

# **J.D. BROOKS**

**RESERVE STUDIES**

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## **EUCALYPTUS GROVE HOA**

**GOLETA, CA**

**RESERVE STUDY REPORT: DECEMBER 28, 2022**

**RECOMMENDATIONS FOR THE BUDGET YEAR PERIOD**

**FROM: JANUARY 1, 2023**

**THROUGH: DECEMBER 31, 2023**

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12/28/2022

## INTRODUCTION

This Reserve Study is an evaluation of the association's Common Area Components and their Reserve Funds. It was prepared after a thorough on-site inspection performed on: August 16, 2022

The goal is to keep the Reserve Funds at a sufficient level for future repair and/or replacement of these components and to disclose this information formally to the Association.

### Eucalyptus Grove HOA

a condominium development consisting of thirteen: three-story buildings, plus a pool house, is located in: Goleta, CA

The community is comprised of 179 units built in 1985.

The Association's Fiscal Year End is December 31.

This study's Reserve Component Inventory lists the components that require reserve funding.

The Projected Reserve Fund Balance at Fiscal Year End 2022 is \$2,540,000.

The Ideal Reserve Fund Balance at Fiscal Year End 2022 is \$3,261,927.

Therefore, the Reserve Fund is theoretically 78% Funded.

The Current (2022) Annual Reserve Contribution is set at approximately \$351,192.

J.D. Brooks recommends increasing this Annual Reserve Contribution to \$389,856

(The Cash-Flow (Minimum) Contribution) for 2023, plus a contribution increase of 4% annually.

This funding plan *should* keep the association's Reserve Fund above \$235,860 over a thirty-year period.

**NOTE:** This Funding Plan includes the assumption that all Interest earned on the Reserve Funds will be re-invested back into the Reserve Accounts (Net after Tax obligations)

The Repair / Replace Estimates and other parameters used in this study were estimated with the assistance of information obtained from one or more of the following:

- 1 The Association's Board of Directors.
- 2 The Association's Property Manager.
- 3 Vendor (Subcontractor) Proposal / Contract for work.
- 4 Vendor (Subcontractor) experience with the Association.
- 5 Construction estimating reference books & databases.
- 6 J.D. Brooks database of area construction costs and similar reserve studies.

This reserve study does not imply a warranty or guarantee of any form.

The named Association, by receiving this study, agrees to release J.D. Brooks from any claims and/or lawsuits.

## RESERVE STUDY SUMMARY

### ASSOCIATION INFORMATION:

Name of Association: **EUCALYPTUS GROVE HOA**  
Location: **GOLETA, CA**  
Number of Units: **179**  
Approximate Age of Complex: **37**

This report recommends contributions for Budget Year:

Beginning: **JANUARY 1, 2023**  
Ending: **DECEMBER 31, 2023**

Reserve Study Report Date: **DECEMBER 28, 2022**  
Current Fiscal Year End: **DECEMBER 31, 2022**

### CURRENT FUNDS SUMMARY:

Projected Reserve Balance at Current Fiscal Year End: **\$2,540,000**  
Ideal Reserve Balance at Current Fiscal Year End: **\$3,261,927**

**PERCENT FUNDED: **78%****

### CURRENT RESERVE CONTRIBUTIONS:

	Annual	Monthly	Monthly Per Unit
2022 Budgeted Reserve Contribution:	<b>\$351,192</b>	<b>\$29,266</b>	<b>\$163.50</b>

## RECOMMENDATIONS FOR BUDGET YEAR 2023

### RESERVE CONTRIBUTION MODELS:

2023 J.D. Brooks Recommendation in Box

	Annual	Monthly	Monthly Per Unit
2023 Straight-Line Contribution:	<b>\$409,679</b>	<b>\$34,140</b>	<b>\$190.73</b>
2023 Deficit Reduction Contribution:	<b>\$476,202</b>	<b>\$39,684</b>	<b>\$221.70</b>
2023 Cash-Flow (Minimum) Contribution:	<b>\$389,856</b>	<b>\$32,488</b>	<b>\$181.50</b>

**J.D. BROOKS**  
RESERVE STUDIES

# **RESERVE STUDY DEFINITIONS**

**AVG. NET INTEREST ON RESERVE SAVINGS:**

Average amount (after tax) of interest re-invested into the Reserve Account

**CASH-FLOW (MINIMUM) CONTRIBUTION:**

Calculated by not allowing the Reserve Balance to ever fall below (5% of the Total Replacement Cost of all the components) over a thirty-year period.

This Funding Plan should keep the Reserve Fund Balance just above \$0.

**DEFICIT REDUCTION ANNUAL CONTRIBUTION:**

Equals (the Straight-Line Annual Contribution) plus {(the Underfunded Balance if any) divided by (the Remaining Life)}.

**F.Y.E. (FISCAL YEAR END):**

End of the accounting budget year.

**IDEAL BALANCE AT F.Y.E.:**

Equals (the Straight-Line Annual Contribution) multiplied by (the age) of the component.

**30-YEAR AVERAGE INFLATION RATE:**

Average Inflation Rate for the full 30-Year Forecast.

**PERCENT FUNDED:**

Equals (the Projected Reserve Balance at Fiscal Year End) divided by (the Ideal Reserve Balance at Fiscal Year End).

**PROJECTED BALANCE AT F.Y.E.:**

Projected Reserve Balances for each Reserve Component. Calculated according to priority (need) of replacement.

**RESERVE COMPONENT:**

Common Area item that requires replacement within thirty-years.

**RMNG. LIFE (REMAINING LIFE):**

Life-span remaining for the Reserve Component.

**STRAIGHT-LINE ANNUAL CONTRIBUTION:**

Equals (the Repair/Replace Cost) divided by (the Useful Life).

**SURPLUS / DEFICIT:**

Equals (the Ideal Balance at F.Y.E.) minus (the Projected Balance at F.Y.E.).

**UNIT COST:**

Cost per unit of measure.

**UNIT TYPE:**

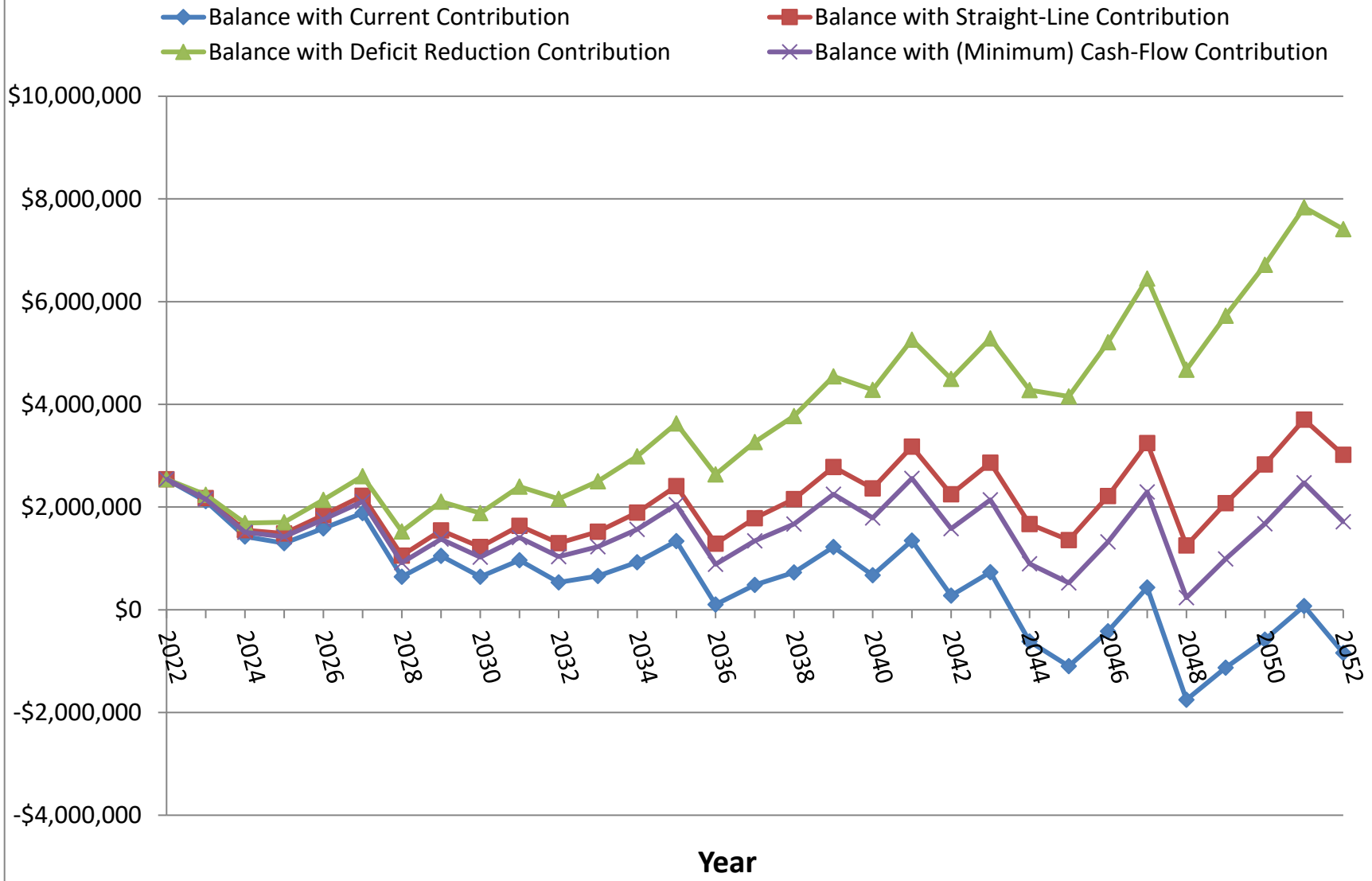
Unit of measure.

**USEFUL LIFE:**

Expected life-span of the Reserve Component.

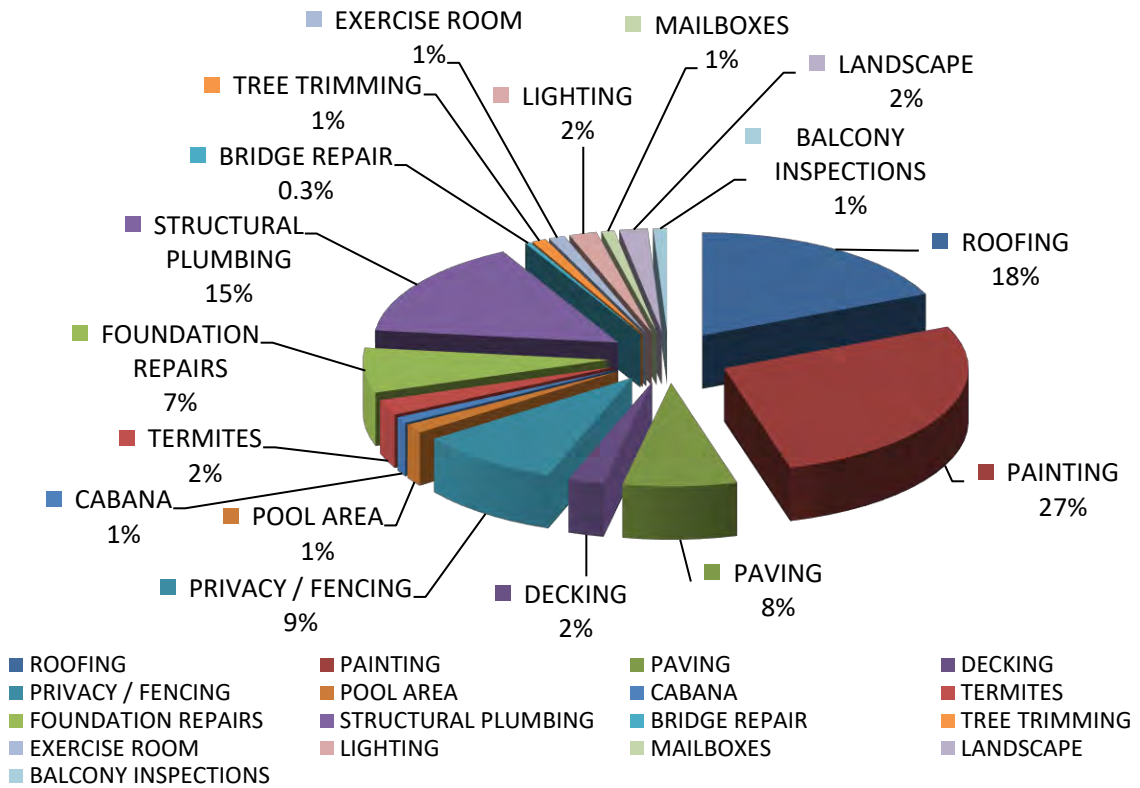
# EUCALYPTUS GROVE HOA

## Thirty-Year Reserve Balance Projections

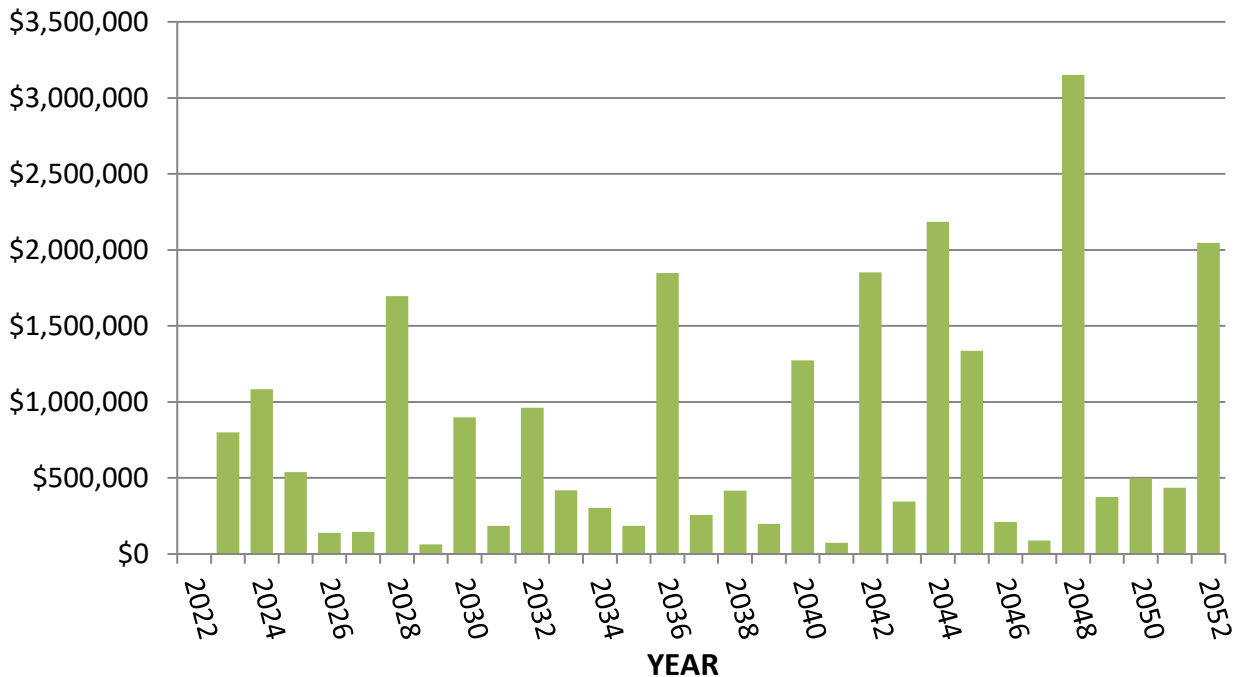


**EUCALYPTUS GROVE HOA**

**Reserve Category Values As Percentage Of All Components**



**Projected Annual Reserve Expenses**



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## EUCALYPTUS GROVE HOA

RESERVE COMPONENT INVENTORY

CURRENT FISCAL YEAR END: DECEMBER 31, 2022  
NUMBER OF UNITS: 179

CATEGORY	UNIT	UNIT	REPAIR /	USEFUL	RMNG.	STRAIGHT-LINE	IDEAL	PROJECTED	DEFICIT	DEFICIT	
RESERVE COMPONENT	QUANTITY	TYPE	REPLACE COST	LIFE	LIFE	ANNUAL CONTRIBUTION	BALANCE @F.Y.E.2022	BALANCE @F.Y.E.2022	DEFICIT	REDUCTION ANNUAL CONTRIBUTION	
<b>ROOFING</b>											
COMP.S:7626,7630,7634	3	BLDG.	39000	117,000	25	9	4,680	79,560	-	(79,560)	13,520
COMP.S: 7624, 7628	2	BLDG.	39000	78,000	25	12	3,120	43,680	-	(43,680)	6,760
COMP.S: 7636, 7638	2	BLDG.	39000	78,000	25	13	3,120	40,560	-	(40,560)	6,240
COMP.S:7602,7606,7610	3	BLDG.	39000	117,000	25	14	4,680	56,160	-	(56,160)	8,691
COMP.S:7620,7632,7640	3	BLDG.	39000	117,000	25	15	4,680	51,480	-	(51,480)	8,112
COMP.S: POOL CABANA	1	BLDG.	5800	5,800	25	15	232	2,552	-	(2,552)	402
METAL CARPORTS	30,000	SQFT	9.20	276,000	30	1	9,200	276,000	276,000	-	9,200
GUTTER & DOWNSPOUTS	7,200	LNFT	11.00	79,200	30	27	2,640	10,560	-	(10,560)	3,031
<b>PAINTING</b>											
WOOD SIDING	120,000	SQFT	1.40	168,000	6	2	28,000	140,000	140,000	-	28,000
WOOD & METAL TRIM	35,000	SQFT	2.10	73,500	4	2	18,375	55,125	55,125	-	18,375
CARPORTS	60,000	SQFT	1.60	96,000	6	2	16,000	80,000	80,000	-	16,000
METAL FENCE & RAIL	4,000	SQFT	1.60	6,400	4	1	1,600	6,400	6,400	-	1,600
FRONT WOOD FENCE	600	LNFT	11.50	6,900	4	4	1,725	1,725	1,725	-	1,725
WOOD DRY ROT REPAIRS	1	ALLOW	480000	480,000	4	2	120,000	360,000	360,000	-	120,000
WOOD SIDING REPLACE	1	ALLOW	454500	454,500	20	3	22,725	409,050	409,050	-	22,725
<b>INTERIOR PAINTING OPERATING MAINTENANCE EXPENSE</b>											
<b>PAVING</b>											
ASPHALT SEAL & REPAIR	120,000	SQFT	0.22	26,400	3	1	8,800	26,400	26,400	-	8,800
ASPHALT OVERLAY	120,000	SQFT	2.20	264,000	25	22	10,560	42,240	-	(42,240)	12,480
CONCRETE REPAIRS	1	ALLOW	65000	65,000	5	1	13,000	65,000	65,000	-	13,000
<b>DECKING</b>											
STAIR LANDING RESEAL	4,600	SQFT	6.00	27,600	5	1	5,520	27,600	27,600	-	5,520
STAIR LANDING RESURFACE	4,600	SQFT	11.50	52,900	20	1	2,645	52,900	52,900	-	2,645
MID-LANDINGS -> TREX	7	ALLOW	1000	7,000	30	1	233	7,000	7,000	-	233
TREX MID-LANDINGS	24	ALLOW	1000	24,000	30	24	800	5,600	-	(5,600)	1,033
<b>PRIVATE BALCONY SURFACES INDIVIDUAL HOMEOWNER'S EXPENSE</b>											
<b>PRIVACY / FENCING</b>											
INTERCOM	1	UNIT	6200	6,200	15	9	413	2,893	-	(2,893)	735
FRONT GATE WIRING	1	ALLOW	9000	9,000	10	6	900	4,500	4,294	(206)	934
GATE OPERATORS (ROLL)	2	UNIT	4000	8,000	10	6	800	4,000	3,817	(183)	831
VEHICLE ROLL GATES	2	UNIT	4600	9,200	30	5	307	7,973	7,973	-	307
KEY FOB READERS	3	UNIT	2800	8,400	12	4	700	6,300	6,300	-	700
GATE KEYPADS	2	UNIT	2400	4,800	15	2	320	4,480	4,480	-	320
FRONT WOOD FENCE	600	LNFT	200	120,000	20	20	6,000	6,000	-	(6,000)	6,300
METAL POOL FENCE 6'	180	LNFT	70.00	12,600	25	15	504	5,544	-	(5,544)	874
STAIR RAILS 3.5'	500	LNFT	38.00	19,000	30	7	633	15,200	-	(15,200)	2,805

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## EUCALYPTUS GROVE HOA

CURRENT FISCAL YEAR END: DECEMBER 31, 2022  
NUMBER OF UNITS: 179

RESERVE COMPONENT INVENTORY
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CATEGORY	UNIT	UNIT	REPAIR /	USEFUL	RMNG.	STRAIGHT-LINE	IDEAL	PROJECTED	DEFICIT	DEFICIT	
RESERVE COMPONENT	QUANTITY	TYPE	REPLACE	LIFE	LIFE	ANNUAL	BALANCE	BALANCE		REDUCTION	
			COST			CONTRIBUTION@F.Y.E.2022	@F.Y.E.2022	@F.Y.E.2022	CONTRIBUTION	ANNUAL	
WOOD RAIL FENCE	450	LNFT	24.00	10,800	30	12	360	6,840	-	(6,840)	930
PATIO UTILITY DOORS	472	UNIT	500	236,000	45	8	5,244	199,289	-	(199,289)	30,156
<b>TRASH GATES OPERATING MAINTENANCE EXPENSE</b>											
<b>POOL AREA</b>											
POOL HEATER	1	UNIT	4600	4,600	8	2	575	4,025	4,025	-	575
POOL FILTER	1	UNIT	2500	2,500	12	5	208	1,667	1,667	-	208
POOL & SPA PUMPS	3	UNIT	2200	6,600	8	3	825	4,950	4,950	-	825
POOL FIBERGLASS	1,000	SQFT	17.00	17,000	18	4	944	14,167	14,167	-	944
POOL TILE/COPING	100	LNFT	58.00	5,800	20	6	290	4,350	4,151	(199)	323
SPA HEATER	1	UNIT	4600	4,600	8	4	575	2,875	2,875	-	575
SPA FILTER	1	UNIT	2300	2,300	12	7	192	1,150	-	(1,150)	356
SPA RE-TILE	1	UNIT	8700	8,700	40	3	218	8,265	8,265	-	218
POOL DECKING	1	ALLOW	15600	15,600	20	6	780	11,700	11,165	(535)	869
<b>CABANA</b>											
SHOWER TILE	1	ALLOW	10000	10,000	30	1	333	10,000	10,000	-	333
BATH TILE	1	ALLOW	14000	14,000	30	28	467	1,400	-	(1,400)	517
BATHROOMS REMODEL	2	ALLOW	5000	10,000	30	4	333	9,000	9,000	-	333
SAUNA REMODEL	1	ALLOW	7200	7,200	20	15	360	2,160	-	(2,160)	504
SAUNA HEATER	1	UNIT	3800	3,800	20	11	190	1,900	-	(1,900)	363
WATER HEATER	1	UNIT	2300	2,300	15	11	153	767	-	(767)	223
<b>TERMITE TREATMENTS</b>											
BLDG. 7606	1	ALLOW	8900	8,900	15	12	593	2,373	-	(2,373)	791
BLDG. 7620, 7632	2	ALLOW	8900	17,800	15	12	1,187	4,747	-	(4,747)	1,582
BLDG. 7610, 7602	2	ALLOW	8900	17,800	15	12	1,187	4,747	-	(4,747)	1,582
BLDG. 7638, 7630	2	ALLOW	8900	17,800	15	11	1,187	5,933	-	(5,933)	1,726
BLDG. 7634, 7628	2	ALLOW	8900	17,800	15	11	1,187	5,933	-	(5,933)	1,726
BLDG. 7626	1	ALLOW	8900	8,900	15	3	593	7,713	7,713	-	593
BLDG.7636, 7640, 7624	3	ALLOW	8900	26,700	15	1	1,780	26,700	26,700	-	1,780
<b>FOUNDATION REPAIRS</b>											
WATERPROOFING	1	ALLOW	224000	224,000	30	20	7,467	82,133	-	(82,133)	11,573
FOUNDATION LEVELING	1	ALLOW	108000	108,000	40	1	2,700	108,000	108,000	-	2,700
<b>BALCONY INSPECTIONS</b>											
	1	ALLOW	43000	43,000	9	2	4,778	38,222	38,222	-	4,778
<b>STRUCTURAL PLUMBING</b>											
PLUMBING REPAIRS PARTIAL	1	ALLOW	110800	110,000	35	1	3,143	110,000	110,000	-	3,143
PLUMBING REPAIRS BALANCE	1	ALLOW	612500	612,000	35	6	17,486	524,571	500,569	(24,002)	21,486



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## EUCALYPTUS GROVE HOA

RESERVE COMPONENT  
INVENTORY

**CURRENT FISCAL YEAR END: DECEMBER 31, 2022**  
**NUMBER OF UNITS: 179**

CATEGORY RESERVE COMPONENT	UNIT QUANTITY	UNIT TYPE	UNIT COST	REPAIR / REPLACE COST	USEFUL LIFE	RMNG. LIFE	STRAIGHT-LINE ANNUAL CONTRIBUTION @F.Y.E.2022	IDEAL BALANCE @F.Y.E.2022	PROJECTED BALANCE @F.Y.E.2022	DEFICIT	DEFICIT REDUCTION ANNUAL CONTRIBUTION
<b>BRIDGE REPAIRS</b>	1	ALLOW	16200	16,200	10	8	1,620	4,860	-	(4,860)	2,228
<b>TREE TRIMMING</b>	2	ALLOW	22500	45,000	2	2	22,500	22,500	22,500	-	22,500
<b>EXERCISE ROOM</b>											
REMODEL	1	ALLOW	30000	30,000	20	20	1,500	1,500	-	(1,500)	1,575
EQUIPMENT	1	ALLOW	20000	20,000	10	10	2,000	2,000	-	(2,000)	2,200
<b>LIGHTING</b>											
LARGE STREET FIXTURES	14	UNIT	3200	44,800	30	28	1,493	4,480	-	(4,480)	1,653
STAIRCASE LED FIXTURES	1	ALLOW	16000	16,000	25	22	640	2,560	-	(2,560)	756
CARPORT LIGHTS	64	UNIT	200	12,800	25	1	512	12,800	12,800	-	512
MEDIUM BOLLARD LIGHTS	50	UNIT	250	12,500	25	5	500	10,500	10,500	-	500
<b>MAILBOXES</b>											
MAILBOXES & PAGODAS	200	UNIT	200	40,000	30	1	1,333	40,000	40,000	-	1,333
<b>LANDSCAPE REFURBISH</b>	1	ALLOW	88000	88,000	3	2	29,333	58,667	58,667	-	29,333
IRRIGATION CONTROLS & VALVES OPERATING MAINTENANCE EXPENSE											
ELECTRICAL REPAIRS OPERATING MAINTENANCE EXPENSE											
<b>CONTINGENCY: 0%</b>							-	-	-	-	-
<b>TOTALS:</b>				4,717,200			409,679	3,261,927	2,540,000	(721,927)	476,202

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# EUCALYPTUS GROVE HOA

RESERVE COMPONENT INVENTORY
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## THIRTY-YEAR PROJECTED ANNUAL RESERVE EXPENSES

CATEGORY	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
RESERVE COMPONENT	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
<b>ROOFING</b>																
COMP.S:7626,7630,7634	-	-	-	-	-	-	-	-	-	166,527	-	-	-	-	-	-
COMP.S: 7624, 7628	-	-	-	-	-	-	-	-	-	-	-	124,881	-	-	-	-
COMP.S: 7636, 7638	-	-	-	-	-	-	-	-	-	-	-	-	129,876	-	-	-
COMP.S:7602,7606,7610	-	-	-	-	-	-	-	-	-	-	-	-	-	-	202,606	-
COMP.S:7620,7632,7640	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	210,710
COMP.S: POOL CABANA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,445
METAL CARPORTS	-	287,040	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GUTTER & DOWNSPOUTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>PAINTING</b>																
WOOD SIDING	-	-	181,709	-	-	-	-	-	229,920	-	-	-	-	-	290,922	-
WOOD & METAL TRIM	-	-	79,498	-	-	-	93,001	-	-	-	108,798	-	-	-	127,278	-
CARPORTS	-	-	103,834	-	-	-	-	-	131,383	-	-	-	-	-	166,241	-
METAL FENCE & RAIL	-	6,656	-	-	-	7,787	-	-	-	9,109	-	-	-	10,656	-	-
FRONT WOOD FENCE	-	-	-	-	8,072	-	-	-	9,443	-	-	-	11,047	-	-	-
WOOD DRY ROT REPAIRS	-	-	519,168	-	-	-	607,353	-	-	-	710,517	-	-	-	831,205	-
WOOD SIDING REPLACE	-	-	-	511,251	-	-	-	-	-	-	-	-	-	-	-	-
<b>PAVING</b>																
ASPHALT SEAL & REPAIR	-	27,456	-	-	30,884	-	-	34,741	-	-	39,078	-	-	43,958	-	-
ASPHALT OVERLAY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CONCRETE REPAIRS	-	67,600	-	-	-	-	82,246	-	-	-	-	100,065	-	-	-	-
<b>DECKING</b>																
STAIR LANDING RESEAL	-	28,704	-	-	-	-	34,923	-	-	-	-	42,489	-	-	-	-
STAIR LANDING RESURFACE	-	55,016	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MID-LANDINGS → TREX	-	7,280	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TREX MID-LANDINGS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>PRIVACY / FENCING</b>																
INTERCOM	-	-	-	-	-	-	-	-	-	8,825	-	-	-	-	-	-
FRONT GATE WIRING	-	-	-	-	-	-	11,388	-	-	-	-	-	-	-	-	-
GATE OPERATORS (ROLL)	-	-	-	-	-	-	10,123	-	-	-	-	-	-	-	-	-
VEHICLE ROLL GATES	-	-	-	-	-	11,193	-	-	-	-	-	-	-	-	-	-
KEY FOB READERS	-	-	-	-	9,827	-	-	-	-	-	-	-	-	-	-	-
GATE KEYPADS	-	-	5,192	-	-	-	-	-	-	-	-	-	-	-	-	-
FRONT WOOD FENCE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
METAL POOL FENCE 6'	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22,692
STAIR RAILS 3.5'	-	-	-	-	-	-	-	25,003	-	-	-	-	-	-	-	-

12/28/2022

# EUCALYPTUS GROVE HOA

RESERVE COMPONENT INVENTORY
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## THIRTY-YEAR PROJECTED ANNUAL RESERVE EXPENSES

CATEGORY	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
RESERVE COMPONENT	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
WOOD RAIL FENCE	-	-	-	-	-	-	-	-	-	-	-	-	17,291	-	-	-
PATIO UTILITY DOORS	-	-	-	-	-	-	-	-	322,982	-	-	-	-	-	-	-
<b>POOL AREA</b>																
POOL HEATER	-	-	4,975	-	-	-	-	-	-	-	6,809	-	-	-	-	-
POOL FILTER	-	-	-	-	-	3,042	-	-	-	-	-	-	-	-	-	-
POOL & SPA PUMPS	-	-	-	7,424	-	-	-	-	-	-	-	10,160	-	-	-	-
POOL FIBERGLASS	-	-	-	-	19,888	-	-	-	-	-	-	-	-	-	-	-
POOL TILE/COPING	-	-	-	-	-	-	7,339	-	-	-	-	-	-	-	-	-
SPA HEATER	-	-	-	-	5,381	-	-	-	-	-	-	-	7,365	-	-	-
SPA FILTER	-	-	-	-	-	-	-	3,027	-	-	-	-	-	-	-	-
SPA RE-TILE	-	-	-	9,786	-	-	-	-	-	-	-	-	-	-	-	-
POOL DECKING	-	-	-	-	-	-	19,739	-	-	-	-	-	-	-	-	-
<b>CABANA</b>																
SHOWER TILE	-	10,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BATH TILE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BATHROOMS REMODEL	-	-	-	-	11,699	-	-	-	-	-	-	-	-	-	-	-
SAUNA REMODEL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,967
SAUNA HEATER	-	-	-	-	-	-	-	-	-	-	-	5,850	-	-	-	-
WATER HEATER	-	-	-	-	-	-	-	-	-	-	-	3,541	-	-	-	-
<b>TERMITE TREATMENTS</b>																
BLDG. 7606	-	-	-	-	-	-	-	-	-	-	-	-	14,249	-	-	-
BLDG. 7620, 7632	-	-	-	-	-	-	-	-	-	-	-	-	28,498	-	-	-
BLDG. 7610, 7602	-	-	-	-	-	-	-	-	-	-	-	-	28,498	-	-	-
BLDG. 7638, 7630	-	-	-	-	-	-	-	-	-	-	-	27,402	-	-	-	-
BLDG. 7634, 7628	-	-	-	-	-	-	-	-	-	-	-	27,402	-	-	-	-
BLDG. 7626	-	-	-	10,011	-	-	-	-	-	-	-	-	-	-	-	-
BLDG. 7636, 7640, 7624	-	27,768	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>FOUNDATION REPAIRS</b>																
WATERPROOFING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FOUNDATION LEVELING	-	112,320	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>BALCONY INSPECTIONS</b>																
	-	-	46,509	-	-	-	-	-	-	-	-	66,197	-	-	-	-
<b>STRUCTURAL PLUMBING</b>																
PLUMBING REPAIRS PARTIAL	-	114,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PLUMBING REPAIRS BALANCE	-	-	-	-	-	-	774,375	-	-	-	-	-	-	-	-	-

12/28/2022

## EUCALYPTUS GROVE HOA

RESERVE COMPONENT INVENTORY
--------------------------------

### THIRTY-YEAR PROJECTED ANNUAL RESERVE EXPENSES

CATEGORY	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
RESERVE COMPONENT	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
<b>BRIDGE REPAIRS</b>	-	-	-	-	-	-	-	-	22,171	-	-	-	-	-	-	-
<b>TREE TRIMMING</b>	-	-	48,672	-	52,644	-	56,939	-	61,586	-	66,611	-	72,046	-	77,925	-
<b>EXERCISE ROOM</b>																
REMODEL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EQUIPMENT	-	-	-	-	-	-	-	-	-	-	29,605	-	-	-	-	-
<b>LIGHTING</b>																
LARGE STREET FIXTURES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
STAIRCASE LED FIXTURES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CARPORT LIGHTS	-	13,312	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MEDIUM BOLLARD LIGHTS	-	-	-	-	-	15,208	-	-	-	-	-	-	-	-	-	-
<b>MAILBOXES</b>																
MAILBOXES & PAGODAS	-	41,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>LANDSCAPE REFURBISH</b>	-	-	95,181	-	-	107,065	-	-	120,434	-	-	135,472	-	-	152,388	-

**CONTINGENCY: 0%**

<b>TOTALS:</b>	0	799,552	1,084,737	538,472	138,394	144,295	1,697,425	62,770	897,918	184,461	961,419	418,578	303,876	184,490	1,848,565	256,815
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12/28/2022

## EUCALYPTUS GROVE HOA

RESERVE COMPONENT INVENTORY
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### THIRTY-YEAR PROJECTED ANNUAL RESERVE EXPENSES

CATEGORY	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
RESERVE COMPONENT	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
<b>ROOFING</b>															
COMP.S:7626,7630,7634	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COMP.S: 7624, 7628	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COMP.S: 7636, 7638	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COMP.S:7602,7606,7610	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COMP.S:7620,7632,7640	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COMP.S: POOL CABANA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
METAL CARPORTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GUTTER & DOWNSPOUTS	-	-	-	-	-	-	-	-	-	-	-	228,363	-	-	-
<b>PAINTING</b>															
WOOD SIDING	-	-	-	-	368,109	-	-	-	-	-	465,775	-	-	-	-
WOOD & METAL TRIM	-	-	148,898	-	-	-	174,189	-	-	-	203,777	-	-	-	238,390
CARPORTS	-	-	-	-	210,348	-	-	-	-	-	266,157	-	-	-	-
METAL FENCE & RAIL	-	12,467	-	-	-	14,584	-	-	-	17,061	-	-	-	19,959	-
FRONT WOOD FENCE	12,924	-	-	-	15,119	-	-	-	17,687	-	-	-	20,691	-	-
WOOD DRY ROT REPAIRS	-	-	972,392	-	-	-	1,137,561	-	-	-	1,330,785	-	-	-	1,556,831
WOOD SIDING REPLACE	-	-	-	-	-	-	-	1,120,213	-	-	-	-	-	-	-
<b>PAVING</b>															
ASPHALT SEAL & REPAIR	49,447	-	-	55,621	-	-	62,566	-	-	70,378	-	-	79,166	-	-
ASPHALT OVERLAY	-	-	-	-	-	-	625,659	-	-	-	-	-	-	-	-
CONCRETE REPAIRS	121,744	-	-	-	-	148,120	-	-	-	-	180,211	-	-	-	-
<b>DECKING</b>															
STAIR LANDING RESEAL	51,694	-	-	-	-	62,894	-	-	-	-	76,520	-	-	-	-
STAIR LANDING RESURFACE	-	-	-	-	-	120,547	-	-	-	-	-	-	-	-	-
MID-LANDINGS → TREX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TREX MID-LANDINGS	-	-	-	-	-	-	-	-	61,519	-	-	-	-	-	-
<b>PRIVACY / FENCING</b>															
INTERCOM	-	-	-	-	-	-	-	-	15,892	-	-	-	-	-	-
FRONT GATE WIRING	16,857	-	-	-	-	-	-	-	-	-	24,952	-	-	-	-
GATE OPERATORS (ROLL)	14,984	-	-	-	-	-	-	-	-	-	22,180	-	-	-	-
VEHICLE ROLL GATES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
KEY FOB READERS	15,733	-	-	-	-	-	-	-	-	-	-	-	25,189	-	-
GATE KEYPADS	-	9,350	-	-	-	-	-	-	-	-	-	-	-	-	-
FRONT WOOD FENCE	-	-	-	-	262,935	-	-	-	-	-	-	-	-	-	-
METAL POOL FENCE 6'	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
STAIR RAILS 3.5'	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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## EUCALYPTUS GROVE HOA

RESERVE COMPONENT INVENTORY
--------------------------------

### THIRTY-YEAR PROJECTED ANNUAL RESERVE EXPENSES

CATEGORY	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
RESERVE COMPONENT	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
WOOD RAIL FENCE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PATIO UTILITY DOORS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>POOL AREA</b>															
POOL HEATER	-	-	9,319	-	-	-	-	-	-	-	12,753	-	-	-	-
POOL FILTER	-	4,870	-	-	-	-	-	-	-	-	-	-	-	7,797	-
POOL & SPA PUMPS	-	-	-	13,905	-	-	-	-	-	-	-	19,030	-	-	-
POOL FIBERGLASS	-	-	-	-	-	-	40,289	-	-	-	-	-	-	-	-
POOL TILE/COPING	-	-	-	-	-	-	-	-	-	-	16,080	-	-	-	-
SPA HEATER	-	-	-	-	10,079	-	-	-	-	-	-	-	13,794	-	-
SPA FILTER	-	-	-	4,846	-	-	-	-	-	-	-	-	-	-	-
SPA RE-TILE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POOL DECKING	-	-	-	-	-	-	-	-	-	-	43,251	-	-	-	-
<b>CABANA</b>															
SHOWER TILE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BATH TILE	-	-	-	-	-	-	-	-	-	-	-	-	41,982	-	-
BATHROOMS REMODEL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SAUNA REMODEL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SAUNA HEATER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WATER HEATER	-	-	-	-	-	-	-	-	-	-	6,377	-	-	-	-
<b>TERMITE TREATMENTS</b>															
BLDG. 7606	-	-	-	-	-	-	-	-	-	-	-	25,662	-	-	-
BLDG. 7620, 7632	-	-	-	-	-	-	-	-	-	-	-	51,324	-	-	-
BLDG. 7610, 7602	-	-	-	-	-	-	-	-	-	-	-	51,324	-	-	-
BLDG. 7638, 7630	-	-	-	-	-	-	-	-	-	-	49,350	-	-	-	-
BLDG. 7634, 7628	-	-	-	-	-	-	-	-	-	-	49,350	-	-	-	-
BLDG. 7626	-	-	18,030	-	-	-	-	-	-	-	-	-	-	-	-
BLDG. 7636, 7640, 7624	50,009	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>FOUNDATION REPAIRS</b>															
WATERPROOFING	-	-	-	-	490,812	-	-	-	-	-	-	-	-	-	-
FOUNDATION LEVELING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>BALCONY INSPECTIONS</b>															
	-	-	-	-	94,218	-	-	-	-	-	-	-	-	134,102	-
<b>STRUCTURAL PLUMBING</b>															
PLUMBING REPAIRS PARTIAL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PLUMBING REPAIRS BALANCE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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## EUCALYPTUS GROVE HOA

RESERVE COMPONENT  
INVENTORY

### THIRTY-YEAR PROJECTED ANNUAL RESERVE EXPENSES

CATEGORY	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
RESERVE COMPONENT	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
<b>BRIDGE REPAIRS</b>	-	-	32,818	-	-	-	-	-	-	-	-	-	48,579	-	-
<b>TREE TRIMMING</b>	84,284	-	91,162	-	98,601	-	106,646	-	115,349	-	124,761	-	134,942	-	145,953
<b>EXERCISE ROOM</b>															
REMODEL	-	-	-	-	65,734	-	-	-	-	-	-	-	-	-	-
EQUIPMENT	-	-	-	-	43,822	-	-	-	-	-	-	-	-	-	64,868
<b>LIGHTING</b>															
LARGE STREET FIXTURES	-	-	-	-	-	-	-	-	-	-	-	-	134,342	-	-
STAIRCASE LED FIXTURES	-	-	-	-	-	-	37,919	-	-	-	-	-	-	-	-
CARPORT LIGHTS	-	-	-	-	-	-	-	-	-	-	35,488	-	-	-	-
MEDIUM BOLLARD LIGHTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40,542
<b>MAILBOXES</b>															
MAILBOXES & PAGODAS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>LANDSCAPE REFURBISH</b>	-	171,415	-	-	192,819	-	-	216,895	-	-	243,977	-	-	274,441	-

**CONTINGENCY: 0%**

<b>TOTALS:</b>	417,675	198,101	1,272,618	74,372	1,852,595	346,145	2,184,828	1,337,108	210,447	87,439	3,151,744	375,703	498,684	436,299	2,046,584
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12/28/2022

## EUCALYPTUS GROVE HOA

RESERVE COMPONENT  
INVENTORY

CURRENT FISCAL YEAR END: DECEMBER 31, 2022  
NUMBER OF UNITS: 179

CATEGORY	UNIT	UNIT	REPAIR / REPLACE	USEFUL	RMNG.	STRAIGHT-LINE ANNUAL	IDEAL BALANCE	PROJECTED BALANCE	DEFICIT	DEFICIT REDUCTION
RESERVE COMPONENT	QUANTITY	TYPE	COST	LIFE	LIFE	CONTRIBUTION	@F.Y.E.2022	@F.Y.E.2022	DEFICIT	ANNUAL CONTRIBUTION

NET INTEREST ON RESERVE SAVINGS :	1%
30-YEAR AVERAGE INFLATION RATE :	4%
INCREASE TO ANNUAL RESERVE CONTRIBUTION:	4%

<u>BALANCE FORECAST TYPE</u>	<u>ANNUAL CONTRIBUTION</u>
<b>CURRENT ANNUAL CONTRIBUTION</b>	351,192
<b>STRAIGHT-LINE ANNUAL CONTRIBUTION</b>	409,679
<b>DEFICIT REDUCTION ANNUAL CONTRIBUTION</b>	476,202
<b>(CASH-FLOW) MINIMUM ANNUAL CONTRIBUTION</b>	389,856



12/28/2022

## EUCALYPTUS GROVE HOA

RESERVE COMPONENT INVENTORY
--------------------------------

### THIRTY-YEAR PROJECTED ANNUAL RESERVE EXPENSES

CATEGORY	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
RESERVE COMPONENT	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037

### BALANCE FORECAST TYPE

### THIRTY-YEAR PROJECTED ANNUAL RESERVE BALANCES

CURRENT ANNUAL CONTRIBUTION	2,540,000	2,114,798	1,427,534	1,297,663	1,584,453	1,884,696	644,222	1,052,036	643,182	966,586	532,475	660,477	926,767	1,338,306	105,074	483,665
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STRAIGHT-LINE ANNUAL CONTRIBUTION	2,540,000	2,173,578	1,550,478	1,487,955	1,845,411	2,219,778	1,057,030	1,546,322	1,222,855	1,635,716	1,295,305	1,521,423	1,890,431	2,409,479	1,288,745	1,785,032
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DEFICIT REDUCTION ANNUAL CONTRIBUTION	2,540,000	2,240,433	1,690,313	1,704,392	2,142,225	2,600,900	1,526,557	2,108,521	1,882,173	2,396,784	2,162,946	2,500,662	2,986,501	3,627,829	2,635,051	3,265,205
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(CASH-FLOW) MINIMUM ANNUAL CONTRIBUTION	2,540,000	2,153,655	1,508,808	1,423,459	1,756,964	2,106,207	917,115	1,378,792	1,026,384	1,408,925	1,036,756	1,229,619	1,563,812	2,046,422	887,559	1,343,954
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12/28/2022

## EUCALYPTUS GROVE HOA

RESERVE COMPONENT INVENTORY
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### THIRTY-YEAR PROJECTED ANNUAL RESERVE EXPENSES

CATEGORY	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
RESERVE COMPONENT	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052

### BALANCE FORECAST TYPE

### THIRTY-YEAR PROJECTED ANNUAL RESERVE BALANCES

CURRENT ANNUAL CONTRIBUTION	729,804	1,225,517	673,799	1,349,402	274,390	733,545	-618,414	-1,098,475	-416,246	432,616	-1,752,023	-1,129,445	-583,531	72,874	-838,463
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STRAIGHT-LINE ANNUAL CONTRIBUTION	2,154,277	2,778,732	2,361,623	3,177,943	2,250,010	2,862,866	1,671,503	1,359,216	2,216,691	3,248,579	1,255,065	2,077,196	2,831,439	3,705,307	3,020,939
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DEFICIT REDUCTION ANNUAL CONTRIBUTION	3,774,471	4,545,356	4,281,350	5,257,723	4,497,077	5,284,752	4,276,051	4,154,589	5,211,389	6,451,451	4,675,321	5,724,424	6,715,620	7,836,829	7,410,616
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(CASH-FLOW) MINIMUM ANNUAL CONTRIBUTION	1,671,474	2,252,294	1,789,561	2,558,188	1,580,405	2,141,167	895,372	526,220	1,324,299	2,294,153	235,860	990,356	1,673,989	2,474,151	1,712,856
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**ROOFING:** Composition Shingle



**ROOFING:** Metal Carports



**PAINTING:** Wood Siding / Wood & Metal Trim / DryRot Repairs



**PAINTING:** Wood Siding / Wood & Metal Trim / DryRot Repairs



**PAINTING:** Carports



**PAVING:** Asphalt Seal & Repair / Overlay



**DECKING:** Stair Landing ReSeal / ReSurface



**DECKING:** Trex Mid-Landings



**PRIVACY / FENCING:** Intercom



**PRIVACY / FENCING:** Vehicle Roll Gates / Gate Operators



**PRIVACY / FENCING:** Metal Pool Fence 6'



**PRIVACY / FENCING:** Patio Utility Doors





**POOL AREA: Pool Re-Surface**



**POOL AREA: Spa ReTile**



**POOL AREA: Pool Heater / Filter**



**POOL AREA: Spa Heater / Filter**



**CABANA: Water Heater**



**EXERCISE ROOM: Equipment / Remodel**



**LIGHTING:** Large Street Fixtures



**LIGHTING:** Carport Lights



**LIGHTING:** Medium Bollard Lights



**MAILBOXES:** Mailboxes & Pagodas

**ROOFING**

**Comp.S:7626,7630,7634**

Quantity: 3 Bldg.  
 Estimated Total Cost to Replace: \$ 117,000  
 Useful Life: 25  
 Remaining Life: 9  
 Straight-Line Annual Contribution: \$ 4,680  
 Cost Source: Previous Association Expenditure / Allowance

**Comp.S: 7624, 7628**

Quantity: 2 Bldg.  
 Estimated Total Cost to Replace: \$ 78,000  
 Useful Life: 25  
 Remaining Life: 12  
 Straight-Line Annual Contribution: \$ 3,120  
 Cost Source: Previous Association Expenditure / Allowance

**Comp.S: 7636, 7638**

Quantity: 2 Bldg.  
 Estimated Total Cost to Replace: \$ 78,000  
 Useful Life: 25  
 Remaining Life: 13  
 Straight-Line Annual Contribution: \$ 3,120  
 Cost Source: Previous Association Expenditure / Allowance

**Comp.S:7602,7606,7610**

Quantity: 3 Bldg.  
 Estimated Total Cost to Replace: \$ 117,000  
 Useful Life: 25  
 Remaining Life: 14  
 Straight-Line Annual Contribution: \$ 4,680  
 Cost Source: Previous Association Expenditure / Allowance

**Comp.S:7620,7632,7640**

Quantity: 3 Bldg.  
 Estimated Total Cost to Replace: \$ 117,000  
 Useful Life: 25  
 Remaining Life: 15  
 Straight-Line Annual Contribution: \$ 4,680  
 Cost Source: Previous Association Expenditure / Allowance

**Comp.S: Pool Cabana**

Quantity: 1 Bldg.  
 Estimated Total Cost to Replace: \$ 5,800  
 Useful Life: 25  
 Remaining Life: 15  
 Straight-Line Annual Contribution: \$ 232  
 Cost Source: Previous Association Expenditure / Allowance

**Metal Carports**

Quantity: 30,000 SqFt  
 Estimated Total Cost to Replace: \$ 276,000  
 Useful Life: 30  
 Remaining Life: 1  
 Straight-Line Annual Contribution: \$ 9,200  
 Cost Source: JDB Cost Database

**Gutter & Downspouts**

Quantity: 7,200 LnFt  
 Estimated Total Cost to Replace: \$ 79,200  
 Useful Life: 30  
 Remaining Life: 27  
 Straight-Line Annual Contribution: \$ 2,640  
 Cost Source: JDB Cost Database

**PAINTING****Wood Siding**

Quantity: 120,000 SqFt  
 Estimated Total Cost to Replace: \$ 168,000  
 Useful Life: 6  
 Remaining Life: 2  
 Straight-Line Annual Contribution: \$ 28,000  
 Cost Source: JDB Cost Database

**Wood & Metal Trim**

Quantity: 35,000 SqFt  
 Estimated Total Cost to Replace: \$ 73,500  
 Useful Life: 4  
 Remaining Life: 2  
 Straight-Line Annual Contribution: \$ 18,375  
 Cost Source: JDB Cost Database

**Carports**

Quantity: 60,000 SqFt  
 Estimated Total Cost to Replace: \$ 96,000  
 Useful Life: 6  
 Remaining Life: 2  
 Straight-Line Annual Contribution: \$ 16,000  
 Cost Source: JDB Cost Database

**Metal Fence & Rail**

Quantity: 4,000 SqFt  
 Estimated Total Cost to Replace: \$ 6,400  
 Useful Life: 4  
 Remaining Life: 1  
 Straight-Line Annual Contribution: \$ 1,600  
 Cost Source: JDB Cost Database

**Front Wood Fence**

Quantity: 600 LnFt  
 Estimated Total Cost to Replace: \$ 6,900  
 Useful Life: 4  
 Remaining Life: 4  
 Straight-Line Annual Contribution: \$ 1,725  
 Cost Source: JDB Cost Database

**Wood Dry Rot Repairs**

Quantity: 1 Allow  
 Estimated Total Cost to Replace: \$ 480,000  
 Useful Life: 4  
 Remaining Life: 2  
 Straight-Line Annual Contribution: \$ 120,000  
 Cost Source: Previous Association Expenditure / Allowance

**Wood Siding Replace**

Quantity: 1 Allow  
 Estimated Total Cost to Replace: \$ 454,500  
 Useful Life: 20  
 Remaining Life: 3  
 Straight-Line Annual Contribution: \$ 22,725  
 Cost Source: Previous Association Expenditure / Allowance

**PAVING**

**Asphalt Seal & Repair**

Quantity: 120,000 SqFt  
 Estimated Total Cost to Replace: \$ 26,400  
 Useful Life: 3  
 Remaining Life: 1  
 Straight-Line Annual Contribution: \$ 8,800  
 Cost Source: JDB Cost Database

**Asphalt Overlay**

Quantity: 120,000 SqFt  
 Estimated Total Cost to Replace: \$ 264,000  
 Useful Life: 25  
 Remaining Life: 22  
 Straight-Line Annual Contribution: \$ 10,560  
 Cost Source: JDB Cost Database

**Concrete Repairs**

Quantity: 1 Allow  
 Estimated Total Cost to Replace: \$ 65,000  
 Useful Life: 5  
 Remaining Life: 1  
 Straight-Line Annual Contribution: \$ 13,000  
 Cost Source: Previous Vendor Proposal

**DECKING**

**Stair Landing ReSeal**

Quantity: 4,600 SqFt  
 Estimated Total Cost to Replace: \$ 27,600  
 Useful Life: 5  
 Remaining Life: 1  
 Straight-Line Annual Contribution: \$ 5,520  
 Cost Source: JDB Cost Database

**Stair Landing ReSurface**

Quantity: 4,600 SqFt  
 Estimated Total Cost to Replace: \$ 52,900  
 Useful Life: 20  
 Remaining Life: 1  
 Straight-Line Annual Contribution: \$ 2,645  
 Cost Source: JDB Cost Database



**Mid-Landings --> Trex**

Quantity: 7 Allow  
 Estimated Total Cost to Replace: \$ 7,000  
 Useful Life: 30  
 Remaining Life: 1  
 Straight-Line Annual Contribution: \$ 233  
 Cost Source: Previous Association Expenditure / Allowance

**Trex Mid-Landings**

Quantity: 24 Allow  
 Estimated Total Cost to Replace: \$ 24,000  
 Useful Life: 30  
 Remaining Life: 24  
 Straight-Line Annual Contribution: \$ 800  
 Cost Source: Previous Association Expenditure / Allowance

**PRIVACY / FENCING**

**Intercom**

Quantity: 1 Unit  
 Estimated Total Cost to Replace: \$ 6,200  
 Useful Life: 15  
 Remaining Life: 9  
 Straight-Line Annual Contribution: \$ 413  
 Cost Source: Previous Association Expenditure / Allowance

**Front Gate Wiring**

Quantity: 1 Allow  
 Estimated Total Cost to Replace: \$ 9,000  
 Useful Life: 10  
 Remaining Life: 6  
 Straight-Line Annual Contribution: \$ 900  
 Cost Source: Previous Association Expenditure / Allowance

**Gate Operators (Roll)**

Quantity: 2 Unit  
 Estimated Total Cost to Replace: \$ 8,000  
 Useful Life: 10  
 Remaining Life: 6  
 Straight-Line Annual Contribution: \$ 800  
 Cost Source: JDB Cost Database / Allowance

**Vehicle Roll Gates**

Quantity: 2 Unit  
 Estimated Total Cost to Replace: \$ 9,200  
 Useful Life: 30  
 Remaining Life: 5  
 Straight-Line Annual Contribution: \$ 307  
 Cost Source: JDB Cost Database / Allowance

**Key Fob Readers**

Quantity: 3 Unit  
 Estimated Total Cost to Replace: \$ 8,400  
 Useful Life: 12  
 Remaining Life: 4  
 Straight-Line Annual Contribution: \$ 700  
 Cost Source: JDB Cost Database / Allowance

**Gate Keypads**

Quantity: 2 Unit  
 Estimated Total Cost to Replace: \$ 4,800  
 Useful Life: 15  
 Remaining Life: 2  
 Straight-Line Annual Contribution: \$ 320  
 Cost Source: JDB Cost Database / Allowance

**Front Wood Fence**

Quantity: 600 LnFt  
 Estimated Total Cost to Replace: \$ 120,000  
 Useful Life: 20  
 Remaining Life: 20  
 Straight-Line Annual Contribution: \$ 6,000  
 Cost Source: Previous Association Expenditure / Allowance

**Metal Pool Fence 6'**

Quantity: 180 LnFt  
 Estimated Total Cost to Replace: \$ 12,600  
 Useful Life: 25  
 Remaining Life: 15  
 Straight-Line Annual Contribution: \$ 504  
 Cost Source: JDB Cost Database

**Stair Rails 3.5'**

Quantity: 500 LnFt  
 Estimated Total Cost to Replace: \$ 19,000  
 Useful Life: 30  
 Remaining Life: 7  
 Straight-Line Annual Contribution: \$ 633  
 Cost Source: JDB Cost Database

**Wood Rail Fence**

Quantity: 450 LnFt  
 Estimated Total Cost to Replace: \$ 10,800  
 Useful Life: 30  
 Remaining Life: 12  
 Straight-Line Annual Contribution: \$ 360  
 Cost Source: JDB Cost Database

**Patio Utility Doors**

Quantity: 472 Unit  
 Estimated Total Cost to Replace: \$ 236,000  
 Useful Life: 45  
 Remaining Life: 8  
 Straight-Line Annual Contribution: \$ 5,244  
 Cost Source: JDB Cost Database / Allowance

**POOL AREA**

**Pool Heater**

Quantity: 1 Unit  
 Estimated Total Cost to Replace: \$ 4,600  
 Useful Life: 8  
 Remaining Life: 2  
 Straight-Line Annual Contribution: \$ 575  
 Cost Source: JDB Cost Database

**Pool Filter**

Quantity: 1 Unit  
 Estimated Total Cost to Replace: \$ 2,500  
 Useful Life: 12  
 Remaining Life: 5  
 Straight-Line Annual Contribution: \$ 208  
 Cost Source: JDB Cost Database

**Pool & Spa Pumps**

Quantity: 3 Unit  
 Estimated Total Cost to Replace: \$ 6,600  
 Useful Life: 8  
 Remaining Life: 3  
 Straight-Line Annual Contribution: \$ 825  
 Cost Source: JDB Cost Database

**Pool Fiberglass**

Quantity: 1,000 SqFt  
 Estimated Total Cost to Replace: \$ 17,000  
 Useful Life: 18  
 Remaining Life: 4  
 Straight-Line Annual Contribution: \$ 944  
 Cost Source: JDB Cost Database

**Pool Tile/Coping**

Quantity: 100 LnFt  
 Estimated Total Cost to Replace: \$ 5,800  
 Useful Life: 20  
 Remaining Life: 6  
 Straight-Line Annual Contribution: \$ 290  
 Cost Source: JDB Cost Database

**Spa Heater**

Quantity: 1 Unit  
 Estimated Total Cost to Replace: \$ 4,600  
 Useful Life: 8  
 Remaining Life: 4  
 Straight-Line Annual Contribution: \$ 575  
 Cost Source: JDB Cost Database

**Spa Filter**

Quantity: 1 Unit  
 Estimated Total Cost to Replace: \$ 2,300  
 Useful Life: 12  
 Remaining Life: 7  
 Straight-Line Annual Contribution: \$ 192  
 Cost Source: JDB Cost Database

**Spa Re-Tile**

Quantity: 1 Unit  
 Estimated Total Cost to Replace: \$ 8,700  
 Useful Life: 40  
 Remaining Life: 3  
 Straight-Line Annual Contribution: \$ 218  
 Cost Source: Allowance

**Pool Decking**

Quantity: 1 Allow  
 Estimated Total Cost to Replace: \$ 15,600  
 Useful Life: 20  
 Remaining Life: 6  
 Straight-Line Annual Contribution: \$ 780  
 Cost Source: Previous Association Expenditure / Allowance

**CABANA**

**Shower Tile**

Quantity: 1 Allow  
 Estimated Total Cost to Replace: \$ 10,000  
 Useful Life: 30  
 Remaining Life: 1  
 Straight-Line Annual Contribution: \$ 333  
 Cost Source: Allowance

**Bath Tile**

Quantity: 1 Allow  
 Estimated Total Cost to Replace: \$ 14,000  
 Useful Life: 30  
 Remaining Life: 28  
 Straight-Line Annual Contribution: \$ 467  
 Cost Source: Previous Association Expenditure / Allowance

**Bathrooms Remodel**

Quantity: 2 Allow  
 Estimated Total Cost to Replace: \$ 10,000  
 Useful Life: 30  
 Remaining Life: 4  
 Straight-Line Annual Contribution: \$ 333  
 Cost Source: Allowance

**Sauna Remodel**

Quantity: 1 Allow  
 Estimated Total Cost to Replace: \$ 7,200  
 Useful Life: 20  
 Remaining Life: 15  
 Straight-Line Annual Contribution: \$ 360  
 Cost Source: Previous Association Expenditure / Allowance

**Sauna Heater**

Quantity: 1 Unit  
 Estimated Total Cost to Replace: \$ 3,800  
 Useful Life: 20  
 Remaining Life: 11  
 Straight-Line Annual Contribution: \$ 190  
 Cost Source: JDB Cost Database / Allowance

**Water Heater**

Quantity: 1 Unit  
 Estimated Total Cost to Replace: \$ 2,300  
 Useful Life: 15  
 Remaining Life: 11  
 Straight-Line Annual Contribution: \$ 153  
 Cost Source: JDB Cost Database / Allowance

**TERMITE TREATMENTS**

All Buildings

Quantity: 13 \$ 8,900

Estimated Total Cost to Replace: \$ 115,700

Useful Life: 15

Remaining Life: 1-12

Straight-Line Annual Contribution: \$ 7,709

Cost Source: Previous Association Expenditure / Allowance

**FOUNDATION REPAIRS**

Waterproofing

Quantity: 1 Allow

Estimated Total Cost to Replace: \$ 224,000

Useful Life: 30

Remaining Life: 20

Straight-Line Annual Contribution: \$ 7,467

Cost Source: Previous Association Expenditure / Allowance

Foundation Leveling

Quantity: 1 Allow

Estimated Total Cost to Replace: \$ 108,000

Useful Life: 40

Remaining Life: 1

Straight-Line Annual Contribution: \$ 2,700

Cost Source: Previous Vendor Estimate

**BALCONY INSPECTIONS**

Quantity: 1 Allow

Estimated Total Cost to Replace: \$ 43,000

Useful Life: 9

Remaining Life: 2

Straight-Line Annual Contribution: \$ 4,778

Cost Source: Allowance

**STRUCTURAL PLUMBING**

Plumbing Repairs Partial

Quantity: 1 Allow

Estimated Total Cost to Replace: \$ 110,000

Useful Life: 35

Remaining Life: 1

Straight-Line Annual Contribution: \$ 3,143

Cost Source: Previous Vendor Estimate

Plumbing Repairs Balance

Quantity: 1 Allow

Estimated Total Cost to Replace: \$ 612,000

Useful Life: 35

Remaining Life: 6

Straight-Line Annual Contribution: \$ 17,486

Cost Source: Previous Vendor Estimate

**BRIDGE REPAIRS**

Quantity: 1 Allow  
 Estimated Total Cost to Replace: \$ 16,200  
 Useful Life: 10  
 Remaining Life: 8  
 Straight-Line Annual Contribution: \$ 1,620  
 Cost Source: Previous Association Expenditure / Allowance

**TREE TRIMMING**

Quantity: 2 Allow  
 Estimated Total Cost to Replace: \$ 45,000  
 Useful Life: 2  
 Remaining Life: 2  
 Straight-Line Annual Contribution: \$ 22,500  
 Cost Source: Previous Association Expenditure / Allowance

**EXERCISE ROOM**

Remodel

Quantity: 1 Allow  
 Estimated Total Cost to Replace: \$ 30,000  
 Useful Life: 20  
 Remaining Life: 20  
 Straight-Line Annual Contribution: \$ 1,500  
 Cost Source: Allowance

Equipment

Quantity: 1 Allow  
 Estimated Total Cost to Replace: \$ 20,000  
 Useful Life: 10  
 Remaining Life: 10  
 Straight-Line Annual Contribution: \$ 2,000  
 Cost Source: Allowance

**LIGHTING**

Large Street Fixtures

Quantity: 14 Unit  
 Estimated Total Cost to Replace: \$ 44,800  
 Useful Life: 30  
 Remaining Life: 28  
 Straight-Line Annual Contribution: \$ 1,493  
 Cost Source: Previous Association Expenditure / Allowance

Staircase LED Fixtures

Quantity: 1 Allow  
 Estimated Total Cost to Replace: \$ 16,000  
 Useful Life: 25  
 Remaining Life: 22  
 Straight-Line Annual Contribution: \$ 640  
 Cost Source: Previous Association Expenditure / Allowance

**Carport Lights**

Quantity: 64 Unit  
 Estimated Total Cost to Replace: \$ 12,800  
 Useful Life: 25  
 Remaining Life: 1  
 Straight-Line Annual Contribution: \$ 512  
 Cost Source: JDB Cost Database / Allowance

**Medium Bollard Lights**

Quantity: 50 Unit  
 Estimated Total Cost to Replace: \$ 12,500  
 Useful Life: 25  
 Remaining Life: 5  
 Straight-Line Annual Contribution: \$ 500  
 Cost Source: JDB Cost Database / Allowance

**MAILBOXES**

**Mailboxes & Pagodas**

Quantity: 200 Unit  
 Estimated Total Cost to Replace: \$ 40,000  
 Useful Life: 30  
 Remaining Life: 1  
 Straight-Line Annual Contribution: \$ 1,333  
 Cost Source: JDB Cost Database / Allowance

**LANDSCAPE REFURBISH**

Quantity: 1 Allow  
 Estimated Total Cost to Replace: \$ 88,000  
 Useful Life: 3  
 Remaining Life: 2  
 Straight-Line Annual Contribution: \$ 29,333  
 Cost Source: Allowance

## **Civil Code §5300. Annual Budget Report.**

(a) Notwithstanding a contrary provision in the governing documents, an association shall distribute an annual budget report 30 to 90 days before the end of its fiscal year.

(b) Unless the governing documents impose more stringent standards, the annual budget report shall include all of the following information:

(1) A pro forma operating budget, showing the estimated revenue and expenses on an accrual basis.

(2) A summary of the association's reserves, prepared pursuant to **Section 5565**.

(3) A summary of the reserve funding plan adopted by the board, as specified in paragraph (5) of subdivision (b) of **Section 5550**. The summary shall include notice to members that the full reserve study plan is available upon request, and the association shall provide the full reserve plan to any member upon request.

(4) A statement as to whether the board has determined to defer or not undertake repairs or replacement of any major component with a remaining life of 30 years or less, including a justification for the deferral or decision not to undertake the repairs or replacement.

(5) A statement as to whether the board, consistent with the reserve funding plan adopted pursuant to **Section 5560**, has determined or anticipates that the levy of one or more special assessments will be required to repair, replace, or restore any major component or to provide adequate reserves therefor. If so, the statement shall also set out the estimated amount, commencement date, and duration of the assessment.

(6) A statement as to the mechanism or mechanisms by which the board will fund reserves to repair or replace major components, including assessments, borrowing, use of other assets, deferral of selected replacements or repairs, or alternative mechanisms.

(7) A general statement addressing the procedures used for the calculation and establishment of those reserves to defray the future repair, replacement, or additions to those major components that the association is obligated to maintain. The statement shall include, but need not be limited to, reserve calculations made using the formula described



in paragraph (4) of subdivision (b) of **Section 5570**, and may not assume a rate of return on cash reserves in excess of 2 percent above the discount rate published by the Federal Reserve Bank of San Francisco at the time the calculation was made.

(8) A statement as to whether the association has any outstanding loans with an original term of more than one year, including the payee, interest rate, amount outstanding, annual payment, and when the loan is scheduled to be retired.

(9) A summary of the association's property, general liability, earthquake, flood, and fidelity insurance policies. For each policy, the summary shall include the name of the insurer, the type of insurance, the policy limit, and the amount of the deductible, if any. To the extent that any of the required information is specified in the insurance policy declaration page, the association may meet its obligation to disclose that information by making copies of that page and distributing it with the annual budget report. The summary distributed pursuant to this paragraph shall contain, in at least 10-point boldface type, the following statement: This summary of the association's policies of insurance provides only certain information, as required by Section 5300 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association's policies of insurance may not cover your property, including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage.

(c) The annual budget report shall be made available to the members pursuant to **Section 5320**.

(d) The summary of the association's reserves disclosed pursuant to paragraph (2) of subdivision (b) shall not be admissible in evidence to show improper financial management of an association, provided that other relevant and competent evidence of the financial condition of the association is not made inadmissible by this provision.

(e) The Assessment and Reserve Funding Disclosure Summary form, prepared pursuant to **Section 5570**, shall accompany each annual budget report or summary of the annual budget report that is delivered pursuant to this article.

### **Civil Code §5550. Visual Inspection of Major Components.**

(a) At least once every three years, the board shall cause to be conducted a reasonably competent and diligent visual inspection of the accessible areas of the major components that the association is obligated to repair, replace, restore, or maintain as part of a study of the reserve account requirements of the common interest development, if the current replacement value of the major components is equal to or greater than one-half of the gross budget of the association, excluding the association's reserve account for that period. The board shall review this study, or cause it to be reviewed, annually and shall consider and implement necessary adjustments to the board's analysis of the reserve account requirements as a result of that review.

(b) The study required by this section shall at a minimum include:

(1) Identification of the major components that the association is obligated to repair, replace, restore, or maintain that, as of the date of the study, have a remaining useful life of less than 30 years.

(2) Identification of the probable remaining useful life of the components identified in paragraph (1) as of the date of the study.

(3) An estimate of the cost of repair, replacement, restoration, or maintenance of the components identified in paragraph (1).

(4) An estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain the components identified in paragraph (1) during and at the end of their useful life, after subtracting total reserve funds as of the date of the study.

(5) A reserve funding plan that indicates how the association plans to fund the contribution identified in paragraph (4) to meet the association's obligation for the repair and replacement of all major components with an expected remaining life of 30 years or less,

not including those components that the board has determined will not be replaced or repaired.

### **Civil Code §5560. Reserve Funding Plan.**

(a) The reserve funding plan required by **Section 5550** shall include a schedule of the date and amount of any change in regular or special assessments that would be needed to sufficiently fund the reserve funding plan.

(b) The plan shall be adopted by the board at an open meeting before the membership of the association as described in Article 2 (commencing with **Section 4900**) of Chapter 6.

(c) If the board determines that an assessment increase is necessary to fund the reserve funding plan, any increase shall be approved in a separate action of the board that is consistent with the procedure described in **Section 5605**.

### **Civil Code §5565. Summary of Association Reserves.**

The summary of the association's reserves required by paragraph (2) of subdivision (b) of **Section 5300** shall be based on the most recent review or study conducted pursuant to **Section 5550**, shall be based only on assets held in cash or cash equivalents, shall be printed in boldface type, and shall include all of the following:

(a) The current estimated replacement cost, estimated remaining life, and estimated useful life of each major component.

(b) As of the end of the fiscal year for which the study is prepared:

(1) The current estimate of the amount of cash reserves necessary to repair, replace, restore, or maintain the major components.

(2) The current amount of accumulated cash reserves actually set aside to repair, replace,

restore, or maintain major components.

(3) If applicable, the amount of funds received from either a compensatory damage award or settlement to an association from any person for injuries to property, real or personal, arising out of any construction or design defects, and the expenditure or disposition of funds, including the amounts expended for the direct and indirect costs of repair of construction or design defects. These amounts shall be reported at the end of the fiscal year for which the study is prepared as separate line items under cash reserves pursuant to paragraph (2). Instead of complying with the requirements set forth in this paragraph, an association that is obligated to issue a review of its financial statement pursuant to **Section 5305** may include in the review a statement containing all of the information required by this paragraph.

(c) The percentage that the amount determined for purposes of paragraph (2) of subdivision (b) equals the amount determined for purposes of paragraph (1) of subdivision (b).

(d) The current deficiency in reserve funding expressed on a per unit basis. The figure shall be calculated by subtracting the amount determined for purposes of paragraph (2) of subdivision (b) from the amount determined for purposes of paragraph (1) of subdivision (b) and then dividing the result by the number of separate interests within the association, except that if assessments vary by the size or type of ownership interest, then the association shall calculate the current deficiency in a manner that reflects the variation.