resurface	16	7	\$28,500	\$16,031	\$0	\$69.70
1203	Spa - Resurface	8	4	\$11,300	\$5,650	\$5,650	\$55.27
1207	Pool Filter - Replace	15	3	\$3,400	\$2,720	\$2,720	\$8.87
1207	Spa Filter - Replace	15	3	\$2,520	\$2,016	\$2,016	\$6.57
1208	Pool Heater - Replace	15	3	\$7,210	\$5,768	\$5,768	\$18.81
1208	Spa Heater - Replace	15	5	\$7,210	\$4,807	\$0	\$18.81
1210	Pool/Spa Pumps - Replace (Partial)	3	0	\$4,070	\$4,070	\$4,070	\$53.09
1215	Control Panel - Replace	15	0	\$2,320	\$2,320	\$2,320	\$6.05
1219	Pool Furniture - Replace (Partial)	3	0	\$2,940	\$2,940	\$2,940	\$38.35
1901	Equipment Shed - Refurbish	40	34	\$7,600	\$1,140	\$0	\$7.43
General Common Areas							
103	Concrete/Brick Walks - Repair	5	3	\$10,000	\$4,000	\$4,000	\$78.26
106	Concrete Deck - Re-Coat	10	8	\$31,200	\$6,240	\$0	\$122.09
107	Terrace Deck - Seal/Repair	10	8	\$142,000	\$28,400	\$0	\$555.65
206	Garage Entry Drives - Repair	30	13	\$21,800	\$12,353	\$0	\$28.43
320	Pole Lights - Replace	30	18	\$20,100	\$8,040	\$0	\$26.22
330	Coach Lights - Replace	25	0	\$3,400	\$3,400	\$3,400	\$5.32
404	Benches - Replace	20	12	\$7,600	\$3,040	\$0	\$14.87
502	Chain Link Fence - Replace	50	2	\$12,600	\$12,096	\$12,096	\$9.86
1005	Landscaping - Replace (Partial)	2	0	\$17,500	\$17,500	\$17,500	\$342.39
1402	Monument Sign - Refurbish	20	2	\$6,900	\$6,210	\$6,210	\$13.50
1901	Planters - Waterproof	16	6	\$62,400	\$39,000	\$0	\$152.61
1902	Planters - Replant	16	6	\$18,700	\$11,688	\$0	\$45.73
73 Total Funded Components					\$2,207,820	\$1,078,134	\$9,271



30-Year Reserve Plan Summary

Report # 14259-18
No-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest:

2.50 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)					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
2026	\$1,078,134	\$2,207,820	48.8 %		Medium	-35.51 %	\$111,252	\$0	\$18,886	\$773,900
2027	\$434,372	\$1,720,970	25.2 %		High	30.00 %	\$144,628	\$0	\$11,666	\$90,722
2028	\$499,943	\$1,930,508	25.9 %		High	30.00 %	\$188,016	\$0	\$14,315	\$55,803
2029	\$646,470	\$2,189,839	29.5 %		High	30.00 %	\$244,421	\$0	\$17,599	\$145,486
2030	\$763,005	\$2,372,344	32.2 %		Medium	30.00 %	\$317,747	\$0	\$13,441	\$780,765
2031	\$313,427	\$1,913,987	16.4 %		High	3.50 %	\$328,868	\$0	\$11,457	\$49,640
2032	\$604,111	\$2,203,177	27.4 %		High	3.50 %	\$340,378	\$0	\$16,529	\$241,402
2033	\$719,617	\$2,312,016	31.1 %		Medium	3.50 %	\$352,292	\$0	\$21,640	\$80,065
2034	\$1,013,483	\$2,599,038	39.0 %		Medium	3.50 %	\$364,622	\$0	\$19,433	\$854,690
2035	\$542,848	\$2,105,811	25.8 %		High	3.50 %	\$377,384	\$0	\$17,803	\$55,074
2036	\$882,961	\$2,430,665	36.3 %		Medium	3.50 %	\$390,592	\$0	\$22,922	\$343,653
2037	\$952,822	\$2,477,582	38.5 %		Medium	3.50 %	\$404,263	\$0	\$28,386	\$64,893
2038	\$1,320,578	\$2,822,867	46.8 %		Medium	3.50 %	\$418,412	\$0	\$25,711	\$1,026,134
2039	\$738,567	\$2,198,566	33.6 %		Medium	3.50 %	\$433,056	\$0	\$21,650	\$197,958
2040	\$995,315	\$2,418,995	41.1 %		Medium	3.50 %	\$448,213	\$0	\$30,179	\$52,033
2041	\$1,421,674	\$2,807,091	50.6 %		Medium	3.50 %	\$463,901	\$0	\$40,214	\$126,787
2042	\$1,799,002	\$3,140,907	57.3 %		Medium	3.50 %	\$480,137	\$0	\$51,001	\$44,611
2043	\$2,285,530	\$3,580,785	63.8 %		Medium	3.50 %	\$496,942	\$0	\$63,818	\$20,826
2044	\$2,825,463	\$4,070,106	69.4 %		Medium	3.50 %	\$514,335	\$0	\$62,697	\$1,206,685
2045	\$2,195,811	\$3,364,772	65.3 %		Medium	3.50 %	\$532,337	\$0	\$62,260	\$0
2046	\$2,790,408	\$3,893,627	71.7 %		Low	3.50 %	\$550,969	\$0	\$74,347	\$251,844
2047	\$3,163,880	\$4,191,785	75.5 %		Low	3.50 %	\$570,252	\$0	\$85,689	\$121,087
2048	\$3,698,734	\$4,646,791	79.6 %		Low	3.50 %	\$590,211	\$0	\$91,920	\$717,964
2049	\$3,662,902	\$4,514,283	81.1 %		Low	3.50 %	\$610,869	\$0	\$94,194	\$487,081
2050	\$3,880,884	\$4,629,636	83.8 %		Low	3.50 %	\$632,249	\$0	\$72,717	\$2,642,978
2051	\$1,942,872	\$2,542,325	76.4 %		Low	3.50 %	\$654,378	\$0	\$56,040	\$108,060
2052	\$2,545,230	\$3,018,242	84.3 %		Low	3.50 %	\$677,281	\$0	\$72,171	\$59,953
2053	\$3,234,729	\$3,573,315	90.5 %		Low	3.50 %	\$700,986	\$0	\$83,373	\$576,669
2054	\$3,442,419	\$3,628,612	94.9 %		Low	3.50 %	\$725,520	\$0	\$79,709	\$1,306,407
2055	\$2,941,241	\$2,950,199	99.7 %		Low	3.50 %	\$750,914	\$0	\$83,874	\$0



30-Year Income/Expense Detail

Report # 14259-18
No-Site-Visit

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$1,078,134	\$434,372	\$499,943	\$646,470	\$763,005
Annual Reserve Funding	\$111,252	\$144,628	\$188,016	\$244,421	\$317,747
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$18,886	\$11,666	\$14,315	\$17,599	\$13,441
Total Income	\$1,208,272	\$590,666	\$702,274	\$908,490	\$1,094,192
# Component					
Building Exteriors					
101 Balcony & Deck - Inspection	\$22,600	\$0	\$0	\$0	\$0
104 Balconies - Re-Coat	\$0	\$0	\$0	\$112,551	\$0
105 Balconies - Repair Allowance	\$0	\$0	\$0	\$0	\$0
325 Motion Sensor Lights - Replace (Partial)	\$2,110	\$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	\$10,609	\$0	\$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	\$12,978	\$0	\$0	\$0
1107 Metal Fence/Rail - Repaint	\$20,900	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$148,000	\$0	\$0	\$0	\$0
1116 Wood Trim - Repaint	\$9,260	\$0	\$0	\$0	\$0
1117 Wood Shingle Siding - Repaint	\$62,500	\$0	\$0	\$0	\$0
1119 Wood Trim - Repair/Replace	\$14,500	\$0	\$0	\$0	\$0
1120 Shingle Siding - Replace	\$100,000	\$0	\$0	\$0	\$0
1301 Asphalt/Gravel Roof - Replace	\$0	\$0	\$0	\$0	\$729,330
1304 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
326 Emergency/Exit Lights - Replace	\$0	\$0	\$0	\$0	\$0
330 Signage - Replace	\$6,800	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$16,892	\$0	\$0	\$0
601 Carpet - Replace	\$187,000	\$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	\$5,410	\$0	\$0	\$0	\$0
901 Washers/Dryers - Replace (Frontera)	\$0	\$16,377	\$0	\$0	\$0
901 Washers/Dryers - Replace (Vallejo)	\$0	\$16,377	\$0	\$0	\$0
903 Furniture - Replace (Corridors)	\$6,130	\$0	\$0	\$0	\$0
903 Furniture - Replace (Rec Room)	\$8,580	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$16,550	\$0	\$0
1110 Interior Surfaces - Repaint	\$72,000	\$0	\$0	\$0	\$0
1802 Elevator Cab - Remodel	\$27,600	\$0	\$0	\$0	\$0
Mechanical					
303 HVAC System - Replace (Rec Room)	\$0	\$12,566	\$0	\$0	\$0
305 Security System - Replace	\$25,900	\$0	\$0	\$0	\$0
703 Entry Access System - Replace	\$10,300	\$0	\$0	\$0	\$0
703 Key Card Readers - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace (Frontera)	\$5,520	\$0	\$0	\$0	\$0
705 Gate Operator - Replace (Vallejo)	\$5,520	\$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	\$4,923	\$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	\$0	\$0	\$0	\$0	\$19,021
1903 Flow Meter Alarm - Replace	\$3,040	\$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

Fiscal Year	2026	2027	2028	2029	2030
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$12,718
1207 Pool Filter - Replace	\$0	\$0	\$0	\$3,715	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$2,754	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$7,879	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace (Partial)	\$4,070	\$0	\$0	\$4,447	\$0
1215 Control Panel - Replace	\$2,320	\$0	\$0	\$0	\$0
1219 Pool Furniture - Replace (Partial)	\$2,940	\$0	\$0	\$3,213	\$0
1901 Equipment Shed - Refurbish	\$0	\$0	\$0	\$0	\$0
General Common Areas					
103 Concrete/Brick Walks - Repair	\$0	\$0	\$0	\$10,927	\$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	\$3,400	\$0	\$0	\$0	\$0
404 Benches - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$13,367	\$0	\$0
1005 Landscaping - Replace (Partial)	\$17,500	\$0	\$18,566	\$0	\$19,696
1402 Monument Sign - Refurbish	\$0	\$0	\$7,320	\$0	\$0
1901 Planters - Waterproof	\$0	\$0	\$0	\$0	\$0
1902 Planters - Replant	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$773,900	\$90,722	\$55,803	\$145,486	\$780,765
Ending Reserve Balance	\$434,372	\$499,943	\$646,470	\$763,005	\$313,427

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$313,427	\$604,111	\$719,617	\$1,013,483	\$542,848
Annual Reserve Funding	\$328,868	\$340,378	\$352,292	\$364,622	\$377,384
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$11,457	\$16,529	\$21,640	\$19,433	\$17,803
Total Income	\$653,751	\$961,018	\$1,093,548	\$1,397,538	\$938,035
# Component					
Building Exteriors					
101 Balcony & Deck - Inspection	\$0	\$0	\$0	\$0	\$29,488
104 Balconies - Re-Coat	\$0	\$0	\$0	\$130,477	\$0
105 Balconies - Repair Allowance	\$0	\$0	\$0	\$324,293	\$0
325 Motion Sensor Lights - Replace (Partial)	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Rail - Replace	\$0	\$0	\$0	\$145,679	\$0
603 Tile Walls - Replace	\$0	\$0	\$0	\$0	\$0
702 Exterior Doors - Replace (Partial)	\$0	\$12,299	\$0	\$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	\$16,440
1107 Metal Fence/Rail - Repaint	\$24,229	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Trim - Repaint	\$0	\$11,057	\$0	\$0	\$0
1117 Wood Shingle Siding - Repaint	\$0	\$74,628	\$0	\$0	\$0
1119 Wood Trim - Repair/Replace	\$0	\$17,314	\$0	\$0	\$0
1120 Shingle Siding - Replace	\$0	\$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	\$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)	\$7,106	\$0	\$0	\$0	\$0
903 Furniture - Replace (Rec Room)	\$9,947	\$0	\$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	\$19,432	\$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	\$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	\$0	\$0	\$0	\$0
Pool & Spa Area					
1200 Pool Deck - Replace (Partial)	\$0	\$0	\$25,581	\$0	\$0
1201 Spa Deck - Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$35,051	\$0	\$0
1203 Spa - Resurface	\$0	\$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	\$8,358	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace (Partial)	\$0	\$4,860	\$0	\$0	\$5,310

Fiscal Year	2031	2032	2033	2034	2035
1215 Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
1219 Pool Furniture - Replace (Partial)	\$0	\$3,511	\$0	\$0	\$3,836
1901 Equipment Shed - Refurbish	\$0	\$0	\$0	\$0	\$0
General Common Areas					
103 Concrete/Brick Walks - Repair	\$0	\$0	\$0	\$12,668	\$0
106 Concrete Deck - Re-Coat	\$0	\$0	\$0	\$39,523	\$0
107 Terrace Deck - Seal/Repair	\$0	\$0	\$0	\$179,881	\$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	\$20,896	\$0	\$22,168	\$0
1402 Monument Sign - Refurbish	\$0	\$0	\$0	\$0	\$0
1901 Planters - Waterproof	\$0	\$74,509	\$0	\$0	\$0
1902 Planters - Replant	\$0	\$22,329	\$0	\$0	\$0
Total Expenses	\$49,640	\$241,402	\$80,065	\$854,690	\$55,074
Ending Reserve Balance	\$604,111	\$719,617	\$1,013,483	\$542,848	\$882,961

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$882,961	\$952,822	\$1,320,578	\$738,567	\$995,315
Annual Reserve Funding	\$390,592	\$404,263	\$418,412	\$433,056	\$448,213
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$22,922	\$28,386	\$25,711	\$21,650	\$30,179
Total Income	\$1,296,475	\$1,385,471	\$1,764,701	\$1,193,273	\$1,473,707
# Component					
Building Exteriors					
101 Balcony & Deck - Inspection	\$0	\$0	\$0	\$0	\$0
104 Balconies - Re-Coat	\$0	\$0	\$0	\$151,259	\$0
105 Balconies - Repair Allowance	\$0	\$0	\$0	\$0	\$0
325 Motion Sensor Lights - Replace (Partial)	\$2,836	\$0	\$0	\$0	\$0
503 Metal Fence/Rail - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Walls - Replace	\$0	\$0	\$256,637	\$0	\$0
702 Exterior Doors - Replace (Partial)	\$0	\$14,258	\$0	\$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	\$28,088	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$211,013	\$0	\$0
1116 Wood Trim - Repaint	\$0	\$0	\$13,203	\$0	\$0
1117 Wood Shingle Siding - Repaint	\$0	\$0	\$89,110	\$0	\$0
1119 Wood Trim - Repair/Replace	\$0	\$0	\$20,674	\$0	\$0
1120 Shingle Siding - Replace	\$0	\$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	\$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	\$266,617	\$0	\$0
602 Vinyl Flooring - Replace (Laundry)	\$9,139	\$0	\$0	\$0	\$0
602 Vinyl Flooring - Replace (Lobbies)	\$11,423	\$0	\$0	\$0	\$0
602 Vinyl Flooring - Replace (Trash)	\$4,153	\$0	\$0	\$0	\$0
710 Address Signs - Replace	\$0	\$0	\$0	\$0	\$0
901 Washers/Dryers - Replace (Frontera)	\$0	\$22,009	\$0	\$0	\$0
901 Washers/Dryers - Replace (Vallejo)	\$0	\$22,009	\$0	\$0	\$0
903 Furniture - Replace (Corridors)	\$8,238	\$0	\$0	\$0	\$0
903 Furniture - Replace (Rec Room)	\$11,531	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$102,655	\$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	\$34,807	\$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	\$133,451	\$0	\$0	\$0	\$0
807 Circulation Pumps - Replace	\$0	\$6,617	\$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	\$44,752	\$0	\$0	\$0	\$0
1804 Fire Hoses - Replace	\$31,716	\$0	\$0	\$0	\$0
1811 Plumbing - Replace/Reline/Repair	\$0	\$0	\$0	\$0	\$25,563
1903 Flow Meter Alarm - Replace	\$0	\$0	\$4,334	\$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	\$16,111	\$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	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace (Partial)	\$0	\$0	\$5,803	\$0	\$0

Fiscal Year	2036	2037	2038	2039	2040
1215 Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
1219 Pool Furniture - Replace (Partial)	\$0	\$0	\$4,192	\$0	\$0
1901 Equipment Shed - Refurbish	\$0	\$0	\$0	\$0	\$0
General Common Areas					
103 Concrete/Brick Walks - Repair	\$0	\$0	\$0	\$14,685	\$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	\$32,014	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
330 Coach Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Benches - Replace	\$0	\$0	\$10,836	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
1005 Landscaping - Replace (Partial)	\$23,519	\$0	\$24,951	\$0	\$26,470
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	\$343,653	\$64,893	\$1,026,134	\$197,958	\$52,033
Ending Reserve Balance	\$952,822	\$1,320,578	\$738,567	\$995,315	\$1,421,674

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$1,421,674	\$1,799,002	\$2,285,530	\$2,825,463	\$2,195,811
Annual Reserve Funding	\$463,901	\$480,137	\$496,942	\$514,335	\$532,337
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$40,214	\$51,001	\$63,818	\$62,697	\$62,260
Total Income	\$1,925,790	\$2,330,140	\$2,846,289	\$3,402,496	\$2,790,408
# Component					
Building Exteriors					
101 Balcony & Deck - Inspection	\$0	\$0	\$0	\$38,475	\$0
104 Balconies - Re-Coat	\$0	\$0	\$0	\$175,351	\$0
105 Balconies - Repair Allowance	\$0	\$0	\$0	\$435,823	\$0
325 Motion Sensor Lights - Replace (Partial)	\$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	\$16,528	\$0	\$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	\$20,826	\$0	\$0
1107 Metal Fence/Rail - Repaint	\$32,562	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Trim - Repaint	\$0	\$0	\$0	\$15,765	\$0
1117 Wood Shingle Siding - Repaint	\$0	\$0	\$0	\$106,402	\$0
1119 Wood Trim - Repair/Replace	\$0	\$0	\$0	\$24,685	\$0
1120 Shingle Siding - Replace	\$0	\$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	\$0	\$0	\$0	\$0	\$0
Building Interiors					
326 Emergency/Exit Lights - Replace	\$23,525	\$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)	\$9,550	\$0	\$0	\$0	\$0
903 Furniture - Replace (Rec Room)	\$13,367	\$0	\$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	\$16,047	\$0	\$0	\$0	\$0
703 Key Card Readers - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace (Frontera)	\$8,600	\$0	\$0	\$0	\$0
705 Gate Operator - Replace (Vallejo)	\$8,600	\$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	\$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	\$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	\$5,788	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$4,290	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$12,275	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace (Partial)	\$6,341	\$0	\$0	\$6,929	\$0

Fiscal Year	2041	2042	2043	2044	2045
1215 Control Panel - Replace	\$3,614	\$0	\$0	\$0	\$0
1219 Pool Furniture - Replace (Partial)	\$4,580	\$0	\$0	\$5,005	\$0
1901 Equipment Shed - Refurbish	\$0	\$0	\$0	\$0	\$0
General Common Areas					
103 Concrete/Brick Walks - Repair	\$0	\$0	\$0	\$17,024	\$0
106 Concrete Deck - Re-Coat	\$0	\$0	\$0	\$53,116	\$0
107 Terrace Deck - Seal/Repair	\$0	\$0	\$0	\$241,745	\$0
206 Garage Entry Drives - Repair	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$34,219	\$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	\$28,082	\$0	\$29,793	\$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	\$126,787	\$44,611	\$20,826	\$1,206,685	\$0
Ending Reserve Balance	\$1,799,002	\$2,285,530	\$2,825,463	\$2,195,811	\$2,790,408

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$2,790,408	\$3,163,880	\$3,698,734	\$3,662,902	\$3,880,884
Annual Reserve Funding	\$550,969	\$570,252	\$590,211	\$610,869	\$632,249
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$74,347	\$85,689	\$91,920	\$94,194	\$72,717
Total Income	\$3,415,724	\$3,819,821	\$4,380,866	\$4,367,965	\$4,585,850
# Component					
Building Exteriors					
101 Balcony & Deck - Inspection	\$0	\$0	\$0	\$0	\$0
104 Balconies - Re-Coat	\$0	\$0	\$0	\$203,279	\$0
105 Balconies - Repair Allowance	\$0	\$0	\$0	\$0	\$0
325 Motion Sensor Lights - Replace (Partial)	\$3,811	\$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	\$19,161	\$0	\$0	\$0
702 Frontera Main Entry Door - Replace	\$0	\$0	\$0	\$0	\$14,697
702 Vallejo Main Entry Door - Replace	\$0	\$0	\$0	\$0	\$14,697
719 Common Doors/Gates - Re-Key	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Rail - Repaint	\$37,748	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$300,854
1116 Wood Trim - Repaint	\$0	\$0	\$0	\$0	\$18,824
1117 Wood Shingle Siding - Repaint	\$0	\$0	\$0	\$0	\$127,050
1119 Wood Trim - Repair/Replace	\$0	\$0	\$0	\$0	\$29,476
1120 Shingle Siding - Replace	\$0	\$0	\$0	\$0	\$203,279
1301 Asphalt/Gravel Roof - Replace	\$0	\$0	\$0	\$0	\$1,317,251
1304 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$166,768	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
326 Emergency/Exit Lights - Replace	\$0	\$0	\$0	\$0	\$0
330 Signage - Replace	\$12,282	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$380,132
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	\$9,771	\$0	\$0	\$0	\$0
901 Washers/Dryers - Replace (Frontera)	\$0	\$29,579	\$0	\$0	\$0
901 Washers/Dryers - Replace (Vallejo)	\$0	\$29,579	\$0	\$0	\$0
903 Furniture - Replace (Corridors)	\$11,071	\$0	\$0	\$0	\$0
903 Furniture - Replace (Rec Room)	\$15,496	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$29,891	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$146,361
1802 Elevator Cab - Remodel	\$49,849	\$0	\$0	\$0	\$0
Mechanical					
303 HVAC System - Replace (Rec Room)	\$0	\$0	\$0	\$0	\$0
305 Security System - Replace	\$46,778	\$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	\$8,892	\$0	\$0	\$0
1801 Elevator - Modernize (Frontera)	\$0	\$0	\$0	\$0	\$0
1801 Elevator - Modernize (Vallejo)	\$0	\$0	\$440,704	\$0	\$0
1803 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
1804 Fire Hoses - Replace	\$0	\$0	\$45,220	\$0	\$0
1811 Plumbing - Replace/Reline/Repair	\$0	\$0	\$0	\$0	\$34,354
1903 Flow Meter Alarm - Replace	\$0	\$0	\$0	\$0	\$6,180
Pool & Spa Area					
1200 Pool Deck - Replace (Partial)	\$0	\$0	\$0	\$41,051	\$0
1201 Spa Deck - Replace	\$0	\$20,835	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$56,247	\$0
1203 Spa - Resurface	\$20,409	\$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	\$13,022	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace (Partial)	\$0	\$7,571	\$0	\$0	\$8,273

Fiscal Year	2046	2047	2048	2049	2050
1215 Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
1219 Pool Furniture - Replace (Partial)	\$0	\$5,469	\$0	\$0	\$5,976
1901 Equipment Shed - Refurbish	\$0	\$0	\$0	\$0	\$0
General Common Areas					
103 Concrete/Brick Walks - Repair	\$0	\$0	\$0	\$19,736	\$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)	\$31,607	\$0	\$33,532	\$0	\$35,574
1402 Monument Sign - Refurbish	\$0	\$0	\$13,221	\$0	\$0
1901 Planters - Waterproof	\$0	\$0	\$119,565	\$0	\$0
1902 Planters - Replant	\$0	\$0	\$35,831	\$0	\$0
Total Expenses	\$251,844	\$121,087	\$717,964	\$487,081	\$2,642,978
Ending Reserve Balance	\$3,163,880	\$3,698,734	\$3,662,902	\$3,880,884	\$1,942,872

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$1,942,872	\$2,545,230	\$3,234,729	\$3,442,419	\$2,941,241
Annual Reserve Funding	\$654,378	\$677,281	\$700,986	\$725,520	\$750,914
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$56,040	\$72,171	\$83,373	\$79,709	\$83,874
Total Income	\$2,653,290	\$3,294,682	\$4,019,088	\$4,247,648	\$3,776,029
# Component					
Building Exteriors					
101 Balcony & Deck - Inspection	\$0	\$0	\$50,201	\$0	\$0
104 Balconies - Re-Coat	\$0	\$0	\$0	\$235,657	\$0
105 Balconies - Repair Allowance	\$0	\$0	\$0	\$585,709	\$0
325 Motion Sensor Lights - Replace (Partial)	\$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	\$22,213	\$0	\$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	\$26,382	\$0	\$0	\$0	\$0
1107 Metal Fence/Rail - Repaint	\$43,760	\$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	\$0	\$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	\$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)	\$12,835	\$0	\$0	\$0	\$0
903 Furniture - Replace (Rec Room)	\$17,965	\$0	\$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	\$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	\$510,896	\$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	\$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	\$25,854	\$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
1210 Pool/Spa Pumps - Replace (Partial)	\$0	\$0	\$9,041	\$0	\$0

Fiscal Year	2051	2052	2053	2054	2055
1215 Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
1219 Pool Furniture - Replace (Partial)	\$0	\$0	\$6,531	\$0	\$0
1901 Equipment Shed - Refurbish	\$0	\$0	\$0	\$0	\$0
General Common Areas					
103 Concrete/Brick Walks - Repair	\$0	\$0	\$0	\$22,879	\$0
106 Concrete Deck - Re-Coat	\$0	\$0	\$0	\$71,383	\$0
107 Terrace Deck - Seal/Repair	\$0	\$0	\$0	\$324,886	\$0
206 Garage Entry Drives - Repair	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
330 Coach Lights - Replace	\$7,119	\$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	\$37,740	\$0	\$40,039	\$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	\$108,060	\$59,953	\$576,669	\$1,306,407	\$0
Ending Reserve Balance	\$2,545,230	\$3,234,729	\$3,442,419	\$2,941,241	\$3,776,029



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client beyond this Reserve Study engagement. Derek Eckert, R.S., company president, is a credentialed Reserve Specialist (#114). All work performed by Association Reserves adheres to National Reserve Study Standards (NRSS) under his Responsible Charge. To our knowledge, no material issues have been withheld that would distort the client's situation.

This Reserve Study relies on information provided by representatives of the client, vendors, and suppliers regarding financial details, component quantities, maintenance plans, contracts, and historical conditions. This information is deemed reliable but is not audited or independently verified. Our work is for budgeting purposes only and is not intended to be used for the purpose of any type of audit, quality inspections, forensic analysis, background checks of historical records, or the identification of construction defects, hazardous materials, or dangerous conditions.

Estimates for interest and inflation have been included because including such estimates is more accurate than ignoring them completely. Clients who engage us for update reports are considered to have deemed prior component quantities and other prior Reserve Study data accurate unless otherwise noted. During inspections, our company standard is to establish measurements within a 5% margin of error, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our opinions on Useful Life, Remaining Useful Life, and cost estimates are not guarantees of actual costs or timing and assume proper installation, maintenance, and a stable economic environment.

We recommend developing a preventive maintenance plan in conjunction with the Reserve Study to minimize costs and maximize life cycles. We can only adjust the Reserve Study as needed if the client provides such plans. Structural inspections are recommended to identify costs for reserve planning, and we recommend consulting subject matter experts for such evaluations. Corrective maintenance costs and timing can only be incorporated per the results of these engagements if the information is provided by the client. No preventive maintenance plan or structural inspection report has been discussed or provided unless otherwise noted.

Identifying hidden issues, such as but not limited to, plumbing, electrical, and structural problems, is outside our scope of work. We recommend engaging subject matter experts to evaluate all issues outside the scope of the Reserve Study and our expertise.

Components included in this study usually have an anticipated remaining useful life within 30 years from the time of field observations. Information provided by the client about ongoing maintenance or repairs is included in component notes for full or site-visit reserve studies.

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 planned. This Reserve Study is a "one-year" document that needs to be updated annually to incorporate more accurate estimates. A long-term perspective improves the accuracy of near-term planning that this report projects expenses for 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.

The re-use of this Reserve Study, figures, or calculations in any other format absolves Association Reserves 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)
UOM	Unit of Measure
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**Approx 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. 9-year balcony and deck inspection is 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

Lower Estimate: \$ 20,300**Higher Estimate:**

\$24,900

Cost Source: ARSF Cost Database**Comp #: 104 Balconies - Re-Coat****Approx Quantity: 90 Balconies****Location:** At each unit**Funded?:** Yes.**History:** 2024

Comments: 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:**

3 years

Lower Estimate: \$ 92,700**Higher Estimate:**

\$113,000

Cost Source: Estimate Provided by Client, plus Inflation**Comp #: 105 Balconies - Repair Allowance****Approx Quantity: 5,250 GSF****Location:** At each unit**Funded?:** Yes.**History:** Unit #219 balcony repairs done in 2024.

Comments: 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:**

8 years

Lower Estimate: \$ 230,000**Higher Estimate:**

\$282,000

Cost Source: Cost History, plus Inflation**Comp #: 325 Motion Sensor Lights - Replace (Partial)****Approx Quantity: 3 of 7 Lights****Location:** Garage area**Funded?:** Yes.**History:** Partial Replacement: 2014

Comments: We recommend periodic cleaning to maintain an attractive appearance.

Useful Life: 10 years**Remaining Life:**

0 years

Lower Estimate: \$ 1,900**Higher Estimate:**

\$2,320

Cost Source: ARSF Cost Database**Comp #: 503 Metal Fence/Rail - Replace****Approx Quantity: 1,190 LF****Location:** Handrails, fencing and balconies**Funded?:** Yes.**History:**

Comments: Inspect regularly to ensure stability of railing. We recommend setting aside funding for eventual replacement at the interval indicated below.

Useful Life: 25 years**Remaining Life:**

8 years

Lower Estimate: \$ 104,000**Higher Estimate:**

\$127,000

Cost Source: ARSF Cost Database**Comp #: 603 Tile Walls - Replace****Approx Quantity: 2,450 GSF****Location:** Various exterior locations**Funded?:** Yes.**History:**

Comments: Inspect regularly for any potential structural or leak issues. Funding for replacement at the interval below.

Useful Life: 50 years**Remaining Life:**

12 years

Lower Estimate: \$ 162,000**Higher Estimate:**

\$198,000

Cost Source: ARSF Cost Database

Comp #: 702 Exterior Doors - Replace (Partial)**Approx Quantity: 3 of 25 3x7 Doors****Location:** Exterior locations on buildings**Funded?:** Yes.**History:** (2) Replaced: 2016**Comments:** 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:**

1 years

Lower Estimate: \$ 9,270**Higher Estimate:**

\$11,300

Cost Source: ARSF Cost Database

Comp #: 702 Frontera Main Entry Door - Replace**Approx Quantity: 1 Metal/Glass Door****Location:** Frontera Way entry**Funded?:** Yes.**History:** Replaced: 06/2014**Comments:** Should be inspected and repaired as-needed as an Operating expense to ensure good function.**Useful Life:** 35 years**Remaining Life:**

24 years

Lower Estimate: \$ 6,510**Higher Estimate:**

\$7,950

Cost Source: Cost History, plus Inflation

Comp #: 702 Vallejo Main Entry Door - Replace**Approx Quantity: 1 Metal/Glass Door****Location:** Vallejo Drive entry**Funded?:** Yes.**History:** Replaced: 06/2014**Comments:** Should be inspected and repaired as-needed as an Operating expense to ensure good function.**Useful Life:** 35 years**Remaining Life:**

24 years

Lower Estimate: \$ 6,510**Higher Estimate:**

\$7,950

Cost Source: Cost History, plus Inflation

Comp #: 719 Common Doors/Gates - Re-Key**Approx 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:**

1 years

Lower Estimate: \$ 11,300**Higher Estimate:**

\$13,900

Cost Source: ARSF Cost Database

Comp #: 1107 Metal Fence/Rail - Repaint**Approx Quantity: 1,190 LF****Location:** Handrails, fencing and balconies**Funded?:** Yes.**History:** Repainted: 07/2017**Comments:** We recommend repainting of the metal surfaces every 4-5 years to keep well protected from costly repairs and/or replacement.**Useful Life:** 5 years**Remaining Life:**

0 years

Lower Estimate: \$ 18,800**Higher Estimate:**

\$23,000

Cost Source: Cost History, plus Inflation

Comp #: 1115 Stucco - Repaint**Approx Quantity: 57,950 GSF****Location:** Exterior building surfaces**Funded?:** Yes.**History:** Repainted: 2013**Comments:** We recommend repainting every 10-12 years to maintain an attractive appearance.**Useful Life:** 12 years**Remaining Life:**

0 years

Lower Estimate: \$ 133,000**Higher Estimate:**

\$163,000

Cost Source: ARSF Cost Database

Comp #: 1116 Wood Trim - Repaint**Approx Quantity: 1,800 GSF****Location:** Building exterior trim**Funded?:** Yes.**History:** Repainted: 2013**Comments:** 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

Lower Estimate: \$ 8,330**Higher Estimate:**

\$10,200

Cost Source: ARSF Cost Database

Comp #: 1117 Wood Shingle Siding - Repaint**Approx Quantity: 13,800 GSF****Location:** Building exterior surfaces**Funded?:** Yes.**History:** Repainted: 2013**Comments:** 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

Lower Estimate: \$ 56,300**Higher Estimate:**

\$68,800

Cost Source: ARSF Cost Database

Comp #: 1119 Wood Trim - Repair/Replace**Approx Quantity: 1,800 GSF****Location:** Exterior building trim**Funded?:** Yes.**History:****Comments:** 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

Lower Estimate: \$ 13,100**Higher Estimate:**

\$16,000

Cost Source: ARSF Cost Database

Comp #: 1120 Shingle Siding - Replace**Approx Quantity: 13,800 GSF****Location:** Building exterior surfaces**Funded?:** Yes.**History:****Comments:** We recommend contacting a licensed professional in a few years to further assess the cost and timing of the project.**Useful Life:** 24 years**Remaining Life:**

0 years

Lower Estimate: \$ 90,000**Higher Estimate:**

\$110,000

Cost Source: Estimate Provided by Client

Comp #: 1301 Asphalt/Gravel Roof - Replace**Approx Quantity: 38,150 GSF****Location:** Rooftop of building**Funded?:** Yes.**History:** Tune-up 2020**Comments:** 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.**Useful Life:** 20 years**Remaining Life:**

4 years

Lower Estimate: \$ 583,000**Higher Estimate:**

\$713,000

Cost Source: ARSF Cost Database

Comp #: 1304 Comp Shingle Roof - Replace**Approx Quantity: 4,140 GSF****Location:** Sloped portions of roof**Funded?:** Yes.**History:****Comments:** 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:**

23 years

Lower Estimate: \$ 76,100**Higher Estimate:**

\$93,000

Cost Source: ARSF Cost Database

Comp #: 1310 Gutters/Downspouts - Replace**Approx Quantity: 400 LF****Location:** Perimeter of sloped roofs**Funded?:** Yes.**History:** Replaced in 2024**Comments:** Inspect regularly, keep gutters and downspouts free of debris to ensure water evacuating from rooftops as designed.**Useful Life:** 40 years**Remaining Life:**

38 years

Lower Estimate: \$ 38,100**Higher Estimate:**

\$46,500

Cost Source: Cost History, plus Inflation

Building Interiors

Comp #: 324 Interior Lights - Replace**Approx Quantity: 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:****Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:**Comp #: 326 Emergency/Exit Lights - Replace****Approx Quantity: 35 Fixtures****Location:** Adjacent to exit doors at all levels**Funded?:** Yes.**History:****Comments:** As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed.**Useful Life:** 20 years**Remaining Life:**

15 years

Lower Estimate: \$ 13,600**Higher Estimate:**

\$16,600

Cost Source: ARSF Cost Database**Comp #: 330 Signage - Replace****Approx Quantity: 12 Signs****Location:** Corridors**Funded?:** Yes.**History:****Comments:** As routine maintenance, inspect regularly, clean/touch up for appearance and repair from operating budget.**Useful Life:** 20 years**Remaining Life:**

0 years

Lower Estimate: \$ 6,120**Higher Estimate:**

\$7,480

Cost Source: ARSF Cost Database**Comp #: 403 Mailboxes - Replace****Approx Quantity: 96 Individual Boxes****Location:** 1st floor lobbies**Funded?:** Yes.**History:****Comments:** As routine maintenance, inspect regularly, clean by wiping down for appearance, change lock cylinders, lubricate hinges and repair as needed from operating budget.**Useful Life:** 30 years**Remaining Life:**

1 years

Lower Estimate: \$ 14,800**Higher Estimate:**

\$18,000

Cost Source: ARSF Cost Database**Comp #: 601 Carpet - Replace****Approx Quantity: 1,940 GSY****Location:** Interior corridors & rooms**Funded?:** Yes.**History:****Comments:** We recommend a continued cycle of cleaning to maintain an attractive appearance.**Useful Life:** 12 years**Remaining Life:**

0 years

Lower Estimate: \$ 168,000**Higher Estimate:**

\$206,000

Cost Source: ARSF Cost Database**Comp #: 602 Vinyl Floor - Replace (Exercise Rm)****Approx Quantity: 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:****Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 602 Vinyl Flooring - Replace (Laundry)**Approx Quantity: 400 GSF****Location:** Laundry rooms**Funded?:** Yes.**History:** Replaced: 07/2011**Comments:** We recommend periodic cleaning to maintain an attractive appearance.**Useful Life:** 25 years**Remaining Life:**

10 years

Lower Estimate: \$ 6,120**Higher Estimate:**

\$7,480

Cost Source: ARSF Cost Database

Comp #: 602 Vinyl Flooring - Replace (Lobbies)**Approx Quantity: 500 GSF****Location:** Garage level adjacent to elevator and laundry**Funded?:** Yes.**History:** Replaced: 07/2011**Comments:** We recommend periodic cleaning to maintain a positive appearance.**Useful Life:** 25 years**Remaining Life:**

10 years

Lower Estimate: \$ 7,650**Higher Estimate:**

\$9,350

Cost Source: ARSF Cost Database

Comp #: 602 Vinyl Flooring - Replace (Trash)**Approx Quantity: 180 GSY****Location:** All floors**Funded?:** Yes.**History:** Replaced: 2008**Comments:** We recommend periodic cleaning to maintain an attractive appearance.**Useful Life:** 25 years**Remaining Life:**

10 years

Lower Estimate: \$ 2,780**Higher Estimate:**

\$3,400

Cost Source: ARSF Cost Database

Comp #: 710 Address Signs - Replace**Approx Quantity: 95 Signs****Location:** At each unit door**Funded?:** Yes.**History:****Comments:** As routine maintenance, inspect regularly, clean/touch up for appearance and repair from operating budget.**Useful Life:** 20 years**Remaining Life:**

0 years

Lower Estimate: \$ 4,870**Higher Estimate:**

\$5,950

Cost Source: ARSF Cost Database

Comp #: 901 Appliances - Replace (Rec Room)**Approx 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:****Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 901 Washers/Dryers - Replace (Frontera)**Approx Quantity: 5 Washers, 5 Dryers****Location:** Laundry room at Frontera side building**Funded?:** Yes.**History:****Comments:** Laundry machines should be inspected, serviced and repaired as needed by vendors to ensure full useful life and achieve optimal performance.**Useful Life:** 10 years**Remaining Life:**

1 years

Lower Estimate: \$ 14,300**Higher Estimate:**

\$17,500

Cost Source: Cost History, plus Inflation

Comp #: 901 Washers/Dryers - Replace (Vallejo)**Approx Quantity: 5 Washers, 5 Dryers****Location:** Laundry room at Vallejo side building**Funded?:** Yes.**History:****Comments:** Laundry machines should be inspected, serviced and repaired as needed by vendors to ensure full useful life and achieve optimal performance.**Useful Life:** 10 years**Remaining Life:**

1 years

Lower Estimate: \$ 14,300**Higher Estimate:**

\$17,500

Cost Source: Cost History, plus Inflation

Comp #: 902 Exercise Equipment - Replace**Approx 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:****Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 903 Furniture - Replace (Corridors)**Approx Quantity: 24 Assorted Pieces****Location:** Corridors and lobbies**Funded?:** Yes.**History:****Comments:** Replacement timing is largely dependent on the Association's aesthetic desires.**Useful Life:** 5 years**Remaining Life:**

0 years

Lower Estimate: \$ 5,520**Higher Estimate:**

\$6,740

Cost Source: ARSF Cost Database

Comp #: 903 Furniture - Replace (Rec Room)**Approx Quantity: 32 Assorted Pieces****Location:** Lower floor**Funded?:** Yes.**History:****Comments:** We recommend periodic cleaning to maintain an attractive appearance.**Useful Life:** 5 years**Remaining Life:**

0 years

Lower Estimate: \$ 7,720**Higher Estimate:**

\$9,440

Cost Source: ARSF Cost Database

Comp #: 905 Sauna Heaters - Replace**Approx 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:****Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 906 Sauna Rooms - Refurbish**Approx 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:****Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 909 Bathrooms - Refurbish**Approx Quantity: 2 Bathrooms 1530 GSF****Location:** Adjacent to exercise and sauna areas**Funded?:** Yes.**History:** Minor Refurbishment: 2014**Comments:** We recommend periodic cleaning to maintain an attractive appearance.**Useful Life:** 20 years**Remaining Life:**

2 years

Lower Estimate: \$ 14,000**Higher Estimate:**

\$17,200

Cost Source: ARSF Cost Database

Comp #: 1110 Interior Surfaces - Repaint**Approx Quantity: 28,250 GSF****Location:** Corridors, lobbies, common rooms**Funded?:** Yes.**History:** Touch Up Painting: 2014**Comments:** We recommend painting the interior surfaces every 10-12 years to maintain an attractive appearance. Cycle painting with future carpet replacement projects when possible.**Useful Life:** 12 years**Remaining Life:**

0 years

Lower Estimate: \$ 64,800**Higher Estimate:**

\$79,200

Cost Source: ARSF Cost Database

Comp #: 1110 Stairwells - Repaint**Approx Quantity: 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:****Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 1111 Garage Interior - Repaint**Approx Quantity: 1 Informational Component****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:****Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 1802 Elevator Cab - Remodel**Approx Quantity: 2 Standard Cabs****Location:** At each elevator**Funded?:** Yes.**History:** Doors Replaced: 08/2017**Comments:** We recommend periodic inspection by a licensed professional to ensure the elevator is functioning properly.**Useful Life:** 20 years**Remaining Life:**

0 years

Lower Estimate: \$ 24,800**Higher Estimate:**

\$30,400

Cost Source: ARSF Cost Database

Mechanical

Comp #: 303 HVAC System - Replace (Rec Room)**Approx Quantity: 1 3-Ton System****Location:** Furnace in rec room**Funded?:** Yes.**History:** Motor Replaced: 2017**Comments:** 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:**

1 years

Lower Estimate: \$ 11,000**Higher Estimate:**

\$13,400

Cost Source: ARSF Cost Database**Comp #: 305 Security System - Replace****Approx Quantity: 1 System, 17 Cameras****Location:** Throughout property and at office**Funded?:** Yes.**History:****Comments:** Security/surveillance systems should be monitored closely to ensure proper function.**Useful Life:** 10 years**Remaining Life:**

0 years

Lower Estimate: \$ 23,300**Higher Estimate:**

\$28,500

Cost Source: ARSF Cost Database**Comp #: 703 Entry Access System - Replace****Approx Quantity: 2 DKS Systems****Location:** One at each main entry door**Funded?:** Yes.**History:** Replaced: 2010/2011**Comments:** 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:**

0 years

Lower Estimate: \$ 9,270**Higher Estimate:**

\$11,300

Cost Source: ARSF Cost Database**Comp #: 703 Key Card Readers - Replace****Approx Quantity: 2 Readers****Location:** At each driveway**Funded?:** Yes.**History:****Comments:** We recommend periodic inspection by a licensed professional to ensure the system is functioning properly.**Useful Life:** 25 years**Remaining Life:**

7 years

Lower Estimate: \$ 14,200**Higher Estimate:**

\$17,400

Cost Source: ARSF Cost Database**Comp #: 705 Gate Operator - Replace (Frontera)****Approx Quantity: 1 Elite Operator****Location:** At Frontera Way vehicle entry/exit gate**Funded?:** Yes.**History:** Manufacture Date: 11/16/1998, Upgrades: 2016**Comments:** As routine maintenance, we recommend regular professional inspections including service and repair as needed from the operating budget.**Useful Life:** 15 years**Remaining Life:**

0 years

Lower Estimate: \$ 4,970**Higher Estimate:**

\$6,070

Cost Source: ARSF Cost Database**Comp #: 705 Gate Operator - Replace (Vallejo)****Approx Quantity: 1 Elite Operator****Location:** At Vallejo Drive vehicle entry/exit gate**Funded?:** Yes.**History:** Manufacture Date: 03/15/2001, Upgrades: 2016**Comments:** As routine maintenance, we recommend regular professional inspections including service and repair as needed from the operating budget.**Useful Life:** 15 years**Remaining Life:**

0 years

Lower Estimate: \$ 4,970**Higher Estimate:**

\$6,070

Cost Source: ARSF Cost Database

Comp #: 707 Trash Chutes - Replace**Approx Quantity: 2 Chutes, 6 Doors****Location:** Adjacent to corridors**Funded?:** Yes.**History:** Replaced: 02/2016**Comments:** We recommend maintaining adequate paint coverage to prevent rust.**Useful Life:** 40 years**Remaining Life:**

30 years

Lower Estimate: \$ 15,000**Higher Estimate:**

\$18,400

Cost Source: Cost History, plus Inflation

Comp #: 802 Solar Panels - Replace**Approx 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:****Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 803 Tankless Water Heaters - Replace**Approx Quantity: 10 Tankless Heaters****Location:** Rooftop area at west and east end of building**Funded?:** Yes.**History:** Replaced: 2016**Comments:** 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:**

10 years

Lower Estimate: \$ 89,400**Higher Estimate:**

\$109,000

Cost Source: Cost History, plus Inflation

Comp #: 807 Circulation Pumps - Replace**Approx Quantity: 2 Pumps****Location:** Adjacent to tankless water heaters on rooftop**Funded?:** Yes.**History:** Last replaced in 2016**Comments:** We recommend periodic inspection by a licensed professional to ensure the pumps are functioning properly.**Useful Life:** 10 years**Remaining Life:**

1 years

Lower Estimate: \$ 4,300**Higher Estimate:**

\$5,260

Cost Source: Cost History, plus Inflation

Comp #: 1801 Elevator - Modernize (Frontera)**Approx Quantity: 1 4-Stop Hydraulic****Location:** Adjacent to main lobby at Frontera side**Funded?:** Yes.**History:** Modernized: 07/2013**Comments:** We recommend contacting a modernization professional in future years to better anticipate cost and replacement options.**Useful Life:** 40 years**Remaining Life:**

27 years

Lower Estimate: \$ 207,000**Higher Estimate:**

\$253,000

Cost Source: Cost History, plus Inflation

Comp #: 1801 Elevator - Modernize (Vallejo)**Approx Quantity: 1 4-Stop Hydraulic****Location:** Adjacent to main lobby at Vallejo side**Funded?:** Yes.**History:** Cylinder Replaced: 2008**Comments:** We recommend contacting a modernization professional in future years to better anticipate cost and replacement options.**Useful Life:** 40 years**Remaining Life:**

22 years

Lower Estimate: \$ 207,000**Higher Estimate:**

\$253,000

Cost Source: ARSF Cost Database

Comp #: 1803 Fire Alarm System - Replace**Approx Quantity: 1 Fire Alarm System****Location:** Garage area**Funded?:** Yes.**History:** Enunciator panel replaced 2020**Comments:** Fire panels may last for extended period barring unforeseen electrical event. 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:**

10 years

Lower Estimate: \$ 30,000**Higher Estimate:**

\$36,600

Cost Source: Estimate Provided by Client, plus Inflation

Comp #: 1804 Fire Hoses - Replace**Approx Quantity: 26 Hoses****Location:** Interior & in garage hallways**Funded?:** Yes.**History:** 11/2020**Comments:** We recommend regular inspection and testing by a licensed professional.**Useful Life:** 12 years**Remaining Life:**

10 years

Lower Estimate: \$ 21,200**Higher Estimate:**

\$26,000

Cost Source: Cost History, plus Inflation

Comp #: 1811 Plumbing - Replace/Reline/Repair**Approx Quantity: 1 Allowance****Location:** Throughout building**Funded?:** Yes.**History:** 03/2020**Comments:** We recommend contacting a licensed professional to discuss replacement options.**Useful Life:** 10 years**Remaining Life:**

4 years

Lower Estimate: \$ 15,200**Higher Estimate:**

\$18,600

Cost Source: ARSF Cost Database

Comp #: 1903 Flow Meter Alarm - Replace**Approx Quantity: 1 Flow Meter****Location:** Garage**Funded?:** Yes.**History:****Comments:** We recommend periodic inspection by a licensed professional to ensure the system is functioning properly.**Useful Life:** 12 years**Remaining Life:**

0 years

Lower Estimate: \$ 2,740**Higher Estimate:**

\$3,340

Cost Source: ARSF Cost Database

Pool & Spa Area

Comp #: 1200 Pool Deck - Replace (Partial)**Approx Quantity: 1,800 GSF****Location:** Adjacent to pool**Funded?:** Yes.**History:****Comments:** Handle crack filling and wood replacement inserts as an Operating expense when needed. This component provides funding for 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:**

7 years

Lower Estimate: \$ 18,700**Higher Estimate:**

\$22,900

Cost Source: ARSF Cost Database**Comp #: 1201 Spa Deck - Replace****Approx Quantity: 180 GSF****Location:** Surrounding spa**Funded?:** Yes.**History:** Replaced: 2022**Comments:** As routine maintenance, inspect the deck closely for trip hazards and other signs of potential movement.**Useful Life:** 25 years**Remaining Life:**

21 years

Lower Estimate: \$ 10,100**Higher Estimate:**

\$12,300

Cost Source: ARSF Cost Database**Comp #: 1202 Pool - Resurface****Approx Quantity: 1 Pool 40x17****Location:** Rear common area**Funded?:** Yes.**History:** Resurfaced: 2017**Comments:** We recommend proactive cleaning and maintenance and use of cover when possible.**Useful Life:** 16 years**Remaining Life:**

7 years

Lower Estimate: \$ 25,700**Higher Estimate:**

\$31,400

Cost Source: ARSF Cost Database**Comp #: 1203 Spa - Resurface****Approx Quantity: 1 Spa 40-Ft Perim****Location:** Rear common area**Funded?:** Yes.**History:** Resurfaced: 03/2017**Comments:** Spa surfaces typically require more frequent resurfacing due to higher heat and chemical levels. We recommend proactive cleaning and maintenance and use of cover when possible.**Useful Life:** 8 years**Remaining Life:**

4 years

Lower Estimate: \$ 10,200**Higher Estimate:**

\$12,400

Cost Source: Cost History, plus Inflation**Comp #: 1207 Pool Filter - Replace****Approx Quantity: 1 Tagelus 100 SF****Location:** Pool equipment area, enclosed**Funded?:** Yes.**History:** Replaced: 2014**Comments:** Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed.**Useful Life:** 15 years**Remaining Life:**

3 years

Lower Estimate: \$ 3,060**Higher Estimate:**

\$3,740

Cost Source: ARSF Cost Database**Comp #: 1207 Spa Filter - Replace****Approx Quantity: 1 Tagelus 60 SF****Location:** Pool equipment area, enclosed**Funded?:** Yes.**History:** Replaced: 2014**Comments:** Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed.**Useful Life:** 15 years**Remaining Life:**

3 years

Lower Estimate: \$ 2,270**Higher Estimate:**

\$2,770

Cost Source: ARSF Cost Database

Comp #: 1208 Pool Heater - Replace
Location: Pool equipment area, enclosed
Funded?: Yes.
History: Replaced: 2014

Approx Quantity: 1 Raypak 264K BTU

Comments: We recommend regular professional inspections, maintenance and repair to help maximize useful life cycles.
Useful Life: 15 years
Lower Estimate: \$ 6,490
Cost Source: ARSF Cost Database

Remaining Life: 3 years
Higher Estimate: \$7,930

Comp #: 1208 Spa Heater - Replace
Location: Pool equipment area, enclosed
Funded?: Yes.
History: Replaced: 05/2016

Approx Quantity: 1 Heater

Comments: We recommend regular professional inspections, maintenance and repair to help maximize useful life cycles.
Useful Life: 15 years
Lower Estimate: \$ 6,490
Cost Source: Cost History, plus Inflation

Remaining Life: 5 years
Higher Estimate: \$7,930

Comp #: 1210 Pool/Spa Pumps - Replace (Partial)
Location: Pool equipment area, enclosed
Funded?: Yes.
History: (1) Replaced: 02/2021

Approx Quantity: 1 of 3 Pumps

Comments: Inspect for performance and leaks, repair and replace as needed from operating budget.
Useful Life: 3 years
Lower Estimate: \$ 3,660
Cost Source: ARSF Cost Database

Remaining Life: 0 years
Higher Estimate: \$4,480

Comp #: 1215 Control Panel - Replace
Location: Pool equipment building
Funded?: Yes.
History: Timer Replaced: 2016

Approx Quantity: 1 LX-80 Unit

Comments: We recommend periodic inspection by a licensed professional to ensure the system is functioning properly.
Useful Life: 15 years
Lower Estimate: \$ 2,090
Cost Source: ARSF Cost Database

Remaining Life: 0 years
Higher Estimate: \$2,550

Comp #: 1219 Pool Furniture - Replace (Partial)
Location: Adjacent to pool
Funded?: Yes.
History: Partial Replacement: 2016

Approx Quantity: 30 Assorted Pieces

Comments: We recommend periodic cleaning to maintain an attractive appearance.
Useful Life: 3 years
Lower Estimate: \$ 2,650
Cost Source: Cost History, plus Inflation

Remaining Life: 0 years
Higher Estimate: \$3,230

Comp #: 1901 Equipment Shed - Refurbish
Location: Rear common area
Funded?: Yes.
History:

Approx Quantity: 1 7x19 Structure

Comments: With ordinary care and maintenance, plan for replacement at roughly the interval indicated below due to deterioration that will result from constant exposure to the elements. Local repairs between large scale replacements can be funded as general maintenance item.
Useful Life: 40 years
Lower Estimate: \$ 6,840
Cost Source: Estimate Provided by Client, plus Inflation

Remaining Life: 34 years
Higher Estimate: \$8,360

General Common Areas

Comp #: 103 Concrete/Brick Walks - Repair**Approx Quantity: 1 Allowance****Location:** Throughout common areas**Funded?:** Yes.**History:****Comments:** Inspect all areas periodically to identify trip hazards or other safety issues. Repairs are frequently considered an Operating budget line item, but if a pattern of larger repairs develops, Reserve funding may be required.**Useful Life:** 5 years**Remaining Life:**

3 years

Lower Estimate: \$ 9,000**Higher Estimate:**

\$11,000

Cost Source: ARSF Cost Database

Comp #: 106 Concrete Deck - Re-Coat**Approx Quantity: 4,525 GSF****Location:** Portions of rear terrace**Funded?:** Yes.**History:****Comments:** 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:**

8 years

Lower Estimate: \$ 28,100**Higher Estimate:**

\$34,300

Cost Source: ARSF Cost Database

Comp #: 107 Terrace Deck - Seal/Repair**Approx Quantity: 13,650 GSF****Location:** Rear of building**Funded?:** Yes.**History:****Comments:** 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:**

8 years

Lower Estimate: \$ 128,000**Higher Estimate:**

\$156,000

Cost Source: Cost History, plus Inflation

Comp #: 206 Garage Entry Drives - Repair**Approx Quantity: 1,300 GSF****Location:** Access to subterranean garage (2 locations)**Funded?:** Yes.**History:****Comments:** Durable and typically long lived component with ordinary care and maintenance, however, we recommend setting aside funding for eventual repairs at the interval indicated below.**Useful Life:** 30 years**Remaining Life:**

13 years

Lower Estimate: \$ 19,600**Higher Estimate:**

\$24,000

Cost Source: ARSF Cost Database

Comp #: 320 Pole Lights - Replace**Approx Quantity: 12 Fixtures****Location:** Throughout property**Funded?:** Yes.**History:****Comments:** We recommend periodic cleaning and painting to maintain an attractive corrosion free appearance.**Useful Life:** 30 years**Remaining Life:**

18 years

Lower Estimate: \$ 18,100**Higher Estimate:**

\$22,100

Cost Source: ARSF Cost Database

Comp #: 330 Coach Lights - Replace**Approx Quantity: 6 Fixtures****Location:** Common area**Funded?:** Yes.**History:****Comments:** We recommend having a licensed professional test the emergency light fixtures to help ensure they are functioning properly.**Useful Life:** 25 years**Remaining Life:**

0 years

Lower Estimate: \$ 3,060**Higher Estimate:**

\$3,740

Cost Source: ARSF Cost Database

Comp #: 404 Benches - Replace**Approx Quantity: 5 Benches****Location:** Terrace deck**Funded?:** Yes.**History:** Replaced: 2018**Comments:** Inspect regularly and repair or replace any damaged pieces promptly to ensure safety.**Useful Life:** 20 years**Remaining Life:** 12 years**Lower Estimate:** \$ 6,840**Higher Estimate:** \$8,360**Cost Source:** ARSF Cost Database

Comp #: 404 Picnic Table - Replace**Approx 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:****Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:**

Comp #: 407 Gas BBQs - Replace**Approx 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:****Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:**

Comp #: 502 Chain Link Fence - Replace**Approx Quantity: 335 LF****Location:** Rear and side of property, garage**Funded?:** Yes.**History:****Comments:** Inspect regularly to ensure stability of fence.**Useful Life:** 50 years**Remaining Life:** 2 years**Lower Estimate:** \$ 11,300**Higher Estimate:** \$13,900**Cost Source:** ARSF Cost Database

Comp #: 1001 Irrigation System - Replace**Approx Quantity: 1 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:****Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:**

Comp #: 1003 Irrigation Controllers - Replace**Approx 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:****Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:**

Comp #: 1005 Landscaping - Replace (Partial)**Approx Quantity: 1 Allowance****Location:** Perimeter of building**Funded?:** Yes.**History:** 2024**Comments:** This component funds an allowance for periodic landscape replenishment at the interval below. Adjust funding as needed in future years.**Useful Life:** 2 years**Remaining Life:** 0 years**Lower Estimate:** \$ 15,800**Higher Estimate:** \$19,300**Cost Source:** Cost History, plus Inflation

Comp #: 1010 Concrete Terrace Drains - Repair**Approx Quantity: 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:****Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 1402 Monument Sign - Refurbish**Approx Quantity: 25 Letters****Location:** Frontera Way entry**Funded?:** Yes.**History:****Comments:** Clean periodically to maintain overall appearance.**Useful Life:** 20 years**Remaining Life:**

2 years

Lower Estimate: \$ 6,210**Higher Estimate:**

\$7,590

Cost Source: ARSF Cost Database

Comp #: 1808 Trees - Trim**Approx Quantity: 1 Informational Component****Location:** Throughout common areas**Funded?:** No. This component is handled as needed out of the Operating budget. No Reserve funding allocated.**History:****Comments:****Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 1901 Planters - Waterproof**Approx Quantity: 34 Planters 3550 GSF****Location:** Terrace deck**Funded?:** Yes.**History:** Waterproofed: 2016**Comments:** We recommend inspection of the waterproof lining at the planters to help establish a viable replacement plan for planters that need immediate attention.**Useful Life:** 16 years**Remaining Life:**

6 years

Lower Estimate: \$ 56,200**Higher Estimate:**

\$68,600

Cost Source: Cost History, plus Inflation

Comp #: 1902 Planters - Replant**Approx Quantity: 34 Planters, 3,550 GSF****Location:** Terrace deck**Funded?:** Yes.**History:** Re-Planted: 2016**Comments:** We recommend inspection of the waterproof lining at the planters to help establish a viable replacement plan for planters that need immediate attention.**Useful Life:** 16 years**Remaining Life:**

6 years

Lower Estimate: \$ 16,800**Higher Estimate:**

\$20,600

Cost Source: Cost History, plus Inflation
