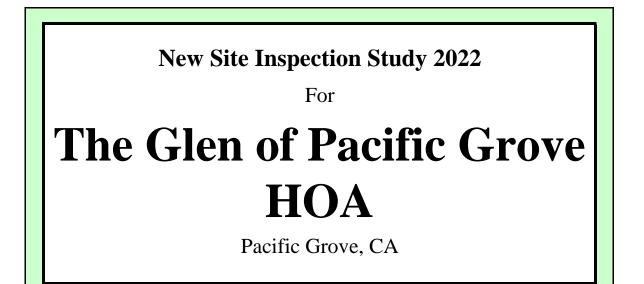
# **RESERVE STUDY**

Component Analysis and Reserve Fund Plan



Prepared By

# RESERVE ANALYSIS CONSULTING, LLC

1750 Bridgeway, Suite B106 • Sausalito, CA 94965 office (415) 332-7800 • fax (415) 332-7801

# **TABLE OF CONTENTS**

# **SECTION #:**

# DESCRIPTION

# NEW DAVIS-STIRLING #

1.00	Terms, Conditions & Definitions5300(b)(7)
	Legal Requirements, conditions, limitations & General Definitions
2.00	Information Sheet
	Property information, current financial #'s & next year funding information summary
3.00	Narrative Statements
	Property description, property condition & financial statements
4.00	<b>30 yr Reserve Funding Plan</b>
	Regular & Special Assessment Amounts, projected expenditure amounts & fund balances
5.00	Graphic Illustrations
	Bar graphs depicting assessment levels, inflated expenditures & bank balance
6.00	Next 3 Years Projected Expenditures
	Summary of next 3 years projected expendituresSummary of next 3 years projected expenditures
7.00-A/B/C	Projected Expenditure Schedule5550, 5565
	Spreadsheets depicting component expenditures by year and by decade
8.00	Procedures & Methodologies5300(b)(7)
	Procedures and methodology for component identification, inspection & funding
9.00	Component Data5550, 5565
	Reference data for component age, life cycle, condition, count/measurement & unit cost
10.00 A	Component Notes5550
	Narrative descriptions and/or detailed inventories for applicable components
11.00	Percent Funded Calculations5565
	Explanation of percent funded calculation as defined by Davis-Stirling Act, including annual
	straight-line allocation per component and total required to be 100% Funded

The Glen of Pacific Grove HOA 1 Glen Lake Drive Pacific Grove, CA 93950

### **ATTN: Board of Directors**

### RE: The Glen of Pacific Grove HOA - New Site Inspection Study 2022

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

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

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

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

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

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

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

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

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

# **TERMS, CONDITIONS & DEFINITIONS**

### **GENERAL DEFINITIONS OF STUDY**

#### **RESERVE STUDY:**

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

### **COMPONENT INVENTORY and ANALYSIS:**

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

### FUNDING ANALYSIS :

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

### FUNDING PRINCIPLES:

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

### **FUNDING GOALS:**

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

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

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

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

### **PERCENT FUNDED:**

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

### **CASH FLOW FUNDING METHOD:**

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

### ASSUMED LONG-TERM INTEREST AND INFLATION

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

# **INFORMATION REFERENCE**

TRADE:	Financial Information	TRADE:	Component Replacement Dates
NAME:	Ms. Liane Cunningham	NAME:	Ms. Liane Cunningham
COMPANY:	Regency Management Group Inc.	COMPANY:	Regency Management Group Inc.
ADDRESS:	24571 Silver Cloud Court #101	ADDRESS:	24571 Silver Cloud Court #101
CITY, STATE:	Monterey, CA 93940	CITY, STATE:	Monterey, CA 93940
PHONE:	(831) 647-2442	PHONE:	(831) 647-2442

# **RESERVE STUDY SUMMARY**

2.00

PROPERTY INFORMATION						
PROPERTY NAME:	The Glen of	Pacific Grove HOA				
STREET ADDRESS:	1 Glen Lake Drive					
CITY, STATE, ZIP:	Pacific Grove, CA 93950					
GOVERNING ENTITY:	Board of Dir					
YEAR CONSTRUCTED:	198	3 NUMBER OF C	ONSTRUCTION PHASES:	1		
NUMBER OF UNITS:	6	0 NUMBER OF R	ESIDENTIAL BUILDINGS:	60		
CONTACT INFORMATION						
CURRENT REAREDTY CONTACT.	Ma Liona C	unninghom				
CURRENT PROPERTY CONTACT:	Ms. Liane C Regency Ma	unningnam inagement Group Inc.				
	24571 Silver	r Cloud Court #101				
	Monterey, C		Email: loundination			
	Phone: (831)	) 647-2442	Email: lcunningham@reger	icymg.com		
<b>RESERVE STUDY INFORMATION</b>						
TYPE OF STUDY:	New Site In	spection Study 2022				
BEGINNING YEAR OF STUDY:	202	2				
YEAR OF LAST PHYSICAL INSPECTION:	202	1				
YEAR OF NEXT PHYSICAL INSPECTION:	202	4 (as required by the	e Davis-Stirling Act)			
RESERVE STUDY PREPARER:	Reserve Ana	lysis Consulting, L.L.	.C.			
	_	way, Suite B106 • Sau	usalito, CA 94965			
		alifornia 94965 e: (415) 332-7800	FAX: (415) 332-7801			
PERFORMED BY:	Casey O'Nei		11111. (413) 332 7001			
		e: (415) 289-7443				
	Email: casey	vo@reserveanalysis.co	om			
RESERVE FUND FINANCIAL INFORMATIO	N					
BUDGET YEAR ENDING DATE:	12/31	2021	2022			
	14/31					
ANNUAL RESERVE CONTRIBUTION:		\$83,532 \$6.961	\$89,582			
MONTHLY RESERVE CONTRIBUTION:	ION.					
PER UNIT MONTHLY (AVG.) CONTRIBUT	ION:	\$116.02	\$124.42			
TOTAL SPECIAL ASSESSMENT: PER UNIT (AVG.) SPECIAL ASSESSMENT:		N/A N/A	N/A N/A			
		IN/A				
PROPOSED RESERVE FUND EXPENDITU	KES:	¢570.777	(\$134,776)			
ESTIMATED YEAR ENDING BALANCE: \$572,767 \$534,030						
REQUESTED MINIMUM "THRESHOLD" F		NCE:	N/A			
RESERVE PERCENT FUNDED CALCULATI						
AMOUNT NEEDED TO BE 100% FUNDED	:	\$1,084,314	\$1,100,745			
THEORETICAL PER UNIT UNDERFUNDED:   \$8,526   \$9,445						
CALCULATED PERCENT FUNDED:		52.82%	48.52%			
<b>RESERVE PROJECTED INTEREST &amp; INFLA</b>	TION					
"ASSUMED LONG-TERM INTEREST RATE	":		2.00%			
"ASSUMED LONG-TERM INFLATION RAT	'E'':		3.00%			

# NARRATIVE STATEMENTS

# PROPERTY DESCRIPTION & COMPONENT INCLUSION:

The Glen of Pacific Grove HOA is a 60-member association located in Pacific Grove, CA. The Association is responsible for 60 residential buildings that were originally built in 1 phase in 1983. The Association is responsible for all components as the Board of Directors has interpreted the CC&Rs. For specific component inclusion based on that interpretation please refer to the Component Data or Schedule Sections.

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

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

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

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

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

- Specific Details regarding the following statements can be viewed in the "30 YEAR FUNDING PLAN" (included with this Reserve Summary).
- 5300(b)(5) If applicable, the amount and commencement date of Board determined or anticipated special assessments will be shown and if a vote of the membership is required.
- 5300(b)(6) The mechanism(s) by which the board will fund the reserves, including assessments, borrowing, and/or use of other assets. Refer to 5300(b)(4) above for deferral/selected repair/replacements.
- 5300(b)(7) Procedures & methodology used for these calculations can be found in section "Procedures & Methodologies" (included with this Reserve Summary).
- 5300(b)(8) If applicable, details regarding outstanding loans can be found in the 5570 "Reserve Summary and Disclosure" (included with this summary) and/or separately in the Annual Budget Report.

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

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

4.00

# **30 YEAR RESERVE FUNDING PLAN**

# **2021** Average unit per month reserve contribution \*1 = \$116.02

#### **2021** Total annual reserve contribution \*1 = \$83,532 \* All future numbers are PROPOSED and/or PROJECTED.

DESCRIPTION - 1ST 10 YEARS	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Projected Beginning Fund Balance *1	\$572,767	\$534,030	\$598,649	\$288,740	\$354,785	\$458,208	\$526,273	\$613,564	\$813,913	\$986,980
Contribution % increase over previous yr.	7.24%	15.00%	15.00%	15.00%	15.00%	15.00%	12.00%	12.00%	12.00%	12.00%
Contribution avg. unit/month \$ increase	\$8.40	\$18.66	\$21.46	\$24.68	\$28.38	\$32.64	\$30.03	\$33.63	\$37.67	\$42.19
Contribution avg. per unit/month	\$124.42	\$143.08	\$164.54	\$189.23	\$217.61	\$250.25	\$280.28	\$313.92	\$351.59	\$393.78
<b>Reserve Contribution - Annual</b>	\$89,582	\$103,019	\$118,472	\$136,243	\$156,679	\$180,181	\$201,803	\$226,020	\$253,142	\$283,519
Does increase require membership vote?										
Proposed avg. special assess per unit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessment - Total Proposed										
Does special assessment require vote?										
Income from other sources										
Total Reserve Fund Available	\$662,349	\$637,050	\$717,121	\$424,983	\$511,465	\$638,389	\$728,076	\$839,583	\$1,067,055	\$1,270,499
Projected Expenditures - inflated	-\$134,776	-\$45,639	-\$431,873	-\$74,488	-\$58,797	-\$118,480	-\$121,931	-\$35,513	-\$92,009	-\$63,047
Balance after expenditures	\$527,573	\$591,410	\$285,249	\$350,495	\$452,667	\$519,909	\$606,145	\$804,071	\$975,046	\$1,207,453
Interest on balance after tax	\$6,457	\$7,239	\$3,491	\$4,290	\$5,541	\$6,364	\$7,419	\$9,842	\$11,935	\$14,779
Minimum requested balance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent funded (if implemented) *2	48.52%	48.30%	28.34%	31.21%	35.86%	38.38%	41.77%	49.11%	54.74%	61.55%
Projected Year Ending Balance *3	\$534,030	\$598,649	\$288,740	\$354,785	\$458,208	\$526,273	\$613,564	\$813,913	\$986,980	\$1,222,232

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

DESCRIPTION - 2ND 10 YEARS	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Projected Beginning Fund Balance *1	\$1,222,232	\$1,375,569	\$336,451	\$75,031	\$71,930	\$232,359	\$320,748	\$497,777	\$704,130	\$813,258
Contribution % increase over previous yr.	5.00%	5.00%	5.00%	-30.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Contribution avg. unit/month \$ increase	\$19.69	\$20.67	\$21.71	(\$136.75)	\$9.57	\$9.86	\$10.16	\$10.46	\$10.77	\$11.10
Contribution avg. per unit/month	\$413.47	\$434.14	\$455.85	\$319.09	\$328.66	\$338.52	\$348.68	\$359.14	\$369.91	\$381.01
<b>Reserve Contribution - Annual</b>	\$297,695	\$312,580	\$328,209	\$229,746	\$236,638	\$243,738	\$251,050	\$258,581	\$266,339	\$274,329
Does increase require membership vote?										
Proposed avg. special assess per unit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessment - Total Proposed										
Does special assessment require vote?										
Income from other sources										
Total Reserve Fund Available	\$1,519,927	\$1,688,148	\$664,659	\$304,777	\$308,568	\$476,097	\$571,798	\$756,358	\$970,469	\$1,087,587
Projected Expenditures - inflated	-\$160,991	-\$1,355,766	-\$590,536	-\$233,716	-\$79,019	-\$159,227	-\$80,040	-\$60,742	-\$167,045	-\$84,729
Balance after expenditures	\$1,358,935	\$332,382	\$74,123	\$71,060	\$229,550	\$316,870	\$491,758	\$695,616	\$803,424	\$1,002,857
Interest on balance after tax	\$16,633	\$4,068	\$907	\$870	\$2,810	\$3,878	\$6,019	\$8,514	\$9,834	\$12,275
Minimum requested balance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent funded (if implemented) *2	65.92%	31.79%	10.22%	9.64%	25.46%	31.64%	41.47%	49.66%	52.54%	57.44%
Projected Year Ending Balance *3	\$1,375,569	\$336,451	\$75,031	\$71,930	\$232,359	\$320,748	\$497,777	\$704,130	\$813,258	\$1,015,132

# **30 YEAR RESERVE FUNDING PLAN**

DESCRIPTION - 3RD 10 YEARS	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Projected Beginning Fund Balance *1	\$1,015,132	\$597,003	\$776,320	\$289,517	\$423,796	\$612,573	\$735,035	\$982,971	\$1,281,843	\$1,434,080
Contribution % increase over previous yr.	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Contribution avg. unit/month \$ increase	\$11.43	\$11.77	\$12.13	\$12.49	\$12.86	\$13.25	\$13.65	\$14.06	\$14.48	\$14.91
Contribution avg. per unit/month	\$392.44	\$404.22	\$416.34	\$428.83	\$441.70	\$454.95	\$468.60	\$482.65	\$497.13	\$512.05
<b>Reserve Contribution - Annual</b>	\$282,559	\$291,035	\$299,766	\$308,759	\$318,022	\$327,563	\$337,390	\$347,511	\$357,937	\$368,675
Does increase require membership vote?										
Proposed avg. special assess per unit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessment - Total Proposed										
Does special assessment require vote?										
Income from other sources										
Total Reserve Fund Available	\$1,297,691	\$888,038	\$1,076,086	\$598,277	\$741,818	\$940,135	\$1,072,425	\$1,330,483	\$1,639,780	\$1,802,754
Projected Expenditures - inflated	-\$707,907	-\$121,105	-\$790,070	-\$179,605	-\$136,653	-\$213,988	-\$101,340	-\$64,140	-\$223,041	-\$113,869
Balance after expenditures	\$589,784	\$766,933	\$286,016	\$418,671	\$605,165	\$726,147	\$971,085	\$1,266,343	\$1,416,739	\$1,688,885
Interest on balance after tax	\$7,219	\$9,387	\$3,501	\$5,125	\$7,407	\$8,888	\$11,886	\$15,500	\$17,341	\$20,672
Minimum requested balance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent funded (if implemented) *2	42.41%	48.40%	24.60%	31.93%	40.01%	43.85%	50.61%	56.69%	58.58%	62.07%
Projected Year Ending Balance *3	\$597,003	\$776,320	\$289,517	\$423,796	\$612,573	\$735,035	\$982,971	\$1,281,843	\$1,434,080	\$1,709,557

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

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

#### \*2. Percent Funded

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

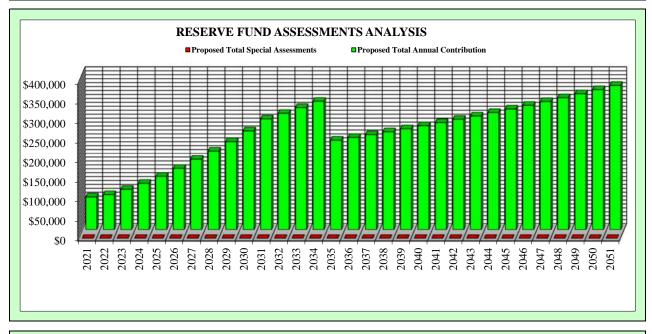
#### \* 3. Projected Year Ending Balance.

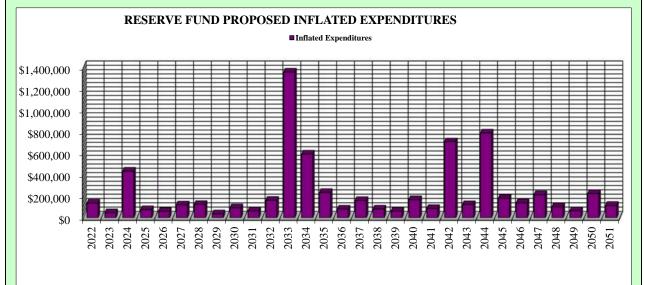
The Davis-Stirling Act does not require a minimum funding level other than to say in 5550(b)(5) ((old 1365.5)) that the association "plans...to meet" its 30 year obligations of repair and replacement. Through the Reserve Study preparation process, the Association and its Management have reviewed the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

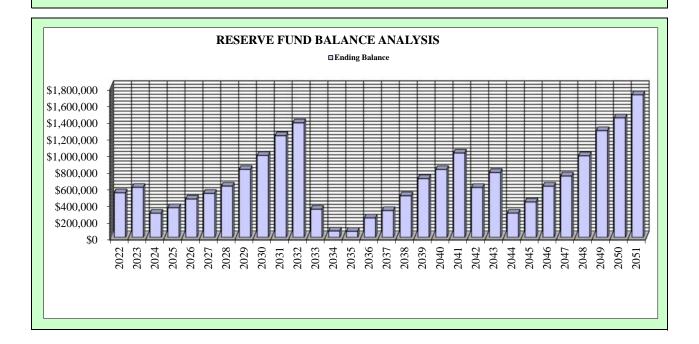
#### **General Notes:**

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

#### **GRAPHIC ILLUSTRATIONS**







# NEXT 3 YEARS PROJECTED EXPENDITURES

# <u>Year 1 - 2022</u>

6.00

2.00 ASPHALT & CONCRETE	
2.01 Asphalt Sealing (includes fire access road)	\$18,031
2.02 Striping & Designations - Inventory in Note	\$1,304
2.03 Asphalt Repair/Replacement Allowance ~ 5% of Total	\$12,500
5.00 LAKE / CREEK & BRIDGE COMPONENTS	
5.01 Lake / Creek - Repair / Replace Allowance	\$3,000
5.02 Dredging Allowance	\$16,753
7.00 IRRIGATION, LANDSCAPING, TREES & DRAINAGE	
7.01 Irrigation Equipment - Replacement Allowance - Minor	\$5,000
7.02 Irrigation Equipment - Replacement Allowance - Major	\$15,000
7.04 Landscaping - Replacement Allowance - Minor	\$5,000
7.05 Landscaping - Replacement Allowance - Major	\$15,000
7.06 Tree Removal & Replacement Allowance - Minor	\$5,000
7.07 Tree Removal & Replacement Allowance - Major	\$15,000
8.00 TENNIS COURT AREA	
8.05 Windscreen	\$1,770
9.00 BUILDING - EXTERIORS	
9.01 Roof - Inspection & Repair Allowance	\$5,000
9.09 Wood Lattice @ Buildings Replace Allowance	\$10,000
Unscheduled Expenses Related to Each Year's Projects	\$6,418

Year 1 - 2022 Total Proposed Expenditures:	\$134,776
--	-----------

# Year 2 - 2023

3.00 ENTRY AREA	
3.04 Vehicle Gate Operators - 'Liftmaster'	\$9,270
3.06 Light - Fluorescent Fixture @ Entry Intercom	\$206
5.00 LAKE / CREEK & BRIDGE COMPONENTS	
5.01 Lake / Creek - Repair / Replace Allowance	\$3,090
5.04 Water Drain Valve / Pipe Repair / Replace Allowance	\$5,150
7.00 IRRIGATION, LANDSCAPING, TREES & DRAINAGE	
7.01 Irrigation Equipment - Replacement Allowance - Minor	\$5,150
7.04 Landscaping - Replacement Allowance - Minor	\$5,150
7.06 Tree Removal & Replacement Allowance - Minor	\$5,150
12.00 MISCELLANEOUS ALLOWANCES	
12.02 Plumbing Investigation & Repair Allowance	\$10,300
Unscheduled Expenses Related to Each Year's Projects	\$2,173
Year 2 - 2023 Total Proposed Expenditures:	\$45,639

# Year 3 - 2024

3.00	ENTRY	AREA
------	-------	------

3.02 Vehicle Entry Gate - Loops/Safety Upgrades

\$2,652

# **NEXT 3 YEARS PROJECTED EXPENDITURES**

3.03 Gate Hardware Repair/Replacement Allowance	\$2,652
5.00 LAKE / CREEK & BRIDGE COMPONENTS	
5.01 Lake / Creek - Repair / Replace Allowance	\$3,183
5.02 Dredging Allowance	\$17,773
5.05 Pump - Motor / Impeller Replacement Allowance	\$5,305
5.06 Pump Electronics - Repair / Replace Allowance	\$2,652
7.00 IRRIGATION, LANDSCAPING, TREES & DRAINAGE	
7.01 Irrigation Equipment - Replacement Allowance - Minor	\$5,305
7.04 Landscaping - Replacement Allowance - Minor	\$5,305
7.06 Tree Removal & Replacement Allowance - Minor	\$5,305
11.00 PAINTING & SIDING/TRIM REPAIR ALLOWANCES	
11.01 Paint Building & Garage Exteriors - Inventory in Note	\$259,942
11.02 Siding / Trim - Repair/Replacement Allowance ~5%	\$94,863
11.03 Paint Site Components - Inventory in Note	\$4,780
11.04 Maintenance Shed - Repair Allowance	\$1,591
Unscheduled Expenses Related to Each Year's Projects	\$20,565
Year 3 - 2024 Total Proposed Expenditures:	\$431,873

6.00

7.00	A P	ROJECTED	EXPEN	NDITUR	RE SCH	EDULE -	FIRST T	EN YEAR	S							
	COMPONENT	CURRENT	YEAR	USEFL	RMNG	YR. 1	YR. 2	YR. 3	YR. 4	YR. 5	YR. 6	YR. 7	YR. 8	YR. 9	YR. 10	TOTAL
CODE	DESCRIPTION	COST	NEW	LIFE	LIFE	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	10 YRS.
1.00	SITE COMPONENTS															
	ASPHALT & CONCRETE															
	Asphalt Sealing (includes fire access road)	\$18,031	2022	5	5	\$18,031					\$20,903					\$38,93
	Striping & Designations - Inventory in Note	\$1,304		5	5	\$1,304					\$1,512					\$2,81
	Asphalt Repair/Replacement Allowance ~ 5% of Total	\$12,500		6	6	\$12,500					+ - ,0	\$14,926				\$27,42
	Asphalt Major Repair/Replacement/Overlay	\$259,199	2012	30	20	<i>+,-</i>						+,/ = 0				+=+,+=
	Concrete Repair/Replacement Allowance	\$5,000	2020	5	3				\$5,464					\$6,334		\$11,79
	ENTRY AREA	+0,000		-	-				42,101					+ 0,00		+,.,
	Vehicle Entry Gates - Metal ~14' (swing)	\$10,000	2019	25	22											
3.02	Vehicle Entry Gate - Loops/Safety Upgrades	\$2,500		5	2			\$2,652					\$3,075			\$5,72
	Gate Hardware Repair/Replacement Allowance	\$2,500		5	2			\$2,652					\$3,075			\$5,72
	Vehicle Gate Operators - 'Liftmaster'	\$9,000		10	1		\$9,270	<i>\$2,052</i>					\$5,675			\$9,27
	Entry Intercom - 'Door King'	\$4,500		10	7		¢7,270						\$5,534			\$5,53
	Light - Fluorescent Fixture @ Entry Intercom	\$200	1983	40	, 1		\$206						φ5,554			\$20
	Entry Intercom - Metal Structure - Repair / Replace Allow.	\$1,500		50	11		\$200									φ20
	Pedestrian Gate	\$2,500		25	22											
	Stone Faced Columns @ Entry - Repair Allowance	\$2,500	2019	23	8									\$3,167		\$3,10
	Entry Monument Plaque 'The Glen of Pacific Grove'	\$7,500	1983	100	61									ψ5,107		φ3,1
	Bulletin Board / Cabinet - Repair / Replacement	\$3,750		25	13											
	LIGHTING, MAILBOXES, SIGNAGE & MISC.	\$3,750	2010	23	15											
	Street Light Pole w/ Lantern Fixture ~12'	\$57,000	1983	50	11											
	Street Light Pole w/ 2 Lantern Fixture ~12 Street Light Pole w/ 2 Lantern Fixture ~12' @ Main Entry	\$57,000		50	11											
	Mailboxes - 16 Box Cluster w/ 2 Parcel Boxes			25	23											
	Lattice ~6' @ Mailboxes - Repair Allowance	\$11,910 \$500	2020	25	13											
									¢16 201					¢10.002		¢25.20
	Signage - HOA / MISC. Replacement Allowance	\$15,000	2020	5 30	3				\$16,391					\$19,002		\$35,39
	Benches - Replacement (Metal / Wood / Masonry) LAKE / CREEK & BRIDGE COMPONENTS	\$4,000	2010	30	18											
		¢2.000	2021		0	<b>#3</b> .000	<b>#3</b> 000	\$2,102	<b>#2.27</b> 0	<b>\$2.255</b>	<b>#2.170</b>	<b>\$2.502</b>	<b>#2</b> 500	<b>#2</b> 000	<b>\$2.014</b>	¢24.20
	Lake / Creek - Repair / Replace Allowance	\$3,000	2021	1	0	\$3,000	\$3,090	\$3,183	\$3,278	\$3,377	\$3,478	\$3,582	\$3,690	\$3,800	\$3,914	\$34,39
	Dredging Allowance	\$16,753		2	0	\$16,753		\$17,773		\$18,856		\$20,004		\$21,222		\$94,60
	Bank & Base - Investigation / Repair Allowance	\$15,000		10	3		<b>\$5.150</b>		\$16,391							\$16,39
	Water Drain Valve / Pipe Repair / Replace Allowance	\$5,000		40	1		\$5,150	<b></b>								\$5,15
	Pump - Motor / Impeller Replacement Allowance	\$5,000		15	2			\$5,305								\$5,30
	Pump Electronics - Repair / Replace Allowance	\$2,500		15	2			\$2,652								\$2,65
	Bridge Trex Decking - Resurface / Replacement	\$3,600	2010	25	13											
	Bridge Railing - Wood ~4'	\$3,800		25	13											
	Bridge Structure - Repair Allowance	\$25,000	1983	60	21											
	Vault Hatch - Wood - Pond Equipment	\$3,000	2010	25	13											
	FENCING & RETAINING WALLS															
	Fence - Cyclone (black) @ Property Perimeter ~6'	\$9,840		30	23											
	Fence - Metal ~5' @ Entrance	\$23,670		40	28											
	Pedestrian Gate - Metal @ Property Perimeter	\$2,000		55	16											
6.04	Pedestrian Gate - Cyclone @ Property Perimeter	\$750	1983	55	16											
	Retaining Wall - Stone Faced Masonry - Main Entry ~2-3'	\$10,000	1983	70	31											
6.06	Retaining Wall - Stone Faced Masonry - Entry / #19 ~1.5'	\$7,950	1983	70	31											
	IRRIGATION, LANDSCAPING, TREES & DRAINAGE															
	Irrigation Equipment - Replacement Allowance - Minor	\$5,000		1	0	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524	\$57,31
	Irrigation Equipment - Replacement Allowance - Major	\$15,000		5	5	\$15,000					\$17,389					\$32,3
	Irrigation Backflow Preventers	\$10,000	1983	45	6							\$11,941				\$11,94
	Landscaping - Replacement Allowance - Minor	\$5,000	2021	1	0	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524	\$57,3
7.05	Landscaping - Replacement Allowance - Major	\$15,000	2022	5	5	\$15,000					\$17,389					\$32,3
7.06	Tree Removal & Replacement Allowance - Minor	\$5,000	2021	1	0	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524	\$57,3
7.07	Tree Removal & Replacement Allowance - Major	\$15,000		5	5	\$15,000					\$17,389					\$32,3
	Slope Drainage - Investigation & Mitigation Allowance	\$15,000		5	4					\$16,883					\$19,572	\$36,45
	TENNIS COURT AREA															

7.00 A P	ROJECTED	EXPEN	NDITU	RE SCH	EDULE -	FIRST T	EN YEAR	S							
COMPONENT	CURRENT	YEAR	USEFL	RMNG	YR. 1	YR. 2	YR. 3	YR. 4	YR. 5	YR. 6	YR. 7	YR. 8	YR. 9	YR. 10	TOTAL
CODE DESCRIPTION	COST	NEW	LIFE	LIFE	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	10 YRS.
8.01 Tennis Court Re-Surface/Repair	\$11,596	2020	5	3				\$12,671					\$14,689		\$27,36
8.02 Tennis Court Major Repair/Replacement	\$72,000	1983	52	13											
8.03 Cyclone Fence @ Tennis Court ~ 10'	\$5,275	2010	30	18											
8.04 Pedestrian Gates - Cyclone	\$1,500	2010	30	18											
8.05 Windscreen	\$1,770	2010	12	0	\$1,770										\$1,770
8.06 Tennis Court Net	\$325	2020	5	3				\$355					\$412		\$76
8.07 Net Post Replacement	\$1,000	2010	30	18											
8.08 Storage Building - Replacement	\$2,500	2000	40	18											
9.00 BUILDING - EXTERIORS															
9.01 Roof - Inspection & Repair Allowance	\$5,000	2017	5	0	\$5,000					\$5,796					\$10,796
9.02 Roof - Composition Shingle	\$591,038	2008	25	11											
9.03 Roof - Gutters	\$88,284	2008	25	11											
9.04 Roof - Downspouts	\$24,120	2008	25	11											
9.05 Roof - Chimney Caps	\$27,000	2008	25	11											
9.06 Roof - Spark Arrestors	\$27,000	2008	25	11											
9.07 Utility Boxes - Wood	\$30,000	1983	45	6							\$35,822				\$35,822
9.08 Entry Railing - Iron ~4'	\$9,780	1983	50	11											
9.09 Wood Lattice @ Buildings Replace Allowance	\$10,000	2022	5	5	\$10,000					\$11,593					\$21,593
9.10 Vehicle Entry Doors - OWNERS' RESPONSIBILITY	\$0	1983	0	0											
9.11 Doors - Unit Entry - OWNERS' RESPONSIBILITY	\$0	1983	0	0											
9.12 Light Fixtures - OWNERS' RESPONSIBILITY	\$0	1983	0	0											
9.13 Windows - OWNERS' RESPONSIBILITY	\$0	1983	0	0											
10.00 GARAGES															
10.01 Roof - Composition Shingle	\$48,384	2008	25	11											
10.02 Roof - Gutters - Garages	\$12,960	2008	25	11											
10.03 Roof - Downspouts - Garages	\$1,728	2008	25	11											
10.04 Vehicle Entry Doors	\$0	1983	0	0											
11.00 PAINTING & SIDING/TRIM REPAIR ALLOWANCES															
11.01 Paint Building & Garage Exteriors - Inventory in Note	\$245,020	2014	10	2			\$259,942								\$259,942
11.02 Siding / Trim - Repair/Replacement Allowance ~5%	\$89,418	2014	10	2			\$94,863								\$94,863
11.03 Paint Site Components - Inventory in Note	\$4,506		10	2			\$4,780								\$4,780
11.04 Maintenance Shed - Repair Allowance	\$1,500		10	2			\$1,591								\$1,591
12.00 MISCELLANEOUS ALLOWANCES															
12.01 Property Survey / Professional Fees - Allowance	\$13,019	2021	10	9										\$16,987	\$16,987
12.02 Plumbing Investigation & Repair Allowance	\$10,000		5	1		\$10,300					\$11,941			,	\$22,241
	,	1				,									. ,= .
UNSCHEDULED EXPENSES RELATED TO EACH YEAR'S PRO	JECTS	5.00%	)		\$6,418	\$2,173	\$20,565	\$3,547	\$2,800	\$5,642	\$5,806	\$1,691	\$4,381	\$3,002	\$0
INFLATION FACTOR 3.00%					1.00	1.03	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	┨────
TOTAL PROJECTED INFLATED REPAIR/REPLACEMENT EXI	PENSE	2100 /0			\$134,776	\$45,639	\$431,873	\$74,488	\$58,797	\$118,480	\$121,931	\$35,513	\$92.009	\$63.047	\$1,120,527

7.00	B PR	ROJECTED E	XPENI	DITUR	E SCHE	EDULE - S	SECOND	FEN YEA	RS							
	COMPONENT	<b>REPLACE</b> /	YEAR	USEFL	RMNG	YR. 11	YR. 12	YR. 13	YR. 14	YR. 15	YR. 16	YR. 17	YR. 18	YR. 19	YR. 20	TOTAL
CODE	DESCRIPTION	REPAIR CST	NEW	LIFE	LIFE	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2nd 10 Yrs
1.00	SITE COMPONENTS															
2.00	ASPHALT & CONCRETE															
	Asphalt Sealing (includes fire access road)	\$18,031	2022	5	5	\$24,232					\$28,092					\$52,324
	Striping & Designations - Inventory in Note	\$1,304	2022	5	5	\$1,752					\$2,032					\$3,784
	Asphalt Repair/Replacement Allowance ~ 5% of Total	\$12,500	2022	6	6			\$17,822						\$21,280		\$39,102
	Asphalt Major Repair/Replacement/Overlay	\$259,199	2012	30	20											
	Concrete Repair/Replacement Allowance	\$5,000	2020	5	3				\$7,343					\$8,512		\$15,855
3.00	ENTRY AREA															
3.01	Vehicle Entry Gates - Metal ~14' (swing)	\$10,000	2019	25	22											
	Vehicle Entry Gate - Loops/Safety Upgrades	\$2,500	2019	5	2			\$3,564					\$4,132			\$7,69
	Gate Hardware Repair/Replacement Allowance	\$2,500	2019	5	2			\$3,564					\$4,132			\$7,69
	Vehicle Gate Operators - 'Liftmaster'	\$9,000	2013	10	1		\$12,458									\$12,458
	Entry Intercom - 'Door King'	\$4,500	2019	10	7		. ,						\$7,438			\$7,438
	Light - Fluorescent Fixture @ Entry Intercom	\$200	1983	40	1											
	Entry Intercom - Metal Structure - Repair / Replace Allow.	\$1,500	1983	50	11		\$2,076									\$2,076
	Pedestrian Gate	\$2,500	2019	25	22		. ,									
	Stone Faced Columns @ Entry - Repair Allowance	\$2,500	2010	20	8											
3.10	Entry Monument Plaque 'The Glen of Pacific Grove'	\$7,500	1983	100	61											
	Bulletin Board / Cabinet - Repair / Replacement	\$3,750		25	13				\$5,507							\$5,50
	LIGHTING, MAILBOXES, SIGNAGE & MISC.	40,000							40,001							+++++++++++++++++++++++++++++++++++++++
	Street Light Pole w/ Lantern Fixture ~12'	\$57,000	1983	50	11		\$78,901									\$78,90
	Street Light Pole w/ 2 Lantern Fixture ~12' @ Main Entry	\$7,000	1983	50	11		\$9,690									\$9,69
	Mailboxes - 16 Box Cluster w/ 2 Parcel Boxes	\$11,910	2020	25	23		\$7,070									\$1,01
	Lattice ~6' @ Mailboxes - Repair Allowance	\$500	2015	20	13				\$734							\$734
	Signage - HOA / MISC. Replacement Allowance	\$15,000	2015	5	3				\$22,028					\$25,536		\$47,56
	Benches - Replacement (Metal / Wood / Masonry)	\$4,000	2020	30	18				\$22,020					\$6,810		\$6,81
	LAKE / CREEK & BRIDGE COMPONENTS	φ-,000	2010	50	10									\$0,010		\$0,01
	Lake / Creek - Repair / Replace Allowance	\$3,000	2021	1	0	\$4,032	\$4,153	\$4,277	\$4,406	\$4,538	\$4,674	\$4,814	\$4,959	\$5,107	\$5,261	\$46,21
	Dredging Allowance	\$16,753		2	0	\$22,515		\$23,886	φ <del>1</del> ,100	\$25,340	φ+,0/+	\$26,884	φ <del>1</del> ,757	\$28,521	\$5,201	\$127,14
	Bank & Base - Investigation / Repair Allowance	\$15,000	2020	10	3	\$22,313		\$25,880	\$22,028	\$25,540		\$20,884		\$20,521		\$22,02
	Water Drain Valve / Pipe Repair / Replace Allowance	\$5,000	1983	40	1				\$22,020							φ22,02
	Pump - Motor / Impeller Replacement Allowance	\$5,000	2009	15	2								\$8,264			\$8,26
	Pump Electronics - Repair / Replace Allowance	\$2,500	2009	15	2								\$4,132			\$4,13
	Bridge Trex Decking - Resurface / Replacement	\$3,600	2009	25	13				\$5,287				φ <del>4</del> ,152			\$5,28
	Bridge Railing - Wood ~4'	\$3,800	2010	25	13				\$5,287							\$5,58
	Bridge Structure - Repair Allowance	\$25,000	1983	60	21				\$5,580							\$5,50
	Vault Hatch - Wood - Pond Equipment	\$3,000	2010	25	13				\$4,406							\$4,40
	FENCING & RETAINING WALLS	\$5,000	2010	23	15				\$4,400							\$4,40
		\$9,840	2015	30	22											
	Fence - Cyclone (black) @ Property Perimeter ~6' Fence - Metal ~5' @ Entrance	\$9,840		40	23 28											
												\$3,209				\$3,20
	Pedestrian Gate - Metal @ Property Perimeter	\$2,000	1983	55	16							1.1				
	Pedestrian Gate - Cyclone @ Property Perimeter	\$750	1983	55	16							\$1,204				\$1,20
	Retaining Wall - Stone Faced Masonry - Main Entry ~2-3'	\$10,000	1983	70	31											
	Retaining Wall - Stone Faced Masonry - Entry / #19 ~1.5'	\$7,950	1983	70	31											
	IRRIGATION, LANDSCAPING, TREES & DRAINAGE	<b>AF 000</b>	2021		6	ф.с. <del>п</del> .е. о	¢ < 0.2 -	<b>67.1</b> 70	ф <del>л</del> . о. ( о	ф <del>а</del> . е со	<b>67 70</b> 0	¢0.02.1	¢0.051	¢0.515	<b>#0.............</b>	¢77.02
	Irrigation Equipment - Replacement Allowance - Minor	\$5,000	2021	1	0	\$6,720		\$7,129	\$7,343	\$7,563	\$7,790	\$8,024	\$8,264	\$8,512	\$8,768	\$77,03
	Irrigation Equipment - Replacement Allowance - Major	\$15,000		5	5	\$20,159					\$23,370					\$43,52
	Irrigation Backflow Preventers	\$10,000		45	6	¢ - = -	A = 0.4	A	A= 0.1	<b>A-</b>	<b>6</b>	<b>#0.08</b>	<b>***</b>	00 <b>5</b> 1 -	<b>#0 =</b> :-	<b>0</b> 0-
7.04	Landscaping - Replacement Allowance - Minor	\$5,000		1	0	\$6,720		\$7,129	\$7,343	\$7,563	\$7,790	\$8,024	\$8,264	\$8,512	\$8,768	\$77,03
	Landscaping - Replacement Allowance - Major	\$15,000		5	5	\$20,159			4	<b>A</b> =	\$23,370	A	<i>*</i>	A	A	\$43,52
	Tree Removal & Replacement Allowance - Minor	\$5,000		1	0	\$6,720		\$7,129	\$7,343	\$7,563	\$7,790	\$8,024	\$8,264	\$8,512	\$8,768	\$77,03
	Tree Removal & Replacement Allowance - Major	\$15,000	2022	5	5	\$20,159					\$23,370					\$43,52
	Slope Drainage - Investigation & Mitigation Allowance	\$15,000	2021	5	4					\$22,689					\$26,303	\$48,99
8.00	TENNIS COURT AREA															

7.00 B     PROJECTED EXPENDITURE SCHEDULE - SECOND TEN YEARS       COMPONENT     DEPLACE/ VEAD VEEL DAD/C VEAT VEAD VEAD VEAD VEAD VEAD VEAD VEAD VEAD																
	COMPONENT	<b>REPLACE</b> /	YEAR	USEFL	RMNG	YR. 11	YR. 12	YR. 13	YR. 14	YR. 15	YR. 16	YR. 17	YR. 18	YR. 19	YR. 20	TOTAL
CODE	DESCRIPTION	REPAIR CST	NEW	LIFE	LIFE	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2nd 10 Yrs
8.01	Tennis Court Re-Surface/Repair	\$11,596	2020	5	3				\$17,029					\$19,741		\$36,771
8.02	Tennis Court Major Repair/Replacement	\$72,000	1983	52	13				\$105,734							\$105,734
8.03	Cyclone Fence @ Tennis Court ~ 10'	\$5,275	2010	30	18									\$8,980		\$8,980
8.04	Pedestrian Gates - Cyclone	\$1,500	2010	30	18									\$2,554		\$2,554
8.05	Windscreen	\$1,770	2010	12	0			\$2,524								\$2,524
8.06	Tennis Court Net	\$325	2020	5	3				\$477					\$553		\$1,031
8.07	Net Post Replacement	\$1,000	2010	30	18									\$1,702		\$1,702
	Storage Building - Replacement	\$2,500	2000	40	18									\$4,256		\$4,256
9.00	BUILDING - EXTERIORS															
9.01	Roof - Inspection & Repair Allowance	\$5,000	2017	5	0	\$6,720					\$7,790					\$14,509
	Roof - Composition Shingle	\$591,038	2008	25	11		\$818,135									\$818,135
	Roof - Gutters	\$88,284	2008	25	11		\$122,206									\$122,206
9.04	Roof - Downspouts	\$24,120	2008	25	11		\$33,388									\$33,388
9.05	Roof - Chimney Caps	\$27,000	2008	25	11		\$37,374									\$37,374
	Roof - Spark Arrestors	\$27,000	2008	25	11		\$37,374									\$37,374
	Utility Boxes - Wood	\$30,000	1983	45	6											
	Entry Railing - Iron ~4'	\$9,780	1983	50	11		\$13,538									\$13,538
	Wood Lattice @ Buildings Replace Allowance	\$10,000	2022	5	5	\$13,439					\$15,580					\$29,019
	Vehicle Entry Doors - OWNERS' RESPONSIBILITY	\$0	1983	0	0											
	Doors - Unit Entry - OWNERS' RESPONSIBILITY	\$0	1983	0	0											
	Light Fixtures - OWNERS' RESPONSIBILITY	\$0	1983	0	0											
	Windows - OWNERS' RESPONSIBILITY	\$0	1983	0	0											
	GARAGES															
	Roof - Composition Shingle	\$48,384		25	11		\$66,975									\$66,975
	Roof - Gutters - Garages	\$12,960	2008	25	11		\$17,940									\$17,940
	Roof - Downspouts - Garages	\$1,728	2008	25	11		\$2,392									\$2,392
	Vehicle Entry Doors	\$0	1983	0	0											
	PAINTING & SIDING/TRIM REPAIR ALLOWANCES															
	Paint Building & Garage Exteriors - Inventory in Note	\$245,020	2014	10	2			\$349,340								\$349,340
	Siding / Trim - Repair/Replacement Allowance ~5%	\$89,418		10	2			\$127,488								\$127,488
	Paint Site Components - Inventory in Note	\$4,506	2014	10	2			\$6,424								\$6,424
	Maintenance Shed - Repair Allowance	\$1,500	2014	10	2			\$2,139								\$2,139
	MISCELLANEOUS ALLOWANCES															
	Property Survey / Professional Fees - Allowance	\$13,019	2021	10	9										\$22,829	1 7
12.02	Plumbing Investigation & Repair Allowance	\$10,000	2018	5	1		\$13,842					\$16,047				\$29,889
UNSCH	EDULED EXPENSES RELATED TO EACH YEAR'S PRO	JECTS	5.00%	1		\$7,666	\$64,560	\$28,121	\$11,129	\$3,763	\$7,582	\$3,811	\$2,892	\$7,955	\$4,035	\$0
INFL A	TION FACTOR		3.00%			1.34	1.38	1.43	1.47	1.51	1.56	1.60	1.65	1.70	1.75	┨────
	FION FACTOR / PROJECTED INFLATED REPAIR/REPLACEMENT EXI	DENISE	3.00%				1.38	\$590,536	\$233,716	\$79.019	\$159,227	\$80.040	\$60,742	1.70 \$167.045	\$84,729	\$2,830,297
TOTAL	A FROJECTED INFLATED KEFAIK/KEFLACEMENT EXI	LINSE				\$100,991	\$1,333,700	\$390,336	\$233,/10	\$79,019	\$139,227	\$80,040	\$00,742	\$107,045	\$84,129	\$2,830,297

7.00	C P	ROJECTED	EXPEN	DITU	RE SCH	EDULE -	THIRD T	'EN YEAI	RS							
	COMPONENT	<b>REPLACE</b> /	YEAR	USEFL	RMNG	YR. 21	YR. 22	YR. 23	YR. 24	YR. 25	YR. 26	YR. 27	YR. 28	YR. 29	YR. 30	TOTAL
CODE	DESCRIPTION	REPAIR CST	NEW	LIFE	LIFE	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	3rd 10 Yrs
1.00	SITE COMPONENTS															
	ASPHALT & CONCRETE															
	Asphalt Sealing (includes fire access road)	\$18,031	2022	5	5	\$32,566					\$37,753					\$70,320
	Striping & Designations - Inventory in Note	\$1,304	2022	5	5	\$2,355					\$2,730					\$5,085
	Asphalt Repair/Replacement Allowance ~ 5% of Total	\$12,500	2022	6	6	\$2,000				\$25,410	¢2,780					\$25,410
	Asphalt Major Repair/Replacement/Overlay	\$259,199	2012	30	20	\$468,141				<i><b>4</b>20,110</i>						\$468,141
	Concrete Repair/Replacement Allowance	\$5,000	2020	5	3	\$100,111			\$9,868					\$11,440		\$21,308
	ENTRY AREA	φ5,000	2020	5	5				\$7,000					<i><b>ψ</b>11,110</i>		φ21,500
	Vehicle Entry Gates - Metal ~14' (swing)	\$10,000	2019	25	22			\$19,161								\$19,161
	Vehicle Entry Gate - Loops/Safety Upgrades	\$2,500	2019	5	2			\$4,790					\$5,553			\$10,343
	Gate Hardware Repair/Replacement Allowance	\$2,500	2019	5	2			\$4,790					\$5,553			\$10,343
	Vehicle Gate Operators - 'Liftmaster'	\$9,000	2013	10	1		\$16,743	φ1,790					φ5,555			\$16,743
	Entry Intercom - 'Door King'	\$4,500	2019	10	7		φ10,745						\$9,996			\$9,996
	Light - Fluorescent Fixture @ Entry Intercom	\$200	1983	40	,								ψ,,,,,			ψ,,,,,
	Entry Intercom - Metal Structure - Repair / Replace Allow.	\$1,500	1983	50	11											
	Pedestrian Gate	\$2,500	2019	25	22			\$4,790								\$4,790
	Stone Faced Columns @ Entry - Repair Allowance	\$2,500	2019	20	8			φ <del>4</del> ,790						\$5,720		\$4,790
	Entry Monument Plaque 'The Glen of Pacific Grove'	\$7,500	1983	100	61									ψ5,720		φ5,720
	Bulletin Board / Cabinet - Repair / Replacement	\$3,750		25	13											
	LIGHTING, MAILBOXES, SIGNAGE & MISC.	\$5,750	2010	25	15											
	Street Light Pole w/ Lantern Fixture ~12'	\$57,000	1983	50	11											
	Street Light Pole w/ 2 Lantern Fixture ~12' @ Main Entry	\$7,000	1983	50	11											
	Mailboxes - 16 Box Cluster w/ 2 Parcel Boxes	\$11,910	2020	25	23				\$23,505							\$23,505
	Lattice ~6' @ Mailboxes - Repair Allowance	\$500	2020	20	13				\$23,303							\$25,500
	Signage - HOA / MISC. Replacement Allowance	\$15,000	2013	5	3				\$29,604					\$34,319		\$63,923
	Benches - Replacement (Metal / Wood / Masonry)	\$4,000	2020	30	18				\$29,004					\$54,519		\$05,923
	LAKE / CREEK & BRIDGE COMPONENTS	\$4,000	2010	- 30	16											
		\$2,000	2021	1	0	\$5,418	\$5,581	¢E 740	\$5,921	¢c 009	\$6,281	¢c 470	¢C CCA	\$6,864	¢7.070	\$62,115
	Lake / Creek - Repair / Replace Allowance	\$3,000	2021	-	0		\$5,581	\$5,748	\$5,921	\$6,098	\$0,281	\$6,470	\$6,664		\$7,070	
	Dredging Allowance	\$16,753		2	0	\$30,258		\$32,100	¢20. c0.4	\$34,055		\$36,129		\$38,330		\$170,873
	Bank & Base - Investigation / Repair Allowance	\$15,000	2015	10	3				\$29,604							\$29,604
	Water Drain Valve / Pipe Repair / Replace Allowance	\$5,000	1983	40	1											
	Pump - Motor / Impeller Replacement Allowance	\$5,000	2009	15	2											
	Pump Electronics - Repair / Replace Allowance	\$2,500	2009	15	2											
	Bridge Trex Decking - Resurface / Replacement	\$3,600	2010	25	13											
	Bridge Railing - Wood ~4'	\$3,800	2010	25	13											<b>.</b>
	Bridge Structure - Repair Allowance	\$25,000	1983	60	21		\$46,507									\$46,507
	Vault Hatch - Wood - Pond Equipment	\$3,000	2010	25	13											
	FENCING & RETAINING WALLS															
	Fence - Cyclone (black) @ Property Perimeter ~6'	\$9,840	2015	30	23				\$19,420							\$19,420
	Fence - Metal ~5' @ Entrance	\$23,670		40	28									\$54,155		\$54,155
	Pedestrian Gate - Metal @ Property Perimeter	\$2,000	1983	55	16											
	Pedestrian Gate - Cyclone @ Property Perimeter	\$750	1983	55	16											
	Retaining Wall - Stone Faced Masonry - Main Entry ~2-3'	\$10,000	1983	70	31											
	Retaining Wall - Stone Faced Masonry - Entry / #19 ~1.5'	\$7,950	1983	70	31											
	IRRIGATION, LANDSCAPING, TREES & DRAINAGE															
	Irrigation Equipment - Replacement Allowance - Minor	\$5,000		1	0	\$9,031	\$9,301	\$9,581	\$9,868	\$10,164	\$10,469	\$10,783	\$11,106	\$11,440	\$11,783	\$103,525
	Irrigation Equipment - Replacement Allowance - Major	\$15,000	2022	5	5	\$27,092					\$31,407					\$58,498
	Irrigation Backflow Preventers	\$10,000		45	6											
	Landscaping - Replacement Allowance - Minor	\$5,000		1	0	\$9,031	\$9,301	\$9,581	\$9,868	\$10,164		\$10,783	\$11,106	\$11,440	\$11,783	\$103,525
	Landscaping - Replacement Allowance - Major	\$15,000	2022	5	5	\$27,092					\$31,407					\$58,498
7.06	Tree Removal & Replacement Allowance - Minor	\$5,000	2021	1	0	\$9,031	\$9,301	\$9,581	\$9,868	\$10,164	\$10,469	\$10,783	\$11,106	\$11,440	\$11,783	\$103,525
7.07	Tree Removal & Replacement Allowance - Major	\$15,000		5	5	\$27,092					\$31,407					\$58,498
7.08	Slope Drainage - Investigation & Mitigation Allowance	\$15,000	2021	5	4					\$30,492					\$35,348	\$65,840
8.00	TENNIS COURT AREA															

7.00 C         PROJECTED EXPENDITURE SCHEDULE - THIRD TEN YEARS           COMPONENT         REPLACE/         YEAR         YEAR         YR. 21         YR. 22         YR. 23         YR. 24         YR. 25         YR. 26         YR. 28         YR. 29         YR. 30         TOTAL															
COMPONENT	<b>REPLACE</b> /	YEAR	USEFL	RMNG	YR. 21	YR. 22	YR. 23	YR. 24	YR. 25	YR. 26	YR. 27	YR. 28	YR. 29	YR. 30	TOTAL
CODE DESCRIPTION	REPAIR CST	NEW	LIFE	LIFE	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	3rd 10 Yrs
8.01 Tennis Court Re-Surface/Repair	\$11,596	2020	5	3				\$22,886					\$26,531		\$49,417
8.02 Tennis Court Major Repair/Replacement	\$72,000	1983	52	13											
8.03 Cyclone Fence @ Tennis Court ~ 10'	\$5,275	2010	30	18											
8.04 Pedestrian Gates - Cyclone	\$1,500	2010	30	18											
8.05 Windscreen	\$1,770	2010	12	0					\$3,598						\$3,598
8.06 Tennis Court Net	\$325	2020	5	3				\$641					\$744		\$1,385
8.07 Net Post Replacement	\$1,000	2010	30	18											
8.08 Storage Building - Replacement	\$2,500	2000	40	18											
9.00 BUILDING - EXTERIORS															
9.01 Roof - Inspection & Repair Allowance	\$5,000	2017	5	0	\$9,031					\$10,469					\$19,499
9.02 Roof - Composition Shingle	\$591,038	2008	25	11											
9.03 Roof - Gutters	\$88,284	2008	25	11											
9.04 Roof - Downspouts	\$24,120		25	11											
9.05 Roof - Chimney Caps	\$27,000	2008	25	11											
9.06 Roof - Spark Arrestors	\$27,000	2008	25	11											
9.07 Utility Boxes - Wood	\$30,000		45	6											
9.08 Entry Railing - Iron ~4'	\$9,780	1983	50	11											
9.09 Wood Lattice @ Buildings Replace Allowance	\$10,000	2022	5	5	\$18,061					\$20,938					\$38,999
9.10 Vehicle Entry Doors - OWNERS' RESPONSIBILITY	\$0	1983	0	0											
9.11 Doors - Unit Entry - OWNERS' RESPONSIBILITY	\$0	1983	0	0											
9.12 Light Fixtures - OWNERS' RESPONSIBILITY	\$0	1983	0	0											
9.13 Windows - OWNERS' RESPONSIBILITY	\$0	1983	0	0											
10.00 GARAGES															
10.01 Roof - Composition Shingle	\$48,384	2008	25	11											
10.02 Roof - Gutters - Garages	\$12,960		25	11											
10.03 Roof - Downspouts - Garages	\$1,728	2008	25	11											
10.04 Vehicle Entry Doors	\$0	1983	0	0											
11.00 PAINTING & SIDING/TRIM REPAIR ALLOWANCES															
11.01 Paint Building & Garage Exteriors - Inventory in Note	\$245,020	2014	10	2			\$469,484								\$469,484
11.02 Siding / Trim - Repair/Replacement Allowance ~5%	\$89,418	2014	10	2			\$171,334								\$171,334
11.03 Paint Site Components - Inventory in Note	\$4,506		10	2			\$8.634								\$8,634
11.04 Maintenance Shed - Repair Allowance	\$1,500		10	2			\$2,874								\$2,874
12.00 MISCELLANEOUS ALLOWANCES	. ,200														. ,
12.01 Property Survey / Professional Fees - Allowance	\$13,019	2021	10	9										\$30,680	\$30,680
12.02 Plumbing Investigation & Repair Allowance	\$10,000		5	1		\$18,603					\$21,566			,	\$40,169
	+,000			-		<i></i> , <i></i>					+=-,= 00				÷,10)
UNSCHEDULED EXPENSES RELATED TO EACH YEAR'S PRO	JECTS	5.00%	1		\$33,710	\$5,767	\$37,622	\$8,553	\$6,507	\$10,190	\$4,826	\$3,054	\$10,621	\$5,422	\$0
INFLATION FACTOR		3.00%			1.81	1.86	1.92	1.97	2.03	2.09	2.16	2.22	2.29	2.36	┨────
TOTAL PROJECTED INFLATED REPAIR/REPLACEMENT EX	PENSE	5.00 /0	,		\$707,907	\$121,105	\$790,070	\$179,605	\$136.653	\$213,988	\$101,340	\$64,140	\$223.041	\$113.869	\$2,525,446
I O IAL I KOJEC I ED INFLATED KEI AIK/KEI LACEMENT EA	LEINDE				φ/07,907	φ121,103	\$790,070	φ17 <b>9,00</b> 5	\$150,055	φ213,700	φ101,540	90 <del>4</del> ,140	φ223,041	φ115,009	\$2,525,44

# 8.00 PROCEDURES & METHODOLOGIES

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

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

Identification of the major components.

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

Projected estimated cost of all repair and replacements.

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

Calculation of Percent Funded and amount of per unit deficiency.

Statement of methodology.

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

# SCOPE OF STUDY

The time frame covered by this analysis is from 2022 through 2051. These are the beginning and ending points for all repairs and replacements included in the 30 Year Funding Plan included in this study.

# STATEMENT OF RESERVE STUDY METHODOLOGY

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

Original plans and specifications

Original contractors, current contractors and vendors Association maintenance staff Association management

Association Board of Directors

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

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

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

The component maintenance is the responsibility of the Association.

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

The component's useful life is greater than one year, except in the case of variable ongoing repair of a major component The component has an identifiable expected cost and replacement cost.

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

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

9.00

# **COMPONENT DATA**

CODE	COMPONENT	YEAR	EXPECT.	CONDITION	NOTES or	ITEM		UNIT	TOTAL
#	NAME	NEW	LIFE	DESCRIPTION	PHOTOS	QUAN.	UM	COST	COST
1.00	SITE COMPONENTS								
2.00	ASPHALT & CONCRETE								
2.01	Asphalt Sealing (includes fire access road)	2022	5	PENDING		45078	S.F.	\$0.40	\$18,031
2.02	Striping & Designations - Inventory in Note	2022	5	PENDING	Notes	1	L.S.	\$1,304.00	\$1,304
2.03	Asphalt Repair/Replacement Allowance ~ 5% of Total	2022	6	PENDING		1	L.S.	\$12,500.00	\$12,500
2.04	Asphalt Major Repair/Replacement/Overlay	2012	30	GOOD/FAIR		45078	S.F.	\$5.75	\$259,199
2.05	Concrete Repair/Replacement Allowance	2020	5	AS NEEDED		1	L.S.	\$5,000.00	\$5,000
3.00	ENTRY AREA								
3.01	Vehicle Entry Gates - Metal ~14' (swing)	2019	25	GOOD		2	EA.	\$5,000.00	\$10,000
	Vehicle Entry Gate - Loops/Safety Upgrades	2019	5	AS NEEDED		1	L.S.	\$2,500.00	\$2,500
	Gate Hardware Repair/Replacement Allowance	2019	5	AS NEEDED		1	L.S.	\$2,500.00	\$2,500
3.04	Vehicle Gate Operators - 'Liftmaster'	2013	10	AS NEEDED		2	EA.	\$4,500.00	\$9,000
	Entry Intercom - 'Door King'	2019	10	GOOD/FAIR		1	EA.	\$4,500.00	\$4,500
3.06	Light - Fluorescent Fixture @ Entry Intercom	1983	40	AS NEEDED		1	EA.	\$200.00	\$200
3.07	Entry Intercom - Metal Structure - Repair / Replace Allow.	1983	50	AS NEEDED		1	L.S.	\$1,500.00	\$1,500
	Pedestrian Gate	2019	25	GOOD		1	EA.	\$2,500.00	\$2,500
	Stone Faced Columns @ Entry - Repair Allowance	2010	20	GOOD/FAIR		1	L.S.	\$2,500.00	\$2,500
	Entry Monument Plaque 'The Glen of Pacific Grove'	1983	100	GOOD/FAIR		1	EA.	\$7,500.00	\$7,500
	Bulletin Board / Cabinet - Repair / Replacement	2010	25	FAIR		5	EA.	\$750.00	\$3,750
	LIGHTING, MAILBOXES, SIGNAGE & MISC.								
	Street Light Pole w/ Lantern Fixture ~12'	1983	50	FAIR		19	EA.	\$3,000.00	\$57,000
	Street Light Pole w/ 2 Lantern Fixture ~12' @ Main Entry	1983	50	FAIR		2	EA.	\$3,500.00	\$7,000
4.03	Mailboxes - 16 Box Cluster w/ 2 Parcel Boxes	2020	25	GOOD		4	EA.	\$2,977.50	\$11,910
4.04	Lattice ~6' @ Mailboxes - Repair Allowance	2015	20	AS NEEDED		1	L.S.	\$500.00	\$500
	Signage - HOA / MISC. Replacement Allowance	2020	5	AS NEEDED		30	L.S.	\$500.00	\$15,000
	Benches - Replacement (Metal / Wood / Masonry)	2010	30	FAIR		4	EA.	\$1,000.00	\$4,000
	LAKE / CREEK & BRIDGE COMPONENTS								
	Lake / Creek - Repair / Replace Allowance	2021	1	AS NEEDED			L.S.	\$3,000.00	\$3,000
	Dredging Allowance	2020	2	AS NEEDED				\$16,753.00	\$16,753
	Bank & Base - Investigation / Repair Allowance	2015	10	AS NEEDED				\$15,000.00	\$15,000
5.04	Water Drain Valve / Pipe Repair / Replace Allowance	1983	40	AS NEEDED		1	L.S.	\$5,000.00	\$5,000
5.05	Pump - Motor / Impeller Replacement Allowance	2009	15	AS NEEDED		1	L.S.	\$5,000.00	\$5,000
	Pump Electronics - Repair / Replace Allowance	2009	15	AS NEEDED		1	L.S.	\$2,500.00	\$2,500
	Bridge Trex Decking - Resurface / Replacement	2010	25	FAIR			S.F.	\$30.00	\$3,600
	Bridge Railing - Wood ~4'	2010	25	GOOD/FAIR		38	L.F.	\$100.00	\$3,800
5.09	Bridge Structure - Repair Allowance	1983	60	AS NEEDED		1	L.S.	\$25,000.00	\$25,000

# **COMPONENT DATA**

CODE	COMPONENT	YEAR	EXPECT.	CONDITION	NOTES or	ITEM		UNIT	TOTAL
#	NAME	NEW	LIFE	DESCRIPTION	PHOTOS	QUAN.	UM	COST	COST
5.10	Vault Hatch - Wood - Pond Equipment	2010	25	FAIR		1	EA.	\$3,000.00	\$3,000
6.00	FENCING & RETAINING WALLS								
6.01	Fence - Cyclone (black) @ Property Perimeter ~6'	2015	30	GOOD/FAIR		328	L.S.	\$30.00	\$9,840
6.02	Fence - Metal ~5' @ Entrance	2010	40	GOOD/FAIR		263	L.F.	\$90.00	\$23,670
6.03	Pedestrian Gate - Metal @ Property Perimeter	1983	55	GOOD/FAIR		1	EA.	\$2,000.00	\$2,000
	Pedestrian Gate - Cyclone @ Property Perimeter	1983	55	GOOD/FAIR		1	EA.	\$750.00	\$750
6.05	Retaining Wall - Stone Faced Masonry - Main Entry ~2-3'	1983	70	GOOD/FAIR		50	L.F.	\$200.00	\$10,000
	Retaining Wall - Stone Faced Masonry - Entry / #19 ~1.5'	1983	70	GOOD/FAIR		53	L.F.	\$150.00	\$7,950
7.00	IRRIGATION, LANDSCAPING, TREES & DRAINAGE								
7.01	Irrigation Equipment - Replacement Allowance - Minor	2021	1	AS NEEDED		1	L.S.	\$5,000.00	\$5,000
7.02	Irrigation Equipment - Replacement Allowance - Major	2022	5	AS NEEDED		1	L.S.	\$15,000.00	\$15,000
	Irrigation Backflow Preventers	1983	45	AS NEEDED		4	EA.	\$2,500.00	\$10,000
7.04	Landscaping - Replacement Allowance - Minor	2021	1	AS NEEDED		1	L.S.	\$5,000.00	\$5,000
	Landscaping - Replacement Allowance - Major	2022	5	AS NEEDED		1	L.S.	\$15,000.00	\$15,000
7.06	Tree Removal & Replacement Allowance - Minor	2021	1	AS NEEDED		1	L.S.	\$5,000.00	\$5,000
7.07	Tree Removal & Replacement Allowance - Major	2022	5	AS NEEDED		1	L.S.	\$15,000.00	\$15,000
7.08	Slope Drainage - Investigation & Mitigation Allowance	2021	5	AS NEEDED		1	L.S.	\$15,000.00	\$15,000
8.00	TENNIS COURT AREA								
8.01	Tennis Court Re-Surface/Repair	2020	5	GOOD/FAIR		7200	S.F.	\$1.61	\$11,596
	Tennis Court Major Repair/Replacement	1983	52	FAIR		7200	S.F.	\$10.00	\$72,000
	Cyclone Fence @ Tennis Court ~ 10'	2010	30	FAIR		168	L.F.	\$31.40	\$5,275
8.04	Pedestrian Gates - Cyclone	2010	30	FAIR			EA.	\$750.00	\$1,500
8.05	Windscreen	2010	12	FAIR/POOR		118	L.F.	\$15.00	\$1,770
8.06	Tennis Court Net	2020	5	GOOD/FAIR		1	EA.	\$325.00	\$325
	Net Post Replacement	2010	30	GOOD/FAIR		2	EA.	\$500.00	\$1,000
	Storage Building - Replacement	2000	40	GOOD/FAIR		1	EA.	\$2,500.00	\$2,500
	BUILDING - EXTERIORS								
	Roof - Inspection & Repair Allowance	2017	5	AS NEEDED		1	L.S.	\$5,000.00	\$5,000
	Roof - Composition Shingle	2008	25	FAIR		98506		\$6.00	\$591,038
	Roof - Gutters	2008	25	FAIR			L.F.	\$12.00	\$88,284
	Roof - Downspouts	2008	25	FAIR		2010		\$12.00	\$24,120
	Roof - Chimney Caps	2008	25	FAIR		60	EA.	\$450.00	\$27,000
	Roof - Spark Arrestors	2008	25	FAIR		60	EA.	\$450.00	\$27,000
	Utility Boxes - Wood	1983	45	FAIR		60	EA.	\$500.00	\$30,000
	Entry Railing - Iron ~4'	1983	50	FAIR			L.F.	\$60.00	\$9,780
9.09	Wood Lattice @ Buildings Replace Allowance	2022	5	AS NEEDED		1	L.S.	\$10,000.00	\$10,000

9.00

# **COMPONENT DATA**

CODE	COMPONENT	YEAR	EXPECT.	CONDITION	NOTES or	ITEM		UNIT	TOTAL
#	NAME	NEW	LIFE	DESCRIPTION	PHOTOS	QUAN.	UM	COST	COST
9.10	Vehicle Entry Doors - OWNERS' RESPONSIBILITY	1983	0	OWNERS		42	EA.	\$0.00	\$0
9.11	Doors - Unit Entry - OWNERS' RESPONSIBILITY	1983	0	OWNERS		60	EA.	\$0.00	\$0
9.12	Light Fixtures - OWNERS' RESPONSIBILITY	1983	0	OWNERS		60	EA.	\$0.00	\$0
9.13	Windows - OWNERS' RESPONSIBILITY	1983	0	OWNERS		1	L.S.	\$0.00	\$0
10.00	GARAGES								
10.01	Roof - Composition Shingle	2008	25	FAIR		8064	S.F.	\$6.00	\$48,384
10.02	Roof - Gutters - Garages	2008	25	FAIR		1080	L.F.	\$12.00	\$12,960
10.03	Roof - Downspouts - Garages	2008	25	FAIR		144	L.F.	\$12.00	\$1,728
10.04	Vehicle Entry Doors	1983	0	OWNERS		18	EA.	\$0.00	\$0
11.00	PAINTING & SIDING/TRIM REPAIR ALLOWANCES								
11.01	Paint Building & Garage Exteriors - Inventory in Note	2014	10	FAIR	Notes	1	L.S.	\$245,020	\$245,020
11.02	Siding / Trim - Repair/Replacement Allowance ~5%	2014	10	AS NEEDED	Notes	1	L.S.	\$89,417.75	\$89,418
	Paint Site Components - Inventory in Note	2014	10	FAIR	Notes	1	L.S.	\$4,506.00	\$4,506
	Maintenance Shed - Repair Allowance	2014	10	AS NEEDED		1	L.S.	\$1,500.00	\$1,500
12.00	MISCELLANEOUS ALLOWANCES								
12.01	Property Survey / Professional Fees - Allowance	2021	10	COMPLETED		1	L.S.	\$13,019.00	\$13,019
12.02	Plumbing Investigation & Repair Allowance	2018	5	AS NEEDED		1	L.S.	\$10,000.00	\$10,000

November 18, 2021

9.00

# 10.00 A

# **COMPONENT DATA NOTES**

# **GENERAL NOTES:**

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

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

10.00 A	<b>COMPONENT DATA NOTES</b>		
<b>SPECIFIC NOTES:</b>			
MAIN HEADING:	2.00 ASPHALT & CONCRETE		
SUD HEADING.	202 CTRIDING & DECIGNATIONS INVENT	ODV IN NOTE	
SUB HEADING:	2.02 STRIPING & DESIGNATIONS - INVENT	ORY IN NOTE	
	510 L.F. of White Striping	\$2.00	\$1,020.00
	67 L.F. of Red Curb	\$2.00	\$134.00
	Designations		
	3 - 15 MPH	\$50.00	\$150.00
			\$1,304.00
MAIN HEADING:	11.00 PAINTING & SIDING/TRIM REPAIR ALI	LOWANCES	
SUB HEADING:	11.01 PAINT BUILDING & GARAGE EXTERIO	ORS - INVENTOR	Y IN NOTE
	82317 S.F. of Siding - Buildings	\$1.50	\$123,475.50
	6768 S.F. of Wood Siding - Garages	\$1.50	\$10,152.00
	21780 S.F. of Trim - Buildings	\$1.50	\$32,670.00
	7357 S.F. of Gutters - Buildings	\$1.50	\$11,035.50
	2010 S.F. of Downspouts - Buildings	\$1.50	\$3,015.00
	1080 S.F. of Gutters - Garages	\$1.50	\$1,620.00
	144 S.F. of Downspouts - Garages	\$1.50	\$216.00
	1144 S.F. of Wood Lattice Entry Divider	\$1.50	\$1,716.00
	652 S.F. of Iron Entry Railing ~4'	\$60.00	\$39,120.00
	2 - Vehicle Entry Swing Gates	\$500.00	\$1,000.00
	60 - Garage Doors (paint only)	\$250.00	\$15,000.00
	60 - Entry Doors (paint only)	\$100.00	\$6,000.00
			\$245,020.00
MAIN HEADING:	11.00 PAINTING & SIDING/TRIM REPAIR ALI	LOWANCES	
SUB HEADING:	11.02 SIDING / TRIM - REPAIR/REPLACEMEN	IT ALLOWANCE	E~5%
	82317 S.F. of Siding - Buildings	\$15.00	\$1,234,755.00
	6768 S.F. of Siding - Garages	\$15.00	\$101,520.00
	21780 S.F. of Trim - Buildings	\$20.00	\$435,600.00
	824 S.F. of Wood Lattice Entry Divider	\$20.00	\$16,480.00
			\$1,788,355.00
MAIN HEADING:	11.00 PAINTING & SIDING/TRIM REPAIR ALI	LOWANCES	
SUD HEADING.	11.02 DAINT SITE COMPONENTS INVENTO		

11.03 PAINT SITE COMPONENTS - INVENTORY IN NOTE

**SUB HEADING:** 

10.00 A

# **COMPONENT DATA NOTES**

600 S.F. of Masonry Wall Paint @ Tennis Courts	\$1.50	\$900.00
304 S.F. of Wood Bridge Railing ~4'	\$1.50	\$456.00
21 - Street Light Pole w/ Lantern Fixture ~12'	\$150.00	\$3,150.00
	_	\$4,506.00

11.00

# PERCENT FUNDED CALCULATION

t         Description         Req'd in Bank         New         Life         (2022)         Cast         Allocation         Req'd in Bank           1.00         STFE COMPONENTS         Stat         Sta	Code	Component	2021 End	Year	Usefl	Rmng	Current	Annual	2022 End
Job         STE COMPONENTS           200         ASPHALT & CONCRETE           201         Asphalt T & CONCRETE           203         Asphalt Sching (fuchted for access roud)         \$\$14,422         \$222         \$\$5         \$\$18,031         \$\$3,060           202         Striping & Designations - Inventory in Note         \$\$10,472         \$202         \$\$5         \$\$13,043         \$202         \$\$5         \$\$13,044         \$222         \$\$5         \$\$13,044         \$222         \$\$5         \$\$13,040         \$\$222         \$\$5         \$\$13,040         \$\$222         \$\$5         \$\$13,040         \$\$220         \$\$3         \$\$5,000         \$\$10,04         \$\$22         \$\$5         \$\$13,000         \$\$20         \$\$3         \$\$5,000         \$\$1,00         \$\$20         \$\$3         \$\$5,000         \$\$1,00         \$\$20         \$\$3         \$\$5,000         \$\$1,00         \$\$20         \$\$3         \$\$5,000         \$\$1,20         \$\$1,30         \$\$1,40         \$\$100         \$\$1,40         \$\$100         \$\$1,40         \$\$100         \$\$1,40         \$\$100         \$\$1,40         \$\$100         \$\$1,40         \$\$100         \$\$1,40         \$\$100         \$\$1,40         \$\$100         \$\$1,40         \$\$100         \$\$11         \$\$1,500         \$\$11         \$\$1,500<						-			
2.00       ASPHALT & CONCRETE       State       State         2.01       Asphalt Sening (inclusion Frances: root)       \$\$1443       2022       5       \$\$18,001       \$\$2,003         2.03       Asphalt Najor Repair/Replacement/Overlay       \$\$17,760       2022       \$0       \$20,803       \$\$2,003         2.04       Asphalt Najor Repair/Replacement/Overlay       \$\$100       \$20       \$3       \$\$5,000       \$\$1,000       \$\$2,003         2.05       Concret Repair/Replacement/Overlay       \$\$100       \$200       \$5       \$\$10,000       \$\$1,000       \$\$2,003         3.00       EVTRY AREA       Category Sub-Total       \$\$100       \$201       \$5       \$\$10,000       \$\$100       \$\$1,000       \$\$500       \$\$1,000       \$\$1,000       \$\$100       \$\$1,000       \$	"	Description	neq u in Duin	11011	Life	(2022)	Cost	inocution	neq u in Duin
2.00         ASPHALT & CONCRETE         State         State           2.01         Asphalt Seding functions Fir access rough)         \$\$14,43         2022         5         \$\$18,004         \$\$2,005           2.03         Asphalt Major Repair/Replacement Allowance         \$\$0,001         202         \$0         20         \$\$2,003         \$\$2,003           2.04         Asphalt Major Repair/Replacement Allowance         \$\$100         200         \$\$3         \$\$5,000         \$\$1,000         \$\$2,003           2.05         Concret Repair/Replacement Allowance         \$\$100         200         \$\$3         \$\$5,000         \$\$1,000         \$\$2,003         \$\$50,000         \$\$2,003         \$\$50,00         \$\$1,000         \$\$2,003         \$\$50,00         \$\$2,003         \$\$50,00         \$\$1,000         \$\$1,000         \$\$50,00         \$\$51,00         \$\$1,000         \$\$50,00         \$\$1,53         \$\$3,00         \$\$51,100         \$\$1,000         \$\$1,000         \$\$50,00         \$\$1,53         \$\$3,00         \$\$51,140         \$\$3,33         \$\$2         \$\$2,500         \$\$50,00         \$\$1,31           3,00         Evertry Intercon         \$\$1,90         \$11         \$\$2,000         \$\$13         \$\$3,300           3,01         Eutry Manore Repair Allowance         \$\$1,30	1.00	SITE COMPONENTS							
2.02.       Striping & Designations - Investory in Note       \$1,043       202       5       5       \$1,044       \$2,005         2.03       Applait Major Repair/Replacement/Overlay       \$87,760       202       20       20       \$2,005         2.04       Applait Major Repair/Replacement/Overlay       \$87,760       201       20       \$5       \$5,800       \$81,000       \$2,005         2.05       Concrete Repair/Replacement/Allowance       \$100       200       \$5       \$5,800       \$81,000       \$2,005         3.00       EVTRY AREA       Category Sub-Total       \$800       2019       \$5       \$2       \$2,500       \$500       \$51,50         3.04       Vehicle Entry Cates - Metal -14 (vering)       \$500       2019       \$5       \$2       \$2,500       \$500       \$51,50         3.04       Vehicle Cate Operators - Tiffmaster'       \$7,200       2013       10       \$7       \$4,500       \$51,80       \$1,80       \$100       \$101       \$2,000       \$500       \$13       \$30         3.04       Vehicle Entry Cates - Despitar Allowance       \$1,30       \$114       \$500       \$11       \$1,500       \$13       \$33         3.05       Enter Indercon - Titatter Titatter - Repair / Repair Allowance									
2.04         Asphall Repair:Replacement Allowance - 5% of Total         \$10.417         202         6         6         8 12,500         \$23,083           2.04         Asphall Major Repair/Replacement/Lowance         \$1700         202         5         3         53,000         \$28,083           2.05         Concrete Repair/Replacement/Lowance         \$100.401         \$22         \$2         \$10,000         \$203           3.00         ENTRY AREA         \$100.401         \$100.401         \$100.401         \$10.401         \$10.401         \$10.401         \$10.401         \$10.401         \$10.401         \$10.401         \$10.401         \$10.401         \$10.401         \$10.401         \$10.401         \$10.401         \$10.401         \$10.401         \$10.411	2.01	Asphalt Sealing (includes fire access road)	\$14,425	2022	5	5	\$18,031	\$3,606	\$0
2.04         Asphali Major Repair/Replacement/lowance         \$17,760         2012         30         20.9         \$259,199         \$88,460         \$88,460           2.05         Concrete Repair/Replacement Allowance         \$104,641         \$259,193         \$51,590         \$53,300           3.00         EXTRY AREA         \$104,641         \$22         \$10,000         \$10,00         \$10,20         \$10,300         \$51,000         \$10,20         \$10,300         \$51,000         \$10,300         \$51,000         \$10,300         \$51,000         \$10,300         \$51,000         \$10,300         \$50,000         \$51,53         \$51,553	2.02	Striping & Designations - Inventory in Note	\$1,043	2022	5	5	\$1,304	\$261	\$0
2.05         Concrete Repair/Replacement Allowance         \$1,000         2020         5         3         55,000         \$1,000         2020         5         3         55,000         \$1,000         2030         \$5         30         \$5,000	2.03	Asphalt Repair/Replacement Allowance ~ 5% of Total	\$10,417	2022	6	6	\$12,500	\$2,083	
	2.04	Asphalt Major Repair/Replacement/Overlay	\$77,760	2012	30	20	\$259,199	\$8,640	
3.00       ENTRY AREA       United Entry Gate - Metal -14' (sving)       United Entry Gate - LoopSaftey (bgrades       Stong       2019       5       2       22,500       Stong       Stong         3.03       Gate Hardware Repair/Replacement Allowance       \$1,000       2019       5       2       \$2,500       \$500       \$51,50         3.04       Vehicle Gate Operators - Liffunster'       \$7,000       2013       10       1       \$9,000       \$56,51         3.05       Eatry Intercom       -Door King'       \$900       \$011       1       \$5,000       \$51,51         3.06       Light - Floorescent Flatture © Eatry Intercom       \$1,110       \$1983 $40$ 1       \$5,200       \$10       \$1       \$1,000       \$309       \$1,11         3.07       Eatry Intercom       Teatify Intercom       \$1,375       2010       20       28       \$2,500       \$100       \$33         3.09       Stone Faced Columns @ Entry - Repair Allowance       \$1,375       2010       25       22       \$2,500       \$105       \$1,400         4.01       Eatry Mounteer Thangue The Gites of Pacific Grove'       \$2,830       \$100       61       \$5,750       \$5,75       \$2,92       \$1,140       \$4,44 <t< td=""><td>2.05</td><td></td><td></td><td>2020</td><td>5</td><td>3</td><td></td><td></td><td></td></t<>	2.05			2020	5	3			
3.01       Vehicle Entry Gates - Metal -14' (sving)       \$800       2019       25       22       \$51,000       \$12,000         3.02       Gate Hardware Repair/Replacement Allowance       \$1,000       2019       5       2       \$52,500       \$81,00         3.03       Gate Hardware Repair/Replacement Allowance       \$1,000       2019       5       2       \$52,500       \$81,00         3.04       Vehicle Gate Operators - Liftmaster'       \$100       10       7       \$45,400       \$45,10         3.05       Light - Floorsecent Fixture @ Entry Intercom       \$190       203       40       1       \$200       \$55       \$51,500         3.06       Light - Floorsecent Fixture @ Entry - Repair Allowance       \$1,200       20       8       \$2,500       \$131         3.09       Stone Facel Columns @ Entry - Repair Allowance       \$1,800       201       25       13       \$100       61       \$2,500       \$121       \$131         3.10       Entry Monument Plaque The Glen of Pacific Grove'       \$2,830       1983       50       11       \$57,000       \$14,40         4.00       Light Flow w Lantern Fixture -12'       Walin Entry       \$43,220       1983       50       11       \$57,000       \$14,400			\$104,644				\$296,034	\$15,590	\$88,400
3.03       Gate LoopsSafety Upgrades       \$1,000       2019       5       2       \$2,500       \$500       \$1,5         3.03       Gate Indravare Repair Replacement Allowance       \$7,200       2013       10       7       \$4,500       \$81,5         3.04       Venicle Gate Operators - Liffmaster'       \$900       2013       10       7       \$4,500       \$81,5         3.05       Entry Intercom - Thoor Kiting 'P Lift Intercom       \$190       93       40       1       \$5,200       \$11,3         3.06       Light - Floorescent Fating 'P Repair Allowance       \$1,375       2010       20       22       \$2,2500       \$100       \$13         3.09       Stone Faced Columns @ Entry - Repair Allowance       \$1,375       2010       20       28       \$2,500       \$1,50       \$15,50       \$15,50       \$15,50       \$15,50       \$15,50       \$14,40       \$14,40       \$14,80       \$14,805       \$14,40       \$16,80       2010       25       21       \$1,500       \$14,40       \$14,40       \$14,40       \$14,40       \$14,40       \$14,40       \$14,40       \$14,40       \$14,40       \$14,40       \$14,40       \$14,40       \$14,40       \$14,40       \$14,40       \$14,40       \$14,40       \$14,40									
3.03       Gate Hardware Repair/Replacement Allowance       \$1,000       2019 $5$ 2       \$2,500       \$500       \$31,305         3.44       Vehicle Gate Operators - Liftmaster'       \$7,200       210       10       7       \$4,500       \$450       \$31,305         3.05       Light - Floorescent Fixture & Epair / Replace Allow.       \$100       1083       40       1       \$200       \$53       \$31         3.06       Eastrin factor       Allowance       \$1,30       201       25       \$2       \$2,500       \$110       \$31,500       \$53,570       \$51,55         3.09       Store Faced Columns @ Entry - Repair Allowance       \$1,300       \$16,500       2010       25       \$13       \$3,770       \$1150       \$118       \$1160       \$11,800       \$1,500       \$31,805         4.00       LiGHTNG, MAILBOKES, & MISC.       \$14,600       \$13,305       \$11       \$57,000       \$1,40       \$44,44         4.02       Street Light Pole w/ Lantern Fixture -12'       \$43,320       1983       \$50       11       \$57,000       \$1,40       \$44,44         4.03       Mailboxes - 16 Box Chef & MISC.       \$1300       \$220       22       23       \$1,101       \$44,50       \$3000       \$25							. ,		\$1,200
3.04     Vehicle Gate Openiors - Liftmaster'     \$7,200     2013     10     1     \$9,000     \$84.0       3.05     Entry Intercom - Door King'     \$800     2019     10     7     \$4,500     \$4,50       3.06     Light - Fluorescent Fixture @ Entry Intercom     \$1,10     183.40     1     \$2,00     \$1,00       3.07     Eatry Intercom - Metal Structure - Repair / Replace Allow.     \$1,140     1983.50     11     \$1,500     \$3.3       3.09     Stone Faced Columns @ Entry - Repair / Replace Allow.     \$1,340     98.0     \$1.6     \$7,500     \$75     \$2.2       3.10     Entry Monument Plaque The Clino of Pacific Grove'     \$1,840     2010     25     \$1.3     \$3,730     \$1.40       4.00     LIGHTING, MAILBOXES, SIGNAGE & MISC.     Category Sub-Total     \$1.630     201     25     \$2.3     \$1.140     \$44.4       4.01     Street Light Pole w/ Lantern Fixture -12'     \$43.320     188.350     11     \$57,000     \$1.140       4.02     Street Light Pole w/ 2 Intern Fixture -12'     \$43.320     188.350     11     \$57,000     \$1.140       4.03     Mailboxes - Repair Allowance     \$3.500     202     25     3     \$1.500     \$1.40       4.04     Latter of @ Mailhowance     \$3.000     2							. ,		
3.05       Entry Intercon - Door King'       \$900       2019       10       7       \$4,500       \$5.13         3.06       Light - Fluorescent Fixture © Entry Intercon       \$190       1983       50       11       \$1,500       \$5.0       \$1,11         3.07       Entry Intercon - Metal Structure - Repair / Replace Allow.       \$200       2019       25       \$2       \$2,500       \$100       \$33         3.08       Foot Faced Columns © Entry - Repair Allowance       \$2,350       100       \$61       \$7,500       \$57.5       \$2,25         3.10       Entry Monument Piaque The Clen of Pacific Grove'       \$2,360       100       \$61       \$7,500       \$51.6       \$14.6         4.00       LIGHTING, MAILBOXES, SIGNAGE & MISC.       \$44,402       \$57.000       \$11.4       \$57,000       \$14.4       \$44.4         4.02       Street Light Pole w/ Lantern Fixture -12'       \$43,320       1983       \$50       11       \$57,000       \$14.4       \$44.4         4.03       Mailboxes - Io Box Clester V / Parel Boxes       \$476       202       \$2       \$2       \$11.900       \$44.6       \$2.000       \$3.000       \$4.6         4.04       Lattler, e6' Mailboxes - Repair Allowance       \$4.500       2016       \$3							. ,		
3.66Light - Funcescent Fixture $^{\circ}$ @ Entry Intercom\$11001983401\$200\$5\$113.07Entry Intercom - Metal Structure - Repair / Replace Allow.\$1,14019835011\$1,500\$303.08Pedestrian GatePatty - Repair Allowance\$1,2752010208\$2,200\$112\$11,3003.10Entry Monumeet Haque 'The Glean of Pacific Grove'\$2,85010061\$7,500\$75\$2,293.11Bulletin Board / Cabinet - Repair / Replacement\$16,65020102512\$13\$3,750\$154\$13,4004.00LiCHTING, MAILBOXES, SIGNAGE & MISC.Category Sub-Total\$18,400\$11\$57,000\$14,10\$44,44.03Street Light Pole w/ Lantern Fixture -12'\$43,32019835011\$57,000\$14,004.01Street Light Pole w/ Lantern Fixture -12'\$43,300102053\$15,000\$3,0004.04Lattice - 6' @ Mallowarce\$3,00020102013\$50,00\$25,000\$44,144.03Mailboxes - Repair Allowance\$3,000202053\$15,000\$3,000\$50,004.06Repaire MUM / Masonry)\$14,472002013\$50,000\$3,000\$3,0005.01Lake / Creek - Repair / Repiare Allowance\$3,000202110\$3,000\$3,0005.04Water Drain Valve / Pipe Repair / Repiare Allowance\$3,000201513 <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td>. ,</td> <td></td> <td></td>		-					. ,		
3.07       Entry Intercom - Metal Structure - Repair / Replace Allow.       \$1,140       1983       50       11       \$1,500       \$3.0       \$3.1         3.08       Pedestrian Gate       \$1,07       20       2       \$2,500       \$100       \$3.3         3.09       Stone Faced Columns @ Entry - Repair Allowance       \$1,375       \$2,200       \$0       \$1       \$5,750       \$75       \$2,2500       \$100       \$2       \$1.3       \$3.3       \$1.50       \$1.57       \$2,2500       \$1.50       \$3.3       \$1.50       \$1.50       \$1.50       \$1.50       \$2.2       \$2,500       \$1.50       \$2.2       \$2,500       \$1.50       \$2.2       \$2.23       \$1.500       \$3.3       \$1.50       \$1.50       \$2.2       \$2.23       \$1.500       \$1.1       \$1.500       \$2.4       \$2.4       \$2.4       \$2.500       \$1.1       \$5.700       \$1.140       \$4.4       \$4.4       \$2.2       \$2.25       \$2.3       \$1.910       \$4.4       \$4.4       \$2.00       \$2.25       \$2.3       \$1.910       \$4.4       \$4.4       \$2.00       \$2.25       \$2.3       \$1.910       \$3.4       \$2.5       \$1.14       \$5.7000       \$1.140       \$4.44       \$2.00       \$2.5       \$3.500       \$2.5							. ,		
3.08Pedetrian Gate520020192522 $22, 52,500$ \$100\$333.09Stone Faced Columns @ Entry - Repair Allowance\$1,3752010208\$2,550\$125\$1,53.10Entry Monument Plaque The Glen of Pacific Grove'\$2,85020102513\$3,750\$125\$1,53.11Bulletin Board / Cabinet - Repair / ReplacementCategory Sub-Total\$1,65020102513\$3,750\$1,1404.00LIGHTING, MALRONEN, SIGNACE & MISC.Street Light Pole w/ Lantern Fixture -12'\$43,32019835011\$57,000\$1,1404.01Street Light Pole w/ Lantern Fixture -12'Main Boars\$47620102523\$11,910\$4764.02Street Light Pole w/ Lantern Fixture -12'Sta3,00020152013\$500\$3,200\$5,004.04Latter -6' @ MainBoxes - Repair Allowance\$3,000201053\$15,000\$3,000\$3,0005.01LAKE / CREEK & BRIDGE COMPONENTSCategory Sub-Total\$3,77720020\$16,733\$8,3775.03Bank & Base - Investigation / Repair Allowance\$3,0002015103\$15,000\$125\$4,45.06Pump - Motor / Impelier Replace Allowance\$3,0002015103\$15,000\$125\$4,85.04Water Drain Valve / Pipe Repair / Replace Allowance\$3,0002015103\$3,800\$144\$17,7 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>\$195 \$1,170</td></t<>									\$195 \$1,170
3.09       Stone Faced Columns @ Entry - Repair Allowance       \$1,375       2010       20       8       \$22,500       \$125       \$15,55         3.10       Entry Monument Plaque 'The Glen of Pacific Grove'       \$1,650       1983       100       61       \$7,500       \$755       \$2,9         3.11       Bulletin Board / Cabinet - Repair / Replacement       \$1,640       LICHTING, MALBOXES, SIGNAGE & MISC.       \$100       61       \$57,500       \$1,140       \$44,4         4.00       LICHTING, MALBOXES, SIGNAGE & MISC.       \$476       2020       25       23       \$11,910       \$476       \$493         4.01       Street Light Pole w/ Lanteen Fixture - 12' @ Main Entry       \$43,320       1983       \$50       11       \$57,000       \$1,400       \$44,4         4.02       Street Light Pole w/ Lanteen Fixture - 12' @ Main Entry       \$476       2020       25       3       \$15,000       \$3,000       \$406         4.05       Bignage - HOA / MISC. Replacement Allowance       \$3,000       200       5       3       \$15,000       \$3,000       \$3,000       \$40       \$18       \$4,001       \$510       \$54,00       \$3,000       \$3,000       \$3,000       \$3,000       \$3,000       \$3,000       \$3,000       \$3,000       \$3,000							. ,	-	
3.10         Entry Monument Plaque The Glen of Pacific Grove'         \$2,850         1983         100         61         \$7,500         \$5,5         \$2,9           3.11         Bulletin Board / Cabinet - Repair / Replacement         \$1,650         2010         25         13         \$3,750         \$1,10           4.00         LICHTING, MAILBOXES, SIGNACE & MISC.         \$18,080         \$50         11         \$57,000         \$51,400         \$44,40         \$57,000         \$51,400         \$44,40         \$57,000         \$51,400         \$44,40         \$57,000         \$51,400         \$44,40         \$57,000         \$51,400         \$51,300         \$51,500         \$52         \$51           4,01         Strete Light Pole w/ 2 Lantern Fixture -12' @ Main Entry         \$53,000         \$2015         20         13         \$500         \$525         \$51           4,05         Signage - 10 O / MISC, Replacement Allowance         \$3,000         2010         30         18         \$4,900         \$13,3         \$1,650         \$13,050         \$53,000         \$53,000         \$53,000         \$53,000         \$53,000         \$53,000         \$51,573         \$54,915         \$58,60           5.01         Lake / Creek & BRIDGE COMPONENTS         \$53,000         \$15,173         \$54,915 <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>. ,</td><td>-</td><td>\$300 \$1,500</td></td<>							. ,	-	\$300 \$1,500
3.11       Bulletin Board / Cabinet - Repair / Replacement       \$1,60       2010       25       13       \$3,750       \$150       \$14,80         0.00       LIGHTING, MALLBOXES, SIGNAGE & MISC.       \$18,005       \$46,450       \$3,235       \$21,50         4.01       Street Light Pole w/ Lantern Fixture -12' $$43,320$ 1983       50       11       \$57,000       \$1,140       \$44,402         4.02       Street Light Pole w/ Lantern Fixture -12' $$43,320$ 1983       50       11       \$57,000       \$140       \$454         4.03       Mnilboxes - 16 Box Cluster w/ 2 Parcel Boxes       \$476       2020       25       23       \$11,910       \$476       \$99         4.04       Lattice -6' @ Maliboxes - Repair Allowance       \$3,000       \$220       5       3       \$15,000       \$1,300       \$40       \$50,000       \$210       5       3       \$15,000       \$1,300       \$6,00       \$20       5       3       \$15,000       \$3,000       \$26       \$51,00       \$3,000       \$210       \$50,000       \$30,000       \$20       \$30,000       \$210       \$50,000       \$33,000       \$30,000       \$30,000       \$30,000       \$30,000       \$30,000       \$30,000       \$30,000       \$315,000 <td></td> <td>• •</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$2,925</td>		• •							\$2,925
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$							. ,		
400       LIGHTING, MALBOXES, SIGNAGE & MISC.       543,320       983       50       11       \$57,000       \$1,140       \$44,4         401       Street Light Pole w/ 2 Lantern Fixture -12' $(33,320)$ 983       50       11       \$57,000       \$1,140       \$54,42         403       Mailboxes - 16 Box Cluster w/ 2 Parcel Boxes       \$476       2020       25       23       \$11,101       \$57,000       \$140       \$54,44         405       Signage - HOA / MISC. Replacement Allowance       \$150       2015       20       13       \$500       \$25       \$11         406       Benches - Replacement (Metal / Wood / Masonry)       \$1,467       2010       30       18       \$4,000       \$133       \$1,600       \$25,500       \$26,510       \$3,000       \$23,000       \$25,510       \$3,000       \$23,000       \$25,510       \$3,000	0111	· ·		2010		10			
4.01       Street Light Pole w/ Lantern Fixture -12'       \$43.320       1983       50       11       \$57,000       \$1,140       \$44.4         4.02       Street Light Pole w/ 2 Lantern Fixture -12' @ Main Entry       \$5,320       1983       50       11       \$7,000       \$140       \$5,444         4.03       Mailboxes - 16 box Cluster w/ 2 Parcel Boxes       \$476       2020       52       23       \$11,910       \$476       \$89         4.04       Lattice -6' @ Mailboxes - Repair Allowance       \$5100       2015       20       13       \$5000       \$3,000       \$6,00         4.06       Benches - Replacement (Metall / Wood / Masonry)       \$1,467       2010       30       18       \$4,000       \$133       \$16,00       \$3,000       \$6,00         5.00       LAKE / CREEK & BRIDGE COMPONENTS       501       Lake / Creek - Repair / Replace Allowance       \$8,300       2021       2       0       \$16,753       \$8,377         5.01       Lake / Creek - Repair / Replace Allowance       \$9,000       2015       10       3       \$15,000       \$12,500       \$3,30       \$43         5.04       Water Drain Valve / Pipe Repaire Allowance       \$4,000       2009       15       2       \$5,000       \$33       \$44,517 </td <td>4.00</td> <td>· · ·</td> <td></td> <td></td> <td></td> <td></td> <td>,</td> <td>,</td> <td></td>	4.00	· · ·					,	,	
4.03       Mailboxes - 16 Box Cluster w/ 2 Parcel Boxes       \$\$476       2020       25       23       \$\$11,910       \$\$476       \$\$99         4.04       Lattice - 6' @ Mailboxes - Repair Allowance       \$\$150       2015       20       13       \$\$500       \$\$25       \$\$11         4.05       Signage - HOA / MISC. Replacement Allowance       \$\$3,000       2020       25       3       \$\$15,000       \$\$3,000       \$\$500       \$\$25       \$\$1         5.00       LAKE / CREEK & BRIDGE COMPONENTS       \$\$3,000       2021       1       0       \$\$3,000       \$\$1,25       \$\$4,88       \$\$0,000			\$43,320	1983	50	11	\$57,000	\$1,140	\$44,460
4.03       Mailboxes - 16 Box Cluster w/ 2 Parcel Boxes       \$476       2020       25       23       \$11,910       \$476       \$89         4.04       Lattice - 6' @ Mailboxes - Repair Allowance       \$150       2015       20       13       \$500       \$25       \$11         4.05       Signage - HOA / MISC. Replacement Allowance       \$3,000       2020       25       3       \$15,000       \$50,00       \$50,00       \$13,3       \$15,000       \$50,00       \$50,00       \$14,67       2010       30       18       \$4,000       \$13,3       \$15,00       \$50,00       \$50,00       \$14,67       \$89,000       \$211       1       0       \$3,000       \$50,00       \$50,00       \$16,753       \$88,377       \$2020       2       0       \$16,753       \$88,377       \$205,000       \$11,85,000       \$125,000       \$11,500       \$15,000       \$125,500       \$133,500       \$141,910       \$44,850       \$140,20       \$125,500       \$133,540,00       \$125,500       \$141,500       \$15,000       \$125,500       \$133,540,00       \$125,544       \$440       \$14,570       \$125,500       \$141,517,500       \$125,500       \$141,517,508       \$144,517,500       \$125,500       \$141,517,508       \$144,517,508       \$144,517,508       \$144,517,508	4.02	Street Light Pole w/ 2 Lantern Fixture ~12' @ Main Entry	\$5,320	1983	50	11	\$7,000	\$140	\$5,460
4.04       Lattice -6' @ Mailboxes - Repair Allowance       \$150       2015       20       13       \$500       \$25       \$1         4.05       Signage - HOA / MISC. Replacement Allowance       \$3,000       2020       5       3       \$15,000       \$3,000       \$50,00       \$50,00       \$1,467       2010       30       18       \$4,000       \$133       \$1,60         4.06       Benches - Replacement (Metal / Wood / Masonry)       \$1,467       2010       30       18       \$4,000       \$133       \$1,60         5.00       LAKE / CREEK & BRIDGE COMPONENTS       \$95,410       \$4,915       \$55,000       \$3,000       \$3,000       \$3,000       \$1,500       \$1,500       \$1,500       \$1,500       \$1,500       \$1,500       \$1,500       \$1,500       \$1,505       \$1,500	4.03	Mailboxes - 16 Box Cluster w/ 2 Parcel Boxes		2020	25	23	\$11,910	\$476	
4.06       Benches - Replacement (Metal / Wood / Masonry) $\$1,467$ 2010       30       18 $\$4,000$ $\$133$ $\$1,60$ Category Sub-Total $\$53,733$ $\$54,000$ $\$133$ $\$1,60$ Solution (REE & BRIDGE COMPONENTS         5.00       LAKE / CREEK & BRIDGE CAllowance $\$33,000$ $\$23,000$ $\$33,3,000$ $\$33,3,500$ $\$122$ $\$4,8,85$ $\$1,510,55,510$ $\$1,520$ $\$1,520$ $\$4,001$ $\$5,000$ $\$33,3,600$ $\$14,451,750$ $\$33,600$ $\$144$ $\$1,750$ $\$1,672$ $2010$ $25,13$ $33,600$ $\$152$ $\$1,850$ $50,00$ $$51,200$ $$144$ $$51,200$ $$141,750$ $$51,200$ $$51,200$ $$51,200$ $$51,200$ $$51,200$	4.04	Lattice ~6' @ Mailboxes - Repair Allowance	\$150	2015	20	13		\$25	\$175
Category Sub-Total\$53,733\$95,410\$4,915\$58,65.00LAKE / CREEK & BRIDGE COMPONENTS5.01LAKE / CREEK & BRIDGE COMPONENTS5.0110\$3,000\$3,000\$3,0005.01Lake / Creek - Repair / Replace Allowance\$8,377202020\$16,753\$88,3775.03Bank & Base - Investigation / Repair Allowance\$8,377202020\$16,753\$88,3775.03Bank & Base - Investigation / Replace Allowance\$8,0002015103\$15,000\$1,500\$10,5005.04Water Drain Valve / Pipe Repair / Replace Allowance\$4,0002009152\$5,000\$13,500\$1255.05Pump - Motor / Impelter Replacement Allowance\$2,0002009152\$5,000\$137\$4,315.06Pump Electronics - Repair / Replace Allowance\$1,58420102513\$3,000\$144\$1,755.09Bridge Structure - Repair Allowance\$15,83319836021\$25,000\$417\$1,625.10Vault Hatch - Wood - Pond Equipment\$1,32020102513\$3,000\$120\$1,4336.00FENCING & RETAINING WALLSCategory Sub-Total\$2,550\$14,334\$246,16.01Fence - Cyclone (black) @ Property Perimeter\$1,38219835516\$2,000\$36\$1,46.02Fence - Metal -5' @ Entrance\$6,50920104028\$23,70\$592\$7,	4.05	Signage - HOA / MISC. Replacement Allowance	\$3,000	2020	5	3	\$15,000	\$3,000	\$6,000
5.00LAKE / CREEK & BRIDGE COMPONENTS $33,000$ $33,000$ $33,000$ $33,000$ $33,000$ $33,000$ $33,000$ $33,000$ $33,000$ $33,000$ $33,000$ $33,000$ $33,000$ $33,000$ $33,000$ $510,50$ 5.04Water Drain Valve / Pipe Repair / Replace Allowance $$4,000$ $2009$ $15$ $2$ $$5,000$ $$333$ $$4,3$ 5.05Pump Electronics - Repair / Replace Allowance $$4,000$ $2009$ $15$ $2$ $$5,000$ $$333$ $$4,3$ 5.06Pump Electronics - Repair / Replace Allowance $$1,584$ $2010$ $25$ $13$ $$3,800$ $$142$ $$1,75$ 5.08Bridge Railing - Wood -4' $$1,672$ $2010$ $25$ $13$ $$3,000$ $$120$ $$1,8$ 5.09Bridge Structure - Repair Allowance $$1,533$ $1983$ $60$ $21$ $$25,000$ $$417$ $$16,2$ 5.10Vault Hatch - Wood - Pond Equipment $$1,320$ $210$ $25$ $13$ $$3,000$ $$120$ $$1,4$ 6.00FENCING & RETAINING WALLS $$6,509$ $2010$ $40$ $28$ $$23,670$ $$592$ $$7,1$ 6.01Fence - Oyclone (black) @ Property Perimeter -6' $$$	4.06	Benches - Replacement (Metal / Wood / Masonry)	\$1,467	2010	30	18	\$4,000	\$133	\$1,600
5.01Lake / Creek - Repair / Replace Allowance $$3,000$ $$1,00$ $$1,000$ $$1,000$ $$1,000$ $$1,000$ $$1,000$ $$1,000$ $$1,000$ $$1,000$ $$1,000$ $$1,000$ $$3,000$ $$1,00$ $$3,000$ $$1,20$ $$3,000$ $$1,20$ $$3,000$ $$1,20$ $$1,00$ $$1,000$ $$1,25$ $$4,83$ $$3,000$ $$1,20$ $$4,4$ $$1,7$ $$1,700$ $$1,120$ $$1,1$			\$53,733				\$95,410	\$4,915	\$58,648
5.02Dredging Allowance $$8,377$ $2020$ $2$ $0$ $$16,753$ $$8,377$ $5.03$ Bank & Base - Investigation / Repair Allowance $$9,000$ $2015$ $10$ $3$ $$15,000$ $$1,500$ $$10,50$ $5.04$ Water Drain Valve / Pipe Repair / Replace Allowance $$4,750$ $1983$ $40$ $1$ $$5,000$ $$125$ $$43,35$ $5.05$ Pump - Hotor / Impeller Replacement Allowance $$4,700$ $2009$ $15$ $2$ $$2,500$ $$333$ $$43,35,000$ $5.06$ Parting Railing - Wood $-4'$ $$1,584$ $2010$ $25$ $13$ $$3,600$ $$144$ $$1,77$ $5.07$ Bridge Railing - Wood $-4'$ $$1,584$ $2010$ $25$ $13$ $$3,000$ $$152$ $$18,83$ $5.09$ Bridge Railing - Wood $-4'$ $$1,583$ $1983$ $60$ $21$ $$2,5000$ $$11,43$ $5.09$ Bridge Structure - Repair Allowance $$1,51,833$ $1983$ $60$ $21$ $$2,5000$ $$141$ $5.10$ Vault Hatch - Wood - Pond Equipment $$1,320$ $2010$ $25$ $13$ $$3,000$ $$120$ $$1,433$ $6.00$ FENCING & RETAINING WALLS $s16,230$ $s21,536$ $s14,332$ $$24,21$ $s16,230$ $$314$ $$35,600$ $$23,670$ $$328$ $6.02$ Fence - Vectone (black) @ Property Perimeter -6' $$1,882$ $1983$ $55$ $16$ $$2,000$ $$324$ $$32,600$ $$314$ $6.01$ Fence - Vectone @ Property Perimeter $$1,882$ $19$									
5.03Bank & Base - Investigation / Repair Allowance\$9,0002015103\$15,000\$1,500\$10,55.04Water Drain Valve / Pipe Repair / Replace Allowance\$4,7501983401\$5,000\$125\$4,85.05Pump - Motor / Impeller Replacement Allowance\$4,0002009152\$5,000\$333\$4,35.06Pump Electronics - Repair / Replace Allowance\$2,0002009152\$2,500\$167\$2,15.07Bridge Trex Decking - Resurface / Replacement\$1,58420102513\$3,600\$144\$1,75.08Bridge Structure - Repair Allowance\$15,83319836021\$25,000\$417\$16,25.09Bridge Structure - Repair Allowance\$1,32020102513\$3,000\$120\$1,45.09Bridge Structure - Repair Allowance\$1,53020102513\$3,000\$120\$1,45.00Yaut Hatch - Wood - Pond Equipment\$1,32020102513\$3,000\$120\$1,46.00FENCING & RETAINING WALLSSti.536S\$4,365\$1,434\$46,16.01Fence - Cyclone (black) @ Property Perimeter -6'\$1,96820153023\$9,840\$328\$2,2,26.02Fence - Metal -5' @ Entrance\$6,50920104028\$23,670\$592\$7,16.03Pedestrian Gate - Metal @ Property Perimeter\$1,38219835516<	5.01			2021			. ,		
5.04Water Drain Valve / Pipe Repair / Replace Allowance $\$4,750$ 1983401 $\$5,000$ $\$125$ $\$4,8$ 5.05Pump - Motor / Impeller Replacement Allowance $\$4,000$ $2009$ 152 $\$5,000$ $\$333$ $\$4,3$ 5.06Pump Electronics - Repair / Replace Allowance $\$2,000$ $2009$ 152 $\$2,5000$ $\$333$ $\$4,3$ 5.07Bridge Trex Decking - Resurface / Replacement $\$1,584$ $2010$ 2513 $\$3,600$ $\$114$ $\$1,7$ 5.08Bridge Railing - Wood ~4' $\$1,672$ $2010$ 2513 $\$3,800$ $\$152$ $\$1,8$ 5.09Bridge Structure - Repair Allowance $\$1,320$ $2010$ 2513 $\$3,000$ $\$120$ $\$1,622$ 5.10Vault Hatch - Wood - Pond Equipment $\$1,320$ $2010$ 2513 $\$3,000$ $\$120$ $\$1,434$ 6.00FENCING & RETAINING WALLS $$$1,536$ $$$2,536$ $$$14,334$ $$$46,10$ 6.01Fence - Cyclone (black) @ Property Perimeter ~6' $$$1,968$ $$2015$ $$30$ $$23$ $$$9,840$ $$$328$ $$$2,265$ 6.02Fence - Metal $=5'$ @ Entrance $$$6,509$ $$2010$ $40$ 28 $$$23,670$ $$$592$ $$$7,11$ 6.03Pedestrian Gate - Metal @ Property Perimeter $$$1,382$ 19835516 $$$750$ $$$14$ 6.05Retaining Wall - Stone Faced Masonry - Entry /~2.3' $$$4,316$ 19837031 $$$1,0000$ \$143\$55,000<							. ,		
5.05Pump - Motor / Impeller Replacement Allowance\$4,0002009152\$5,000\$333\$4,35.06Pump Electronics - Repair / Replace Allowance\$2,0002009152\$2,500\$167\$2,15.07Bridge Trex Decking - Resurface / Replacement\$1,58420102513\$3,600\$144\$1,75.08Bridge Railing - Wood -4'\$1,67220102513\$3,800\$152\$1,85.09Bridge Structure - Repair Allowance\$1,3836021\$25,000\$417\$16,25.10Vault Hatch - Wood - Pond Equipment\$1,32020102513\$3,000\$120\$1,46.00FENCING & RETAINING WALLS\$1,32020102513\$3,000\$120\$1,46.01Fence - Cyclone (black) @ Property Perimeter ~6'\$1,96820153023\$9,840\$328\$2,26.02Fence - Metal $-5'$ @ Entrance\$6,50920104028\$2,200\$36\$1,46.03Pedestrian Gate - Metal @ Property Perimeter\$138219835516\$750\$14\$556.05Retaining Wall - Stone Faced Masonry - Main Entry ~2-3'\$5,42919837031\$10,000\$143\$55,556.06Retaining Wall - Stone Faced Masonry - Entry /#19 ~1.5'\$4,31619837031\$10,000\$144\$4,446.05Retaining Wall - Stone Faced Masonry - Entry /#19 ~1.5'\$4,316									
5.06Pump Electronics - Repair / Replace Allowance $\$2,000$ $2009$ $15$ $2$ $\$2,500$ $\$167$ $\$2,1$ 5.07Bridge Trex Decking - Resurface / Replacement $\$1,584$ $2010$ $25$ $13$ $\$3,600$ $\$144$ $\$1,7$ 5.08Bridge Railing - Wood $\sim 4'$ $\$1,672$ $2010$ $25$ $13$ $\$3,800$ $\$152$ $\$1,8$ 5.09Bridge Structure - Repair Allowance $\$1,832$ $2010$ $25$ $13$ $\$3,800$ $\$152$ $\$1,8$ 5.09Bridge Structure - Repair Allowance $\$1,320$ $2010$ $25$ $13$ $\$3,000$ $\$1120$ $\$1,62$ 5.10Vault Hatch - Wood - Pond Equipment $\$1,320$ $2010$ $25$ $13$ $\$3,000$ $\$120$ $\$1,4$ 6.00FENCING & RETAINING WALLS <b>Category Sub-Total</b> $\$51,536$ <b>5</b> $50$ $23$ $\$9,840$ $\$328$ $\$2,2,2$ 6.01Fence - Cyclone (black) @ Property Perimeter $\sim 6'$ $\$1,882$ $983$ $55$ $16$ $\$2,000$ $\$66$ $\$1,4$ 6.02Fence - Metal $\sim 5'$ @ Entrance $\$6,509$ $2010$ $40$ $28$ $\$23,670$ $\$592$ $\$7,1,1$ 6.03Pedestrian Gate - Metal @ Property Perimeter $\$1,382$ $1983$ $55$ $16$ $\$7550$ $\$144$ $\$55$ 6.05Retaining Wall - Stone Faced Masonry - Main Entry $\sim 2-3'$ $\$5,424$ $1983$ $70$ $31$ $\$10,000$ $\$143$ $\$55,$ 6.06Retaining Wall - Stone Faced Masonry - Entry / $\#19 \sim 1.5'$							. ,	-	\$4,875
5.07Bridge Trex Decking - Resurface / Replacement\$1,58420102513\$3,600\$144\$1,75.08Bridge Railing - Wood $-4'$ \$1,67220102513\$3,800\$152\$1,85.09Bridge Structure - Repair Allowance\$15,83319836021\$25,000\$417\$16,25.10Vault Hatch - Wood - Pond Equipment\$1,32020102513\$3,000\$120\$1,4Category Sub-Total\$51,536* \$82,653\$14,3346.00FENCING & RETAINING WALLS*\$1,96820153023\$9,840\$328\$2,2,26.01Fence - Cyclone (black) @ Property Perimeter ~6'\$1,96820104028\$23,670\$592\$7,16.03Pedestrian Gate - Metal @ Property Perimeter\$1,38219835516\$7,50\$14\$56.05Retaining Wall - Stone Faced Masonry - Main Entry ~2-3'\$5,42919837031\$10,000\$143\$5,56.06Retaining Wall - Stone Faced Masonry - Entry /#19 ~1.5'\$4,31619837031\$10,000\$144\$4,47.00IRRIGATION, LANDSCAPING, TREES & DRAINAGE7031\$7,950\$114\$4,47.01Irrigation Equipment - Replacement Allowance - Major\$1,200202255\$15,000\$5,0007.02Irrigation Equipment - Replacement Allowance - Major\$1,200202110\$5,000\$5,0							. ,		
5.08       Bridge Railing - Wood ~4'       \$1,672       2010       25       13       \$3,800       \$152       \$1,8         5.09       Bridge Structure - Repair Allowance       \$15,833       1983       60       21       \$25,000       \$417       \$16,22         5.10       Vault Hatch - Wood - Pond Equipment       \$1,320       2010       25       13       \$3,000       \$120       \$1,4         Category Sub-Total       \$51,536       \$125       \$13       \$3,000       \$120       \$1,4         6.00       FENCING & RETAINING WALLS       \$11,536       \$82,653       \$14,334       \$46,10         6.01       Fence - Cyclone (black) @ Property Perimeter ~6'       \$1,968       2015       30       23       \$9,840       \$328       \$2,2,2         6.02       Fence - Metal ~5' @ Entrance       \$6,509       2010       40       28       \$23,670       \$522       \$7,1         6.03       Pedestrian Gate - Metal @ Property Perimeter       \$1,88       1983       55       16       \$2,000       \$36       \$1,4         6.04       Pedestrian Gate - Cyclone @ Property Perimeter       \$518       1983       55       16       \$2,000       \$14       \$55         6.05       Retainin							. ,		
5.09       Bridge Structure - Repair Allowance       \$15,833       1983       60       21       \$25,000       \$417       \$16,2         5.10       Vault Hatch - Wood - Pond Equipment       \$1,320       2010       25       13       \$3,000       \$120       \$1,4         6.00       FENCING & RETAINING WALLS       \$51,536       ************************************							. ,		
5.10       Vault Hatch - Wood - Pond Equipment       \$1,320       2010       25       13       \$3,000       \$120       \$1,4         6.00       FENCING & RETAINING WALLS       \$51,536       \$82,653       \$14,334       \$46,1         6.01       Fence - Cyclone (black) @ Property Perimeter ~6'       \$1,968       2015       30       23       \$9,840       \$328       \$2,2         6.02       Fence - Metal ~5' @ Entrance       \$6,509       2010       40       28       \$23,670       \$592       \$7,1         6.03       Pedestrian Gate - Metal @ Property Perimeter       \$1,382       1983       55       16       \$2,000       \$36       \$1,4         6.04       Pedestrian Gate - Cyclone @ Property Perimeter       \$518       1983       55       16       \$7,50       \$14       \$55         6.05       Retaining Wall - Stone Faced Masonry - Main Entry ~2-3'       \$5,429       1983       70       31       \$10,000       \$143       \$5,55         6.06       Retaining Wall - Stone Faced Masonry - Entry /#19 ~1.5'       \$4,316       1983       70       31       \$7,950       \$114       \$4,44         7.00       IRRIGATION, LANDSCAPING, TREES & DRAINAGE       \$5,000       \$2021       1       0       \$5,000									
Category Sub-Total         \$51,536         \$82,653         \$14,334         \$46,1           6.00         FENCING & RETAINING WALLS         5         5         5         \$14,334         \$46,1           6.01         Fence - Cyclone (black) @ Property Perimeter ~6'         \$1,968         2015         30         23         \$9,840         \$328         \$2,22           6.02         Fence - Metal ~5' @ Entrance         \$6,509         2010         40         28         \$23,670         \$592         \$7,1           6.03         Pedestrian Gate - Metal @ Property Perimeter         \$1,382         1983         55         16         \$2,000         \$336         \$1,4           6.04         Pedestrian Gate - Cyclone @ Property Perimeter         \$518         1983         55         16         \$750         \$14         \$55           6.05         Retaining Wall - Stone Faced Masonry - Main Entry ~2-3'         \$5,429         1983         70         31         \$10,000         \$143         \$55,55           6.06         Retaining Wall - Stone Faced Masonry - Entry /#19 ~1.5'         \$4,316         1983         70         31         \$7,950         \$114         \$4,4           7.00         IRRIGATION, LANDSCAPING, TREES & DRAINAGE         \$20,122         \$5         \$1									
6.00FENCING & RETAINING WALLS $1.5$ $1.968$ $2015$ $30$ $23$ $$9,840$ $$328$ 6.01Fence - Cyclone (black) @ Property Perimeter ~6' $$1,968$ $2015$ $30$ $23$ $$9,840$ $$328$ $$2,22$ 6.02Fence - Metal $\sim 5'$ @ Entrance $$6,509$ $2010$ $40$ $28$ $$23,670$ $$592$ $$7,11$ 6.03Pedestrian Gate - Metal @ Property Perimeter $$1,382$ $1983$ $55$ $16$ $$2,000$ $$36$ $$1,4$ 6.04Pedestrian Gate - Cyclone @ Property Perimeter $$1,382$ $1983$ $55$ $16$ $$7750$ $$14$ $$55$ 6.05Retaining Wall - Stone Faced Masonry - Main Entry ~2-3' $$5,429$ $1983$ $70$ $31$ $$10,000$ $$143$ $$55$ 6.06Retaining Wall - Stone Faced Masonry - Entry / #19 ~1.5' $$4,316$ $1983$ $70$ $31$ $$10,000$ $$143$ $$55$ 6.06Retaining Wall - Stone Faced Masonry - Entry / #19 ~1.5' $$4,316$ $1983$ $70$ $31$ $$7,950$ $$114$ $$4,4$ Trigation Equipment - Replacement Allowance - Minor7.00IRRIGATION, LANDSCAPING, TREES & DRAINAGE $$20,122$ $$5$ $$5$ $$15,000$ $$3,000$ 7.02Irrigation Equipment - Replacement Allowance - Major $$12,000$ $$2021$ $1$ $0$ $$5,000$ $$222$ $$8,60$ 7.04Landscaping - Replacement Allowance - Minor $$5,000$ $$201$ $1$ $0$ $$5,000$ $$5,000$ $$5,000$	5.10	• •		2010	25	15			
6.01       Fence - Cyclone (black) @ Property Perimeter ~6'       \$1,968       2015       30       23       \$9,840       \$328       \$2,22         6.02       Fence - Metal ~5' @ Entrance       \$6,509       2010       40       28       \$23,670       \$592       \$7,1         6.03       Pedestrian Gate - Metal @ Property Perimeter       \$1,382       1983       55       16       \$2,000       \$36       \$1,4         6.04       Pedestrian Gate - Cyclone @ Property Perimeter       \$518       1983       55       16       \$7,50       \$14       \$55         6.05       Retaining Wall - Stone Faced Masonry - Main Entry ~2-3'       \$5,429       1983       70       31       \$10,000       \$143       \$55,55         6.06       Retaining Wall - Stone Faced Masonry - Entry / #19 ~1.5'       \$4,316       1983       70       31       \$7,950       \$114       \$4,44         5       5,000       IRRIGATION, LANDSCAPING, TREES & DRAINAGE       \$5,000       \$2021       1       0       \$5,000       \$5,000       \$5,000       \$5,000       \$5,000       \$5,000       \$5,000       \$5,000       \$5,000       \$5,000       \$5,000       \$5,000       \$5,000       \$5,000       \$5,000       \$5,000       \$5,000       \$5,000	6.00		φσ1,000				φ <b>υ</b> μιουσ	φιηρυτη	ψτ0,117
6.02       Fence - Metal ~5' @ Entrance       \$6,509       2010       40       28       \$23,670       \$592       \$7,1         6.03       Pedestrian Gate - Metal @ Property Perimeter       \$1,382       1983       55       16       \$2,000       \$36       \$1,4         6.04       Pedestrian Gate - Cyclone @ Property Perimeter       \$518       1983       55       16       \$7,50       \$14       \$55         6.05       Retaining Wall - Stone Faced Masonry - Main Entry ~2-3'       \$5,429       1983       70       31       \$10,000       \$143       \$5,55         6.06       Retaining Wall - Stone Faced Masonry - Entry / #19 ~1.5'       \$4,316       1983       70       31       \$7,950       \$114       \$4,44 <b>Category Sub-Total</b> \$20,122 <b>*54,210</b> \$1,226       \$21,33         7.00       IRRIGATION, LANDSCAPING, TREES & DRAINAGE <b>* *</b>			\$1.968	2015	30	23	\$9.840	\$328	\$2,296
6.03       Pedestrian Gate - Metal @ Property Perimeter       \$1,382       1983       55       16       \$2,000       \$36       \$1,4         6.04       Pedestrian Gate - Cyclone @ Property Perimeter       \$518       1983       55       16       \$750       \$14       \$55         6.05       Retaining Wall - Stone Faced Masonry - Main Entry ~2-3'       \$5,429       1983       70       31       \$10,000       \$143       \$5,55         6.06       Retaining Wall - Stone Faced Masonry - Entry / #19 ~1.5'       \$4,316       1983       70       31       \$7,950       \$114       \$4,44         Category Sub-Total       \$20,122       \$54,210       \$1,226       \$21,33         7.00       IRRIGATION, LANDSCAPING, TREES & DRAINAGE       \$5,000       \$2,000       \$5,000							. ,		
6.04       Pedestrian Gate - Cyclone @ Property Perimeter       \$518       1983       55       16       \$750       \$14       \$55         6.05       Retaining Wall - Stone Faced Masonry - Main Entry ~2-3'       \$5,429       1983       70       31       \$10,000       \$143       \$55,55         6.06       Retaining Wall - Stone Faced Masonry - Entry / #19 ~1.5'       \$4,316       1983       70       31       \$7,950       \$114       \$4,44         Category Sub-Total       \$20,122       \$54,210       \$1,226       \$21,33         7.00       IRRIGATION, LANDSCAPING, TREES & DRAINAGE       \$5,000       \$20,122       \$5       \$15,000       \$5,000         7.01       Irrigation Equipment - Replacement Allowance - Minor       \$5,000       2021       1       0       \$5,000       \$5,000         7.02       Irrigation Equipment - Replacement Allowance - Major       \$12,000       2022       5       5       \$15,000       \$3,000         7.03       Irrigation Backflow Preventers       \$8,444       1983       45       6       \$10,000       \$222       \$8,60         7.04       Landscaping - Replacement Allowance - Minor       \$5,000       2021       1       0       \$5,000       \$5,000       \$5,000       \$5,000									
6.05       Retaining Wall - Stone Faced Masonry - Main Entry ~2-3'       \$5,429       1983       70       31       \$10,000       \$143       \$5,5         6.06       Retaining Wall - Stone Faced Masonry - Entry / #19 ~1.5'       \$4,316       1983       70       31       \$7,950       \$114       \$4,44         Category Sub-Total       \$20,122       \$5,429       1983       70       31       \$7,950       \$114       \$4,44         Category Sub-Total       \$20,122       \$5,010       \$1,226       \$21,33         7.00       IRRIGATION, LANDSCAPING, TREES & DRAINAGE       \$5,000       2021       1       0       \$5,000       \$5,000         7.01       Irrigation Equipment - Replacement Allowance - Minor       \$5,000       2021       1       0       \$5,000       \$5,000         7.02       Irrigation Equipment - Replacement Allowance - Major       \$12,000       2022       5       5       \$15,000       \$3,000         7.03       Irrigation Backflow Preventers       \$8,444       1983       45       6       \$10,000       \$222       \$8,60         7.04       Landscaping - Replacement Allowance - Minor       \$5,000       2021       1       0       \$5,000       \$5,000       \$5,000       \$5,000 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$532</td>									\$532
Category Sub-Total         \$20,122         \$54,210         \$1,226         \$21,3           7.00         IRRIGATION, LANDSCAPING, TREES & DRAINAGE	6.05		\$5,429	1983	70				
7.00       IRRIGATION, LANDSCAPING, TREES & DRAINAGE         7.01       Irrigation Equipment - Replacement Allowance - Minor         7.02       Irrigation Equipment - Replacement Allowance - Major         7.03       Irrigation Backflow Preventers         7.04       Landscaping - Replacement Allowance - Minor	6.06	Retaining Wall - Stone Faced Masonry - Entry / #19 ~1.5'	\$4,316	1983	70	31	\$7,950	\$114	\$4,429
7.01       Irrigation Equipment - Replacement Allowance - Minor       \$5,000       2021       1       0       \$5,000       \$5,000       \$5,000         7.02       Irrigation Equipment - Replacement Allowance - Major       \$12,000       2022       5       5       \$15,000       \$3,000         7.03       Irrigation Backflow Preventers       \$8,444       1983       45       6       \$10,000       \$222       \$8,60         7.04       Landscaping - Replacement Allowance - Minor       \$5,000       2021       1       0       \$5,000       \$5,000		Category Sub-Total	\$20,122				\$54,210	\$1,226	\$21,348
7.02       Irrigation Equipment - Replacement Allowance - Major       \$12,000       2022       5       \$15,000       \$3,000         7.03       Irrigation Backflow Preventers       \$8,444       1983       45       6       \$10,000       \$222       \$8,60         7.04       Landscaping - Replacement Allowance - Minor       \$5,000       2021       1       0       \$5,000       \$5,000	7.00								
7.03       Irrigation Backflow Preventers       \$8,444       1983       45       6       \$10,000       \$222       \$8,6         7.04       Landscaping - Replacement Allowance - Minor       \$5,000       \$221       1       0       \$5,000       \$5,000							. ,		
7.04         Landscaping - Replacement Allowance - Minor         \$5,000         2021         1         0         \$5,000 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									
7.05 Landscaping - Replacement Allowance - Major    \$12,000   2022 5 5 \$15,000 \$3,000									
		-							
7.08Slope Drainage - Investigation & Mitigation Allowance\$0202154\$15,000\$3,000\$3,0	7.08	Stope Drainage - Investigation & Mitigation Allowance	\$0	2021	5	4	\$15,000	\$3,000	\$3,000

11.00

# PERCENT FUNDED CALCULATION

#         Description         Req'd in Band         New         Life         Que2         Cest         Monethom         Req'd in Band           8.00         Tennis Court RAELA         Category Sub-Total         S33.01         Que1         S33.01         Que1         S33.01         Que1         S33.01         Que1         S33.01         Que1         S33.01	Code	Component	2021 End	Year	Usefl	Rmng.	Current	Annual	2022 End
Category Sub-Total         559,444         S59,444         S57,222         \$22,6407           8.00         Tennis Court Ro-Surface/Repair         8,2319         200         5         3         \$11,596         \$2,319         \$4,308           8.01         Court Mojor Repair/Replacement         \$52,319         200         5         3         \$11,596         \$52,319         \$54,000           8.02         Cyclone Fence (9 transic Court - 10"         \$13,934         2010         30         18         \$15,000         \$50         \$500           8.05         Tennis Court Not         \$50         \$2010         30         18         \$14,000         \$53         \$33,255         \$65         \$13,03           8.06         Tennis Court Not         \$50         \$600         \$13,13         \$32,000         \$33,25         \$63         \$1,270         \$14,800         \$53,33         \$400         \$50         \$52,600         \$50,308         \$14,900         \$50         \$52,600         \$50,308         \$14,900         \$50         \$51,430         \$54,430         \$54,000         \$50         \$52,600         \$51,000         \$50         \$50,900         \$50,900         \$50,900         \$50,900         \$50,900         \$50,900         \$50,900         \$50,90						0			
8.00         TENNS COURT ASER ACCREMADIA         52.015         90.00         52.015         90.00         52.015         90.00         52.015         90.00         52.015         90.00         52.015         90.00         52.015         90.00         52.015         90.00         50.00		*	-	110 W	Lint	(2022)			-
8.01         Tennis Court Resource/Replacement         \$32.319         202         5         3         \$11.395         \$32.319         \$42.309           820         Tennis Court Ajor Reparcemit/Replacement         \$53.615         \$210         30         18         \$52.505         \$176         \$53.80           840         Cyclone Fence ("cyclone")         815.82         2010         30         18         \$1.500         \$556         \$130           8405         Windscreen         \$3567         2010         30         18         \$1.500         \$533         \$5355         \$545         \$5133           8407         Net Fost Replacement         \$3537         \$00         80         \$5300         \$51,375         \$500         \$51,300         \$53,353           90.0         BULLDING - EXTERIORS         Testion Stapping Allowance         \$80,730         \$208         \$25         11         \$52,400         \$530,982         \$31,540         \$308         \$51,175         \$30,892         \$31,440         208         \$25         11         \$52,100         \$30,890         \$31,540         \$30,890         \$30,890         \$31,540         \$30,890         \$30,890         \$30,890         \$31,540         \$30,890         \$30,890         \$31,540	8.00		φ.,,,,,,				φ05,000	φ21,222	φ20,007
8102       Tennis Court Major RepaintReplacement       952,015       983       92,100       30,185       85,275       5376       532,100         844       Pedistrian Gate - Cyclone       5550       210       30       18       51,500       538       630         8550       Windscreen       53,62       210       12       0       5,135       3535       548       630         806       Tennis Court Not       562       210       30       18       81,000       5335       548       5333       5400         8070       Tennis Court Not       5367       2101       30       18       81,000       5333       5400       533       5430       543,000       543,000       543,000       543,000       55,000       51,000       53,000       51,000       53,000       51,000       53,000       51,000       53,000       51,000       53		Tennis Court Re-Surface/Repair	\$2,319	2020	5	3	\$11,596	\$2,319	\$4,638
8.03       Cyclone Fence $e^{-1}$ Fram. Court - 10°       \$1,934       2010       30       18       \$5,275       \$1,70       \$5,175       \$5,175       \$5,000       \$560         8.05       Windscreen       \$1,632       2010       30       18       \$1,500       \$560       \$560         8.06       Francis Court Net       \$567       3       \$533       \$565       \$51,375         8.07       Net Post Replacement       \$567,783       \$200       0       18       \$5,200       \$53,33       \$500         9.01       Roof - Inspection & Repair Allwance       \$60,783       \$200       0       18       \$52,000       \$1,000       \$500       \$1,000       \$500       \$1,000       \$500       \$1,000       \$500       \$1,000       \$500       \$1,000       \$500       \$1,000       \$500       \$1,000       \$500       \$1,000       \$500       \$1,000       \$500       \$1,000       \$500       \$1,000       \$500       \$5,000       \$1,000       \$500       \$5,000       \$1,000       \$500       \$51,510       \$50,000       \$500       \$51,520       \$51,520       \$51,520       \$51,520       \$51,520       \$51,520       \$51,520       \$51,520       \$51,520       \$51,520       \$51,520		•		1983	52				\$54,000
8.04       Pedestrian Cates - Cyclone       8580       2010       30       81.800       8580         8.05       Windoveren       8362       2010       12       0       81.700       8148       850         8.06       Frunis Court Nt       8567       2010       30       18       81.000       833       5665       81.30         8.07       Nor Peet Replacement       Category Sub-Total       560.785       95.9566       \$42.85       853.253         9.09       BUILDING - EXTERIORS       Category Sub-Total       560.785       95.9566       \$42.85       \$53.253         9.01       Roof - Composition Shingle       S307.400       2017       5       0       \$5.000       \$5.000       \$50.90         9.02       Roof - Contrers       S45.903       2088       25       11       \$59.1.03       \$52.462       \$53.51.970       \$1.600       \$1.507         9.03       Roof - Chinney Cape       \$1.440       2088       25       11       \$52.400       \$1.507         9.04       Roof - Spark Arresors       \$1.440       2088       25       11       \$52.400       \$1.6120         9.05       Roof - Routersors       \$1.440       2085       5       \$5 </td <td>8.03</td> <td></td> <td>\$1,934</td> <td>2010</td> <td>30</td> <td></td> <td></td> <td></td> <td></td>	8.03		\$1,934	2010	30				
8.06       Windscreen       \$1.6.23       2010       12       0       12,770       \$1.48       \$8.90         8.06       Frank Court Net       85.62       2020       5       3       \$3.25       \$6.65       \$1.33         8.07       Net Post Replacement       63.313       2000       0       18       \$3.260       55.35       \$4.000         9.00       BULLING: EXTENDS       53.000       2017       5       0       18       \$5.260       \$3.330,982         9.00       Roof - Inspection & Repair Allowance       \$4.000       2007       5       1       \$59.00       \$3.330,982         9.01       Roof - Composition Shingle       \$30.000       253.71       \$50.000       \$23.700       \$1.500       \$3.500         9.02       Roof - Composition Shingle       \$31.600       2008       25       11       \$24.700       \$1.983       \$3.667       \$51.500       \$31.500         9.05       Roof - Chimery Cape       \$31.600       2082       25       11       \$24.700       \$1.983       \$3.60       \$3.60       \$3.500       \$3.500       \$3.500       \$3.500       \$3.500       \$3.500       \$3.500       \$3.500       \$3.500       \$3.500       \$3.500       \$3	8.04			2010	30	18			
8.07       Net Post Replacement       53.07       2010       30       8       51.000       5.33       54.000         8.08       Storage Building - Replacement       Category Sub-Total       560.785       987.966       \$42.38       563.253         9.00       BUILDIN - EXTERNORS       987.966       \$51.075       S57.08       \$57.08       \$57.08       \$57.08       \$57.08       \$51.037       \$57.08       \$57.08       \$51.037       \$57.08       \$51.037       \$51.037       \$57.08       \$57.08       \$51.038       \$51.030       \$51.030       \$51.307       \$51.520       \$51.337       \$51.347       \$57.08       \$51.080       \$15.120       \$51.080       \$15.120       \$51.080       \$15.120       \$57.08       \$51.080       \$15.120       \$57.08       \$51.080       \$15.120       \$57.08       \$51.090       \$51.080       \$15.120       \$57.08       \$51.090       \$51.080       \$15.120       \$57.08 <td>8.05</td> <td>-</td> <td>\$1,623</td> <td>2010</td> <td>12</td> <td>0</td> <td>\$1,770</td> <td></td> <td></td>	8.05	-	\$1,623	2010	12	0	\$1,770		
8.88         Storage haling - keplacement         \$1,313         2000         40         8         52,500         54,3         51,375           9.00         BUILDENG - EXTERIORS	8.06	Tennis Court Net	\$65	2020	5	3	\$325	\$65	\$130
Category Sub-Total         580,785         99.785         99.785         99.785         99.785         99.785         99.785         99.785         99.716         99.717         99.719.710         9	8.07	Net Post Replacement	\$367	2010	30	18	\$1,000	\$33	\$400
9.00       BUTLDING - EXTERTORS       state	8.08	Storage Building - Replacement	\$1,313	2000	40	18	\$2,500	\$63	\$1,375
9.01       Roof - Inspection & Repair Allovance       \$\$4,000       \$017       5       0       \$5,000       \$1,000         9.02       Roof - Composition Shingle       \$\$37,740       2008       25       11       \$551,003       \$23,339,982         9.03       Roof - Composition Shingle       \$12,542       2008       25       11       \$582,103       \$349,439         9.04       Roof - Chimmey Caps       \$11,404       2008       25       11       \$57,000       \$1,080       \$151,20         9.06       Roof - Chimmey Caps       \$14,040       208       25       11       \$27,000       \$1,080       \$151,20         9.07       Utility Roses - Wood       \$25,313       983       45       6       \$0,000       \$25,600         9.08       Entry Railing - Iron -4"       \$8,000       202       5       \$10,000       \$20,000       \$20,000       \$20,000       \$20,000       \$20,000       \$20,000       \$20,000       \$20,000       \$20,000       \$21,000       \$21,000       \$21,000       \$21,000       \$21,000       \$21,000       \$21,000       \$21,000       \$21,000       \$21,000       \$21,000       \$21,000       \$21,000       \$21,000       \$21,000       \$21,000       \$21,000       \$21,00		Category Sub-Total	\$60,785				\$95,966	\$4,238	\$63,253
9.02       Rof - Composition Shingle       \$307,340       2008       25       11       \$591,038       \$25,340       \$33,962         9.03       Rof - Cutters       \$12,542       2008       25       11       \$582,244       \$3,553         9.04       Rof - Downspouts       \$12,542       2008       25       11       \$52,700       \$1,600       \$13,517         9.05       Rof - Chimney Caps       \$14,440       2008       25       11       \$57,000       \$1,600       \$15,120         9.06       Rof - Railing - Fron -4'       \$57,423       99,780       \$160       \$57,628         9.09       Wood Lattice @ Buildings Replace Allowance       \$8,000       922       5       \$10,000       \$20,000       \$50       \$57,628         9.09       Wood Lattice @ Buildings REPONSIBILITY       \$50       1983       0       0       \$00	9.00	BUILDING - EXTERIORS							
9.03       Roof - Guners       \$45,000       2008       25       11       \$82,324       \$3,353       \$49,439         9.04       Roof - Downspouts       \$12,542       2008       25       11       \$24,120       \$965       \$15,150         9.04       Roof - Spark Arrestors       \$14,440       2008       25       11       \$27,000       \$1,080       \$15,120         9.06       Roof - Spark Arrestors       \$14,440       2008       25       11       \$27,000       \$1,080       \$15,120         9.07       Uilly Boxs - Wood       \$25,331       \$983       45       61       \$30,000       \$567       \$25,000         9.08       Entry Railing- Fron -4'       \$7,433       \$983       0       0       \$0	9.01	<b>Roof - Inspection &amp; Repair Allowance</b>	\$4,000	2017	5	0	\$5,000	\$1,000	\$0
9.04       Roof - Downspouts       \$12,242       208       2.5       11       \$21,200       \$985       \$11,300         9.05       Roof - Spark Arrestors       \$11,400       2008       2.5       11       \$27,000       \$11,080       \$115,120         9.06       Roof - Spark Arrestors       \$11,400       2008       2.5       11       \$27,000       \$10,000       \$51,520         9.07       Utility Boxes - Wood       \$25,233       133       \$35       50       11       \$9,780       \$106       \$57,623         9.09       Wood Lattice @ Buildings Replace Allowance       \$8,000       202       5       \$10,000       \$50       \$5       \$10,000       \$50	9.02	Roof - Composition Shingle	\$307,340	2008	25	11	\$591,038	\$23,642	\$330,982
9.05       Roof - Chimany Caps       \$14,040       208       25       11       \$27,000       \$1,080       \$15,120         9.06       Roof - Spark Arrestors       \$14,040       208       25       11       \$27,000       \$1,080       \$51,520         9.07       Uillity Boxes - Wood       \$25,333       1983       45       6       \$30,000       \$667       \$52,600         9.08       Entry Railing- Fron -4'       \$7,433       1983       45       6       \$10       \$57,620         9.09       Wood Lattice & Bithidings Replace Allowance       \$8,000       202       5       5       \$10       \$0       \$50       \$50       \$10       \$10       \$50       \$50       \$10       \$10       \$50       \$50       \$10       \$10       \$50       \$50       \$10       \$10       \$50       \$50       \$10       \$10       \$50	9.03		\$45,908	2008	25	11	\$88,284	\$3,531	\$49,439
9.06       Roof - Spark Arrestors       \$14,040       2008       25       11       \$57,000       \$1,080       \$515,120         9.07       Utility Boxes - Wood       \$25,333       1983       45       6       \$30,000       \$56677       \$326,000         9.08       Eutry Railing - Iron -4'       \$7,433       1983       50       11       \$9,790       \$106       \$5       \$10,000       \$222       5       \$\$       \$10,000       \$50	9.04	Roof - Downspouts	\$12,542	2008	25	11	\$24,120	\$965	. ,
9.07       Utility borse-Wood       \$25,333       1983       45       6       \$30,000       \$667       \$25,000         9.08       Entry Railing-Iron-4'       \$81,00       \$222       5       5       \$100       \$2,000       \$30         9.09       Wood Lattice & Buildings Replace Allowance       \$80,000       \$222       5       5       \$100       \$2,000       \$30       \$20       \$5       \$5       \$10,000       \$2,000       \$30       \$20       \$50	9.05	Roof - Chimney Caps	\$14,040	2008	25	11	\$27,000	\$1,080	\$15,120
9.08       Entry Railing - Iron -4'       \$7,433       1983       50       11       \$9,790       \$3190       \$5,623         9.09       Wood Lattice @ Buildings Replace Allowance       \$8,000       2022       5       5       \$10,000       \$2,000       \$80         9.10       Vehicle Entry Doors - OWNERS' RESPONSIBILITY       \$60       1883       0       0       \$50       \$50       \$50         9.11       Doors - OWNERS' RESPONSIBILITY       \$60       1983       0       0       \$50       \$50       \$50         9.12       Light Fritures - OWNERS' RESPONSIBILITY       \$60       1983       0       0       \$50       \$50         9.13       Windows - OWNERS' RESPONSIBILITY       \$50       1983       0       0       \$50       \$50         9.001       Roof - Composition Shingle       \$50	9.06	Roof - Spark Arrestors	\$14,040	2008	25	11	\$27,000	\$1,080	\$15,120
9.09       Wond Lattice @ Buildings Replace Allowance       \$8,000       2022       5       5       \$10,000       \$2,000       \$0         9.10       Vehicle Entry Doors - OWNERS' RESPONSIBILITY       \$0       1983       0       0       \$0 <td>9.07</td> <td>Utility Boxes - Wood</td> <td>\$25,333</td> <td>1983</td> <td>45</td> <td>6</td> <td>\$30,000</td> <td>\$667</td> <td>\$26,000</td>	9.07	Utility Boxes - Wood	\$25,333	1983	45	6	\$30,000	\$667	\$26,000
9.10       Vehicle Entry Doors - OWNERS' RESPONSIBILITY       \$80       1983       0       0       \$0	9.08	Entry Railing - Iron ~4'	\$7,433	1983	50	11	\$9,780	\$196	\$7,628
9.11       Dors - Unit Entry - OWNERS' RESPONSIBILITY       \$0       1983       0       0       \$0	9.09	Wood Lattice @ Buildings Replace Allowance	\$8,000	2022	5	5	\$10,000	\$2,000	\$0
9.12       Light Fixtures - OWNERS' RESPONSIBILITY       \$0       1983       0       0       \$0	9.10	Vehicle Entry Doors - OWNERS' RESPONSIBILITY	\$0	1983	0	0	\$0	\$0	
9.13       Windows - OWNERS' RESPONSIBILITY       \$0       983       0       0       \$00       \$00       \$00         0.000       GARAGES       S812,222       \$34,100       \$845,776         10.01       Roof - Composition Shingle       \$25,160       2008       2.5       11       \$48,384       \$1,935       \$27,095         10.02       Roof - Gutters - Garages       \$809       2008       2.5       11       \$48,384       \$1,935       \$27,095         10.01       Roof - Composition Shingle       \$809       2008       2.5       11       \$48,384       \$1,935       \$27,095         10.02       Roof - Composition Shingle       \$809       2008       2.5       11       \$12,096       \$51       \$51,728         10.04       Vehicle Entry Doors       Garages       \$832,797 $563,072$ \$25,523       \$33,520         11.00       PAINTING & SIDING/TRIM REPAIR ALLOWANCES       \$31,751       2014       10       2       \$24,502       \$845,502       \$3150,510       \$11,203         11.01       Paint Building & Garage Exteriors - Inventory in Note       \$31,514       2014       10       2       \$45,306       \$451       \$3,0605         11.02       Siding Trim - Repair Al	9.11	Doors - Unit Entry - OWNERS' RESPONSIBILITY	\$0	1983	0	0	\$0	\$0	
Category Sub-Total         \$438,636         S812,222         \$\$34,160         \$\$457,796           10.00         GARAGES         56,739         2008         25         11         \$\$45,796         \$\$7,095           10.02         Roof - Composition Shingle         \$\$25,160         2008         25         11         \$\$12,960         \$\$518         \$\$7,258           10.03         Roof - Downspouts - Garages         \$\$89         2008         25         11         \$\$12,728         \$\$69         \$\$968           10.04         Vehicle Entry Doors         \$\$0         1983         0         0         \$\$0         \$\$0         \$\$0           11.00         PAINTING & SIDING/TRIM REPAIR ALLOWANCES         \$\$171,514         2014         10         2         \$\$245,020         \$\$245,020         \$\$196,016           11.02         Siding / Trim - Repair/Replacement Allowance -5%         \$\$62,592         2014         10         2         \$\$450         \$\$451         \$\$31,040         \$\$12,000         \$\$12,00         \$\$12,00         \$\$12,00         \$\$12,00         \$\$12,00         \$\$12,00         \$\$12,00         \$\$12,00         \$\$12,00         \$\$12,00         \$\$12,00         \$\$12,00         \$\$12,00         \$\$12,00         \$\$12,00         \$\$12,00         \$\$1	9.12	Light Fixtures - OWNERS' RESPONSIBILITY	\$0	1983	0	0	\$0	\$0	
10.00       GARAGES       525,100       2008       25       11       \$44,384       \$1,935       \$27,055         10.01       Roof - Composition Shingle       \$25,100       2008       25       11       \$44,384       \$1,935       \$57,258         10.02       Roof - Downspouts - Garages       \$66,739       2008       25       11       \$17,296       \$518       \$7,258         10.04       Vehicle Entry Doors       \$0       \$10       \$0       \$1,500       \$1,500       \$1,500       \$1,200       \$1,200       \$1,200       \$1,200       \$1,302	9.13	Windows - OWNERS' RESPONSIBILITY	\$0	1983	0	0	\$0		
10.01       Roof - Composition Shingle       \$\$25,160       2008       25       11       \$\$48,384       \$\$1,935       \$\$27,095         10.02       Roof - Gutters - Garages       \$\$67,39       2008       25       11       \$\$12,960       \$\$518       \$\$7,258         10.03       Roof - Gutters - Garages       \$\$00       25       11       \$\$1,728       \$\$69       \$\$968         10.04       Vehicle Entry Doors       \$\$00       \$\$10<0		· ·	\$438,636				\$812,222	\$34,160	\$457,796
10.02       Roof - Gutters - Garages       \$6,739       2008       25       11       \$12,960       \$518       \$7,258         10.03       Roof - Downspouts - Garages       \$899       2008       25       11       \$1,728       \$69       \$968         10.04       Vehicle Entry Doors       \$0       193       0       0       \$0 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									
10.03       Roof - Downspouts - Garages       \$899       2008       25       11       \$1,728       \$69       \$908         10.04       Vehicle Entry Doors       Category Sub-Total       \$32,797       \$63,072       \$2,253       \$353,520         11.00       PAINTING & SIDING/TRIM REPAIR ALLOWANCES       \$32,797       \$63,072       \$2,253       \$355,320         11.01       Paint Building & Garage Exteriors - Inventory in Note       \$171,514       2014       10       2       \$89,418       \$8,942       \$71,534         11.02       Siding / Trim - Repair/Replacement Allowance -5%       \$62,592       2014       10       2       \$89,418       \$8,942       \$71,534         11.04       Maintenance Shofe - Repair Allowance       \$1,050       2014       10       2       \$4,506       \$451       \$3,605         12.00       MISCELLANEOUS ALLOWANCES       Stations       Stations       \$1,000       \$2,000       \$8,000         12.01       Property Survey / Professional Fees - Allowance       \$0       2021       10       9       \$1,3019       \$1,302       \$1,302         12.02       Plumbing Investigation & Repair Allowance       \$0       2021       10       9       \$1,302       \$1,302         12.02									
10.04       Vehicle Entry Doors       \$0       1983       0       0       \$0       <		8							
Category Sub-Total         \$32,797         \$63,072         \$2,523         \$35,320           11.00         PAINTING & SIDING/TRIM REPAIR ALLOWANCES         511,514         2014         10         2         \$24,502         \$196,016           11.01         Paint Building & Garage Exteriors - Inventory in Note         \$171,514         2014         10         2         \$245,020         \$24,502         \$196,016           11.02         Siding / Trim - Repair/Replacement Allowance ~5%         \$62,592         2014         10         2         \$89,418         \$8,942         \$71,534           11.03         Paint Site Components - Inventory in Note         \$1,050         2014         10         2         \$1,500         \$150         \$1,200           11.04         Maintenance Shed - Repair Allowance         \$100         2         \$1,300         \$1,200         \$24,000         \$1,200           12.00         MISCELLANEOUS ALLOWANCES         \$2014         10         2         \$1,000         \$2,000         \$1,302           12.01         Property Survey / Professional Fees - Allowance         \$0         2021         10         \$13,019         \$1,302         \$1,302           12.02         Plumbing Investigation & Repair Allowance         \$0         2021         \$10									
11.00       PAINTING & SIDING/TRIM REPAIR ALLOWANCES       2014       10       2       \$245,020       \$\$24,502       \$\$196,016         11.01       Paint Building & Garage Exteriors - Inventory in Note       \$\$171,514       2014       10       2       \$\$245,020       \$\$24,502       \$\$196,016         11.02       Siding / Trim - Repair/Replacement Allowance ~5%       \$\$62,592       2014       10       2       \$\$89,418       \$\$8,942       \$\$71,534         11.03       Paint Site Components - Inventory in Note       \$\$3,154       2014       10       2       \$\$4,506       \$\$451       \$\$3,600         11.04       Maintenance Shed - Repair Allowance       \$\$1,050       2014       10       2       \$\$1,500       \$\$150       \$\$1,200         12.00       MISCELLANEOUS ALLOWANCES       2021       10       9       \$\$13,019       \$\$1,302       \$\$1,302         12.01       Property Survey / Professional Fees - Allowance       \$\$0       2021       10       9       \$\$13,019       \$\$1,302       \$\$8,000         12.02       Plumbing Investigation & Repair Allowance       \$\$0       2021       10       9       \$\$13,019       \$\$1,302       \$\$1,302         12.02       Pumbing Investigation & Repair Allowance       \$\$6,000       201	10.04	-		1983	0	0			· · · · · · · · · · · · · · · · · · ·
11.01       Paint Building & Garage Exteriors - Inventory in Note       \$171,514       2014       10       2       \$245,020       \$24,502       \$196,016         11.02       Siding / Trin - Repair/Replacement Allowance ~5%       \$62,592       2014       10       2       \$89,418       \$89,942       \$71,534         11.03       Paint Site Components - Inventory in Note       \$31,54       2014       10       2       \$89,418       \$89,942       \$71,534         11.04       Maintenance Shed - Repair Allowance       \$\$1,050       2014       10       2       \$1,500       \$11,00         Category Sub-Total       \$238,311       U       V       \$340,444       \$34,044       \$272,355         12.00       MISCELLANEOUS ALLOWANCES       10       9       \$13,019       \$1,302       \$1,302         12.02       Plumbing Investigation & Repair Allowance       \$6,000       2018       5       1       \$10,000       \$2,000         Category Sub-Total       \$6,000       2018       5       1       \$10,000       \$2,000       \$8,000         Category Sub-Total       \$6,000       2018       5       1       \$10,000       \$2,000       \$8,000         Category Sub-Total		· ·	\$32,797				\$63,072	\$2,523	\$35,320
11.02       Siding / Trim - Repair/Replacement Allowance ~5%       \$62,592       2014       10       2       \$89,418       \$8,942       \$71,534         11.03       Paint Site Components - Inventory in Note       \$3,154       2014       10       2       \$4,506       \$451       \$33,605         11.04       Maintenance Shed - Repair Allowance       \$1,050       2014       10       2       \$4,506       \$451       \$33,605         12.00       MISCELLANEOUS ALLOWANCES       \$238,311       \$340,444       \$34,044       \$272,355         12.01       Property Survey / Professional Fees - Allowance       \$0       2021       10       9       \$13,019       \$1,302       \$1,302         12.02       Plumbing Investigation & Repair Allowance       \$6,000       2018       5       1       \$10,000       \$2,000       \$8,000         20.02       Plumbing Investigation & Repair Allowance       \$6,000       2018       5       1       \$10,000       \$2,000       \$8,000       \$8,000         12.02       Plumbing Investigation & Repair Allowance       \$6,000       2018       5       1       \$10,000       \$2,000       \$8,000         12.02       Edit       Stategory Sub-Total       \$6,000       2021       Edit			<b>*</b>		10	-	<b>** *</b> * ***	<b>** * *</b> **	<b>*</b> 10 < 01 <
11.03       Paint Site Components - Inventory in Note       \$3,154       2014       10       2       \$4,506       \$451       \$3,605         11.04       Maintenance Shed - Repair Allowance       \$10,50       2014       10       2       \$1,500       \$150       \$1,200         12.00       MISCELLANEOUS ALLOWANCES       \$238,311       \$340,444       \$34,044       \$272,355         12.01       Property Survey / Professional Fees - Allowance       \$0       2021       10       9       \$13,019       \$1,302         12.02       Plumbing Investigation & Repair Allowance       \$6,000       2018       5       1       \$10,000       \$2,000       \$8,000         12.02       Plumbing Investigation & Repair Allowance       \$6,000       \$223,019       \$3,302       \$9,302         12.02       Plumbing Investigation & Repair Allowance       \$6,000       \$1,994,480       \$1,100,745         2021       End       \$1,994,480       \$1,100,745       \$1,100,745       \$1,100,745         \$1,003       S20,019       \$1,302       \$1,100,745       \$1,100,745       \$534,030         2021       End       \$1,084,314       \$1,084,314       \$1,100,745       \$54,303       \$1,100,745         \$2021       End       \$1		° °							
11.04       Maintenance Shed - Repair Allowance       \$1,050       2014       10       2       \$1,500       \$150       \$1,200         12.00       MISCELLANEOUS ALLOWANCES       \$238,311									
Category Sub-Total         \$238,311         \$340,444         \$34,044         \$272,355           12.00         MISCELLANEOUS ALLOWANCES         2021         10         9         \$13,019         \$1,302         \$1,302           12.01         Property Survey / Professional Fees - Allowance         \$6,000         2018         5         1         \$10,000         \$2,000         \$8,000           12.02         Plumbing Investigation & Repair Allowance         \$6,000         2018         5         1         \$10,000         \$2,000         \$8,000           12.02         Plumbing Investigation & Repair Allowance         \$6,000         2018         5         1         \$10,000         \$2,000         \$8,000           12.02         Plumbing Investigation & Repair Allowance         \$6,000         \$23,019         \$3,302         \$9,302           12.01         Total Value of Components:         \$1,994,480         \$1,44,790         \$144,790         \$144,790         \$144,790           12.02.1         End         \$1,084,314         \$572,767         \$144,790         \$1,007,45         \$534,030         \$1,100,745         \$534,030         \$1,007,45         \$5566,715         \$534,030         \$5,1,047,45         \$5,566,715         \$9,9445         \$9,9445         \$9,9445         \$9,94									
12.00MISCELLANEOUS ALLOWANCES\$02021109\$13,019\$1,30212.02Plumbing Investigation & Repair Allowance\$0201851\$10,000\$2,00012.02Plumbing Investigation & Repair Allowance\$6,000\$223,019\$3,302\$9,302Total Value of Components: \$1,994,480Annual Straight-Line Allocation: \$144,7902021 EndTotal Dollars Necessary to be 100% Funded:Actual Dollars In Reserve Fund:\$572,767\$511,547Current Fund Deficiency:\$511,547\$511,547\$5566,715Sp.445Percent Funded:52.82%48.52%	11.04	-	. /	2014	10	2			
12.01       Property Survey / Professional Fees - Allowance       \$0       2021       10       9       \$13,019       \$1,302         12.02       Plumbing Investigation & Repair Allowance       \$6,000       2018       5       1       \$10,000       \$2,000       \$8,000         12.02       Plumbing Investigation & Repair Allowance       \$6,000       \$2018       5       1       \$10,000       \$2,000       \$8,000         12.02       Category Sub-Total       \$6,000       \$23,019       \$3,302       \$9,302         Total Value of Components:       \$1,994,480	12.00	•••	\$238,311				\$340,444	\$34,044	\$272,355
12.02       Plumbing Investigation & Repair Allowance       \$6,000       2018       5       1       \$10,000       \$2,000       \$8,000         Category Sub-Total       \$6,000       \$6,000       \$23,019       \$3,302       \$9,302         Total Value of Components:       \$1,994,480			¢0	2021	10	0	¢12.010	¢1 202	¢1 202
Category Sub-Total\$6,000\$23,019\$3,302\$9,302Total Value of Components:\$1,994,480								. ,	
Total Value of Components:\$1,994,480Annual Straight-Line Allocation:\$144,7902021 End2022 EndTotal Dollars Necessary to be 100% Funded:\$1,084,314Actual Dollars In Reserve Fund:\$572,767Current Fund Deficiency:\$511,547Current Per Unit Deficiency:\$8,526Percent Funded:52.82%	12.02	5 5 i		2018	5	1			
Annual Straight-Line Allocation:\$144,790Annual Straight-Line Allocation:\$144,7902022 End2022 EndTotal Dollars Necessary to be 100% Funded:\$1,084,314Actual Dollars In Reserve Fund:\$572,767Current Fund Deficiency:\$511,547Current Per Unit Deficiency:\$8,526Percent Funded:52.82%48.52%		Category Sub-10tal	\$0,000				\$23,019	\$3,302	\$9,302
Annual Straight-Line Allocation:\$144,790Annual Straight-Line Allocation:\$144,7902022 End2022 EndTotal Dollars Necessary to be 100% Funded:\$1,084,314Actual Dollars In Reserve Fund:\$572,767Current Fund Deficiency:\$511,547Current Per Unit Deficiency:\$8,526Percent Funded:52.82%48.52%			Total	Voluo (	of Comp	onente.	\$1 00/ /80		
2021 End2022 EndTotal Dollars Necessary to be 100% Funded: Actual Dollars In Reserve Fund:\$1,084,314 \$572,767\$1,00,745 \$534,030Current Fund Deficiency: Current Per Unit Deficiency: Percent Funded:\$511,547 \$8,526\$566,715 \$9,445Percent Funded:\$2.82%48.52%					-		\$1,994,400	¢144 700	
Total Dollars Necessary to be 100% Funded:\$1,084,314\$1,100,745Actual Dollars In Reserve Fund:\$572,767\$534,030Current Fund Deficiency:\$511,547\$566,715Current Per Unit Deficiency:\$8,526\$9,445Percent Funded:52.82%48.52%			Annual Sti	aight-i	Ine Allo	cation:	:	\$144,790	
Total Dollars Necessary to be 100% Funded:\$1,084,314\$1,100,745Actual Dollars In Reserve Fund:\$572,767\$534,030Current Fund Deficiency:\$511,547\$566,715Current Per Unit Deficiency:\$8,526\$9,445Percent Funded:52.82%48.52%									
Actual Dollars In Reserve Fund:\$572,767\$534,030Current Fund Deficiency:\$511,547\$566,715Current Per Unit Deficiency:\$8,526\$9,445Percent Funded:52.82%48.52%									
Current Fund Deficiency:\$511,547\$566,715Current Per Unit Deficiency:\$8,526\$9,445Percent Funded:52.82%48.52%									
Current Per Unit Deficiency:\$8,526\$9,445Percent Funded:52.82%48.52%		Actual Dollars In Reserve Fund:	\$572,767						\$534,030
Current Per Unit Deficiency:\$8,526\$9,445Percent Funded:52.82%48.52%									
Percent Funded: 52.82% 48.52%									\$566,715
		Current Per Unit Deficiency:	\$8,526						\$9,445
(Actual dollars/Total Dollars Necessary)		Percent Funded:	52.82%						48.52%
		(Actual dollars/Total Dollars Necessary)							

#### STEPS FOR DETERMINING PERCENT FUNDED:

Step 1: Calculate for each component a required contribution on a "straight-line" funding methodology.

### PERCENT FUNDED CALCULATION

Code	Component	2021 End	Year	Usefl	Rmng.	Current	Annual	2022 End
#	Description	Req'd in Bank	New	Life	(2022)	Cost	Allocation	Req'd in Bank

(total component cost divided by the life expectancy of the component)

Step 2: Calculate the required dollars in Reserves for each component.

(required annual contribution multiplied by the component's life in service)

Step 3: Total the required dollars for each component to arrive at "required dollars in bank".

Step 4: Divide actual dollars in bank by required dollars in bank to arrive at percent funded calculation.

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

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

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