

### 3-Minute Executive Summary

Association: The Glen of Pacific Grove HOA Assoc. #: 7492-4  
Location: Pacific Grove, CA  
# of Units: 60  
Report Period: January 1, 2017 through December 31, 2017

#### *Results as-of 1/1/2017:*

Projected Starting Reserve Balance: .....	\$391,175
Fully Funded Reserve Balance: .....	\$394,947
Average Reserve Deficit (Surplus) Per Unit:.....	\$63
Percent Funded: .....	99.0%
Recommended 2017 monthly Reserve Contribution: .....	\$6,125
Recommended 2017 Special Assessment for Reserves: .....	\$0

Most Recent Reserve Contribution Rate: ..... \$5,820

#### *Economic Assumptions:*

Net Annual "After Tax" Interest Earnings Accruing to Reserves..... 1.00%  
Annual Inflation Rate ..... 3.00%

- This is an "Update No-Site-Visit" Reserve Study, based on a prior Report prepared by Association Reserves for your 2016 Fiscal Year. No site inspection was performed as part of this Reserve Study.
- This Reserve Study was prepared by, or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 99.0% Funded, this means the association's special assessment & deferred maintenance risk is currently low.
- The objective of your multi-year Funding Plan is to Fully Fund your Reserves, where associations enjoy a low risk of such Reserve cash flow problems.
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions.
- No assets appropriate for Reserve designation were excluded.

Table 1: Executive Summary

7492-4

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
103	Concrete Surfaces - Repair	10	7	\$38,500	\$47,350
201	Asphalt - Resurface	30	26	\$150,000	\$323,489
202	Asphalt - Seal/Repair	5	1	\$15,000	\$15,450
320	Pole Lights - Replace	30	9	\$49,500	\$64,586
324	Wall Lights - Replace	25	24	\$12,600	\$25,613
403	Mailboxes - Replace	25	3	\$16,500	\$18,030
502	Chain Link Fence - Replace	30	6	\$14,500	\$17,314
503	Metal Fence - Replace	30	25	\$22,500	\$47,110
505	Wood Fence - Partial Replace	10	1	\$7,150	\$7,365
702	Vehicle Gates - Replace	30	9	\$16,500	\$21,529
704	Intercom - Replace	15	0	\$5,200	\$8,101
706	Gate Operators - Replace	10	6	\$10,750	\$12,836
1001	Backflow Device - Replace	25	3	\$8,100	\$8,851
1008	Trees - Removal & Replacement	N/A	7	\$50,000	\$61,494
1009	Lake - Dredge/Repair	7	5	\$52,500	\$60,862
1107	Metal Fence - Repaint	5	0	\$4,100	\$4,753
1116	Exterior Surfaces - Repaint	10	8	\$155,000	\$196,349
1121	Exterior Surfaces - Repair	10	8	\$25,000	\$31,669
1303	Comp Shingle Roof - Replace	30	22	\$480,000	\$919,730
1310	Gutters/Downspouts - Replace (ph.1)	30	13	\$67,500	\$99,126
1311	Gutters/Downspouts - Replace (ph.2)	30	18	\$34,000	\$57,883
1603	Tennis Court - Refurbish	10	4	\$8,000	\$9,004
1701	Creek Bridge - Replace	25	17	\$18,000	\$29,751

## 23 Total Funded Components

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

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