

Reserve Analysis Report

Pacific Bluffs Corporation 2 HOA

5326 Mt. Alifan Dr.
San Diego, CA 92111

Level I Study with Site Inspection

Fiscal Year End Date: December 31, 2025



MCCAFFERY
RESERVE CONSULTING
20 YEARS - 15,000 STUDIES

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Sections of This Report

Section

1 Preface

Written description of a reserve study and the figures in the report

Includes glossary, preparer qualifications, and calculation description

2-7 Executive Summary

Summarizes key findings of the report. Includes development description and lists the projected balance and percent funded. Summarizes the funding plans

Includes funding plans bar graph

2-8 Percent Funded

Describes percent funded calculation and funding levels

Includes current percent funded chart and 30 year percent funded projection chart

2-9 30 Year Projections

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Includes category percentage column charts for fully funded balance and annual depreciation

2-11 Theoretical 30 Year Funding Plan

Lists details of each of the 3 funding plans (current, recommended, and threshold) over the next 30 years

Charts of the figures in this table are located in the 30 year projections

2-12 Future Percent Funded

Includes table and chart of percent funded for various levels of funding over the next 15 years

3 Component Summary & Component Significance

Lists all components included in the study in table form

Shows Depreciation and Fully Funded Balance Significance including quick glance graph

These figures are the basis for all other calculations in the study

4 Annual Expenses by Component

Lists all projected expenses for each component over the next 30 years in table form

5 Component Details

Lists details of each individual component

Includes notes and pictures of selected components if site inspection was conducted

6 Assessment and Reserve Funding Disclosure Summary

Form that is required to be sent out with annual budget package by California Civil Code

Preface

A reserve study is a detailed report that assists common interest developments (CID) in planning for long-term common area repair and replacement expenses. These common areas differ for every development. They can include streets, roofs, recreational facilities and many other items. A reserve study estimates the costs of common area repairs and replacements over a 30 year period. Each component is given a useful life, remaining life, and estimated cost. A reserve study then calculates the funds necessary to cover these expenses by creating funding plans.

The Big Picture - What are the significant figures to look at in the report?

- **The Component List** – What are our reserve components and when will they need maintenance

Every reserve study must start with a list of the components. The component summary contains the list of all the components, their useful and remaining lives, and their estimated costs. These numbers are the building blocks for most of the figures in the study.

- **Percent Funded** - What is our current financial standing

Probably the most important number in a reserve study is percent funded. It's almost like a credit score for an association. It tells them the current strength of their reserve fund.

Over 70% = Well Funded Between 30-70% = Fairly Funded Below 30% = Poorly Funded

The lower your percent funded the higher the risk of a special assessment. A low percent funded also increases the likelihood of deferred maintenance which can cause declining property values.

- **Funding Plans** - How much do we need to save for the future

The next important part of the study is the theoretical 30 year funding plans. The study contains 3 funding plans. It projects what the percent funded will be over the next 30 years if the CID follows each of these plans.

Current Funding Plan – This plan is based on what the association is currently contributing to its reserve fund. This information is supplied by the board or management

Recommended Funding Plan – This is McCaffery's recommendation, if a CID follows the recommended plan they should end up well funded and near the 100% funded level.

5% Threshold Funding Plan - The threshold funding plan is a 30 year cash flow plan that calculates the minimum amount a CID should contribute so their reserve balance won't fall below 5% funded and cause the need for a special assessment. The percent funded will at some point fall into poorly funded levels but will never drop below 5%. If a CID has a funding plan that is below this threshold plan they should also plan on a future special assessment and/or a deferred maintenance. (Following this plan does carry higher risk of a special assessment if a component fails early or costs more than expected)

Why Should a Reserve Study be performed?

Certain states, such as California, require that reserve studies be completed and updated annually and that the board of directors inform owners of the reserve status with their annual budget. In addition, the board of directors of a common interest development (CID) has a legal and fiduciary duty to maintain the community in a good state of repair. Property Values are directly affected by the level of maintenance and upkeep of the common area components. Reserve studies create a maintenance plan, which keeps a development in good condition, therefore increasing property appreciation and value. The amount of funds in the reserve account also greatly affects property values. Reserve studies inform CID's how much they should have in their reserve account, which eliminates costly special assessments. Over time each member of a CID should contribute their fair share to the reserve account so when expenses arise the required funds are available. Reserve Studies help board members fulfill their fiduciary duty and also help avoid litigation against an association.

Where do Component Repair/Replacement Cost Estimates Come From?

The most accurate cost source is actual bids from contractors or to look at contracts from when the repair/replacement was last performed. In most cases bids or contracts are not available so unit costs for similar work done in the same local area are used. In addition, it is helpful to talk to local vendors who have knowledge of the work and can help with a cost estimate. A third source is to use construction cost estimators such as RS Means. Many times the entire quantity of a component will not need to be replaced or repaired all at once. An example of this is concrete sidewalks. All sidewalks should never have to be replaced, but some sections may experience cracking. In this case an allowance can be created for their partial replacement.

The cost source number for each component is provided in the component summary and details. An explanation of each follows:

1. **Local Historical Cost** – Cost based on bids for similar work done in same area.
2. **McCaffery Estimate** – Estimate or Allowance made by McCaffery Staff Member.
3. **Board/Manager Direction** – Cost estimate provided by board member or property manager.
4. **Bid/Contract** – Bid came from actual bid or contract.
5. **Cost Manual** – Cost came from estimating manual.
6. **Previous Study** – Cost came from previous reserve study.

Glossary of Terms:

Common Utilities – Water, Gas, Sewer, and Electrical components that the association is responsible for maintaining. These components are typically long-life components that have a useful life beyond 30 years. Since it's not possible to see these components during inspection due to access, their cost and remaining life is difficult to estimate. Older associations or associations that know of issues with utilities may consider contacting outside expertise and/or MRC if they want full replacement included in their study. We typically include an allowance for repairs to common utilities

Contingency – An allowance for miscellaneous components, unpredictable expenses and/or costs that were higher than expected. (5% of total current cost unless directed otherwise)

Current Budgeted Reserve Assessment – Amount currently being deposited into reserve account. Provided by Property Manager or Board Member.

Depreciation This Year – Amount that should be saved for component during current year. Provided for each component and summed for all components. If the association is 100% funded this is the amount they should contribute to the reserve fund annually. $= (\text{Total Current Cost} / \text{Normal Useful Life})$

Depreciation Percent – A components percentage of the total depreciation of all components. $= (\text{Component Depreciation} / \text{Total Depreciation of all components})$

Fully Funded Balance – The total depreciation over the life of the component. In other words, the amount that should have been saved during the life of the component. Provided for each component and summed for all components $= ((\text{Useful Life} - \text{Remaining Life}) * \text{Depreciation This Year})$

Full Funded Balance Percent – A component's percentage of the total fully funded balance of all components. $= (\text{Component FFB} / \text{Total FFB of all Components})$

Monthly Contribution – The amount that should be allocated to each component using the recommended funding plan. $= ((\text{Component Depreciation} / \text{Total Depreciation}) * \text{Recommended Monthly Funding})$

Life Remaining Percent – The percentage of life that a component has remaining $= (\text{Remaining Live} / \text{Useful Life})$

Normal Useful Life – Typical useable life for a component.

Percent Funded – The percentage of the fully funded balance that the CID has in reserve fund. $(\text{Projected Balance} / \text{Fully Funded Balance})$

Projected Balance – Projected balance at fiscal year end with current funding plan. Calculated using current reserve balance, remaining contributions to reserves before year-end, and planned expenses before year-end. Supplied by board or management.

Recommended Reserve Contribution – Recommended amount that the CID should allocate into reserves to offset future expenses.

Remaining Life – Expected remaining useable life of component. (0 year remaining life means the component will be serviced in the upcoming fiscal year)

Replacement Year – Year that component is projected to be replaced or repaired.

Total Cost – Total cost to replace or repair component in today's dollars. $=(\text{Quantity} \times \text{Unit Cost})$

Total Future Cost - Current cost adjusted to future cost taking into account inflation and replacement year. $=(\text{Current Cost} * (1 + \text{inflation rate})^{(\text{Replacement Year} - \text{Present Year})})$

Threshold Reserve Contribution – Reserve contribution that should be allocated into reserves to keep reserve balance above a minimum amount during the next 30 years. (Minimum amount is 5% funded unless otherwise noted)

Under Funded – Amount association is short of fully funded balance; also known as a deficit. $=(\text{Fully Funded Balance} - \text{Projected Balance})$

Unit Cost – Cost per Unit.

Unit of Measure – Unit used to measure component. (Explanations shown below)

SF – Square Feet

SY – Square Yard

LF – Linear Feet

Each – Per Single Unit

Lump Sum - Total cost for component

Allowance – Allowance for component repair or replacement

Contract – Cost obtained from actual contract or bid

Useful Life – Time in years component is expected to last.

What Procedures were used for calculation and establishment of reserves?

In this study the fully funded reserve balance for a component at a given time was computed using the component method. Using the component method the fully funded reserve balance equals 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.

For example if the cost of a boiler is \$10,000, the useful life is 10 years and the remaining life is 3 years. The recommended reserve balance would be:

$$\$10,000 \times ((10-3)/10) = \$7,000.$$

Preparer Qualifications

Brian McCaffery, President and founder of McCaffery Reserve Consulting, earned his Bachelor of Science Degree in Architectural Engineering from the University of Colorado in Boulder. His degree program included coursework in Building Exterior, Lighting, Electrical Systems, Heating Ventilating and Air Conditioning, Concrete and Steel Design, Civil Engineering, Structural Engineering, and Estimating. He has worked in the Building Construction/Architectural Engineering industry for 25 years and has been performing reserve studies for the past 20 years. During his professional career, Brian has worked for multiple companies that perform reserve studies. He has performed over 15,000 reserve studies throughout the state of California and the United States. Brian is a certified Reserve Specialist, designated by the Community Associations Institute (CAI). The Reserve Specialist designation is awarded to experienced, qualified reserve specialists, who through years of specialized experience, can help ensure that your community association prepares its reserve budget as accurately as possible. Brian also has a permit to perform reserve studies in the state of Nevada (Reserve study permit #9).

McCaffery understands that most homeowners, board members, and property managers can have a difficult time understanding all the numbers in a reserve study. That is why we make it a priority to make our report easy for anyone to understand. The layout of this report is set up with graphs, explanations and figures to make it easy to follow. If you read though the full report you should have a good understanding of the numbers and calculations. We strive to make sure our studies are second to none in the industry. The important figures are summarized in the executive summary and the supporting graphs and figures give a full explanation of how the findings were derived. Further descriptions are provided in the descriptions section.

For more useful information on reserve studies please visit:

www.mccafferyreserveconsulting.com

One Page Description of how we come up with the Numbers in this Report

The numbers in this report start with the components listed in the component summary.

1. Every component is given a useful life, remaining life, and an estimated cost

We will use a boiler as an example. This boiler is expected to last 10 years and has been in use for 7 years. The estimated cost is \$10,000.

Component	Useful Life	Remaining Life	Cost
Boiler	10	3	\$10,000

2. The fully funded balance is calculated

Fully Funded Balance = (Useful life-Remaining Life)/Useful Life * Cost

$$(10-3)/10 * \$10,000 = \$7,000$$

The fully funded balance is then summed for all components and this is the total fully funded balance for the development.

3. Fully Funded Balance is then compared to the actual projected year-end balance that the development has saved for reserves

This is called the percent funded. For our example let's say the development had \$5,000 saved for their boiler. Their percent funded would be:

$$\text{Percent Funded} = \text{Projected Year End Reserve Balance}/\text{Fully Funded Balance}$$
$$\$5,000/\$7,000 = 71\%$$

4. Next expenses are projected for each component for the next 30 years using the useful and remaining lives

This information is shown in the annual expenses by component section. Inflation is included in these figures.

5. Using the projected expenses for the next 30 years the funding plans are created

Funding plans are created so that the development has enough money to offset their projected expenses for the next 30 years.

We try to create funding plans that have a uniform contribution over a 30 year period with a slight increase over time for inflation.

Executive Summary

Pacific Bluffs Corporation 2 HOA

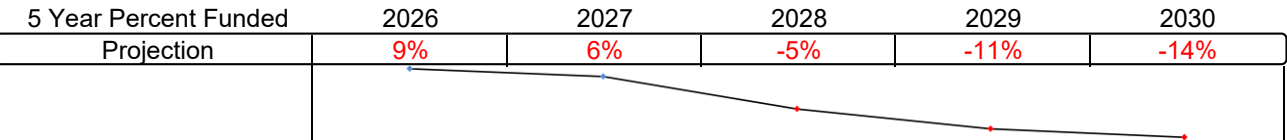
This is a Homeowners Association with 82 Condominium Units.

The common area components include: asphalt, fencing, and building exterior.

A Full Study with an on-site inspection was performed on June 18, 2025.

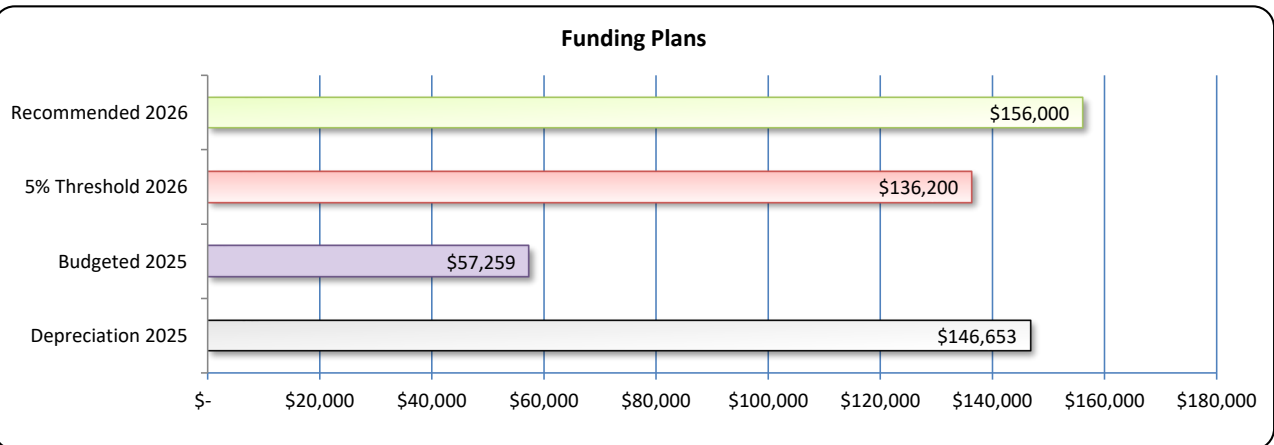
Reserve Fund Balance at Fiscal Year End

Fully Funded Reserve Balance		\$ 890,481
Projected Balance	December 31, 2025	\$ 130,000
Under Funded (Deficiency in Reserve Funding)		\$ 760,481
Deficiency in Reserve Funding Per Unit		\$ 9,274.16
Percent Funded		14.6%



Funding Plans

	Annually	Monthly	Per Unit Monthly
Depreciation of Components in 2025	\$ 146,653	\$ 12,221	\$ 149.04
Budgeted Reserve Contribution 2025	\$ 57,259	\$ 4,772	\$ 58.19
5% Threshold Reserve Contribution for 2026	\$ 136,200	\$ 11,350	\$ 138.41
Recommended Reserve Contribution for 2026	\$ 156,000	\$ 13,000	\$ 158.54



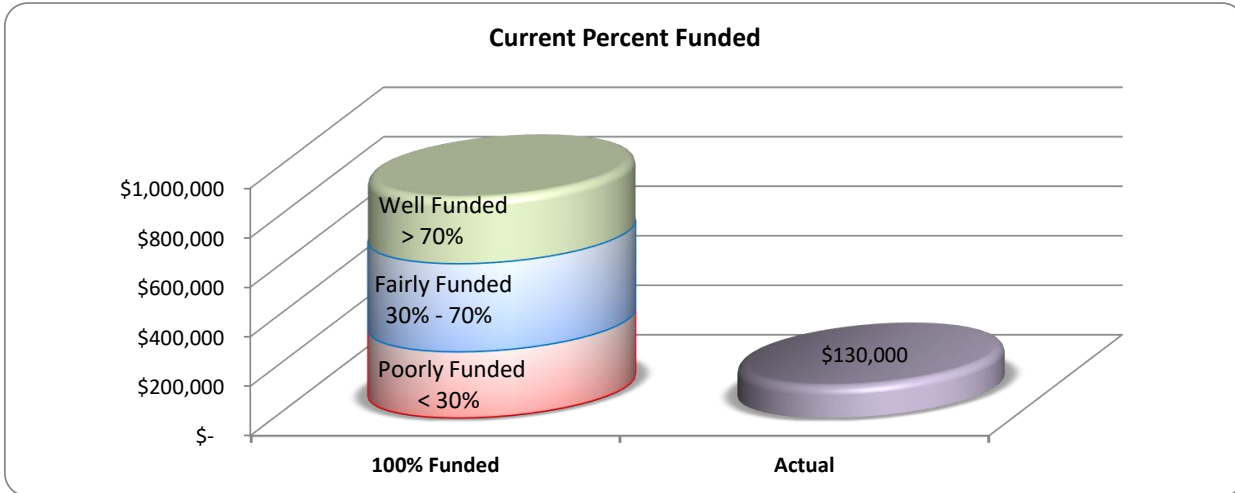
Percent Funded

Percent Funded is probably the most important number in a reserve study

Your current percent funded is:
$$\frac{\text{Year End Balance } \$ 130,000}{\text{Fully Funded Balance } \$ 890,481} = \boxed{15\%}$$

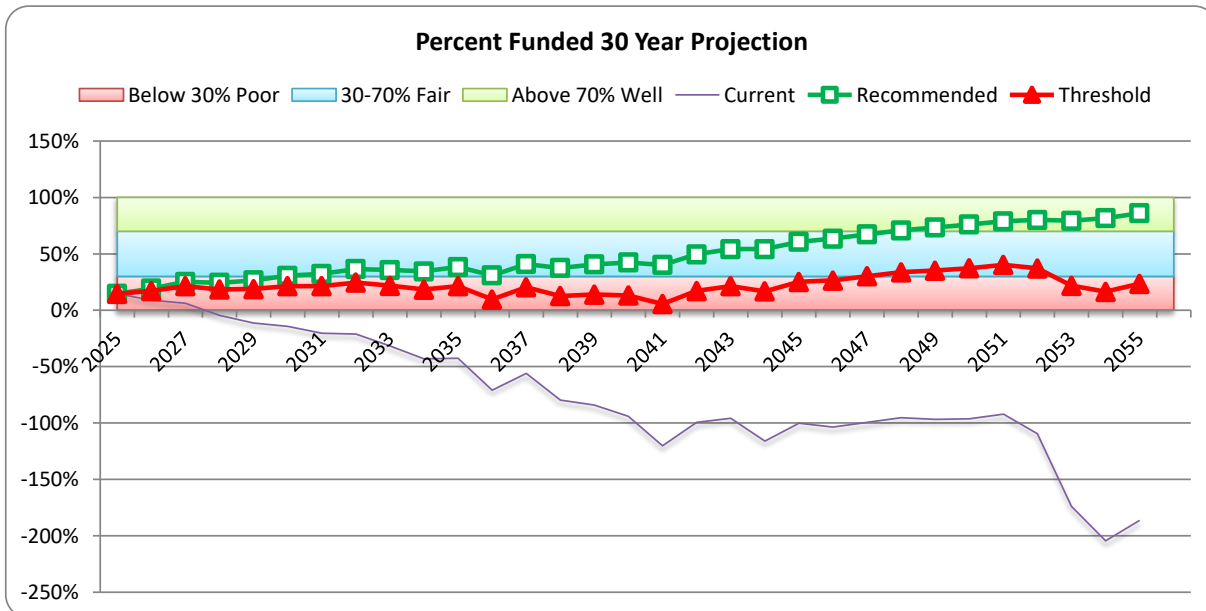
Above 70% = Well Funded Between 30% and 70% = Fairly Funded Below 30% = Poorly Funded

The higher your percent funded, the lower the risk of special assessments and deferred maintenance.



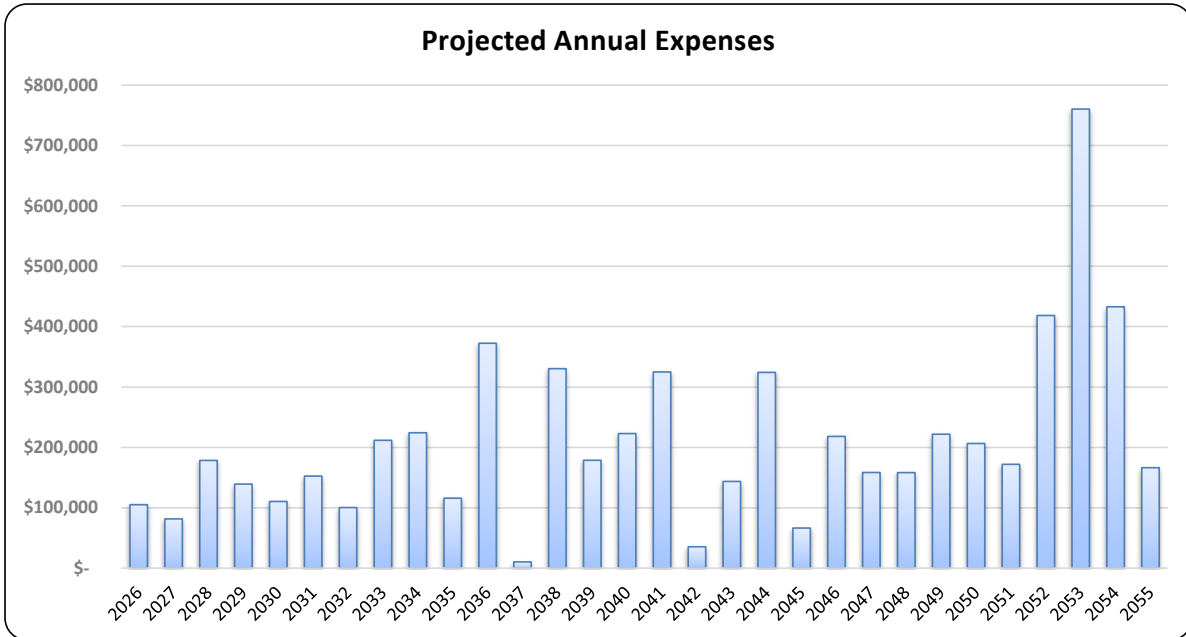
If you follow one of the 3 funding plans in this reserve study this is what your percent funded may look like over the next 30 years. Anytime the Current line drops below 0% a special assessment is likely.

	Annually	Monthly	Per Unit Monthly
Current Reserve Contribution 2025	\$ 57,259	\$ 4,772	\$ 58.19
5% Threshold Reserve Contribution for 2026	\$ 136,200	\$ 11,350	\$ 138.41
Recommended Reserve Contribution for 2026	\$ 156,000	\$ 13,000	\$ 158.54

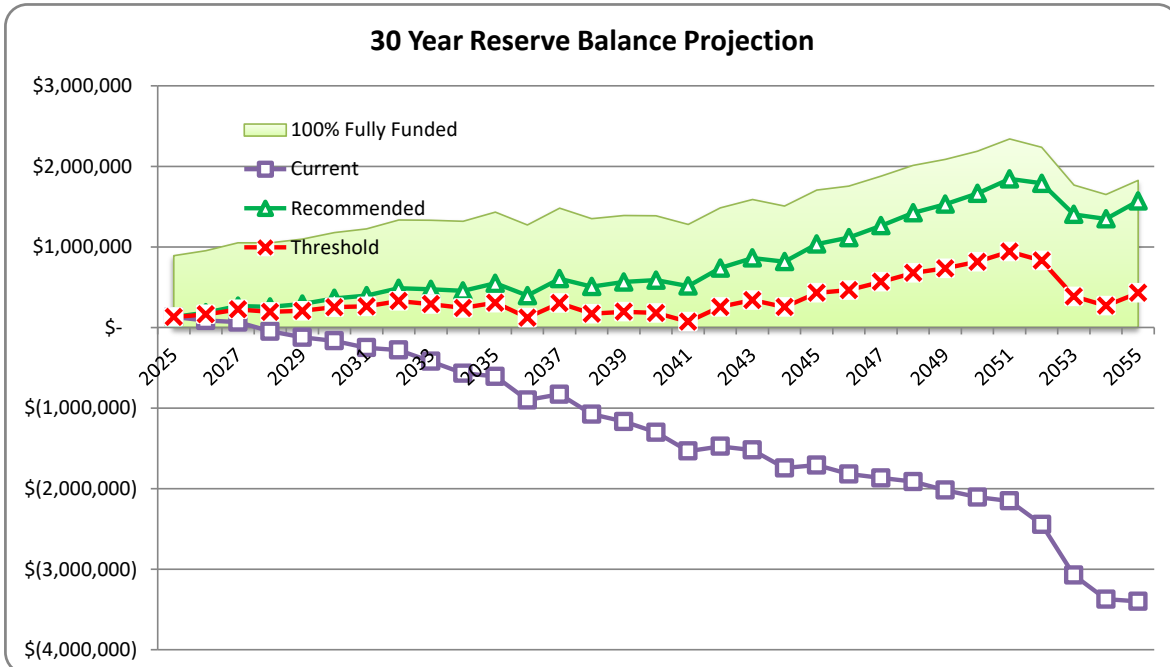


30 Year Projections

Reserve expenses will vary from year to year. A reserve study predicts these expenses and offsets them by creating a uniform funding plan that increases slightly over time to keep up with inflation.



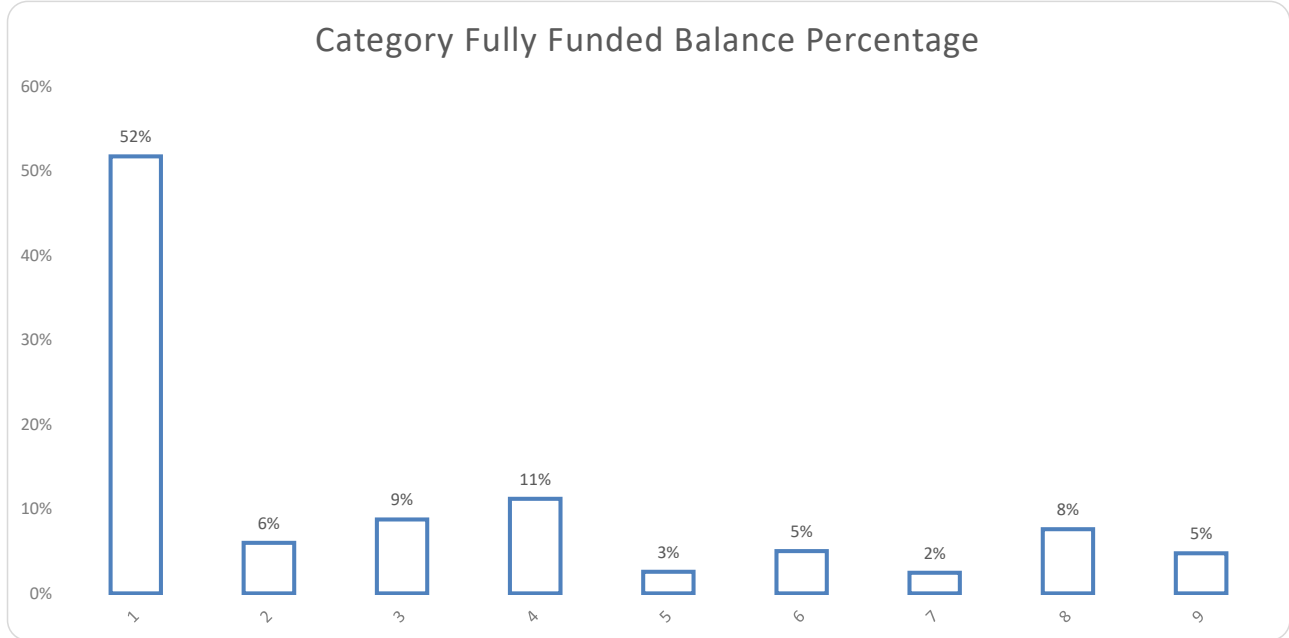
The green 100% funded shaded area shows the ideal balance over the next 30 years. It increases over time due to inflation and depreciation of your components. The 100% funded area will drop after years with large expenses. The recommended funding plan will keep you well funded. The threshold plan will approach \$0 dollars, following this plan has a higher risk of special assessments or deferred maintenance.



Category Significance

This chart breaks down the total fully funded balance for each category

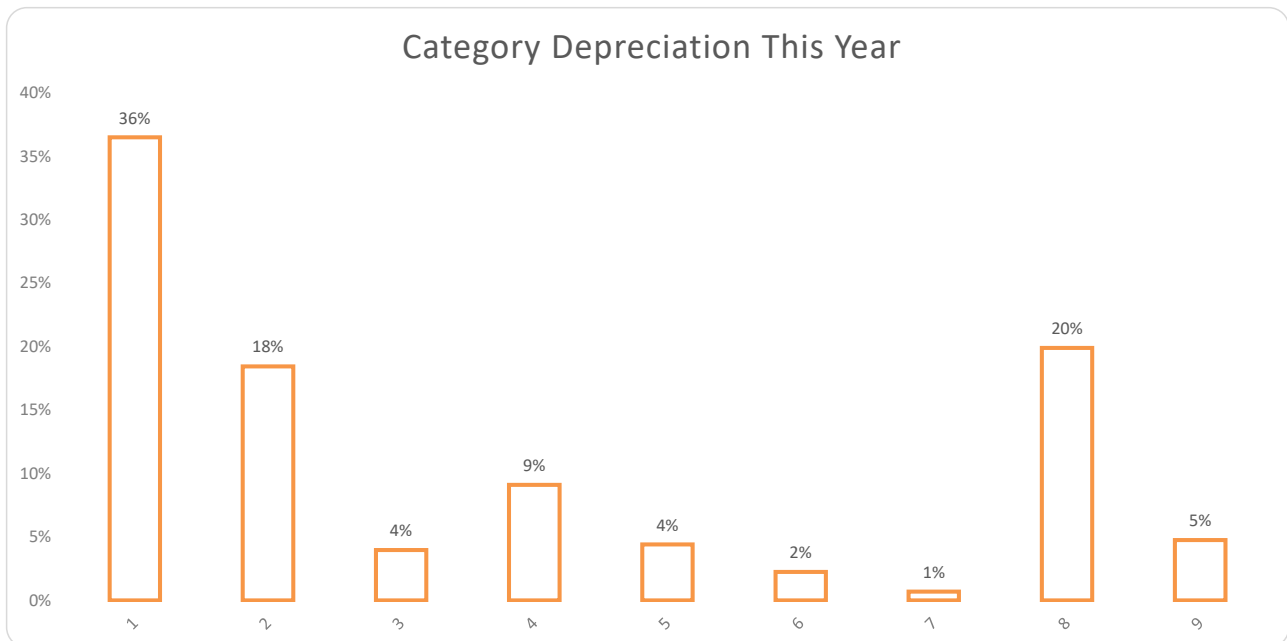
Roofing & Decking	Fully Funded Balance	\$ 460,522	=	52%
	Total Fully Funded Balance	\$ 890,481		



This chart breaks down the total annual depreciation for each category

Roofing & Decking	Annual Depreciation	\$ 53,496	=	36%
	Total Annual Depreciation	\$ 146,653		

This chart may differ from the chart above because it does not account for remaining life



Theoretical 30 Year Funding Plans

Pacific Bluffs Corporation 2 HOA

Above 70% = Well Funded (Low Risk of Special Assessment) Between 30% and 70% = Fairly Funded Below 30% = Poorly Funded (Higher Risk of Special Assessment)

Before Tax Interest Rate	1.5%
Annual Inflation Rate	3.0%
Annual Funding Increase	3.0%

Year End	Annual Expenses	Fully Funded Balance	Current Funding Plan			Recommended Funding Plan			5% Threshold Funding Plan		
			Contribution	Balance	% Funded	Contribution	Balance	% Funded	Contribution	Balance	% Funded
2025	\$ -	\$ 890,481	\$ 57,259	\$ 130,000	15%	\$ -	\$ 130,000	15%	\$ -	\$ 130,000	15%
2026	\$ 105,040	\$ 954,647	\$ 58,977	\$ 85,887	9%	\$ 156,000	\$ 182,910	19%	\$ 136,200	\$ 163,110	17%
2027	\$ 81,471	\$ 1,050,760	\$ 60,746	\$ 66,450	6%	\$ 160,680	\$ 264,863	25%	\$ 140,286	\$ 224,372	21%
2028	\$ 178,343	\$ 1,049,657	\$ 62,568	\$ (48,327)	-5%	\$ 165,500	\$ 255,994	24%	\$ 144,495	\$ 193,890	18%
2029	\$ 139,135	\$ 1,095,731	\$ 64,445	\$ (123,017)	-11%	\$ 170,465	\$ 291,164	27%	\$ 148,829	\$ 206,492	19%
2030	\$ 110,373	\$ 1,179,245	\$ 66,379	\$ (167,011)	-14%	\$ 175,579	\$ 360,737	31%	\$ 153,294	\$ 252,511	21%
2031	\$ 152,403	\$ 1,224,910	\$ 68,370	\$ (251,044)	-20%	\$ 180,847	\$ 394,592	32%	\$ 157,893	\$ 261,788	21%
2032	\$ 100,238	\$ 1,333,615	\$ 70,421	\$ (280,861)	-21%	\$ 186,272	\$ 486,545	36%	\$ 162,630	\$ 328,107	25%
2033	\$ 211,647	\$ 1,330,502	\$ 72,534	\$ (419,974)	-32%	\$ 191,860	\$ 474,057	36%	\$ 167,509	\$ 288,890	22%
2034	\$ 224,184	\$ 1,319,311	\$ 74,710	\$ (569,448)	-43%	\$ 197,616	\$ 454,599	34%	\$ 172,534	\$ 241,574	18%
2035	\$ 115,800	\$ 1,430,742	\$ 76,951	\$ (608,297)	-43%	\$ 203,545	\$ 549,163	38%	\$ 177,710	\$ 307,107	21%
2036	\$ 372,445	\$ 1,273,867	\$ 79,260	\$ (901,482)	-71%	\$ 209,651	\$ 394,606	31%	\$ 183,041	\$ 122,310	10%
2037	\$ 10,280	\$ 1,480,117	\$ 81,638	\$ (830,124)	-56%	\$ 215,940	\$ 606,186	41%	\$ 188,533	\$ 302,398	20%
2038	\$ 330,341	\$ 1,351,782	\$ 84,087	\$ (1,076,379)	-80%	\$ 222,419	\$ 507,356	38%	\$ 194,189	\$ 170,781	13%
2039	\$ 178,586	\$ 1,389,256	\$ 86,609	\$ (1,168,356)	-84%	\$ 229,091	\$ 565,472	41%	\$ 200,014	\$ 194,771	14%
2040	\$ 222,842	\$ 1,385,693	\$ 89,208	\$ (1,301,990)	-94%	\$ 235,964	\$ 587,076	42%	\$ 206,015	\$ 180,865	13%
2041	\$ 324,896	\$ 1,277,525	\$ 91,884	\$ (1,535,002)	-120%	\$ 243,043	\$ 514,029	40%	\$ 212,195	\$ 70,878	6%
2042	\$ 35,328	\$ 1,485,329	\$ 94,640	\$ (1,475,690)	-99%	\$ 250,334	\$ 736,745	50%	\$ 218,561	\$ 255,173	17%
2043	\$ 143,523	\$ 1,588,584	\$ 97,480	\$ (1,521,734)	-96%	\$ 257,844	\$ 862,118	54%	\$ 225,118	\$ 340,596	21%
2044	\$ 324,146	\$ 1,506,011	\$ 100,404	\$ (1,745,476)	-116%	\$ 265,580	\$ 816,483	54%	\$ 231,871	\$ 253,430	17%
2045	\$ 66,372	\$ 1,706,353	\$ 103,416	\$ (1,708,432)	-100%	\$ 273,547	\$ 1,035,905	61%	\$ 238,828	\$ 429,687	25%
2046	\$ 218,128	\$ 1,755,390	\$ 106,519	\$ (1,820,041)	-104%	\$ 281,753	\$ 1,115,069	64%	\$ 245,992	\$ 463,996	26%
2047	\$ 158,337	\$ 1,877,574	\$ 109,714	\$ (1,868,664)	-100%	\$ 290,206	\$ 1,263,664	67%	\$ 253,372	\$ 565,991	30%
2048	\$ 158,140	\$ 2,010,860	\$ 113,006	\$ (1,913,799)	-95%	\$ 298,912	\$ 1,423,391	71%	\$ 260,973	\$ 677,315	34%
2049	\$ 221,769	\$ 2,086,770	\$ 116,396	\$ (2,019,171)	-97%	\$ 307,879	\$ 1,530,853	73%	\$ 268,802	\$ 734,509	35%
2050	\$ 206,411	\$ 2,189,229	\$ 119,888	\$ (2,105,695)	-96%	\$ 317,116	\$ 1,664,521	76%	\$ 276,867	\$ 815,982	37%
2051	\$ 171,891	\$ 2,339,988	\$ 123,484	\$ (2,154,102)	-92%	\$ 326,629	\$ 1,844,227	79%	\$ 285,173	\$ 941,503	40%
2052	\$ 418,405	\$ 2,236,794	\$ 127,189	\$ (2,445,319)	-109%	\$ 336,428	\$ 1,789,913	80%	\$ 293,728	\$ 830,948	37%
2053	\$ 760,378	\$ 1,769,034	\$ 131,004	\$ (3,074,692)	-174%	\$ 346,521	\$ 1,402,905	79%	\$ 302,540	\$ 385,574	22%
2054	\$ 432,886	\$ 1,650,048	\$ 134,934	\$ (3,372,644)	-204%	\$ 356,917	\$ 1,347,979	82%	\$ 311,616	\$ 270,087	16%
2055	\$ 166,296	\$ 1,824,693	\$ 138,983	\$ (3,399,957)	-186%	\$ 367,624	\$ 1,569,527	86%	\$ 320,964	\$ 428,807	24%

Note: All future projections are theoretical. The estimated lives and costs of components will likely change over time depending on factors such as inflation rates and levels of maintenance. Reserve analysis should be performed annually to account for these factors.

Future Percent Funded

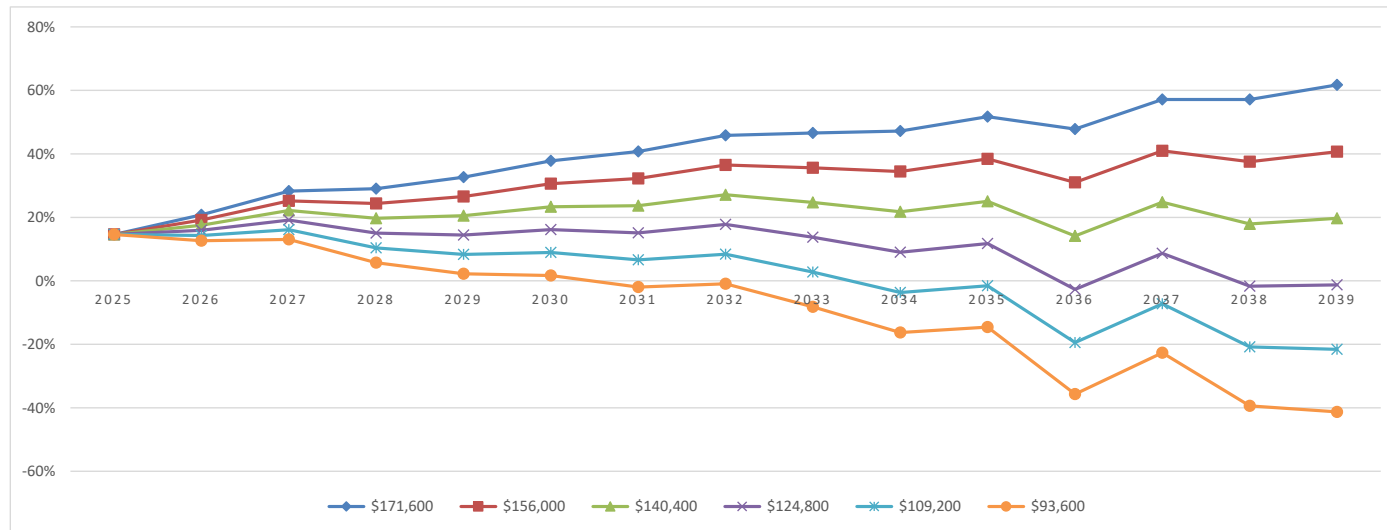
This table and chart shows where your percent funded will be over the next 15 years starting with different levels of funding. Keep in mind all figures assume a 3% annual increase in funding to keep up with inflation.

Above 70% = Well Funded
(Low Risk of Special Assessment)

Between 30% and 70% = Fairly Funded

Below 30% = Poorly Funded
(Higher Risk of Special Assessment)

Funding Plan	Reserve Contribution 2026	Percent Funded														
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
110% Recommended	\$ 171,600	15%	21%	28%	29%	33%	38%	41%	46%	47%	47%	52%	48%	57%	57%	62%
Recommended	\$ 156,000	15%	19%	25%	24%	27%	31%	32%	36%	36%	34%	38%	31%	41%	38%	41%
90% Recommended	\$ 140,400	15%	18%	22%	20%	20%	23%	24%	27%	25%	22%	25%	14%	25%	18%	20%
80% Recommended	\$ 124,800	15%	16%	19%	15%	14%	16%	15%	18%	14%	9%	12%	-3%	9%	-2%	-1%
70% Recommended	\$ 109,200	15%	14%	16%	10%	8%	9%	7%	8%	3%	-4%	-2%	-19%	-7%	-21%	-22%
60% Recommended	\$ 93,600	15%	13%	13%	6%	2%	2%	-2%	-1%	-8%	-16%	-15%	-36%	-23%	-39%	-41%



Note: All future projections are theoretical. The estimated lives and costs of components will likely change over time depending on factors such as inflation rates and levels of maintenance. Reserve analysis should be performed annually to account for these factors.

Component Summary
Pacific Bluffs Corporation 2 HOA

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source	
Roofing & Decking								
Flat Roofing - Bldg 4	4110	SF	18	0	\$ 8.63	\$ 35,472	4	
Flat Roofing - Bldg 5	6830	SF	18	18	\$ 8.63	\$ 58,948	4	
Flat Roofing - Bldg 8	6830	SF	18	2	\$ 8.63	\$ 58,948	4	
Flat Roofing - Bldg 6	4110	SF	18	3	\$ 8.63	\$ 35,472	4	
Flat Roofing - Bldg 9	4110	SF	18	4	\$ 8.63	\$ 35,472	4	
Flat Roofing - Bldg 3	6830	SF	18	5	\$ 8.63	\$ 58,948	4	
Flat Roofing - Bldg 1	6830	SF	18	6	\$ 8.63	\$ 58,948	4	
Flat Roofing - Bldg 2	6830	SF	18	7	\$ 8.63	\$ 58,948	4	
Flat Roofing - Bldg 7	4110	SF	18	13	\$ 8.63	\$ 35,472	4	
Flat Roofing - Bldg 10	5420	SF	18	10	\$ 8.63	\$ 46,778	4	
Flat Roofing - Bldg 11	5420	SF	18	12	\$ 8.63	\$ 46,778	4	
Tile Roofs (20%)	25490	SF	5	2	\$ 7.73	\$ 39,408	1	
Roof Maintenance			Included in Operating Budget					3
Carport Flat Roofing	33305	SF	17	10	\$ 6.00	\$ 199,830	1	
Roof Drainage	1	Allowance	25	2	\$ 15,000	\$ 15,000	3	
SB 326 Inspection	1	Allowance	9	7	\$ 3,348	\$ 3,348	1	
Balcony Repairs	1	Allowance	9	0	\$ 30,900	\$ 30,900	1	
Chimney Caps & Spark Arrestors			Individual Homeowner Responsibility					1
						\$ 818,667		
Painting								
Stucco	115310	SF	14	12	\$ 1.10	\$ 126,841	1	
Carports	23925	SF	5	4	\$ 1.00	\$ 23,925	1	
Wood Siding	7825	SF	5	3	\$ 1.21	\$ 9,496	1	
Wood Fencing	1440	LF	5	3	\$ 7.73	\$ 11,131	1	
Wood Patio Gates	55	Each	5	3	\$ 175	\$ 9,625	1	
Wood Balcony Rails	45	LF	5	3	\$ 7.73	\$ 348	1	
Metal Rail/Fence	380	LF	5	3	\$ 8.30	\$ 3,154	1	
Metal Gates	16	Each	5	3	\$ 250	\$ 4,000	1	
Wood Replacements	1	Allowance	10	7	\$ 40,000	\$ 40,000	1	
Garage Doors	1	Allowance	5	3	\$ 8,240	\$ 8,240	1	
						\$ 236,760		
Fencing/Rails								
Wood Balcony Rails	45	LF	30	7	\$ 65.77	\$ 2,960	1	
Wood Fencing	1440	LF	20	8	\$ 41.20	\$ 59,328	1	
Wood Patio Gates	55	Each	20	5	\$ 225	\$ 12,375	1	
Metal Pedestrian Gates	7	Each	25	20	\$ 2,895	\$ 20,263	1	
Metal Balcony Rails	100	LF	30	10	\$ 55.26	\$ 5,526	1	
Metal Patio Fencing	55	LF	25	8	\$ 60.71	\$ 3,339	1	
Metal Patio Gates	9	Each	25	8	\$ 750	\$ 6,750	1	
Metal Railings	20	LF	25	3	\$ 81.94	\$ 1,639	1	
Metal Fencing	205	LF	25	3	\$ 81.94	\$ 16,797	1	
						\$ 128,976		
Asphalt								
Overlay & Replace	71800	SF	25	15	\$ 2.80	\$ 201,112	1	
Slurry Seal & Repair	71800	SF	4	0	\$ 0.26	\$ 18,668	1	
Concrete Repairs	1	Allowance	10	9	\$ 6,500	\$ 6,500	1	
						\$ 226,280		
Utilities								
Common Utilities Repair	1	Allowance	8	5	\$ 25,000	\$ 25,000	1	
Sewer Line Maintenance	1	Allowance	6	2	\$ 20,000	\$ 20,000	1	
Common Utilities Replace (long life component, visual inspection not possible, unpredictable life and cost, see preface)						\$ 45,000		
Landscaping								
Backflow Valves	5	Each	25	18	\$ 2,818	\$ 14,088	1	
Irrigation System Upgrade	1	Allowance	12	8	\$ 2,893	\$ 2,893	1	
Landscape Replacements	1	Allowance	8	5	\$ 7,716	\$ 7,716	1	
Drainage Repairs	1	Each	25	1	\$ 38,192	\$ 38,192	1	
Tree Trim			Included in Operating Budget					1
						\$ 62,889		
Lighting								
Carport/Garage Fixtures	65	Each	25	2	\$ 150	\$ 9,750	1	
Security Fixtures	1	Allowance	25	1	\$ 3,979	\$ 3,979	1	
Post Mounted	10	Each	20	1	\$ 950	\$ 9,500	1	
Unit Lighting			Individual Homeowner Responsibility					1
						\$ 23,229		

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Miscellaneous							
Termite Treatment		Included in Operating Budget					
Front Doors	1	Allowance	2	1	\$ 7,426	\$ 7,426	6
Basement Waterproofing	1	Allowance	1	0	\$ 20,000	\$ 20,000	3
Carport Posts	1	Allowance	4	2	\$ 5,000	\$ 5,000	1
Unit Shed Doors	82	Each	24	14	\$ 1,200	\$ 98,400	1
Gardener Shed	1	Each	25	22	\$ 2,652	\$ 2,652	1
						\$ 133,479	
Contingency							
5%							1

TOTALS

\$ 1,675,280

Notes: Any other items not listed are included in operating budget.

Component Significance

This table makes it easy to see what components are the most significant

Category Component	Fully Funded Balance			Depreciation This Year			Monthly Contribution
	\$ Amount	%	Quick Glance Graph	\$ Amount	%	Quick Glance Graph	
Roofing & Decking							
Flat Roofing - Bldg 4	\$ 35,472	3.98%		\$ 1,971	1.34%		\$ 174.69
Flat Roofing - Bldg 5	\$ -	0.00%		\$ 3,275	2.23%		\$ 290.30
Flat Roofing - Bldg 8	\$ 52,398	5.88%		\$ 3,275	2.23%		\$ 290.30
Flat Roofing - Bldg 6	\$ 29,560	3.32%		\$ 1,971	1.34%		\$ 174.69
Flat Roofing - Bldg 9	\$ 27,589	3.10%		\$ 1,971	1.34%		\$ 174.69
Flat Roofing - Bldg 3	\$ 42,573	4.78%		\$ 3,275	2.23%		\$ 290.30
Flat Roofing - Bldg 1	\$ 39,298	4.41%		\$ 3,275	2.23%		\$ 290.30
Flat Roofing - Bldg 2	\$ 36,023	4.05%		\$ 3,275	2.23%		\$ 290.30
Flat Roofing - Bldg 7	\$ 9,853	1.11%		\$ 1,971	1.34%		\$ 174.69
Flat Roofing - Bldg 10	\$ 20,790	2.33%		\$ 2,599	1.77%		\$ 230.37
Flat Roofing - Bldg 11	\$ 15,593	1.75%		\$ 2,599	1.77%		\$ 230.37
Tile Roofs (20%)	\$ 23,645	2.66%		\$ 7,882	5.37%		\$ 698.65
Roof Maintenance							
Carport Flat Roofing	\$ 82,283	9.24%		\$ 11,755	8.02%		\$ 1,041.99
Roof Drainage	\$ 13,800	1.55%		\$ 600	0.41%		\$ 53.19
SB 326 Inspection	\$ 744	0.08%		\$ 372	0.25%		\$ 32.97
Balcony Repairs	\$ 30,900	3.47%		\$ 3,433	2.34%		\$ 304.35
Chimney Caps & Spark Arrestors		0.00%			0.00%		\$ -
	\$ 460,522	51.72%		\$ 53,496	36.48%		\$ 4,742.14
Painting							
Stucco	\$ 18,120	2.03%		\$ 9,060	6.18%		\$ 803.13
Carports	\$ 4,785	0.54%		\$ 4,785	3.26%		\$ 424.16
Wood Siding	\$ 3,799	0.43%		\$ 1,899	1.30%		\$ 168.36
Wood Fencing	\$ 4,452	0.50%		\$ 2,226	1.52%		\$ 197.34
Wood Patio Gates	\$ 3,850	0.43%		\$ 1,925	1.31%		\$ 170.64
Wood Balcony Rails	\$ 139	0.02%		\$ 70	0.05%		\$ 6.17
Metal Rail/Fence	\$ 1,262	0.14%		\$ 631	0.43%		\$ 55.92
Metal Gates	\$ 1,600	0.18%		\$ 800	0.55%		\$ 70.92
Wood Replacements	\$ 12,000	1.35%		\$ 4,000	2.73%		\$ 354.58
Garage Doors	\$ 3,296	0.37%		\$ 1,648	1.12%		\$ 146.09
	\$ 53,303	5.99%		\$ 27,044	18.44%		\$ 2,397.30
Fencing/Rails							
Wood Balcony Rails	\$ 2,269	0.25%		\$ 99	0.07%		\$ 8.75
Wood Fencing	\$ 35,597	4.00%		\$ 2,966	2.02%		\$ 262.96
Wood Patio Gates	\$ 9,281	1.04%		\$ 619	0.42%		\$ 54.85
Metal Pedestrian Gates	\$ 4,053	0.46%		\$ 811	0.55%		\$ 71.85
Metal Balcony Rails	\$ 3,684	0.41%		\$ 184	0.13%		\$ 16.33
Metal Patio Fencing	\$ 2,271	0.25%		\$ 134	0.09%		\$ 11.84
Metal Patio Gates	\$ 4,590	0.52%		\$ 270	0.18%		\$ 23.93
Metal Railings	\$ 1,442	0.16%		\$ 66	0.04%		\$ 5.81
Metal Fencing	\$ 14,781	1.66%		\$ 672	0.46%		\$ 59.56
	\$ 77,968	8.76%		\$ 5,820	3.97%		\$ 515.87
Asphalt							
Overlay & Replace	\$ 80,445	9.03%		\$ 8,044	5.49%		\$ 713.10
Slurry Seal & Repair	\$ 18,668	2.10%		\$ 4,667	3.18%		\$ 413.70
Concrete Repairs	\$ 650	0.07%		\$ 650	0.44%		\$ 57.62
	\$ 99,763	11.20%		\$ 13,361	9.11%		\$ 1,184.42
Utilities							
Common Utilities Repair	\$ 9,375	1.05%		\$ 3,125	2.13%		\$ 277.01
Sewer Line Maintenance	\$ 13,333	1.50%		\$ 3,333	2.27%		\$ 295.48
Common Utilities Replace (long life co							\$ -
	\$ 22,708	2.55%		\$ 6,458	4.40%		\$ 572.50
Landscaping							
Backflow Valves	\$ 3,945	0.44%		\$ 564	0.38%		\$ 49.95
Irrigation System Upgrade	\$ 964	0.11%		\$ 241	0.16%		\$ 21.37
Landscape Replacements	\$ 2,893	0.32%		\$ 964	0.66%		\$ 85.49
Drainage Repairs	\$ 36,665	4.12%		\$ 1,528	1.04%		\$ 135.42
Tree Trim		0.00%			0.00%		\$ -
	\$ 44,467	4.99%		\$ 3,297	2.25%		\$ 292.24
Lighting							
Carport/Garage Fixtures	\$ 8,970	1.01%		\$ 390	0.27%		\$ 34.57
Security Fixtures	\$ 3,820	0.43%		\$ 159	0.11%		\$ 14.11
Post Mounted	\$ 9,025	1.01%		\$ 475	0.32%		\$ 42.11
Unit Lighting		0.00%			0.00%		\$ -
	\$ 21,815	2.45%		\$ 1,024	0.70%		\$ 90.79

Category Component	Fully Funded Balance			Depreciation This Year			Monthly Contribution
	\$ Amount	%	Quick Glance Graph	\$ Amount	%	Quick Glance Graph	
Miscellaneous							
Termite Treatment							
Front Doors	\$ 3,713	0.42%		\$ 3,713	2.53%		\$ 329.15
Basement Waterproofing	\$ 20,000	2.25%		\$ 20,000	13.64%		\$ 1,772.89
Carport Posts	\$ 2,500	0.28%		\$ 1,250	0.85%		\$ 110.81
Unit Shed Doors	\$ 41,000	4.60%		\$ 4,100	2.80%		\$ 363.44
Gardener Shed	\$ 318	0.04%		\$ 106	0.07%		\$ 9.40
	\$ 67,531	7.58%		\$ 29,169	19.89%		\$ 2,585.70
Contingency							
5%	\$ 42,404	4.76%		\$ 6,983	4.76%		\$ 619.05
	\$ 890,481	100.00%	100%	\$ 146,653	100%	100%	\$ 13,000

Annual Expenses by Component

	2026	2027	2028	2029	2030	2031	2032	2033
Roofing & Decking								
Flat Roofing - Bldg 4	\$ 35,472	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roofing - Bldg 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roofing - Bldg 8	\$ -	\$ -	\$ 62,537	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roofing - Bldg 6	\$ -	\$ -	\$ -	\$ 38,761	\$ -	\$ -	\$ -	\$ -
Flat Roofing - Bldg 9	\$ -	\$ -	\$ -	\$ -	\$ 39,924	\$ -	\$ -	\$ -
Flat Roofing - Bldg 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,336	\$ -	\$ -
Flat Roofing - Bldg 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,386	\$ -
Flat Roofing - Bldg 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,498
Flat Roofing - Bldg 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roofing - Bldg 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roofing - Bldg 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tile Roofs (20%)	\$ -	\$ -	\$ 41,807	\$ -	\$ -	\$ -	\$ -	\$ 48,466
Roof Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carport Flat Roofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roof Drainage	\$ -	\$ -	\$ 15,914	\$ -	\$ -	\$ -	\$ -	\$ -
SB 326 Inspection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,117
Balcony Repairs	\$ 30,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Chimney Caps & Spark Arrestors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Painting								
Stucco	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carports	\$ -	\$ -	\$ -	\$ -	\$ 26,928	\$ -	\$ -	\$ -
Wood Siding	\$ -	\$ -	\$ -	\$ 10,377	\$ -	\$ -	\$ -	\$ -
Wood Fencing	\$ -	\$ -	\$ -	\$ 12,163	\$ -	\$ -	\$ -	\$ -
Wood Patio Gates	\$ -	\$ -	\$ -	\$ 10,517	\$ -	\$ -	\$ -	\$ -
Wood Balcony Rails	\$ -	\$ -	\$ -	\$ 380	\$ -	\$ -	\$ -	\$ -
Metal Rail/Fence	\$ -	\$ -	\$ -	\$ 3,446	\$ -	\$ -	\$ -	\$ -
Metal Gates	\$ -	\$ -	\$ -	\$ 4,371	\$ -	\$ -	\$ -	\$ -
Wood Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,195
Garage Doors	\$ -	\$ -	\$ -	\$ 9,004	\$ -	\$ -	\$ -	\$ -
Fencing/Rails								
Wood Balcony Rails	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,640
Wood Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wood Patio Gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,346	\$ -	\$ -
Metal Pedestrian Gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Balcony Rails	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Expenses by Component

	2026	2027	2028	2029	2030	2031	2032	2033	
Metal Patio Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Metal Patio Gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Metal Railings	\$ -	\$ -	\$ -	\$ 1,791	\$ -	\$ -	\$ -	\$ -	
Metal Fencing	\$ -	\$ -	\$ -	\$ 18,355	\$ -	\$ -	\$ -	\$ -	
Asphalt									
Overlay & Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Slurry Seal & Repair	\$ 18,668	\$ -	\$ -	\$ -	\$ 21,011	\$ -	\$ -	\$ -	
Concrete Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Utilities									
Common Utilities Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,982	\$ -	\$ -	
Sewer Line Maintenance	\$ -	\$ -	\$ 21,218	\$ -	\$ -	\$ -	\$ -	\$ -	
Common Utilities Replace (long life compo	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Landscaping									
Backflow Valves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Irrigation System Upgrade	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Landscape Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,945	\$ -	\$ -	
Drainage Repairs	\$ -	\$ 39,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Tree Trim	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Lighting									
Carport/Garage Fixtures	\$ -	\$ -	\$ 10,344	\$ -	\$ -	\$ -	\$ -	\$ -	
Security Fixtures	\$ -	\$ 4,098	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Post Mounted	\$ -	\$ 9,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Unit Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Miscellaneous									
Termite Treatment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Front Doors	\$ -	\$ 7,649	\$ -	\$ 8,115	\$ -	\$ 8,609	\$ -	\$ 9,133	
Basement Waterproofing	\$ 20,000	\$ 20,600	\$ 21,218	\$ 21,855	\$ 22,510	\$ 23,185	\$ 23,881	\$ 24,597	
Carport Posts	\$ -	\$ -	\$ 5,305	\$ -	\$ -	\$ -	\$ 5,970	\$ -	
Unit Shed Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Gardener Shed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Totals	\$ -	\$ 105,040	\$ 81,471	\$ 178,343	\$ 139,135	\$ 110,373	\$ 152,403	\$ 100,238	\$ 211,647

Annual Expenses by Component

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Roofing & Decking													
Flat Roofing - Bldg 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,389	\$ -	\$ -
Flat Roofing - Bldg 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,354	\$ -	\$ -
Flat Roofing - Bldg 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 106,466
Flat Roofing - Bldg 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roofing - Bldg 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roofing - Bldg 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roofing - Bldg 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roofing - Bldg 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roofing - Bldg 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,092	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roofing - Bldg 10	\$ -	\$ -	\$ 62,866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roofing - Bldg 11	\$ -	\$ -	\$ -	\$ -	\$ 66,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tile Roofs (20%)	\$ -	\$ -	\$ -	\$ -	\$ 56,186	\$ -	\$ -	\$ -	\$ -	\$ 65,135	\$ -	\$ -	\$ -
Roof Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carport Flat Roofing	\$ -	\$ -	\$ 268,555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roof Drainage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SB 326 Inspection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,372	\$ -	\$ -	\$ -	\$ -
Balcony Repairs	\$ -	\$ 40,317	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,605	\$ -	\$ -
Chimney Caps & Spark Arn	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Painting													
Stucco	\$ -	\$ -	\$ -	\$ -	\$ 180,845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carports	\$ -	\$ 31,217	\$ -	\$ -	\$ -	\$ -	\$ 36,189	\$ -	\$ -	\$ -	\$ -	\$ 41,953	\$ -
Wood Siding	\$ 12,030	\$ -	\$ -	\$ -	\$ -	\$ 13,946	\$ -	\$ -	\$ -	\$ -	\$ 16,167	\$ -	\$ -
Wood Fencing	\$ 14,101	\$ -	\$ -	\$ -	\$ -	\$ 16,347	\$ -	\$ -	\$ -	\$ -	\$ 18,950	\$ -	\$ -
Wood Patio Gates	\$ 12,193	\$ -	\$ -	\$ -	\$ -	\$ 14,135	\$ -	\$ -	\$ -	\$ -	\$ 16,386	\$ -	\$ -
Wood Balcony Rails	\$ 441	\$ -	\$ -	\$ -	\$ -	\$ 511	\$ -	\$ -	\$ -	\$ -	\$ 592	\$ -	\$ -
Metal Rail/Fence	\$ 3,995	\$ -	\$ -	\$ -	\$ -	\$ 4,632	\$ -	\$ -	\$ -	\$ -	\$ 5,369	\$ -	\$ -
Metal Gates	\$ 5,067	\$ -	\$ -	\$ -	\$ -	\$ 5,874	\$ -	\$ -	\$ -	\$ -	\$ 6,810	\$ -	\$ -
Wood Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,114	\$ -	\$ -	\$ -
Garage Doors	\$ 10,438	\$ -	\$ -	\$ -	\$ -	\$ 12,101	\$ -	\$ -	\$ -	\$ -	\$ 14,028	\$ -	\$ -
Fencing/Rails													
Wood Balcony Rails	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wood Fencing	\$ 75,155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wood Patio Gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Pedestrian Gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,598
Metal Balcony Rails	\$ -	\$ -	\$ 7,426	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Expenses by Component

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Metal Patio Fencing	\$ 4,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Patio Gates	\$ 8,551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Railings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt													
Overlay & Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 313,326	\$ -	\$ -	\$ -	\$ -	\$ -
Slurry Seal & Repair	\$ 23,648	\$ -	\$ -	\$ -	\$ 26,616	\$ -	\$ -	\$ -	\$ 29,957	\$ -	\$ -	\$ -	\$ 33,716
Concrete Repairs	\$ -	\$ 8,481	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,398	\$ -
Utilities													
Common Utilities Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Line Maintenance	\$ 25,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,122
Common Utilities Replace (\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscaping													
Backflow Valves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,983	\$ -	\$ -
Irrigation System Upgrade	\$ 3,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,226
Landscape Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,331	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Drainage Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Trim	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lighting													
Carport/Garage Fixtures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Fixtures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Post Mounted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous													
Termite Treatment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Front Doors	\$ -	\$ 9,690	\$ -	\$ 10,280	\$ -	\$ 10,906	\$ -	\$ 11,570	\$ -	\$ 12,275	\$ -	\$ 13,022	\$ -
Basement Waterproofing	\$ 25,335	\$ 26,095	\$ 26,878	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carport Posts	\$ -	\$ -	\$ 6,720	\$ -	\$ -	\$ -	\$ 7,563	\$ -	\$ -	\$ -	\$ 8,512	\$ -	\$ -
Unit Shed Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 148,839	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gardener Shed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 224,184	\$ 115,800	\$ 372,445	\$ 10,280	\$ 330,341	\$ 178,586	\$ 222,842	\$ 324,896	\$ 35,328	\$ 143,523	\$ 324,146	\$ 66,372	\$ 218,128

Annual Expenses by Component

	2047	2048	2049	2050	2051	2052	2053	2054	2055
Roofing & Decking									
Flat Roofing - Bldg 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roofing - Bldg 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roofing - Bldg 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roofing - Bldg 6	\$ 65,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roofing - Bldg 9	\$ -	\$ 67,968	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roofing - Bldg 3	\$ -	\$ -	\$ 116,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roofing - Bldg 1	\$ -	\$ -	\$ -	\$ 119,828	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roofing - Bldg 2	\$ -	\$ -	\$ -	\$ -	\$ 123,423	\$ -	\$ -	\$ -	\$ -
Flat Roofing - Bldg 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roofing - Bldg 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,025	\$ -
Flat Roofing - Bldg 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tile Roofs (20%)	\$ -	\$ 75,509	\$ -	\$ -	\$ -	\$ -	\$ 87,536	\$ -	\$ -
Roof Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carport Flat Roofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 443,880	\$ -	\$ -
Roof Drainage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,319	\$ -	\$ -
SB 326 Inspection	\$ -	\$ -	\$ -	\$ -	\$ 7,009	\$ -	\$ -	\$ -	\$ -
Balcony Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,638	\$ -	\$ -
Chimney Caps & Spark Arn	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Painting									
Stucco	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 273,544	\$ -	\$ -	\$ -
Carports	\$ -	\$ -	\$ -	\$ 48,635	\$ -	\$ -	\$ -	\$ -	\$ 56,381
Wood Siding	\$ -	\$ -	\$ 18,742	\$ -	\$ -	\$ -	\$ -	\$ 21,727	\$ -
Wood Fencing	\$ -	\$ -	\$ 21,968	\$ -	\$ -	\$ -	\$ -	\$ 25,467	\$ -
Wood Patio Gates	\$ -	\$ -	\$ 18,996	\$ -	\$ -	\$ -	\$ -	\$ 22,021	\$ -
Wood Balcony Rails	\$ -	\$ -	\$ 687	\$ -	\$ -	\$ -	\$ -	\$ 796	\$ -
Metal Rail/Fence	\$ -	\$ -	\$ 6,225	\$ -	\$ -	\$ -	\$ -	\$ 7,216	\$ -
Metal Gates	\$ -	\$ -	\$ 7,894	\$ -	\$ -	\$ -	\$ -	\$ 9,152	\$ -
Wood Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,852	\$ -	\$ -
Garage Doors	\$ -	\$ -	\$ 16,262	\$ -	\$ -	\$ -	\$ -	\$ 18,853	\$ -
Fencing/Rails									
Wood Balcony Rails	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wood Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,738	\$ -
Wood Patio Gates	\$ -	\$ -	\$ -	\$ -	\$ 25,911	\$ -	\$ -	\$ -	\$ -
Metal Pedestrian Gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Balcony Rails	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Expenses by Component

	2047	2048	2049	2050	2051	2052	2053	2054	2055
Metal Patio Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Patio Gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Railings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,749	\$ -
Metal Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,430	\$ -
Asphalt									
Overlay & Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Slurry Seal & Repair	\$ -	\$ -	\$ -	\$ 37,948	\$ -	\$ -	\$ -	\$ 42,711	\$ -
Concrete Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,318
Utilities									
Common Utilities Repair	\$ 46,507	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,914
Sewer Line Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,132	\$ -	\$ -	\$ -
Common Utilities Replace (\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscaping									
Backflow Valves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation System Upgrade	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacements	\$ 14,353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,182
Drainage Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,365	\$ -	\$ -	\$ -
Tree Trim	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lighting									
Carport/Garage Fixtures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,658	\$ -	\$ -
Security Fixtures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,581	\$ -	\$ -	\$ -
Post Mounted	\$ 17,673	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous									
Termite Treatment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Front Doors	\$ 13,815	\$ -	\$ 14,656	\$ -	\$ 15,549	\$ -	\$ 16,496	\$ -	\$ 17,501
Basement Waterproofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carport Posts	\$ -	\$ 9,581	\$ -	\$ -	\$ -	\$ 10,783	\$ -	\$ -	\$ -
Unit Shed Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gardener Shed	\$ -	\$ 5,082	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 158,337	\$ 158,140	\$ 221,769	\$ 206,411	\$ 171,891	\$ 418,405	\$ 760,378	\$ 432,886	\$ 166,296

Component Details

Roofing & Decking

Flat Roofing - Bldg 4

Approximate Component Quantity	-	4110	Estimated Current Unit Cost	\$	8.63
Unit of Measure	-	SF	Estimated Total Current Cost	\$	35,472
Normal Useful Life (Years)	-	18	Estimated Total Future Cost	\$	35,472
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	\$	35,472
Estimated Replacement Year	-	2026	Depreciation This Year	\$	1,971
Cost Source	-	4	Monthly Contribution	\$	174.69
Depreciation Percent	-	1.34%	Fully Funded Balance Percent		3.98%
Life Remaining Percent	-	0%			

Roofing & Decking

Flat Roofing - Bldg 5

Approximate Component Quantity	-	6830	Estimated Current Unit Cost	\$	8.63
Unit of Measure	-	SF	Estimated Total Current Cost	\$	58,948
Normal Useful Life (Years)	-	18	Estimated Total Future Cost	\$	100,354
Estimated Remaining Useful Life (Years)	-	18	Fully Funded Balance	\$	-
Estimated Replacement Year	-	2044	Depreciation This Year	\$	3,275
Cost Source	-	4	Monthly Contribution	\$	290.30
Depreciation Percent	-	2.23%	Fully Funded Balance Percent		0.00%
Life Remaining Percent	-	100%			

Roofing & Decking

Flat Roofing - Bldg 8

Approximate Component Quantity	-	6830	Estimated Current Unit Cost	\$	8.63
Unit of Measure	-	SF	Estimated Total Current Cost	\$	58,948
Normal Useful Life (Years)	-	18	Estimated Total Future Cost	\$	62,537
Estimated Remaining Useful Life (Years)	-	2	Fully Funded Balance	\$	52,398
Estimated Replacement Year	-	2028	Depreciation This Year	\$	3,275
Cost Source	-	4	Monthly Contribution	\$	290.30
Depreciation Percent	-	2.23%	Fully Funded Balance Percent		5.88%
Life Remaining Percent	-	11%			

Roofing & Decking

Flat Roofing - Bldg 6

Approximate Component Quantity	-	4110	Estimated Current Unit Cost	\$	8.63
Unit of Measure	-	SF	Estimated Total Current Cost	\$	35,472
Normal Useful Life (Years)	-	18	Estimated Total Future Cost	\$	38,761
Estimated Remaining Useful Life (Years)	-	3	Fully Funded Balance	\$	29,560
Estimated Replacement Year	-	2029	Depreciation This Year	\$	1,971
Cost Source	-	4	Monthly Contribution	\$	174.69
Depreciation Percent	-	1.34%	Fully Funded Balance Percent		3.32%
Life Remaining Percent	-	17%			

Roofing & Decking

Flat Roofing - Bldg 9

Approximate Component Quantity	-	4110	Estimated Current Unit Cost	\$	8.63
Unit of Measure	-	SF	Estimated Total Current Cost	\$	35,472
Normal Useful Life (Years)	-	18	Estimated Total Future Cost	\$	39,924
Estimated Remaining Useful Life (Years)	-	4	Fully Funded Balance	\$	27,589
Estimated Replacement Year	-	2030	Depreciation This Year	\$	1,971
Cost Source	-	4	Monthly Contribution	\$	174.69
Depreciation Percent	-	1.34%	Fully Funded Balance Percent		3.10%
Life Remaining Percent	-	22%			

Roofing & Decking**Flat Roofing - Bldg 3**

Approximate Component Quantity	-	6830	Estimated Current Unit Cost	\$	8.63
Unit of Measure	-	SF	Estimated Total Current Cost	\$	58,948
Normal Useful Life (Years)	-	18	Estimated Total Future Cost	\$	68,336
Estimated Remaining Useful Life (Years)	-	5	Fully Funded Balance	\$	42,573
Estimated Replacement Year	-	2031	Depreciation This Year	\$	3,275
Cost Source	-	4	Monthly Contribution	\$	290.30
Depreciation Percent	-	2.23%	Fully Funded Balance Percent		4.78%
Life Remaining Percent	-	28%			

Roofing & Decking**Flat Roofing - Bldg 1**

Approximate Component Quantity	-	6830	Estimated Current Unit Cost	\$	8.63
Unit of Measure	-	SF	Estimated Total Current Cost	\$	58,948
Normal Useful Life (Years)	-	18	Estimated Total Future Cost	\$	70,386
Estimated Remaining Useful Life (Years)	-	6	Fully Funded Balance	\$	39,298
Estimated Replacement Year	-	2032	Depreciation This Year	\$	3,275
Cost Source	-	4	Monthly Contribution	\$	290.30
Depreciation Percent	-	2.23%	Fully Funded Balance Percent		4.41%
Life Remaining Percent	-	33%			

Roofing & Decking**Flat Roofing - Bldg 2**

Approximate Component Quantity	-	6830	Estimated Current Unit Cost	\$	8.63
Unit of Measure	-	SF	Estimated Total Current Cost	\$	58,948
Normal Useful Life (Years)	-	18	Estimated Total Future Cost	\$	72,498
Estimated Remaining Useful Life (Years)	-	7	Fully Funded Balance	\$	36,023
Estimated Replacement Year	-	2033	Depreciation This Year	\$	3,275
Cost Source	-	4	Monthly Contribution	\$	290.30
Depreciation Percent	-	2.23%	Fully Funded Balance Percent		4.05%
Life Remaining Percent	-	39%			

Roofing & Decking**Flat Roofing - Bldg 7**

Approximate Component Quantity	-	4110	Estimated Current Unit Cost	\$	8.63
Unit of Measure	-	SF	Estimated Total Current Cost	\$	35,472
Normal Useful Life (Years)	-	18	Estimated Total Future Cost	\$	52,092
Estimated Remaining Useful Life (Years)	-	13	Fully Funded Balance	\$	9,853
Estimated Replacement Year	-	2039	Depreciation This Year	\$	1,971
Cost Source	-	4	Monthly Contribution	\$	174.69
Depreciation Percent	-	1.34%	Fully Funded Balance Percent		1.11%
Life Remaining Percent	-	72%			

Roofing & Decking**Flat Roofing - Bldg 10**

Approximate Component Quantity	-	5420	Estimated Current Unit Cost	\$	8.63
Unit of Measure	-	SF	Estimated Total Current Cost	\$	46,778
Normal Useful Life (Years)	-	18	Estimated Total Future Cost	\$	62,866
Estimated Remaining Useful Life (Years)	-	10	Fully Funded Balance	\$	20,790
Estimated Replacement Year	-	2036	Depreciation This Year	\$	2,599
Cost Source	-	4	Monthly Contribution	\$	230.37
Depreciation Percent	-	1.77%	Fully Funded Balance Percent		2.33%
Life Remaining Percent	-	56%			

Roofing & Decking

Flat Roofing - Bldg 11

Approximate Component Quantity	-	5420	Estimated Current Unit Cost	\$	8.63
Unit of Measure	-	SF	Estimated Total Current Cost	\$	46,778
Normal Useful Life (Years)	-	18	Estimated Total Future Cost	\$	66,695
Estimated Remaining Useful Life (Years)	-	12	Fully Funded Balance	\$	15,593
Estimated Replacement Year	-	2038	Depreciation This Year	\$	2,599
Cost Source	-	4	Monthly Contribution	\$	230.37
Depreciation Percent	-	1.77%	Fully Funded Balance Percent		1.75%
Life Remaining Percent	-	67%			

Roofing & Decking

Tile Roofs (20%)

Approximate Component Quantity	-	25490	Estimated Current Unit Cost	\$	7.73
Unit of Measure	-	SF	Estimated Total Current Cost	\$	39,408
Normal Useful Life (Years)	-	5	Estimated Total Future Cost	\$	41,807
Estimated Remaining Useful Life (Years)	-	2	Fully Funded Balance	\$	23,645
Estimated Replacement Year	-	2028	Depreciation This Year	\$	7,882
Cost Source	-	1	Monthly Contribution	\$	698.65
Depreciation Percent	-	5.37%	Fully Funded Balance Percent		2.66%
Life Remaining Percent	-	40%			



Roofing & Decking

Roof Maintenance

Approximate Component Quantity	-	0	Estimated Current Unit Cost	\$	-
Unit of Measure	-	0	Estimated Total Current Cost	\$	-
Normal Useful Life (Years)	-	Included in Operating	Estimated Total Future Cost	\$	-
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	\$	-
Estimated Replacement Year	-	2026	Depreciation This Year	\$	-
Cost Source	-	3	Monthly Contribution	\$	-
Depreciation Percent	-	0.00%	Fully Funded Balance Percent		0.00%
Life Remaining Percent	-	#VALUE!			

Roofing & Decking**Carport Flat Roofing**

Approximate Component Quantity	-	33305	Estimated Current Unit Cost	\$	6.00
Unit of Measure	-	SF	Estimated Total Current Cost	\$	199,830
Normal Useful Life (Years)	-	17	Estimated Total Future Cost	\$	268,555
Estimated Remaining Useful Life (Years)	-	10	Fully Funded Balance	\$	82,283
Estimated Replacement Year	-	2036	Depreciation This Year	\$	11,755
Cost Source	-	1	Monthly Contribution	\$	1,041.99
Depreciation Percent	-	8.02%	Fully Funded Balance Percent		9.24%
Life Remaining Percent	-	59%			

Roofing & Decking**Gutters & Downspouts**

Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	15,000.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	15,000
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	15,914
Estimated Remaining Useful Life (Years)	-	2	Fully Funded Balance	\$	13,800
Estimated Replacement Year	-	2028	Depreciation This Year	\$	600
Cost Source	-	3	Monthly Contribution	\$	53.19
Depreciation Percent	-	0.41%	Fully Funded Balance Percent		1.55%
Life Remaining Percent	-	8%			

**Roofing & Decking****SB 326 Inspection**

Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	3,347.50
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	3,348
Normal Useful Life (Years)	-	9	Estimated Total Future Cost	\$	4,117
Estimated Remaining Useful Life (Years)	-	7	Fully Funded Balance	\$	744
Estimated Replacement Year	-	2033	Depreciation This Year	\$	372
Cost Source	-	1	Monthly Contribution	\$	32.97
Depreciation Percent	-	0.25%	Fully Funded Balance Percent		0.08%
Life Remaining Percent	-	78%			

Roofing & Decking

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	9
Estimated Remaining Useful Life (Years)	-	0
Estimated Replacement Year	-	2026
Cost Source	-	1
Depreciation Percent	-	2.34%
Life Remaining Percent	-	0%

Balcony Repairs

Estimated Current Unit Cost	\$	30,900.00
Estimated Total Current Cost	\$	30,900
Estimated Total Future Cost	\$	30,900
Fully Funded Balance	\$	30,900
Depreciation This Year	\$	3,433
Monthly Contribution	\$	304.35
Fully Funded Balance Percent		3.47%

Painting

Approximate Component Quantity	-	115310
Unit of Measure	-	SF
Normal Useful Life (Years)	-	14
Estimated Remaining Useful Life (Years)	-	12
Estimated Replacement Year	-	2038
Cost Source	-	1
Depreciation Percent	-	6.18%
Life Remaining Percent	-	86%

Stucco

Estimated Current Unit Cost	\$	1.10
Estimated Total Current Cost	\$	126,841
Estimated Total Future Cost	\$	180,845
Fully Funded Balance	\$	18,120
Depreciation This Year	\$	9,060
Monthly Contribution	\$	803.13
Fully Funded Balance Percent		2.03%



Painting

Approximate Component Quantity	-	23925
Unit of Measure	-	SF
Normal Useful Life (Years)	-	5
Estimated Remaining Useful Life (Years)	-	4
Estimated Replacement Year	-	2030
Cost Source	-	1
Depreciation Percent	-	3.26%
Life Remaining Percent	-	80%

Carports

Estimated Current Unit Cost	\$	1.00
Estimated Total Current Cost	\$	23,925
Estimated Total Future Cost	\$	26,928
Fully Funded Balance	\$	4,785
Depreciation This Year	\$	4,785
Monthly Contribution	\$	424.16
Fully Funded Balance Percent		0.54%



Painting

Approximate Component Quantity	-	7825
Unit of Measure	-	SF
Normal Useful Life (Years)	-	5
Estimated Remaining Useful Life (Years)	-	3
Estimated Replacement Year	-	2029
Cost Source	-	1
Depreciation Percent	-	1.30%
Life Remaining Percent	-	60%

Wood Siding

Estimated Current Unit Cost	\$	1.21
Estimated Total Current Cost	\$	9,496
Estimated Total Future Cost	\$	10,377
Fully Funded Balance	\$	3,799
Depreciation This Year	\$	1,899
Monthly Contribution	\$	168.36
Fully Funded Balance Percent		0.43%



Painting

Approximate Component Quantity	-	1440
Unit of Measure	-	LF
Normal Useful Life (Years)	-	5
Estimated Remaining Useful Life (Years)	-	3
Estimated Replacement Year	-	2029
Cost Source	-	1
Depreciation Percent	-	1.52%
Life Remaining Percent	-	60%

Wood Fencing

Estimated Current Unit Cost	\$	7.73
Estimated Total Current Cost	\$	11,131
Estimated Total Future Cost	\$	12,163
Fully Funded Balance	\$	4,452
Depreciation This Year	\$	2,226
Monthly Contribution	\$	197.34
Fully Funded Balance Percent		0.50%

**Painting**

Approximate Component Quantity	-	55
Unit of Measure	-	Each
Normal Useful Life (Years)	-	5
Estimated Remaining Useful Life (Years)	-	3
Estimated Replacement Year	-	2029
Cost Source	-	1
Depreciation Percent	-	1.31%
Life Remaining Percent	-	60%

Wood Patio Gates

Estimated Current Unit Cost	\$	175.00
Estimated Total Current Cost	\$	9,625
Estimated Total Future Cost	\$	10,517
Fully Funded Balance	\$	3,850
Depreciation This Year	\$	1,925
Monthly Contribution	\$	170.64
Fully Funded Balance Percent		0.43%

Painting

Approximate Component Quantity	-	45
Unit of Measure	-	LF
Normal Useful Life (Years)	-	5
Estimated Remaining Useful Life (Years)	-	3
Estimated Replacement Year	-	2029
Cost Source	-	1
Depreciation Percent	-	0.05%
Life Remaining Percent	-	60%

Wood Balcony Rails

Estimated Current Unit Cost	\$	7.73
Estimated Total Current Cost	\$	348
Estimated Total Future Cost	\$	380
Fully Funded Balance	\$	139
Depreciation This Year	\$	70
Monthly Contribution	\$	6.17
Fully Funded Balance Percent		0.02%

Painting**Metal Rail/Fence**

Approximate Component Quantity	- 380	Estimated Current Unit Cost	\$ 8.30
Unit of Measure	- LF	Estimated Total Current Cost	\$ 3,154
Normal Useful Life (Years)	- 5	Estimated Total Future Cost	\$ 3,446
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 1,262
Estimated Replacement Year	- 2029	Depreciation This Year	\$ 631
Cost Source	- 1	Monthly Contribution	\$ 55.92
Depreciation Percent	- 0.43%	Fully Funded Balance Percent	0.14%
Life Remaining Percent	- 60%		

Painting**Metal Gates**

Approximate Component Quantity	- 16	Estimated Current Unit Cost	\$ 250.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 4,000
Normal Useful Life (Years)	- 5	Estimated Total Future Cost	\$ 4,371
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 1,600
Estimated Replacement Year	- 2029	Depreciation This Year	\$ 800
Cost Source	- 1	Monthly Contribution	\$ 70.92
Depreciation Percent	- 0.55%	Fully Funded Balance Percent	0.18%
Life Remaining Percent	- 60%		

Painting**Wood Replacements**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 40,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 40,000
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 49,195
Estimated Remaining Useful Life (Years)	- 7	Fully Funded Balance	\$ 12,000
Estimated Replacement Year	- 2033	Depreciation This Year	\$ 4,000
Cost Source	- 1	Monthly Contribution	\$ 354.58
Depreciation Percent	- 2.73%	Fully Funded Balance Percent	1.35%
Life Remaining Percent	- 70%		

Painting

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	5
Estimated Remaining Useful Life (Years)	-	3
Estimated Replacement Year	-	2029
Cost Source	-	1
Depreciation Percent	-	1.12%
Life Remaining Percent	-	60%

Garage Doors

Estimated Current Unit Cost	\$	8,240.00
Estimated Total Current Cost	\$	8,240
Estimated Total Future Cost	\$	9,004
Fully Funded Balance	\$	3,296
Depreciation This Year	\$	1,648
Monthly Contribution	\$	146.09
Fully Funded Balance Percent		0.37%

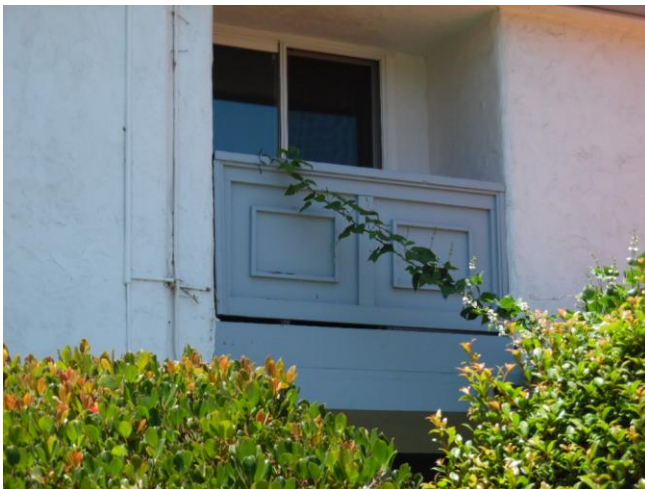


Fencing/Rails

Approximate Component Quantity	-	45
Unit of Measure	-	LF
Normal Useful Life (Years)	-	30
Estimated Remaining Useful Life (Years)	-	7
Estimated Replacement Year	-	2033
Cost Source	-	1
Depreciation Percent	-	0.07%
Life Remaining Percent	-	23%

Wood Balcony Rails

Estimated Current Unit Cost	\$	65.77
Estimated Total Current Cost	\$	2,960
Estimated Total Future Cost	\$	3,640
Fully Funded Balance	\$	2,269
Depreciation This Year	\$	99
Monthly Contribution	\$	8.75
Fully Funded Balance Percent		0.25%



Fencing/Rails

Approximate Component Quantity	-	1440
Unit of Measure	-	LF
Normal Useful Life (Years)	-	20
Estimated Remaining Useful Life (Years)	-	8
Estimated Replacement Year	-	2034
Cost Source	-	1
Depreciation Percent	-	2.02%
Life Remaining Percent	-	40%

Wood Fencing

Estimated Current Unit Cost	\$	41.20
Estimated Total Current Cost	\$	59,328
Estimated Total Future Cost	\$	75,155
Fully Funded Balance	\$	35,597
Depreciation This Year	\$	2,966
Monthly Contribution	\$	262.96
Fully Funded Balance Percent		4.00%



Fencing/Rails

Approximate Component Quantity	-	55
Unit of Measure	-	Each
Normal Useful Life (Years)	-	20
Estimated Remaining Useful Life (Years)	-	5
Estimated Replacement Year	-	2031
Cost Source	-	1
Depreciation Percent	-	0.42%
Life Remaining Percent	-	25%

Wood Patio Gates

Estimated Current Unit Cost	\$	225.00
Estimated Total Current Cost	\$	12,375
Estimated Total Future Cost	\$	14,346
Fully Funded Balance	\$	9,281
Depreciation This Year	\$	619
Monthly Contribution	\$	54.85
Fully Funded Balance Percent		1.04%



Fencing/Rails

Approximate Component Quantity	-	7	
Unit of Measure	-	Each	
Normal Useful Life (Years)	-	25	
Estimated Remaining Useful Life (Years)	-	20	
Estimated Replacement Year	-	2046	
Cost Source	-	1	
Depreciation Percent	-	0.55%	
Life Remaining Percent	-		80%

Metal Pedestrian Gates

Estimated Current Unit Cost	\$	2,894.74
Estimated Total Current Cost	\$	20,263
Estimated Total Future Cost	\$	36,598
Fully Funded Balance	\$	4,053
Depreciation This Year	\$	811
Monthly Contribution	\$	71.85
Fully Funded Balance Percent		0.46%

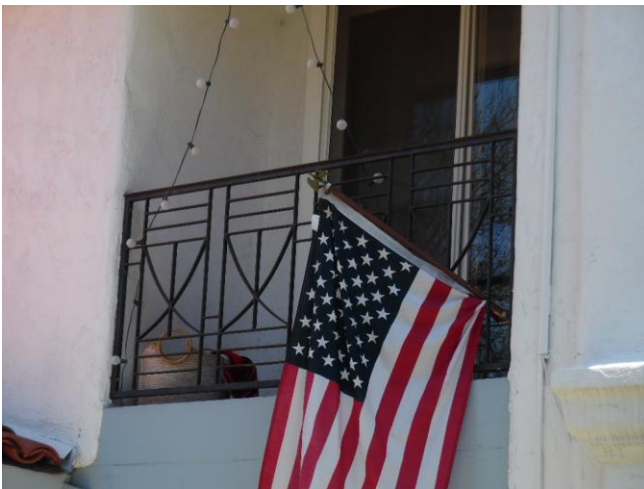


Fencing/Rails

Approximate Component Quantity	-	100	
Unit of Measure	-	LF	
Normal Useful Life (Years)	-	30	
Estimated Remaining Useful Life (Years)	-	10	
Estimated Replacement Year	-	2036	
Cost Source	-	1	
Depreciation Percent	-	0.13%	
Life Remaining Percent	-		33%

Metal Balcony Rails

Estimated Current Unit Cost	\$	55.26
Estimated Total Current Cost	\$	5,526
Estimated Total Future Cost	\$	7,426
Fully Funded Balance	\$	3,684
Depreciation This Year	\$	184
Monthly Contribution	\$	16.33
Fully Funded Balance Percent		0.41%

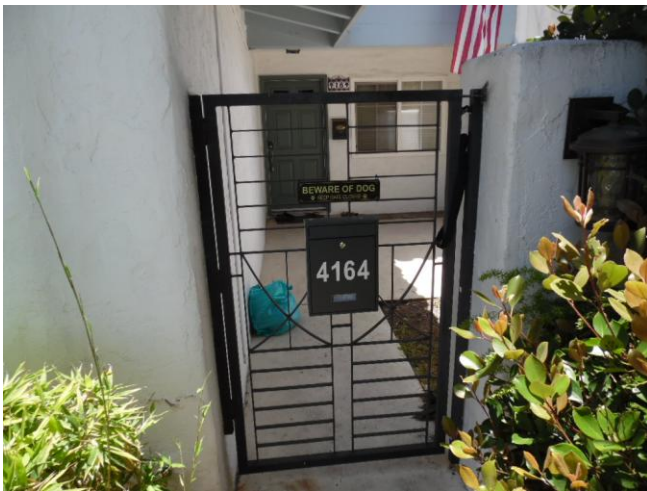


Fencing/Rails**Metal Patio Fencing**

Approximate Component Quantity	-	55	Estimated Current Unit Cost	\$	60.71
Unit of Measure	-	LF	Estimated Total Current Cost	\$	3,339
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	4,230
Estimated Remaining Useful Life (Years)	-	8	Fully Funded Balance	\$	2,271
Estimated Replacement Year	-	2034	Depreciation This Year	\$	134
Cost Source	-	1	Monthly Contribution	\$	11.84
Depreciation Percent	-	0.09%	Fully Funded Balance Percent		0.25%
Life Remaining Percent	-	32%			

Fencing/Rails**Metal Patio Gates**

Approximate Component Quantity	-	9	Estimated Current Unit Cost	\$	750.00
Unit of Measure	-	Each	Estimated Total Current Cost	\$	6,750
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	8,551
Estimated Remaining Useful Life (Years)	-	8	Fully Funded Balance	\$	4,590
Estimated Replacement Year	-	2034	Depreciation This Year	\$	270
Cost Source	-	1	Monthly Contribution	\$	23.93
Depreciation Percent	-	0.18%	Fully Funded Balance Percent		0.52%
Life Remaining Percent	-	32%			

**Fencing/Rails****Metal Railings**

Approximate Component Quantity	-	20	Estimated Current Unit Cost	\$	81.94
Unit of Measure	-	LF	Estimated Total Current Cost	\$	1,639
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	1,791
Estimated Remaining Useful Life (Years)	-	3	Fully Funded Balance	\$	1,442
Estimated Replacement Year	-	2029	Depreciation This Year	\$	66
Cost Source	-	1	Monthly Contribution	\$	5.81
Depreciation Percent	-	0.04%	Fully Funded Balance Percent		0.16%
Life Remaining Percent	-	12%			

Fencing/Rails

Approximate Component Quantity	-	205
Unit of Measure	-	LF
Normal Useful Life (Years)	-	25
Estimated Remaining Useful Life (Years)	-	3
Estimated Replacement Year	-	2029
Cost Source	-	1
Depreciation Percent	-	0.46%
Life Remaining Percent	-	12%

Metal Fencing

Estimated Current Unit Cost	\$	81.94
Estimated Total Current Cost	\$	16,797
Estimated Total Future Cost	\$	18,355
Fully Funded Balance	\$	14,781
Depreciation This Year	\$	672
Monthly Contribution	\$	59.56
Fully Funded Balance Percent		1.66%

Asphalt

Approximate Component Quantity	-	71800
Unit of Measure	-	SF
Normal Useful Life (Years)	-	25
Estimated Remaining Useful Life (Years)	-	15
Estimated Replacement Year	-	2041
Cost Source	-	1
Depreciation Percent	-	5.49%
Life Remaining Percent	-	60%

Overlay & Replace

Estimated Current Unit Cost	\$	2.80
Estimated Total Current Cost	\$	201,112
Estimated Total Future Cost	\$	313,326
Fully Funded Balance	\$	80,445
Depreciation This Year	\$	8,044
Monthly Contribution	\$	713.10
Fully Funded Balance Percent		9.03%



Asphalt

Approximate Component Quantity	-	71800
Unit of Measure	-	SF
Normal Useful Life (Years)	-	4
Estimated Remaining Useful Life (Years)	-	0
Estimated Replacement Year	-	2026
Cost Source	-	1
Depreciation Percent	-	3.18%
Life Remaining Percent	-	0%

Slurry Seal & Repair

Estimated Current Unit Cost	\$	0.26
Estimated Total Current Cost	\$	18,668
Estimated Total Future Cost	\$	18,668
Fully Funded Balance	\$	18,668
Depreciation This Year	\$	4,667
Monthly Contribution	\$	413.70
Fully Funded Balance Percent		2.10%

**Asphalt**

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	10
Estimated Remaining Useful Life (Years)	-	9
Estimated Replacement Year	-	2035
Cost Source	-	1
Depreciation Percent	-	0.44%
Life Remaining Percent	-	90%

Concrete Repairs

Estimated Current Unit Cost	\$	6,500.00
Estimated Total Current Cost	\$	6,500
Estimated Total Future Cost	\$	8,481
Fully Funded Balance	\$	650
Depreciation This Year	\$	650
Monthly Contribution	\$	57.62
Fully Funded Balance Percent		0.07%

Utilities

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	8
Estimated Remaining Useful Life (Years)	-	5
Estimated Replacement Year	-	2031
Cost Source	-	1
Depreciation Percent	-	2.13%
Life Remaining Percent	-	63%

Common Utilities Repair

Estimated Current Unit Cost	\$	25,000.00
Estimated Total Current Cost	\$	25,000
Estimated Total Future Cost	\$	28,982
Fully Funded Balance	\$	9,375
Depreciation This Year	\$	3,125
Monthly Contribution	\$	277.01
Fully Funded Balance Percent		1.05%

Landscaping

Approximate Component Quantity	-	5
Unit of Measure	-	Each
Normal Useful Life (Years)	-	25
Estimated Remaining Useful Life (Years)	-	18
Estimated Replacement Year	-	2044
Cost Source	-	1
Depreciation Percent	-	0.38%
Life Remaining Percent	-	72%

Backflow Valves

Estimated Current Unit Cost	\$	2,817.50
Estimated Total Current Cost	\$	14,088
Estimated Total Future Cost	\$	23,983
Fully Funded Balance	\$	3,945
Depreciation This Year	\$	564
Monthly Contribution	\$	49.95
Fully Funded Balance Percent		0.44%

Landscaping

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	12
Estimated Remaining Useful Life (Years)	-	8
Estimated Replacement Year	-	2034
Cost Source	-	1
Depreciation Percent	-	0.16%
Life Remaining Percent	-	67%

Irrigation System Upgrade

Estimated Current Unit Cost	\$	2,893.36
Estimated Total Current Cost	\$	2,893
Estimated Total Future Cost	\$	3,665
Fully Funded Balance	\$	964
Depreciation This Year	\$	241
Monthly Contribution	\$	21.37
Fully Funded Balance Percent		0.11%

Landscaping

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	8
Estimated Remaining Useful Life (Years)	-	5
Estimated Replacement Year	-	2031
Cost Source	-	1
Depreciation Percent	-	0.66%
Life Remaining Percent	-	63%

Landscape Replacements

Estimated Current Unit Cost	\$	7,715.64
Estimated Total Current Cost	\$	7,716
Estimated Total Future Cost	\$	8,945
Fully Funded Balance	\$	2,893
Depreciation This Year	\$	964
Monthly Contribution	\$	85.49
Fully Funded Balance Percent		0.32%



Landscaping

Approximate Component Quantity	-	1
Unit of Measure	-	Each
Normal Useful Life (Years)	-	25
Estimated Remaining Useful Life (Years)	-	1
Estimated Replacement Year	-	2027
Cost Source	-	1
Depreciation Percent	-	1.04%
Life Remaining Percent	-	4%

Drainage Repairs

Estimated Current Unit Cost	\$	38,192.40
Estimated Total Current Cost	\$	38,192
Estimated Total Future Cost	\$	39,338
Fully Funded Balance	\$	36,665
Depreciation This Year	\$	1,528
Monthly Contribution	\$	135.42
Fully Funded Balance Percent		4.12%

Lighting

Approximate Component Quantity	-	65
Unit of Measure	-	Each
Normal Useful Life (Years)	-	25
Estimated Remaining Useful Life (Years)	-	2
Estimated Replacement Year	-	2028
Cost Source	-	1
Depreciation Percent	-	0.27%
Life Remaining Percent	-	8%

Carport/Garage Fixtures

Estimated Current Unit Cost	\$	150.00
Estimated Total Current Cost	\$	9,750
Estimated Total Future Cost	\$	10,344
Fully Funded Balance	\$	8,970
Depreciation This Year	\$	390
Monthly Contribution	\$	34.57
Fully Funded Balance Percent		1.01%



Lighting

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	25
Estimated Remaining Useful Life (Years)	-	1
Estimated Replacement Year	-	2027
Cost Source	-	1
Depreciation Percent	-	0.11%
Life Remaining Percent	-	4%

Security Fixtures

Estimated Current Unit Cost	\$	3,978.89
Estimated Total Current Cost	\$	3,979
Estimated Total Future Cost	\$	4,098
Fully Funded Balance	\$	3,820
Depreciation This Year	\$	159
Monthly Contribution	\$	14.11
Fully Funded Balance Percent		0.43%



Lighting

Approximate Component Quantity	-	10
Unit of Measure	-	Each
Normal Useful Life (Years)	-	20
Estimated Remaining Useful Life (Years)	-	1
Estimated Replacement Year	-	2027
Cost Source	-	1
Depreciation Percent	-	0.32%
Life Remaining Percent	-	5%

Post Mounted

Estimated Current Unit Cost	\$	950.00
Estimated Total Current Cost	\$	9,500
Estimated Total Future Cost	\$	9,785
Fully Funded Balance	\$	9,025
Depreciation This Year	\$	475
Monthly Contribution	\$	42.11
Fully Funded Balance Percent		1.01%



Miscellaneous**Termite Treatment**

Approximate Component Quantity	- 0	Estimated Current Unit Cost	\$ -
Unit of Measure	- 0	Estimated Total Current Cost	\$ -
Normal Useful Life (Years)	- Included in Oppering	Estimated Total Future Cost	\$ -
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ -
Estimated Replacement Year	- 2026	Depreciation This Year	\$ -
Cost Source	- 0	Monthly Contribution	\$ -
Depreciation Percent	- 0.00%	Fully Funded Balance Percent	0.00%
Life Remaining Percent	- #VALUE!		

Miscellaneous**Front Doors**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 7,426.30
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 7,426
Normal Useful Life (Years)	- 2	Estimated Total Future Cost	\$ 7,649
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 3,713
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 3,713
Cost Source	- 6	Monthly Contribution	\$ 329.15
Depreciation Percent	- 2.53%	Fully Funded Balance Percent	0.42%
Life Remaining Percent	- 50%		

Miscellaneous**Basement Waterproofing**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 5,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 5,000
Normal Useful Life (Years)	- 4	Estimated Total Future Cost	\$ 5,305
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 2,500
Estimated Replacement Year	- 2028	Depreciation This Year	\$ 1,250
Cost Source	- 1	Monthly Contribution	\$ 110.81
Depreciation Percent	- 0.85%	Fully Funded Balance Percent	0.28%
Life Remaining Percent	- 50%		

Miscellaneous

Approximate Component Quantity	-	82
Unit of Measure	-	Each
Normal Useful Life (Years)	-	24
Estimated Remaining Useful Life (Years)	-	14
Estimated Replacement Year	-	2040
Cost Source	-	1
Depreciation Percent	-	2.80%
Life Remaining Percent	-	58%

Unit Shed Doors

Estimated Current Unit Cost	\$	1,200.00
Estimated Total Current Cost	\$	98,400
Estimated Total Future Cost	\$	148,839
Fully Funded Balance	\$	41,000
Depreciation This Year	\$	4,100
Monthly Contribution	\$	363.44
Fully Funded Balance Percent		4.60%



Miscellaneous

Approximate Component Quantity	-	1
Unit of Measure	-	Each
Normal Useful Life (Years)	-	25
Estimated Remaining Useful Life (Years)	-	22
Estimated Replacement Year	-	2048
Cost Source	-	1
Depreciation Percent	-	0.07%
Life Remaining Percent	-	88%

Gardener Shed

Estimated Current Unit Cost	\$	2,652.25
Estimated Total Current Cost	\$	2,652
Estimated Total Future Cost	\$	5,082
Fully Funded Balance	\$	318
Depreciation This Year	\$	106
Monthly Contribution	\$	9.40
Fully Funded Balance Percent		0.04%



Assessment and Reserve Funding Disclosure Summary
Pacific Bluffs Corporation 2 HOA

(1) The current regular assessment per ownership interest per month is:

\$ 500.00 per month for the year ending 12/31/25

(2) Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members: As of 7/17/2025

Date Assessment is Due	Amount per unit	Purpose of Assessment
NA		
Total:		

(3) Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years?

Yes No

Note: This calculation assumes the association will raise their current reserve contribution 3% per year over the next 30 years.

(4) If the answer to #3 is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years?

Increase the monthly reserve contribution by \$ 80.22 per unit on average

For more detail see attached theoretical 30 year funding plans.

Note: This calculation assumes the association will raise their current reserve contribution 3% per year over the next 30 years.

(5) All major components appropriate for reserve funding are included in the reserve study and are included in its calculations.

(6) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570 of the civil code the estimated amount required in the reserve fund at the end of the current fiscal year is:

\$ 890,481

based in whole or in part on the last reserve study or update prepared by McCaffery Reserve Consulting as of 12/31/2025 the projected reserve fund cash balance at the end of the current fiscal year is: \$ 130,000 resulting in the reserves being 15% funded at this date.

(7) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570 of the civil code the projected required amount in reserves, projected reserve fund cash balance and projected percent funded for each of the next 5 years is:

Year	Amt Required	Proj. Balance	% Funded
2026	\$ 954,647	\$ 85,887	9%
2027	\$ 1,050,760	\$ 66,450	6%
2028	\$ 1,049,657	\$ (48,327)	-5%
2029	\$ 1,095,731	\$ (123,017)	-11%
2030	\$ 1,179,245	\$ (167,011)	-14%

For more detail see attached theoretical 30 year funding plans.

Note: This calculation assumes the association will raise their reserve contribution 3% per year over the next 30 years.

NOTE: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, the assumed long-term before-tax interest rate was : per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was: per year

1.50%

3.00%

(b) For the purposes of preparing a summary pursuant to this section:

(1) "Estimated remaining useful life" means the time reasonably calculated to remain before a major component will require replacement.

(2) "Major component" has the meaning used in Section 5550. Components with an estimated remaining useful life of more than 30 years may be included in a study as a capital asset or disregarded from the reserve calculation, so long as the decision is revealed in the reserve study report and reported in the Assessment and Reserve Funding Disclosure Summary.

(3) The form set out in subdivision (a) shall accompany each pro forma operating budget or summary thereof that is delivered pursuant to section 5300. The form may be supplemented or modified to clarify the information delivered, so long as the minimum information set out in subdivision (a) is provided.

(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 Preparer of this form will be indemnified and held harmless against all losses, claims, action, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which has been provided to Preparer by others and relied upon by Preparer which may result from any improper use or reliance on this disclosure.