

Attachment 2

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“Full” Capital Replacement Plan



Dept of Public Works - Headquarters Beverly Hills, CA 90210

Report #: 16379-0a
For Period Beginning: January 1, 2015
Expires: December 31, 2015

Date Prepared: February 2, 2015



Hello, and welcome to your Capital Replacement Plan!

This Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Capital obligations, the most significant expenditures your association will face.

In this Report, you will find...

- 1) A Detailed List of your Capital Assets**
- 2) A Schedule of Projected Future Capital Projects**
- 3) Multi-Year Future Capital Expense Projections**

More Questions?

Visit our website at www.ReserveStudy.com or call us at:

800/733-1365



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Table 1: Executive Summary

16379-0a

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
Building Exteriors					
104	Balcony Deck - Repair/Recoat	5	0	\$6,250	\$7,245
105	Balcony Deck - Waterproof/Replace	30	18	\$25,500	\$43,412
305	Surveillance System - Modernize	12	0	\$25,000	\$35,644
324	Exterior Lights - Replace	20	8	\$4,000	\$5,067
401	Awnings - Replace	15	3	\$4,750	\$5,190
503	Balcony Railings - Replace	40	28	\$7,000	\$16,015
503	Rooftop Metal Enclosure - Replace	40	28	\$22,500	\$51,478
700	Exterior Access Doors - Replace	25	13	\$13,000	\$19,091
1107	Balcony Railing - Repaint	5	0	\$1,100	\$1,275
1107	Rooftop Metal Enclosure - Replace	5	0	\$3,950	\$4,579
1112	Natural Stone Cladding - Repair	10	0	\$10,000	\$13,439
1115	Stucco - Repaint	10	0	\$5,500	\$7,392
1120	Metal Panel Surfaces - Refinish	20	8	\$34,500	\$43,704
1121	Metal Panel Surfaces - Replace	40	28	\$154,000	\$352,341
1127	Glass Curtain & Windows - Reseal	20	8	\$50,000	\$63,339
1307	Flat Roof (TPO) - Replace	25	13	\$342,500	\$502,973
1308	Flat Roof (Metal) - Replace	30	18	\$25,000	\$42,561
Building Interiors					
323	Wall/Ceiling Lights - Replace	25	13	\$26,500	\$38,916
324	Fluorescent Strip Lights - Replace	25	13	\$54,000	\$79,301
325	Electrical Equipment - Upgrade	30	18	\$25,000	\$42,561
327	Exit Lights - Replace	20	8	\$2,600	\$3,294
411	Drinking Fountains - Replace	18	6	\$10,500	\$12,538
602	Vinyl Flooring - Replace	15	3	\$24,000	\$26,225
603	Carpet - Replace	10	0	\$56,000	\$75,259
615	Bathrooms/Locker Room - Refurbish	15	3	\$17,500	\$19,123
700	Commercial Door Operator - Replace	20	8	\$1,600	\$2,027
702	Commercial Roll-Up Doors - Replace	25	13	\$11,000	\$16,154
709	Access Control System - Replace	20	8	\$112,500	\$142,512
904	Cabinetry (Built-In) - Remodel	30	18	\$58,000	\$98,741
908	Window Treatments - Replace	18	6	\$7,000	\$8,358
909	Office Partition Divider - Replace	30	18	\$11,500	\$19,578
910	Lobby - Remodel	30	18	\$105,000	\$178,755
1101	Interior Surfaces - Paint	10	0	\$45,000	\$60,476
1620	Kitchen Appliances - Replace	15	3	\$14,000	\$15,298
1803	Fire Alarm System - Modernize	25	13	\$40,000	\$58,741
Mechanical					
302	Generator (HQ) - Replace	30	27	\$40,000	\$88,852
302	Generator (Office) - Replace	30	25	\$55,000	\$115,158
302	Generator (Warehouse) - Replace	30	28	\$125,000	\$285,991
303	Air Handler (#1) - Replace	20	8	\$187,500	\$237,519
303	Air Handler (#2) - Replace	20	8	\$200,000	\$253,354
303	Air Handler (#3) - Replace	20	15	\$62,500	\$97,373
303	Packaged Heat Pump (HP #1) - Replace	20	8	\$5,000	\$6,334

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
303	Split System (CU #1) - Replace	20	11	\$10,500	\$14,534
304	Evaporative Cooler (EV #1) - Replace	15	3	\$3,500	\$3,825
305	Fan Coils - Replace	20	8	\$7,000	\$8,867
306	Ventilators - Replace	20	8	\$9,300	\$11,781
307	Bladder Tanks - Replace	20	8	\$11,000	\$13,934
307	Chiller (#1) - Replace	20	8	\$100,000	\$126,677
307	Chiller (#2) - Replace	20	8	\$100,000	\$126,677
307	Chiller (#3) - Replace	20	8	\$50,000	\$63,339
307	Chiller Pumps - Replace	20	8	\$22,000	\$27,869
310	AC Controls/Piping - Retrofit	20	8	\$175,000	\$221,685
801	HVAC Boiler (B #1)- Replace	20	8	\$25,000	\$31,669
803	Water Heater (Domestic) - Replace	15	3	\$6,500	\$7,103
804	Hot Water Storage Tank - Replace	20	8	\$11,000	\$13,934
807	Boiler Pumps - Replace	20	8	\$19,000	\$24,069
1704	Fountain Filter - Replace	20	8	\$2,500	\$3,167
1705	Fountain Pump - Replace	20	8	\$9,500	\$12,034
1707	Fountain Controls - Replace	20	8	\$25,000	\$31,669
1800	Elevator Cylinder - Replace	40	28	\$35,000	\$80,077
1801	Elevator - Modernize	25	13	\$65,000	\$95,455

Grounds					
201	Asphalt - Reconstruction	30	18	\$181,000	\$308,140
201	Asphalt (Warehouse) - Reconstruction	30	28	\$36,050	\$82,480
202	Asphalt - Seal/Repair	5	0	\$6,950	\$8,057
202	Asphalt (Warehouse) - Seal/Repair	5	3	\$1,350	\$1,475
204	Concrete Swales - Replace	25	13	\$8,850	\$12,997
205	Concrete Drive - Repair (10%)	15	2	\$25,000	\$26,523
320	Pole Lights (A) - Replace	25	24	\$13,500	\$27,443
320	Pole Lights (B) - Replace	25	13	\$6,750	\$9,913
408	Park Bench - Replace	20	8	\$650	\$823
411	Drinking Fountain - Replace	20	8	\$2,000	\$2,534
430	Weather Station - Replace	20	8	\$2,200	\$2,787
502	Chain Link Fence - Replace	30	29	\$5,200	\$12,254
503	Metal Fence - Replace	40	36	\$6,800	\$19,708
503	Metal Railings - Repair	40	28	\$7,000	\$16,015
507	Aluminum Perimeter Fence - Replace	40	28	\$24,000	\$54,910
700	Vehicle Gate (East) - Replace	30	18	\$9,500	\$16,173
700	Vehicle Gate (North) - Replace	30	29	\$17,500	\$41,240
700	Vehicle Gate (Southeast) - Replace	30	28	\$15,000	\$34,319
700	Vehicle Gate (Southwest) - Replace	30	28	\$12,500	\$28,599
705	Gate Operator (East) - Replace	12	0	\$3,500	\$4,990
705	Gate Operator (North) - Replace	12	11	\$3,500	\$4,845
705	Gate Operator (Southeast) - Replace	12	10	\$3,500	\$4,704
705	Gate Operator (Southwest) - Replace	12	10	\$3,500	\$4,704
705	Vehicle Loop Detector (East) - Replace	15	3	\$2,500	\$2,732
705	Vehicle Loop Detector (North) - Replace	15	14	\$2,500	\$3,781
705	Vehicle Loop Detector (SE/SW) - Replace	15	13	\$5,000	\$7,343
1001	Backflow Devices - Replace	20	16	\$8,750	\$14,041

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
1001	Fire Backflows - Replace	20	8	\$13,000	\$16,468
1003	Irrigation Controllers - Replace	15	3	\$3,800	\$4,152
1004	Irrigation Enclosures - Replace	30	18	\$7,000	\$11,917
1107	Metal Fence/Railings - Repaint	5	0	\$2,250	\$2,608
1107	Vehicle Gates - Repaint	5	3	\$3,850	\$4,207
1700	Landscaping (Front) - Refurbish	5	3	\$5,000	\$5,464
1704	Fountain Bed - Refurbish	25	13	\$12,500	\$18,357
95	Total Funded Components				

Note 1: a Useful Life of "N/A" means a one-time expense, not expected to repeat.

Note 2: highlighted line items are expected to require attention in the initial year.

Which Physical Assets are Covered?

There is a national-standard four-part test to determine which expenses should be funded through Reserves. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the limited life must be predictable (or it by definition is a “surprise” which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost. This limits Reserve

Reserve Components

- Common Area
- Limited Useful Life
- Predictable Life Limit
- Cost must be Significant

Components to major, predictable expenses. Within this framework, it is inappropriate to include “lifetime” components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How are Useful Life and Remaining Useful Life established?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client Component History
- 4) Vendor Evaluation and Recommendation

How are Cost Estimates Established?

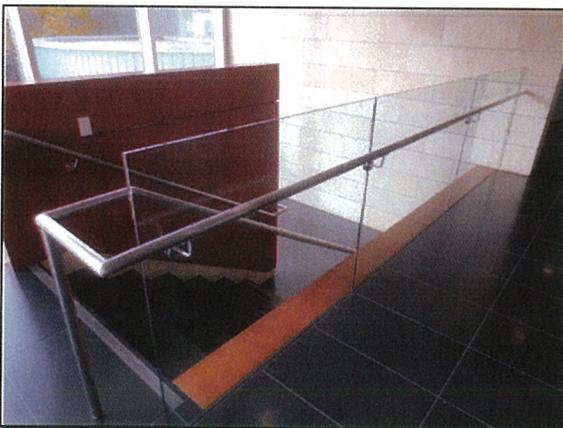
In this order...

- 1) Client Cost History
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

Site Inspection Notes

During our site visit on January 7, 2015, we started with a brief meeting with Daniel E. Cartagena, the Senior Management Analyst. We had access to inspect all building interiors, exteriors, and grounds, including all locked mechanical rooms and rooftop areas.

Please refer to the Photographic Inventory Appendix for additional information on each of your Reserve components.



Projected Expenses

The figure below shows the array of the projected future expenses at your association. This figure clearly shows the near term and future expenses that your association will face. Note the high amount of projected expenses in 2023, 2028, 2033, and 2043.

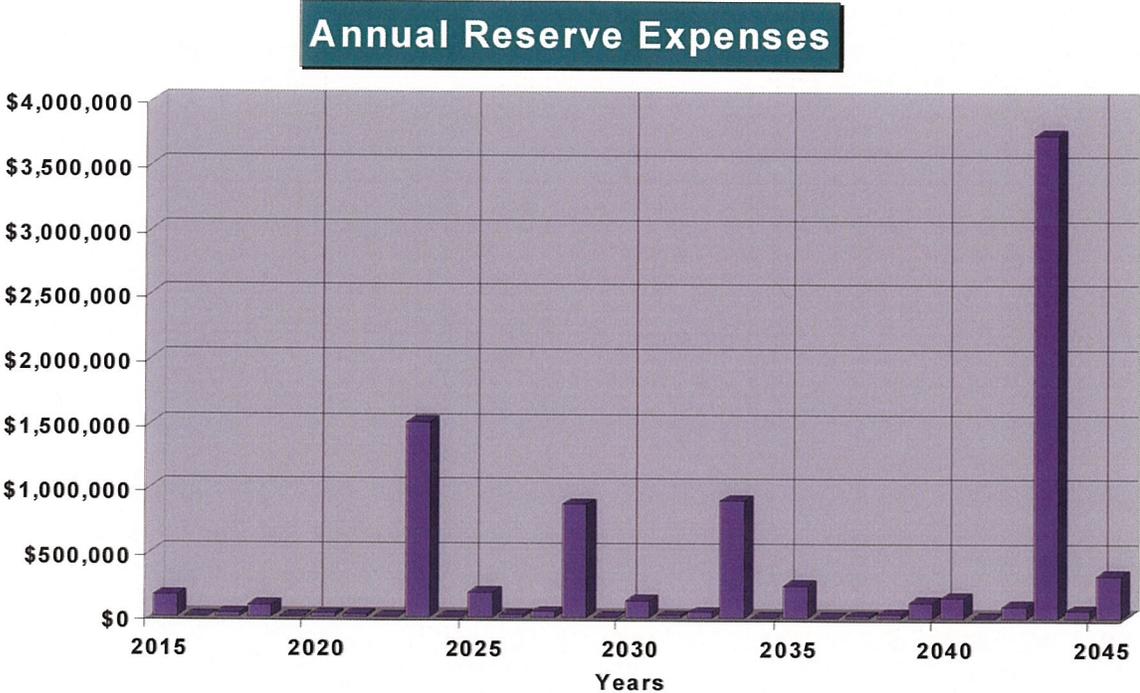


Figure 1

A summary of this information is shown in Table 4. Since this is a projection about future events that may or may not take place as anticipated, we feel more certain about “near-term” projects than those many years away. While this Reserve Study is a one-year document, it is based on 30 years worth of looking forward into the future.

The tabular information in this Report is broken down into five tables.

Table 1 summarizes your funded Reserve Components, and is part of the Executive Report summary that appeared earlier in this Report.

Table 2 provides the main component description, life, and cost factors for all components determined to be appropriate for Reserve designation. This table represents the core information from which all other tables are derived.

Table 3 is presented primarily as an accounting summary page. The results of the individual line item Fully Funded Balance computations are shown. These individual quantities are summed to arrive at the Fully Funded Balance for the association as of the start date of the Report. The figures in the Current Fund Balance column and the Monthly Reserve Contribution column show our distribution throughout the line items. If the association is underfunded, Reserve Funds are distributed first to components with a short Remaining Useful Life. If the association's Reserve Balance is above 100% Funded, funds are distributed evenly for all components. Contribution rates for each component are a proportionate distribution of the total contribution on the basis of the component's significance to the association (current cost divided by useful life). This presentation is not meant to cause clients to redistribute association funds, it simply presents one way to evenly distribute the total among all the different line items.

Table 4: This table makes it possible to see what components are projected to require repair or replacement each year, and the size of those individual expenses.

Table 2: Reserve Component List Detail

16379-0a

#	Component	Quantity	Useful Life	Rem. Useful Life	Best Cost	Current Worst Cost
Building Exteriors						
104	Balcony Deck - Repair/Recoat	Approx 1,130 GSF	5	0	\$5,700	\$6,800
105	Balcony Deck - Waterproof/Replace	Approx 1,130 GSF	30	18	\$23,000	\$28,000
305	Surveillance System - Modernize	(1) System	12	0	\$20,000	\$30,000
324	Exterior Lights - Replace	(18) Assorted Fixtures	20	8	\$3,500	\$4,500
401	Awnings - Replace	(7) Awnings	15	3	\$4,000	\$5,500
503	Balcony Railings - Replace	Approx 100 LF	40	28	\$6,000	\$8,000
503	Rooftop Metal Enclosure - Replace	Approx 247 LF	40	28	\$20,000	\$25,000
700	Exterior Access Doors - Replace	(10) Doors	25	13	\$12,000	\$14,000
1107	Balcony Railing - Repaint	Approx 100 LF	5	0	\$1,000	\$1,200
1107	Rooftop Metal Enclosure - Replace	Approx 4,400 GSF	5	0	\$3,500	\$4,400
1112	Natural Stone Cladding - Repair	Approx 8,950 GSF	10	0	\$8,000	\$12,000
1115	Stucco - Repaint	Approx 3,150 GSF	10	0	\$4,700	\$6,300
1120	Metal Panel Surfaces - Refinish	Approx 6,850 GSF	20	8	\$31,000	\$38,000
1121	Metal Panel Surfaces - Replace	Approx 6,850 GSF	40	28	\$137,000	\$171,000
1127	Glass Curtain & Windows - Reseal	Approx 6,000 GSF	20	8	\$45,000	\$55,000
1307	Flat Roof (TPO) - Replace	Approx 28,500 GSF	25	13	\$314,000	\$371,000
1308	Flat Roof (Metal) - Replace	Approx 1,930 GSF	30	18	\$23,000	\$27,000
Building Interiors						
323	Wall/Ceiling Lights - Replace	Approx (177) Fixtures	25	13	\$22,000	\$31,000
324	Fluorescent Strip Lights - Replace	Approx (195) Fixtures	25	13	\$49,000	\$59,000
325	Electrical Equipment - Upgrade	Transformers, Breakers,	30	18	\$20,000	\$30,000
327	Exit Lights - Replace	Approx (23) Fixtures	20	8	\$2,300	\$2,900
411	Drinking Fountains - Replace	(6) Wall Coolers	18	6	\$9,000	\$12,000
602	Vinyl Flooring - Replace	Approx 4,300 GSF	15	3	\$22,000	\$26,000
603	Carpet - Replace	Approx 1,240 GSY	10	0	\$50,000	\$62,000
615	Bathrooms/Locker Room - Refurbish	Fixtures, Tile, Etc	15	3	\$14,000	\$21,000
700	Commercial Door Operator - Replace	(1) Operator	20	8	\$1,400	\$1,800
702	Commercial Roll-Up Doors - Replace	(1) Metal Door	25	13	\$10,000	\$12,000
709	Access Control System - Replace	(1) Central System	20	8	\$100,000	\$125,000
904	Cabinetry (Built-In) - Remodel	Approx 165 LF	30	18	\$50,000	\$66,000
908	Window Treatments - Replace	Approx 2,100 GSF	18	6	\$6,000	\$8,000
909	Office Partition Divider - Replace	(1) 31 LF Divider	30	18	\$9,500	\$13,500
910	Lobby - Remodel	Upstairs/Downstairs	30	18	\$90,000	\$120,000
1101	Interior Surfaces - Paint	Approx 39,600 GSF	10	0	\$40,000	\$50,000
1620	Kitchen Appliances - Replace	(14) Assorted Pieces	15	3	\$13,000	\$15,000
1803	Fire Alarm System - Modernize	(1) Simplex 4010 Control	25	13	\$35,000	\$45,000
Mechanical						
302	Generator (HQ) - Replace	(1) Ingersoll Rand	30	27	\$35,000	\$45,000
302	Generator (Office) - Replace	(1) Kohler, 155 KW	30	25	\$50,000	\$60,000
302	Generator (Warehouse) - Replace	(1) Cummins, 515 KW	30	28	\$115,000	\$135,000
303	Air Handler (#1) - Replace	(1) York AHU	20	8	\$175,000	\$200,000

Table 2: Reserve Component List Detail

16379-0a

#	Component	Quantity	Useful Life	Rem. Useful Life	Best Cost	Current Worst Cost
303	Air Handler (#2) - Replace	(1) York AHU	20	8	\$180,000	\$220,000
303	Air Handler (#3) - Replace	(1) Alliance AHU	20	15	\$50,000	\$75,000
303	Packaged Heat Pump (HP #1) - Replace	(1) Carrier, 2.5 Ton	20	8	\$4,000	\$6,000
303	Split System (CU #1) - Replace	(1) Carrier, 6 Ton	20	11	\$8,500	\$12,500
304	Evaporative Cooler (EV #1) - Replace	(1) Adobe Air	15	3	\$3,000	\$4,000
305	Fan Coils - Replace	(2) Magic Aire Fan Coils	20	8	\$6,000	\$8,000
306	Ventilators - Replace	(3) Greenheck Fans	20	8	\$7,800	\$10,800
307	Bladder Tanks - Replace	(2) Wessel Tanks	20	8	\$10,000	\$12,000
307	Chiller (#1) - Replace	(1) Carrier, 60 Ton	20	8	\$90,000	\$110,000
307	Chiller (#2) - Replace	(1) Carrier, 60 Ton	20	8	\$90,000	\$110,000
307	Chiller (#3) - Replace	(1) York, 18.7 Ton	20	8	\$45,000	\$55,000
307	Chiller Pumps - Replace	(2) Weinman, 5 HP	20	8	\$20,000	\$24,000
310	AC Controls/Piping - Retrofit	Controls, Drives, Etc	20	8	\$150,000	\$200,000
801	HVAC Boiler (B #1)- Replace	(1) Raypak 650K BTUs	20	8	\$20,000	\$30,000
803	Water Heater (Domestic) - Replace	(1) A.O. Smith, 98 Gal	15	3	\$6,000	\$7,000
804	Hot Water Storage Tank - Replace	(1) Tank	20	8	\$9,000	\$13,000
807	Boiler Pumps - Replace	(2) Weinman, 3 HP	20	8	\$18,000	\$20,000
1704	Fountain Filter - Replace	(1) Triton II Sand Filter	20	8	\$2,000	\$3,000
1705	Fountain Pump - Replace	(1) Weinman, 3 HP	20	8	\$9,000	\$10,000
1707	Fountain Controls - Replace	(2) Panels	20	8	\$20,000	\$30,000
1800	Elevator Cylinder - Replace	(1) Cylinder Casing	40	28	\$30,000	\$40,000
1801	Elevator - Modernize	(1) 2-Stop Hydraulic	25	13	\$60,000	\$70,000

Grounds

201	Asphalt - Reconstruction	Approx 51,600 GSF	30	18	\$168,000	\$194,000
201	Asphalt (Warehouse) - Reconstruction	Approx 10,300 GSF	30	28	\$33,500	\$38,600
202	Asphalt - Seal/Repair	Approx 51,600 GSF	5	0	\$6,200	\$7,700
202	Asphalt (Warehouse) - Seal/Repair	Approx 10,300 GSF	5	3	\$1,200	\$1,500
204	Concrete Swales - Replace	Approx 1,260 GSF	25	13	\$7,600	\$10,100
205	Concrete Drive - Repair (10%)	Approx 18,500 GSF	15	2	\$22,200	\$27,800
320	Pole Lights (A) - Replace	(6) 20ft Pole Lights	25	24	\$12,000	\$15,000
320	Pole Lights (B) - Replace	(3) 20ft Pole Lights	25	13	\$6,000	\$7,500
408	Park Bench - Replace	(1) Metal Bench	20	8	\$500	\$800
411	Drinking Fountain - Replace	(1) Pedestal Fountain	20	8	\$1,800	\$2,200
430	Weather Station - Replace	(1) Station	20	8	\$2,000	\$2,400
502	Chain Link Fence - Replace	Approx 230 LF	30	29	\$4,600	\$5,800
503	Metal Fence - Replace	Approx 123 LF	40	36	\$6,200	\$7,400
503	Metal Railings - Repair	Approx 200 LF	40	28	\$6,000	\$8,000
507	Aluminum Perimeter Fence - Replace	Approx 431 LF, 8ft Tall	40	28	\$22,000	\$26,000
700	Vehicle Gate (East) - Replace	(1) Gate Area	30	18	\$8,500	\$10,500
700	Vehicle Gate (North) - Replace	(1) Gate Area	30	29	\$15,000	\$20,000
700	Vehicle Gate (Southeast) - Replace	(1) Gate Area	30	28	\$13,000	\$17,000
700	Vehicle Gate (Southwest) - Replace	(1) Gate Area	30	28	\$10,000	\$15,000
705	Gate Operator (East) - Replace	(1) Elite Swing-Arm	12	0	\$3,000	\$4,000
705	Gate Operator (North) - Replace	(1) Viking Slider	12	11	\$3,000	\$4,000

Table 2: Reserve Component List Detail**16379-0a**

#	Component	Quantity	Useful Life	Rem. Useful Life	Best Cost	Current Worst Cost
705	Gate Operator (Southeast) - Replace	(1) Viking Slider	12	10	\$3,000	\$4,000
705	Gate Operator (Southwest) - Replace	(1) Viking Slider	12	10	\$3,000	\$4,000
705	Vehicle Loop Detector (East) - Replace	(1) Set of Detectors	15	3	\$2,000	\$3,000
705	Vehicle Loop Detector (North) - Replace	(1) Set of Detectors	15	14	\$2,000	\$3,000
705	Vehicle Loop Detector (SE/SW) - Replace	(2) Sets of Detectors	15	13	\$4,000	\$6,000
1001	Backflow Devices - Replace	(5) Backflows	20	16	\$7,500	\$10,000
1001	Fire Backflows - Replace	(2) 6" Backflow	20	8	\$12,000	\$14,000
1003	Irrigation Controllers - Replace	(2) RainDail Controllers	15	3	\$3,400	\$4,200
1004	Irrigation Enclosures - Replace	(4) Stainless Enclosures	30	18	\$6,000	\$8,000
1107	Metal Fence/Railings - Repaint	Approx 323 LF	5	0	\$1,900	\$2,600
1107	Vehicle Gates - Repaint	Approx 201 LF	5	3	\$3,500	\$4,200
1700	Landscaping (Front) - Refurbish	Approx 19,600 GSF	5	3	\$4,000	\$6,000
1704	Fountain Bed - Refurbish	Approx 850 GSF	25	13	\$10,000	\$15,000
95	Total Funded Components					

Table 3: Contribution and Fund Breakdown

16379-0a

#	Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
Building Exteriors							
104	Balcony Deck - Repair/Recoat	5	0	\$6,250	\$6,250	\$0.00	\$0.00
105	Balcony Deck - Waterproof/Replace	30	18	\$25,500	\$10,200	\$0.00	\$0.00
305	Surveillance System - Modernize	12	0	\$25,000	\$25,000	\$0.00	\$0.00
324	Exterior Lights - Replace	20	8	\$4,000	\$2,400	\$0.00	\$0.00
401	Awnings - Replace	15	3	\$4,750	\$3,800	\$0.00	\$0.00
503	Balcony Railings - Replace	40	28	\$7,000	\$2,100	\$0.00	\$0.00
503	Rooftop Metal Enclosure - Replace	40	28	\$22,500	\$6,750	\$0.00	\$0.00
700	Exterior Access Doors - Replace	25	13	\$13,000	\$6,240	\$0.00	\$0.00
1107	Balcony Railing - Repaint	5	0	\$1,100	\$1,100	\$0.00	\$0.00
1107	Rooftop Metal Enclosure - Replace	5	0	\$3,950	\$3,950	\$0.00	\$0.00
1112	Natural Stone Cladding - Repair	10	0	\$10,000	\$10,000	\$0.00	\$0.00
1115	Stucco - Repaint	10	0	\$5,500	\$5,500	\$0.00	\$0.00
1120	Metal Panel Surfaces - Refinish	20	8	\$34,500	\$20,700	\$0.00	\$0.00
1121	Metal Panel Surfaces - Replace	40	28	\$154,000	\$46,200	\$0.00	\$0.00
1127	Glass Curtain & Windows - Reseal	20	8	\$50,000	\$30,000	\$0.00	\$0.00
1307	Flat Roof (TPO) - Replace	25	13	\$342,500	\$164,400	\$0.00	\$0.00
1308	Flat Roof (Metal) - Replace	30	18	\$25,000	\$10,000	\$0.00	\$0.00
Building Interiors							
323	Wall/Ceiling Lights - Replace	25	13	\$26,500	\$12,720	\$0.00	\$0.00
324	Fluorescent Strip Lights - Replace	25	13	\$54,000	\$25,920	\$0.00	\$0.00
325	Electrical Equipment - Upgrade	30	18	\$25,000	\$10,000	\$0.00	\$0.00
327	Exit Lights - Replace	20	8	\$2,600	\$1,560	\$0.00	\$0.00
411	Drinking Fountains - Replace	18	6	\$10,500	\$7,000	\$0.00	\$0.00
602	Vinyl Flooring - Replace	15	3	\$24,000	\$19,200	\$0.00	\$0.00
603	Carpet - Replace	10	0	\$56,000	\$56,000	\$0.00	\$0.00
615	Bathrooms/Locker Room - Refurbish	15	3	\$17,500	\$14,000	\$0.00	\$0.00
700	Commercial Door Operator - Replace	20	8	\$1,600	\$960	\$0.00	\$0.00
702	Commercial Roll-Up Doors - Replace	25	13	\$11,000	\$5,280	\$0.00	\$0.00
709	Access Control System - Replace	20	8	\$112,500	\$67,500	\$0.00	\$0.00
904	Cabinetry (Built-In) - Remodel	30	18	\$58,000	\$23,200	\$0.00	\$0.00
908	Window Treatments - Replace	18	6	\$7,000	\$4,667	\$0.00	\$0.00
909	Office Partition Divider - Replace	30	18	\$11,500	\$4,600	\$0.00	\$0.00
910	Lobby - Remodel	30	18	\$105,000	\$42,000	\$0.00	\$0.00
1101	Interior Surfaces - Paint	10	0	\$45,000	\$45,000	\$0.00	\$0.00
1620	Kitchen Appliances - Replace	15	3	\$14,000	\$11,200	\$0.00	\$0.00
1803	Fire Alarm System - Modernize	25	13	\$40,000	\$19,200	\$0.00	\$0.00
Mechanical							
302	Generator (HQ) - Replace	30	27	\$40,000	\$4,000	\$0.00	\$0.00
302	Generator (Office) - Replace	30	25	\$55,000	\$9,167	\$0.00	\$0.00
302	Generator (Warehouse) - Replace	30	28	\$125,000	\$8,333	\$0.00	\$0.00
303	Air Handler (#1) - Replace	20	8	\$187,500	\$112,500	\$0.00	\$0.00
303	Air Handler (#2) - Replace	20	8	\$200,000	\$120,000	\$0.00	\$0.00

Table 3: Contribution and Fund Breakdown

16379-0a

#	Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
303	Air Handler (#3) - Replace	20	15	\$62,500	\$15,625	\$0.00	\$0.00
303	Packaged Heat Pump (HP #1) - Replace	20	8	\$5,000	\$3,000	\$0.00	\$0.00
303	Split System (CU #1) - Replace	20	11	\$10,500	\$4,725	\$0.00	\$0.00
304	Evaporative Cooler (EV #1) - Replace	15	3	\$3,500	\$2,800	\$0.00	\$0.00
305	Fan Coils - Replace	20	8	\$7,000	\$4,200	\$0.00	\$0.00
306	Ventilators - Replace	20	8	\$9,300	\$5,580	\$0.00	\$0.00
307	Bladder Tanks - Replace	20	8	\$11,000	\$6,600	\$0.00	\$0.00
307	Chiller (#1) - Replace	20	8	\$100,000	\$60,000	\$0.00	\$0.00
307	Chiller (#2) - Replace	20	8	\$100,000	\$60,000	\$0.00	\$0.00
307	Chiller (#3) - Replace	20	8	\$50,000	\$30,000	\$0.00	\$0.00
307	Chiller Pumps - Replace	20	8	\$22,000	\$13,200	\$0.00	\$0.00
310	AC Controls/Piping - Retrofit	20	8	\$175,000	\$105,000	\$0.00	\$0.00
801	HVAC Boiler (B #1)- Replace	20	8	\$25,000	\$15,000	\$0.00	\$0.00
803	Water Heater (Domestic) - Replace	15	3	\$6,500	\$5,200	\$0.00	\$0.00
804	Hot Water Storage Tank - Replace	20	8	\$11,000	\$6,600	\$0.00	\$0.00
807	Boiler Pumps - Replace	20	8	\$19,000	\$11,400	\$0.00	\$0.00
1704	Fountain Filter - Replace	20	8	\$2,500	\$1,500	\$0.00	\$0.00
1705	Fountain Pump - Replace	20	8	\$9,500	\$5,700	\$0.00	\$0.00
1707	Fountain Controls - Replace	20	8	\$25,000	\$15,000	\$0.00	\$0.00
1800	Elevator Cylinder - Replace	40	28	\$35,000	\$10,500	\$0.00	\$0.00
1801	Elevator - Modernize	25	13	\$65,000	\$31,200	\$0.00	\$0.00

Grounds

201	Asphalt - Reconstruction	30	18	\$181,000	\$72,400	\$0.00	\$0.00
201	Asphalt (Warehouse) - Reconstruction	30	28	\$36,050	\$2,403	\$0.00	\$0.00
202	Asphalt - Seal/Repair	5	0	\$6,950	\$6,950	\$0.00	\$0.00
202	Asphalt (Warehouse) - Seal/Repair	5	3	\$1,350	\$540	\$0.00	\$0.00
204	Concrete Swales - Replace	25	13	\$8,850	\$4,248	\$0.00	\$0.00
205	Concrete Drive - Repair (10%)	15	2	\$25,000	\$21,667	\$0.00	\$0.00
320	Pole Lights (A) - Replace	25	24	\$13,500	\$540	\$0.00	\$0.00
320	Pole Lights (B) - Replace	25	13	\$6,750	\$3,240	\$0.00	\$0.00
408	Park Bench - Replace	20	8	\$650	\$390	\$0.00	\$0.00
411	Drinking Fountain - Replace	20	8	\$2,000	\$1,200	\$0.00	\$0.00
430	Weather Station - Replace	20	8	\$2,200	\$1,320	\$0.00	\$0.00
502	Chain Link Fence - Replace	30	29	\$5,200	\$173	\$0.00	\$0.00
503	Metal Fence - Replace	40	36	\$6,800	\$680	\$0.00	\$0.00
503	Metal Railings - Repair	40	28	\$7,000	\$2,100	\$0.00	\$0.00
507	Aluminum Perimeter Fence - Replace	40	28	\$24,000	\$7,200	\$0.00	\$0.00
700	Vehicle Gate (East) - Replace	30	18	\$9,500	\$3,800	\$0.00	\$0.00
700	Vehicle Gate (North) - Replace	30	29	\$17,500	\$583	\$0.00	\$0.00
700	Vehicle Gate (Southeast) - Replace	30	28	\$15,000	\$1,000	\$0.00	\$0.00
700	Vehicle Gate (Southwest) - Replace	30	28	\$12,500	\$833	\$0.00	\$0.00
705	Gate Operator (East) - Replace	12	0	\$3,500	\$3,500	\$0.00	\$0.00
705	Gate Operator (North) - Replace	12	11	\$3,500	\$292	\$0.00	\$0.00
705	Gate Operator (Southeast) - Replace	12	10	\$3,500	\$583	\$0.00	\$0.00
705	Gate Operator (Southwest) - Replace	12	10	\$3,500	\$583	\$0.00	\$0.00
705	Vehicle Loop Detector (East) -	15	3	\$2,500	\$2,000	\$0.00	\$0.00

Table 3: Contribution and Fund Breakdown**16379-0a**

#	Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
	Replace						
705	Vehicle Loop Detector (North) - Replace	15	14	\$2,500	\$167	\$0.00	\$0.00
705	Vehicle Loop Detector (SE/SW) - Replace	15	13	\$5,000	\$667	\$0.00	\$0.00
1001	Backflow Devices - Replace	20	16	\$8,750	\$1,750	\$0.00	\$0.00
1001	Fire Backflows - Replace	20	8	\$13,000	\$7,800	\$0.00	\$0.00
1003	Irrigation Controllers - Replace	15	3	\$3,800	\$3,040	\$0.00	\$0.00
1004	Irrigation Enclosures - Replace	30	18	\$7,000	\$2,800	\$0.00	\$0.00
1107	Metal Fence/Railings - Repaint	5	0	\$2,250	\$2,250	\$0.00	\$0.00
1107	Vehicle Gates - Repaint	5	3	\$3,850	\$1,540	\$0.00	\$0.00
1700	Landscaping (Front) - Refurbish	5	3	\$5,000	\$2,000	\$0.00	\$0.00
1704	Fountain Bed - Refurbish	25	13	\$12,500	\$6,000	\$0.00	\$0.00
95	Total Funded Components				\$1,557,666	\$0	\$0

Table 4: 30-Year Income/Expense Detail (yrs 0 through 4)

16379-0a

Fiscal Year	2015	2016	2017	2018	2019
Starting Reserve Balance	\$0	-\$165,500	-\$165,500	-\$192,023	-\$286,817
Annual Reserve Contribution	\$0	\$0	\$0	\$0	\$0
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$0	-\$165,500	-\$165,500	-\$192,023	-\$286,817
# Component					
Building Exteriors					
104	Balcony Deck - Repair/Recoat	\$6,250	\$0	\$0	\$0
105	Balcony Deck - Waterproof/Replace	\$0	\$0	\$0	\$0
305	Surveillance System - Modernize	\$25,000	\$0	\$0	\$0
324	Exterior Lights - Replace	\$0	\$0	\$0	\$0
401	Awnings - Replace	\$0	\$0	\$0	\$5,190
503	Balcony Railings - Replace	\$0	\$0	\$0	\$0
503	Rooftop Metal Enclosure - Replace	\$0	\$0	\$0	\$0
700	Exterior Access Doors - Replace	\$0	\$0	\$0	\$0
1107	Balcony Railing - Repaint	\$1,100	\$0	\$0	\$0
1107	Rooftop Metal Enclosure - Replace	\$3,950	\$0	\$0	\$0
1112	Natural Stone Cladding - Repair	\$10,000	\$0	\$0	\$0
1115	Stucco - Repaint	\$5,500	\$0	\$0	\$0
1120	Metal Panel Surfaces - Refinish	\$0	\$0	\$0	\$0
1121	Metal Panel Surfaces - Replace	\$0	\$0	\$0	\$0
1127	Glass Curtain & Windows - Reseal	\$0	\$0	\$0	\$0
1307	Flat Roof (TPO) - Replace	\$0	\$0	\$0	\$0
1308	Flat Roof (Metal) - Replace	\$0	\$0	\$0	\$0
Building Interiors					
323	Wall/Ceiling Lights - Replace	\$0	\$0	\$0	\$0
324	Fluorescent Strip Lights - Replace	\$0	\$0	\$0	\$0
325	Electrical Equipment - Upgrade	\$0	\$0	\$0	\$0
327	Exit Lights - Replace	\$0	\$0	\$0	\$0
411	Drinking Fountains - Replace	\$0	\$0	\$0	\$0
602	Vinyl Flooring - Replace	\$0	\$0	\$0	\$26,225
603	Carpet - Replace	\$56,000	\$0	\$0	\$0
615	Bathrooms/Locker Room - Refurbish	\$0	\$0	\$0	\$19,123
700	Commercial Door Operator - Replace	\$0	\$0	\$0	\$0
702	Commercial Roll-Up Doors - Replace	\$0	\$0	\$0	\$0
709	Access Control System - Replace	\$0	\$0	\$0	\$0
904	Cabinetry (Built-In) - Remodel	\$0	\$0	\$0	\$0
908	Window Treatments - Replace	\$0	\$0	\$0	\$0
909	Office Partition Divider - Replace	\$0	\$0	\$0	\$0
910	Lobby - Remodel	\$0	\$0	\$0	\$0
1101	Interior Surfaces - Paint	\$45,000	\$0	\$0	\$0
1620	Kitchen Appliances - Replace	\$0	\$0	\$0	\$15,298
1803	Fire Alarm System - Modernize	\$0	\$0	\$0	\$0
Mechanical					

Table 4: 30-Year Income/Expense Detail (yrs 0 through 4)

16379-0a

Fiscal Year		2015	2016	2017	2018	2019
302	Generator (HQ) - Replace	\$0	\$0	\$0	\$0	\$0
302	Generator (Office) - Replace	\$0	\$0	\$0	\$0	\$0
302	Generator (Warehouse) - Replace	\$0	\$0	\$0	\$0	\$0
303	Air Handler (#1) - Replace	\$0	\$0	\$0	\$0	\$0
303	Air Handler (#2) - Replace	\$0	\$0	\$0	\$0	\$0
303	Air Handler (#3) - Replace	\$0	\$0	\$0	\$0	\$0
303	Packaged Heat Pump (HP #1) - Replace	\$0	\$0	\$0	\$0	\$0
303	Split System (CU #1) - Replace	\$0	\$0	\$0	\$0	\$0
304	Evaporative Cooler (EV #1) - Replace	\$0	\$0	\$0	\$3,825	\$0
305	Fan Coils - Replace	\$0	\$0	\$0	\$0	\$0
306	Ventilators - Replace	\$0	\$0	\$0	\$0	\$0
307	Bladder Tanks - Replace	\$0	\$0	\$0	\$0	\$0
307	Chiller (#1) - Replace	\$0	\$0	\$0	\$0	\$0
307	Chiller (#2) - Replace	\$0	\$0	\$0	\$0	\$0
307	Chiller (#3) - Replace	\$0	\$0	\$0	\$0	\$0
307	Chiller Pumps - Replace	\$0	\$0	\$0	\$0	\$0
310	AC Controls/Piping - Retrofit	\$0	\$0	\$0	\$0	\$0
801	HVAC Boiler (B #1)- Replace	\$0	\$0	\$0	\$0	\$0
803	Water Heater (Domestic) - Replace	\$0	\$0	\$0	\$7,103	\$0
804	Hot Water Storage Tank - Replace	\$0	\$0	\$0	\$0	\$0
807	Boiler Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1704	Fountain Filter - Replace	\$0	\$0	\$0	\$0	\$0
1705	Fountain Pump - Replace	\$0	\$0	\$0	\$0	\$0
1707	Fountain Controls - Replace	\$0	\$0	\$0	\$0	\$0
1800	Elevator Cylinder - Replace	\$0	\$0	\$0	\$0	\$0
1801	Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
Grounds						
201	Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
201	Asphalt (Warehouse) - Reconstruction	\$0	\$0	\$0	\$0	\$0
202	Asphalt - Seal/Repair	\$6,950	\$0	\$0	\$0	\$0
202	Asphalt (Warehouse) - Seal/Repair	\$0	\$0	\$0	\$1,475	\$0
204	Concrete Swales - Replace	\$0	\$0	\$0	\$0	\$0
205	Concrete Drive - Repair (10%)	\$0	\$0	\$26,523	\$0	\$0
320	Pole Lights (A) - Replace	\$0	\$0	\$0	\$0	\$0
320	Pole Lights (B) - Replace	\$0	\$0	\$0	\$0	\$0
408	Park Bench - Replace	\$0	\$0	\$0	\$0	\$0
411	Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
430	Weather Station - Replace	\$0	\$0	\$0	\$0	\$0
502	Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
503	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
503	Metal Railings - Repair	\$0	\$0	\$0	\$0	\$0
507	Aluminum Perimeter Fence - Replace	\$0	\$0	\$0	\$0	\$0
700	Vehicle Gate (East) - Replace	\$0	\$0	\$0	\$0	\$0
700	Vehicle Gate (North) - Replace	\$0	\$0	\$0	\$0	\$0
700	Vehicle Gate (Southeast) - Replace	\$0	\$0	\$0	\$0	\$0
700	Vehicle Gate (Southwest) - Replace	\$0	\$0	\$0	\$0	\$0
705	Gate Operator (East) - Replace	\$3,500	\$0	\$0	\$0	\$0
705	Gate Operator (North) - Replace	\$0	\$0	\$0	\$0	\$0

Table 4: 30-Year Income/Expense Detail (yrs 0 through 4)

16379-0a

Fiscal Year	2015	2016	2017	2018	2019
705 Gate Operator (Southeast) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator (Southwest) - Replace	\$0	\$0	\$0	\$0	\$0
705 Vehicle Loop Detector (East) - Replace	\$0	\$0	\$0	\$2,732	\$0
705 Vehicle Loop Detector (North) - Replace	\$0	\$0	\$0	\$0	\$0
705 Vehicle Loop Detector (SE/SW) - Replace	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1001 Fire Backflows - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$4,152	\$0
1004 Irrigation Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Railings - Repaint	\$2,250	\$0	\$0	\$0	\$0
1107 Vehicle Gates - Repaint	\$0	\$0	\$0	\$4,207	\$0
1700 Landscaping (Front) - Refurbish	\$0	\$0	\$0	\$5,464	\$0
1704 Fountain Bed - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$165,500	\$0	\$26,523	\$94,794	\$0
Ending Reserve Balance:	-\$165,500	-\$165,500	-\$192,023	-\$286,817	-\$286,817

Table 4: 30-Year Income/Expense Detail (yrs 5 through 9)

16379-0a

Fiscal Year	2020	2021	2022	2023	2024	
Starting Reserve Balance	-\$286,817	-\$310,582	-\$331,478	-\$331,478	-\$1,841,531	
Annual Reserve Contribution	\$0	\$0	\$0	\$0	\$0	
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0	
Interest Earnings	\$0	\$0	\$0	\$0	\$0	
Total Income	-\$286,817	-\$310,582	-\$331,478	-\$331,478	-\$1,841,531	
# Component						
Building Exteriors						
104	Balcony Deck - Repair/Recoat	\$7,245	\$0	\$0	\$0	\$0
105	Balcony Deck - Waterproof/Replace	\$0	\$0	\$0	\$0	\$0
305	Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$0
324	Exterior Lights - Replace	\$0	\$0	\$0	\$5,067	\$0
401	Awnings - Replace	\$0	\$0	\$0	\$0	\$0
503	Balcony Railings - Replace	\$0	\$0	\$0	\$0	\$0
503	Rooftop Metal Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
700	Exterior Access Doors - Replace	\$0	\$0	\$0	\$0	\$0
1107	Balcony Railing - Repaint	\$1,275	\$0	\$0	\$0	\$0
1107	Rooftop Metal Enclosure - Replace	\$4,579	\$0	\$0	\$0	\$0
1112	Natural Stone Cladding - Repair	\$0	\$0	\$0	\$0	\$0
1115	Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1120	Metal Panel Surfaces - Refinish	\$0	\$0	\$0	\$43,704	\$0
1121	Metal Panel Surfaces - Replace	\$0	\$0	\$0	\$0	\$0
1127	Glass Curtain & Windows - Reseal	\$0	\$0	\$0	\$63,339	\$0
1307	Flat Roof (TPO) - Replace	\$0	\$0	\$0	\$0	\$0
1308	Flat Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors						
323	Wall/Ceiling Lights - Replace	\$0	\$0	\$0	\$0	\$0
324	Fluorescent Strip Lights - Replace	\$0	\$0	\$0	\$0	\$0
325	Electrical Equipment - Upgrade	\$0	\$0	\$0	\$0	\$0
327	Exit Lights - Replace	\$0	\$0	\$0	\$3,294	\$0
411	Drinking Fountains - Replace	\$0	\$12,538	\$0	\$0	\$0
602	Vinyl Flooring - Replace	\$0	\$0	\$0	\$0	\$0
603	Carpet - Replace	\$0	\$0	\$0	\$0	\$0
615	Bathrooms/Locker Room - Refurbish	\$0	\$0	\$0	\$0	\$0
700	Commercial Door Operator - Replace	\$0	\$0	\$0	\$2,027	\$0
702	Commercial Roll-Up Doors - Replace	\$0	\$0	\$0	\$0	\$0
709	Access Control System - Replace	\$0	\$0	\$0	\$142,512	\$0
904	Cabinetry (Built-In) - Remodel	\$0	\$0	\$0	\$0	\$0
908	Window Treatments - Replace	\$0	\$8,358	\$0	\$0	\$0
909	Office Partition Divider - Replace	\$0	\$0	\$0	\$0	\$0
910	Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
1101	Interior Surfaces - Paint	\$0	\$0	\$0	\$0	\$0
1620	Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
1803	Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
Mechanical						

Table 4: 30-Year Income/Expense Detail (yrs 5 through 9)

16379-0a

Fiscal Year		2020	2021	2022	2023	2024
302	Generator (HQ) - Replace	\$0	\$0	\$0	\$0	\$0
302	Generator (Office) - Replace	\$0	\$0	\$0	\$0	\$0
302	Generator (Warehouse) - Replace	\$0	\$0	\$0	\$0	\$0
303	Air Handler (#1) - Replace	\$0	\$0	\$0	\$237,519	\$0
303	Air Handler (#2) - Replace	\$0	\$0	\$0	\$253,354	\$0
303	Air Handler (#3) - Replace	\$0	\$0	\$0	\$0	\$0
303	Packaged Heat Pump (HP #1) - Replace	\$0	\$0	\$0	\$6,334	\$0
303	Split System (CU #1) - Replace	\$0	\$0	\$0	\$0	\$0
304	Evaporative Cooler (EV #1) - Replace	\$0	\$0	\$0	\$0	\$0
305	Fan Coils - Replace	\$0	\$0	\$0	\$8,867	\$0
306	Ventilators - Replace	\$0	\$0	\$0	\$11,781	\$0
307	Bladder Tanks - Replace	\$0	\$0	\$0	\$13,934	\$0
307	Chiller (#1) - Replace	\$0	\$0	\$0	\$126,677	\$0
307	Chiller (#2) - Replace	\$0	\$0	\$0	\$126,677	\$0
307	Chiller (#3) - Replace	\$0	\$0	\$0	\$63,339	\$0
307	Chiller Pumps - Replace	\$0	\$0	\$0	\$27,869	\$0
310	AC Controls/Piping - Retrofit	\$0	\$0	\$0	\$221,685	\$0
801	HVAC Boiler (B #1)- Replace	\$0	\$0	\$0	\$31,669	\$0
803	Water Heater (Domestic) - Replace	\$0	\$0	\$0	\$0	\$0
804	Hot Water Storage Tank - Replace	\$0	\$0	\$0	\$13,934	\$0
807	Boiler Pumps - Replace	\$0	\$0	\$0	\$24,069	\$0
1704	Fountain Filter - Replace	\$0	\$0	\$0	\$3,167	\$0
1705	Fountain Pump - Replace	\$0	\$0	\$0	\$12,034	\$0
1707	Fountain Controls - Replace	\$0	\$0	\$0	\$31,669	\$0
1800	Elevator Cylinder - Replace	\$0	\$0	\$0	\$0	\$0
1801	Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
Grounds						
201	Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
201	Asphalt (Warehouse) - Reconstruction	\$0	\$0	\$0	\$0	\$0
202	Asphalt - Seal/Repair	\$8,057	\$0	\$0	\$0	\$0
202	Asphalt (Warehouse) - Seal/Repair	\$0	\$0	\$0	\$1,710	\$0
204	Concrete Swales - Replace	\$0	\$0	\$0	\$0	\$0
205	Concrete Drive - Repair (10%)	\$0	\$0	\$0	\$0	\$0
320	Pole Lights (A) - Replace	\$0	\$0	\$0	\$0	\$0
320	Pole Lights (B) - Replace	\$0	\$0	\$0	\$0	\$0
408	Park Bench - Replace	\$0	\$0	\$0	\$823	\$0
411	Drinking Fountain - Replace	\$0	\$0	\$0	\$2,534	\$0
430	Weather Station - Replace	\$0	\$0	\$0	\$2,787	\$0
502	Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
503	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
503	Metal Railings - Repair	\$0	\$0	\$0	\$0	\$0
507	Aluminum Perimeter Fence - Replace	\$0	\$0	\$0	\$0	\$0
700	Vehicle Gate (East) - Replace	\$0	\$0	\$0	\$0	\$0
700	Vehicle Gate (North) - Replace	\$0	\$0	\$0	\$0	\$0
700	Vehicle Gate (Southeast) - Replace	\$0	\$0	\$0	\$0	\$0
700	Vehicle Gate (Southwest) - Replace	\$0	\$0	\$0	\$0	\$0
705	Gate Operator (East) - Replace	\$0	\$0	\$0	\$0	\$0
705	Gate Operator (North) - Replace	\$0	\$0	\$0	\$0	\$0

Table 4: 30-Year Income/Expense Detail (yrs 5 through 9)

16379-0a

Fiscal Year		2020	2021	2022	2023	2024
705	Gate Operator (Southeast) - Replace	\$0	\$0	\$0	\$0	\$0
705	Gate Operator (Southwest) - Replace	\$0	\$0	\$0	\$0	\$0
705	Vehicle Loop Detector (East) - Replace	\$0	\$0	\$0	\$0	\$0
705	Vehicle Loop Detector (North) - Replace	\$0	\$0	\$0	\$0	\$0
705	Vehicle Loop Detector (SE/SW) - Replace	\$0	\$0	\$0	\$0	\$0
1001	Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1001	Fire Backflows - Replace	\$0	\$0	\$0	\$16,468	\$0
1003	Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1004	Irrigation Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
1107	Metal Fence/Railings - Repaint	\$2,608	\$0	\$0	\$0	\$0
1107	Vehicle Gates - Repaint	\$0	\$0	\$0	\$4,877	\$0
1700	Landscaping (Front) - Refurbish	\$0	\$0	\$0	\$6,334	\$0
1704	Fountain Bed - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$23,765	\$20,896	\$0	\$1,510,053	\$0
Ending Reserve Balance:		-\$310,582	-\$331,478	-\$331,478	-\$1,841,531	-\$1,841,531

Table 4: 30-Year Income/Expense Detail (yrs 10 through 14)

16379-0a

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	-\$1,841,531	-\$2,035,055	-\$2,054,434	-\$2,095,068	-\$2,969,286
Annual Reserve Contribution	\$0	\$0	\$0	\$0	\$0
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	-\$1,841,531	-\$2,035,055	-\$2,054,434	-\$2,095,068	-\$2,969,286
# Component					
Building Exteriors					
104 Balcony Deck - Repair/Recoat	\$8,399	\$0	\$0	\$0	\$0
105 Balcony Deck - Waterproof/Replace	\$0	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$35,644	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
401 Awnings - Replace	\$0	\$0	\$0	\$0	\$0
503 Balcony Railings - Replace	\$0	\$0	\$0	\$0	\$0
503 Rooftop Metal Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
700 Exterior Access Doors - Replace	\$0	\$0	\$0	\$19,091	\$0
1107 Balcony Railing - Repaint	\$1,478	\$0	\$0	\$0	\$0
1107 Rooftop Metal Enclosure - Replace	\$5,308	\$0	\$0	\$0	\$0
1112 Natural Stone Cladding - Repair	\$13,439	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$7,392	\$0	\$0	\$0	\$0
1120 Metal Panel Surfaces - Refinish	\$0	\$0	\$0	\$0	\$0
1121 Metal Panel Surfaces - Replace	\$0	\$0	\$0	\$0	\$0
1127 Glass Curtain & Windows - Reseal	\$0	\$0	\$0	\$0	\$0
1307 Flat Roof (TPO) - Replace	\$0	\$0	\$0	\$502,973	\$0
1308 Flat Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
323 Wall/Ceiling Lights - Replace	\$0	\$0	\$0	\$38,916	\$0
324 Fluorescent Strip Lights - Replace	\$0	\$0	\$0	\$79,301	\$0
325 Electrical Equipment - Upgrade	\$0	\$0	\$0	\$0	\$0
327 Exit Lights - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
602 Vinyl Flooring - Replace	\$0	\$0	\$0	\$0	\$0
603 Carpet - Replace	\$75,259	\$0	\$0	\$0	\$0
615 Bathrooms/Locker Room - Refurbish	\$0	\$0	\$0	\$0	\$0
700 Commercial Door Operator - Replace	\$0	\$0	\$0	\$0	\$0
702 Commercial Roll-Up Doors - Replace	\$0	\$0	\$0	\$16,154	\$0
709 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
904 Cabinetry (Built-In) - Remodel	\$0	\$0	\$0	\$0	\$0
908 Window Treatments - Replace	\$0	\$0	\$0	\$0	\$0
909 Office Partition Divider - Replace	\$0	\$0	\$0	\$0	\$0
910 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
1101 Interior Surfaces - Paint	\$60,476	\$0	\$0	\$0	\$0
1620 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Modernize	\$0	\$0	\$0	\$58,741	\$0
Mechanical					

Table 4: 30-Year Income/Expense Detail (yrs 10 through 14)

16379-0a

Fiscal Year		2025	2026	2027	2028	2029
302	Generator (HQ) - Replace	\$0	\$0	\$0	\$0	\$0
302	Generator (Office) - Replace	\$0	\$0	\$0	\$0	\$0
302	Generator (Warehouse) - Replace	\$0	\$0	\$0	\$0	\$0
303	Air Handler (#1) - Replace	\$0	\$0	\$0	\$0	\$0
303	Air Handler (#2) - Replace	\$0	\$0	\$0	\$0	\$0
303	Air Handler (#3) - Replace	\$0	\$0	\$0	\$0	\$0
303	Packaged Heat Pump (HP #1) - Replace	\$0	\$0	\$0	\$0	\$0
303	Split System (CU #1) - Replace	\$0	\$14,534	\$0	\$0	\$0
304	Evaporative Cooler (EV #1) - Replace	\$0	\$0	\$0	\$0	\$0
305	Fan Coils - Replace	\$0	\$0	\$0	\$0	\$0
306	Ventilators - Replace	\$0	\$0	\$0	\$0	\$0
307	Bladder Tanks - Replace	\$0	\$0	\$0	\$0	\$0
307	Chiller (#1) - Replace	\$0	\$0	\$0	\$0	\$0
307	Chiller (#2) - Replace	\$0	\$0	\$0	\$0	\$0
307	Chiller (#3) - Replace	\$0	\$0	\$0	\$0	\$0
307	Chiller Pumps - Replace	\$0	\$0	\$0	\$0	\$0
310	AC Controls/Piping - Retrofit	\$0	\$0	\$0	\$0	\$0
801	HVAC Boiler (B #1)- Replace	\$0	\$0	\$0	\$0	\$0
803	Water Heater (Domestic) - Replace	\$0	\$0	\$0	\$0	\$0
804	Hot Water Storage Tank - Replace	\$0	\$0	\$0	\$0	\$0
807	Boiler Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1704	Fountain Filter - Replace	\$0	\$0	\$0	\$0	\$0
1705	Fountain Pump - Replace	\$0	\$0	\$0	\$0	\$0
1707	Fountain Controls - Replace	\$0	\$0	\$0	\$0	\$0
1800	Elevator Cylinder - Replace	\$0	\$0	\$0	\$0	\$0
1801	Elevator - Modernize	\$0	\$0	\$0	\$95,455	\$0
Grounds						
201	Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
201	Asphalt (Warehouse) - Reconstruction	\$0	\$0	\$0	\$0	\$0
202	Asphalt - Seal/Repair	\$9,340	\$0	\$0	\$0	\$0
202	Asphalt (Warehouse) - Seal/Repair	\$0	\$0	\$0	\$1,983	\$0
204	Concrete Swales - Replace	\$0	\$0	\$0	\$12,997	\$0
205	Concrete Drive - Repair (10%)	\$0	\$0	\$0	\$0	\$0
320	Pole Lights (A) - Replace	\$0	\$0	\$0	\$0	\$0
320	Pole Lights (B) - Replace	\$0	\$0	\$0	\$9,913	\$0
408	Park Bench - Replace	\$0	\$0	\$0	\$0	\$0
411	Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
430	Weather Station - Replace	\$0	\$0	\$0	\$0	\$0
502	Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
503	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
503	Metal Railings - Repair	\$0	\$0	\$0	\$0	\$0
507	Aluminum Perimeter Fence - Replace	\$0	\$0	\$0	\$0	\$0
700	Vehicle Gate (East) - Replace	\$0	\$0	\$0	\$0	\$0
700	Vehicle Gate (North) - Replace	\$0	\$0	\$0	\$0	\$0
700	Vehicle Gate (Southeast) - Replace	\$0	\$0	\$0	\$0	\$0
700	Vehicle Gate (Southwest) - Replace	\$0	\$0	\$0	\$0	\$0
705	Gate Operator (East) - Replace	\$0	\$0	\$4,990	\$0	\$0
705	Gate Operator (North) - Replace	\$0	\$4,845	\$0	\$0	\$0

Table 4: 30-Year Income/Expense Detail (yrs 10 through 14)

16379-0a

Fiscal Year	2025	2026	2027	2028	2029
705 Gate Operator (Southeast) - Replace	\$4,704	\$0	\$0	\$0	\$0
705 Gate Operator (Southwest) - Replace	\$4,704	\$0	\$0	\$0	\$0
705 Vehicle Loop Detector (East) - Replace	\$0	\$0	\$0	\$0	\$0
705 Vehicle Loop Detector (North) - Replace	\$0	\$0	\$0	\$0	\$3,781
705 Vehicle Loop Detector (SE/SW) - Replace	\$0	\$0	\$0	\$7,343	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1001 Fire Backflows - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1004 Irrigation Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Railings - Repaint	\$3,024	\$0	\$0	\$0	\$0
1107 Vehicle Gates - Repaint	\$0	\$0	\$0	\$5,654	\$0
1700 Landscaping (Front) - Refurbish	\$0	\$0	\$0	\$7,343	\$0
1704 Fountain Bed - Refurbish	\$0	\$0	\$0	\$18,357	\$0
Total Expenses	\$193,524	\$19,379	\$40,634	\$874,218	\$3,781
Ending Reserve Balance:	-\$2,035,055	-\$2,054,434	-\$2,095,068	-\$2,969,286	-\$2,973,068

Table 4: 30-Year Income/Expense Detail (yrs 15 through 19)

16379-0a

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	-\$2,973,068	-\$3,102,379	-\$3,116,420	-\$3,157,742	-\$4,067,266
Annual Reserve Contribution	\$0	\$0	\$0	\$0	\$0
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	-\$2,973,068	-\$3,102,379	-\$3,116,420	-\$3,157,742	-\$4,067,266
# Component					
Building Exteriors					
104	Balcony Deck - Repair/Recoat	\$9,737	\$0	\$0	\$0
105	Balcony Deck - Waterproof/Replace	\$0	\$0	\$0	\$43,412
305	Surveillance System - Modernize	\$0	\$0	\$0	\$0
324	Exterior Lights - Replace	\$0	\$0	\$0	\$0
401	Awnings - Replace	\$0	\$0	\$0	\$8,087
503	Balcony Railings - Replace	\$0	\$0	\$0	\$0
503	Rooftop Metal Enclosure - Replace	\$0	\$0	\$0	\$0
700	Exterior Access Doors - Replace	\$0	\$0	\$0	\$0
1107	Balcony Railing - Repaint	\$1,714	\$0	\$0	\$0
1107	Rooftop Metal Enclosure - Replace	\$6,154	\$0	\$0	\$0
1112	Natural Stone Cladding - Repair	\$0	\$0	\$0	\$0
1115	Stucco - Repaint	\$0	\$0	\$0	\$0
1120	Metal Panel Surfaces - Refinish	\$0	\$0	\$0	\$0
1121	Metal Panel Surfaces - Replace	\$0	\$0	\$0	\$0
1127	Glass Curtain & Windows - Reseal	\$0	\$0	\$0	\$0
1307	Flat Roof (TPO) - Replace	\$0	\$0	\$0	\$0
1308	Flat Roof (Metal) - Replace	\$0	\$0	\$0	\$42,561
Building Interiors					
323	Wall/Ceiling Lights - Replace	\$0	\$0	\$0	\$0
324	Fluorescent Strip Lights - Replace	\$0	\$0	\$0	\$0
325	Electrical Equipment - Upgrade	\$0	\$0	\$0	\$42,561
327	Exit Lights - Replace	\$0	\$0	\$0	\$0
411	Drinking Fountains - Replace	\$0	\$0	\$0	\$0
602	Vinyl Flooring - Replace	\$0	\$0	\$0	\$40,858
603	Carpet - Replace	\$0	\$0	\$0	\$0
615	Bathrooms/Locker Room - Refurbish	\$0	\$0	\$0	\$29,793
700	Commercial Door Operator - Replace	\$0	\$0	\$0	\$0
702	Commercial Roll-Up Doors - Replace	\$0	\$0	\$0	\$0
709	Access Control System - Replace	\$0	\$0	\$0	\$0
904	Cabinetry (Built-In) - Remodel	\$0	\$0	\$0	\$98,741
908	Window Treatments - Replace	\$0	\$0	\$0	\$0
909	Office Partition Divider - Replace	\$0	\$0	\$0	\$19,578
910	Lobby - Remodel	\$0	\$0	\$0	\$178,755
1101	Interior Surfaces - Paint	\$0	\$0	\$0	\$0
1620	Kitchen Appliances - Replace	\$0	\$0	\$0	\$23,834
1803	Fire Alarm System - Modernize	\$0	\$0	\$0	\$0
Mechanical					

Table 4: 30-Year Income/Expense Detail (yrs 15 through 19)

16379-0a

Fiscal Year		2030	2031	2032	2033	2034
302	Generator (HQ) - Replace	\$0	\$0	\$0	\$0	\$0
302	Generator (Office) - Replace	\$0	\$0	\$0	\$0	\$0
302	Generator (Warehouse) - Replace	\$0	\$0	\$0	\$0	\$0
303	Air Handler (#1) - Replace	\$0	\$0	\$0	\$0	\$0
303	Air Handler (#2) - Replace	\$0	\$0	\$0	\$0	\$0
303	Air Handler (#3) - Replace	\$97,373	\$0	\$0	\$0	\$0
303	Packaged Heat Pump (HP #1) - Replace	\$0	\$0	\$0	\$0	\$0
303	Split System (CU #1) - Replace	\$0	\$0	\$0	\$0	\$0
304	Evaporative Cooler (EV #1) - Replace	\$0	\$0	\$0	\$5,959	\$0
305	Fan Coils - Replace	\$0	\$0	\$0	\$0	\$0
306	Ventilators - Replace	\$0	\$0	\$0	\$0	\$0
307	Bladder Tanks - Replace	\$0	\$0	\$0	\$0	\$0
307	Chiller (#1) - Replace	\$0	\$0	\$0	\$0	\$0
307	Chiller (#2) - Replace	\$0	\$0	\$0	\$0	\$0
307	Chiller (#3) - Replace	\$0	\$0	\$0	\$0	\$0
307	Chiller Pumps - Replace	\$0	\$0	\$0	\$0	\$0
310	AC Controls/Piping - Retrofit	\$0	\$0	\$0	\$0	\$0
801	HVAC Boiler (B #1)- Replace	\$0	\$0	\$0	\$0	\$0
803	Water Heater (Domestic) - Replace	\$0	\$0	\$0	\$11,066	\$0
804	Hot Water Storage Tank - Replace	\$0	\$0	\$0	\$0	\$0
807	Boiler Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1704	Fountain Filter - Replace	\$0	\$0	\$0	\$0	\$0
1705	Fountain Pump - Replace	\$0	\$0	\$0	\$0	\$0
1707	Fountain Controls - Replace	\$0	\$0	\$0	\$0	\$0
1800	Elevator Cylinder - Replace	\$0	\$0	\$0	\$0	\$0
1801	Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
Grounds						
201	Asphalt - Reconstruction	\$0	\$0	\$0	\$308,140	\$0
201	Asphalt (Warehouse) - Reconstruction	\$0	\$0	\$0	\$0	\$0
202	Asphalt - Seal/Repair	\$10,828	\$0	\$0	\$0	\$0
202	Asphalt (Warehouse) - Seal/Repair	\$0	\$0	\$0	\$2,298	\$0
204	Concrete Swales - Replace	\$0	\$0	\$0	\$0	\$0
205	Concrete Drive - Repair (10%)	\$0	\$0	\$41,321	\$0	\$0
320	Pole Lights (A) - Replace	\$0	\$0	\$0	\$0	\$0
320	Pole Lights (B) - Replace	\$0	\$0	\$0	\$0	\$0
408	Park Bench - Replace	\$0	\$0	\$0	\$0	\$0
411	Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
430	Weather Station - Replace	\$0	\$0	\$0	\$0	\$0
502	Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
503	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
503	Metal Railings - Repair	\$0	\$0	\$0	\$0	\$0
507	Aluminum Perimeter Fence - Replace	\$0	\$0	\$0	\$0	\$0
700	Vehicle Gate (East) - Replace	\$0	\$0	\$0	\$16,173	\$0
700	Vehicle Gate (North) - Replace	\$0	\$0	\$0	\$0	\$0
700	Vehicle Gate (Southeast) - Replace	\$0	\$0	\$0	\$0	\$0
700	Vehicle Gate (Southwest) - Replace	\$0	\$0	\$0	\$0	\$0
705	Gate Operator (East) - Replace	\$0	\$0	\$0	\$0	\$0
705	Gate Operator (North) - Replace	\$0	\$0	\$0	\$0	\$0

Table 4: 30-Year Income/Expense Detail (yrs 15 through 19)

16379-0a

Fiscal Year	2030	2031	2032	2033	2034
705 Gate Operator (Southeast) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator (Southwest) - Replace	\$0	\$0	\$0	\$0	\$0
705 Vehicle Loop Detector (East) - Replace	\$0	\$0	\$0	\$4,256	\$0
705 Vehicle Loop Detector (North) - Replace	\$0	\$0	\$0	\$0	\$0
705 Vehicle Loop Detector (SE/SW) - Replace	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$14,041	\$0	\$0	\$0
1001 Fire Backflows - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$6,469	\$0
1004 Irrigation Enclosures - Replace	\$0	\$0	\$0	\$11,917	\$0
1107 Metal Fence/Railings - Repaint	\$3,505	\$0	\$0	\$0	\$0
1107 Vehicle Gates - Repaint	\$0	\$0	\$0	\$6,554	\$0
1700 Landscaping (Front) - Refurbish	\$0	\$0	\$0	\$8,512	\$0
1704 Fountain Bed - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$129,311	\$14,041	\$41,321	\$909,525	\$0
Ending Reserve Balance:	-\$3,102,379	-\$3,116,420	-\$3,157,742	-\$4,067,266	-\$4,067,266

Table 4: 30-Year Income/Expense Detail (yrs 20 through 24)

16379-0a

Fiscal Year	2035	2036	2037	2038	2039	
Starting Reserve Balance	-\$4,067,266	-\$4,314,704	-\$4,314,704	-\$4,328,116	-\$4,355,155	
Annual Reserve Contribution	\$0	\$0	\$0	\$0	\$0	
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0	
Interest Earnings	\$0	\$0	\$0	\$0	\$0	
Total Income	-\$4,067,266	-\$4,314,704	-\$4,314,704	-\$4,328,116	-\$4,355,155	
# Component						
Building Exteriors						
104	Balcony Deck - Repair/Recoat	\$11,288	\$0	\$0	\$0	\$0
105	Balcony Deck - Waterproof/Replace	\$0	\$0	\$0	\$0	\$0
305	Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$50,820
324	Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
401	Awnings - Replace	\$0	\$0	\$0	\$0	\$0
503	Balcony Railings - Replace	\$0	\$0	\$0	\$0	\$0
503	Rooftop Metal Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
700	Exterior Access Doors - Replace	\$0	\$0	\$0	\$0	\$0
1107	Balcony Railing - Repaint	\$1,987	\$0	\$0	\$0	\$0
1107	Rooftop Metal Enclosure - Replace	\$7,134	\$0	\$0	\$0	\$0
1112	Natural Stone Cladding - Repair	\$18,061	\$0	\$0	\$0	\$0
1115	Stucco - Repaint	\$9,934	\$0	\$0	\$0	\$0
1120	Metal Panel Surfaces - Refinish	\$0	\$0	\$0	\$0	\$0
1121	Metal Panel Surfaces - Replace	\$0	\$0	\$0	\$0	\$0
1127	Glass Curtain & Windows - Reseal	\$0	\$0	\$0	\$0	\$0
1307	Flat Roof (TPO) - Replace	\$0	\$0	\$0	\$0	\$0
1308	Flat Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors						
323	Wall/Ceiling Lights - Replace	\$0	\$0	\$0	\$0	\$0
324	Fluorescent Strip Lights - Replace	\$0	\$0	\$0	\$0	\$0
325	Electrical Equipment - Upgrade	\$0	\$0	\$0	\$0	\$0
327	Exit Lights - Replace	\$0	\$0	\$0	\$0	\$0
411	Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$21,344
602	Vinyl Flooring - Replace	\$0	\$0	\$0	\$0	\$0
603	Carpet - Replace	\$101,142	\$0	\$0	\$0	\$0
615	Bathrooms/Locker Room - Refurbish	\$0	\$0	\$0	\$0	\$0
700	Commercial Door Operator - Replace	\$0	\$0	\$0	\$0	\$0
702	Commercial Roll-Up Doors - Replace	\$0	\$0	\$0	\$0	\$0
709	Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
904	Cabinetry (Built-In) - Remodel	\$0	\$0	\$0	\$0	\$0
908	Window Treatments - Replace	\$0	\$0	\$0	\$0	\$14,230
909	Office Partition Divider - Replace	\$0	\$0	\$0	\$0	\$0
910	Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
1101	Interior Surfaces - Paint	\$81,275	\$0	\$0	\$0	\$0
1620	Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
1803	Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
Mechanical						

Table 4: 30-Year Income/Expense Detail (yrs 20 through 24)

16379-0a

Fiscal Year	2035	2036	2037	2038	2039
302 Generator (HQ) - Replace	\$0	\$0	\$0	\$0	\$0
302 Generator (Office) - Replace	\$0	\$0	\$0	\$0	\$0
302 Generator (Warehouse) - Replace	\$0	\$0	\$0	\$0	\$0
303 Air Handler (#1) - Replace	\$0	\$0	\$0	\$0	\$0
303 Air Handler (#2) - Replace	\$0	\$0	\$0	\$0	\$0
303 Air Handler (#3) - Replace	\$0	\$0	\$0	\$0	\$0
303 Packaged Heat Pump (HP #1) - Replace	\$0	\$0	\$0	\$0	\$0
303 Split System (CU #1) - Replace	\$0	\$0	\$0	\$0	\$0
304 Evaporative Cooler (EV #1) - Replace	\$0	\$0	\$0	\$0	\$0
305 Fan Coils - Replace	\$0	\$0	\$0	\$0	\$0
306 Ventilators - Replace	\$0	\$0	\$0	\$0	\$0
307 Bladder Tanks - Replace	\$0	\$0	\$0	\$0	\$0
307 Chiller (#1) - Replace	\$0	\$0	\$0	\$0	\$0
307 Chiller (#2) - Replace	\$0	\$0	\$0	\$0	\$0
307 Chiller (#3) - Replace	\$0	\$0	\$0	\$0	\$0
307 Chiller Pumps - Replace	\$0	\$0	\$0	\$0	\$0
310 AC Controls/Piping - Retrofit	\$0	\$0	\$0	\$0	\$0
801 HVAC Boiler (B #1) - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater (Domestic) - Replace	\$0	\$0	\$0	\$0	\$0
804 Hot Water Storage Tank - Replace	\$0	\$0	\$0	\$0	\$0
807 Boiler Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1704 Fountain Filter - Replace	\$0	\$0	\$0	\$0	\$0
1705 Fountain Pump - Replace	\$0	\$0	\$0	\$0	\$0
1707 Fountain Controls - Replace	\$0	\$0	\$0	\$0	\$0
1800 Elevator Cylinder - Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
Grounds					
201 Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Warehouse) - Reconstruction	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$12,552	\$0	\$0	\$0	\$0
202 Asphalt (Warehouse) - Seal/Repair	\$0	\$0	\$0	\$2,664	\$0
204 Concrete Swales - Replace	\$0	\$0	\$0	\$0	\$0
205 Concrete Drive - Repair (10%)	\$0	\$0	\$0	\$0	\$0
320 Pole Lights (A) - Replace	\$0	\$0	\$0	\$0	\$27,443
320 Pole Lights (B) - Replace	\$0	\$0	\$0	\$0	\$0
408 Park Bench - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
430 Weather Station - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Railings - Repair	\$0	\$0	\$0	\$0	\$0
507 Aluminum Perimeter Fence - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gate (East) - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gate (North) - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gate (Southeast) - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gate (Southwest) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator (East) - Replace	\$0	\$0	\$0	\$0	\$7,115
705 Gate Operator (North) - Replace	\$0	\$0	\$0	\$6,908	\$0

Table 4: 30-Year Income/Expense Detail (yrs 20 through 24)

16379-0a

Fiscal Year	2035	2036	2037	2038	2039
705 Gate Operator (Southeast) - Replace	\$0	\$0	\$6,706	\$0	\$0
705 Gate Operator (Southwest) - Replace	\$0	\$0	\$6,706	\$0	\$0
705 Vehicle Loop Detector (East) - Replace	\$0	\$0	\$0	\$0	\$0
705 Vehicle Loop Detector (North) - Replace	\$0	\$0	\$0	\$0	\$0
705 Vehicle Loop Detector (SE/SW) - Replace	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1001 Fire Backflows - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1004 Irrigation Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Railings - Repaint	\$4,064	\$0	\$0	\$0	\$0
1107 Vehicle Gates - Repaint	\$0	\$0	\$0	\$7,598	\$0
1700 Landscaping (Front) - Refurbish	\$0	\$0	\$0	\$9,868	\$0
1704 Fountain Bed - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$247,437	\$0	\$13,413	\$27,038	\$120,951
Ending Reserve Balance:	-\$4,314,704	-\$4,314,704	-\$4,328,116	-\$4,355,155	-\$4,476,106

Table 4: 30-Year Income/Expense Detail (yrs 25 through 29)

16379-0a

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	-\$4,476,106	-\$4,634,186	-\$4,634,186	-\$4,723,038	-\$8,464,028
Annual Reserve Contribution	\$0	\$0	\$0	\$0	\$0
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	-\$4,476,106	-\$4,634,186	-\$4,634,186	-\$4,723,038	-\$8,464,028
# Component					
Building Exteriors					
104	Balcony Deck - Repair/Recoat	\$13,086	\$0	\$0	\$0
105	Balcony Deck - Waterproof/Replace	\$0	\$0	\$0	\$0
305	Surveillance System - Modernize	\$0	\$0	\$0	\$0
324	Exterior Lights - Replace	\$0	\$0	\$0	\$9,152
401	Awnings - Replace	\$0	\$0	\$0	\$0
503	Balcony Railings - Replace	\$0	\$0	\$0	\$16,015
503	Rooftop Metal Enclosure - Replace	\$0	\$0	\$0	\$51,478
700	Exterior Access Doors - Replace	\$0	\$0	\$0	\$0
1107	Balcony Railing - Repaint	\$2,303	\$0	\$0	\$0
1107	Rooftop Metal Enclosure - Replace	\$8,270	\$0	\$0	\$0
1112	Natural Stone Cladding - Repair	\$0	\$0	\$0	\$0
1115	Stucco - Repaint	\$0	\$0	\$0	\$0
1120	Metal Panel Surfaces - Refinish	\$0	\$0	\$0	\$78,934
1121	Metal Panel Surfaces - Replace	\$0	\$0	\$0	\$352,341
1127	Glass Curtain & Windows - Reseal	\$0	\$0	\$0	\$114,396
1307	Flat Roof (TPO) - Replace	\$0	\$0	\$0	\$0
1308	Flat Roof (Metal) - Replace	\$0	\$0	\$0	\$0
Building Interiors					
323	Wall/Ceiling Lights - Replace	\$0	\$0	\$0	\$0
324	Fluorescent Strip Lights - Replace	\$0	\$0	\$0	\$0
325	Electrical Equipment - Upgrade	\$0	\$0	\$0	\$0
327	Exit Lights - Replace	\$0	\$0	\$0	\$5,949
411	Drinking Fountains - Replace	\$0	\$0	\$0	\$0
602	Vinyl Flooring - Replace	\$0	\$0	\$0	\$0
603	Carpet - Replace	\$0	\$0	\$0	\$0
615	Bathrooms/Locker Room - Refurbish	\$0	\$0	\$0	\$0
700	Commercial Door Operator - Replace	\$0	\$0	\$0	\$3,661
702	Commercial Roll-Up Doors - Replace	\$0	\$0	\$0	\$0
709	Access Control System - Replace	\$0	\$0	\$0	\$257,392
904	Cabinetry (Built-In) - Remodel	\$0	\$0	\$0	\$0
908	Window Treatments - Replace	\$0	\$0	\$0	\$0
909	Office Partition Divider - Replace	\$0	\$0	\$0	\$0
910	Lobby - Remodel	\$0	\$0	\$0	\$0
1101	Interior Surfaces - Paint	\$0	\$0	\$0	\$0
1620	Kitchen Appliances - Replace	\$0	\$0	\$0	\$0
1803	Fire Alarm System - Modernize	\$0	\$0	\$0	\$0
Mechanical					

Table 4: 30-Year Income/Expense Detail (yrs 25 through 29)

16379-0a

Fiscal Year	2040	2041	2042	2043	2044
302 Generator (HQ) - Replace	\$0	\$0	\$88,852	\$0	\$0
302 Generator (Office) - Replace	\$115,158	\$0	\$0	\$0	\$0
302 Generator (Warehouse) - Replace	\$0	\$0	\$0	\$285,991	\$0
303 Air Handler (#1) - Replace	\$0	\$0	\$0	\$428,986	\$0
303 Air Handler (#2) - Replace	\$0	\$0	\$0	\$457,586	\$0
303 Air Handler (#3) - Replace	\$0	\$0	\$0	\$0	\$0
303 Packaged Heat Pump (HP #1) - Replace	\$0	\$0	\$0	\$11,440	\$0
303 Split System (CU #1) - Replace	\$0	\$0	\$0	\$0	\$0
304 Evaporative Cooler (EV #1) - Replace	\$0	\$0	\$0	\$0	\$0
305 Fan Coils - Replace	\$0	\$0	\$0	\$16,015	\$0
306 Ventilators - Replace	\$0	\$0	\$0	\$21,278	\$0
307 Bladder Tanks - Replace	\$0	\$0	\$0	\$25,167	\$0
307 Chiller (#1) - Replace	\$0	\$0	\$0	\$228,793	\$0
307 Chiller (#2) - Replace	\$0	\$0	\$0	\$228,793	\$0
307 Chiller (#3) - Replace	\$0	\$0	\$0	\$114,396	\$0
307 Chiller Pumps - Replace	\$0	\$0	\$0	\$50,334	\$0
310 AC Controls/Piping - Retrofit	\$0	\$0	\$0	\$400,387	\$0
801 HVAC Boiler (B #1)- Replace	\$0	\$0	\$0	\$57,198	\$0
803 Water Heater (Domestic) - Replace	\$0	\$0	\$0	\$0	\$0
804 Hot Water Storage Tank - Replace	\$0	\$0	\$0	\$25,167	\$0
807 Boiler Pumps - Replace	\$0	\$0	\$0	\$43,471	\$0
1704 Fountain Filter - Replace	\$0	\$0	\$0	\$5,720	\$0
1705 Fountain Pump - Replace	\$0	\$0	\$0	\$21,735	\$0
1707 Fountain Controls - Replace	\$0	\$0	\$0	\$57,198	\$0
1800 Elevator Cylinder - Replace	\$0	\$0	\$0	\$80,077	\$0
1801 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
Grounds					
201 Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Warehouse) - Reconstruction	\$0	\$0	\$0	\$82,480	\$0
202 Asphalt - Seal/Repair	\$14,552	\$0	\$0	\$0	\$0
202 Asphalt (Warehouse) - Seal/Repair	\$0	\$0	\$0	\$3,089	\$0
204 Concrete Swales - Replace	\$0	\$0	\$0	\$0	\$0
205 Concrete Drive - Repair (10%)	\$0	\$0	\$0	\$0	\$0
320 Pole Lights (A) - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights (B) - Replace	\$0	\$0	\$0	\$0	\$0
408 Park Bench - Replace	\$0	\$0	\$0	\$1,487	\$0
411 Drinking Fountain - Replace	\$0	\$0	\$0	\$4,576	\$0
430 Weather Station - Replace	\$0	\$0	\$0	\$5,033	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$12,254
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Railings - Repair	\$0	\$0	\$0	\$16,015	\$0
507 Aluminum Perimeter Fence - Replace	\$0	\$0	\$0	\$54,910	\$0
700 Vehicle Gate (East) - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gate (North) - Replace	\$0	\$0	\$0	\$0	\$41,240
700 Vehicle Gate (Southeast) - Replace	\$0	\$0	\$0	\$34,319	\$0
700 Vehicle Gate (Southwest) - Replace	\$0	\$0	\$0	\$28,599	\$0
705 Gate Operator (East) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator (North) - Replace	\$0	\$0	\$0	\$0	\$0

Table 4: 30-Year Income/Expense Detail (yrs 25 through 29)

16379-0a

Fiscal Year	2040	2041	2042	2043	2044
705 Gate Operator (Southeast) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator (Southwest) - Replace	\$0	\$0	\$0	\$0	\$0
705 Vehicle Loop Detector (East) - Replace	\$0	\$0	\$0	\$0	\$0
705 Vehicle Loop Detector (North) - Replace	\$0	\$0	\$0	\$0	\$5,891
705 Vehicle Loop Detector (SE/SW) - Replace	\$0	\$0	\$0	\$11,440	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1001 Fire Backflows - Replace	\$0	\$0	\$0	\$29,743	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1004 Irrigation Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Railings - Repaint	\$4,711	\$0	\$0	\$0	\$0
1107 Vehicle Gates - Repaint	\$0	\$0	\$0	\$8,809	\$0
1700 Landscaping (Front) - Refurbish	\$0	\$0	\$0	\$11,440	\$0
1704 Fountain Bed - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$158,080	\$0	\$88,852	\$3,740,991	\$59,385
Ending Reserve Balance:	-\$4,634,186	-\$4,634,186	-\$4,723,038	-\$8,464,028	-\$8,523,414

Accuracy, Limitations, and Disclosures

Because we have no control over future events, we cannot claim that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect that financial institutions will provide interest earnings on funds on-deposit. We believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. The things we can control are measurements, which we attempt to establish within 5% accuracy. Your starting Reserve Balance and current Reserve interest earnings are also numbers that can be identified with a high degree of certainty. These figures have been provided to us, and were not confirmed by our independent research. Our projections assume a stable economic environment and lack of natural disasters.

Because both the physical status and financial status of the association change each year, this Reserve Study is by nature a “one-year” document. This information can and should be adjusted annually as part of the Reserve Study Update process so that more accurate estimates can be reflected in the Reserve plan. Reality often differs from even the best assumptions due to changing economic factors, physical factors, or ownership expectations. Because many years of financial preparation help the preparation for large expenses, this Report shows expenses for the next 30 years. We fully expect a number of adjustments will be necessary through the interim years to both the cost and timing of distant expense projections. It is our recommendation and that of the American Institute of Certified Public Accountants (AICPA) that your Reserve Study be updated annually.

Association Reserves, Inc., and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Robert M. Nordlund, P.E., R.S., company president, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). All work done by Association Reserves is performed under his Responsible Charge. There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the association’s situation.

We have relied upon the client to provide the current (or projected) Reserve Balance, the estimated net-after-tax current rate of interest earnings, and to indicate if those earnings accrue to the Reserve Fund. In addition, we have considered the association’s representation of current and historical Reserve projects reliable, and we have considered the representations made by its vendors and suppliers to also be accurate and reliable.

Component quantities indicated in this Report were developed by Association Reserves unless otherwise noted in our “Site Inspection Notes” comments. No destructive or intrusive testing was performed, nor should the site inspection be assumed to be anything other than for budget purposes.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area)
GSY	Gross Square Yards (area)
HP	Horsepower
LF	Linear Feet (length)

Effective Age: The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.

Fully Funded Balance (FFB): The Reserve Balance that is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This benchmark balance represents the value of the deterioration of the Reserve Components. This number is calculated for each component, then summed together for an association total.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

Inflation: Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on Table 5.

Interest: Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary, page ii.

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

Remaining Useful Life: The estimated time, in years, that a common area component can be expected to continue to serve its intended function.

Useful Life: The estimated time, in years, that a common area component can be expected to serve its intended function.

Photographic Inventory Appendix