





PH&L COMMUNITY ASSOCIATION

PH&L - October 2023 Open Session Meeting

October 19, 2023 7:00 PM <u>Virtual Meeting Link</u>

Meeting ID: 815 2854 1942 Password: 109612
Join by Phone: +1 (669) 444-9171
Zoom or In person
The CenterPointe Club, 6200 Playa Vista Drive
Playa Vista, CA 90094

BOARD OF DIRECTORS MEETING - OPEN SESSION AGENDA

The following items may be addressed in Executive Session in accordance with California Civil Code 4935(a):

- · Litigation
- · Matters relating to formation of contract with third parties
- Member Discipline
- Personnel matters

I. CALL TO ORDER

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

Background

In accordance with Civil Code Section 4935(a) the Board will meet in Executive Session immediately following the Open Session meeting in order to consider litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments, as specified in Civil Code.

Teleconference Notice:

Pursuant to the Centers for Disease Control and Prevention's (CDC) interim guidance on mitigation strategies in response to COVID-19 outbreak, including the implementation of social distancing measures where feasible, this meeting is being held via teleconference and videoconference. All homeowners were provided with call-in and video conference information and an opportunity to address the Board of Directors during Homeowner Forum.

Please be advised that pursuant to California Penal Code section 632 it is a crime to intentionally use a recording device to eavesdrop on a confidential communication without the express consent of all parties to the communication.

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III. COMMITTEE UPDATE & INVITED GUESTS

A. LANDSCAPE COMMITTEE

This serves as a placeholder to discuss anything related to the landscape committee.

B. BUDGET COMMITTEE

This serves as a placeholder to discuss anything related to the budget committee.

C. PH COMMITTEE

This serves as a placeholder to discuss anything related to the Park Homes (specifically).

D. STORAGE BIKE ROOM COMMITTEE

This serves as a placeholder to discuss anything related to the storage bike room committee.

E. SOCIAL COMMITTEE

This serves as a placeholder to discuss anything related to the social committee.

F. TECHNOLOGY COMMITTEE

This serves as a placeholder to discuss anything related to the technology committee.

IV. CONSENT CALENDAR

Background

In an effort to expedite the board meetings, Management has placed several business items on a Consent Calendar. Please review the items prior to the meeting so that you may have your questions answered in advance.

Proposed Resolution

That the board approves Consent Calendar Items A - C as presented.

A. APPROVAL OF MINUTES - SEPTEMBER 19, 2023

Proposed Resolution

That the board approves the September 19, 2023 Open Session Meeting Minutes as presented.

Action Required: Board Approval or Denial to be Noted

Supporting Documents

B. RATIFY MONTHLY MAINTENANCE SERVICES PROPOSAL

Proposed Resolution

That the board ratifies their approval of McKowski's monthly maintenance service agreement proposal.

Action Required: Board Approval or Denial to be Noted

Supporting Documents

C. RATIFY TREE REMOVAL APPROVAL

Proposed Resolution

That the board ratifies their approval of Reynoso's Tree removal proposal.

Action Required: Board Approval or Denial to be Noted

Supporting Documents

V. NEW BUSINESS

A. EXHAUST FAN SWITCH PROPOSAL

Background

ACCO Engineered Systems is pleased to provide the following proposal to make wiring modifications to the storage room exhaust fan at the above reference location. As requested, we will tie in the exhaust fan to the light switch/ timer.

The following is included in ACCO's scope of work:

- · Safe Off / Tag Out
- Furnish labor and materials to install roughly twenty (20) feet of new conduit and wiring.
- Make minor modifications to wiring/electrical as needed.
- · Connect exhaust fan to timer/switch.
- System check, test, and start up.
- Our proposal is based upon an agreeable working schedule with all work occurring during normal business hours (Monday to Friday, 6am to 4pm) unless specified otherwise.

Pricing: Base bid for scope of work above:

\$2,367.00

Exclusions:

- Initial service call/troubleshooting
- · Any repairs not specified in scope above.
- · Overtime premium labor costs.
- The pricing contained in this quote/bid is time sensitive. This quotation/bid is valid for thirty (30) days from date above.

Proposed Resolution

That the board discusses this topic and determines how they would like to proceed.

Action Required: Board Approval or Denial to be Noted

Supporting Documents

B. 2024 DRAFT RESERVE STUDY

Background

This serves as a placeholder for the board to review and make changes to the 2024 Reserve Study.

Proposed Resolution

That the board reviews the 2024 Draft Reserve Study and approves as presented.

Action Required: Board Approval or Denial to be Noted

Supporting Documents

C. CALLBOX REPAIR PROPOSAL

Background

Pro Systems is proposing to replace the DoorKing VOIP.

Proposed Resolution

That the board reviews the attached proposal and determines how they would like to proceed.

Action Required: Board Approval or Denial to be Noted

Supporting Documents

D. PLANTER INFILL PROPOSAL

Background

Brightview Landscape sent over the attached proposal to infill some empty planters in the passway.

Proposed Resolution

That the board discusses the attached proposals and determines how they would like to proceed.

► Action Required: Board Approval or Denial to be Noted

Supporting Documents

VI. HOMEOWNER FORUM

In accordance with California Civil Code 4920(a), the Association must post or distribute the agenda for Regular Session Meetings no fewer than four (4) days prior to a Regular Session Meeting. During Homeowner Forum, items not included on the agenda that are raised by homeowners may be briefly responded to by the Board/Management; however, no action may occur with respect to that item unless it is deemed an emergency by the Board of Directors and developed after the agenda was posted and/or distributed. The Board of Directors may refer informational matters and direct administrative tasks to Management and/or contractors. Each homeowner will be given three (3) to five (5) minutes to speak in accordance with the Open Meeting Act, California Civil Code 4920(a), or a total of twenty (20) minutes will be granted for all to address the Board of Directors regarding items of interest or concern.

VII. NEXT BOARD MEETING

The next Open Session Board Meeting is Thursday, November 16, 2023 at 7:00pm.

VIII. ADJOURN

PHL - September	2023 Open	Session M	eeting Minu	ıtespdf





PH&L COMMUNITY ASSOCIATION

PH&L - September 2023 Open Session Meeting

September 19, 2023 7:00 PM
Zoom or In person
The CenterPointe Club, 6200 Playa Vista Drive
Playa Vista, CA 90094

MINUTES

Directors Present

PATRICIA LONDRE TTEE - Vice President STEVEN NAHED - Secretary PETER LEBER - Treasurer ALISHA KEYES - Member **Directors Absent**FILIEP VAN DEN BROUKE - President

Additional Attendees

Kavell Ferguson - Community Manager, FirstService Residential

I. CALL TO ORDER

The September 2023 Park Homes & Lofts Open Session Meeting was called to order at 7:00pm.

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

In accordance with Civil Code Section 4935(a) the Board will meet in Executive Session immediately following the Open Session meeting in order to consider litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments, as specified in Civil Code.

Teleconference Notice:

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Teleconference Notice:

Pursuant to the Centers for Disease Control and Prevention's (CDC) interim guidance on mitigation strategies in response to COVID-19 outbreak, including the implementation of social distancing measures where feasible, this meeting is being held via teleconference and videoconference. All homeowners were provided with call-in and video conference information and an opportunity to address the Board of Directors during Homeowner Forum.

Please be advised that pursuant to California Penal Code section 632 it is a crime to intentionally use a recording device to eavesdrop on a confidential communication without the express consent of all parties to the communication.

Hybrid Meeting Discussion

III. COMMITTEE UPDATE & INVITED GUESTS

- A. LANDSCAPE COMMITTEE
- **B. BUDGET COMMITTEE**
- C. PH COMMITTEE
- D. STORAGE BIKE ROOM COMMITTEE
- **E. SOCIAL COMMITTEE**
- F. TECHNOLOGY COMMITTEE

IV. CONSENT CALENDAR

Resolved

That the board approved consent calendar items A - D as presented.

Motion: PATRICIA LONDRE TTEE

Second: PETER LEBER

Resolved

The motion passed unanimously

A. APPROVAL OF MINUTES - AUGUST 17, 2023

Resolved

That the board approved the August 17, 2023 Open Session Meeting Minutes as presented.

B. FINANCIAL STATEMENT - JULY 31, 2023

Resolved

That the Board approved the Association's income statement for July 31, 2023, comparing actual results to budget, reserve statement, bank statements and reconciliations, check history report and general ledger as presented, subject to an annual audit. The report reflects a year-to-date net operating income of \$125,819.01 and year-to-date reserve funding of \$41,246.93 compared to the year-to-date reserve funding budget of \$24,444. The actual year-to-date operating expenses were \$124,306.74 and the budgeted year-to-date operating expenses were \$137,848. The association has \$9,272.05 in operating funds and \$853,097.46 in reserve funds.

C. RATIFY BANKING ANALYSIS

Resolved

That the board approved the below transfer analysis as presented:

Category	Account Type	Bank	Balances	HINDRES RAID	Maturity Date	Net Annual Interest
Operating	Checking	US Bank	\$19,449	0.00%	n/a	\$0
Reserve PHLC	New CD or Treas	Morgan Stanley	\$200,000	5.00%	24 months	\$10,000
Reserve PHLC	New CD or Treas	Morgan Stanley	\$200,000	5.15%	18 months	\$10,300
Reserve PHLC	New CD or Treas	Morgan Stanley	\$200,000	5.25%	12 months	\$10,500
Reserve PHLC New Account	ММ	Enterprise B&T	\$132,075	4.58%	n/a	\$6,049
Reserve PHL1	New CD or Treas	Morgan Stanley	\$100,000	5.25%	12 months	\$5,250
Reserve PHL1 New Account	MM	Enterprise B&T	\$17,732	4.58%	n/a	\$812

D. RATIFY FIRE DOORS PROPOSAL

Resolved

That the board ratified their approval to move forward with the proposal from All Points Lock & Security to repair fire doors in the amount of \$5,842.28.

V. NEW BUSINESS

A. EV CHARGERS

B. TREE REMOVAL PROPOSALS

Resolved

That the board tables this topic until they can receive an updated proposal from Reynoso Tree Service.

C. ANNUAL DRYWOOD & SUBTERRANEAN TERMITE CONTROL

Resolved

That the board decided to table this topic until they receive further information from Accurate Pest Control.

D. RESERVE STUDY PROPOSALS

Resolved

That the board approved Level 3 from Strategic Reserves propsal.

Motion: PATRICIA LONDRE TTEE

Second: ALISHA KEYES

Resolved

The motion passed unanimously

VI. HOMEOWNER FORUM

A Homeowner Forum was held.

VII. NEXT BOARD MEETING

The next Open Session Board Meeting is Thursday, October 19, 2023 at 7:00pm.

VIII. ADJOURN

There being no further business being brought before the Board of Directors. The September 2023	Park
Homes & Lofts Open Session Meeting was adjourned at 7:26pm.	

APPROVED DATE

2023 PHL HOA Facility Maintenance Agr	eement Exhib.pdf
	www.fsresidential.com 10



FACILITY MAINTENANCE SERVICE AGREEMENT

THIS AGREEMENT, made <u>October 4, 2023</u> between McKowski's Maintenance Systems, Inc. ("Contractor") and <u>PH&L HOA</u>, ("Customer").

- 1. <u>SERVICES</u> Contractor will provide maintenance related services to Customer as indicated in **Exhibit A**, which generally include but are not limited to painting, drywall repair, basic plumbing, changing light bulbs, replacing ballasts, minor electrical repairs, changing locks, patching stucco, light welding, light duty construction (wood replacement, fence repairs, grinding trip hazards, and repairing steps). Contractor shall perform all work described in the Agreement using the highest professional standards consistent with current industry standards in California and shall provide all labor and equipment necessary to perform such work. Contractor shall not be responsible for delays in performance beyond its control.
- **3.** <u>TERMINATION</u> Contractor or Customer may terminate this agreement at any time if all or a part of the premises are destroyed or upon giving the other party thirty days advance written notice. Contractor may terminate this agreement for nonpayment of past due balances, including services rendered and material purchases, at any time.
- **4. PRICE** Customer agrees to pay Contractor for these services:
 - **♣** Monthly Maintenance Services: 8 hours per week, 32 hours per month.
 - > \$<u>68.00</u> per hour.
 - > \$<u>2,176.00</u> per month

(Initial)

- **♣** McKowski's will not be responsible for components worked on or inspected by others.
- **Lesson** Emergency calls after hours:
 - **After hours emergency phone number (323) 395-1176**
 - **Emergency rate \$150.00 per hour with two-hour minimum trip charge**
 - ❖ Emergency calls on holiday \$200.00 an hour with two-hour minimum trip charge

10979 San Diego Mission Road, San Diego, CA 92108 | Ph: (619) 269-4600 Email: OfficeAssistant@Mckowskis.com

♣ Price is subject to change based on increases in the CA State Minimum Wage and or increases in Workers Compensation Insurance.

This is a portal to portal contract. This is a labor only bid. All material costs will be charged to Customer with a 30% handling fee. Payment for Contractor's services shall be due upon receipt of Contractor's invoice. A late charge of one and one-half percent (1.5%) per month shall be paid by Customer to Contractor on any past due payment not received within thirty (30) days after the submission of the invoice.

Prior to Contractor or Contractor's employees performing any additional maintenance services or additional repairs, Contractor must obtain the prior written consent of Customer. If Contractor fails to obtain Customer's prior written consent to perform additional maintenance services or additional repairs, then Customer may refuse to pay for such additional services. This clause excludes emergency repairs, such as a water intrusion issue, that we are instructed to repair by either the Board of Directors and/or the Association's property manager. **Approved additional work will be billed at the contracted hourly rate as indicated in this contract, unless emergency or holiday rates apply.**

- 5. CHANGE IN WORK PERFORMED The above price is based upon services to be provided as set forth in the attached specifications. Without limiting the responsibility of Contractor for the proper conduct of its' personnel and the maintenance areas to be serviced, the conduct of Contractor's maintenance personnel is to be guided by rules and regulations as agreed upon in writing between Customer and Contractor and any additional special written instructions as may be given by Customer to Contractor and as required by California law and Customer's governing documents. Pursuant to Section 4, if there are any proposed changes in the scope of services under this Agreement, Customer and Contractor shall agree, in writing, on the acceptable proposed changes and shall also agree on a reasonable price adjustment for the change in service.
- **EXTRAORDINARY COST CHANGES** If any extraordinary event affects Contractor's costs, upon written notice to Customer, the parties shall agree upon a reasonable adjustment. Such events shall include, but not be limited to, armed hostility, riots, strikes, picketing, boycotts, acts of God or public enemy, national emergency, financial or economic disturbances, epidemics and or other cause beyond the control of Contractor, not reasonably foreseeable, or against which Contractor reasonably cannot protect itself. Payments to be made and services to be rendered under this Agreement shall not become due during any period of an extraordinary event.
- 7. **HOLIDAYS** Contractor is not obligated to perform services on the following holidays:

Memorial Day Independence Day Labor Day Thanksgiving Day Thanksgiving Friday Christmas New Years Day

- **8. INDEMNIFICATION** Contractor shall indemnify and hold harmless Customer from any claims for injury, death and property damage due to acts and omissions of Contractor, its agents or employees which arise out of work performed under this agreement, unless caused by the gross negligence or willful misconduct of Customer, its agents or employees. In such event, Customer shall give Contractor prompt written notice of any demand, claim or suit against Customer, and Contractor shall have the right to compromise or defend the matter to the extent of Customer's own interest. Contractor shall not be liable for delay, loss or damage caused by warfare, riots, strikes, boycotts, acts of God, criminal acts or omissions of others, natural calamity or other causes beyond Contractor's reasonable control.
- 9. <u>INSURANCE</u> Contractor agrees to maintain, in full force and effect during the term hereof, insurance for Worker's Compensation with statutory limits and personal injury and property damage with \$1,000,000.00 combined single limit liability. Contractor has the right to be self-insured where and as permitted by State Law. Contractor shall furnish to Customer a Certificate of Insurance evidencing such coverage and specifying that 30 days prior notice of cancellation shall be sent to Customer. Contractor shall name **PH&L HOA**, and its managing agent, **FirstService Residential**, as additional insured (s) on all insurance policies and shall provide a copy of the Additional Insured Endorsements to Customer. Further all such policies must not contain exclusions for work performed for or at a common interest subdivision. All Contractors' employees shall be Fidelity Bonded.
- 10. <u>CONFORMANCE WITH LEGAL OBLIGATIONS</u> Customer agrees to keep its facilities in a safe condition and in conformance with Federal, State and local laws, ordinances and regulations, and agrees to indemnify and hold harmless Contractor from loss and liability (including reasonable attorneys' fees) caused by Customer's failure to do so. This excludes indemnification of loss or liability based on Contractor's negligence or misconduct and permits the Contractor to be an additional insured, to the extent permissible, on the Association's insurance policies.
- 11. <u>INDEPENDENT CONTRACTOR</u> Contractor is an independent contractor and all persons employed to furnish services hereunder are employees of Contractor and not of Customer. In the event any employees or former employees of Contractor or its affiliates are employed by Customer or by any of Customer's affiliates during the term of this Agreement or within 90 written days after its expiration or termination, Customer agrees to pay to Contractor equal fee to ten percent (10%) of the annualized compensation for each such employee or former employee.

Contractor is responsible for payment of all materials and wages pertaining to services under this agreement, has control over and pays the workmen on the site and retains the right to discharge workmen on the job.

- **12. BINDING** This Agreement shall inure to and bind the successors, assigns, agents and representatives of the parties.
- **13. ENTIRE AGREEMENT** This Agreement supersedes, as of the date the last party signs this Agreement, any and all prior agreements, whether oral or written, between the parties concerning the same services. This Agreement contains the entire agreement between the parties. All prior negotiations between the parties are merged in this Agreement and there are no understandings or agreements other than those incorporated herein. This Agreement may not be modified except by

written instrument signed by both parties. In the event of conflict between any of the foregoing provisions of this Agreement and the attached specifications, the former shall be controlling.

14. <u>NOTICES</u> - Notices, requests, demands and other communications hereunder shall be in writing and delivered or mailed with postage prepaid:

To Customer or Customers Agent: Kavell Ferguson

w/FirstService Residential

3415 S. Sepulveda Blvd., Ste. 720

Los Angeles, CA 90034

Site Address: PH&L HOA

13020 Pacific Promenade Playa Vista, CA 90094

To Contractor At: McKowski's Maintenance Systems, Inc.

10979 San Diego Mission Road

San Diego, CA 92108

or at any other address which may be given by either party to the other in the manner provided above.

- **15.** <u>ASSIGNMENT</u> This Agreement may not be assigned by either party without the prior written consent of the other.
- **16.** This Agreement shall be governed by the laws of the State of California. It is the intent of the parties that the Agreement be enforced to the fullest extent permissible under applicable laws and public policies. The invalidity, illegality, or unenforceability of any particular provision of this Agreement shall not affect the other provisions, and this Agreement shall be construed in all respects as if such invalid, illegal, or unenforceable provision had been omitted. Whenever possible, each provision of this Agreement, including all attachments, shall be interpreted in a manner as to be effective and valid under applicable law.
- 17. In any litigation, arbitration, or other proceeding by which one party either seeks to enforce its rights under this Agreement (whether in contract, tort, or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing party shall be awarded reasonable attorney fees, together with any costs and expenses, to resolve the dispute and to enforce the final judgment.
- 18. This Agreement constitutes the final, complete, and exclusive statement of the terms of the agreement between the parties pertaining to the subject matter of this Agreement and supersedes all prior and contemporaneous understandings or agreements of the parties. No party has been induced to enter into this Agreement by, and no party is relying on, any representation or warranty outside those expressly set forth in this Agreement.

- 19. This Agreement may be executed in any number of copies, each of which shall be deemed an original and no other copy need be produced. All pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural as the identity of the person or persons may require.
- **20. MEDIATION** The parties to this Agreement must first attempt to settle any claim by mediation with the National Conflict Resolution Center unless the parties mutually agree to another approach to mediation. Demand for mediation shall be filed in writing with the other party to this Agreement and with the National Conflict Resolution Center. A demand for mediation shall be made within a reasonable time after the claim has arisen. In no event shall the demand for mediation be made after the date when institution of legal or equitable proceedings based on such claim would be barred by the applicable statute of limitations. Small Claims actions are excluded from this requirement.
- **21.** Contractor shall comply with the requirements of all federal, state, municipal and local laws, statutes, regulations and ordinances.
- **22. PARKING** The Customer is required to furnish an on-site parking space for Contractors Engineer.

PH&L HOA c/o FirstService Residential	McKowski's Maintenance Systems, Inc.
By:(Signature - Customer or Customers Agent)	By:(Signature - Contractor)
By:(Print name)	By:(Print Name)
Date:	Date:

EXHIBIT A

McKowski's proposes the following scope of work under our monthly service contracts.

McKowski's will inform management/Board of Directors of any additional building component repairs/costs needed.

- #1 Check All building fire/life safety systems and FA alarm systems.
 - a. Back Flow Devices.
 - b. Fire alarm panel & fire sprinkler components.
 - c. Check/test and Fire Doors.
 - d. Assist with REG-4 testing if needed.
- **Check building perimeter gates and doors including Automatic vehicle gates.**
 - a. Main entry/exit doors.
 - b. Pedestrian gates.
 - c. Automatic vehicle gates.
- **#3** Check intercom and entry fob system operations.
- #4 Check elevators and mechanical equipment for proper operation.
 - a. Service mechanical room exhaust fans.
- **45** Check all building domestic water components.
 - a. Booster pumps: inspect/service/repair as needed.
 - b. Check backflows for any issues or repair needs.
 - c. Check and manually test water shut off valves IF valves work. Lubricate and exercise valves at least 1x a year.
- #6 Check and service building trash chute intake doors and assemblies.
 - a. Monthly service/repairs to all trash chute intake doors and hardware.
 - b. Service of roof area exhaust fan for building trash chutes.
 - c. Inspection/repairs to trash chute fire rated discharge doors located at parking garage level in trash room.

- #7 HW Equipment-Inspect and test hot water boilers for proper operation. Clean air intake filter as needed.

 Annual service is recommended for all the hot water equipment by the boiler manufacturer. This is a separate service contract IF applicable.
- #8 Check/ test CO system and perform quarterly PM on fans check controls and annually calibrate /replace sensors as needed. This is a separate service contract.
 - a. Perform quarterly PM on fans motors controls and calibrate sensors as needed.
 - b. Replace parts needed with approval.
- #9 Check and manually test the building sump pumps and controllers inside lower garage. This is a separate service contract.
 - a. Check and test high water alarms.
 - b. Biannual service to the building sump pumps repair as needed with approval.
- #10 Check common areas mechanical rooms exhaust and supply ventilation Fans and perform PM needed.
 - a. Service fan motors/assemblies as needed. Replace parts as needed with approval.
- #11 Check and Test Building common area & mechanical room AC systems.
 - a. Test thermostats and adjust settings as needed.
 - b. Replace air filters as needed.
 - c. Service/repair of indoor/outdoor units as required. This is a separate service contract.
- #12 Check all common area lighting and controls. Inspect and repair any issues found with bulbs, ballasts, sockets, transformers, and controls.
 - a. Inspect and repair any issues found with bulbs, ballasts, sockets, transformers, and lighting controls.
 - b. Troubleshoot/diagnose and repair any electrical issue found.
 - c. NOTE: We are happy to help you possible convert your building into an energy saver by switching out existing bulbs with LED bulbs.
 - d. Contact office to speak to account manager for details.

#13 Inspect/ service building storm water systems. Roof drains will be inspected, tested, and cleaned out twice a year.

- a. Recommendations on painting/repair needs will be provided to management.
- b. Roof, common area and parking garage floor drains to be water tested and cleaned twice a year. Service of catch basins and gutter downspout filters. Additional monthly hours to be needed for this service.

#14 Check building UPS system and components.

a. Visual inspection of the building Emergency lighting back up system components. Advise management of any issues or concerns.

#15 Monthly testing/repairs of all building emergency lighting.

- a. Inspections of all the building emergency evacuation pathways/maps/ lighting.
- b. Manual testing & replacement of emergency signs, lights & batteries as needed.

#16 Inspection of building interior/exterior areas that require maintenance, repairs & painting.

a. Provide a detailed report to management with paint/ repair recommendations If needed. Provide bids needed for paint projects. **needed.**

#17 Complete monthly inspection checklists and keep copies on site

a. If a Maintenance Manual has been provided by the developer /builder, we can implement MM checklists and the preventative maintenance schedules as recommended in Manual.

#18 Check parking garage car charging station

a. Monthly visual inspections of all charging stations and report any issues found. We provide EV charging station service, installation and repairs. Please ask for details.

#19 Community BBQs

a. Service, install and repairs with approval.

Reynoso Tree Service.pdf

Estimate



Reynoso Tree Service, LLC

12700 Inglewood Ave. #2222 Hawthorne, CA 90251 (424)207-6878 reynosotree80@gmail.com www.reynosotreeservicellc.com

ADDRESS

PH&L Playa Vista HOA C/o First Residential Service 3415 S Sepulveda Blvd Los Angeles 90034

ESTIMATE :	TE# DATE EXPIRAT		EXPIRATION DATE			
2009-106	4	09/11/2023	10/11/2023			
	DESCRIPTION				RATE	AMOUNT
Tree Removal	Removal of 6 large Washingtonia palm trees located on front yards facing Discovery Creek lane (flus cut) each tree cost \$1000 in this case because of full package each tree cost \$750				750.00	4,500.00
Tree Removal	Removal of 4 Tristiana trees 2 of them facing corner of discovery creek lane and seabluff one of them located facing para way and the other one facing discovery creek			4	200.00	800.00
Full Service		Includes tree trimmi ay debris.	ng noted above, plus full clean up and	1	0.00	0.00

Thank you for the opportunity to supply you with this estimate. We hope we can be of service and fully satisfy all your needs. Please note, we are fully licensed, bonded and insured. I have included a copy of our workers compensation and general liability for your information, Please feel free to call me with any questions.

sincerely, Juan Reynoso (424)207-6878 TOTAL

\$5,300.00

Accepted By Accepted Date

State Lic. 1058590 - Bonded and Insured

090123 PHL - Exhaust Fan Switch.pdf

September 1, 2023

acco engineered systems

818 / 244-6571 Voice 800 / 998-2226 24-Hr Service 888 East Walnut Street Pasadena, CA 91101

Kavell Ferguson FirstService Residential 3415 S. Sepulveda Blvd 720 Los Angeles, CA 90034

Reference: PH&L (Park Homes, and Lofts)

13020 Pacific Promenade Playa Vista, CA 90094

Project: Storage Room Exhaust Fan Switch

Job#: TBD

Dear Kavell:

ACCO Engineered Systems is pleased to provide the following proposal to make wiring modifications to the storage room exhaust fan at the above reference location. As requested, we will tie in the exhaust fan to the light switch/ timer.

The following is included in ACCO's scope of work:

- Safe Off / Tag Out
- Furnish labor and materials to install roughly twenty (20) feet of new conduit and wiring.
- Make minor modifications to wiring/electrical as needed.
- Connect exhaust fan to timer/switch.
- System check, test, and start up.
- Our proposal is based upon an agreeable working schedule with all work occurring during normal business hours (Monday to Friday, 6am to 4pm) unless specified otherwise.

<u> Pricing:</u>

Base bid for scope of work above:

\$2,367.00

Exclusions:

- Initial service call/troubleshooting
- Any repairs not specified in scope above.
- Overtime premium labor costs.
- The pricing contained in this quote/bid is time sensitive. This quotation/bid is valid for thirty (30) days from date above.

If you have any questions or require further information or review, please do not hesitate to contact me.

Best Regards,

ACCO Engineered Systems

Steven Adame

Service Sales Engineer

Mechanical Services Division

Established 1934 License #120696 Report8993-17485A.pdf



info@SRC-ReserveStudy.com (951) 693-1721

PH&L COMMUNITY ASSOCIATION



Level 3 Reserve Study Update (No Site-Visit)

Prepared For Fiscal Year 2024/2025

October 11, 2023

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Preface

This comprehensive reserve study report was produced using specialized web-based software powered by Global Reserves.

The individual responsible for report preparation and/or oversight is Robert Petrisin, RS.

Information contained in the report is considered reliable, but is not guaranteed. The report does not warrant against the contingency of unforseen conditions or circumstances, unreliable information, or an unpredictable inflationary or deflationary spiral. The report is not intended to predict precise expectations, but rather to chart the expectations that a reasonable person might anticipate in planning for the fiscal future. The scope of this report is expressly limited to the components described herein.

It is strongly recommended by the Reserve Study Industry to have this reserve study report updated on an annual basis to ensure the security of a long-term funding plan. These necessary updates provide statutory compliance (as applicable) and allow for adjustments due to actual year-end inflation rate, actual year-end reserve balance and the unpredictable nature of the lives of many of the reserve components under consideration.

Profile

Name PH&L Community Association

Location | Playa Vista, CA 90094

Units/General Type | 73 / Condominium

Base Year / Age 2005 / 18 Fiscal Year Ends March-31

Parameters

Level of Service | Level 3 Reserve Study Update (No Site-Visit)

Prepared for Fiscal Year (FY) 2024/2025

Most Recent On-Site Inspection Date | February 15, 2021

Allocation Increase Rate | ref Cash Flow Analysis

Contingency Rate | ref Component Details

Inflation Rate | 3.0%

Interest Rate / Tax Rate | 3.0% / 30.0%

Interest Rate (net effective) 2.1%

Current Reserve Allocation \$73,332 per year

Current Reserve Balance \$853,097 as of July 31, 2023

Funding Plan - Method / Goal | Cash Flow / Baseline - \$0 minimum FY End Balance

Summary

FY Start Balance Fully Funded Balance	\$913,929 \$2,549,103	(projected to current FY	end/next FY start)
Percent Funded	36%	_	
Proposed Budget	per year	per month	per unit per month
Reserve Allocation	\$187,283	\$15,607	Varies

Association management/members need to understand that Percent Funded is a general indication of reserve strength and that the parameter fluctuates from year to year due to the Disbursement Schedule.

The Reserve Allocation was determined using the Funding Plan indicated above under the Parameters section. This allocation should be increased annually using the Allocation Increase Rate found in the Cash Flow Analysis.

Association management should budget the Reserve Allocation amount toward reserves for next fiscal year, to ensure the availability of reserves to fund future reserve component expenditures. This amount reflects an increase of 155.39% from the Current Reserve Allocation. The Reserve Allocation must be reviewed and adjusted for inflation (and other vital factors) in succeeding years to ensure the-Security of a Successful Plan!

	Reserve Component	Current Cost	Useful Life	Remaining Life
01 (Coat/Paint/Stain			
01.01	bldg exterior,paint	\$440,046	10	3
01.02	garage pillars/walls,paint	\$14,425	20	3
01.03	metal fence/gate-garage,paint	\$6,834	15	3
01.04	metal fence/gate-ped entry,paint	\$1,367	5	1
01.05	metal gates-Homes,paint	\$1,139	5	1
01.06	metal handrail,paint	\$762	5	1
1.07	metal rail-rooftop,paint	\$4,601	5	1
01.08	parking spaces,restripe	\$3,437	10	3
1.09	wood arbors-4th floor,paint	\$13,024	5	1
2 [Deck Compound			
2.01	balcony deck,recoat	\$20,146	5	1
2.02	balcony deck,rehab	\$147,743	25	8
2.03	deck inspection/report,engineering	\$0	9	1
2.04	sundeck-Homes,recoat	\$35,074	5	1
2.05	sundeck-Homes,rehab	\$257,214	25	8
2.06	walkway deck,2nd/3rd/4th,rehab	\$281,881	25	8
2.07	walkway deck-2nd/3rd/4th,recoat	\$38,437	5	1
3 E	Equipment			
3.01	awning,canvas	\$1,753	20	3
3.02	CO2 monitors,garage	\$5,399	10	9
3.03	doors,trash room	\$14,614	25	8
3.04	doors,utility	\$11,223	30	13
3.05	doors/windows,unit-owner resp.	\$0	999	999
3.06	elevator,cab rehab	\$8,768	20	3
3.07	elevator, modernization	\$87,686	40	23
3.08	exhaust fan,electrical room-garage	\$1,753	15	8
3.09	exhaust fan,rooftop	\$1,169	15	3
3.10	exhaust fan,rooftop-elevator	\$584	15	3
3.11	exhaust fans,garage	\$3,507	20	3
3.12	fire alarm control panel	\$17,537	20	3
3.13	fire backflow valve	\$5,553	30	13
3.14	fire extinguisher cabinets	\$3,156	25	8
3.15	fire extinguisher cabinets	\$526	25	8
3.16	fire system,test/repairs-5 yr	\$11,691	5	3
3.17	fixtures,light,accent-plaza	\$1,402	20	3
3.18	fixtures,light,garage	\$26,305	30	13
3.19	fixtures,light,recessed	\$29,111	30	13
	PH&L Community Association	5/42	G, ,	c Reserves Corpor

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	Reserve Component	Current Cost	Useful Life	Remaining Life
03 E	Equipment			
03.20	fixtures,light,step	\$5,962	30	13
3.21	fixtures,light,walkway-4th floor	\$5,611	30	13
3.22	fixtures,light,wall mount	\$8,417	30	13
03.23	fixtures,light,wall mount-plaza	\$16,835	30	13
3.24	gate operators,vehicular	\$17,537	10	3
03.25	mailboxes,CBU-Homes	\$1,870	25	10
3.26	mailboxes,CBU-Lofts	\$18,706	25	8
3.27	methane monitor-battery backup	\$5,845	10	3
3.28	methane monitor-controllers	\$23,383	25	8
03.29	methane monitor-horn strobes	\$5,962	10	3
03.30	methane monitor-sensors	\$56,996	10	3
03.31	security/access system	\$42,117	10	9
03.32	security/access system-entry phone	\$24,552	15	3
03.33	signage,directional/evaculation	\$2,455	25	8
03.34	signage,illuminated exit	\$9,820	20	3
03.35	signage,stairway/floor	\$1,227	25	8
03.36	site furnishings,bench/trash	\$9,118	20	3
03.37	sump pumps,garage	\$7,014	10	3
)4 F	encing			
04.01	metal fence/gates-ped entry,paint	\$18,238	30	13
04.02	metal fence-garage,replace	\$33,408	50	33
04.03	metal gates,ped-garage,replace	\$10,522	25	8
04.04	metal gates,veh-garage,replace	\$11,691	25	8
04.05	metal gates-Homes,replace	\$11,399	30	13
04.06	metal rail-balcony,replace	\$48,096	50	33
04.07	metal rail-rooftop,replace	\$38,540	50	33
04.08	metal security fence-2',replace	\$1,590	40	23
)5 F	Pavement			
05.01	concrete,garage area,repairs	\$11,691	10	3
06 F	Restoration			
06.01	courtyard/podium,drain channels	\$1,362	30	13
06.02	courtyard/podium,rehab(20%)	\$201,468	50	33
06.03	irrigation/landscape,rehab	\$17,069	10	3
6.04	paver blocks,repairs/rehab(25%)	\$5,714	25	8
06.05	planters,reline/waterproof	\$694,039	30	13
06.06	utility-electric panel/syste,rehab	\$128,022	60	43
06.07	utility-storm drain system,rehab	\$128,022	60	43
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	Reserve Component	Current Cost	Useful Life	Remaining Life	
06 Re	storation				
06.08 ι	utility-waste lines,rehab	\$128,022	60	43	
06.09 ι	utility-water lines,rehab	\$384,067	60	43	
06.10 v	wood arbors-4th floor,rehab	\$65,121	30	13	
07 Ro	ofs				
و 07.01	gutters/downspouts	\$56,587	30	13	
07.02 I	ow slope/flat roof-Lofts	\$108,731	15	3	
07.03 ı	metal roof-Homes	\$29,228	50	33	
07.04 tile roof-Lofts		\$266,567	40	23	
08 Tei	mite				
08.01 t	ermite/pest control	\$64,011	15	3	

Grand Total:

77

\$4,224,499

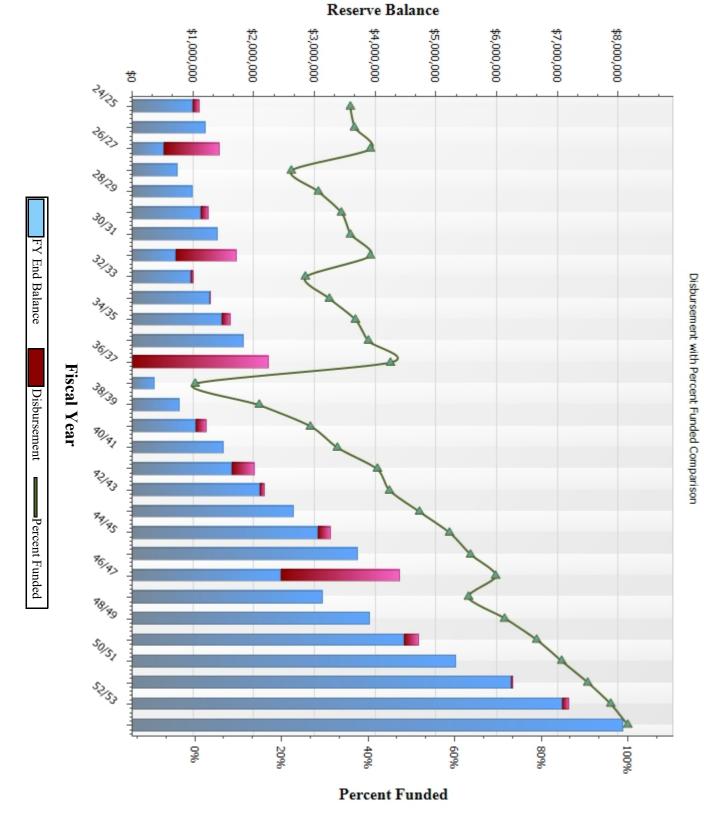
Cash Flow Analysis

		ı		Allocation Increase	Rate				ల్
	FY Start Balance	Pa	Reserve Alloca	"Tega"	Special Assessm	į	ģ	Fully Funded Balan	, b
A	'East,	Interest Earned	100	" Im	\$. \$.	Disbursement	FY End Balanc	"mdeo	Percent Funded
Fiscal v.	San San	er est	a de la companya de l	Ocari	cial,	pmas	End	1 2	Cent
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23/24						\$0	\$913,929	\$2,279,339	
24/25	\$913,929	\$19,193	\$187,283	155.4%	\$0	\$117,986	\$1,002,419	\$2,549,103	36%
25/26	\$1,002,419	\$21,051	\$197,771	5.6%	\$0	\$0	\$1,221,241	\$2,711,475	37%
26/27	\$1,221,241	\$25,646	\$208,846	5.6%	\$0	\$928,249	\$527,485	\$3,006,393	41%
27/28	\$527,485	\$11,077	\$220,541	5.6%	\$0	\$0	\$759,104	\$2,360,581	22%
28/29	\$759,104	\$15,941	\$232,892	5.6%	\$0	\$0	\$1,007,937	\$2,658,137	29%
29/30	\$1,007,937	\$21,167	\$245,934	5.6%	\$0	\$136,784	\$1,138,254	\$2,971,397	34%
30/31	\$1,138,254	\$23,903	\$259,706	5.6%	\$0	\$0	\$1,421,864	\$3,160,065	36%
31/32	\$1,421,864	\$29,859	\$274,250	5.6%	\$0	\$1,003,655	\$722,318	\$3,502,557	41%
32/33	\$722,318	\$15,169	\$289,608	5.6%	\$0	\$61,999	\$965,096	\$2,828,973	26%
33/34	\$965,096	\$20,267	\$305,826	5.6%	\$0	\$2,513	\$1,288,676	\$3,112,647	31%
34/35	\$1,288,676	\$27,062	\$322,952	5.6%	\$0	\$158,560	\$1,480,131	\$3,474,035	37%
35/36	\$1,480,131	\$31,083	\$341,037	5.6%	\$0	\$0	\$1,852,252	\$3,693,886	40%
36/37	\$1,852,252	\$38,897	\$360,135	5.6%	\$0	\$2,251,285	\$0	\$4,091,629	45%
37/38	\$0	\$0	\$380,303	5.6%	\$0	\$0	\$380,304	\$2,191,351	0%
38/39	\$380,304	\$7,986	\$401,600	5.6%	\$0	\$0	\$789,891	\$2,561,741	15%
39/40	\$789,891	\$16,588	\$424,090	5.6%	\$0	\$183,819	\$1,046,750	\$2,952,276	27%
40/41	\$1,046,750	\$21,982	\$447,839	5.6%	\$0	\$0	\$1,516,571	\$3,174,593	33%
41/42	\$1,516,571	\$31,848	\$472,918	5.6%	\$0	\$370,394	\$1,650,943	\$3,602,711	42%
42/43	\$1,650,943	\$34,670	\$499,401	5.6%	\$0	\$83,319	\$2,101,696	\$3,672,181	45%
43/44	\$2,101,696	\$44,136	\$527,368	5.6%	\$0	\$0	\$2,673,200	\$4,049,642	52%
44/45	\$2,673,200	\$56,137	\$556,900	5.6%	\$0	\$213,098	\$3,073,140	\$4,534,892	59%
45/46	\$3,073,140	\$64,536	\$588,087	5.6%	\$0	\$0	\$3,725,763	\$4,826,060	64%
46/47	\$3,725,763	\$78,241	\$621,020	5.6%	\$0	\$1,975,996	\$2,449,028	\$5,356,760	70%
47/48	\$2,449,028	\$51,430	\$655,797	5.6%	\$0	\$0	\$3,156,255	\$3,879,622	63%
48/49	\$3,156,255	\$66,281	\$692,521	5.6%	\$0	\$0	\$3,915,058	\$4,405,417	72%
49/50	\$3,915,058	\$82,216	\$731,303	5.6%	\$0	\$247,039	\$4,481,538	\$4,959,205	79%
50/51	\$4,481,538	\$94,112	\$772,256	5.6%	\$0	\$0	\$5,347,906	\$5,287,841	85%
51/52	\$5,347,906	\$112,306	\$815,502	5.6%	\$0	\$26,748	\$6,248,966	\$5,893,709	91%
52/53	\$6,248,966	\$131,228	\$824,978	1.2%	\$0	\$111,976	\$7,093,196	\$6,503,890	96%
53/54	\$7,093,196	\$148,957	\$849,727	3.0%	\$0	\$0	\$8,091,881	\$7,058,258	100%
2.1%	√o - Interest Rate				Min FY	End Balance:	\$0	Min % Funded:	0%
	$\frac{1}{6}$ - Inflation					End Balance:	\$2,370,962	Avg % Funded:	
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Yearly Review Chart



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Disbursement By Year

Fiscal Year	Disbursement \$117,986	Disbursement Breakdown		
2024/2025				
		\$1,408	01.04	metal fence/gate-ped entry,paint
		\$1,173	01.05	metal gates-Homes,paint
		\$785	01.06	metal handrail,paint
		\$4,739	01.07	metal rail-rooftop,paint
		\$13,415	01.09	wood arbors-4th floor,paint
		\$20,750	02.01	balcony deck,recoat
		\$0	02.03	deck inspection/report,engineering
		\$36,126	02.04	sundeck-Homes,recoat
		\$39,590	02.07	walkway deck-2nd/3rd/4th,recoat
2026/2027	\$928,249			
		\$480,838	01.01	bldg exterior,paint
		\$15,762	01.02	garage pillars/walls,paint
		\$7,468	01.03	metal fence/gate-garage,paint
		\$3,756	01.08	parking spaces,restripe
		\$1,916	03.01	awning,canvas
		\$9,581	03.06	elevator,cab rehab
		\$1,277	03.09	exhaust fan,rooftop
		\$638	03.10	exhaust fan,rooftop-elevator
		\$3,832	03.11	exhaust fans,garage
		\$19,163	03.12	fire alarm control panel
		\$12,775	03.16	fire system,test/repairs-5 yr
		\$1,532	03.17	fixtures, light, accent-plaza
		\$19,163	03.24	gate operators, vehicular
		\$6,387	03.27	methane monitor-battery backup
		\$6,515	03.29	methane monitor-horn strobes
		\$62,280	03.30	methane monitor-sensors
		\$26,828	03.32	security/access system-entry phone
		\$10,730	03.34	signage,illuminated exit
		\$9,963	03.36	site furnishings,bench/trash
		\$7,664	03.37	sump pumps,garage
		\$12,775	05.01	concrete,garage area,repairs
		\$18,651	06.03	irrigation/landscape,rehab
		\$118,810	07.02	low slope/flat roof-Lofts
		\$69,945	08.01	termite/pest control

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Disbursement By Year

Fiscal Year	Disbursement \$136,784	Disbursement Breakdown		
2029/2030				
		\$1,632	01.04	metal fence/gate-ped entry,paint
		\$1,360	01.05	metal gates-Homes,paint
		\$910	01.06	metal handrail,paint
		\$5,494	01.07	metal rail-rooftop,paint
		\$15,552	01.09	wood arbors-4th floor,paint
		\$24,056	02.01	balcony deck,recoat
		\$41,882	02.04	sundeck-Homes,recoat
		\$45,898	02.07	walkway deck-2nd/3rd/4th,recoat
2031/2032	\$1,003,655			
		\$187,161	02.02	balcony deck,rehab
		\$325,839	02.05	sundeck-Homes,rehab
		\$357,087	02.06	walkway deck,2nd/3rd/4th,rehab
		\$18,513	03.03	doors,trash room
		\$2,221	03.08	exhaust fan, electrical room-garage
		\$3,998	03.14	fire extinguisher cabinets
		\$666	03.15	fire extinguisher cabinets
		\$14,810	03.16	fire system,test/repairs-5 yr
		\$23,697	03.26	mailboxes,CBU-Lofts
		\$29,622	03.28	methane monitor-controllers
		\$3,110	03.33	signage, directional/evaculation
		\$1,554	03.35	signage,stairway/floor
		\$13,329	04.03	metal gates,ped-garage,replace
		\$14,810	04.04	metal gates, veh-garage, replace
		\$7,238	06.04	paver blocks,repairs/rehab(25%)
2032/2033	\$61,999			
		\$7,045	03.02	CO2 monitors,garage
		\$54,954	03.31	security/access system
2033/2034	\$2,513			
		\$0	02.03	deck inspection/report,engineering
		\$2,513	03.25	mailboxes,CBU-Homes

Disbursement By Year

Fiscal Year	Disbursement \$158,560	Disbursement Breakdown		
2034/2035				
		\$1,892	01.04	metal fence/gate-ped entry,paint
		\$1,577	01.05	metal gates-Homes,paint
		\$1,055	01.06	metal handrail,paint
		\$6,369	01.07	metal rail-rooftop,paint
		\$18,028	01.09	wood arbors-4th floor,paint
		\$27,886	02.01	balcony deck,recoat
		\$48,549	02.04	sundeck-Homes,recoat
		\$53,204	02.07	walkway deck-2nd/3rd/4th,recoat
2036/2037	\$2,251,285			
		\$646,208	01.01	bldg exterior,paint
		\$5,047	01.08	parking spaces,restripe
		\$16,481	03.04	doors,utility
		\$8,155	03.13	fire backflow valve
		\$17,168	03.16	fire system,test/repairs-5 yr
		\$38,629	03.18	fixtures,light,garage
		\$42,750	03.19	fixtures, light, recessed
		\$8,755	03.20	fixtures, light, step
		\$8,240	03.21	fixtures, light, walkway-4th floor
		\$12,360	03.22	fixtures, light, wall mount
		\$24,722	03.23	fixtures, light, wall mount-plaza
		\$25,753	03.24	gate operators, vehicular
		\$8,583	03.27	methane monitor-battery backup
		\$8,755	03.29	methane monitor-horn strobes
		\$83,699	03.30	methane monitor-sensors
		\$10,300	03.37	sump pumps,garage
		\$26,783	04.01	metal fence/gates-ped entry,paint
		\$16,739	04.05	metal gates-Homes,replace
		\$17,168	05.01	concrete,garage area,repairs
		\$2,000	06.01	courtyard/podium,drain channels
		\$25,066	06.03	irrigation/landscape,rehab
		\$1,019,196	06.05	planters,reline/waterproof
		\$95,630	06.10	wood arbors-4th floor,rehab
		\$83,098	07.01	gutters/downspouts

Disbursement By Year

Fiscal Year	Disbursement	Disbu	rsement Bre	rakdown
2039/2040	\$183,819			
		\$2,194	01.04	metal fence/gate-ped entry,paint
		\$1,828	01.05	metal gates-Homes,paint
		\$1,223	01.06	metal handrail,paint
		\$7,383	01.07	metal rail-rooftop,paint
		\$20,900	01.09	wood arbors-4th floor,paint
		\$32,328	02.01	balcony deck,recoat
		\$56,283	02.04	sundeck-Homes,recoat
		\$61,680	02.07	walkway deck-2nd/3rd/4th,recoat
2041/2042	\$370,394			
		\$11,634	01.03	metal fence/gate-garage,paint
		\$1,990	03.09	exhaust fan,rooftop
		\$994	03.10	exhaust fan,rooftop-elevator
		\$19,903	03.16	fire system,test/repairs-5 yr
		\$41,797	03.32	security/access system-entry phone
		\$185,104	07.02	low slope/flat roof-Lofts
		\$108,972	08.01	termite/pest control
2042/2043	\$83,319			
		\$0	02.03	deck inspection/report,engineering
		\$9,467	03.02	CO2 monitors,garage
		\$73,852	03.31	security/access system
2044/2045	\$213,098			
		\$2,543	01.04	metal fence/gate-ped entry,paint
		\$2,119	01.05	metal gates-Homes,paint
		\$1,418	01.06	metal handrail,paint
		\$8,559	01.07	metal rail-rooftop,paint
		\$24,229	01.09	wood arbors-4th floor,paint
		\$37,478	02.01	balcony deck,recoat
		\$65,248	02.04	sundeck-Homes,recoat
		\$71,504	02.07	walkway deck-2nd/3rd/4th,recoat

Disbursement By Year

Fiscal Year	Disbursement	Disbu	rsement Bre	eakdown
046/2047	\$1,975,996			
		\$868,475	01.01	bldg exterior,paint
		\$28,469	01.02	garage pillars/walls,paint
		\$6,783	01.08	parking spaces, restripe
		\$3,460	03.01	awning,canvas
		\$17,305	03.06	elevator,cab rehab
		\$173,057	03.07	elevator, modernization
		\$3,460	03.08	exhaust fan, electrical room-garage
		\$6,921	03.11	exhaust fans,garage
		\$34,611	03.12	fire alarm control panel
		\$23,073	03.16	fire system,test/repairs-5 yr
		\$2,767	03.17	fixtures, light, accent-plaza
		\$34,611	03.24	gate operators, vehicular
		\$11,536	03.27	methane monitor-battery backup
		\$11,767	03.29	methane monitor-horn strobes
		\$112,487	03.30	methane monitor-sensors
		\$19,381	03.34	signage,illuminated exit
		\$17,995	03.36	site furnishings,bench/trash
		\$13,843	03.37	sump pumps,garage
		\$3,138	04.08	metal security fence-2',replace
		\$23,073	05.01	concrete,garage area,repairs
		\$33,687	06.03	irrigation/landscape,rehab
		\$526,097	07.04	tile roof-Lofts
2049/2050	\$247,039			
		\$2,948	01.04	metal fence/gate-ped entry,paint
		\$2,456	01.05	metal gates-Homes,paint
		\$1,643	01.06	metal handrail,paint
		\$9,923	01.07	metal rail-rooftop,paint
		\$28,088	01.09	wood arbors-4th floor,paint
		\$43,447	02.01	balcony deck,recoat
		\$75,641	02.04	sundeck-Homes,recoat
		\$82,893	02.07	walkway deck-2nd/3rd/4th,recoat
2051/2052	\$26,748			
		\$0	02.03	deck inspection/report,engineering
		\$26,748	03.16	fire system,test/repairs-5 yr
2052/2053	\$111,976			
		\$12,723	03.02	CO2 monitors,garage
		\$99,253	03.31	security/access system

JN:17485-A-3

October 11, 2023

Disbursement By Year

Fiscal Year Disbursement		Disbursement Breakdown
Grand Total:	\$7,873,420	

Reserve Balance Distribution

Note- This distribution is based on the disbursement by year in ascending order.

\$913,929 : FY Start Balance \$913,929 : Distributed Funds

\$0: Remaining Funds

Reserve Component	Distribution	Percentage
01 Coat/Paint/Stain		
01.01 bldg exterior,paint	\$480,838	52.6122%
01.02 garage pillars/walls,paint	\$15,762	1.7246%
01.03 metal fence/gate-garage,paint	\$7,468	0.8171%
01.04 metal fence/gate-ped entry,paint	\$1,408	0.1541%
01.05 metal gates-Homes, paint	\$1,173	0.1283%
01.06 metal handrail,paint	\$785	0.0859%
01.07 metal rail-rooftop,paint	\$4,739	0.5185%
01.08 parking spaces, restripe	\$3,756	0.4110%
01.09 wood arbors-4th floor,paint	\$13,415	1.4678%
02 Deck Compound		
02.01 balcony deck,recoat	\$20,750	2.2704%
02.02 balcony deck,rehab		
02.03 deck inspection/report,engineering		
02.04 sundeck-Homes,recoat	\$36,126	3.9528%
02.05 sundeck-Homes,rehab		
02.06 walkway deck,2nd/3rd/4th,rehab		
02.07 walkway deck-2nd/3rd/4th,recoat	\$39,590	4.3318%
O3 Equipment		
03.01 awning,canvas	\$1,916	0.2096%
O3.02 CO2 monitors,garage		
03.03 doors,trash room		
03.04 doors, utility		
03.05 doors/windows,unit-owner resp.		
03.06 elevator,cab rehab	\$9,581	1.0483%
03.07 elevator, modernization		
03.08 exhaust fan, electrical room-garage		
03.09 exhaust fan,rooftop	\$1,277	0.1397%
03.10 exhaust fan,rooftop-elevator	\$638	0.0698%
03.11 exhaust fans,garage	\$3,832	0.4193%
3.12 fire alarm control panel	\$19,163	2.0968%
3.13 fire backflow valve		
3.14 fire extinguisher cabinets		
3.15 fire extinguisher cabinets		
03.16 fire system,test/repairs-5 yr	\$12,775	1.3978%
03.17 fixtures,light,accent-plaza	\$1,532	0.1676%
D:8993-PH&L Community Association	16/42	Strategic Reserves Corporation
JN:17485-A-3		October 11, 202

Reserve Balance Distribution

\$913,929 : FY Start Balance Note- This distribution is based on the disbursement by year in ascending order.

\$913,929 : Distributed Funds **\$0 : Remaining Funds**

Reserve Component	Distribution	Percentage
03 Equipment		
03.18 fixtures,light,garage		
03.19 fixtures, light, recessed		
03.20 fixtures, light, step		
03.21 fixtures,light,walkway-4th floor		
03.22 fixtures, light, wall mount		
03.23 fixtures, light, wall mount-plaza		
03.24 gate operators, vehicular	\$19,163	2.0968%
03.25 mailboxes,CBU-Homes		
03.26 mailboxes,CBU-Lofts		
03.27 methane monitor-battery backup	\$6,387	0.6989%
33.28 methane monitor-controllers		
03.29 methane monitor-horn strobes	\$6,515	0.7129%
03.30 methane monitor-sensors	\$62,280	6.8145%
03.31 security/access system		
03.32 security/access system-entry phone	\$26,828	2.9355%
03.33 signage, directional/evaculation		
03.34 signage,illuminated exit	\$10,730	1.1741%
03.35 signage,stairway/floor		
03.36 site furnishings,bench/trash	\$9,963	1.0901%
03.37 sump pumps,garage	\$7,664	0.8386%
04 Fencing		
04.01 metal fence/gates-ped entry,paint		
04.02 metal fence-garage,replace		
04.03 metal gates,ped-garage,replace		
04.04 metal gates, veh-garage, replace		
04.05 metal gates-Homes, replace		
04.06 metal rail-balcony,replace		
04.07 metal rail-rooftop,replace		
04.08 metal security fence-2',replace		
95 Pavement		
05.01 concrete,garage area,repairs	\$12,775	1.3978%
06 Restoration		
06.01 courtyard/podium,drain channels		
06.02 courtyard/podium,rehab(20%)		
06.03 irrigation/landscape,rehab	\$18,651	2.0407%
06.04 paver blocks,repairs/rehab(25%)		
06.05 planters,reline/waterproof		
ID:8993-PH&L Community Association	17/42	Strategic Reserves Corporatio
JN:17485-A-3		October 11, 202.

Reserve Balance Distribution

Note- This distribution is based on the disbursement by year in ascending order.

\$913,929 : FY Start Balance \$913,929 : Distributed Funds

\$0 : Remaining Funds

Reserv	e Component	Distribution	Percentage
06 R	Restoration		
06.06	utility-electric panel/syste,rehab		
06.07	utility-storm drain system,rehab		
06.08	utility-waste lines,rehab		
06.09	utility-water lines,rehab		
06.10	wood arbors-4th floor,rehab		
07 R	Roofs		
07.01	gutters/downspouts		
07.02	low slope/flat roof-Lofts	\$56,449	6.1765%
07.03	metal roof-Homes		
07.04	tile roof-Lofts		
08 T	ermite		
08.01	termite/pest control		

Allocation Breakdown

	Reserve Component	Reserve Allocation (per year)	Reserve Allocation (per month)	Reserve Allocation (per unit per month)	Allocation %
01	Coat/Paint/Stain	\$47,610.24	\$3,967.51	Varies	25.43%
01.01	bldg exterior,paint	\$42,151.13	\$3,512.59	Varies	22.51%
01.02	garage pillars/walls,paint	\$690.87	\$57.57	Varies	0.37%
01.03	metal fence/gate-garage,paint	\$436.41	\$36.37	Varies	0.23%
01.04	metal fence/gate-ped entry,paint	\$261.89	\$21.82	Varies	0.14%
01.05	metal gates-Homes,paint	\$218.21	\$18.18	Varies	0.12%
01.06	metal handrail,paint	\$145.98	\$12.17	Varies	0.08%
01.07	metal rail-rooftop,paint	\$881.44	\$73.45	Varies	0.47%
01.08	parking spaces,restripe	\$329.22	\$27.44	Varies	0.18%
01.09	wood arbors-4th floor,paint	\$2,495.09	\$207.92	Varies	1.33%
02	Deck Compound	\$44,258.78	\$3,688.22	Varies	23.63%
02.01	balcony deck,recoat	\$3,859.49	\$321.62	Varies	2.06%
02.02	balcony deck,rehab	\$5,660.80	\$471.73	Varies	3.02%
02.03	deck inspection/report,engineering	\$0.00	\$0.00	Varies	0.00%
02.04	sundeck-Homes,recoat	\$6,719.34	\$559.94	Varies	3.59%
02.05	sundeck-Homes,rehab	\$9,855.21	\$821.27	Varies	5.26%
02.06	walkway deck,2nd/3rd/4th,rehab	\$10,800.33	\$900.03	Varies	5.77%
02.07	walkway deck-2nd/3rd/4th,recoat	\$7,363.61	\$613.63	Varies	3.93%
03	Equipment	\$28,118.07	\$2,343.18	Varies	15.02%
03.01	awning,canvas	\$83.96	\$7.00	Varies	0.04%
03.02	CO2 monitors,garage	\$517.16	\$43.10	Varies	0.28%
03.03	doors,trash room	\$559.94	\$46.66	Varies	0.30%
03.04	doors,utility	\$358.34	\$29.86	Varies	0.19%
03.05	doors/windows,unit-owner resp.	\$0.00	\$0.00	Varies	0.00%
03.06	elevator,cab rehab	\$419.94	\$34.99	Varies	0.22%
03.07	elevator, modernization	\$2,099.82	\$174.98	Varies	1.12%
03.08	exhaust fan, electrical room-garage	\$111.94	\$9.33	Varies	0.06%
03.09	exhaust fan,rooftop	\$74.65	\$6.22	Varies	0.04%
03.10	exhaust fan,rooftop-elevator	\$37.29	\$3.11	Varies	0.02%
03.11	exhaust fans,garage	\$167.96	\$14.00	Varies	0.09%
03.12	fire alarm control panel	\$839.92	\$69.99	Varies	0.45%
03.13	fire backflow valve	\$177.30	\$14.78	Varies	0.09%
03.14	fire extinguisher cabinets	\$120.92	\$10.08	Varies	0.06%
ID:8993-1	PH&L Community Association	19/42		Strategic Reser	ves Corporatio

ID:8993-PH&L Community Association JN:17485-A-3

Allocation Breakdown

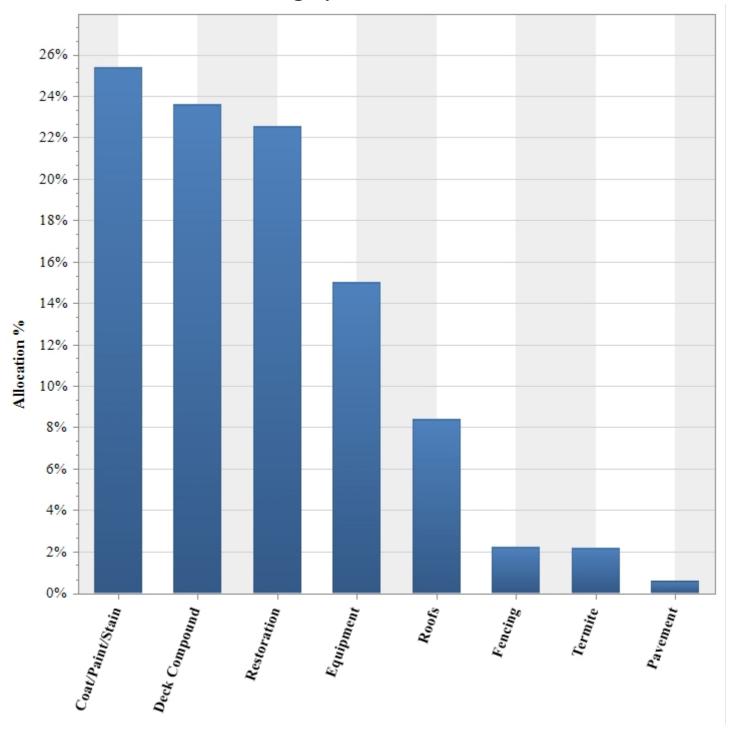
	Reserve Component	Reserve Allocation (per year)	Reserve Allocation (per month)	Reserve Allocation (per unit per month)	Allocation %
03	Equipment	\$28,118.07	\$2,343.18	Varies	15.02%
03.15	fire extinguisher cabinets	\$20.15	\$1.68	Varies	0.01%
03.16	fire system,test/repairs-5 yr	\$2,239.72	\$186.64	Varies	1.20%
03.17	fixtures, light, accent-plaza	\$67.15	\$5.60	Varies	0.04%
03.18	fixtures, light, garage	\$839.90	\$69.99	Varies	0.45%
03.19	fixtures, light, recessed	\$929.49	\$77.46	Varies	0.50%
03.20	fixtures, light, step	\$190.36	\$15.86	Varies	0.10%
03.21	fixtures, light, walkway-4th floor	\$179.15	\$14.93	Varies	0.10%
03.22	fixtures, light, wall mount	\$268.75	\$22.40	Varies	0.14%
03.23	fixtures, light, wall mount-plaza	\$537.53	\$44.79	Varies	0.29%
03.24	gate operators, vehicular	\$1,679.83	\$139.99	Varies	0.90%
03.25	mailboxes,CBU-Homes	\$71.65	\$5.97	Varies	0.04%
03.26	mailboxes,CBU-Lofts	\$716.72	\$59.73	Varies	0.38%
03.27	methane monitor-battery backup	\$559.88	\$46.66	Varies	0.30%
03.28	methane monitor-controllers	\$895.92	\$74.66	Varies	0.48%
03.29	methane monitor-horn strobes	\$571.09	\$47.59	Varies	0.30%
03.30	methane monitor-sensors	\$5,459.53	\$454.96	Varies	2.92%
03.31	security/access system	\$4,034.30	\$336.19	Varies	2.15%
03.32	security/access system-entry phone	\$1,567.86	\$130.65	Varies	0.84%
03.33	signage, directional/evaculation	\$94.06	\$7.84	Varies	0.05%
03.34	signage,illuminated exit	\$470.32	\$39.19	Varies	0.25%
03.35	signage,stairway/floor	\$47.01	\$3.92	Varies	0.03%
03.36	site furnishings,bench/trash	\$436.70	\$36.39	Varies	0.23%
03.37	sump pumps,garage	\$671.86	\$55.99	Varies	0.36%
04	Fencing	\$4,135.21	\$344.60	Varies	2.20%
04.01	metal fence/gates-ped entry,paint	\$582.33	\$48.53	Varies	0.31%
04.02	metal fence-garage,replace	\$640.02	\$53.33	Varies	0.34%
04.03	metal gates,ped-garage,replace	\$403.15	\$33.60	Varies	0.22%
04.04	metal gates, veh-garage, replace	\$447.94	\$37.33	Varies	0.24%
04.05	metal gates-Homes,replace	\$363.96	\$30.33	Varies	0.19%
04.06	metal rail-balcony,replace	\$921.40	\$76.78	Varies	0.49%
04.07	metal rail-rooftop,replace	\$738.33	\$61.53	Varies	0.39%
04.08	metal security fence-2',replace	\$38.08	\$3.17	Varies	0.02%
ID:8993-	-PH&L Community Association	20/42		Strategic Reser	ves Corporation

ID:8993-PH&L Community Association JN:17485-A-3

Allocation Breakdown

	Reserve Component	Reserve Allocation (per year)	Reserve Allocation (per month)	Reserve Allocation (per unit per month)	Allocation %
05	Pavement	\$1,119.86	\$93.32	Varies	0.60%
05.01	concrete,garage area,repairs	\$1,119.86	\$93.32	Varies	0.60%
06	Restoration	\$42,259.52	\$3,521.62	Varies	22.55%
06.01	courtyard/podium,drain channels	\$43.49	\$3.62	Varies	0.02%
06.02	courtyard/podium,rehab(20%)	\$3,859.64	\$321.64	Varies	2.06%
06.03	irrigation/landscape,rehab	\$1,635.00	\$136.25	Varies	0.87%
06.04	paver blocks,repairs/rehab(25%)	\$218.93	\$18.24	Varies	0.12%
06.05	planters,reline/waterproof	\$22,160.20	\$1,846.68	Varies	11.83%
06.06	utility-electric panel/syste,rehab	\$2,043.83	\$170.32	Varies	1.09%
06.07	utility-storm drain system,rehab	\$2,043.83	\$170.32	Varies	1.09%
06.08	utility-waste lines,rehab	\$2,043.83	\$170.32	Varies	1.09%
06.09	utility-water lines,rehab	\$6,131.50	\$510.96	Varies	3.27%
06.10	wood arbors-4th floor,rehab	\$2,079.27	\$173.27	Varies	1.11%
07	Roofs	\$15,693.62	\$1,307.81	Varies	8.38%
07.01	gutters/downspouts	\$1,806.78	\$150.57	Varies	0.96%
07.02	low slope/flat roof-Lofts	\$6,943.42	\$578.62	Varies	3.71%
07.03	metal roof-Homes	\$559.94	\$46.66	Varies	0.30%
07.04	tile roof-Lofts	\$6,383.48	\$531.96	Varies	3.41%
08	Termite	\$4,087.66	\$340.64	Varies	2.18%
08.01	termite/pest control	\$4,087.66	\$340.64	Varies	2.18%
	Grand Total:	\$187,283	\$15,606.90	Varies	100%

Category Breakdown Chart



Fully Funded Balance Breakdown - Next FY

Rese	rve Component	Current Cost	Useful Life	Remaining Life	Fully Funded Balance
01	Coat/Paint/Stain	\$500,204			\$406,422
01.01	bldg exterior,paint	\$453,247	10	2	\$362,598
01.02	garage pillars/walls,paint	\$14,858	20	2	\$13,372
01.03	metal fence/gate-garage,paint	\$7,039	15	2	\$6,100
01.04	metal fence/gate-ped entry,paint	\$1,408	5	0	\$1,408
01.05	metal gates-Homes,paint	\$1,173	5	0	\$1,173
01.06	metal handrail,paint	\$785	5	0	\$785
01.07	metal rail-rooftop,paint	\$4,739	5	0	\$4,739
01.08	parking spaces,restripe	\$3,540	10	2	\$2,832
01.09	wood arbors-4th floor,paint	\$13,415	5	0	\$13,415
02	Deck Compound	\$803,910			\$605,826
02.01	balcony deck,recoat	\$20,750	5	0	\$20,750
02.02	balcony deck,rehab	\$152,175	25	7	\$109,566
02.03	deck inspection/report,engineering	\$0	9	0	\$0
02.04	sundeck-Homes,recoat	\$36,126	5	0	\$36,126
02.05	sundeck-Homes,rehab	\$264,930	25	7	\$190,750
02.06	walkway deck,2nd/3rd/4th,rehab	\$290,337	25	7	\$209,043
02.07	walkway deck-2nd/3rd/4th,recoat	\$39,590	5	0	\$39,590
03	Equipment	\$510,019			\$323,257
03.01	awning,canvas	\$1,806	20	2	\$1,625
03.02	CO2 monitors,garage	\$5,561	10	8	\$1,112
03.03	doors,trash room	\$15,052	25	7	\$10,838
03.04	doors,utility	\$11,560	30	12	\$6,936
03.05	doors/windows,unit-owner resp.	\$0	999	998	\$0
03.06	elevator,cab rehab	\$9,031	20	2	\$8,128
03.07	elevator, modernization	\$90,317	40	22	\$40,642
03.08	exhaust fan,electrical room-garage	\$1,806	15	7	\$963
03.09	exhaust fan,rooftop	\$1,204	15	2	\$1,044
03.10	exhaust fan,rooftop-elevator	\$602	15	2	\$521
03.11	exhaust fans,garage	\$3,612	20	2	\$3,251
03.12	fire alarm control panel	\$18,063	20	2	\$16,257
03.13	fire backflow valve	\$5,720	30	12	\$3,432
03.14	fire extinguisher cabinets	\$3,251	25	7	\$2,340
03.15	fire extinguisher cabinets	\$542	25	7	\$390
03.16	fire system,test/repairs-5 yr	\$12,042	5	2	\$7,225
03.17	fixtures, light, accent-plaza	\$1,444	20	2	\$1,300
ID:8993-	PH&L Community Association	23/42		Strategi	c Reserves Corpora

ID:8993-PH&L Community Association JN:17485-A-3

Fully Funded Balance Breakdown - Next FY

Rese	rve Component	Current Cost	Useful Life	Remaining Life	Fully Funded Balance
03	Equipment	\$510,019			\$323,257
03.18	fixtures,light,garage	\$27,094	30	12	\$16,256
03.19	fixtures, light, recessed	\$29,984	30	12	\$17,991
03.20	fixtures, light, step	\$6,141	30	12	\$3,685
03.21	fixtures,light,walkway-4th floor	\$5,779	30	12	\$3,468
03.22	fixtures, light, wall mount	\$8,670	30	12	\$5,202
03.23	fixtures,light,wall mount-plaza	\$17,340	30	12	\$10,404
03.24	gate operators, vehicular	\$18,063	10	2	\$14,450
03.25	mailboxes,CBU-Homes	\$1,926	25	9	\$1,233
03.26	mailboxes,CBU-Lofts	\$19,267	25	7	\$13,872
03.27	methane monitor-battery backup	\$6,020	10	2	\$4,816
03.28	methane monitor-controllers	\$24,084	25	7	\$17,341
03.29	methane monitor-horn strobes	\$6,141	10	2	\$4,913
03.30	methane monitor-sensors	\$58,706	10	2	\$46,965
03.31	security/access system	\$43,381	10	8	\$8,676
03.32	security/access system-entry phone	\$25,289	15	2	\$21,917
03.33	signage, directional/evaculation	\$2,529	25	7	\$1,821
03.34	signage,illuminated exit	\$10,115	20	2	\$9,103
03.35	signage,stairway/floor	\$1,264	25	7	\$910
03.36	site furnishings,bench/trash	\$9,392	20	2	\$8,452
03.37	sump pumps,garage	\$7,224	10	2	\$5,780
04	Fencing	\$178,689			\$80,038
04.01	metal fence/gates-ped entry,paint	\$18,785	30	12	\$11,271
04.02	metal fence-garage,replace	\$34,410	50	32	\$12,388
04.03	metal gates,ped-garage,replace	\$10,838	25	7	\$7,803
04.04	metal gates, veh-garage, replace	\$12,042	25	7	\$8,670
04.05	metal gates-Homes,replace	\$11,741	30	12	\$7,045
04.06	metal rail-balcony,replace	\$49,539	50	32	\$17,834
04.07	metal rail-rooftop,replace	\$39,696	50	32	\$14,291
04.08	metal security fence-2',replace	\$1,638	40	22	\$737
05	Pavement	\$12,042			\$9,633
05.01	concrete,garage area,repairs	\$12,042	10	2	\$9,633
06	Restoration	\$1,805,493			\$800,362
06.01	courtyard/podium,drain channels	\$1,403	30	12	\$842
06.02	courtyard/podium,rehab(20%)	\$207,512	50	32	\$74,704
06.03	irrigation/landscape,rehab	\$17,581	10	2	\$14,065
06.04	paver blocks,repairs/rehab(25%)	\$5,885	25	7	\$4,238
06.05	planters,reline/waterproof	\$714,860	30	12	\$428,916
ID:8993-	PH&L Community Association	24/42		Strategi	c Reserves Corporation

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Serves Corporation
October 11, 2023

Fully Funded Balance Breakdown - Next FY

Reserve Component		Current Cost	Useful Life	Remaining Life	Fully Funded Balance
06 Resto	ration	\$1,805,493			\$800,362
06.06 utili	ty-electric panel/syste,rehab	\$131,863	60	42	\$39,559
06.07 utili	ty-storm drain system,rehab	\$131,863	60	42	\$39,559
06.08 utili	ty-waste lines,rehab	\$131,863	60	42	\$39,559
06.09 utili	ty-water lines,rehab	\$395,589	60	42	\$118,677
06.10 woo	od arbors-4th floor,rehab	\$67,075	30	12	\$40,245
07 Roofs		\$474,946			\$266,423
07.01 gutt	ers/downspouts	\$58,285	30	12	\$34,971
07.02 low	slope/flat roof-Lofts	\$111,993	15	2	\$97,061
07.03 met	al roof-Homes	\$30,105	50	32	\$10,838
07.04 tile	roof-Lofts	\$274,564	40	22	\$123,554
08 Term	ite	\$65,931			\$57,140
08.01 term	nite/pest control	\$65,931	15	2	\$57,140
	Grand Total:	\$4,351,234			\$2,549,103

Category Summary - Next FY

Current Cost	Useful Life (Min - Max)	Remaining Life (Min - Max)	Fully Funded Balance
\$500,204	5 - 20	0 - 2	\$406,422
\$803,910	5 - 25	0 - 7	\$605,826
\$510,019	5 - 999	2 - 998	\$323,257
\$178,689	25 - 50	7 - 32	\$80,038
\$12,042	10 - 10	2 - 2	\$9,633
\$1,805,493	10 - 60	2 - 42	\$800,362
\$474,946	15 - 50	2 - 32	\$266,423
\$65,931	15 - 15	2 - 2	\$57,140
	\$500,204 \$803,910 \$510,019 \$178,689 \$12,042 \$1,805,493	\$500,204	(Min - Max) (Min - Max) \$500,204

Grand Total:

\$4,351,234

\$2,549,103

1	Reserve Component	Quantity	Unit of Measure	Unit Cost	Source Code	Rplc %	Cont %	Extended Cost
01	Coat/Paint/Stain							
01.01	bldg exterior,paint UL: 10 RL: 3 homes: approx 48,600 sq ft lofts: approx 66,400 sq ft	73	units	\$5,740.99	6	100%	5%	\$440,046
01.02	garage pillars/walls,paint UL: 20 RL: 3 5,280- pillars 11,170- walls	16,450	sq ft	\$0.84	6	100%	5%	\$14,425
01.03	metal fence/gate-garage,paint UL: 15 RL: 3 381- fence							\$6,834
01.03.1	fence	381	lin ft	\$13.36	6	100%	5%	\$5,345
01.03.2	gates,pedestrian	5	each	\$83.51	6	100%	5%	\$438
01.03.3	gates,pedestrian-unit A & C	4	each	\$83.51	6	100%	5%	\$350
	Note- these gates are located at the bldg	ends in the re	ear of commen	cial units				
01.03.4	gates, vehicular	4	each	\$167.02	6	100%	5%	\$701
01.04	metal fence/gate-ped entry,paint UL: 5 RL: 1 22 lin ft x 9' hgt- 1 @ Pacific Promenade 36 lin ft x 9' hgt- 1 @ Pacific Promenade 5 lin ft x 7' hgt- 1 @ Para Way 5 lin ft x 7' hgt- 1 @ Plaza 5 lin ft x 7' hgt- 1 @ Plaza 5 lin ft x 7' hgt- 1 @ Seabluff Dr	78	lin ft	\$16.70	6	100%	5%	\$1,367
01.05	metal gates-Homes,paint UL: 5 RL: 1 8 @ plaza 5 @ street	13	each	\$83.51	6	100%	5%	\$1,139
01.06	metal handrail,paint UL: 5 RL: 1 80- homes 110- plaza 24- stairway #3 (1st-to-garage) 30- stairway to garage (Para Wy) 17- stairway to garage (Seabluff Dr)	261	lin ft	\$2.78	6	100%	5%	\$762
01.07	metal rail-rooftop,paint UL: 5 RL: 1	492	lin ft	\$8.91	6	100%	5%	\$4,601
01.08	parking spaces,restripe UL: 10 RL: 3	147	spaces	\$22.27	6	100%	5%	\$3,437
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	Reserve Component	Quantity	Unit of Measure	Unit Cost	Source Code	Rplc %	Cont %	Extended Cost
01 01.09	Coat/Paint/Stain wood arbors-4th floor,paint UL: 5 RL: 1 4 @ 7x10 2 @ 8x13 (near elevators) 4 @ 8x14 4 @ 8x18 2 @ 10x12 2 @ 14x17	2,228	sq ft	\$5.57	6	100%	5%	\$13,024
02	Deck Compound							
02.01	balcony deck,recoat UL: 5 RL: 1	5,744	sq ft	\$3.34	6	100%	5%	\$20,146
02.02	balcony deck,rehab UL: 25 RL: 8	5,744	sq ft	\$24.50	6	100%	5%	\$147,743
02.03	deck inspection/report,engineering UL: 9 RL: 1	1	each	\$0.00	1	100%	5%	\$0
	CC Section 5551: (b) (1) At least once every nine years, the competent and diligent visual inspection t statistically significant sample of exterior responsibility. Note- 'Statistically significant sample' mea	o be conducted lelevated elemen	by a licensed s nts for which th	structural engir he association	neer or an has main	chitect of tenance	of a rando or repair	m and
02.04	(b) (1) At least once every nine years, the competent and diligent visual inspection t statistically significant sample of exterior responsibility.	o be conducted lelevated elemen	by a licensed s nts for which th	structural engir he association	neer or an has main	chitect of tenance	of a rando or repair	m and
02.04	(b) (1) At least once every nine years, the competent and diligent visual inspection t statistically significant sample of exterior responsibility. Note- 'Statistically significant sample' measundeck-Homes, recoat UL: 5 RL: 1	o be conducted lelevated elewated elemen	by a licensed s nts for which the number of unit	structural engine association ts inspected to	neer or and has main provide	chitect of tenance	of a rando or repair ent confide	m and
	(b) (1) At least once every nine years, the competent and diligent visual inspection t statistically significant sample of exterior responsibility. Note- 'Statistically significant sample' measundeck-Homes,recoat UL: 5 RL: 1 approx 1,000 sq ft per deck x 10 plcs sundeck-Homes,rehab UL: 25 RL: 8	o be conducted elevated elevated elements as sufficient to 10,000	by a licensed s nts for which th number of unit sq ft	structural engine association as inspected to \$3.34	neer or ar has main provide	chitect of tenance 95 perce 100%	of a rando or repair ent confide 5%	m and ence. \$35,074

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	Reserve Component	Quantity	Unit of Measure	Unit Cost	Source Code	Rplc %	Cont %	Extended Cost
03	Equipment							
03.01	awning,canvas UL: 20 RL: 3 approx 6x2 x 2 plcs (lofts,4th floor) approx 8.5x5 (homes elevator,plaza)	3	each	\$556.74	6	100%	5%	\$1,753
03.02	CO2 monitors,garage UL: 10 RL: 9 fy2021/22-\$5,000	6	each	\$857.14	6	100%	5%	\$5,399
03.03	doors,trash room UL: 25 RL: 8 6- trash room A & B (lofts) 2- trash room C (commercial) 2- trash room D (homes)	10	each	\$1,391.85	6	100%	5%	\$14,614
03.04	doors,utility UL: 30 RL: 13 2- 1st floor 2- 2nd floor 2- 3rd floor 2- 4th floor	8	each	\$1,336.18	6	100%	5%	\$11,223
03.05	doors/windows,unit-owner resp. UL: 999 RL: 999 Ref CC&Rs Section 4.6	73	units	\$0.00	3	100%	5%	\$0
03.06	elevator,cab rehab UL: 20 RL: 3 elevator #3- homes	1	each	\$8,351.10	6	100%	5%	\$8,768
03.07	elevator,modernization UL: 40 RL: 23 elevator #3- homes	1	each	\$83,511.00	6	100%	5%	\$87,686
03.08	exhaust fan,electrical room-garage UL: 15 RL: 8	3	each	\$556.74	6	100%	5%	\$1,753
03.09	exhaust fan,rooftop UL: 15 RL: 3 EF1- Cook #150-CPV-150CPV-CL1 (2009) EF2- Cook #210-CPV-210CPV-CL1 (2010)	2	each	\$556.74	6	100%	5%	\$1,169
03.10	exhaust fan,rooftop-elevator UL: 15 RL: 3 #GP-131-P-X	1	each	\$556.74	6	100%	5%	\$584
03.11	exhaust fans,garage UL: 20 RL: 3	2	each	\$1,670.22	6	100%	5%	\$3,507

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	Reserve Component	Quantity	Unit of Measure	Unit Cost	Source Code	Rplc %	Cont %	Extended Cost
03	Equipment							
03.12	fire alarm control panel UL: 20 RL: 3 Note- located at Pacific Promenade entry bet	1	units ercial units B	\$16,702.20 & C	6	100%	5%	\$17,537
	1- #MS-9600 2- #FCPS-24FS6 Power Supply		oreiar annes B	~ 0				
03.13	fire backflow valve UL: 30 RL: 13	1	each	\$5,289.03	6	100%	5%	\$5,553
03.14	fire extinguisher cabinets UL: 25 RL: 8	12	each	\$250.53	6	100%	5%	\$3,156
03.15	fire extinguisher cabinets UL: 25 RL: 8	2	each	\$250.53	6	100%	5%	\$526
03.16	fire system,test/repairs-5 yr UL: 5 RL: 3	1	bldgs	\$11,134.80	1	100%	5%	\$11,691
03.17	fixtures,light,accent-plaza UL: 20 RL: 3	16	each	\$83.51	6	100%	5%	\$1,402
03.18	fixtures,light,garage UL: 30 RL: 13	150	each	\$167.02	6	100%	5%	\$26,305
03.19	fixtures,light,recessed UL: 30 RL: 13 50- 1st floor 49- 2nd floor 49- 3rd floor 18- 4th floor	166	each	\$167.02	6	100%	5%	\$29,111
03.20	fixtures,light,step UL: 30 RL: 13 28- homes 6- lofts (entry from Pacific Promenade)	34	each	\$167.02	6	100%	5%	\$5,962
03.21	fixtures,light,walkway-4th floor UL: 30 RL: 13 railing mounted	32	each	\$167.02	6	100%	5%	\$5,611
03.22	fixtures,light,wall mount UL: 30 RL: 13 6- 4th floor 14- stairway #1 8- stairway #2 14- stairway #4 3- stairway (Para Way-to-garage) 3- stairway (Seabluff Dr-to-garage)	48	each	\$167.02	6	100%	5%	\$8,417
03.23	fixtures,light,wall mount-plaza UL: 30 RL: 13	96	each	\$167.02	6	100%	5%	\$16,835
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	Reserve Component	Quantity	Unit of Measure	Unit Cost	Source Code	Rplc %	Cont %	Extended Cost
03	Equipment							
03.24	gate operators,vehicular UL: 10 RL: 3 All-O-Matic	4	each	\$4,175.55	6	100%	5%	\$17,537
03.25	mailboxes,CBU-Homes UL: 25 RL: 10 12 doors; fy2007	1	each	\$1,781.57	6	100%	5%	\$1,870
03.26	mailboxes,CBU-Lofts UL: 25 RL: 8 2x6x8 plcs 2x3x1 plc (parcel) 1x3x1 plc (parcel)	10	lin ft	\$1,781.57	6	100%	5%	\$18,706
03.27	methane monitor-battery backup UL: 10 RL: 3 xx- batteries #n/a xx- SENS filtered battery charger (#DCT24	1 4-50-A643;sn1	each 42562-3904)	\$5,567.40	6	100%	5%	\$5,845
03.28	methane monitor-controllers UL: 25 RL: 8 9- Sentry Model #500; w/8 alarms each 1- Silent Knight (alarm control panel)	1	each	\$22,269.60	6	100%	5%	\$23,383
03.29	methane monitor-horn strobes UL: 10 RL: 3	17	each	\$334.04	6	100%	5%	\$5,962
03.30	methane monitor-sensors UL: 10 RL: 3 45- ceiling 13- elevators 5- stairs 2- vent riser	65	each	\$835.11	6	100%	5%	\$56,996
03.31	security/access system UL: 10 RL: 9 fy2021/22- \$38,998	1	each	\$40,112.23	6	100%	5%	\$42,117
03.32	security/access system-entry phone UL: 15 RL: 3 LINEAR	6	each	\$3,897.18	6	100%	5%	\$24,552
03.33	signage,directional/evaculation UL: 25 RL: 8 8- directional 20- evacuation	28	each	\$83.51	6	100%	5%	\$2,455

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	Reserve Component		Unit of Measure	Unit Cost	Source Code	Rplc %	Cont %	Extended Cost
03	Equipment							
03.34	signage,illuminated exit UL: 20 RL: 3	56	each	\$167.02	6	100%	5%	\$9,820
	16- 1st floor 12- 2nd floor 12- 3rd- floor 8- 4th floor 1- stairway #1 1- stairway #4 8- garage							
03.35	signage,stairway/floor UL: 25 RL: 8 4- stairway #1	14	each	\$83.51	6	100%	5%	\$1,227
	4- stairway #2 2- stairway #3 4- stairway #4							
03.36	site furnishings,bench/trash UL: 20 RL: 3							\$9,118
03.36.1	bench-6' 2- lofts corridor 1- plaza	3	each	\$946.46	6	100%	5%	\$2,981
03.36.2	bench-8'	3	each	\$1,113.48	6	100%	5%	\$3,507
03.36.3	trash receptacle 1- mailbox area 2- plaza area	3	each	\$835.11	6	100%	5%	\$2,630
03.37	sump pumps,garage UL: 10 RL: 3	4	each	\$1,670.22	6	100%	5%	\$7,014
04	Fencing							
04.01	metal fence/gates-ped entry,paint UL: 30 RL: 13 22 lin ft x 9' hgt- 1 @ Pacific Promenade 36 lin ft x 9' hgt- 1 @ Pacific Promenade 5 lin ft x 7' hgt- 1 @ Para Way 5 lin ft x 7' hgt- 1 @ Plaza 5 lin ft x 7' hgt- 1 @ Plaza 5 lin ft x 7' hgt- 1 @ Seabluff Dr	78	lin ft	\$222.70	6	100%	5%	\$18,238
04.02	metal fence-garage,replace UL: 50 RL: 33	381	lin ft	\$83.51	6	100%	5%	\$33,408
04.03	metal gates,ped-garage,replace UL: 25 RL: 8	9	each	\$1,113.48	6	100%	5%	\$10,522
	5- garage4- located at the bldg ends in the rear of con	nmercial units						

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	Reserve Component	Quantity	Unit of Measure	Unit Cost	Source Code	Rplc %	Cont %	Extended Cost
04	Fencing							
04.04	metal gates,veh-garage,replace UL: 25 RL: 8	4	each	\$2,783.70	6	100%	5%	\$11,691
04.05	metal gates-Homes,replace UL: 30 RL: 13 8- plaza 5- street	13	each	\$835.11	6	100%	5%	\$11,399
04.06	metal rail-balcony,replace UL: 50 RL: 33	614	lin ft	\$74.60	6	100%	5%	\$48,096
04.07	metal rail-rooftop,replace UL: 50 RL: 33	492	lin ft	\$74.60	6	100%	5%	\$38,540
04.08	metal security fence-2',replace UL: 40 RL: 23 17 lin ft per Plaza gate x 2 plcs	34	lin ft	\$44.54	6	100%	5%	\$1,590
05	Pavement							
05.01	concrete,garage area,repairs UL: 10 RL: 3	1	each	\$11,134.80	6	100%	5%	\$11,691
06	Restoration							
06.01	courtyard/podium,drain channels UL: 30 RL: 13	233	lin ft	\$5.57	6	100%	5%	\$1,362
06.02	courtyard/podium,rehab(20%) UL: 50 RL: 33 3,384- lofts corridor area 5,232- plaza	8,616	sq ft	\$111.35	1	20%	5%	\$201,468
06.03	irrigation/landscape,rehab UL: 10 RL: 3	1	each	\$16,256.81	1	100%	5%	\$17,069
06.04	paver blocks,repairs/rehab(25%) UL: 25 RL: 8 approx 17x46x 2plcs Note- this is the shared area between bldg	1,564 gs & adjacent to	sq ft Pacific Prom	\$13.92 enade	6	25%	5%	\$5,714
06.05	planters,reline/waterproof UL: 30 RL: 13 1,700- lofts corridor area 3,049- plaza area	4,749	sq ft	\$139.19	6	100%	5%	\$694,039
06.06	utility-electric panel/syste,rehab UL: 60 RL: 43	73	units	\$1,670.22	1	100%	5%	\$128,022
06.07	utility-storm drain system,rehab UL: 60 RL: 43	73	units	\$1,670.22	1	100%	5%	\$128,022

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	Reserve Component	Quantity	Unit of Measure	Unit Cost	Source Code	Rplc %	Cont %	Extended Cost
06	Restoration							
06.08	utility-waste lines,rehab UL: 60 RL: 43 fy2021/22- \$10,950 Garage sewer line repairs	73	units	\$1,670.22	6	100%	5%	\$128,022
06.09	utility-water lines,rehab UL: 60 RL: 43	73	units	\$5,010.66	6	100%	5%	\$384,067
06.10	wood arbors-4th floor,rehab UL: 30 RL: 13 4 @ 7x10 2 @ 8x13 (near elevators) 4 @ 8x14 4 @ 8x18 2 @ 10x12 2 @ 14x17	2,228	sq ft	\$27.84	6	100%	5%	\$65,121
07	Roofs							
07.01	gutters/downspouts UL: 30 RL: 13 homes: 1,500- downspouts/gutters (rough estimate) lofts: 1,680- downspouts 1,660- gutters	4,840	lin ft	\$11.13	6	100%	5%	\$56,587
07.02	low slope/flat roof-Lofts UL: 15 RL: 3	124	square	\$835.11	6	100%	5%	\$108,731
07.03	metal roof-Homes UL: 50 RL: 33 approx 15x15x10 plcs	25	square	\$1,113.48	6	100%	5%	\$29,228
07.04	tile roof-Lofts UL: 40 RL: 23	228	square	\$1,113.48	6	100%	5%	\$266,567
08 08.01	Termite termite/pest control UL: 15 RL: 3	73	units	\$835.11	1	100%	5%	\$64,011

Grand Total:

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Field Report

This Level 3 Reserve Study Update (no Site-Visit) does not include the benefit of a "Site-Visit" to access the current condition of each reserve item under consideration.

The Reserve Study Industry strongly recommends every association/client to conduct a reasonable competent and diligent visual inspection of the accessible areas of the reserve components in which the association/client is obligated to repair, replace, restore or maintain as part of its reserve study at least every three (3) years. This visual inspection should be done by qualified personnel with knowledge in all construction trades (e.g. licensed General Contractor).

Please reference the Parameters section found on page 4 of this report for the 'Most Recent On-Site Inspection Date' to ensure compliance with this recommendation.

Assumptions

The parameters and assumptions under which this study was completed, is based on information provided by the association/client, its representatives, its management company (as applicable), its contractors, other contractors, specialists and independent consultants, the State Department of Real Estate (or other state agency, as applicable), the Community Associations Institute (CAI), construction pricing and estimating manuals, and the preparer's own experience gained in the preparation of reserve study reports.

The reserve funding program reflects assumptions about future events. Some may not materialize, and unanticipated events/circumstances may develop. Therefore, the actual component cost and/or remaining life of a reserve component may vary from the reserve funding program. The preparer of this report does not express an opinion on the probability that actual item cost and/or remaining life may or may not approximate the reserve funding program.

It is assumed, unless otherwise indicated to the preparer, that all reserve items have been constructed properly, and that each estimated useful life will approximate that of the norm per industry standards and manufacturers specifications. Arbitrary estimates may have been used on reserve components with an indeterminable but potential liability to the association. The decision for the inclusion of these reserve components, and other assets considered or not, is ultimately left to the association/client.

The remaining life of the reserve components does not have a variance factor for unusual weather or natural disasters. It is assumed that a reasonable schedule of maintenance/repair will be conducted. The level of maintenance/repair any particular component receives may serve to prolong or shorten that components useful life. The actual life of any given component may vary due to quality of construction, original design, workmanship, intensity of use, maintenance/repair, and unusual weather. This study only addresses the maintenance and replacement of those reserve components listed, the associated costs/lives, and a reserve funding program.

Various percentage rate factors are generally used in the Cash Flow Analysis. A low-conservative net effective interest rate is normally used to compensate for any applicable federal and state taxes imposed. The annual inflation rate is normally determined using the national "CPIU", the Consumer Price Index for all urban consumers in the United States. Because it is difficult to accurately predict these factors over time, it is vital to update them annually.

Life-of-the-project items (e.g. building foundation/structure, concrete pavement, utilities, etc.) are generally excluded from this report. However, if the association has reason to expect the component to wear out or fail before the project does and if, due to the age of the units, the item may wear out within thirty (30) years, then that item should be included as a reserve component. Generally excluded are minor expenses which may be funded by a contingency and/or general maintenance/repair fund. Also excluded are expenses incurred due to natural disasters, accidents, or other occurrences, which are more properly insured for.

Calculations

1) Allocation % =

Reserve Allocation (Component Method) / Total Reserve Allocation (Component Method) x 100

2) Current Cost =

Extended Cost (for a component without subcomponents)

-or-

Sum of subcomponent Extended Costs (for a component with subcomponents)

3) Extended Cost =

Quantity x Unit Cost x Replacement % x (1+Contingency Rate)

4) Fully Funded Balance =

Current Cost / Useful Life x (Useful Life - Remaining Life)

5) FY End Balance (same as Next FY Start Balance) =

Initial or current fiscal year-

Current Reserve Balance + Interest Earned + Reserve Allocation to Fund + Special Assessment to Fund + Funds Due from Operating - Approved Funds to Disburse - Disbursements

Subsequent fiscal years-

FY Start Balance + Interest Earned + (Reserve Allocation (from previous year) x (1 + Reserve Allocation Rate)) - Disbursements

6) Interest Earned=

Initial fiscal year-

Current Reserve Balance x (Interest Rate (net effective)/12 x Number of funding months remaining in current fiscal year)

Subsequent fiscal years-

FY Start Balance x Interest Rate (net effective)

7) Percent Funded =

(FY Start Balance / Fully Funded Balance) x 100

8) Reserve Allocation (Component Method) =

Current Cost / Useful Life

Abbreviations

bldgs = buildings | If or lin ft = lineal feet | sy or sq yd= square yard | ea = each | RL = remaining life | UL = useful life | % = percent | % = percent

sf or sq ft = square feet % = f(100 sq ft = 1 square)

1) **Age**

The approximate age of the complex. This parameter is provided for information only.

2) Allocation %

A percentage of the total Reserve Allocation. See Calculations- APPENDIX B.

3) Allocation Increase Rate

Expressed as a percentage rate that reflects the increase of a given year's Reserve Allocation over the previous year's Reserve Allocation and utilized only in the Cash Flow Analysis.

4) Base Year

The year in which the governing documents were recorded and/or the buildings constructed (average year may be used for phases built over a period of time), and utilized to determine the approximate complex age. This parameter is provided for information only.

5) Common Interest Development (CID)

Defined by shared property and restrictions in the deed on use of the property. A CID is governed by a mandatory Association of homeowners which administers the property and enforces its restrictions. The Association Board is responsible for repairing, replacing, or maintaining the common areas, other than the exclusive use common areas, and the owner of each separate interest is responsible for maintaining that separate interest and any exclusive use common area appurtenant to the separate interest. The following are two typical CID subdivision types:

- A) <u>Condominium</u>- In general, the recorded owner has title to the unit (or airspace). They are typically responsible for the interior of their individual unit/garage, all utilities that service their unit and any exclusive use common area associated with their unit (e.g. balcony, doors/windows, patio yard, etc.).
- B) <u>Planned Development</u>- In general, the recorded owner has title to the lot. They are typically responsible for the maintenance and repair of any structure or improvement located on their respective lot.

Note- CIDs & subdivision types are general and may not apply or may vary, based on your local.

6) Component Inventory

The task of selecting and quantifying reserve items. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of established association precedents, and discussion with appropriate association representatives.

7) Condition Assessment

The task of evaluating the current condition of the component based on observed or reported characteristics and normally documented in the field report for a Level 1 or Level 2 Reserve Study.

8) Contingency Rate

Expressed as a percentage rate that reflects a factor added to the unit cost to prepare for an event that is liable to occur, but not with certainty.

9) Current Cost

The current fiscal year's estimated cost to maintain, replace, repair, or restore a reserve component to its original functional condition. Sources utilized to obtain estimates may include: the association, its contractors, other contractors, specialists and independent consultants, the State department of Real Estate (or other state department as applicable), construction pricing and estimating manuals, and the preparer's own experience and/or database of costs formulated in the preparation of other reserve study reports. See Calculations- APPENDIX B.

10) Disbursement

The funds expected to be paid or expended from the Reserve Balance.

11) Extended Cost

See Calculations- APPENDIX B.

12) Fiscal Year (FY)

A 12-month period for which an organization plans the use of its funds. There are two distinct types:

- A) Calendar Fiscal Year (ends December 31)
- B) Non-Calendar Fiscal Year (does not end December 31)

13) Full Funded Balance (FFB)

Total Accrued Depreciation. An indicator against which the FY Start Balance can be compared. The balance that is in direct proportion to the fraction of life "used up" of the cost. See Calculations- APPENDIX B.

14) Funding Goal

Independent of methodology utilized, the following represents the basic categories of funding plan goals:

- A) <u>Baseline Funding</u>- Maintaining a Net Reserve Balance at or near zero.
- B) Full Funding-Maintaining a Reserve Balance at or near Percent Funded of 100%.
- C) <u>Statutory Funding</u>- Maintaining a specified Reserve Balance/Percent Funded per statutes.
- D) *Threshold Funding* Establishing and maintaining a set Net Reserve Balance or Percent Funded.

15) Funding Method (or Funding Plan)

An association's plan to provide income to the reserve fund to offset expected disbursements from that fund. The following represents two (2) basic methodologies used to fund reserves:

- A) <u>Cash Flow Method</u>- A method of developing a reserve funding plan where allocations to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.
- B) <u>Component Method</u>- A method of developing a reserve funding plan where the total reserve allocation is based on the sum of allocations for individual components.

16) Funding Plan

The combined Funding Method & Funding Goal.

17) FY End Balance (same as next FY Start Balance)

The balance in reserves at end of applicable fiscal year. See Calculations- Appendix B.

18) FY Start Balance (same as prior year FY End Balance)

The balance in reserves at start of applicable fiscal year.

19) Inflation Rate

Expressed as a percentage rate that reflects the increase of this year's costs over the previous year's costs. Also known as a 'cost increase factor'.

20) Interest Earned

The annual earning of reserve funds that have been deposited in certificates of deposit (CDs), money market accounts or other investment vehicles. See Calculations- Appendix B.

21) Interest Rate

The ratio of the gain received from an investment and the investment over a period of time (usually one year), prior to any federal or state imposed taxes.

22) <u>Interest Rate</u> (net effective)

The ratio of the gain received from an investment and the investment over a period of time (usually one year), after any federal or state imposed taxes.

23) Levels of Service

- A) <u>Level 1 Reserve Study (Full or Comprehensive</u>)- A Reserve Study in which the following five Reserve Study tasks are performed:
 - a) Component Inventory
 - b) Condition Assessment (based upon on-site visual observations)
 - c) Life and Valuation Estimates
 - d) Fund Status
 - e) Funding Plan
- B) <u>Level 2 Reserve Study (Update, With-Site-Visit/On-Site Review)</u>- A Reserve Study update in which the following five tasks are performed:
 - a) Component Inventory
 - b) Condition Assessment (based upon on-site visual observations)
 - c) Life and Valuation Estimates
 - d) Fund Status
 - e) Funding Plan

*Note- Updates are reliant on the validity of prior Reserve Studies.

- C) <u>Level 3 Reserve Study (Update, No-Site-Visit/Off-Site Review)</u>- A Reserve Study update with no on-site visual observations in which the following three tasks are performed:
 - a) Life and Valuation Estimates
 - b) Fund Status
 - c) Funding Plan
 - *Note- Updates are reliant on the validity of prior Reserve Studies.

24) Percent Funded

A comparison of the Fully Funded Balance to the FY Start Balance expressed as a percentage, and used to provide a *'general indication'* of reserve strength. See Calculations- APPENDIX B.

25) Quantity

The number or amount of a particular reserve component or subcomponent.

26) Remaining Life (RL)

The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the current fiscal year (but have not been approved) have a remaining life of "zero".

27) Replacement %

A percentage of the total replacement for a particular reserve component or subcomponent. This parameter is normally 100%.

28) Reserve Allocation

The amount to be annually budgeted towards reserves based on a Funding Plan.

29) Reserve Component (or subcomponent)

The individual line items in the reserve study, developed or updated in the physical analysis that form the building blocks of the reserve study. They typically are:

- A) association responsibility,
- B) with limited useful life expectancies,
- C) predictable remaining useful life expectancies,
- D) above a minimum threshold cost,
- E) and, as required by statutes.

30) Restoration

Defined as to bring back to an unimpaired or improved condition. General types follow:

- A) <u>Building</u>- In general, funding utilized to defray the cost (in whole or part) of major building components that are not necessarily included as line items and may include termite treatment.
- B) <u>Irrigation System</u>- In general, funding utilized to defray the cost (in whole or part) of sectional irrigation system areas including modernization to improve water management.
- C) <u>Landscape</u>- In general, funding utilized to defray the cost (in whole or part) of sectional landscape areas including modernization to improve water conservation & drainage.

31) Risk Factor

The associated risk of the availability of reserves to fund expenditures by interpreting the Percent Funded parameter as follows:

- A) 70% and above- LOW
- B) 31% to 69%- *MODERATE*
- C) 30% and below- HIGH

32) Source Code

The source of information utilized to obtain cost and/or life estimates.

- 0- Actual Cost
- 1- Arbitrary Estimate
- 2- Architect/Engineer
- 3- Association
- 4- Bid/Proposal
- 5- Builder/Developer
- 6- Contractor
- 7- Cost Estimating Manual
- 8- Industry Standard
- 9- Manufacturer
- 10- Prior Reserve Study
- 11- Reserve Study Firm
- 12- Specialist/Expert
- 13- Vendor/Rep

33) Unit Cost

The current fiscal year's estimated cost to maintain, replace, repair, or restore an individual "unit of measure" of a reserve component or subcomponent to its original functional condition.

34) Unit of Measure

A system of units used in measuring a reserve component or subcomponent (i.e. each, lineal feet, square feet, etc.).

35) Useful Life (UL)

Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve item can be expected to serve its intended function if properly constructed and maintained in its present application or installation.

Proposal-11080 (003).pdf



Pro Systems Inc. P.O.Box 7026 Van Nuys, CA 91409

TEL: (818)660-2331 FAX: (866)238-0076

LIC#: ACO-6854

Proposal

Client Information

Park Homes and Lofts (PH&L)Community Assoc 13020 Pacific Promenade Playa Vista, Ca 90049

Proposal Number 11080

Date 9/21/2023 Expires 10/21/2023

Salesperson Shane Markoff

Scope of Work

- Replace DoorKing VOIP unit.
- Program system.
- · Test intercom system and devices.

Requirements

- · We will need a secure closet or a secure location.
- Provide a power outlet that is not switched and secure.
- 1 year warranty on parts and labor and 90 days for battery's. Warranty work is done Monday through Friday 8am to 2pm

Proposal 11080



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Client Information

Park Homes and Lofts (PH&L)Community Assoc 13020 Pacific Promenade Playa Vista, Ca 90049

Proposal Number 11080

Date 9/21/2023 Expires 10/21/2023

Salesperson Shane Markoff

Qty	Description	Unit Price		Total
1	DoorKing VOIP /RS232 Control Box	\$785.00		\$785.00
2	Labor	\$135.00		\$270.00
			Sub Total	\$1,055.00
		Tot	tal This Proposal	\$1,055.00



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.Proposal

Client Information

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Proposal Number 11080

Date 9/21/2023 Expires 10/21/2023

Salesperson Shane Markoff

Payment Schedule

50% Acceptance/Job Start (Payment is due the day the work is started.)

50% Completion (Payment is due once complete and before system is activated, monitored and insurance certification is provided.

3% Credit Card Fee

There will be a 3% Processing fee added to all credit card payments.

Police Permit

If you are located in the Los Angeles County, Please check to see if you are required to have a police permit by calling LAPD Alarm Section at (213) 996-1220. Prior to Activation of your alarm, you must provide Pro Systems a police permit number. If we do not have your police permit by your activation date, we will obtain one for you at an additional cost to you, that will NOT be refunded or waived.

Activating or Using Equipment

Pro Systems Inc. retains the right to withhold activation of alarm monitoring and/or disclosure of passwords to any and all equipment until the signed contracts are received by Pro Systems Inc. and the account is paid in full, including installation, equipment, and first quarters monitoring costs.

Late Fees

A late fee will be added to all past due invoices.

By Signing and accepting this proposal you agree and accept pro systems payment and activation terms and conditions.

Please print name here	Please sign name here	Date Approved

Planter Infill SO 8240411.pdf



Proposal for Extra Work at Park Homes and Lofts

Property Name
Property Address

Park Homes and Lofts 13020 Pacific Promenade

Playa Vista, CA 90094

Contact To Kavell Ferguson
PMP Management

Billing Address

27220 TurnBerry Lane Valencia, CA 91355

Project Name F

Planter Infill

Project Description

Install 8 Carolina Cherry in 15gl

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
 5.00	MAN HOUR	Enhancement Crew	\$87.12	\$435.60
8.00	EACH	Carolina Cherry 15gal	\$108.97	\$871.78

Images

IMG_4540



IMG_4542



For internal use only

 SO#
 8240411

 JOB#
 328200045

 Service Line
 130

Total Price

\$1,307.38

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President 17813 S Main St, Ste 105, Gardena, CA 90248 ph. (714) 543-1449 fax

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications
- Work Force: Contractor shall designate a qualified representative with experience in The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property
- Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excis Tax (GET), where applicable.
- Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer
- Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment
- Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate
- 10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing
- 12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all aterials purchased and work complete to the date of termination and reasonable incurred in demobilizing.
- 13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization
- Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hid den defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved. involved

Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer

The following sections shall apply where Contractor provides Customer with tree care

- Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Custome

		Property Manager
Signature	Title	
Kavell Ferguson		September 26, 2023
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

		Assoc. Account Mgr.
Signature	Title	
Saul Becerra		September 26, 2023

Joh # 328200045

Proposed Price: SO #: 8240411 \$1,307,38