

# RESERVE STUDY

Component Analysis and Reserve Fund Plan

**New Site Inspection Study 2016**

For

## **Lucas Valley Homeowners Association**

San Rafael, California

Prepared By

## **RESERVE ANALYSIS CONSULTING, LLC**

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**Lucas Valley Homeowners Association**  
**1201 Idylberry Road**  
**San Rafael, California**

**ATTN: Board of Directors**

**RE: Lucas Valley Homeowners Association - New Site Inspection Study 2016**

Please find enclosed the Reserve Fund Analysis prepared for your Association. The purpose of this analysis is to quantify the major components the Association is responsible to maintain, and to project funding requirements adequate to repair/replace or maintain these components in conformance with California Civil Codes § 5300, 5500-5570 ((old 1365, 1365.5, & 1365.2.5)). The underlying principle of these Code requirements is that current owners should pay their appropriate share for components as they are being used and not transfer these costs to future owners.

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

This Reserve Fund Analysis, undertaken by Reserve Analysis Consulting, L.L.C., has been conducted in compliance with California Civil Codes § 5300, 5500-5570 ((old 1365, 1365.5, & 1365.2.5)) and in compliance with standards established by the Association of Professional Reserve Analysts (APRA) and the California Association Institute (CAI).

Components that meet the following criteria are included in this report:

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

All components listed in this report are those that have been selected and approved by the Board as prescribed by the Association's CC&Rs. Component useful life and remaining life projections are based on industry standards, manufacturer information, date and maintenance information provided by the Contractee and/or its management and staff. However, as a result of construction methodology, maintenance by the facility staff or other specific local conditions, component useful life and/or remaining life may vary from standard. Repair or replacement schedules and the resulting assessment schedules are derived by combining the resources described above. Reliance on these schedules is at the Contractee's discretion. Reserve Analysis Consulting, L.L.C. makes no guarantee as to the actual performance of any of the components. Each component's condition, life expectancy, and replacement cost evaluation is based on visual inspection only. Inspection was limited to areas accessible to the inspectors. Where components were not accessible, assumptions were made based on available component statistical data. There was no disassembly of components or demolition involved.

This report does not address any factory defects or any damage due to improper maintenance, system design, or installation. The analysis of these components, for which the Association has responsibility, does not employ methods used for forensic or defect investigation or actual construction. It is also assumed that all components covered by this report receive reasonable maintenance by the Contractee. Reserve Analysis Consulting, L.L.C. makes no statement of warranty, either specific or implied, as to the actual future performance of any component.

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

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

**GENERAL DEFINITIONS OF STUDY****RESERVE STUDY:**

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

**COMPONENT INVENTORY and ANALYSIS:**

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

**FUNDING ANALYSIS :**

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

**FUNDING PRINCIPLES:**

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

**FUNDING GOALS:**

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

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

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

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

**PERCENT FUNDED:**

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

**CASH FLOW FUNDING METHOD:**

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

**ASSUMED LONG-TERM INTEREST AND INFLATION**

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

**INFORMATION REFERENCE**

<b>TRADE:</b>	Financial Information	<b>TRADE:</b>	Component Replacement Dates
<b>NAME:</b>	Ms. Janice Cunningham	<b>NAME:</b>	Ms. Janice Cunningham
<b>COMPANY:</b>	Lucas Valley Homeowners Assoc.	<b>COMPANY:</b>	Lucas Valley Homeowners Assoc.
<b>ADDRESS:</b>	1201 Idylberry Road	<b>ADDRESS:</b>	1201 Idylberry Road
<b>CITY, STATE:</b>	San Rafael, CA 94903	<b>CITY, STATE:</b>	San Rafael, CA 94903
<b>PHONE:</b>	415-472-3202	<b>PHONE:</b>	415-472-3202

**PROPERTY INFORMATION**

<i>PROPERTY NAME:</i>	Lucas Valley Homeowners Association		
<i>STREET ADDRESS:</i>	1201 Idylberry Road		
<i>CITY, STATE, ZIP:</i>	San Rafael, California		
<i>GOVERNING ENTITY:</i>	Board of Directors		
<i>YEAR CONSTRUCTED:</i>	1960	<i>NUMBER OF CONSTRUCTION PHASES:</i>	10
<i>NUMBER OF UNITS:</i>	538	<i>NUMBER OF RESIDENTIAL BUILDINGS:</i>	1

**CONTACT INFORMATION**

<i>CURRENT PROPERTY CONTACT:</i>	Ms. Janice Cunningham Lucas Valley Homeowners Assoc. 1201 Idylberry Road San Rafael, CA 94903 Phone: 415-472-3202      Email: lvha@lvha.net
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**RESERVE STUDY INFORMATION**

<i>TYPE OF STUDY:</i>	New Site Inspection Study 2016
<i>BEGINNING YEAR OF STUDY:</i>	2016
<i>YEAR OF LAST PHYSICAL INSPECTION:</i>	2015
<i>YEAR OF NEXT PHYSICAL INSPECTION:</i>	2018 (as required by the Davis-Stirling Act)
<i>RESERVE STUDY PREPARER:</i>	Reserve Analysis Consulting, L.L.C. 1750 Bridgeway, Suite B106 • Sausalito, CA 94965 Sausalito, California 94965 Office Phone: (415) 332-7800      FAX: (415) 332-7801
<i>PERFORMED BY:</i>	Jim Kelly Direct Phone: (415) 289-7445 Email: jimk@reserveanalysis.com

**RESERVE FUND FINANCIAL INFORMATION**

<i>BUDGET YEAR ENDING DATE:</i>	12/31	2015	2016
<i>ANNUAL RESERVE CONTRIBUTION:</i>		\$96,000	\$150,000
<i>MONTHLY RESERVE CONTRIBUTION:</i>		\$8,000	\$12,500
<i>PER UNIT MONTHLY (AVG.) CONTRIBUTION:</i>		\$14.87	\$23.23
<i>TOTAL SPECIAL ASSESSMENT:</i>		N/A	N/A
<i>PER UNIT (AVG.) SPECIAL ASSESSMENT:</i>		N/A	N/A
<i>PROPOSED RESERVE FUND EXPENDITURES:</i>			(\$22,559)
<i>ESTIMATED YEAR ENDING BALANCE:</i>		\$914,554	\$1,054,749
<i>REQUESTED MINIMUM "THRESHOLD" FUTURE BALANCE:</i>			N/A

**RESERVE PERCENT FUNDED CALCULATION**

<i>AMOUNT NEEDED TO BE 100% FUNDED:</i>	\$1,198,784	\$1,219,670
<i>THEORETICAL PER UNIT UNDERFUNDED:</i>	\$528	\$307
<i>CALCULATED PERCENT FUNDED:</i>	76.29%	86.48%

**RESERVE PROJECTED INTEREST & INFLATION**

<i>"ASSUMED LONG-TERM INTEREST RATE":</i>	2.00%
<i>"ASSUMED LONG-TERM INFLATION RATE":</i>	3.00%

**PROPERTY DESCRIPTION & COMPONENT INCLUSION:**

Lucas Valley Homeowners Association is a 538-member association located in San Rafael, California. The Association is responsible for 1 residential building that was originally built in 10 phases in 1960. The Association is responsible for all components as the Board of Directors has interpreted the CC&Rs. For specific component inclusion based on that interpretation please refer to the Component Data or Schedule Sections.

**5300(b)(4) - COMPONENT CONDITION:**

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

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

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

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

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

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

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

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

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

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

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

## 4.00

## 30 YEAR RESERVE FUNDING PLAN

2015 Average unit per month reserve contribution \*1 = \$14.87

2015 Total annual reserve contribution \*1 = \$96,000

\* All future numbers are PROPOSED and/or PROJECTED.

DESCRIPTION - 1ST 10 YEARS	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Projected Beginning Fund Balance *1	\$914,554	\$1,054,749	\$1,193,797	\$833,144	\$988,499	\$405,867	\$561,285	\$700,003	\$835,888	\$953,155
Contribution % increase over previous yr.	56.25%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Contribution avg. unit/month \$ increase	\$8.36	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Contribution avg. per unit/month	\$23.23	\$23.23	\$23.23	\$23.23	\$23.23	\$23.23	\$23.23	\$23.23	\$23.23	\$23.23
<b>Reserve Contribution - Annual</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>
Does increase require membership vote?										
Proposed avg. special assess per unit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Special Assessment - Total Proposed</b>										
Does special assessment require vote?										
<b>Income from other sources</b>										
Total Reserve Fund Available	\$1,064,554	\$1,204,749	\$1,343,797	\$983,144	\$1,138,499	\$555,867	\$711,285	\$850,003	\$985,888	\$1,103,155
Projected Expenditures - inflated	-\$22,559	-\$25,388	-\$520,727	-\$6,597	-\$737,540	-\$1,369	-\$19,747	-\$24,222	-\$44,259	-\$49,225
Balance after expenditures	\$1,041,995	\$1,179,361	\$823,069	\$976,547	\$400,960	\$554,498	\$691,538	\$825,781	\$941,630	\$1,053,931
Interest on balance after tax	\$12,754	\$14,435	\$10,074	\$11,953	\$4,908	\$6,787	\$8,464	\$10,108	\$11,526	\$12,900
Minimum requested balance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent funded (if implemented) *2	86.48%	93.54%	96.43%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Projected Year Ending Balance *3	\$1,054,749	\$1,193,797	\$833,144	\$988,499	\$405,867	\$561,285	\$700,003	\$835,888	\$953,155	\$1,066,831

\* All future numbers are PROPOSED and/or PROJECTED.

DESCRIPTION - 2ND 10 YEARS	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Projected Beginning Fund Balance *1	\$1,066,831	\$1,215,227	\$1,275,896	\$1,406,636	\$1,515,870	\$1,662,813	\$1,793,586	\$1,941,110	\$2,086,721	\$2,155,636
Contribution % increase over previous yr.	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Contribution avg. unit/month \$ increase	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Contribution avg. per unit/month	\$23.23	\$23.23	\$23.23	\$23.23	\$23.23	\$23.23	\$23.23	\$23.23	\$23.23	\$23.23
<b>Reserve Contribution - Annual</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>
Does increase require membership vote?										
Proposed avg. special assess per unit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Special Assessment - Total Proposed</b>										
Does special assessment require vote?										
<b>Income from other sources</b>										
Total Reserve Fund Available	\$1,216,831	\$1,365,227	\$1,425,896	\$1,556,636	\$1,665,870	\$1,812,813	\$1,943,586	\$2,091,110	\$2,236,721	\$2,305,636
Projected Expenditures - inflated	-\$16,298	-\$104,759	-\$36,269	-\$59,096	-\$23,164	-\$40,915	-\$25,948	-\$29,622	-\$107,151	-\$177,389
Balance after expenditures	\$1,200,532	\$1,260,468	\$1,389,627	\$1,497,541	\$1,642,706	\$1,771,898	\$1,917,638	\$2,061,488	\$2,129,570	\$2,128,247
Interest on balance after tax	\$14,695	\$15,428	\$17,009	\$18,330	\$20,107	\$21,688	\$23,472	\$25,233	\$26,066	\$26,050
Minimum requested balance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent funded (if implemented) *2	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Projected Year Ending Balance *3	\$1,215,227	\$1,275,896	\$1,406,636	\$1,515,870	\$1,662,813	\$1,793,586	\$1,941,110	\$2,086,721	\$2,155,636	\$2,154,297

**4.00 30 YEAR RESERVE FUNDING PLAN**

\* All future numbers are PROPOSED and/or PROJECTED.

DESCRIPTION - 3RD 10 YEARS	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Projected Beginning Fund Balance *1	\$2,154,297	\$2,324,247	\$2,449,071	\$2,584,244	\$2,749,567	\$2,912,242	\$3,040,584	\$3,066,893	\$3,232,878	\$3,234,579
Contribution % increase over previous yr.	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Contribution avg. unit/month \$ increase	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Contribution avg. per unit/month	\$23.23	\$23.23	\$23.23	\$23.23	\$23.23	\$23.23	\$23.23	\$23.23	\$23.23	\$23.23
<b>Reserve Contribution - Annual</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>
Does increase require membership vote?										
Proposed avg. special assess per unit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Special Assessment - Total Proposed</b>										
Does special assessment require vote?										
<b>Income from other sources</b>										
Total Reserve Fund Available	\$2,304,297	\$2,474,247	\$2,599,071	\$2,734,244	\$2,899,567	\$3,062,242	\$3,190,584	\$3,216,893	\$3,382,878	\$3,384,579
Projected Expenditures - inflated	-\$8,155	-\$54,790	-\$46,076	-\$17,925	-\$22,540	-\$58,424	-\$160,776	-\$23,107	-\$187,411	-\$23,691
Balance after expenditures	\$2,296,142	\$2,419,457	\$2,552,995	\$2,716,319	\$2,877,027	\$3,003,817	\$3,029,808	\$3,193,786	\$3,195,466	\$3,360,888
Interest on balance after tax	\$28,105	\$29,614	\$31,249	\$33,248	\$35,215	\$36,767	\$37,085	\$39,092	\$39,113	\$41,137
Minimum requested balance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent funded (if implemented) *2	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Projected Year Ending Balance *3	\$2,324,247	\$2,449,071	\$2,584,244	\$2,749,567	\$2,912,242	\$3,040,584	\$3,066,893	\$3,232,878	\$3,234,579	\$3,402,025

**\*1. Current Year Financial Information**

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

**\*2. Percent Funded**

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

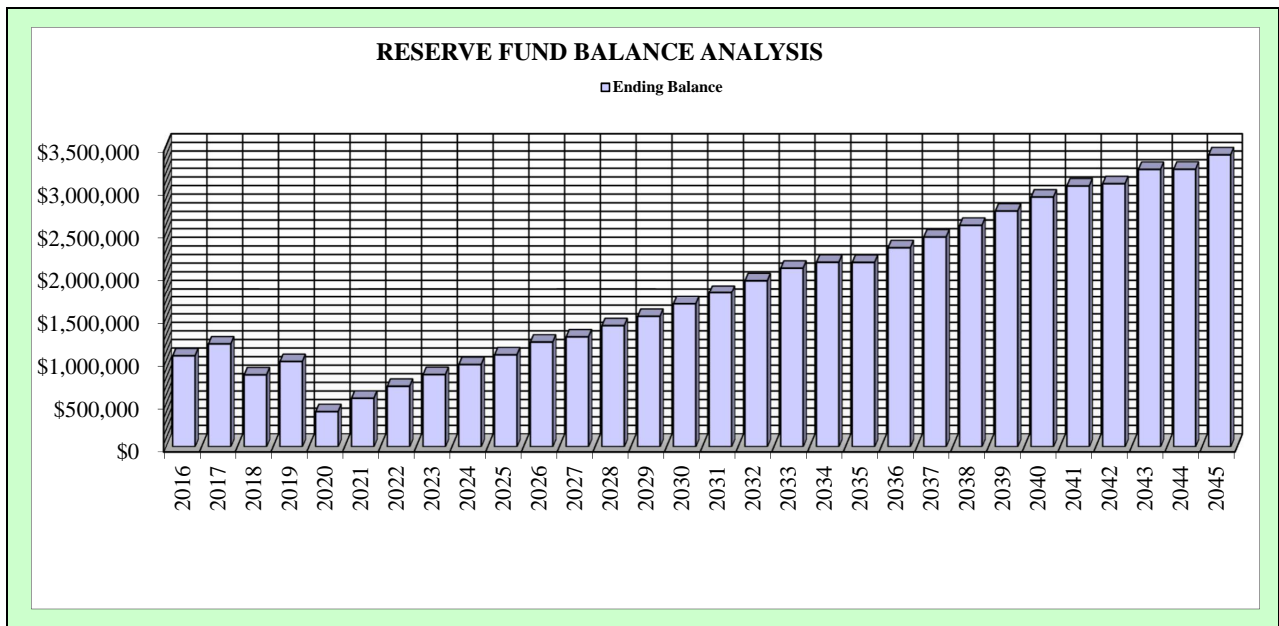
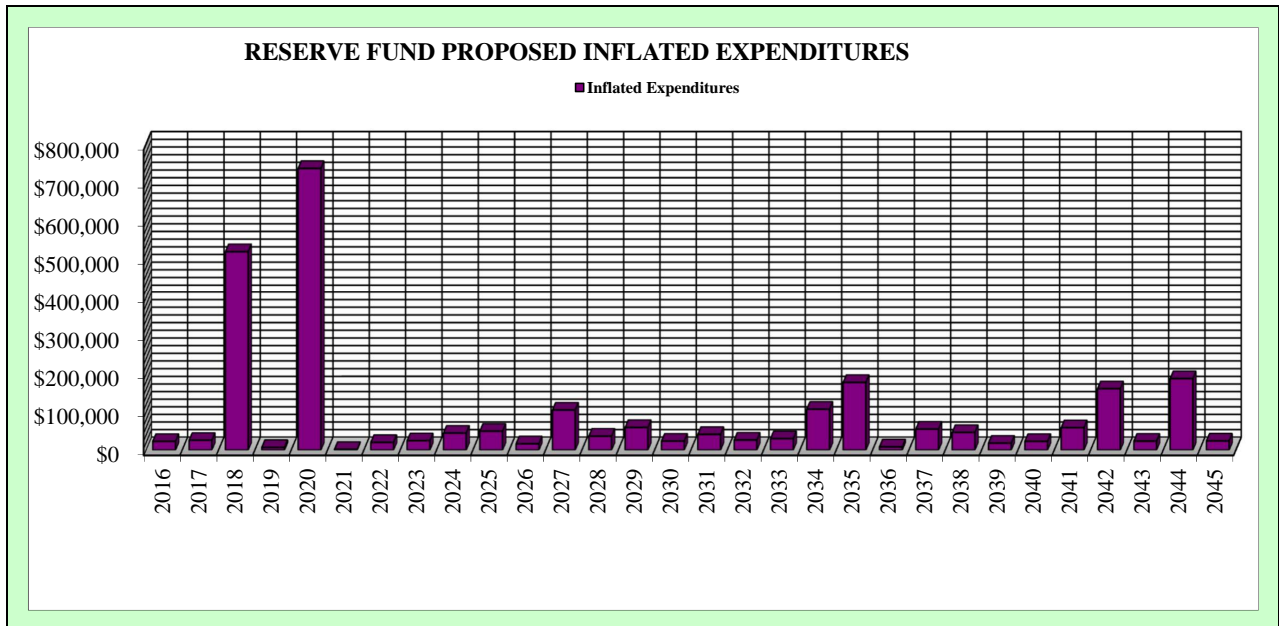
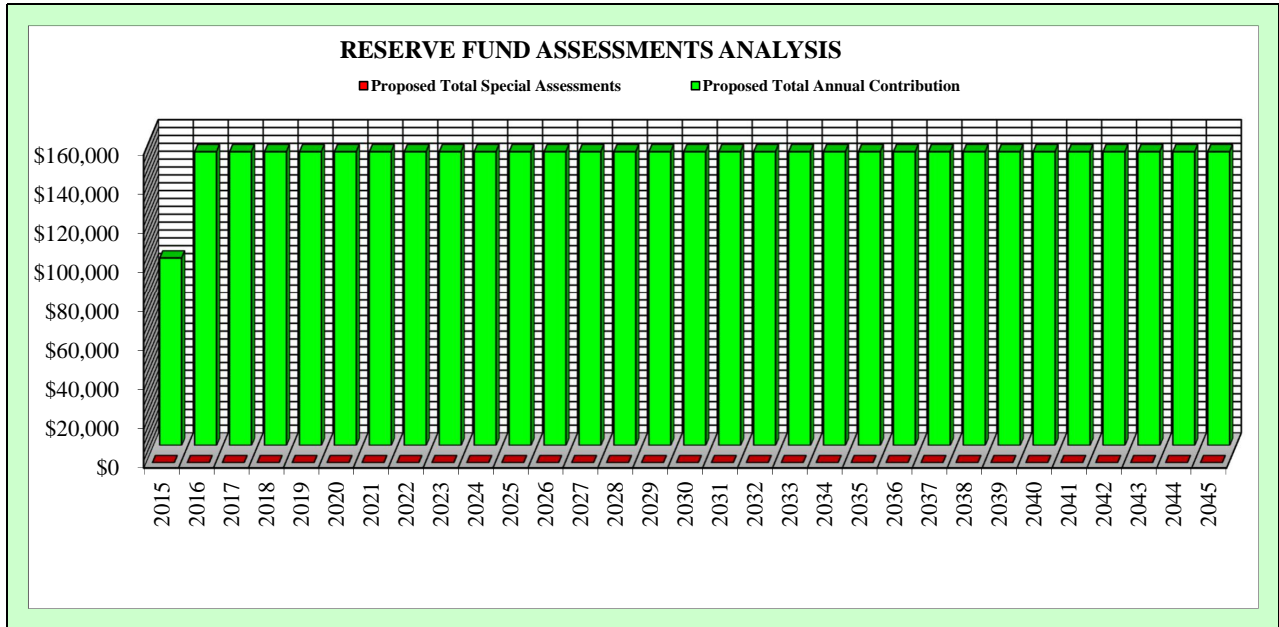
**\* 3. Projected Year Ending Balance.**

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

**General Notes:**

- 1) The cash flow projections shown are based on current economic conditions. These projections are based upon future variables that cannot be controlled. Therefore, reliance on these projections beyond the first year of this study is not recommended. As required by the Davis-Stirling Act, we recommend the Association review its Reserve Fund accounts quarterly and cause the Reserve Study to be reviewed and adjustments integrated annually.
- 2) Additionally, California Civil Code § 5550 ((old 1365.5)) states in part, "At least once every three years the board of directors shall cause to be conducted a reasonably competent and diligent visual inspection of the accessible areas of the major components which the Association is obligated to repair, replace, restore or maintain as part of a study of the reserve account requirements."





<b>6.00</b>	<b>NEXT 3 YEARS PROJECTED EXPENDITURES</b>
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**Year 1 - 2016**

<b>2.00 CONCRETE</b>	
2.01 Concrete Repair Allowance (annual)	\$750
<b>4.00 FENCING</b>	
4.03 Wood & Wire @ Tot Lot	\$2,160
4.10 Wood Panels @ Lucas Valley Road	\$4,125
<b>6.00 SWIMMING POOL</b>	
6.04 Deck Joint Seal	\$3,050
<b>7.00 WADING POOL</b>	
7.08 Chlorinator	\$500
<b>8.00 CLUBHOUSE (EXTERIOR)</b>	
8.05 Backflow Valve	\$1,200
8.06 Painting	\$7,500
<b>13.00 TENNIS COURT (MT TALLAC)</b>	
13.05 Drinking Fountain	\$1,200
<b>14.00 PARK (SHASTA MEMORIAL)</b>	
14.07 Irrigation Controller	\$1,000
Unscheduled Expenses Related to Each Year's Projects	\$1,074
<b>Year 1 - 2016 Total Proposed Expenditures:</b>	<b><u><u>\$22,559</u></u></b>

**Year 2 - 2017**

<b>2.00 CONCRETE</b>	
2.01 Concrete Repair Allowance (annual)	\$773
<b>6.00 SWIMMING POOL</b>	
6.07 Heater	\$7,880
<b>9.00 CLUBHOUSE (INTERIOR)</b>	
9.12 Water Heater	\$1,545
<b>13.00 TENNIS COURT (MT TALLAC)</b>	
13.01 Seal & Stripe Court	\$9,888
<b>15.00 COMMON AREA</b>	
15.06 Tot Lot Bark	\$4,094
Unscheduled Expenses Related to Each Year's Projects	\$1,209
<b>Year 2 - 2017 Total Proposed Expenditures:</b>	<b><u><u>\$25,388</u></u></b>

**Year 3 - 2018**

<b>1.00 ASPHALT</b>	
1.02 Striping	\$197
1.03 Painted Curb	\$1,194
1.05 Asphalt Replacement	\$73,955
<b>2.00 CONCRETE</b>	
2.01 Concrete Repair Allowance (annual)	\$796
2.02 Swimming Pool Decking	\$38,829

**6.00****NEXT 3 YEARS PROJECTED EXPENDITURES**

2.03 Wading Pool Decking	\$6,111
2.04 ADA & Landscape Remodel	\$265,225
<b>4.00 FENCING</b>	
4.01 Wood & Wire @ Pool	\$12,137
<b>5.00 ELECTRICAL</b>	
5.01 Security Lights (remodel)	\$6,365
5.06 Clubhouse Light Fixtures (remodel)	\$10,609
<b>7.00 WADING POOL</b>	
7.01 Replaster	\$5,210
7.02 Coping	\$1,910
7.03 Tile	\$1,804
7.04 Deck Joint Seal	\$764
7.09 Wood Benches	\$1,061
7.10 Trellis (w/bench)	\$4,201
<b>10.00 CLUBHOUSE (KITCHEN)</b>	
10.12 Water Heater	\$1,273
<b>12.00 TENNIS COURT (MT DIABLO)</b>	
12.01 Seal & Stripe Court	\$10,185
12.02 Resurface Court	\$53,045
<b>13.00 TENNIS COURT (MT TALLAC)</b>	
13.08 Wood Bench (w/planters)	\$1,061

Unscheduled Expenses Related to Each Year's Projects \$24,797

**Year 3 - 2018 Total Proposed Expenditures: \$520,727**

7.00 A PROJECTED EXPENDITURE SCHEDULE - FIRST TEN YEARS																
COMPONENT		CURRENT COST	YEAR NEW	USEFL LIFE	RMNG LIFE	YR. 1 2016	YR. 2 2017	YR. 3 2018	YR. 4 2019	YR. 5 2020	YR. 6 2021	YR. 7 2022	YR. 8 2023	YR. 9 2024	YR. 10 2025	TOTAL 10 YRS.
CODE	DESCRIPTION															
<b>1.00</b>	<b>ASPHALT</b>															
1.01	Asphalt Sealing	\$3,346	2023	5	7								\$4,115			\$4,115
1.02	Striping	\$186	2018	5	2			\$197					\$229			\$426
1.03	Painted Curb	\$1,125	2018	5	2			\$1,194					\$1,384			\$2,577
1.04	Asphalt Repairs	\$500	2023	5	7								\$615			\$615
1.05	Asphalt Replacement	\$69,710	2018	50	2			\$73,955								\$73,955
<b>2.00</b>	<b>CONCRETE</b>															
2.01	Concrete Repair Allowance (annual)	\$750	2016	1	1	\$750	\$773	\$796	\$820	\$844	\$869	\$896	\$922	\$950	\$979	\$8,598
2.02	Swimming Pool Decking	\$36,600	2018	60	2			\$38,829								\$38,829
2.03	Wading Pool Decking	\$5,760	2018	60	2			\$6,111								\$6,111
2.04	ADA & Landscape Remodel	\$250,000	2018	100	2			\$265,225								\$265,225
<b>3.00</b>	<b>RETAINING WALLS</b>															
3.01	Wood @ ADA Ramp	\$18,500	2001	40	25											
3.02	Wood @ Tot Lot	\$11,660	1985	40	9										\$15,214	\$15,214
3.03	Wood @ Pool	\$825	2007	35	26											
3.04	Wood @ Pool (w/bench)	\$2,850	2007	35	26											
<b>4.00</b>	<b>FENCING</b>															
4.01	Wood & Wire @ Pool	\$11,440	2018	30	2			\$12,137								\$12,137
4.02	Wood & Wire @ Tot Lot	\$2,560	2010	30	24											
4.03	Wood & Wire @ Tot Lot	\$2,160	2016	30	30	\$2,160										\$2,160
4.04	Wood & Wire @ ADA Ramp	\$5,920	2001	30	15											
4.05	Wood @ Stables (allowance)	\$5,000	2014	10	8									\$6,334		\$6,334
4.06	Wood @ Pool	\$6,958	1990	30	4					\$7,831						\$7,831
4.07	Wood Rail @ Creek	\$900	1990	30	4					\$1,013						\$1,013
4.08	Wood Rail @ Park	\$2,250	2012	30	26											
4.09	Wood Panels @ Lucas Valley Road	\$1,238	2014	30	28											
4.10	Wood Panels @ Lucas Valley Road	\$4,125	1985	30	-1	\$4,125										\$4,125
4.11	Wood Picket @ Creek	\$1,960	2005	30	19											
4.12	Iron Handrails (clubhouse)	\$2,400	1985	75	44											
4.13	Cyclone @ Creek	\$6,660	1985	50	19											
4.14	Cyclone @ Tennis Courts (Mt Diablo)	\$29,900	1985	50	19											
4.15	Cyclone @ Tennis Courts (Mt Tallac)	\$29,900	1985	50	19											
<b>5.00</b>	<b>ELECTRICAL</b>															
5.01	Security Lights (remodel)	\$6,000	2018	35	2			\$6,365								\$6,365
5.02	Wood Lamp Post (park)	\$350	1985	35	4					\$394						\$394
5.03	Ceiling Fixtures (restrooms)	\$1,250	2014	40	38											
5.04	Exit w/Flasher (restrooms)	\$200	2014	20	18											
5.05	Emergency Flashers (restrooms)	\$225	2014	20	18											
5.06	Clubhouse Light Fixtures (remodel)	\$10,000	2018	30	2			\$10,609								\$10,609
<b>6.00</b>	<b>SWIMMING POOL</b>															
6.01	Replaster (w/tile)	\$49,876	2012	15	11											
6.02	Coping	\$7,625	2012	45	41											
6.03	Tile	\$7,475	2012	45	41											
6.04	Deck Joint Seal	\$3,050	2016	10	10	\$3,050										\$3,050
6.05	Filters	\$9,000	2007	15	6							\$10,746				\$10,746
6.06	Filter Pump (5hp)	\$2,000	2010	15	9										\$2,610	\$2,610
6.07	Heater	\$7,650	2002	15	1		\$7,880									\$7,880
6.08	Heaters	\$15,300	2014	15	13											
6.09	Chlorinators	\$1,000	2012	10	6							\$1,194				\$1,194
6.10	Power Monitor (Emotron)	\$1,000	2012	20	16											
6.11	Covers	\$7,100	2014	10	8									\$8,994		\$8,994
6.12	Handrail	\$350	2012	30	26											
6.13	Ladders	\$600	2012	30	26											
6.14	Pool Cleaner (Duramax RC)	\$2,500	2015	10	9										\$3,262	\$3,262

7.00 A PROJECTED EXPENDITURE SCHEDULE - FIRST TEN YEARS																
COMPONENT		CURRENT	YEAR	USEFL	RMNG	YR. 1	YR. 2	YR. 3	YR. 4	YR. 5	YR. 6	YR. 7	YR. 8	YR. 9	YR. 10	TOTAL
CODE	DESCRIPTION	COST	NEW	LIFE	LIFE	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	10 YRS.
6.15	Covers	\$7,100	2014	10	8									\$8,994		\$8,994
6.16	Lifeguard Chair	\$850	2007	20	11											
6.17	Furniture Allowance	\$5,000	2012	10	6							\$5,970				\$5,970
<b>7.00</b>	<b>WADING POOL</b>															
7.01	Replaster	\$4,911	2018	15	2			\$5,210								\$5,210
7.02	Coping	\$1,800	2018	45	2			\$1,910								\$1,910
7.03	Tile	\$1,700	2018	45	2			\$1,804								\$1,804
7.04	Deck Joint Seal	\$720	2018	10	2			\$764								\$764
7.05	Filter	\$2,750	2013	15	12											
7.06	Filter Pump	\$1,250	2013	10	7								\$1,537			\$1,537
7.07	Heater	\$3,500	2005	15	4					\$3,939						\$3,939
7.08	Chlorinator	\$500	2005	10	-1	\$500										\$500
7.09	Wood Benches	\$1,000	2018	35	2			\$1,061								\$1,061
7.10	Trellis (w/bench)	\$3,960	2018	45	2			\$4,201								\$4,201
<b>8.00</b>	<b>CLUBHOUSE (EXTERIOR)</b>															
8.01	Composition Roof	\$11,492	2001	30	15											
8.02	Built Up Roof	\$21,718	2014	20	18											
8.03	Skylights (3'x3')	\$2,100	1985	35	4					\$2,364						\$2,364
8.04	Skylights (domed)	\$1,000	1985	35	4					\$1,126						\$1,126
8.05	Backflow Valve	\$1,200	1997	7	-12	\$1,200							\$1,476			\$2,676
8.06	Painting	\$7,500	2016	7	7	\$7,500							\$9,224			\$16,724
<b>9.00</b>	<b>CLUBHOUSE (INTERIOR)</b>															
9.01	Vinyl Flooring	\$8,978	2020	40	4					\$10,104						\$10,104
9.02	Carpet (office)	\$1,300	2014	15	13											
9.03	Office Computer	\$1,350	2014	10	8									\$1,710		\$1,710
9.04	Security System (w/cameras)	\$15,000	2014	15	13											
9.05	Movie Screen	\$250	2020	20	4					\$281						\$281
9.06	Doors (wood)	\$3,750	2020	50	4					\$4,221						\$4,221
9.07	Doors (louvered)	\$750	2020	50	4					\$844						\$844
9.08	Doors (Dutch)	\$750	2020	50	4					\$844						\$844
9.09	Doors (sliding glass)	\$6,000	2020	45	4					\$6,753						\$6,753
9.10	Furniture (storage)	\$5,135	1985	45	14											
9.11	Furniture (office)	\$5,000	2014	25	23											
9.12	Water Heater	\$1,500	2010	7	1		\$1,545							\$1,900		\$3,445
9.13	HVAC	\$5,000	2012	7	3				\$5,464							\$5,464
9.14	Painting	\$3,500	2020	7	4					\$3,939						\$3,939
9.15	Major Remodel	\$500,000	2020	100	4					\$562,754						\$562,754
<b>10.00</b>	<b>CLUBHOUSE (KITCHEN)</b>															
10.01	Vinyl Flooring	\$1,170	2020	30	4					\$1,317						\$1,317
10.02	Lower Cabinets	\$10,000	2020	45	4					\$11,255						\$11,255
10.03	Upper Cabinets	\$6,000	2020	45	4					\$6,753						\$6,753
10.04	Countertop (tile)	\$5,810	2020	45	4					\$6,539						\$6,539
10.05	Range w/ Oven (6 burner)	\$5,000	2020	40	4					\$5,628						\$5,628
10.06	Range Hood w/ Fan	\$400	2020	40	4					\$450						\$450
10.07	Refrigerator/Freezer	\$1,200	2020	15	4					\$1,351						\$1,351
10.08	Refrigerator/Freezer	\$1,200	2020	15	4					\$1,351						\$1,351
10.09	Dishwasher	\$850	2020	25	4					\$957						\$957
10.10	Microwave	\$250	2020	15	4					\$281						\$281
10.11	Disposal	\$175	2020	15	4					\$197						\$197
10.12	Water Heater	\$1,200	2008	10	2			\$1,273								\$1,273
10.13	Major Remodel (plumbing & electrical)	\$50,000	2020	100	4					\$56,275						\$56,275
<b>11.00</b>	<b>CLUBHOUSE (RESTROOMS)</b>															
11.01	Tile	\$22,325	2014	45	43											
11.02	Wall Covering (glass tile)	\$4,375	2014	45	43											

## 7.00 A

## PROJECTED EXPENDITURE SCHEDULE - FIRST TEN YEARS

COMPONENT		CURRENT	YEAR	USEFL	RMNG	YR. 1	YR. 2	YR. 3	YR. 4	YR. 5	YR. 6	YR. 7	YR. 8	YR. 9	YR. 10	TOTAL
CODE	DESCRIPTION	COST	NEW	LIFE	LIFE	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	10 YRS.
11.03	Corian Counter (w/2 sinks)	\$5,000	2014	45	43											
11.04	Auto Faucets	\$2,000	2014	15	13											
11.05	Toilets (w/auto flush)	\$12,000	2014	45	43											
11.06	Urinals (w/auto flush)	\$4,500	2014	45	43											
11.07	Toilet Partitions	\$7,500	2014	45	43											
11.08	Urinal Partitions	\$700	2014	25	23											
11.09	Accessories	\$2,700	2014	30	28											
11.10	ADA Chairs	\$500	2014	15	13											
11.11	Diaper Changer	\$200	2014	20	18											
11.12	Defibrillator	\$1,200	2014	15	13											
11.13	Rubber Mats (DriDek)	\$2,275	2014	15	13											
11.14	Water Heater (100 gallon)	\$5,000	2014	10	8									\$6,334		\$6,334
<b>12.00</b>	<b>TENNIS COURT (MT DIABLO)</b>															
12.01	Seal & Stripe Court	\$9,600	2018	10	2			\$10,185								\$10,185
12.02	Resurface Court	\$50,000	2018	40	2			\$53,045								\$53,045
12.03	Equipment Shed	\$500	2014	25	23											
12.04	Bulletin Board	\$150	2014	20	18											
12.05	Drinking Fountain	\$1,200	2014	25	23											
12.06	Security Locks	\$1,500	2011	15	10											
12.07	Trellis	\$17,220	1985	40	9										\$22,468	\$22,468
12.08	Benches (wood replacement)	\$1,050	1985	40	9										\$1,370	\$1,370
12.09	Table (wood)	\$750	1985	40	9										\$979	\$979
12.10	Irrigation Controller	\$1,000	2014	20	18											
12.11	Backflow Valve	\$1,200	2014	35	33											
<b>13.00</b>	<b>TENNIS COURT (MT TALLAC)</b>															
13.01	Seal & Stripe Court	\$9,600	2007	10	1		\$9,888									\$9,888
13.02	Resurface Court	\$50,000	2007	40	31											
13.03	Equipment Shed	\$500	2014	25	23											
13.04	Bulletin Board	\$150	2014	20	18											
13.05	Drinking Fountain	\$1,200	1985	25	-6	\$1,200										\$1,200
13.06	Security Lock	\$750	2011	15	10											
13.07	Wood Bench	\$350	2014	35	33											
13.08	Wood Bench (w/planters)	\$1,000	2018	30	2			\$1,061								\$1,061
13.09	Backflow Valve	\$1,250	1985	35	4					\$1,407						\$1,407
<b>14.00</b>	<b>PARK (SHASTA MEMORIAL)</b>															
14.01	Monument Sign (carved wood)	\$1,200	1988	35	7								\$1,476			\$1,476
14.02	Benches (wood replacement)	\$1,750	1988	40	12											
14.03	Platform Bench (wood replacement)	\$300	1988	40	12											
14.04	Platform Tables (wood replacement)	\$500	1988	40	12											
14.05	Picnic Table (wood replacement)	\$500	1988	40	12											
14.06	Drinking Fountain	\$1,000	1988	40	12											
14.07	Irrigation Controller	\$1,000	1988	15	-13	\$1,000										\$1,000
14.08	Backflow Valve	\$1,200	1988	35	7								\$1,476			\$1,476
14.09	Backflow Enclosure (wood)	\$500	1988	35	7								\$615			\$615
14.10	Crushed Granite	\$7,500	2012	15	11											
<b>15.00</b>	<b>COMMON AREA</b>															
15.01	Dog Stations	\$375	2011	10	5						\$435					\$435
15.02	Trash Receptacles	\$750	2011	40	35											
15.03	Backflow Valve (open space)	\$1,250	1985	35	4					\$1,407						\$1,407
15.04	Backflow Enclosure (cyclone)	\$350	1985	50	19											
15.05	Tot Lot Structure	\$18,000	2010	25	19											
15.06	Tot Lot Bark	\$3,974	2010	7	1		\$4,094							\$5,035		\$9,128
15.07	Storage Sheds	\$5,000	2004	30	18											
15.08	Tack Room Structure Repairs	\$1,500	2014	10	8									\$1,900		\$1,900

7.00 A PROJECTED EXPENDITURE SCHEDULE - FIRST TEN YEARS																
COMPONENT		CURRENT	YEAR	USEFL	RMNG	YR. 1	YR. 2	YR. 3	YR. 4	YR. 5	YR. 6	YR. 7	YR. 8	YR. 9	YR. 10	TOTAL
CODE	DESCRIPTION	COST	NEW	LIFE	LIFE	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	10 YRS.
UNSCHEDULED EXPENSES RELATED TO EACH YEAR'S PROJECTS			5.00%			\$1,074	\$1,209	\$24,797	\$314	\$35,121	\$65	\$940	\$1,153	\$2,108	\$2,344	\$0
INFLATION FACTOR			3.00%			1.00	1.03	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	
TOTAL PROJECTED INFLATED REPAIR/REPLACEMENT EXPENSE						\$22,559	\$25,388	\$520,727	\$6,597	\$737,540	\$1,369	\$19,747	\$24,222	\$44,259	\$49,225	\$1,382,507

**7.00 B PROJECTED EXPENDITURE SCHEDULE - SECOND TEN YEARS**

COMPONENT		REPLACE/	YEAR	USEFL	RMNG	YR. 11	YR. 12	YR. 13	YR. 14	YR. 15	YR. 16	YR. 17	YR. 18	YR. 19	YR. 20	TOTAL
CODE	DESCRIPTION	REPAIR CST	NEW	LIFE	LIFE	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2nd 10 Yrs
<b>1.00</b>	<b>ASPHALT</b>															
1.01	Asphalt Sealing	\$3,346	2023	5	7			\$4,771					\$5,531			\$10,301
1.02	Striping	\$186	2018	5	2			\$265					\$307			\$573
1.03	Painted Curb	\$1,125	2018	5	2			\$1,604					\$1,859			\$3,463
1.04	Asphalt Repairs	\$500	2023	5	7			\$713					\$826			\$1,539
1.05	Asphalt Replacement	\$69,710	2018	50	2											
<b>2.00</b>	<b>CONCRETE</b>															
2.01	Concrete Repair Allowance (annual)	\$750	2016	1	1	\$1,008	\$1,038	\$1,069	\$1,101	\$1,134	\$1,168	\$1,204	\$1,240	\$1,277	\$1,315	\$11,555
2.02	Swimming Pool Decking	\$36,600	2018	60	2											
2.03	Wading Pool Decking	\$5,760	2018	60	2											
2.04	ADA & Landscape Remodel	\$250,000	2018	100	2											
<b>3.00</b>	<b>RETAINING WALLS</b>															
3.01	Wood @ ADA Ramp	\$18,500	2001	40	25											
3.02	Wood @ Tot Lot	\$11,660	1985	40	9											
3.03	Wood @ Pool	\$825	2007	35	26											
3.04	Wood @ Pool (w/bench)	\$2,850	2007	35	26											
<b>4.00</b>	<b>FENCING</b>															
4.01	Wood & Wire @ Pool	\$11,440	2018	30	2											
4.02	Wood & Wire @ Tot Lot	\$2,560	2010	30	24											
4.03	Wood & Wire @ Tot Lot	\$2,160	2016	30	30											
4.04	Wood & Wire @ ADA Ramp	\$5,920	2001	30	15						\$9,223					\$9,223
4.05	Wood @ Stables (allowance)	\$5,000	2014	10	8									\$8,512		\$8,512
4.06	Wood @ Pool	\$6,958	1990	30	4											
4.07	Wood Rail @ Creek	\$900	1990	30	4											
4.08	Wood Rail @ Park	\$2,250	2012	30	26											
4.09	Wood Panels @ Lucas Valley Road	\$1,238	2014	30	28											
4.10	Wood Panels @ Lucas Valley Road	\$4,125	1985	30	-1											
4.11	Wood Picket @ Creek	\$1,960	2005	30	19										\$3,437	\$3,437
4.12	Iron Handrails (clubhouse)	\$2,400	1985	75	44											
4.13	Cyclone @ Creek	\$6,660	1985	50	19										\$11,678	\$11,678
4.14	Cyclone @ Tennis Courts (Mt Diablo)	\$29,900	1985	50	19										\$52,430	\$52,430
4.15	Cyclone @ Tennis Courts (Mt Tallac)	\$29,900	1985	50	19										\$52,430	\$52,430
<b>5.00</b>	<b>ELECTRICAL</b>															
5.01	Security Lights (remodel)	\$6,000	2018	35	2											
5.02	Wood Lamp Post (park)	\$350	1985	35	4											
5.03	Ceiling Fixtures (restrooms)	\$1,250	2014	40	38											
5.04	Exit w/Flasher (restrooms)	\$200	2014	20	18									\$340		\$340
5.05	Emergency Flashers (restrooms)	\$225	2014	20	18									\$383		\$383
5.06	Clubhouse Light Fixtures (remodel)	\$10,000	2018	30	2											
<b>6.00</b>	<b>SWIMMING POOL</b>															
6.01	Replaster (w/tile)	\$49,876	2012	15	11		\$69,040									\$69,040
6.02	Coping	\$7,625	2012	45	41											
6.03	Tile	\$7,475	2012	45	41											
6.04	Deck Joint Seal	\$3,050	2016	10	10	\$4,099										\$4,099
6.05	Filters	\$9,000	2007	15	6											
6.06	Filter Pump (5hp)	\$2,000	2010	15	9											
6.07	Heater	\$7,650	2002	15	1						\$12,276					\$12,276
6.08	Heaters	\$15,300	2014	15	13				\$22,469							\$22,469
6.09	Chlorinators	\$1,000	2012	10	6						\$1,605					\$1,605
6.10	Power Monitor (Emotron)	\$1,000	2012	20	16						\$1,605					\$1,605
6.11	Covers	\$7,100	2014	10	8									\$12,087		\$12,087
6.12	Handrail	\$350	2012	30	26											
6.13	Ladders	\$600	2012	30	26											
6.14	Pool Cleaner (Duramax RC)	\$2,500	2015	10	9										\$4,384	\$4,384



## 7.00 B

## PROJECTED EXPENDITURE SCHEDULE - SECOND TEN YEARS

COMPONENT		REPLACE/ REPAIR CST	YEAR NEW	USEFUL LIFE	RMNG LIFE	YR. 11 2026	YR. 12 2027	YR. 13 2028	YR. 14 2029	YR. 15 2030	YR. 16 2031	YR. 17 2032	YR. 18 2033	YR. 19 2034	YR. 20 2035	TOTAL 2nd 10 Yrs
6.15	Covers	\$7,100	2014	10	8									\$12,087		\$12,087
6.16	Lifeguard Chair	\$850	2007	20	11		\$1,177									\$1,177
6.17	Furniture Allowance	\$5,000	2012	10	6							\$8,024				\$8,024
<b>7.00</b>	<b>WADING POOL</b>															
7.01	Replaster	\$4,911	2018	15	2								\$8,117			\$8,117
7.02	Coping	\$1,800	2018	45	2											
7.03	Tile	\$1,700	2018	45	2											
7.04	Deck Joint Seal	\$720	2018	10	2			\$1,027								\$1,027
7.05	Filter	\$2,750	2013	15	12			\$3,921								\$3,921
7.06	Filter Pump	\$1,250	2013	10	7								\$2,066			\$2,066
7.07	Heater	\$3,500	2005	15	4										\$6,137	\$6,137
7.08	Chlorinator	\$500	2005	10	-1	\$672										\$672
7.09	Wood Benches	\$1,000	2018	35	2											
7.10	Trellis (w/bench)	\$3,960	2018	45	2											
<b>8.00</b>	<b>CLUBHOUSE (EXTERIOR)</b>															
8.01	Composition Roof	\$11,492	2001	30	15						\$17,904					\$17,904
8.02	Built Up Roof	\$21,718	2014	20	18									\$36,973		\$36,973
8.03	Skylights (3'x3')	\$2,100	1985	35	4											
8.04	Skylights (domed)	\$1,000	1985	35	4											
8.05	Backflow Valve	\$1,200	1997	7	-12					\$1,815						\$1,815
8.06	Painting	\$7,500	2016	7	7					\$11,344						\$11,344
<b>9.00</b>	<b>CLUBHOUSE (INTERIOR)</b>															
9.01	Vinyl Flooring	\$8,978	2020	40	4											
9.02	Carpet (office)	\$1,300	2014	15	13				\$1,909							\$1,909
9.03	Office Computer	\$1,350	2014	10	8									\$2,298		\$2,298
9.04	Security System (w/cameras)	\$15,000	2014	15	13				\$22,028							\$22,028
9.05	Movie Screen	\$250	2020	20	4											
9.06	Doors (wood)	\$3,750	2020	50	4											
9.07	Doors (louvered)	\$750	2020	50	4											
9.08	Doors (Dutch)	\$750	2020	50	4											
9.09	Doors (sliding glass)	\$6,000	2020	45	4											
9.10	Furniture (storage)	\$5,135	1985	45	14					\$7,767						\$7,767
9.11	Furniture (office)	\$5,000	2014	25	23											
9.12	Water Heater	\$1,500	2010	7	1						\$2,337					\$2,337
9.13	HVAC	\$5,000	2012	7	3	\$6,720							\$8,264			\$14,984
9.14	Painting	\$3,500	2020	7	4		\$4,845							\$5,959		\$10,803
9.15	Major Remodel	\$500,000	2020	100	4											
<b>10.00</b>	<b>CLUBHOUSE (KITCHEN)</b>															
10.01	Vinyl Flooring	\$1,170	2020	30	4											
10.02	Lower Cabinets	\$10,000	2020	45	4											
10.03	Upper Cabinets	\$6,000	2020	45	4											
10.04	Countertop (tile)	\$5,810	2020	45	4											
10.05	Range w/ Oven (6 burner)	\$5,000	2020	40	4											
10.06	Range Hood w/ Fan	\$400	2020	40	4											
10.07	Refrigerator/Freezer	\$1,200	2020	15	4										\$2,104	\$2,104
10.08	Refrigerator/Freezer	\$1,200	2020	15	4										\$2,104	\$2,104
10.09	Dishwasher	\$850	2020	25	4											
10.10	Microwave	\$250	2020	15	4										\$438	\$438
10.11	Disposal	\$175	2020	15	4										\$307	\$307
10.12	Water Heater	\$1,200	2008	10	2			\$1,711								\$1,711
10.13	Major Remodel (plumbing & electrical)	\$50,000	2020	100	4											
<b>11.00</b>	<b>CLUBHOUSE (RESTROOMS)</b>															
11.01	Tile	\$22,325	2014	45	43											
11.02	Wall Covering (glass tile)	\$4,375	2014	45	43											

## 7.00 B

## PROJECTED EXPENDITURE SCHEDULE - SECOND TEN YEARS

COMPONENT		REPLACE/ REPAIR CST	YEAR NEW	USEFUL LIFE	RMNG LIFE	YR. 11 2026	YR. 12 2027	YR. 13 2028	YR. 14 2029	YR. 15 2030	YR. 16 2031	YR. 17 2032	YR. 18 2033	YR. 19 2034	YR. 20 2035	TOTAL 2nd 10 Yrs
11.03	Corian Counter (w/2 sinks)	\$5,000	2014	45	43											
11.04	Auto Faucets	\$2,000	2014	15	13				\$2,937							\$2,937
11.05	Toilets (w/auto flush)	\$12,000	2014	45	43											
11.06	Urinals (w/auto flush)	\$4,500	2014	45	43											
11.07	Toilet Partitions	\$7,500	2014	45	43											
11.08	Urinal Partitions	\$700	2014	25	23											
11.09	Accessories	\$2,700	2014	30	28											
11.10	ADA Chairs	\$500	2014	15	13				\$734							\$734
11.11	Diaper Changer	\$200	2014	20	18									\$340		\$340
11.12	Defibrillator	\$1,200	2014	15	13				\$1,762							\$1,762
11.13	Rubber Mats (DriDek)	\$2,275	2014	15	13				\$3,341							\$3,341
11.14	Water Heater (100 gallon)	\$5,000	2014	10	8									\$8,512		\$8,512
<b>12.00</b>	<b>TENNIS COURT (MT DIABLO)</b>															
12.01	Seal & Stripe Court	\$9,600	2018	10	2				\$13,687							\$13,687
12.02	Resurface Court	\$50,000	2018	40	2											
12.03	Equipment Shed	\$500	2014	25	23											
12.04	Bulletin Board	\$150	2014	20	18									\$255		\$255
12.05	Drinking Fountain	\$1,200	2014	25	23											
12.06	Security Locks	\$1,500	2011	15	10	\$2,016										\$2,016
12.07	Trellis	\$17,220	1985	40	9											
12.08	Benches (wood replacement)	\$1,050	1985	40	9											
12.09	Table (wood)	\$750	1985	40	9											
12.10	Irrigation Controller	\$1,000	2014	20	18									\$1,702		\$1,702
12.11	Backflow Valve	\$1,200	2014	35	33											
<b>13.00</b>	<b>TENNIS COURT (MT TALLAC)</b>															
13.01	Seal & Stripe Court	\$9,600	2007	10	1		\$13,289									\$13,289
13.02	Resurface Court	\$50,000	2007	40	31											
13.03	Equipment Shed	\$500	2014	25	23											
13.04	Bulletin Board	\$150	2014	20	18									\$255		\$255
13.05	Drinking Fountain	\$1,200	1985	25	-6											
13.06	Security Lock	\$750	2011	15	10	\$1,008										\$1,008
13.07	Wood Bench	\$350	2014	35	33											
13.08	Wood Bench (w/planters)	\$1,000	2018	30	2											
13.09	Backflow Valve	\$1,250	1985	35	4											
<b>14.00</b>	<b>PARK (SHASTA MEMORIAL)</b>															
14.01	Monument Sign (carved wood)	\$1,200	1988	35	7											
14.02	Benches (wood replacement)	\$1,750	1988	40	12				\$2,495							\$2,495
14.03	Platform Bench (wood replacement)	\$300	1988	40	12				\$428							\$428
14.04	Platform Tables (wood replacement)	\$500	1988	40	12				\$713							\$713
14.05	Picnic Table (wood replacement)	\$500	1988	40	12				\$713							\$713
14.06	Drinking Fountain	\$1,000	1988	40	12				\$1,426							\$1,426
14.07	Irrigation Controller	\$1,000	1988	15	-13						\$1,558					\$1,558
14.08	Backflow Valve	\$1,200	1988	35	7											
14.09	Backflow Enclosure (wood)	\$500	1988	35	7											
14.10	Crushed Granite	\$7,500	2012	15	11		\$10,382									\$10,382
<b>15.00</b>	<b>COMMON AREA</b>															
15.01	Dog Stations	\$375	2011	10	5						\$584					\$584
15.02	Trash Receptacles	\$750	2011	40	35											
15.03	Backflow Valve (open space)	\$1,250	1985	35	4											
15.04	Backflow Enclosure (cyclone)	\$350	1985	50	19										\$614	\$614
15.05	Tot Lot Structure	\$18,000	2010	25	19										\$31,563	\$31,563
15.06	Tot Lot Bark	\$3,974	2010	7	1						\$6,192					\$6,192
15.07	Storage Sheds	\$5,000	2004	30	18									\$8,512		\$8,512
15.08	Tack Room Structure Repairs	\$1,500	2014	10	8									\$2,554		\$2,554

7.00 B PROJECTED EXPENDITURE SCHEDULE - SECOND TEN YEARS																
COMPONENT		REPLACE/	YEAR	USEFL	RMNG	YR. 11	YR. 12	YR. 13	YR. 14	YR. 15	YR. 16	YR. 17	YR. 18	YR. 19	YR. 20	TOTAL
CODE	DESCRIPTION	REPAIR CST	NEW	LIFE	LIFE	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2nd 10 Yrs
UNSCHEDULED EXPENSES RELATED TO EACH YEAR'S PROJECTS			5.00%			\$776	\$4,989	\$1,727	\$2,814	\$1,103	\$1,948	\$1,236	\$1,411	\$5,102	\$8,447	\$0
INFLATION FACTOR			3.00%			1.34	1.38	1.43	1.47	1.51	1.56	1.60	1.65	1.70	1.75	
TOTAL PROJECTED INFLATED REPAIR/REPLACEMENT EXPENSE						\$16,298	\$104,759	\$36,269	\$59,096	\$23,164	\$40,915	\$25,948	\$29,622	\$107,151	\$177,389	\$591,057

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

COMPONENT		REPLACE/	YEAR	USEFL	RMNG	YR. 21	YR. 22	YR. 23	YR. 24	YR. 25	YR. 26	YR. 27	YR. 28	YR. 29	YR. 30	TOTAL
CODE	DESCRIPTION	REPAIR CST	NEW	LIFE	LIFE	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	3rd 10 Yrs
<b>1.00</b>	<b>ASPHALT</b>															
1.01	Asphalt Sealing	\$3,346	2023	5	7			\$6,411					\$7,433			\$13,844
1.02	Striping	\$186	2018	5	2			\$356					\$413			\$770
1.03	Painted Curb	\$1,125	2018	5	2			\$2,156					\$2,499			\$4,655
1.04	Asphalt Repairs	\$500	2023	5	7			\$958					\$1,111			\$2,069
1.05	Asphalt Replacement	\$69,710	2018	50	2											
<b>2.00</b>	<b>CONCRETE</b>															
2.01	Concrete Repair Allowance (annual)	\$750	2016	1	1	\$1,355	\$1,395	\$1,437	\$1,480	\$1,525	\$1,570	\$1,617	\$1,666	\$1,716	\$1,767	\$15,529
2.02	Swimming Pool Decking	\$36,600	2018	60	2											
2.03	Wading Pool Decking	\$5,760	2018	60	2											
2.04	ADA & Landscape Remodel	\$250,000	2018	100	2											
<b>3.00</b>	<b>RETAINING WALLS</b>															
3.01	Wood @ ADA Ramp	\$18,500	2001	40	25						\$38,735					\$38,735
3.02	Wood @ Tot Lot	\$11,660	1985	40	9											
3.03	Wood @ Pool	\$825	2007	35	26							\$1,779				\$1,779
3.04	Wood @ Pool (w/bench)	\$2,850	2007	35	26							\$6,146				\$6,146
<b>4.00</b>	<b>FENCING</b>															
4.01	Wood & Wire @ Pool	\$11,440	2018	30	2											
4.02	Wood & Wire @ Tot Lot	\$2,560	2010	30	24					\$5,204						\$5,204
4.03	Wood & Wire @ Tot Lot	\$2,160	2016	30	30											
4.04	Wood & Wire @ ADA Ramp	\$5,920	2001	30	15											
4.05	Wood @ Stables (allowance)	\$5,000	2014	10	8									\$11,440		\$11,440
4.06	Wood @ Pool	\$6,958	1990	30	4											
4.07	Wood Rail @ Creek	\$900	1990	30	4											
4.08	Wood Rail @ Park	\$2,250	2012	30	26							\$4,852				\$4,852
4.09	Wood Panels @ Lucas Valley Road	\$1,238	2014	30	28									\$2,831		\$2,831
4.10	Wood Panels @ Lucas Valley Road	\$4,125	1985	30	-1											
4.11	Wood Picket @ Creek	\$1,960	2005	30	19											
4.12	Iron Handrails (clubhouse)	\$2,400	1985	75	44											
4.13	Cyclone @ Creek	\$6,660	1985	50	19											
4.14	Cyclone @ Tennis Courts (Mt Diablo)	\$29,900	1985	50	19											
4.15	Cyclone @ Tennis Courts (Mt Tallac)	\$29,900	1985	50	19											
<b>5.00</b>	<b>ELECTRICAL</b>															
5.01	Security Lights (remodel)	\$6,000	2018	35	2											
5.02	Wood Lamp Post (park)	\$350	1985	35	4											
5.03	Ceiling Fixtures (restrooms)	\$1,250	2014	40	38											
5.04	Exit w/Flasher (restrooms)	\$200	2014	20	18											
5.05	Emergency Flashers (restrooms)	\$225	2014	20	18											
5.06	Clubhouse Light Fixtures (remodel)	\$10,000	2018	30	2											
<b>6.00</b>	<b>SWIMMING POOL</b>															
6.01	Replaster (w/tile)	\$49,876	2012	15	11							\$107,562				\$107,562
6.02	Coping	\$7,625	2012	45	41											
6.03	Tile	\$7,475	2012	45	41											
6.04	Deck Joint Seal	\$3,050	2016	10	10	\$5,509										\$5,509
6.05	Filters	\$9,000	2007	15	6		\$16,743									\$16,743
6.06	Filter Pump (5hp)	\$2,000	2010	15	9					\$4,066						\$4,066
6.07	Heater	\$7,650	2002	15	1											
6.08	Heaters	\$15,300	2014	15	13									\$35,005		\$35,005
6.09	Chlorinators	\$1,000	2012	10	6							\$2,157				\$2,157
6.10	Power Monitor (Emotron)	\$1,000	2012	20	16											
6.11	Covers	\$7,100	2014	10	8									\$16,244		\$16,244
6.12	Handrail	\$350	2012	30	26							\$755				\$755
6.13	Ladders	\$600	2012	30	26							\$1,294				\$1,294
6.14	Pool Cleaner (Duramax RC)	\$2,500	2015	10	9										\$5,891	\$5,891

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

COMPONENT		REPLACE/	YEAR	USEFL	RMNG	YR. 21	YR. 22	YR. 23	YR. 24	YR. 25	YR. 26	YR. 27	YR. 28	YR. 29	YR. 30	TOTAL
CODE	DESCRIPTION	REPAIR CST	NEW	LIFE	LIFE	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	3rd 10 Yrs
6.15	Covers	\$7,100	2014	10	8									\$16,244		\$16,244
6.16	Lifeguard Chair	\$850	2007	20	11											
6.17	Furniture Allowance	\$5,000	2012	10	6							\$10,783				\$10,783
<b>7.00</b>	<b>WADING POOL</b>															
7.01	Replaster	\$4,911	2018	15	2											
7.02	Coping	\$1,800	2018	45	2											
7.03	Tile	\$1,700	2018	45	2											
7.04	Deck Joint Seal	\$720	2018	10	2			\$1,380								\$1,380
7.05	Filter	\$2,750	2013	15	12								\$6,109			\$6,109
7.06	Filter Pump	\$1,250	2013	10	7								\$2,777			\$2,777
7.07	Heater	\$3,500	2005	15	4											
7.08	Chlorinator	\$500	2005	10	-1	\$903										\$903
7.09	Wood Benches	\$1,000	2018	35	2											
7.10	Trellis (w/bench)	\$3,960	2018	45	2											
<b>8.00</b>	<b>CLUBHOUSE (EXTERIOR)</b>															
8.01	Composition Roof	\$11,492	2001	30	15											
8.02	Built Up Roof	\$21,718	2014	20	18											
8.03	Skylights (3'x3')	\$2,100	1985	35	4											
8.04	Skylights (domed)	\$1,000	1985	35	4											
8.05	Backflow Valve	\$1,200	1997	7	-12		\$2,232							\$2,746		\$4,978
8.06	Painting	\$7,500	2016	7	7		\$13,952							\$17,159		\$31,112
<b>9.00</b>	<b>CLUBHOUSE (INTERIOR)</b>															
9.01	Vinyl Flooring	\$8,978	2020	40	4											
9.02	Carpet (office)	\$1,300	2014	15	13									\$2,974		\$2,974
9.03	Office Computer	\$1,350	2014	10	8									\$3,089		\$3,089
9.04	Security System (w/cameras)	\$15,000	2014	15	13									\$34,319		\$34,319
9.05	Movie Screen	\$250	2020	20	4					\$508						\$508
9.06	Doors (wood)	\$3,750	2020	50	4											
9.07	Doors (louvered)	\$750	2020	50	4											
9.08	Doors (Dutch)	\$750	2020	50	4											
9.09	Doors (sliding glass)	\$6,000	2020	45	4											
9.10	Furniture (storage)	\$5,135	1985	45	14											
9.11	Furniture (office)	\$5,000	2014	25	23				\$9,868							\$9,868
9.12	Water Heater	\$1,500	2010	7	1			\$2,874							\$3,535	\$6,409
9.13	HVAC	\$5,000	2012	7	3					\$10,164						\$10,164
9.14	Painting	\$3,500	2020	7	4						\$7,328					\$7,328
9.15	Major Remodel	\$500,000	2020	100	4											
<b>10.00</b>	<b>CLUBHOUSE (KITCHEN)</b>															
10.01	Vinyl Flooring	\$1,170	2020	30	4											
10.02	Lower Cabinets	\$10,000	2020	45	4											
10.03	Upper Cabinets	\$6,000	2020	45	4											
10.04	Countertop (tile)	\$5,810	2020	45	4											
10.05	Range w/ Oven (6 burner)	\$5,000	2020	40	4											
10.06	Range Hood w/ Fan	\$400	2020	40	4											
10.07	Refrigerator/Freezer	\$1,200	2020	15	4											
10.08	Refrigerator/Freezer	\$1,200	2020	15	4											
10.09	Dishwasher	\$850	2020	25	4										\$2,003	\$2,003
10.10	Microwave	\$250	2020	15	4											
10.11	Disposal	\$175	2020	15	4											
10.12	Water Heater	\$1,200	2008	10	2			\$2,299								\$2,299
10.13	Major Remodel (plumbing & electrical)	\$50,000	2020	100	4											
<b>11.00</b>	<b>CLUBHOUSE (RESTROOMS)</b>															
11.01	Tile	\$22,325	2014	45	43											
11.02	Wall Covering (glass tile)	\$4,375	2014	45	43											

## 7.00 C

## PROJECTED EXPENDITURE SCHEDULE - THIRD TEN YEARS

COMPONENT		REPLACE/ REPAIR CST	YEAR NEW	USEFUL LIFE	RMNG LIFE	YR. 21 2036	YR. 22 2037	YR. 23 2038	YR. 24 2039	YR. 25 2040	YR. 26 2041	YR. 27 2042	YR. 28 2043	YR. 29 2044	YR. 30 2045	TOTAL 3rd 10 Yrs
CODE	DESCRIPTION															
11.03	Corian Counter (w/2 sinks)	\$5,000	2014	45	43											
11.04	Auto Faucets	\$2,000	2014	15	13									\$4,576		\$4,576
11.05	Toilets (w/auto flush)	\$12,000	2014	45	43											
11.06	Urinals (w/auto flush)	\$4,500	2014	45	43											
11.07	Toilet Partitions	\$7,500	2014	45	43											
11.08	Urinal Partitions	\$700	2014	25	23				\$1,382							\$1,382
11.09	Accessories	\$2,700	2014	30	28									\$6,177		\$6,177
11.10	ADA Chairs	\$500	2014	15	13									\$1,144		\$1,144
11.11	Diaper Changer	\$200	2014	20	18											
11.12	Defibrillator	\$1,200	2014	15	13									\$2,746		\$2,746
11.13	Rubber Mats (DriDek)	\$2,275	2014	15	13									\$5,205		\$5,205
11.14	Water Heater (100 gallon)	\$5,000	2014	10	8									\$11,440		\$11,440
<b>12.00</b>	<b>TENNIS COURT (MT DIABLO)</b>															
12.01	Seal & Stripe Court	\$9,600	2018	10	2			\$18,395								\$18,395
12.02	Resurface Court	\$50,000	2018	40	2											
12.03	Equipment Shed	\$500	2014	25	23				\$987							\$987
12.04	Bulletin Board	\$150	2014	20	18											
12.05	Drinking Fountain	\$1,200	2014	25	23				\$2,368							\$2,368
12.06	Security Locks	\$1,500	2011	15	10						\$3,141					\$3,141
12.07	Trellis	\$17,220	1985	40	9											
12.08	Benches (wood replacement)	\$1,050	1985	40	9											
12.09	Table (wood)	\$750	1985	40	9											
12.10	Irrigation Controller	\$1,000	2014	20	18											
12.11	Backflow Valve	\$1,200	2014	35	33											
<b>13.00</b>	<b>TENNIS COURT (MT TALLAC)</b>															
13.01	Seal & Stripe Court	\$9,600	2007	10	1		\$17,859									\$17,859
13.02	Resurface Court	\$50,000	2007	40	31											
13.03	Equipment Shed	\$500	2014	25	23				\$987							\$987
13.04	Bulletin Board	\$150	2014	20	18											
13.05	Drinking Fountain	\$1,200	1985	25	-6						\$2,513					\$2,513
13.06	Security Lock	\$750	2011	15	10						\$1,570					\$1,570
13.07	Wood Bench	\$350	2014	35	33											
13.08	Wood Bench (w/planters)	\$1,000	2018	30	2											
13.09	Backflow Valve	\$1,250	1985	35	4											
<b>14.00</b>	<b>PARK (SHASTA MEMORIAL)</b>															
14.01	Monument Sign (carved wood)	\$1,200	1988	35	7											
14.02	Benches (wood replacement)	\$1,750	1988	40	12											
14.03	Platform Bench (wood replacement)	\$300	1988	40	12											
14.04	Platform Tables (wood replacement)	\$500	1988	40	12											
14.05	Picnic Table (wood replacement)	\$500	1988	40	12											
14.06	Drinking Fountain	\$1,000	1988	40	12											
14.07	Irrigation Controller	\$1,000	1988	15	-13											
14.08	Backflow Valve	\$1,200	1988	35	7											
14.09	Backflow Enclosure (wood)	\$500	1988	35	7											
14.10	Crushed Granite	\$7,500	2012	15	11							\$16,174				\$16,174
<b>15.00</b>	<b>COMMON AREA</b>															
15.01	Dog Stations	\$375	2011	10	5						\$785					\$785
15.02	Trash Receptacles	\$750	2011	40	35											
15.03	Backflow Valve (open space)	\$1,250	1985	35	4											
15.04	Backflow Enclosure (cyclone)	\$350	1985	50	19											
15.05	Tot Lot Structure	\$18,000	2010	25	19											
15.06	Tot Lot Bark	\$3,974	2010	7	1			\$7,615							\$9,366	\$16,981
15.07	Storage Sheds	\$5,000	2004	30	18											
15.08	Tack Room Structure Repairs	\$1,500	2014	10	8									\$3,432		\$3,432

7.00 C PROJECTED EXPENDITURE SCHEDULE - THIRD TEN YEARS																
COMPONENT		REPLACE/	YEAR	USEFL	RMNG	YR. 21	YR. 22	YR. 23	YR. 24	YR. 25	YR. 26	YR. 27	YR. 28	YR. 29	YR. 30	TOTAL
CODE	DESCRIPTION	REPAIR CST	NEW	LIFE	LIFE	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	3rd 10 Yrs
UNSCHEDULED EXPENSES RELATED TO EACH YEAR'S PROJECTS			5.00%			\$388	\$2,609	\$2,194	\$854	\$1,073	\$2,782	\$7,656	\$1,100	\$8,924	\$1,128	\$0
INFLATION FACTOR			3.00%			1.81	1.86	1.92	1.97	2.03	2.09	2.16	2.22	2.29	2.36	
TOTAL PROJECTED INFLATED REPAIR/REPLACEMENT EXPENSE						\$8,155	\$54,790	\$46,076	\$17,925	\$22,540	\$58,424	\$160,776	\$23,107	\$187,411	\$23,691	\$574,186

## **8.00 PROCEDURES & METHODOLOGIES**

### **DAVIS-STIRLING ACT PROCEDURES & REQUIREMENTS**

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

Identification of the major components.

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

Projected estimated cost of all repair and replacements.

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

Calculation of Percent Funded and amount of per unit deficiency.

Statement of methodology.

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

### **SCOPE OF STUDY**

The time frame covered by this analysis is from 2016 through 2045. These are the beginning and ending points for all repairs and replacements included in the 30 Year Funding Plan included in this study.

### **STATEMENT OF RESERVE STUDY METHODOLOGY**

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

Original plans and specifications

Original contractors, current contractors and vendors

Association maintenance staff

Association management

Association Board of Directors

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

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

Only components that met the following criteria were included in this report:

The component maintenance is the responsibility of the Association.

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

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

The component has an identifiable expected cost and replacement cost.

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

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



**9.00 COMPONENT DATA**

CODE #	COMPONENT NAME	YEAR NEW	EXPECT. LIFE	CONDITION DESCRIPTION	INCLUDE NOTES	ITEM QUAN.	UM	UNIT COST	TOTAL COST
<b>1.00</b>	<b>ASPHALT</b>								
1.01	Asphalt Sealing	2023	5	PROPOSED		13942	SF	\$0.24	\$3,346
1.02	Striping	2018	5	PROPOSED	Yes	1	LS	\$186.00	\$186
1.03	Painted Curb	2018	5	PROPOSED	Yes	25	LS	\$45.00	\$1,125
1.04	Asphalt Repairs	2023	5	AS NEEDED		1	LS	\$500.00	\$500
1.05	Asphalt Replacement	2018	50	PROPOSED		13942	SF	\$5.00	\$69,710
<b>2.00</b>	<b>CONCRETE</b>								
2.01	Concrete Repair Allowance (annual)	2016	1	AS NEEDED	Yes	1	LS	\$750.00	\$750
2.02	Swimming Pool Decking	2018	60	PROPOSED		915	SF	\$40.00	\$36,600
2.03	Wading Pool Decking	2018	60	PROPOSED		144	SF	\$40.00	\$5,760
2.04	ADA & Landscape Remodel	2018	100	PROPOSED		1	LS	\$250,000.00	\$250,000
<b>3.00</b>	<b>RETAINING WALLS</b>								
3.01	Wood @ ADA Ramp	2001	40	GOOD/FAIR		148	LF	\$125.00	\$18,500
3.02	Wood @ Tot Lot	1985	40	FAIR		212	LF	\$55.00	\$11,660
3.03	Wood @ Pool	2007	35	FAIR		15	LF	\$55.00	\$825
3.04	Wood @ Pool (w/bench)	2007	35	FAIR		38	LF	\$75.00	\$2,850
<b>4.00</b>	<b>FENCING</b>								
4.01	Wood & Wire @ Pool	2018	30	PROPOSED		286	LF	\$40.00	\$11,440
4.02	Wood & Wire @ Tot Lot	2010	30	FAIR		64	LF	\$40.00	\$2,560
4.03	Wood & Wire @ Tot Lot	2016	30	POOR		54	LF	\$40.00	\$2,160
4.04	Wood & Wire @ ADA Ramp	2001	30	GOOD/FAIR		148	LF	\$40.00	\$5,920
4.05	Wood @ Stables (allowance)	2014	10	AS NEEDED		1	LS	\$5,000.00	\$5,000
4.06	Wood @ Pool	1990	30	FAIR		127	LF	\$55.00	\$6,958
4.07	Wood Rail @ Creek	1990	30	FAIR		30	LF	\$30.00	\$900
4.08	Wood Rail @ Park	2012	30	GOOD		75	LF	\$30.00	\$2,250
4.09	Wood Panels @ Lucas Valley Road	2014	30	GOOD		23	LF	\$55.00	\$1,238
4.10	Wood Panels @ Lucas Valley Road	1985	30	FAIR		75	LF	\$55.00	\$4,125
4.11	Wood Picket @ Creek	2005	30	FAIR		56	LF	\$35.00	\$1,960
4.12	Iron Handrails (clubhouse)	1985	75	FAIR		24	LF	\$100.00	\$2,400
4.13	Cyclone @ Creek	1985	50	FAIR		148	LF	\$45.00	\$6,660
4.14	Cyclone @ Tennis Courts (Mt Diablo)	1985	50	FAIR		460	LF	\$65.00	\$29,900
4.15	Cyclone @ Tennis Courts (Mt Tallac)	1985	50	FAIR		460	LF	\$65.00	\$29,900
<b>5.00</b>	<b>ELECTRICAL</b>								
5.01	Security Lights (remodel)	2018	35	PROPOSED		3	EA	\$2,000.00	\$6,000
5.02	Wood Lamp Post (park)	1985	35	FAIR/POOR		1	EA	\$350.00	\$350
5.03	Ceiling Fixtures (restrooms)	2014	40	GOOD		10	EA	\$125.00	\$1,250
5.04	Exit w/Flasher (restrooms)	2014	20	GOOD		2	EA	\$100.00	\$200

## 9.00

## COMPONENT DATA

CODE #	COMPONENT NAME	YEAR NEW	EXPECT. LIFE	CONDITION DESCRIPTION	INCLUDE NOTES	ITEM QUAN.	UM	UNIT COST	TOTAL COST
5.05	Emergency Flashers (restrooms)	2014	20	GOOD		3	EA	\$75.00	\$225
5.06	Clubhouse Light Fixtures (remodel)	2018	30	PROPOSED		1	LS	\$10,000.00	\$10,000
<b>6.00</b>	<b>SWIMMING POOL</b>								
6.01	Replaster (w/tile)	2012	15	GOOD		587	SY	\$85.00	\$49,876
6.02	Coping	2012	45	GOOD		305	LF	\$25.00	\$7,625
6.03	Tile	2012	45	GOOD		299	LF	\$25.00	\$7,475
6.04	Deck Joint Seal	2016	10	PROPOSED		305	LF	\$10.00	\$3,050
6.05	Filters	2007	15	GOOD/FAIR		3	EA	\$3,000.00	\$9,000
6.06	Filter Pump (5hp)	2010	15	GOOD/FAIR		1	EA	\$2,000.00	\$2,000
6.07	Heater	2002	15	FAIR/POOR		1	EA	\$7,650.00	\$7,650
6.08	Heaters	2014	15	GOOD		2	EA	\$7,650.00	\$15,300
6.09	Chlorinators	2012	10	GOOD/FAIR		2	EA	\$500.00	\$1,000
6.10	Power Monitor (Emotron)	2012	20	GOOD		1	EA	\$1,000.00	\$1,000
6.11	Covers	2014	10	N/A		1	LS	\$7,100.00	\$7,100
6.12	Handrail	2012	30	GOOD		1	EA	\$350.00	\$350
6.13	Ladders	2012	30	GOOD		2	EA	\$300.00	\$600
6.14	Pool Cleaner (Duramax RC)	2015	10	N/A		1	EA	\$2,500.00	\$2,500
6.15	Covers	2014	10	N/A		1	LS	\$7,100.00	\$7,100
6.16	Lifeguard Chair	2007	20	N/A		1	EA	\$850.00	\$850
6.17	Furniture Allowance	2012	10	AS NEEDED		1	LS	\$5,000.00	\$5,000
<b>7.00</b>	<b>WADING POOL</b>								
7.01	Replaster	2018	15	PROPOSED		58	SY	\$85.00	\$4,911
7.02	Coping	2018	45	PROPOSED		72	EA	\$25.00	\$1,800
7.03	Tile	2018	45	PROPOSED		68	EA	\$25.00	\$1,700
7.04	Deck Joint Seal	2018	10	PROPOSED		72	LF	\$10.00	\$720
7.05	Filter	2013	15	GOOD/FAIR		1	EA	\$2,750.00	\$2,750
7.06	Filter Pump	2013	10	GOOD/FAIR		1	EA	\$1,250.00	\$1,250
7.07	Heater	2005	15	FAIR		1	EA	\$3,500.00	\$3,500
7.08	Chlorinator	2005	10	FAIR		1	EA	\$500.00	\$500
7.09	Wood Benches	2018	35	PROPOSED		2	EA	\$500.00	\$1,000
7.10	Trellis (w/bench)	2018	45	PROPOSED		72	SF	\$55.00	\$3,960
<b>8.00</b>	<b>CLUBHOUSE (EXTERIOR)</b>								
8.01	Composition Roof	2001	30	GOOD/FAIR		1532	SF	\$7.50	\$11,492
8.02	Built Up Roof	2014	20	GOOD		3777	SF	\$5.75	\$21,718
8.03	Skylights (3'x3')	1985	35	GOOD/FAIR		6	EA	\$350.00	\$2,100
8.04	Skylights (domed)	1985	35	FAIR		2	EA	\$500.00	\$1,000
8.05	Backflow Valve	1997	7	FAIR		1	EA	\$1,200.00	\$1,200

## 9.00

## COMPONENT DATA

CODE #	COMPONENT NAME	YEAR NEW	EXPECT. LIFE	CONDITION DESCRIPTION	INCLUDE NOTES	ITEM QUAN.	UM	UNIT COST	TOTAL COST
8.06	Painting	2016	7	PROPOSED		1	LS	\$7,500.00	\$7,500
<b>9.00</b>	<b>CLUBHOUSE (INTERIOR)</b>								
9.01	Vinyl Flooring	2020	40	PROPOSED		1197	SF	\$7.50	\$8,978
9.02	Carpet (office)	2014	15	GOOD/FAIR		1	LS	\$1,300.00	\$1,300
9.03	Office Computer	2014	10	GOOD		1	EA	\$1,350.00	\$1,350
9.04	Security System (w/cameras)	2014	15	GOOD		1	LS	\$15,000.00	\$15,000
9.05	Movie Screen	2020	20	PROPOSED		1	EA	\$250.00	\$250
9.06	Doors (wood)	2020	50	PROPOSED		5	EA	\$750.00	\$3,750
9.07	Doors (louvered)	2020	50	PROPOSED		1	EA	\$750.00	\$750
9.08	Doors (Dutch)	2020	50	PROPOSED		1	EA	\$750.00	\$750
9.09	Doors (sliding glass)	2020	45	PROPOSED		3	EA	\$2,000.00	\$6,000
9.10	Furniture (storage)	1985	45	FAIR	Yes	1	LS	\$5,135.00	\$5,135
9.11	Furniture (office)	2014	25	GOOD		1	LS	\$5,000.00	\$5,000
9.12	Water Heater	2010	7	N/A		1	LS	\$1,500.00	\$1,500
9.13	HVAC	2012	7	N/A		1	LS	\$5,000.00	\$5,000
9.14	Painting	2020	7	PROPOSED		1	LS	\$3,500.00	\$3,500
9.15	Major Remodel	2020	100	PROPOSED		1	LS	\$500,000.00	\$500,000
<b>10.00</b>	<b>CLUBHOUSE (KITCHEN)</b>								
10.01	Vinyl Flooring	2020	30	PROPOSED		156	SF	\$7.50	\$1,170
10.02	Lower Cabinets	2020	45	PROPOSED		20	LF	\$500.00	\$10,000
10.03	Upper Cabinets	2020	45	PROPOSED		15	LF	\$400.00	\$6,000
10.04	Countertop (tile)	2020	45	PROPOSED		166	SF	\$35.00	\$5,810
10.05	Range w/ Oven (6 burner)	2020	40	PROPOSED		1	EA	\$5,000.00	\$5,000
10.06	Range Hood w/ Fan	2020	40	PROPOSED		1	EA	\$400.00	\$400
10.07	Refrigerator/Freezer	2020	15	PROPOSED		1	EA	\$1,200.00	\$1,200
10.08	Refrigerator/Freezer	2020	15	PROPOSED		1	EA	\$1,200.00	\$1,200
10.09	Dishwasher	2020	25	PROPOSED		1	EA	\$850.00	\$850
10.10	Microwave	2020	15	PROPOSED		1	EA	\$250.00	\$250
10.11	Disposal	2020	15	PROPOSED		1	EA	\$175.00	\$175
10.12	Water Heater	2008	10	GOOD		1	EA	\$1,200.00	\$1,200
10.13	Major Remodel (plumbing & electrical)	2020	100	PROPOSED		1	LS	\$50,000.00	\$50,000
<b>11.00</b>	<b>CLUBHOUSE (RESTROOMS)</b>								
11.01	Tile	2014	45	GOOD		893	SF	\$25.00	\$22,325
11.02	Wall Covering (glass tile)	2014	45	GOOD		175	SF	\$25.00	\$4,375
11.03	Corian Counter (w/2 sinks)	2014	45	GOOD		2	EA	\$2,500.00	\$5,000
11.04	Auto Faucets	2014	15	GOOD		4	EA	\$500.00	\$2,000
11.05	Toilets (w/auto flush)	2014	45	GOOD		6	EA	\$2,000.00	\$12,000

## 9.00

## COMPONENT DATA

CODE #	COMPONENT NAME	YEAR NEW	EXPECT. LIFE	CONDITION DESCRIPTION	INCLUDE NOTES	ITEM QUAN.	UM	UNIT COST	TOTAL COST
11.06	Urinals (w/auto flush)	2014	45	GOOD		3	EA	\$1,500.00	\$4,500
11.07	Toilet Partitions	2014	45	GOOD	Yes	1	LS	\$7,500.00	\$7,500
11.08	Urinal Partitions	2014	25	GOOD		2	EA	\$350.00	\$700
11.09	Accessories	2014	30	GOOD	Yes	1	LS	\$2,700.00	\$2,700
11.10	ADA Chairs	2014	15	GOOD		2	EA	\$250.00	\$500
11.11	Diaper Changer	2014	20	GOOD		1	EA	\$200.00	\$200
11.12	Defibrillator	2014	15	GOOD		1	EA	\$1,200.00	\$1,200
11.13	Rubber Mats (DriDek)	2014	15	GOOD		1	EA	\$2,275.00	\$2,275
11.14	Water Heater (100 gallon)	2014	10	GOOD		1	EA	\$5,000.00	\$5,000
<b>12.00</b>	<b>TENNIS COURT (MT DIABLO)</b>								
12.01	Seal & Stripe Court	2018	10	PROPOSED		1	LS	\$9,600.00	\$9,600
12.02	Resurface Court	2018	40	PROPOSED		1	LS	\$50,000.00	\$50,000
12.03	Equipment Shed	2014	25	GOOD/FAIR		1	EA	\$500.00	\$500
12.04	Bulletin Board	2014	20	GOOD/FAIR		1	EA	\$150.00	\$150
12.05	Drinking Fountain	2014	25	GOOD		1	EA	\$1,200.00	\$1,200
12.06	Security Locks	2011	15	GOOD		2	EA	\$750.00	\$1,500
12.07	Trellis	1985	40	FAIR		492	SF	\$35.00	\$17,220
12.08	Benches (wood replacement)	1985	40	FAIR		3	EA	\$350.00	\$1,050
12.09	Table (wood)	1985	40	FAIR/POOR		1	EA	\$750.00	\$750
12.10	Irrigation Controller	2014	20	GOOD		1	EA	\$1,000.00	\$1,000
12.11	Backflow Valve	2014	35	GOOD		1	EA	\$1,200.00	\$1,200
<b>13.00</b>	<b>TENNIS COURT (MT TALLAC)</b>								
13.01	Seal & Stripe Court	2007	10	FAIR		1	LS	\$9,600.00	\$9,600
13.02	Resurface Court	2007	40	FAIR		1	LS	\$50,000.00	\$50,000
13.03	Equipment Shed	2014	25	GOOD/FAIR		1	EA	\$500.00	\$500
13.04	Bulletin Board	2014	20	GOOD/FAIR		1	EA	\$150.00	\$150
13.05	Drinking Fountain	1985	25	POOR		1	EA	\$1,200.00	\$1,200
13.06	Security Lock	2011	15	GOOD		1	EA	\$750.00	\$750
13.07	Wood Bench	2014	35	GOOD/FAIR		1	EA	\$350.00	\$350
13.08	Wood Bench (w/planters)	2018	30	PROPOSED		1	EA	\$1,000.00	\$1,000
13.09	Backflow Valve	1985	35	POOR		1	EA	\$1,250.00	\$1,250
<b>14.00</b>	<b>PARK (SHASTA MEMORIAL)</b>								
14.01	Monument Sign (carved wood)	1988	35	FAIR/POOR		1	EA	\$1,200.00	\$1,200
14.02	Benches (wood replacement)	1988	40	FAIR		5	EA	\$350.00	\$1,750
14.03	Platform Bench (wood replacement)	1988	40	FAIR		1	EA	\$300.00	\$300
14.04	Platform Tables (wood replacement)	1988	40	FAIR		2	EA	\$250.00	\$500
14.05	Picnic Table (wood replacement)	1988	40	FAIR		1	EA	\$500.00	\$500

**9.00****COMPONENT DATA**

CODE #	COMPONENT NAME	YEAR NEW	EXPECT. LIFE	CONDITION DESCRIPTION	INCLUDE NOTES	ITEM QUAN.	UM	UNIT COST	TOTAL COST
14.06	Drinking Fountain	1988	40	FAIR		1	EA	\$1,000.00	\$1,000
14.07	Irrigation Controller	1988	15	FAIR		1	EA	\$1,000.00	\$1,000
14.08	Backflow Valve	1988	35	FAIR/POOR		1	EA	\$1,200.00	\$1,200
14.09	Backflow Enclosure (wood)	1988	35	FAIR		1	EA	\$500.00	\$500
14.10	Crushed Granite	2012	15	AS NEEDED		1	LS	\$7,500.00	\$7,500
<b>15.00</b>	<b>COMMON AREA</b>								
15.01	Dog Stations	2011	10	GOOD/FAIR		3	EA	\$125.00	\$375
15.02	Trash Receptacles	2011	40	GOOD/FAIR		3	EA	\$250.00	\$750
15.03	Backflow Valve (open space)	1985	35	FAIR		1	EA	\$1,250.00	\$1,250
15.04	Backflow Enclosure (cyclone)	1985	50	FAIR		1	EA	\$350.00	\$350
15.05	Tot Lot Structure	2010	25	GOOD/FAIR		1	EA	\$18,000.00	\$18,000
15.06	Tot Lot Bark	2010	7	AS NEEDED		795	CY	\$5.00	\$3,974
15.07	Storage Sheds	2004	30	GOOD/FAIR		2	EA	\$2,500.00	\$5,000
15.08	Tack Room Structure Repairs	2014	10	AS NEEDED		1	LS	\$1,500.00	\$1,500

**GENERAL NOTES:**

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

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

**SPECIFIC NOTES:****MAIN HEADING:** 1.00 ASPHALT**SUB HEADING:** 1.02 STRIPING

23 Stall Lines	\$7.00	\$161.00
1 ADA Stencil	\$25.00	\$25.00
1 ADA Walkway Hash	\$25.00	\$25.00
		<u>\$186.00</u>

**MAIN HEADING:** 2.00 CONCRETE**SUB HEADING:** 2.03 PAINTED CURB

25 Lineal Feet of Red Curb	\$1.00	\$25.00
5 "NO PARKING" Stencils	\$4.00	\$20.00
		<u>\$45.00</u>

**MAIN HEADING:** 2.00 CONCRETE**SUB HEADING:** 2.01 CONCRETE REPAIR ALLOWANCE

530 Lineal Feet of Curb  
 1408 Square Feet of Sidewalk  
 448 Square Feet of Drive Apron  
 341 Square Feet of Steps  
 2532 Square Feet of Slab  
 292 Square Feet of Brick Paver  
 455 Lineal Feet of Wood Screed

**MAIN HEADING:** 9.00 CLUBHOUSE (INTERIOR)**SUB HEADING:** 9.10 FURNITURE (STORAGE)

16 Folding Chairs	\$35.00	\$560.00
95 Stacking Folding Chairs	\$35.00	\$3,325.00
14 Folding Tables	\$75.00	\$1,050.00
4 Folding Card Tables	\$50.00	\$200.00
		<u>\$5,135.00</u>

**MAIN HEADING:** 11.00 CLUBHOUSE (RESTROOMS)**SUB HEADING:** 11.07 TOILET PARTITIONS

5 Stall Dividers	\$500.00	\$2,500.00
4 Stall Doors	\$750.00	\$3,000.00
2 ADA Stall Doors	\$1,000.00	\$2,000.00
		<u>\$7,500.00</u>

**MAIN HEADING:** 11.00 CLUBHOUSE (RESTROOMS)**SUB HEADING:** 11.09 ACCESSORIES

4 Towel Dispensers	\$250.00	\$1,000.00
2 Trash Receptacles	\$250.00	\$500.00
7 Toilet Seat Dispensers	\$100.00	\$700.00
4 Grab Rails	\$125.00	\$500.00
		<u>\$2,700.00</u>



Code #	Component Description	2015 End Req'd in Bank	Year New	Usefl Life	Rmng. (2016)	Current Cost	Annual Allocation	2016 End Req'd in Bank
1.00	ASPHALT							
1.01	Asphalt Sealing	\$0	2023	5	7	\$3,346	\$669	\$0
1.02	Striping	\$74	2018	5	2	\$186	\$37	\$112
1.03	Painted Curb	\$450	2018	5	2	\$1,125	\$225	\$675
1.04	Asphalt Repairs	\$0	2023	5	7	\$500	\$100	\$0
1.05	Asphalt Replacement	\$65,527	2018	50	2	\$69,710	\$1,394	\$66,922
	<b>Category Sub-Total</b>	<b>\$66,052</b>				<b>\$74,867</b>	<b>\$2,426</b>	<b>\$67,708</b>
2.00	CONCRETE							
2.01	Concrete Repair Allowance (annual)	\$750	2016	1	1	\$750	\$750	\$750
2.02	Swimming Pool Decking	\$34,770	2018	60	2	\$36,600	\$610	\$35,380
2.03	Wading Pool Decking	\$5,472	2018	60	2	\$5,760	\$96	\$5,568
2.04	ADA & Landscape Remodel	\$242,500	2018	100	2	\$250,000	\$2,500	\$245,000
	<b>Category Sub-Total</b>	<b>\$283,492</b>				<b>\$293,110</b>	<b>\$3,956</b>	<b>\$286,698</b>
3.00	RETAINING WALLS							
3.01	Wood @ ADA Ramp	\$6,475	2001	40	25	\$18,500	\$463	\$6,938
3.02	Wood @ Tot Lot	\$8,745	1985	40	9	\$11,660	\$292	\$9,037
3.03	Wood @ Pool	\$189	2007	35	26	\$825	\$24	\$212
3.04	Wood @ Pool (w/bench)	\$651	2007	35	26	\$2,850	\$81	\$733
	<b>Category Sub-Total</b>	<b>\$16,060</b>				<b>\$33,835</b>	<b>\$859</b>	<b>\$16,919</b>
4.00	FENCING							
4.01	Wood & Wire @ Pool	\$10,296	2018	30	2	\$11,440	\$381	\$10,677
4.02	Wood & Wire @ Tot Lot	\$427	2010	30	24	\$2,560	\$85	\$512
4.03	Wood & Wire @ Tot Lot	\$2,088	2016	30	30	\$2,160	\$72	\$0
4.04	Wood & Wire @ ADA Ramp	\$2,763	2001	30	15	\$5,920	\$197	\$2,960
4.05	Wood @ Stables (allowance)	\$500	2014	10	8	\$5,000	\$500	\$1,000
4.06	Wood @ Pool	\$5,798	1990	30	4	\$6,958	\$232	\$6,030
4.07	Wood Rail @ Creek	\$750	1990	30	4	\$900	\$30	\$780
4.08	Wood Rail @ Park	\$225	2012	30	26	\$2,250	\$75	\$300
4.09	Wood Panels @ Lucas Valley Road	\$41	2014	30	28	\$1,238	\$41	\$83
4.10	Wood Panels @ Lucas Valley Road	\$4,125	1985	30	-1	\$4,125	\$138	\$0
4.11	Wood Picket @ Creek	\$653	2005	30	19	\$1,960	\$65	\$719
4.12	Iron Handrails (clubhouse)	\$960	1985	75	44	\$2,400	\$32	\$992
4.13	Cyclone @ Creek	\$3,996	1985	50	19	\$6,660	\$133	\$4,129
4.14	Cyclone @ Tennis Courts (Mt Diablo)	\$17,940	1985	50	19	\$29,900	\$598	\$18,538
4.15	Cyclone @ Tennis Courts (Mt Tallac)	\$17,940	1985	50	19	\$29,900	\$598	\$18,538
	<b>Category Sub-Total</b>	<b>\$68,502</b>				<b>\$113,370</b>	<b>\$3,178</b>	<b>\$65,258</b>
5.00	ELECTRICAL							
5.01	Security Lights (remodel)	\$5,486	2018	35	2	\$6,000	\$171	\$5,657
5.02	Wood Lamp Post (park)	\$300	1985	35	4	\$350	\$10	\$310
5.03	Ceiling Fixtures (restrooms)	\$31	2014	40	38	\$1,250	\$31	\$63
5.04	Exit w/Flasher (restrooms)	\$10	2014	20	18	\$200	\$10	\$20
5.05	Emergency Flashers (restrooms)	\$11	2014	20	18	\$225	\$11	\$23
5.06	Clubhouse Light Fixtures (remodel)	\$9,000	2018	30	2	\$10,000	\$333	\$9,333
	<b>Category Sub-Total</b>	<b>\$14,838</b>				<b>\$18,025</b>	<b>\$567</b>	<b>\$15,405</b>
6.00	SWIMMING POOL							
6.01	Replaster (w/tile)	\$9,975	2012	15	11	\$49,876	\$3,325	\$13,300
6.02	Coping	\$508	2012	45	41	\$7,625	\$169	\$678
6.03	Tile	\$498	2012	45	41	\$7,475	\$166	\$664
6.04	Deck Joint Seal	\$2,745	2016	10	10	\$3,050	\$305	\$0
6.05	Filters	\$4,800	2007	15	6	\$9,000	\$600	\$5,400
6.06	Filter Pump (5hp)	\$667	2010	15	9	\$2,000	\$133	\$800
6.07	Heater	\$6,630	2002	15	1	\$7,650	\$510	\$7,140
6.08	Heaters	\$1,020	2014	15	13	\$15,300	\$1,020	\$2,040
6.09	Chlorinators	\$300	2012	10	6	\$1,000	\$100	\$400
6.10	Power Monitor (Emotron)	\$150	2012	20	16	\$1,000	\$50	\$200
6.11	Covers	\$710	2014	10	8	\$7,100	\$710	\$1,420
6.12	Handrail	\$35	2012	30	26	\$350	\$12	\$47
6.13	Ladders	\$60	2012	30	26	\$600	\$20	\$80

Code #	Component Description	2015 End Req'd in Bank	Year New	Usefl Life	Rmng. (2016)	Current Cost	Annual Allocation	2016 End Req'd in Bank
6.14	Pool Cleaner (Duramax RC)	\$0	2015	10	9	\$2,500	\$250	\$250
6.15	Covers	\$710	2014	10	8	\$7,100	\$710	\$1,420
6.16	Lifeguard Chair	\$340	2007	20	11	\$850	\$43	\$383
6.17	Furniture Allowance	\$1,500	2012	10	6	\$5,000	\$500	\$2,000
Category Sub-Total		\$30,649				\$127,476	\$8,623	\$36,222
7.00	WADING POOL							
7.01	Replaster	\$3,929	2018	15	2	\$4,911	\$327	\$4,256
7.02	Coping	\$1,680	2018	45	2	\$1,800	\$40	\$1,720
7.03	Tile	\$1,587	2018	45	2	\$1,700	\$38	\$1,624
7.04	Deck Joint Seal	\$504	2018	10	2	\$720	\$72	\$576
7.05	Filter	\$367	2013	15	12	\$2,750	\$183	\$550
7.06	Filter Pump	\$250	2013	10	7	\$1,250	\$125	\$375
7.07	Heater	\$2,333	2005	15	4	\$3,500	\$233	\$2,567
7.08	Chlorinator	\$500	2005	10	-1	\$500	\$50	\$0
7.09	Wood Benches	\$914	2018	35	2	\$1,000	\$29	\$943
7.10	Trellis (w/bench)	\$3,696	2018	45	2	\$3,960	\$88	\$3,784
Category Sub-Total		\$15,760				\$22,091	\$1,185	\$16,395
8.00	CLUBHOUSE (EXTERIOR)							
8.01	Composition Roof	\$5,363	2001	30	15	\$11,492	\$383	\$5,746
8.02	Built Up Roof	\$1,086	2014	20	18	\$21,718	\$1,086	\$2,172
8.03	Skylights (3'x3')	\$1,800	1985	35	4	\$2,100	\$60	\$1,860
8.04	Skylights (domed)	\$857	1985	35	4	\$1,000	\$29	\$886
8.05	Backflow Valve	\$1,200	1997	7	-12	\$1,200	\$171	\$0
8.06	Painting	\$6,429	2016	7	7	\$7,500	\$1,071	\$0
Category Sub-Total		\$16,734				\$45,009	\$2,800	\$10,663
9.00	CLUBHOUSE (INTERIOR)							
9.01	Vinyl Flooring	\$7,855	2020	40	4	\$8,978	\$224	\$8,080
9.02	Carpet (office)	\$87	2014	15	13	\$1,300	\$87	\$173
9.03	Office Computer	\$135	2014	10	8	\$1,350	\$135	\$270
9.04	Security System (w/cameras)	\$1,000	2014	15	13	\$15,000	\$1,000	\$2,000
9.05	Movie Screen	\$188	2020	20	4	\$250	\$13	\$200
9.06	Doors (wood)	\$3,375	2020	50	4	\$3,750	\$75	\$3,450
9.07	Doors (louvered)	\$675	2020	50	4	\$750	\$15	\$690
9.08	Doors (Dutch)	\$675	2020	50	4	\$750	\$15	\$690
9.09	Doors (sliding glass)	\$5,333	2020	45	4	\$6,000	\$133	\$5,467
9.10	Furniture (storage)	\$3,423	1985	45	14	\$5,135	\$114	\$3,537
9.11	Furniture (office)	\$200	2014	25	23	\$5,000	\$200	\$400
9.12	Water Heater	\$1,071	2010	7	1	\$1,500	\$214	\$1,286
9.13	HVAC	\$2,143	2012	7	3	\$5,000	\$714	\$2,857
9.14	Painting	\$1,000	2020	7	4	\$3,500	\$500	\$1,500
9.15	Major Remodel	\$475,000	2020	100	4	\$500,000	\$5,000	\$480,000
Category Sub-Total		\$502,160				\$558,263	\$8,440	\$510,600
10.00	CLUBHOUSE (KITCHEN)							
10.01	Vinyl Flooring	\$975	2020	30	4	\$1,170	\$39	\$1,014
10.02	Lower Cabinets	\$8,889	2020	45	4	\$10,000	\$222	\$9,111
10.03	Upper Cabinets	\$5,333	2020	45	4	\$6,000	\$133	\$5,467
10.04	Countertop (tile)	\$5,164	2020	45	4	\$5,810	\$129	\$5,294
10.05	Range w/ Oven (6 burner)	\$4,375	2020	40	4	\$5,000	\$125	\$4,500
10.06	Range Hood w/ Fan	\$350	2020	40	4	\$400	\$10	\$360
10.07	Refrigerator/Freezer	\$800	2020	15	4	\$1,200	\$80	\$880
10.08	Refrigerator/Freezer	\$800	2020	15	4	\$1,200	\$80	\$880
10.09	Dishwasher	\$680	2020	25	4	\$850	\$34	\$714
10.10	Microwave	\$167	2020	15	4	\$250	\$17	\$183
10.11	Disposal	\$117	2020	15	4	\$175	\$12	\$128
10.12	Water Heater	\$840	2008	10	2	\$1,200	\$120	\$960
10.13	Major Remodel (plumbing & electrical)	\$47,500	2020	100	4	\$50,000	\$500	\$48,000
Category Sub-Total		\$75,990				\$83,255	\$1,501	\$77,491
11.00	CLUBHOUSE (RESTROOMS)							
11.01	Tile	\$496	2014	45	43	\$22,325	\$496	\$992

**11.00 PERCENT FUNDED CALCULATION**

Code #	Component Description	2015 End Req'd in Bank	Year New	Usefl Life	Rmng. (2016)	Current Cost	Annual Allocation	2016 End Req'd in Bank
11.02	Wall Covering (glass tile)	\$97	2014	45	43	\$4,375	\$97	\$194
11.03	Corian Counter (w/2 sinks)	\$111	2014	45	43	\$5,000	\$111	\$222
11.04	Auto Faucets	\$133	2014	15	13	\$2,000	\$133	\$267
11.05	Toilets (w/auto flush)	\$267	2014	45	43	\$12,000	\$267	\$533
11.06	Urinals (w/auto flush)	\$100	2014	45	43	\$4,500	\$100	\$200
11.07	Toilet Partitions	\$167	2014	45	43	\$7,500	\$167	\$333
11.08	Urinal Partitions	\$28	2014	25	23	\$700	\$28	\$56
11.09	Accessories	\$90	2014	30	28	\$2,700	\$90	\$180
11.10	ADA Chairs	\$33	2014	15	13	\$500	\$33	\$67
11.11	Diaper Changer	\$10	2014	20	18	\$200	\$10	\$20
11.12	Defibrillator	\$80	2014	15	13	\$1,200	\$80	\$160
11.13	Rubber Mats (DriDek)	\$152	2014	15	13	\$2,275	\$152	\$303
11.14	Water Heater (100 gallon)	\$500	2014	10	8	\$5,000	\$500	\$1,000
<b>Category Sub-Total</b>		<b>\$2,264</b>				<b>\$70,275</b>	<b>\$2,264</b>	<b>\$4,528</b>
12.00	<b>TENNIS COURT (MT DIABLO)</b>							
12.01	Seal & Stripe Court	\$6,720	2018	10	2	\$9,600	\$960	\$7,680
12.02	Resurface Court	\$46,250	2018	40	2	\$50,000	\$1,250	\$47,500
12.03	Equipment Shed	\$20	2014	25	23	\$500	\$20	\$40
12.04	Bulletin Board	\$8	2014	20	18	\$150	\$8	\$15
12.05	Drinking Fountain	\$48	2014	25	23	\$1,200	\$48	\$96
12.06	Security Locks	\$400	2011	15	10	\$1,500	\$100	\$500
12.07	Trellis	\$12,915	1985	40	9	\$17,220	\$431	\$13,346
12.08	Benches (wood replacement)	\$788	1985	40	9	\$1,050	\$26	\$814
12.09	Table (wood)	\$563	1985	40	9	\$750	\$19	\$581
12.10	Irrigation Controller	\$50	2014	20	18	\$1,000	\$50	\$100
12.11	Backflow Valve	\$34	2014	35	33	\$1,200	\$34	\$69
<b>Category Sub-Total</b>		<b>\$67,795</b>				<b>\$84,170</b>	<b>\$2,945</b>	<b>\$70,740</b>
13.00	<b>TENNIS COURT (MT TALLAC)</b>							
13.01	Seal & Stripe Court	\$7,680	2007	10	1	\$9,600	\$960	\$8,640
13.02	Resurface Court	\$10,000	2007	40	31	\$50,000	\$1,250	\$11,250
13.03	Equipment Shed	\$20	2014	25	23	\$500	\$20	\$40
13.04	Bulletin Board	\$8	2014	20	18	\$150	\$8	\$15
13.05	Drinking Fountain	\$1,200	1985	25	-6	\$1,200	\$48	\$0
13.06	Security Lock	\$200	2011	15	10	\$750	\$50	\$250
13.07	Wood Bench	\$10	2014	35	33	\$350	\$10	\$20
13.08	Wood Bench (w/planters)	\$900	2018	30	2	\$1,000	\$33	\$933
13.09	Backflow Valve	\$1,071	1985	35	4	\$1,250	\$36	\$1,107
<b>Category Sub-Total</b>		<b>\$21,089</b>				<b>\$64,800</b>	<b>\$2,415</b>	<b>\$22,255</b>
14.00	<b>PARK (SHASTA MEMORIAL)</b>							
14.01	Monument Sign (carved wood)	\$926	1988	35	7	\$1,200	\$34	\$960
14.02	Benches (wood replacement)	\$1,181	1988	40	12	\$1,750	\$44	\$1,225
14.03	Platform Bench (wood replacement)	\$203	1988	40	12	\$300	\$8	\$210
14.04	Platform Tables (wood replacement)	\$338	1988	40	12	\$500	\$13	\$350
14.05	Picnic Table (wood replacement)	\$338	1988	40	12	\$500	\$13	\$350
14.06	Drinking Fountain	\$675	1988	40	12	\$1,000	\$25	\$700
14.07	Irrigation Controller	\$1,000	1988	15	-13	\$1,000	\$67	\$0
14.08	Backflow Valve	\$926	1988	35	7	\$1,200	\$34	\$960
14.09	Backflow Enclosure (wood)	\$386	1988	35	7	\$500	\$14	\$400
14.10	Crushed Granite	\$1,500	2012	15	11	\$7,500	\$500	\$2,000
<b>Category Sub-Total</b>		<b>\$7,471</b>				<b>\$15,450</b>	<b>\$751</b>	<b>\$7,155</b>
15.00	<b>COMMON AREA</b>							
15.01	Dog Stations	\$150	2011	10	5	\$375	\$38	\$188
15.02	Trash Receptacles	\$75	2011	40	35	\$750	\$19	\$94
15.03	Backflow Valve (open space)	\$1,071	1985	35	4	\$1,250	\$36	\$1,107
15.04	Backflow Enclosure (cyclone)	\$210	1985	50	19	\$350	\$7	\$217
15.05	Tot Lot Structure	\$3,600	2010	25	19	\$18,000	\$720	\$4,320
15.06	Tot Lot Bark	\$2,839	2010	7	1	\$3,974	\$568	\$3,407
15.07	Storage Sheds	\$1,833	2004	30	18	\$5,000	\$167	\$2,000
15.08	Tack Room Structure Repairs	\$150	2014	10	8	\$1,500	\$150	\$300

**11.00 PERCENT FUNDED CALCULATION**

Code #	Component Description	2015 End Req'd in Bank	Year New	Usefl Life	Rmng. (2016)	Current Cost	Annual Allocation	2016 End Req'd in Bank
Category Sub-Total		\$9,929				\$31,199	\$1,703	\$11,632
				Total Value of Components:		\$1,635,196		
				Annual Straight-Line Allocation:			\$43,614	
		2015 End						2016 End
Total Dollars Necessary to be 100% Funded:		\$1,198,784						\$1,219,670
Actual Dollars In Reserve Fund:		\$914,554						\$1,054,749
Current Fund Deficiency:		\$284,230						\$164,922
Current Per Unit Deficiency:		\$528						\$307
Percent Funded:		76.29%						86.48%

(Actual dollars/Total Dollars Necessary)

**STEPS FOR DETERMINING PERCENT FUNDED:**

- Step 1: Calculate for each component a required contribution on a "straight-line" funding methodology.  
(total component cost divided by the life expectancy of the component)
- Step 2: Calculate the required dollars in Reserves for each component.  
(required annual contribution multiplied by the component's life in service)
- Step 3: Total the required dollars for each component to arrive at "required dollars in bank".
- Step 4: Divide actual dollars in bank by required dollars in bank to arrive at percent funded calculation.

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

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

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