



**SCT RESERVE CONSULTANTS, INC.**

P.O. BOX 890129

TEMECULA, CA 92589-0129

PHONE (951) 296-3520 FAX (951) 296-5038 E-MAIL [mike.g@sctreserve.com](mailto:mike.g@sctreserve.com)

April 17, 2017

Job 2013-020-05 L3

Altamira Management Association No. 1  
c/o Lindsay Management Services  
6126 Innovation Way  
Carlsbad, CA 92009  
Attn: Ms. Jill Schilling, CMCA

Subject: Year 2018 Level III Reserve Study

Dear Ms. Schilling,



SCT Reserve Consultants, Inc. is pleased to submit this **2018 Level III Reserve Study**.

There are two summary sections (starting at pages 4 and 5) that are required to be included in the Association's year-end mailing to the membership. They are the "**Reserve Summary**" and the "**Assessment and Reserve Funding Disclosure Summary**". They are to be mailed 30 to 90 days prior to the Association's year-end. These pages will satisfy the current California Civil Code requirements for homeowner disclosure.

The 'Year 2018 Reserve Budget' table of this report is AICPA approved; this may be included in the mailing but is generally not required. Check with legal counsel for greater clarification.

We appreciate the opportunity to provide our professional services. Should you have any need for clarification please contact me at (951) 296-3520.

Sincerely,



Michael C. Graves, R.S. #00039



YEAR 2018  
LEVEL III  
RESERVE STUDY  
(FINANCIAL UPDATE REPORT)  
FOR  
ALTAMIRA MANAGEMENT  
ASSOCIATION NO. 1  
VERSION 3

C/O LINDSAY MANAGEMENT SERVICES  
6126 INNOVATION WAY  
CARLSBAD, CA 92009  
ATTN: Ms. JILL SCHILLING, CMCA

SCT RESERVE CONSULTANTS, INC.  
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TEMECULA, CALIFORNIA 92589-0129  
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# Reserve Summary

(As required by California Civil Code Section 5565)

## ALTAMIRA MANAGEMENT ASSOCIATION NO. 1

SCT Reserve Consultants, Inc. is pleased to provide this Level III Reserve Study (Financial Update Report). In order to comply with the California Civil Code, specifically the Davis-Stirling Common Interest Development Act, Section 5565, we are providing the following information to the Homeowners within ALTAMIRA MANAGEMENT ASSOCIATION NO. 1.

The following study has been prepared with several assumed factors taken into account: a 3.00% inflation rate; a 0.75% return on investment (interest earned); taxes on interest earned is paid for through the operating fund; an estimated remaining life of each reserve component; and an estimated current replacement cost of each reserve component.

As of June 30, 2017, the estimated ending reserve fund balance is \$1,149,000 and the estimated current replacement cost is \$3,400,950 for the portfolio of reserve components. The projected future replacement cost of the portfolio is \$5,221,795, calculated at an annually compounded inflation rate of 3.00%. The Association's level of funding which is based upon the estimated ending reserve fund balance divided by the reserve components' fully funded amount is 64.33%. This is referred to as Percent Funded. The Association would be 100.00% funded if there were \$1,786,167.00 in the reserve fund.

The current deficiency (or surplus if the number is in parenthesis) in reserve funding expressed on a per unit basis is \$1,954.50. This is calculated by subtracting the ending balance (\$1,149,000) from the 100% funded figure (\$1,786,167.00), then divided by the number of ownership interests (326). There is currently no requirement to be fully funded.

Our original analysis of the cash flow for this association indicated future inadequate funding if there were no annual increases to the Reserves. It is our understanding the Board of Directors will allocate a total of \$21,793 per month starting in 2018 (\$66.85 per unit per month for each of the 326 ownership interests) towards the reserve fund. To offset the future cash shortfall we recommend and have included an increase of 2.69% starting in 2019 for 29 years. The increase is scheduled to take effect in the year 2019. The Board of Directors may change the amount; however, it will impact the level of funding on reserves. These numbers, by themselves, are not a clear indicator of financial strength and could indicate underfunding, overfunding, or adequate funding. This report includes a non-recurring expenditure of \$115,000 for Recycle Water Phase 2 & 3 starting in 2018 for 1 year.

The following table represents additionally required information pursuant to the Davis-Stirling Common Interest Development Act, Section 5565.

Fiscal Year: July 1, 2017 through June 30, 2018

Category	Estimated Remaining Useful Lives	Estimated Current Replacement Cost	Fund Balance on Jun 30, 2017	Estimated Reserve Allocation	Estimated Special Assessment Allocation	Estimated Interest
Clubhouse, North	0 to 14	\$58,846	\$19,005	\$4,325.50	\$0.00	\$99.50
Clubhouse, South	0 to 24	\$36,900	\$12,250	\$2,788.03	\$0.00	\$64.13
Common Areas	0 to 34	\$134,240	\$53,986	\$12,287.17	\$0.00	\$282.64
Contingency	0 to 0	\$13,000	\$16,545	\$3,765.53	\$0.00	\$86.62
Electrical/Lights	8 to 8	\$6,000	\$1,800	\$409.66	\$0.00	\$9.42
Fence/Gates/Wall	0 to 0	\$71,156	\$60,913	\$13,863.71	\$0.00	\$318.91
Landscape & Irrigation	0 to 30	\$42,900	\$14,730	\$3,352.65	\$0.00	\$77.12
Paint	0 to 14	\$401,858	\$140,382	\$31,950.85	\$0.00	\$734.96
Pool & Spa, North Clubhouse	0 to 11	\$150,184	\$59,424	\$13,524.93	\$0.00	\$311.11
Pool & Spa, South Clubhouse	0 to 10	\$125,836	\$55,086	\$12,537.61	\$0.00	\$288.40
Roof General Repairs	0 to 8	\$35,330	\$22,406	\$5,099.68	\$0.00	\$117.31
Roof, Flat, Modified Bitumen	0 to 15	\$138,050	\$41,883	\$9,532.57	\$0.00	\$219.28
Roof, Slope, Composition	0 to 29	\$954,270	\$218,793	\$49,797.30	\$0.00	\$1,145.48
Roof, Slope, Tile/Underlayment	7 to 34	\$1,232,380	\$338,516	\$77,046.12	\$0.00	\$1,772.29
Non-recurring Exp			\$93,281	\$21,230.70	\$0.00	\$488.36
<b>Totals:</b>		<b>\$3,400,950</b>	<b>\$1,149,000</b>	<b>\$261,512</b>	<b>\$0</b>	<b>\$6,016</b>

The complete reserve study is available by request from the Association.



# Assessment and Reserve Funding Disclosure Summary For the Fiscal Year Ending June 30, 2018

(As illustrated by California Civil Code Section 5570(a))

(1) The regular assessment per ownership interest is **\$212.00** per month, of which approximately **\$66.85** is allocated to reserves.

*Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on the following page of the attached summary. **NOT APPLICABLE***

(2) Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members: **SEE ANSWER BELOW TO QUESTION #4 WHICH SUGGESTS THERE WILL BE INCREASES IN REGULAR ASSESSMENTS FOR RESERVE FUNDING.**

Date assessment will be due:	Amount per ownership interest per month or year:	Purpose of the assessment:
<i>(Intentionally left blank)</i>	<i>(Intentionally left blank)</i>	<i>(Intentionally left blank)</i>

*Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on the following page of the attached summary. **NOT APPLICABLE***

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

Yes   X      No   X  

**Yes**, if the Association follows the recommended future reserve contribution increases as outlined in the reserve study and disclosed in the table of question (4) with consideration to the note below\*.

**No**, if the Association does not follow the recommended future reserve contribution increases as outlined in the reserve study and disclosed in the table of question (4) with consideration to the note below\*.

*\*Note: The information contained within the reserve study includes estimates of replacement value and life expectancies of the components and includes assumptions regarding future events based on information provided by and supplied to the Association's Board of Directors and/or management. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the data of this disclosure summary. Therefore, the actual replacement cost and remaining life may vary from the reserve study and the variation may be significant. Additionally, inflation and other economic events may impact the reserve study, particularly over a thirty (30) year period of time which could impact the accuracy of the reserve study and the funds available to meet the association's obligation for repair and/or replacement of major components during the next thirty (30) years. Furthermore, the occurrence of vandalism, severe weather conditions, earthquakes, floods or other acts of God cannot be accounted for and are excluded when assessing life expectancy of the components. The reserve study only includes items that the Association has a clear and express responsibility to maintain, pursuant to the Association's CC&Rs.*

(4) If the answer to (3) is No, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not yet been approved by the Board or the members?

Approximate date assessment(s) will be due:	Amount per ownership interest per month:
<b>2.69% starting in 2019 for 29 years</b>	<b>(Current amount) X (the increases)</b>

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

(6) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5550, the estimated amount required in the reserve fund at the end of the current fiscal year is **\$1,608,666.40**, as of **June 30, 2018**, based in whole or in part on the last reserve study or update prepared by **SCT RESERVE CONSULTANTS, INC.** The projected reserve fund cash balance at the end of the current fiscal year is **\$915,294.38**, resulting in reserves being **56.90%** percent funded at this date. If an alternate, but generally accepted, method of calculation is also used, the required amount is **\$501,233**. (See explanation below).

**Explanation:** *Cash Flow Methodology - a method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.*



# Assessment and Reserve Funding Disclosure Summary For the Fiscal Year Ending June 30, 2018

(As illustrated by California Civil Code Section 5570(a))

(continued)

7) See below: **30-Year Reserve Funding Plan Table**...Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5550 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years is \$(see **"100% Funded" column below**), and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is \$(see **"Cash Flow Balance with Funding Plan" column below**), leaving the reserve at (see **"Percent Funded" column below**) percent funding. If the reserve funding plan approved by the association is implemented, the projected reserve fund cash balance in each of those years will be \$(see **"Cash Flow Balance with Funding Plan" column below**), leaving the reserve at (see **"Percent Funded" column below**) percent funding. Note: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was **0.75%** per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was **3.00%** per year.

**30-Year Reserve Funding Plan Table**

Fiscal Year: July 01, 2017 - June 30, 2018							
Year	End of Year			Revenue			Expenditures
	100% Funded	Cash Flow (Balance with Funding Plan)	Percent Funded (EOY)	Contribution, Interest, Spec Assess	Contribution Unit/Month	Contribution % Change	Components, Taxes, Deferred Exp
2017	\$1,786,167	\$1,149,000	64.33%				
2018	\$1,608,666	\$915,294	56.90%	\$267,528	\$66.85		\$501,233
2019	\$1,525,962	\$887,274	58.15%	\$274,265	\$68.65	2.69%	\$302,284
2020	\$1,656,001	\$1,083,979	65.46%	\$282,863	\$70.49	2.69%	\$86,159
2021	\$1,811,007	\$1,314,151	72.56%	\$291,965	\$72.39	2.69%	\$61,793
2022	\$1,940,070	\$1,521,792	78.44%	\$301,116	\$74.34	2.69%	\$93,474
2023	\$2,075,056	\$1,741,440	83.92%	\$310,549	\$76.34	2.69%	\$90,901
2024	\$1,845,692	\$1,523,868	82.56%	\$317,065	\$78.39	2.69%	\$534,637
2025	\$1,990,265	\$1,752,072	88.03%	\$326,852	\$80.50	2.69%	\$98,648
2026	\$2,029,494	\$1,850,114	91.16%	\$336,068	\$82.66	2.69%	\$238,026
2027	\$2,128,091	\$2,030,068	95.39%	\$346,056	\$84.89	2.69%	\$166,102
2028	\$2,196,356	\$2,170,054	98.80%	\$356,017	\$87.17	2.69%	\$216,031
2029	\$2,096,286	\$2,115,372	100.91%	\$364,811	\$89.52	2.69%	\$419,492
2030	\$2,201,852	\$2,293,992	104.18%	\$375,460	\$91.92	2.69%	\$196,841
2031	\$2,000,769	\$2,019,217	100.92%	\$383,189	\$94.40	2.69%	\$657,963
2032	\$2,102,866	\$2,187,903	104.04%	\$394,210	\$96.94	2.69%	\$225,524
2033	\$1,982,673	\$2,020,078	101.89%	\$403,228	\$99.54	2.69%	\$571,053
2034	\$1,565,446	\$1,521,162	97.17%	\$410,042	\$102.22	2.69%	\$908,959
2035	\$1,783,924	\$1,843,467	103.34%	\$422,914	\$104.97	2.69%	\$100,609
2036	\$1,996,454	\$2,162,871	108.34%	\$436,310	\$107.80	2.69%	\$116,906
2037	\$2,126,724	\$2,365,229	111.21%	\$449,164	\$110.69	2.69%	\$246,806
2038	\$2,273,704	\$2,616,655	115.08%	\$462,636	\$113.67	2.69%	\$211,210
2039	\$2,157,230	\$2,553,004	118.35%	\$474,180	\$116.73	2.69%	\$537,830
2040	\$2,372,991	\$2,893,229	121.92%	\$488,837	\$119.87	2.69%	\$148,613
2041	\$2,429,760	\$2,951,691	121.48%	\$501,933	\$123.09	2.69%	\$443,471
2042	\$2,610,510	\$3,230,803	123.76%	\$516,859	\$126.41	2.69%	\$237,748
2043	\$2,599,729	\$3,120,162	120.02%	\$529,411	\$129.81	2.69%	\$640,051
2044	\$2,188,090	\$2,631,216	120.25%	\$539,489	\$133.30	2.69%	\$1,028,436
2045	\$2,462,434	\$3,023,005	122.76%	\$556,120	\$136.88	2.69%	\$164,331
2046	\$2,394,647	\$2,607,113	108.87%	\$567,620	\$140.57	2.69%	\$983,512
2047	\$2,422,499	\$2,436,146	100.56%	\$581,008	\$144.35	2.69%	\$751,975
<b>30-Year Sum:</b>				<b>\$12,267,765</b>			<b>\$10,980,618</b>



## Summary

In accordance with our proposal, 2013-020, SCT Reserve Consultants, Inc. is pleased to provide this **Level III Reserve Study Financial Update Report for ALTAMIRA MANAGEMENT ASSOCIATION NO. 1**. Our study was performed in accordance with the Davis-Stirling Common Interest Development Act, specifically §5550, of the California Civil Code. This report included a site inspection on March 31, 2016. This *townhome (style)* common interest development (CID) is located at Paseo Del Norte & Camino Del Parque, Carlsbad, California 92011. We are using an inception date for the components of July 1, 1972. ***This study is for July 1, 2017 through June 30, 2018, the Association's fiscal year.***

In general, reserve funds are funds set aside from collected association fees paid by owners of a common interest development. These funds earn interest and are disbursed when deemed necessary by the Board of Directors. The purpose of a reserve study is to determine how much money should exist in a reserve fund at a given point in time or to project required future contributions and expenditure amounts so that sufficient reserve funds are available when needed. Our reserve study is generated using proprietary SCT software and a combination of local industry standards and national average replacement costs.

The SCT software utilizes the weighted average life (WAL) of the reserve components. The future cost method for the WAL is calculated by using the current replacement cost of each component, as of the analysis date, and the number of years until each reserve component is scheduled to be replaced. This determines the monthly reserve contributions needed and calculates the future reserve balances.

A 30-year "Cash Flow and Percent Funded Projection" analysis and "Graph" are produced to verify and define the relationship of the Cash Flow (annual beginning balance) with respect to the 100% funded amount. Ideally, the Cash Flow line of the graph should run parallel to and below the "Percent Funded" line of the graph, see funding goals.

The following study has been prepared with several assumed factors taken into account: 3.00% inflation rate; a 0.75% return on investment (interest earned); taxes on interest earned is paid for through the operating fund; an estimated remaining life of each reserve component; and an estimated current replacement cost of each reserve component.

A contingency fund of 5.0% has been established to pay for incidental and miscellaneous reserve expenditures. Otherwise, any component that has a life cycle (full life) of less than two years should be budgeted and paid for through normal operating or property maintenance funds and is not included as part of this study.

**The current deficiency (or surplus if the number is in parenthesis) in reserve funding expressed on a per unit basis is \$1,954.50.** This is calculated by subtracting the ending balance (\$1,149,000) from the 100% funded figure (\$1,786,167.00), then divided by the number of ownership interests (326). There is currently no requirement to be fully funded.



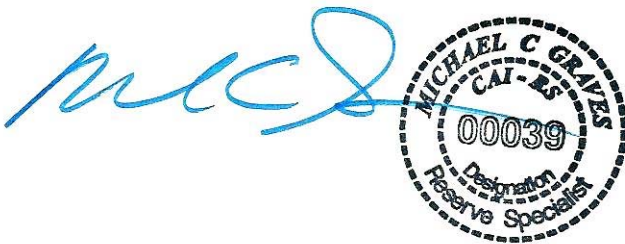
## Summary (continued)

As of July 1, 2017, the estimated reserve fund balance is \$1,149,000 and the estimated current replacement cost is \$3,400,950 of the portfolio of reserve components. The projected future replacement cost of the portfolio is \$5,221,795, calculated at an annually compounded inflation rate of 3.00%. The Davis-Stirling Common Interest Development Act requires the disclosure of the *current reserve fund balance divided by the current replacement cost* (this is not *Percent Funded*). Currently, *this factor for ALTAMIRA MANAGEMENT ASSOCIATION NO. 1 is 33.78%*.

The Association's level of funding for the fiscal year (July 1, 2017 through June 30, 2018) which is based upon the final estimated reserve fund balance divided by the reserve components' fully funded amount is **56.90%, and is referred to as Percent Funded**. The Association would be 100.00% funded if there were \$1,608,666.40 in the reserve fund.

Our original analysis of the cash flow for this association indicated future inadequate funding (see the graph, the "square box and/or pink line"). This line represents the cash flow if there were no annual increases to the Reserves. ***It is our understanding the Board of Directors will allocate a total of \$21,793 per month starting in 2018 (\$66.85 per unit per month for each of the 326 ownership interests) towards the reserve fund. To offset the future cash shortfall we recommend and have included an increase of 2.69% starting in 2019 for 29 years. The increase is scheduled to take effect in the year 2019.*** The Board of Directors may raise or lower this amount, however, it will impact the level of funding on reserves. These numbers, by themselves, are not a clear indicator of financial strength and could indicate underfunding, overfunding, or adequate funding. **This report includes a non-recurring expenditure of \$115,000 for Recycle Water Phase 2 & 3 starting in 2018 for 1 year.**

Sincerely,



Michael C. Graves, R.S. #00039  
SCT Reserve Consultants, Inc.



## Year 2018 Reserve Budget (AICPA Approved)

Categories	100% Funded Jun 30, 2018	Percent Funded Jun 30, 2018	Beginning Balance Jul 01, 2017	Annual Reserve Allocation	Monthly Reserve Allocation	Special Assessment Allocation	Annual Interest Allocation	Expenditure	Ending Balance Jun 30, 2018
Clubhouse, North	\$33,094	56.90%	\$19,004.88	\$4,325.50	\$360.46	\$0.00	\$99.50	\$4,600.00	\$18,829.88
Clubhouse, South	\$18,458	56.90%	\$12,249.73	\$2,788.03	\$232.34	\$0.00	\$64.13	\$4,600.00	\$10,501.90
Common Areas	\$73,915	56.90%	\$53,985.90	\$12,287.17	\$1,023.93	\$0.00	\$282.64	\$24,500.00	\$42,055.72
Contingency	\$13,000	56.90%	\$16,544.55	\$3,765.53	\$313.79	\$0.00	\$86.62	\$13,000.00	\$7,396.70
Electrical/Lights	\$3,900	56.90%	\$1,799.93	\$409.66	\$34.14	\$0.00	\$9.42	\$0.00	\$2,219.01
Fence/Gates/Wall	\$6,923	56.90%	\$60,912.71	\$13,863.71	\$1,155.31	\$0.00	\$318.91	\$71,156.20	\$3,939.13
Landscape & Irrigation	\$24,887	56.90%	\$14,730.45	\$3,352.65	\$279.39	\$0.00	\$77.12	\$4,000.00	\$14,160.21
Paint	\$299,779	56.90%	\$140,381.80	\$31,950.85	\$2,662.57	\$0.00	\$734.96	\$2,500.00	\$170,567.62
Pool & Spa, North Clubhouse	\$82,139	56.90%	\$59,424.22	\$13,524.93	\$1,127.08	\$0.00	\$311.11	\$26,525.00	\$46,735.27
Pool & Spa, South Clubhouse	\$70,030	56.90%	\$55,086.24	\$12,537.61	\$1,044.80	\$0.00	\$288.40	\$28,067.00	\$39,845.26
Roof General Repairs	\$26,510	56.90%	\$22,406.37	\$5,099.68	\$424.97	\$0.00	\$117.31	\$12,540.00	\$15,083.36
Roof, Flat, Modified Bitumen	\$66,101	56.90%	\$41,883.04	\$9,532.57	\$794.38	\$0.00	\$219.28	\$14,025.00	\$37,609.88
Roof, Slope, Composition	\$156,449	56.90%	\$218,793.35	\$49,797.30	\$4,149.77	\$0.00	\$1,145.48	\$180,720.00	\$89,016.13
Roof, Slope, Tile/Underlayment	\$733,482	56.90%	\$338,515.91	\$77,046.12	\$6,420.51	\$0.00	\$1,772.29	\$0.00	\$417,334.31
Non-recurring Exp	\$0		\$93,280.92	\$21,230.70	\$1,769.22	\$0.00	\$488.36	\$115,000.00	\$0.00
<b>Totals:</b>	<b>\$1,608,666</b>	<b>56.90%</b>	<b>\$1,149,000.00</b>	<b>\$261,512.03</b>	<b>\$21,792.66</b>	<b>\$0.00</b>	<b>\$6,015.53</b>	<b>\$501,233.20</b>	<b>\$915,294.38</b>



## Component Identification Report

Identified Major Components	Quantity	Measurement Basis	Estimated Full Life In Years	Estimated Remaining Life In Years	Basis Cost	Estimated Current Replacement Cost	Estimated Future Replacement Cost (3% inflation)	Straight Line Allocation (Annual)	100% Funded Jul 01, 2017
<b>Clubhouse, North</b>									
Access, surveillance system (8 cameras)	1	Lump Sum	7	1	\$4,000.00	\$4,000	\$4,120	\$571	\$3,429
Ceiling fans	4	Each	10	9	\$375.00	\$1,500	\$1,957	\$150	\$150
Doors, replace	1	Lump Sum	10	1	\$1,500.00	\$1,500	\$1,545	\$150	\$1,350
Flooring, tile	1,258	Square Feet	30	13	\$12.00	\$15,096	\$22,169	\$503	\$8,554
Furniture	1	Lump Sum	20	8	\$9,000.00	\$9,000	\$11,401	\$450	\$5,400
Kitchen, appliances	1	Lump Sum	15	7	\$3,000.00	\$3,000	\$3,690	\$200	\$1,600
Kitchen, counters/cabinets	1	Lump Sum	30	9	\$5,000.00	\$5,000	\$6,524	\$167	\$3,500
Lights, interior/exterior	1	Lump Sum	24	11	\$1,200.00	\$1,200	\$1,661	\$50	\$650
Mechanical, furnace	1	Each	20	0	\$3,000.00	\$3,000	\$3,000	\$150	\$3,000
Mechanical, water heater 40-gallon	1	Each	10	1	\$750.00	\$750	\$772	\$75	\$675
Plumbing, repairs	1	Lump Sum	10	0	\$1,600.00	\$1,600	\$1,600	\$160	\$1,600
Restrooms, refurbish	4	Each	20	14	\$3,000.00	\$12,000	\$18,151	\$600	\$3,600
Termite tenting	1	Each	10	3	\$1,200.00	\$1,200	\$1,311	\$120	\$840
<i>Subtotal:</i>						<b>\$58,846</b>	<b>\$77,901</b>	<b>\$3,346</b>	<b>\$34,348</b>
<b>Clubhouse, South</b>									
Access, surveillance system (6 cameras)	1	Lump Sum	7	1	\$3,500.00	\$3,500	\$3,605	\$500	\$3,000
Doors, replace	1	Lump Sum	10	1	\$1,500.00	\$1,500	\$1,545	\$150	\$1,350
Flooring, linoleum	600	Square Feet	14	8	\$6.00	\$3,600	\$4,560	\$257	\$1,543
Furniture	1	Lump Sum	20	2	\$4,000.00	\$4,000	\$4,244	\$200	\$3,600
Kitchen, appliances	1	Lump Sum	15	10	\$3,000.00	\$3,000	\$4,032	\$200	\$1,000
Kitchen, counters/cabinets	1	Lump Sum	30	24	\$6,000.00	\$6,000	\$12,197	\$200	\$1,200
Lights, interior/exterior	1	Lump Sum	24	11	\$750.00	\$750	\$1,038	\$31	\$406
Mechanical, furnace	1	Each	20	0	\$3,000.00	\$3,000	\$3,000	\$150	\$3,000
Mechanical, water heater	1	Each	10	1	\$750.00	\$750	\$772	\$75	\$675
Plumbing, repairs	1	Lump Sum	10	0	\$1,600.00	\$1,600	\$1,600	\$160	\$1,600
Restrooms, refurbish	2	Each	20	14	\$4,000.00	\$8,000	\$12,101	\$400	\$2,400



## Component Identification Report

(continued)

Identified Major Components	Quantity	Measurement Basis	Estimated Full Life In Years	Estimated Remaining Life In Years	Basis Cost	Estimated Current Replacement Cost	Estimated Future Replacement Cost (3% inflation)	Straight Line Allocation (Annual)	100% Funded Jul 01, 2017
Termite tenting	1,200	Each	10	3	\$1.00	\$1,200	\$1,311	\$120	\$840
<i>Subtotal:</i>						\$36,900	\$50,005	\$2,443	\$20,614
<b>Common Areas</b>									
Benches, concrete	25	Each	30	10	\$150.00	\$3,750	\$5,040	\$125	\$2,500
Concrete, sidewalk, repairs	1	Lump Sum	4	1	\$7,600.00	\$7,600	\$7,828	\$1,900	\$5,700
Gardener's shed	1	Each	30	3	\$3,000.00	\$3,000	\$3,278	\$100	\$2,700
Lights, poles/fixtures 7' greenbelt	25	Each	25	0	\$980.00	\$24,500	\$24,500	\$980	\$24,500
Lights, poles/fixtures 7' greenbelt	20	Each	25	4	\$980.00	\$19,600	\$22,060	\$784	\$16,464
Lights, poles/fixtures 7' greenbelt	26	Each	25	8	\$980.00	\$25,480	\$32,277	\$1,019	\$17,326
Lights, poles/fixtures 7' greenbelt	20	Each	25	20	\$980.00	\$19,600	\$35,400	\$784	\$3,920
Lights, poles/fixtures metal	2	Each	35	34	\$980.00	\$1,960	\$5,355	\$56	\$56
Mailbox posts	60	Each	20	1	\$125.00	\$7,500	\$7,725	\$375	\$7,125
Mailbox posts	60	Each	20	6	\$125.00	\$7,500	\$8,955	\$375	\$5,250
Mailbox posts	60	Each	20	11	\$125.00	\$7,500	\$10,382	\$375	\$3,375
Property signs	25	Each	12	7	\$150.00	\$3,750	\$4,612	\$312	\$1,562
Sump pump	1	Each	10	8	\$2,500.00	\$2,500	\$3,167	\$250	\$500
<i>Subtotal:</i>						\$134,240	\$170,579	\$7,435	\$90,978
<b>Contingency</b>									
Contingency (5.0%)	1	Lump Sum	1	0	\$13,000.00	\$13,000	\$13,000	\$13,000	\$13,000
<i>Subtotal:</i>						\$13,000	\$13,000	\$13,000	\$13,000
<b>Electrical/Lights</b>									
Electric, meter cabinets	2	Each	20	8	\$3,000.00	\$6,000	\$7,601	\$300	\$3,600
<i>Subtotal:</i>						\$6,000	\$7,601	\$300	\$3,600
<b>Fence/Gates/Wall</b>									
Fence/gates (3), metal, Pool North	292	Linear Feet	24	0	\$83.50	\$24,382	\$24,382	\$1,016	\$24,382
Fence/gates (4), metal, Pool South	302	Linear Feet	24	0	\$72.10	\$21,774	\$21,774	\$907	\$21,774
Wall, repairs, adjacent to freeway	1	Lump Sum	5	0	\$25,000.00	\$25,000	\$25,000	\$5,000	\$25,000



## Component Identification Report

(continued)

Identified Major Components	Quantity	Measurement Basis	Estimated Full Life In Years	Estimated Remaining Life In Years	Basis Cost	Estimated Current Replacement Cost	Estimated Future Replacement Cost (3% inflation)	Straight Line Allocation (Annual)	100% Funded Jul 01, 2017
<i>Subtotal:</i>						\$71,156	\$71,156	\$6,923	\$71,156
<b>Landscape &amp; Irrigation</b>									
Backflow valves, 1-inch	2	<i>Each</i>	20	6	\$1,000.00	\$2,000	\$2,388	\$100	\$1,400
Backflow valves, 2-inch	3	<i>Each</i>	20	6	\$1,800.00	\$5,400	\$6,448	\$270	\$3,780
Backflow valves, 2-inch	4	<i>Each</i>	20	8	\$1,800.00	\$7,200	\$9,121	\$360	\$4,320
Controller cabinets, stainless steel	4	<i>Each</i>	35	9	\$3,050.00	\$12,200	\$15,918	\$349	\$9,063
Controller cabinets, stainless steel	2	<i>Each</i>	35	30	\$3,050.00	\$6,100	\$14,806	\$174	\$871
Controllers, 08 station - 12 station	2	<i>Each</i>	12	3	\$450.00	\$900	\$983	\$75	\$675
Controllers, 13 station - 22 station	4	<i>Each</i>	12	7	\$600.00	\$2,400	\$2,952	\$200	\$1,000
Controllers, 23 station - 27 station	3	<i>Each</i>	12	3	\$900.00	\$2,700	\$2,950	\$225	\$2,025
Irrigation Coverage Improvements	1	<i>Each</i>	0	0	\$4,000.00	\$4,000	\$0	\$0	\$4,000
<i>Subtotal:</i>						\$42,900	\$55,566	\$1,753	\$27,134
<b>Paint</b>									
Clubhouse, North, interior	1	<i>Each</i>	10	3	\$2,000.00	\$2,000	\$2,185	\$200	\$1,400
Clubhouse, South, interior	1	<i>Each</i>	10	2	\$1,500.00	\$1,500	\$1,591	\$150	\$1,200
Fence/gates, Pool Areas	594	<i>Linear Feet</i>	15	14	\$7.00	\$4,158	\$6,289	\$277	\$277
Gardener's shed	1	<i>Each</i>	8	3	\$500.00	\$500	\$546	\$62	\$312
Units, extreme exposure areas	1	<i>Lump Sum</i>	1	0	\$2,500.00	\$2,500	\$2,500	\$2,500	\$2,500
Units, stucco	326	<i>Per Unit</i>	10	6	\$600.00	\$195,600	\$233,557	\$19,560	\$78,240
Units, wood	326	<i>Per Unit</i>	5	1	\$600.00	\$195,600	\$201,468	\$39,120	\$156,480
<i>Subtotal:</i>						\$401,858	\$448,136	\$61,869	\$240,409
<b>Pool &amp; Spa, North Clubhouse</b>									
Access, FOB system (card swipe)	1	<i>Each</i>	8	0	\$9,725.00	\$9,725	\$9,725	\$1,216	\$9,725
Deck caulking	1	<i>Lump Sum</i>	4	3	\$1,700.00	\$1,700	\$1,858	\$425	\$425
Deck concrete R&R	3,830	<i>Square Feet</i>	30	11	\$8.00	\$30,640	\$42,413	\$1,021	\$19,405
Deck skimmers	5	<i>Each</i>	24	8	\$1,600.00	\$8,000	\$10,134	\$333	\$5,333
Deck trellis, wood	325	<i>Square Feet</i>	24	4	\$18.00	\$5,850	\$6,584	\$244	\$4,875
Electric controls	1	<i>Lump Sum</i>	15	4	\$900.00	\$900	\$1,013	\$60	\$660



## Component Identification Report

(continued)

Identified Major Components	Quantity	Measurement Basis	Estimated Full Life In Years	Estimated Remaining Life In Years	Basis Cost	Estimated Current Replacement Cost	Estimated Future Replacement Cost (3% inflation)	Straight Line Allocation (Annual)	100% Funded Jul 01, 2017
Furniture, chairs, replace	12	Each	15	7	\$150.00	\$1,800	\$2,214	\$120	\$960
Furniture, chairs, restrap	12	Each	5	4	\$90.00	\$1,080	\$1,216	\$216	\$216
Furniture, loungers, replace	13	Each	15	7	\$185.00	\$2,405	\$2,958	\$160	\$1,283
Furniture, loungers, restrap	13	Each	5	4	\$110.00	\$1,430	\$1,609	\$286	\$286
Furniture, tables	3	Each	15	8	\$400.00	\$1,200	\$1,520	\$80	\$560
Pool chemical controller	1	Each	10	9	\$7,570.00	\$7,570	\$9,877	\$757	\$757
Pool chemical feed pumps	2	Each	10	2	\$1,200.00	\$2,400	\$2,546	\$240	\$1,920
Pool filters	2	Each	10	5	\$1,400.00	\$2,800	\$3,246	\$280	\$1,400
Pool heater	1	Each	8	3	\$3,500.00	\$3,500	\$3,825	\$438	\$2,188
Pool pumpset 3hp	1	Each	8	6	\$2,100.00	\$2,100	\$2,508	\$262	\$525
Pool resurface, fiberglass	188	Linear Feet	7	2	\$128.00	\$24,064	\$25,529	\$3,438	\$17,189
Pool tile/coping	188	Linear Feet	20	10	\$25.00	\$4,700	\$6,316	\$235	\$2,350
Pool underwater lights	1	Lump Sum	10	5	\$1,200.00	\$1,200	\$1,391	\$120	\$600
Spa chemical controller	1	Each	10	9	\$7,570.00	\$7,570	\$9,877	\$757	\$757
Spa chemical feed pumps	2	Each	10	2	\$450.00	\$900	\$955	\$90	\$720
Spa filter	1	Each	10	5	\$1,400.00	\$1,400	\$1,623	\$140	\$700
Spa heater	1	Each	8	3	\$2,900.00	\$2,900	\$3,169	\$362	\$1,812
Spa pumpset, circulation 1.3hp	1	Each	10	0	\$2,100.00	\$2,100	\$2,100	\$210	\$2,100
Spa pumpset, jet	1	Each	5	4	\$1,100.00	\$1,100	\$1,238	\$220	\$220
Spa resurface, pebble sheen	42	Linear Feet	15	7	\$115.48	\$4,850	\$5,965	\$323	\$2,587
Spa tile/coping	42	Linear Feet	20	10	\$25.00	\$1,050	\$1,411	\$52	\$525
Spa underwater light	1	Each	10	5	\$550.00	\$550	\$638	\$55	\$275
Storage shed, pool/spa chemicals	1	Each	10	0	\$14,700.00	\$14,700	\$14,700	\$1,470	\$14,700
<b>Subtotal:</b>						<b>\$150,184</b>	<b>\$178,158</b>	<b>\$13,610</b>	<b>\$95,053</b>
<b>Pool &amp; Spa, South Clubhouse</b>									
Access, FOB system (card swipe)	1	Each	8	0	\$9,725.00	\$9,725	\$9,725	\$1,216	\$9,725
Deck caulking	1	Lump Sum	4	0	\$1,400.00	\$1,400	\$1,400	\$350	\$1,400
Deck concrete R&R	3,890	Square Feet	30	10	\$8.00	\$31,120	\$41,823	\$1,037	\$20,747



## Component Identification Report

(continued)

Identified Major Components	Quantity	Measurement Basis	Estimated Full Life In Years	Estimated Remaining Life In Years	Basis Cost	Estimated Current Replacement Cost	Estimated Future Replacement Cost (3% inflation)	Straight Line Allocation (Annual)	100% Funded Jul 01, 2017
Deck skimmers	4	Each	24	8	\$1,600.00	\$6,400	\$8,107	\$267	\$4,267
Electric controls	1	Lump Sum	15	4	\$900.00	\$900	\$1,013	\$60	\$660
Furniture, chairs, replace	10	Each	15	7	\$150.00	\$1,500	\$1,845	\$100	\$800
Furniture, chairs, restrap	10	Each	5	4	\$90.00	\$900	\$1,013	\$180	\$180
Furniture, loungers, replace	9	Each	15	7	\$185.00	\$1,665	\$2,048	\$111	\$888
Furniture, loungers, restrap	9	Each	5	4	\$110.00	\$990	\$1,114	\$198	\$198
Furniture, tables	2	Each	15	8	\$400.00	\$800	\$1,013	\$53	\$373
Pool chemical controller	1	Each	10	8	\$7,570.00	\$7,570	\$9,589	\$757	\$1,514
Pool chemical feed pumps	2	Each	10	2	\$1,200.00	\$2,400	\$2,546	\$240	\$1,920
Pool filters	2	Each	10	5	\$1,400.00	\$2,800	\$3,246	\$280	\$1,400
Pool heater	1	Each	8	5	\$3,500.00	\$3,500	\$4,057	\$438	\$1,312
Pool pumpset 2.7hp	1	Each	8	5	\$2,100.00	\$2,100	\$2,434	\$262	\$788
Pool resurface, fiberglass	163	Linear Feet	7	2	\$123.00	\$20,049	\$21,270	\$2,864	\$14,321
Pool tile/coping	163	Linear Feet	20	10	\$25.00	\$4,075	\$5,476	\$204	\$2,038
Pool underwater lights	1	Lump Sum	10	5	\$1,200.00	\$1,200	\$1,391	\$120	\$600
Spa chemical controller	1	Each	10	0	\$7,570.00	\$7,570	\$7,570	\$757	\$7,570
Spa chemical feed pumps	2	Each	10	2	\$450.00	\$900	\$955	\$90	\$720
Spa filter	1	Each	10	2	\$1,400.00	\$1,400	\$1,485	\$140	\$1,120
Spa heater	1	Each	8	3	\$2,900.00	\$2,900	\$3,169	\$362	\$1,812
Spa pumpset, circulation 1.3hp	1	Each	8	5	\$2,100.00	\$2,100	\$2,434	\$262	\$788
Spa pumpset, jet	1	Each	5	1	\$1,100.00	\$1,100	\$1,133	\$220	\$880
Spa resurface	34	Linear Feet	5	0	\$118.00	\$4,012	\$4,012	\$802	\$4,012
Spa tile/coping	34	Linear Feet	20	10	\$25.00	\$850	\$1,142	\$42	\$425
Spa underwater light	1	Each	10	5	\$550.00	\$550	\$638	\$55	\$275
Storage shed, pool/spa chemicals	1	Each	10	0	\$5,360.00	\$5,360	\$5,360	\$536	\$5,360
<b>Subtotal:</b>						<b>\$125,836</b>	<b>\$147,008</b>	<b>\$12,003</b>	<b>\$86,093</b>
<b>Roof General Repairs</b>									
Clubhouse, North, tile/underlayment	33	Square	35	8	\$430.00	\$14,190	\$17,975	\$405	\$10,947



## Component Identification Report

(continued)

Identified Major Components	Quantity	Measurement Basis	Estimated Full Life In Years	Estimated Remaining Life In Years	Basis Cost	Estimated Current Replacement Cost	Estimated Future Replacement Cost (3% inflation)	Straight Line Allocation (Annual)	100% Funded Jul 01, 2017
Clubhouse, South, tile/underlayment	20	Square	35	8	\$430.00	\$8,600	\$10,894	\$246	\$6,634
Gutters, Palms units	37	Each	25	0	\$120.00	\$4,440	\$4,440	\$178	\$4,440
Miscellaneous roof repairs	1	Lump Sum	1	0	\$8,100.00	\$8,100	\$8,100	\$8,100	\$8,100
<i>Subtotal:</i>						\$35,330	\$41,409	\$8,929	\$30,121
<b>Roof, Flat, Modified Bitumen</b>									
Caminito Azul 801	3	Square	20	15	\$550.00	\$1,650	\$2,571	\$82	\$412
Caminito Azul 802	3	Square	20	15	\$550.00	\$1,375	\$2,142	\$69	\$344
Caminito Azul 803	3	Square	20	15	\$550.00	\$1,650	\$2,571	\$82	\$412
Caminito Azul 804	3	Square	20	15	\$550.00	\$1,375	\$2,142	\$69	\$344
Caminito Azul 806	3	Square	20	15	\$550.00	\$1,375	\$2,142	\$69	\$344
Caminito Azul 808	3	Square	20	15	\$550.00	\$1,375	\$2,142	\$69	\$344
Caminito Azul 809	3	Square	15	4	\$550.00	\$1,650	\$1,857	\$110	\$1,210
Caminito Azul 810	3	Square	20	15	\$550.00	\$1,650	\$2,571	\$82	\$412
Caminito Azul 811	3	Square	20	15	\$550.00	\$1,650	\$2,571	\$82	\$412
Caminito Azul 812	3	Square	15	6	\$550.00	\$1,650	\$1,970	\$110	\$990
Caminito Del Mar 801	4	Square	20	0	\$550.00	\$2,200	\$2,200	\$110	\$2,200
Caminito Del Mar 802	4	Square	20	3	\$550.00	\$2,200	\$2,404	\$110	\$1,870
Caminito Del Mar 803	4	Square	20	0	\$550.00	\$2,200	\$2,200	\$110	\$2,200
Caminito Del Mar 804	4	Square	20	3	\$550.00	\$2,200	\$2,404	\$110	\$1,870
Caminito Del Sol 813	4	Square	15	4	\$550.00	\$2,200	\$2,476	\$147	\$1,613
Caminito Del Sol 815	4	Square	15	4	\$550.00	\$2,200	\$2,476	\$147	\$1,613
Caminito Reposo 801	4	Square	20	15	\$550.00	\$2,200	\$3,428	\$110	\$550
Caminito Reposo 803	4	Square	20	15	\$550.00	\$2,200	\$3,428	\$110	\$550
Caminito Reposo 822	4	Square	15	6	\$550.00	\$2,200	\$2,627	\$147	\$1,320
Caminito Reposo 824	4	Square	15	6	\$550.00	\$2,200	\$2,627	\$147	\$1,320
Caminito Rosa 801	3	Square	20	15	\$550.00	\$1,375	\$2,142	\$69	\$344
Caminito Rosa 803	3	Square	20	15	\$550.00	\$1,375	\$2,142	\$69	\$344
Caminito Rosa 806	3	Square	15	3	\$550.00	\$1,375	\$1,502	\$92	\$1,100



## Component Identification Report

(continued)

Identified Major Components	Quantity	Measurement Basis	Estimated Full Life In Years	Estimated Remaining Life In Years	Basis Cost	Estimated Current Replacement Cost	Estimated Future Replacement Cost (3% inflation)	Straight Line Allocation (Annual)	100% Funded Jul 01, 2017
Caminito Rosa 808	3	Square	20	15	\$550.00	\$1,375	\$2,142	\$69	\$344
Caminito Rosa 809	3	Square	20	15	\$550.00	\$1,650	\$2,571	\$82	\$412
Caminito Rosa 811	3	Square	20	15	\$550.00	\$1,650	\$2,571	\$82	\$412
Caminito Rosa 814	3	Square	15	9	\$550.00	\$1,650	\$2,153	\$110	\$660
Caminito Rosa 816	3	Square	15	9	\$550.00	\$1,650	\$2,153	\$110	\$660
Caminito Rosa 817	3	Square	20	3	\$550.00	\$1,650	\$1,803	\$82	\$1,402
Caminito Rosa 819	3	Square	20	3	\$550.00	\$1,650	\$1,803	\$82	\$1,402
Caminito Rosa 822	3	Square	15	8	\$550.00	\$1,650	\$2,090	\$110	\$770
Caminito Verde 801	3	Square	15	3	\$550.00	\$1,375	\$1,502	\$92	\$1,100
Caminito Verde 803	3	Square	20	15	\$550.00	\$1,375	\$2,142	\$69	\$344
Caminito Verde 806	3	Square	20	15	\$550.00	\$1,375	\$2,142	\$69	\$344
Caminito Verde 808	3	Square	15	0	\$550.00	\$1,375	\$1,375	\$92	\$1,375
Caminito Verde 809	3	Square	20	15	\$550.00	\$1,650	\$2,571	\$82	\$412
Caminito Verde 811	3	Square	20	15	\$550.00	\$1,650	\$2,571	\$82	\$412
Caminito Verde 813	3	Square	15	9	\$550.00	\$1,650	\$2,153	\$110	\$660
Caminito Verde 814	3	Square	15	8	\$550.00	\$1,650	\$2,090	\$110	\$770
Caminito Verde 815	3	Square	20	15	\$550.00	\$1,650	\$2,571	\$82	\$412
Caminito Verde 816	3	Square	15	8	\$550.00	\$1,650	\$2,090	\$110	\$770
Caminito Verde 821	3	Square	15	0	\$550.00	\$1,650	\$1,650	\$110	\$1,650
Caminito Verde 822	3	Square	15	0	\$550.00	\$1,650	\$1,650	\$110	\$1,650
Caminito Verde 823	3	Square	20	15	\$550.00	\$1,650	\$2,571	\$82	\$412
Caminito Verde 824	3	Square	15	0	\$550.00	\$1,650	\$1,650	\$110	\$1,650
Caminito Verde 829	3	Square	20	15	\$550.00	\$1,650	\$2,571	\$82	\$412
Caminito Verde 831	3	Square	20	15	\$550.00	\$1,650	\$2,571	\$82	\$412
Caminito Verde 838	3	Square	15	9	\$550.00	\$1,650	\$2,153	\$110	\$660
Caminito Verde 840	3	Square	15	9	\$550.00	\$1,650	\$2,153	\$110	\$660
Camino del Parque 6414	4	Square	20	15	\$550.00	\$2,200	\$3,428	\$110	\$550
Camino del Parque 6416	4	Square	20	15	\$550.00	\$2,200	\$3,428	\$110	\$550



## Component Identification Report

(continued)

Identified Major Components	Quantity	Measurement Basis	Estimated Full Life In Years	Estimated Remaining Life In Years	Basis Cost	Estimated Current Replacement Cost	Estimated Future Replacement Cost (3% inflation)	Straight Line Allocation (Annual)	100% Funded Jul 01, 2017
Camino del Parque 6426	4	Square	15	6	\$550.00	\$2,200	\$2,627	\$147	\$1,320
Camino del Parque 6428	4	Square	15	6	\$550.00	\$2,200	\$2,627	\$147	\$1,320
Camino del Parque 6454	4	Square	15	4	\$550.00	\$2,200	\$2,476	\$147	\$1,613
Camino del Parque 6456	4	Square	15	4	\$550.00	\$2,200	\$2,476	\$147	\$1,613
Camino del Parque 6465	4	Square	15	4	\$550.00	\$2,200	\$2,476	\$147	\$1,613
Camino del Parque 6467	4	Square	15	4	\$550.00	\$2,200	\$2,476	\$147	\$1,613
Camino del Parque 6517	4	Square	20	4	\$550.00	\$2,200	\$2,476	\$110	\$1,760
Camino del Parque 6519	4	Square	15	4	\$550.00	\$2,200	\$2,476	\$147	\$1,613
Camino del Parque 6533	4	Square	15	6	\$550.00	\$2,200	\$2,627	\$147	\$1,320
Camino del Parque 6535	4	Square	15	6	\$550.00	\$2,200	\$2,627	\$147	\$1,320
Camino del Parque 6550	4	Square	15	9	\$550.00	\$2,200	\$2,871	\$147	\$880
Camino del Parque 6552	4	Square	15	9	\$550.00	\$2,200	\$2,871	\$147	\$880
Camino del Parque 6558	3	Square	20	15	\$550.00	\$1,650	\$2,571	\$82	\$412
Camino del Parque 6560	3	Square	20	15	\$550.00	\$1,650	\$2,571	\$82	\$412
Camino del Parque 6565	4	Square	15	4	\$550.00	\$2,200	\$2,476	\$147	\$1,613
Camino del Parque 6567	4	Square	15	4	\$550.00	\$2,200	\$2,476	\$147	\$1,613
Camino Del Prado 6709	3	Square	20	15	\$550.00	\$1,650	\$2,571	\$82	\$412
Camino Del Prado 6711	3	Square	20	15	\$550.00	\$1,650	\$2,571	\$82	\$412
Camino Del Prado 6733	3	Square	15	0	\$550.00	\$1,650	\$1,650	\$110	\$1,650
Camino Del Prado 6735	3	Square	15	0	\$550.00	\$1,650	\$1,650	\$110	\$1,650
Camino Del Prado 6737	3	Square	15	8	\$550.00	\$1,650	\$2,090	\$110	\$770
Camino Del Prado 6739	3	Square	20	15	\$550.00	\$1,650	\$2,571	\$82	\$412
Camino Del Prado 6744	3	Square	15	4	\$550.00	\$1,650	\$1,857	\$110	\$1,210
Camino Del Prado 6746	3	Square	20	15	\$550.00	\$1,650	\$2,571	\$82	\$412
Camino Del Prado 6752	3	Square	20	15	\$550.00	\$1,650	\$2,571	\$82	\$412
Camino Del Prado 6754	3	Square	20	15	\$550.00	\$1,650	\$2,571	\$82	\$412
<b>Subtotal:</b>						<b>\$138,050</b>	<b>\$180,926</b>	<b>\$8,060</b>	<b>\$72,052</b>
<b>Roof, Slope, Composition</b>									



## Component Identification Report

(continued)

Identified Major Components	Quantity	Measurement Basis	Estimated Full Life In Years	Estimated Remaining Life In Years	Basis Cost	Estimated Current Replacement Cost	Estimated Future Replacement Cost (3% inflation)	Straight Line Allocation (Annual)	100% Funded Jul 01, 2017
Caminito Azul 806	16	Square	30	25	\$360.00	\$5,580	\$11,683	\$186	\$930
Caminito Azul 808	16	Square	30	25	\$360.00	\$5,580	\$11,683	\$186	\$930
Caminito Azul 809	16	Square	30	27	\$360.00	\$5,580	\$12,395	\$186	\$558
Caminito Azul 811	16	Square	30	27	\$360.00	\$5,580	\$12,395	\$186	\$558
Caminito Azul 814	22	Square	30	28	\$360.00	\$7,920	\$18,120	\$264	\$528
Caminito Azul 816	22	Square	30	28	\$360.00	\$7,920	\$18,120	\$264	\$528
Caminito Del Mar 801	12	Square	25	1	\$360.00	\$4,320	\$4,450	\$173	\$4,147
Caminito Del Mar 803	12	Square	25	1	\$360.00	\$4,320	\$4,450	\$173	\$4,147
Caminito Del Mar 806	17	Square	25	12	\$360.00	\$6,120	\$8,726	\$245	\$3,182
Caminito Del Mar 808	17	Square	25	12	\$360.00	\$6,120	\$8,726	\$245	\$3,182
Caminito Del Mar 809	14	Square	30	29	\$360.00	\$5,040	\$11,877	\$168	\$168
Caminito Del Mar 810	18	Square	30	29	\$360.00	\$6,480	\$15,271	\$216	\$216
Caminito Del Mar 811	14	Square	30	29	\$360.00	\$5,040	\$11,877	\$168	\$168
Caminito Del Mar 812	18	Square	30	29	\$360.00	\$6,480	\$15,271	\$216	\$216
Caminito Del Mar 814	17	Square	30	29	\$360.00	\$5,940	\$13,998	\$198	\$198
Caminito Del Mar 816	17	Square	30	29	\$360.00	\$5,940	\$13,998	\$198	\$198
Caminito Del Mar 821	18	Square	25	1	\$360.00	\$6,480	\$6,674	\$259	\$6,221
Caminito Del Mar 823	18	Square	25	1	\$360.00	\$6,480	\$6,674	\$259	\$6,221
Caminito Del Mar 826	14	Square	30	29	\$360.00	\$5,040	\$11,877	\$168	\$168
Caminito Del Mar 828	14	Square	30	29	\$360.00	\$5,040	\$11,877	\$168	\$168
Caminito Del Sol 802	14	Square	25	12	\$360.00	\$5,040	\$7,186	\$202	\$2,621
Caminito Del Sol 804	14	Square	25	12	\$360.00	\$5,040	\$7,186	\$202	\$2,621
Caminito Del Sol 805	17	Square	25	0	\$360.00	\$6,120	\$6,120	\$245	\$6,120
Caminito Del Sol 807	17	Square	25	0	\$360.00	\$6,120	\$6,120	\$245	\$6,120
Caminito Del Sol 810	18	Square	30	27	\$360.00	\$6,480	\$14,394	\$216	\$648
Caminito Del Sol 812	18	Square	30	27	\$360.00	\$6,480	\$14,394	\$216	\$648
Caminito Del Sol 813	12	Square	30	29	\$360.00	\$4,320	\$10,180	\$144	\$144
Caminito Del Sol 815	12	Square	30	29	\$360.00	\$4,320	\$10,180	\$144	\$144



## Component Identification Report

(continued)

Identified Major Components	Quantity	Measurement Basis	Estimated Full Life In Years	Estimated Remaining Life In Years	Basis Cost	Estimated Current Replacement Cost	Estimated Future Replacement Cost (3% inflation)	Straight Line Allocation (Annual)	100% Funded Jul 01, 2017
Caminito Del Sol 818	18	Square	30	28	\$360.00	\$6,480	\$14,826	\$216	\$432
Caminito Del Sol 820	18	Square	30	28	\$360.00	\$6,480	\$14,826	\$216	\$432
Caminito Del Sol 825	17	Square	30	28	\$360.00	\$6,120	\$14,002	\$204	\$408
Caminito Del Sol 827	17	Square	30	28	\$360.00	\$6,120	\$14,002	\$204	\$408
Caminito Reposo 801	12	Square	25	1	\$360.00	\$4,320	\$4,450	\$173	\$4,147
Caminito Reposo 803	12	Square	25	1	\$360.00	\$4,320	\$4,450	\$173	\$4,147
Caminito Reposo 806	14	Square	30	28	\$360.00	\$5,040	\$11,531	\$168	\$336
Caminito Reposo 808	14	Square	30	28	\$360.00	\$5,040	\$11,531	\$168	\$336
Caminito Reposo 809	17	Square	25	0	\$360.00	\$6,120	\$6,120	\$245	\$6,120
Caminito Reposo 811	17	Square	25	0	\$360.00	\$6,120	\$6,120	\$245	\$6,120
Caminito Reposo 814	18	Square	30	28	\$360.00	\$6,480	\$14,826	\$216	\$432
Caminito Reposo 816	18	Square	30	28	\$360.00	\$6,480	\$14,826	\$216	\$432
Caminito Reposo 817	18	Square	30	29	\$360.00	\$6,480	\$15,271	\$216	\$216
Caminito Reposo 819	18	Square	30	29	\$360.00	\$6,480	\$15,271	\$216	\$216
Caminito Reposo 825	18	Square	30	28	\$360.00	\$6,480	\$14,826	\$216	\$432
Caminito Reposo 826	18	Square	30	29	\$360.00	\$6,480	\$15,271	\$216	\$216
Caminito Reposo 827	18	Square	30	28	\$360.00	\$6,480	\$14,826	\$216	\$432
Caminito Reposo 828	18	Square	30	29	\$360.00	\$6,480	\$15,271	\$216	\$216
Caminito Rosa 805	20	Square	25	13	\$360.00	\$7,020	\$10,309	\$281	\$3,370
Caminito Rosa 806	16	Square	30	29	\$360.00	\$5,580	\$13,150	\$186	\$186
Caminito Rosa 807	20	Square	25	13	\$360.00	\$7,020	\$10,309	\$281	\$3,370
Caminito Rosa 808	16	Square	30	29	\$360.00	\$5,580	\$13,150	\$186	\$186
Caminito Rosa 814	16	Square	30	28	\$360.00	\$5,580	\$12,767	\$186	\$372
Caminito Rosa 816	16	Square	30	28	\$360.00	\$5,580	\$12,767	\$186	\$372
Caminito Rosa 817	16	Square	30	27	\$360.00	\$5,580	\$12,395	\$186	\$558
Caminito Rosa 818	16	Square	30	28	\$360.00	\$5,580	\$12,767	\$186	\$372
Caminito Rosa 819	16	Square	30	27	\$360.00	\$5,580	\$12,395	\$186	\$558
Caminito Rosa 820	16	Square	30	28	\$360.00	\$5,580	\$12,767	\$186	\$372



## Component Identification Report

(continued)

Identified Major Components	Quantity	Measurement Basis	Estimated Full Life In Years	Estimated Remaining Life In Years	Basis Cost	Estimated Current Replacement Cost	Estimated Future Replacement Cost (3% inflation)	Straight Line Allocation (Annual)	100% Funded Jul 01, 2017
Caminito Rosa 826	20	Square	30	29	\$360.00	\$7,020	\$16,543	\$234	\$234
Caminito Rosa 828	20	Square	30	29	\$360.00	\$7,020	\$16,543	\$234	\$234
Caminito Verde 801	16	Square	30	28	\$360.00	\$5,580	\$12,767	\$186	\$372
Caminito Verde 802	20	Square	25	12	\$360.00	\$7,020	\$10,009	\$281	\$3,650
Caminito Verde 803	16	Square	30	28	\$360.00	\$5,580	\$12,767	\$186	\$372
Caminito Verde 804	20	Square	25	12	\$360.00	\$7,020	\$10,009	\$281	\$3,650
Caminito Verde 809	16	Square	30	28	\$360.00	\$5,580	\$12,767	\$186	\$372
Caminito Verde 811	16	Square	30	28	\$360.00	\$5,580	\$12,767	\$186	\$372
Caminito Verde 817	22	Square	25	1	\$360.00	\$7,920	\$8,158	\$317	\$7,603
Caminito Verde 818	21	Square	30	28	\$360.00	\$7,380	\$16,885	\$246	\$492
Caminito Verde 819	22	Square	25	1	\$360.00	\$7,920	\$8,158	\$317	\$7,603
Caminito Verde 820	21	Square	30	28	\$360.00	\$7,380	\$16,885	\$246	\$492
Caminito Verde 821	16	Square	30	25	\$360.00	\$5,580	\$11,683	\$186	\$930
Caminito Verde 822	16	Square	25	0	\$360.00	\$5,580	\$5,580	\$223	\$5,580
Caminito Verde 823	16	Square	30	25	\$360.00	\$5,580	\$11,683	\$186	\$930
Caminito Verde 824	16	Square	25	0	\$360.00	\$5,580	\$5,580	\$223	\$5,580
Caminito Verde 830	22	Square	30	28	\$360.00	\$7,920	\$18,120	\$264	\$528
Caminito Verde 832	22	Square	30	28	\$360.00	\$7,920	\$18,120	\$264	\$528
Caminito Verde 833	22	Square	30	29	\$360.00	\$7,920	\$18,664	\$264	\$264
Caminito Verde 835	22	Square	30	29	\$360.00	\$7,920	\$18,664	\$264	\$264
Caminito Verde 842	20	Square	30	28	\$360.00	\$7,020	\$16,061	\$234	\$468
Caminito Verde 844	20	Square	30	28	\$360.00	\$7,020	\$16,061	\$234	\$468
Camino del Parque 6402	18	Square	30	29	\$360.00	\$6,480	\$15,271	\$216	\$216
Camino del Parque 6404	18	Square	30	29	\$360.00	\$6,480	\$15,271	\$216	\$216
Camino del Parque 6410	14	Square	30	28	\$360.00	\$5,040	\$11,531	\$168	\$336
Camino del Parque 6412	14	Square	30	28	\$360.00	\$5,040	\$11,531	\$168	\$336
Camino del Parque 6418	17	Square	25	0	\$360.00	\$6,120	\$6,120	\$245	\$6,120
Camino del Parque 6420	17	Square	25	0	\$360.00	\$6,120	\$6,120	\$245	\$6,120



## Component Identification Report

(continued)

Identified Major Components	Quantity	Measurement Basis	Estimated Full Life In Years	Estimated Remaining Life In Years	Basis Cost	Estimated Current Replacement Cost	Estimated Future Replacement Cost (3% inflation)	Straight Line Allocation (Annual)	100% Funded Jul 01, 2017
Camino del Parque 6430	18	Square	30	28	\$360.00	\$6,480	\$14,826	\$216	\$432
Camino del Parque 6432	18	Square	30	28	\$360.00	\$6,480	\$14,826	\$216	\$432
Camino del Parque 6438	18	Square	30	28	\$360.00	\$6,480	\$14,826	\$216	\$432
Camino del Parque 6440	18	Square	30	28	\$360.00	\$6,480	\$14,826	\$216	\$432
Camino del Parque 6446	18	Square	30	29	\$360.00	\$6,480	\$15,271	\$216	\$216
Camino del Parque 6448	18	Square	30	29	\$360.00	\$6,480	\$15,271	\$216	\$216
Camino del Parque 6454	12	Square	30	28	\$360.00	\$4,320	\$9,884	\$144	\$288
Camino del Parque 6456	12	Square	30	28	\$360.00	\$4,320	\$9,884	\$144	\$288
Camino del Parque 6458	18	Square	25	0	\$360.00	\$6,480	\$6,480	\$259	\$6,480
Camino del Parque 6460	18	Square	25	0	\$360.00	\$6,480	\$6,480	\$259	\$6,480
Camino del Parque 6465	12	Square	30	29	\$360.00	\$4,320	\$10,180	\$144	\$144
Camino del Parque 6467	12	Square	30	29	\$360.00	\$4,320	\$10,180	\$144	\$144
Camino del Parque 6470	17	Square	30	28	\$360.00	\$6,120	\$14,002	\$204	\$408
Camino del Parque 6472	17	Square	30	28	\$360.00	\$6,120	\$14,002	\$204	\$408
Camino del Parque 6473	18	Square	30	29	\$360.00	\$6,480	\$15,271	\$216	\$216
Camino del Parque 6475	18	Square	30	29	\$360.00	\$6,480	\$15,271	\$216	\$216
Camino del Parque 6481	18	Square	30	29	\$360.00	\$6,480	\$15,271	\$216	\$216
Camino del Parque 6483	18	Square	30	29	\$360.00	\$6,480	\$15,271	\$216	\$216
Camino del Parque 6485	18	Square	25	0	\$360.00	\$6,480	\$6,480	\$259	\$6,480
Camino del Parque 6487	18	Square	25	0	\$360.00	\$6,480	\$6,480	\$259	\$6,480
Camino del Parque 6493	18	Square	25	0	\$360.00	\$6,480	\$6,480	\$259	\$6,480
Camino del Parque 6495	18	Square	25	0	\$360.00	\$6,480	\$6,480	\$259	\$6,480
Camino del Parque 6501	18	Square	30	28	\$360.00	\$6,480	\$14,826	\$216	\$432
Camino del Parque 6502	18	Square	25	0	\$360.00	\$6,480	\$6,480	\$259	\$6,480
Camino del Parque 6503	18	Square	30	28	\$360.00	\$6,480	\$14,826	\$216	\$432
Camino del Parque 6504	18	Square	25	0	\$360.00	\$6,480	\$6,480	\$259	\$6,480
Camino del Parque 6509	18	Square	30	28	\$360.00	\$6,480	\$14,826	\$216	\$432
Camino del Parque 6510	18	Square	25	12	\$360.00	\$6,480	\$9,239	\$259	\$3,370



## Component Identification Report

(continued)

Identified Major Components	Quantity	Measurement Basis	Estimated Full Life In Years	Estimated Remaining Life In Years	Basis Cost	Estimated Current Replacement Cost	Estimated Future Replacement Cost (3% inflation)	Straight Line Allocation (Annual)	100% Funded Jul 01, 2017
Camino del Parque 6511	18	Square	30	28	\$360.00	\$6,480	\$14,826	\$216	\$432
Camino del Parque 6512	18	Square	25	12	\$360.00	\$6,480	\$9,239	\$259	\$3,370
Camino del Parque 6517	12	Square	30	28	\$360.00	\$4,320	\$9,884	\$144	\$288
Camino del Parque 6519	12	Square	30	28	\$360.00	\$4,230	\$9,678	\$141	\$282
Camino del Parque 6529	18	Square	30	28	\$360.00	\$6,480	\$14,826	\$216	\$432
Camino del Parque 6531	18	Square	30	28	\$360.00	\$6,480	\$14,826	\$216	\$432
Camino del Parque 6537	18	Square	30	28	\$360.00	\$6,480	\$14,826	\$216	\$432
Camino del Parque 6538	17	Square	25	0	\$360.00	\$6,120	\$6,120	\$245	\$6,120
Camino del Parque 6539	18	Square	30	28	\$360.00	\$6,480	\$14,826	\$216	\$432
Camino del Parque 6540	17	Square	25	0	\$360.00	\$6,120	\$6,120	\$245	\$6,120
Camino del Parque 6545	14	Square	25	0	\$360.00	\$5,040	\$5,040	\$202	\$5,040
Camino del Parque 6546	18	Square	25	12	\$360.00	\$6,480	\$9,239	\$259	\$3,370
Camino del Parque 6547	14	Square	25	0	\$360.00	\$5,040	\$5,040	\$202	\$5,040
Camino del Parque 6548	18	Square	25	12	\$360.00	\$6,480	\$9,239	\$259	\$3,370
Camino del Parque 6553	18	Square	30	29	\$360.00	\$6,480	\$15,271	\$216	\$216
Camino del Parque 6554	14	Square	30	28	\$360.00	\$5,040	\$11,531	\$168	\$336
Camino del Parque 6555	18	Square	30	29	\$360.00	\$6,480	\$15,271	\$216	\$216
Camino del Parque 6556	14	Square	30	28	\$360.00	\$5,040	\$11,531	\$168	\$336
Camino del Parque 6557	17	Square	30	29	\$360.00	\$6,120	\$14,422	\$204	\$204
Camino del Parque 6559	17	Square	30	29	\$360.00	\$6,120	\$14,422	\$204	\$204
Camino del Parque 6565	12	Square	30	29	\$360.00	\$4,320	\$10,180	\$144	\$144
Camino del Parque 6567	12	Square	30	29	\$360.00	\$4,320	\$10,180	\$144	\$144
Camino Del Prado 6701	22	Square	30	28	\$360.00	\$7,920	\$18,120	\$264	\$528
Camino Del Prado 6703	22	Square	30	28	\$360.00	\$7,920	\$18,120	\$264	\$528
Camino Del Prado 6705	20	Square	30	28	\$360.00	\$7,020	\$16,061	\$234	\$468
Camino Del Prado 6707	20	Square	30	28	\$360.00	\$7,020	\$16,061	\$234	\$468
Camino Del Prado 6717	22	Square	25	0	\$360.00	\$7,920	\$7,920	\$317	\$7,920
Camino Del Prado 6719	22	Square	25	0	\$360.00	\$7,920	\$7,920	\$317	\$7,920



## Component Identification Report (continued)

Identified Major Components	Quantity	Measurement Basis	Estimated Full Life In Years	Estimated Remaining Life In Years	Basis Cost	Estimated Current Replacement Cost	Estimated Future Replacement Cost (3% inflation)	Straight Line Allocation (Annual)	100% Funded Jul 01, 2017
Camino Del Prado 6725	17	Square	30	29	\$360.00	\$5,940	\$13,998	\$198	\$198
Camino Del Prado 6727	17	Square	30	29	\$360.00	\$5,940	\$13,998	\$198	\$198
Camino Del Prado 6729	22	Square	25	0	\$360.00	\$7,920	\$7,920	\$317	\$7,920
Camino Del Prado 6731	22	Square	25	0	\$360.00	\$7,920	\$7,920	\$317	\$7,920
Camino Del Prado 6737	16	Square	25	0	\$360.00	\$5,580	\$5,580	\$223	\$5,580
Camino Del Prado 6739	16	Square	25	0	\$360.00	\$5,580	\$5,580	\$223	\$5,580
Camino Del Prado 6748	22	Square	25	0	\$360.00	\$7,920	\$7,920	\$317	\$7,920
Camino Del Prado 6750	22	Square	25	0	\$360.00	\$7,920	\$7,920	\$317	\$7,920
Camino Del Prado 6760	22	Square	30	28	\$360.00	\$7,920	\$18,120	\$264	\$528
Camino Del Prado 6761	19	Square	30	28	\$360.00	\$6,840	\$15,649	\$228	\$456
Camino Del Prado 6762	22	Square	30	28	\$360.00	\$7,920	\$18,120	\$264	\$528
Camino Del Prado 6763	19	Square	30	28	\$360.00	\$6,840	\$15,649	\$228	\$456
Camino Del Prado 6768	19	Square	30	28	\$360.00	\$6,840	\$15,649	\$228	\$456
Camino Del Prado 6770	19	Square	30	28	\$360.00	\$6,840	\$15,649	\$228	\$456
<b>Subtotal:</b>						<b>\$954,270</b>	<b>\$1,836,272</b>	<b>\$33,833</b>	<b>\$303,340</b>
<b>Roof, Slope, Tile/Underlayment</b>									
Caminito Azul 801	16	Square	35	11	\$430.00	\$6,665	\$9,226	\$190	\$4,570
Caminito Azul 802	16	Square	35	19	\$430.00	\$6,665	\$11,687	\$190	\$3,047
Caminito Azul 803	16	Square	35	11	\$430.00	\$6,665	\$9,226	\$190	\$4,570
Caminito Azul 804	16	Square	35	19	\$430.00	\$6,665	\$11,687	\$190	\$3,047
Caminito Azul 805	20	Square	35	18	\$430.00	\$8,385	\$14,275	\$240	\$4,073
Caminito Azul 807	20	Square	35	18	\$430.00	\$8,385	\$14,275	\$240	\$4,073
Caminito Azul 810	16	Square	35	14	\$430.00	\$6,665	\$10,081	\$190	\$3,999
Caminito Azul 812	16	Square	35	14	\$430.00	\$6,665	\$10,081	\$190	\$3,999
Caminito Azul 813	21	Square	35	13	\$430.00	\$8,815	\$12,945	\$252	\$5,541
Caminito Azul 815	21	Square	35	13	\$430.00	\$8,815	\$12,945	\$252	\$5,541
Caminito Azul 818	16	Square	35	13	\$430.00	\$6,665	\$9,788	\$190	\$4,189
Caminito Azul 820	16	Square	35	13	\$430.00	\$6,665	\$9,788	\$190	\$4,189



## Component Identification Report

(continued)

Identified Major Components	Quantity	Measurement Basis	Estimated Full Life In Years	Estimated Remaining Life In Years	Basis Cost	Estimated Current Replacement Cost	Estimated Future Replacement Cost (3% inflation)	Straight Line Allocation (Annual)	100% Funded Jul 01, 2017
Caminito Del Mar 802	12	Square	35	14	\$430.00	\$5,160	\$7,805	\$147	\$3,096
Caminito Del Mar 804	12	Square	35	14	\$430.00	\$5,160	\$7,805	\$147	\$3,096
Caminito Del Mar 805	17	Square	35	16	\$430.00	\$7,310	\$11,730	\$209	\$3,968
Caminito Del Mar 807	17	Square	35	16	\$430.00	\$7,310	\$11,730	\$209	\$3,968
Caminito Del Mar 813	18	Square	35	13	\$430.00	\$7,740	\$11,366	\$221	\$4,865
Caminito Del Mar 815	18	Square	35	13	\$430.00	\$7,740	\$11,366	\$221	\$4,865
Caminito Del Mar 817	14	Square	35	23	\$430.00	\$6,020	\$11,881	\$172	\$2,064
Caminito Del Mar 818	18	Square	35	16	\$430.00	\$7,740	\$12,420	\$221	\$4,202
Caminito Del Mar 819	14	Square	35	23	\$430.00	\$6,020	\$11,881	\$172	\$2,064
Caminito Del Mar 820	18	Square	35	16	\$430.00	\$7,740	\$12,420	\$221	\$4,202
Caminito Del Mar 822	17	Square	35	13	\$430.00	\$7,095	\$10,419	\$203	\$4,460
Caminito Del Mar 824	17	Square	35	13	\$430.00	\$7,095	\$10,419	\$203	\$4,460
Caminito Del Mar 825	17	Square	35	13	\$430.00	\$7,095	\$10,419	\$203	\$4,460
Caminito Del Mar 827	17	Square	35	13	\$430.00	\$7,095	\$10,419	\$203	\$4,460
Caminito Del Mar 829	18	Square	35	12	\$430.00	\$7,740	\$11,035	\$221	\$5,086
Caminito Del Mar 831	18	Square	35	12	\$430.00	\$7,740	\$11,035	\$221	\$5,086
Caminito Del Sol 801	14	Square	35	13	\$430.00	\$6,020	\$8,841	\$172	\$3,784
Caminito Del Sol 803	14	Square	35	13	\$430.00	\$6,020	\$8,841	\$172	\$3,784
Caminito Del Sol 806	17	Square	35	23	\$430.00	\$7,310	\$14,427	\$209	\$2,506
Caminito Del Sol 808	17	Square	35	23	\$430.00	\$7,310	\$14,427	\$209	\$2,506
Caminito Del Sol 809	14	Square	35	15	\$430.00	\$6,020	\$9,379	\$172	\$3,440
Caminito Del Sol 811	14	Square	35	15	\$430.00	\$6,020	\$9,379	\$172	\$3,440
Caminito Del Sol 814	17	Square	35	15	\$430.00	\$7,095	\$11,054	\$203	\$4,054
Caminito Del Sol 816	17	Square	35	15	\$430.00	\$7,095	\$11,054	\$203	\$4,054
Caminito Del Sol 817	17	Square	35	23	\$430.00	\$7,310	\$14,427	\$209	\$2,506
Caminito Del Sol 819	17	Square	35	23	\$430.00	\$7,310	\$14,427	\$209	\$2,506
Caminito Del Sol 821	14	Square	35	23	\$430.00	\$6,020	\$11,881	\$172	\$2,064
Caminito Del Sol 822	18	Square	35	15	\$430.00	\$7,740	\$12,059	\$221	\$4,423



## Component Identification Report

(continued)

Identified Major Components	Quantity	Measurement Basis	Estimated Full Life In Years	Estimated Remaining Life In Years	Basis Cost	Estimated Current Replacement Cost	Estimated Future Replacement Cost (3% inflation)	Straight Line Allocation (Annual)	100% Funded Jul 01, 2017
Caminito Del Sol 823	14	Square	35	23	\$430.00	\$6,020	\$11,881	\$172	\$2,064
Caminito Del Sol 824	18	Square	35	15	\$430.00	\$7,740	\$12,059	\$221	\$4,423
Caminito Reposo 802	17	Square	35	13	\$430.00	\$7,310	\$10,735	\$209	\$4,595
Caminito Reposo 804	17	Square	35	13	\$430.00	\$7,310	\$10,735	\$209	\$4,595
Caminito Reposo 805	14	Square	35	13	\$430.00	\$6,020	\$8,841	\$172	\$3,784
Caminito Reposo 807	14	Square	35	13	\$430.00	\$6,020	\$8,841	\$172	\$3,784
Caminito Reposo 810	18	Square	35	13	\$430.00	\$7,740	\$11,366	\$221	\$4,865
Caminito Reposo 812	18	Square	35	13	\$430.00	\$7,740	\$11,366	\$221	\$4,865
Caminito Reposo 813	17	Square	35	13	\$430.00	\$7,095	\$10,419	\$203	\$4,460
Caminito Reposo 815	17	Square	35	13	\$430.00	\$7,095	\$10,419	\$203	\$4,460
Caminito Reposo 818	18	Square	35	14	\$430.00	\$7,740	\$11,707	\$221	\$4,644
Caminito Reposo 820	18	Square	35	14	\$430.00	\$7,740	\$11,707	\$221	\$4,644
Caminito Reposo 821	14	Square	35	21	\$430.00	\$6,020	\$11,199	\$172	\$2,408
Caminito Reposo 822	12	Square	35	14	\$430.00	\$5,160	\$7,805	\$147	\$3,096
Caminito Reposo 823	14	Square	35	21	\$430.00	\$6,020	\$11,199	\$172	\$2,408
Caminito Reposo 824	12	Square	35	14	\$430.00	\$5,160	\$7,805	\$147	\$3,096
Caminito Reposo 829	18	Square	35	15	\$430.00	\$7,740	\$12,059	\$221	\$4,423
Caminito Reposo 831	18	Square	35	15	\$430.00	\$7,740	\$12,059	\$221	\$4,423
Caminito Rosa 801	16	Square	35	11	\$430.00	\$6,665	\$9,226	\$190	\$4,570
Caminito Rosa 802	20	Square	35	13	\$430.00	\$8,385	\$12,314	\$240	\$5,271
Caminito Rosa 803	16	Square	35	11	\$430.00	\$6,665	\$9,226	\$190	\$4,570
Caminito Rosa 804	20	Square	35	13	\$430.00	\$8,385	\$12,314	\$240	\$5,271
Caminito Rosa 809	16	Square	35	15	\$430.00	\$6,665	\$10,384	\$190	\$3,809
Caminito Rosa 810	20	Square	35	15	\$430.00	\$8,385	\$13,064	\$240	\$4,791
Caminito Rosa 811	16	Square	35	19	\$430.00	\$6,665	\$11,687	\$190	\$3,047
Caminito Rosa 812	20	Square	35	15	\$430.00	\$8,385	\$13,064	\$240	\$4,791
Caminito Rosa 813	21	Square	35	19	\$430.00	\$8,815	\$15,457	\$252	\$4,030
Caminito Rosa 815	21	Square	35	13	\$430.00	\$8,815	\$12,945	\$252	\$5,541



## Component Identification Report

(continued)

Identified Major Components	Quantity	Measurement Basis	Estimated Full Life In Years	Estimated Remaining Life In Years	Basis Cost	Estimated Current Replacement Cost	Estimated Future Replacement Cost (3% inflation)	Straight Line Allocation (Annual)	100% Funded Jul 01, 2017
Caminito Rosa 821	20	Square	35	15	\$430.00	\$8,385	\$13,064	\$240	\$4,791
Caminito Rosa 822	16	Square	35	10	\$430.00	\$6,665	\$8,957	\$190	\$4,761
Caminito Rosa 823	20	Square	35	15	\$430.00	\$8,385	\$13,064	\$240	\$4,791
Caminito Rosa 824	16	Square	35	10	\$430.00	\$6,665	\$8,957	\$190	\$4,761
Caminito Verde 805	20	Square	35	14	\$430.00	\$8,385	\$12,683	\$240	\$5,031
Caminito Verde 806	16	Square	35	15	\$430.00	\$6,665	\$10,384	\$190	\$3,809
Caminito Verde 807	20	Square	35	14	\$430.00	\$8,385	\$12,683	\$240	\$5,031
Caminito Verde 808	16	Square	35	15	\$430.00	\$6,665	\$10,384	\$190	\$3,809
Caminito Verde 810	20	Square	35	7	\$430.00	\$8,385	\$10,312	\$240	\$6,708
Caminito Verde 812	20	Square	35	7	\$430.00	\$8,385	\$10,312	\$240	\$6,708
Caminito Verde 813	16	Square	35	19	\$430.00	\$6,665	\$11,687	\$190	\$3,047
Caminito Verde 814	16	Square	35	10	\$430.00	\$6,665	\$8,957	\$190	\$4,761
Caminito Verde 815	16	Square	35	19	\$430.00	\$6,665	\$11,687	\$190	\$3,047
Caminito Verde 816	16	Square	35	10	\$430.00	\$6,665	\$8,957	\$190	\$4,761
Caminito Verde 825	21	Square	35	13	\$430.00	\$8,815	\$12,945	\$252	\$5,541
Caminito Verde 826	21	Square	35	15	\$430.00	\$8,815	\$13,733	\$252	\$5,037
Caminito Verde 827	21	Square	35	13	\$430.00	\$8,815	\$12,945	\$252	\$5,541
Caminito Verde 828	21	Square	35	15	\$430.00	\$8,815	\$13,733	\$252	\$5,037
Caminito Verde 829	16	Square	35	13	\$430.00	\$6,665	\$9,788	\$190	\$4,189
Caminito Verde 831	16	Square	35	13	\$430.00	\$6,665	\$9,788	\$190	\$4,189
Caminito Verde 834	20	Square	35	7	\$430.00	\$8,385	\$10,312	\$240	\$6,708
Caminito Verde 836	20	Square	35	7	\$430.00	\$8,385	\$10,312	\$240	\$6,708
Caminito Verde 838	16	Square	35	13	\$430.00	\$6,665	\$9,788	\$190	\$4,189
Caminito Verde 840	16	Square	35	13	\$430.00	\$6,665	\$9,788	\$190	\$4,189
Camino del Parque 6406	18	Square	35	8	\$430.00	\$7,740	\$9,805	\$221	\$5,971
Camino del Parque 6408	18	Square	35	8	\$430.00	\$7,740	\$9,805	\$221	\$5,971
Camino del Parque 6414	12	Square	35	12	\$430.00	\$5,160	\$7,357	\$147	\$3,391
Camino del Parque 6416	12	Square	35	12	\$430.00	\$5,160	\$7,357	\$147	\$3,391



## Component Identification Report

(continued)

Identified Major Components	Quantity	Measurement Basis	Estimated Full Life In Years	Estimated Remaining Life In Years	Basis Cost	Estimated Current Replacement Cost	Estimated Future Replacement Cost (3% inflation)	Straight Line Allocation (Annual)	100% Funded Jul 01, 2017
Camino del Parque 6422	17	Square	35	15	\$430.00	\$7,095	\$11,054	\$203	\$4,054
Camino del Parque 6424	17	Square	35	15	\$430.00	\$7,095	\$11,054	\$203	\$4,054
Camino del Parque 6426	12	Square	35	23	\$430.00	\$5,160	\$10,184	\$147	\$1,769
Camino del Parque 6428	12	Square	35	23	\$430.00	\$5,160	\$10,184	\$147	\$1,769
Camino del Parque 6434	17	Square	35	15	\$430.00	\$7,310	\$11,389	\$209	\$4,177
Camino del Parque 6436	17	Square	35	15	\$430.00	\$7,310	\$11,389	\$209	\$4,177
Camino del Parque 6442	14	Square	35	22	\$430.00	\$6,020	\$11,535	\$172	\$2,236
Camino del Parque 6444	14	Square	35	22	\$430.00	\$6,020	\$11,535	\$172	\$2,236
Camino del Parque 6450	17	Square	35	16	\$430.00	\$7,095	\$11,385	\$203	\$3,852
Camino del Parque 6452	17	Square	35	16	\$430.00	\$7,095	\$11,385	\$203	\$3,852
Camino del Parque 6461	14	Square	35	34	\$430.00	\$6,020	\$16,446	\$172	\$172
Camino del Parque 6462	17	Square	35	23	\$430.00	\$7,310	\$14,427	\$209	\$2,506
Camino del Parque 6463	14	Square	35	13	\$430.00	\$6,020	\$8,841	\$172	\$3,784
Camino del Parque 6464	17	Square	35	23	\$430.00	\$7,310	\$14,427	\$209	\$2,506
Camino del Parque 6466	18	Square	35	13	\$430.00	\$7,740	\$11,366	\$221	\$4,865
Camino del Parque 6468	18	Square	35	13	\$430.00	\$7,740	\$11,366	\$221	\$4,865
Camino del Parque 6469	18	Square	35	18	\$430.00	\$7,740	\$13,177	\$221	\$3,759
Camino del Parque 6471	18	Square	35	18	\$430.00	\$7,740	\$13,177	\$221	\$3,759
Camino del Parque 6474	18	Square	35	15	\$430.00	\$7,740	\$12,059	\$221	\$4,423
Camino del Parque 6476	18	Square	35	15	\$430.00	\$7,740	\$12,059	\$221	\$4,423
Camino del Parque 6477	17	Square	35	17	\$430.00	\$7,095	\$11,727	\$203	\$3,649
Camino del Parque 6479	17	Square	35	17	\$430.00	\$7,095	\$11,727	\$203	\$3,649
Camino del Parque 6489	18	Square	35	23	\$430.00	\$7,740	\$15,276	\$221	\$2,654
Camino del Parque 6491	18	Square	35	23	\$430.00	\$7,740	\$15,276	\$221	\$2,654
Camino del Parque 6497	17	Square	35	13	\$430.00	\$7,310	\$10,735	\$209	\$4,595
Camino del Parque 6499	17	Square	35	13	\$430.00	\$7,310	\$10,735	\$209	\$4,595
Camino del Parque 6505	17	Square	35	23	\$430.00	\$7,310	\$14,427	\$209	\$2,506
Camino del Parque 6506	17	Square	35	23	\$430.00	\$7,095	\$14,003	\$203	\$2,433



## Component Identification Report

(continued)

Identified Major Components	Quantity	Measurement Basis	Estimated Full Life In Years	Estimated Remaining Life In Years	Basis Cost	Estimated Current Replacement Cost	Estimated Future Replacement Cost (3% inflation)	Straight Line Allocation (Annual)	100% Funded Jul 01, 2017
Camino del Parque 6507	17	Square	35	23	\$430.00	\$7,310	\$14,427	\$209	\$2,506
Camino del Parque 6508	17	Square	35	23	\$430.00	\$7,095	\$14,003	\$203	\$2,433
Camino del Parque 6513	17	Square	35	14	\$430.00	\$7,095	\$10,732	\$203	\$4,257
Camino del Parque 6514	18	Square	35	12	\$430.00	\$7,740	\$11,035	\$221	\$5,086
Camino del Parque 6515	17	Square	35	14	\$430.00	\$7,095	\$10,732	\$203	\$4,257
Camino del Parque 6516	18	Square	35	12	\$430.00	\$7,740	\$11,035	\$221	\$5,086
Camino del Parque 6521	14	Square	35	15	\$430.00	\$6,020	\$9,379	\$172	\$3,440
Camino del Parque 6523	14	Square	35	15	\$430.00	\$6,020	\$9,379	\$172	\$3,440
Camino del Parque 6525	17	Square	35	16	\$430.00	\$7,310	\$11,730	\$209	\$3,968
Camino del Parque 6527	17	Square	35	16	\$430.00	\$7,310	\$11,730	\$209	\$3,968
Camino del Parque 6533	12	Square	35	15	\$430.00	\$5,160	\$8,039	\$147	\$2,949
Camino del Parque 6535	12	Square	35	15	\$430.00	\$5,160	\$8,039	\$147	\$2,949
Camino del Parque 6541	17	Square	35	13	\$430.00	\$7,095	\$10,419	\$203	\$4,460
Camino del Parque 6542	18	Square	35	17	\$430.00	\$7,740	\$12,793	\$221	\$3,981
Camino del Parque 6543	17	Square	35	13	\$430.00	\$7,095	\$10,419	\$203	\$4,460
Camino del Parque 6544	18	Square	35	17	\$430.00	\$7,740	\$12,793	\$221	\$3,981
Camino del Parque 6549	17	Square	35	21	\$430.00	\$7,310	\$13,599	\$209	\$2,924
Camino del Parque 6550	12	Square	35	19	\$430.00	\$5,160	\$9,048	\$147	\$2,359
Camino del Parque 6551	17	Square	35	21	\$430.00	\$7,310	\$13,599	\$209	\$2,924
Camino del Parque 6552	12	Square	35	19	\$430.00	\$5,160	\$9,048	\$147	\$2,359
Camino del Parque 6558	16	Square	35	8	\$430.00	\$6,665	\$8,443	\$190	\$5,142
Camino del Parque 6560	16	Square	35	8	\$430.00	\$6,665	\$8,443	\$190	\$5,142
Camino del Parque 6561	17	Square	35	15	\$430.00	\$7,095	\$11,054	\$203	\$4,054
Camino del Parque 6563	17	Square	35	15	\$430.00	\$7,095	\$11,054	\$203	\$4,054
Camino Del Prado 6709	16	Square	35	16	\$430.00	\$6,665	\$10,695	\$190	\$3,618
Camino Del Prado 6711	16	Square	35	16	\$430.00	\$6,665	\$10,695	\$190	\$3,618
Camino Del Prado 6713	19	Square	35	13	\$430.00	\$8,170	\$11,998	\$233	\$5,135
Camino Del Prado 6715	19	Square	35	13	\$430.00	\$8,170	\$11,998	\$233	\$5,135



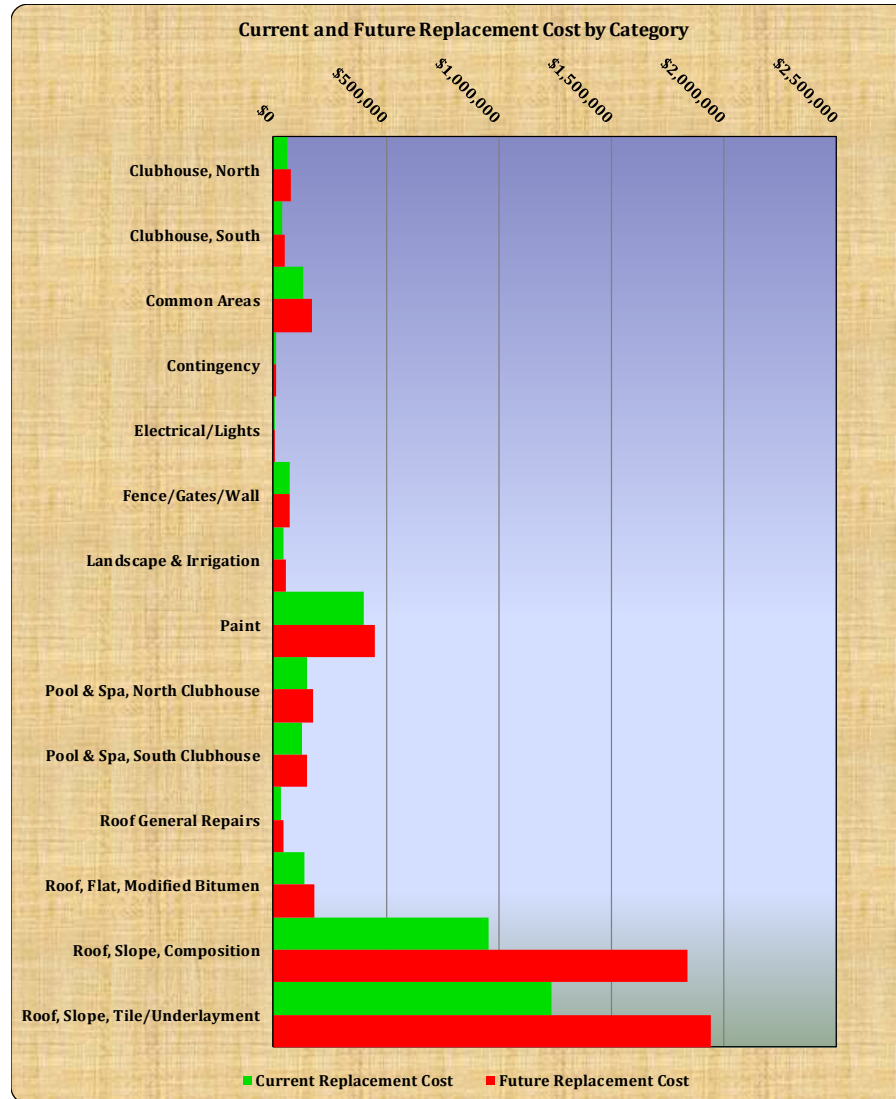
## Component Identification Report

(continued)

Identified Major Components	Quantity	Measurement Basis	Estimated Full Life In Years	Estimated Remaining Life In Years	Basis Cost	Estimated Current Replacement Cost	Estimated Future Replacement Cost (3% inflation)	Straight Line Allocation (Annual)	100% Funded Jul 01, 2017
Camino Del Prado 6721	14	Square	35	23	\$430.00	\$6,020	\$11,881	\$172	\$2,064
Camino Del Prado 6723	14	Square	35	23	\$430.00	\$6,020	\$11,881	\$172	\$2,064
Camino Del Prado 6733	16	Square	35	13	\$430.00	\$6,665	\$9,788	\$190	\$4,189
Camino Del Prado 6735	16	Square	35	13	\$430.00	\$6,665	\$9,788	\$190	\$4,189
Camino Del Prado 6740	21	Square	35	13	\$430.00	\$8,815	\$12,945	\$252	\$5,541
Camino Del Prado 6742	21	Square	35	13	\$430.00	\$8,815	\$12,945	\$252	\$5,541
Camino Del Prado 6744	16	Square	35	13	\$430.00	\$6,665	\$9,788	\$190	\$4,189
Camino Del Prado 6746	16	Square	35	13	\$430.00	\$6,665	\$9,788	\$190	\$4,189
Camino Del Prado 6752	16	Square	35	16	\$430.00	\$6,665	\$10,695	\$190	\$3,618
Camino Del Prado 6754	16	Square	35	16	\$430.00	\$6,665	\$10,695	\$190	\$3,618
Camino Del Prado 6756	21	Square	35	13	\$430.00	\$8,815	\$12,945	\$252	\$5,541
Camino Del Prado 6758	21	Square	35	13	\$430.00	\$8,815	\$12,945	\$252	\$5,541
Camino Del Prado 6764	21	Square	35	13	\$430.00	\$8,815	\$12,945	\$252	\$5,541
Camino Del Prado 6765	19	Square	35	13	\$430.00	\$8,170	\$11,998	\$233	\$5,135
Camino Del Prado 6766	21	Square	35	13	\$430.00	\$8,815	\$12,945	\$252	\$5,541
Camino Del Prado 6767	19	Square	35	13	\$430.00	\$8,170	\$11,998	\$233	\$5,135
Camino Del Prado 6769	21	Square	35	15	\$430.00	\$8,815	\$13,733	\$252	\$5,037
Camino Del Prado 6771	21	Square	35	15	\$430.00	\$8,815	\$13,733	\$252	\$5,037
Camino Del Prado 6772	16	Square	35	14	\$430.00	\$6,665	\$10,081	\$190	\$3,999
Camino Del Prado 6774	16	Square	35	14	\$430.00	\$6,665	\$10,081	\$190	\$3,999
<b>Subtotal:</b>						<b>\$1,232,380</b>	<b>\$1,944,078</b>	<b>\$35,202</b>	<b>\$698,269</b>
<b>Totals:</b>						<b>\$3,400,950</b>	<b>\$5,221,795</b>	<b>\$208,706</b>	<b>\$1,786,167</b>



## Component Replacement Cost Chart (by category)



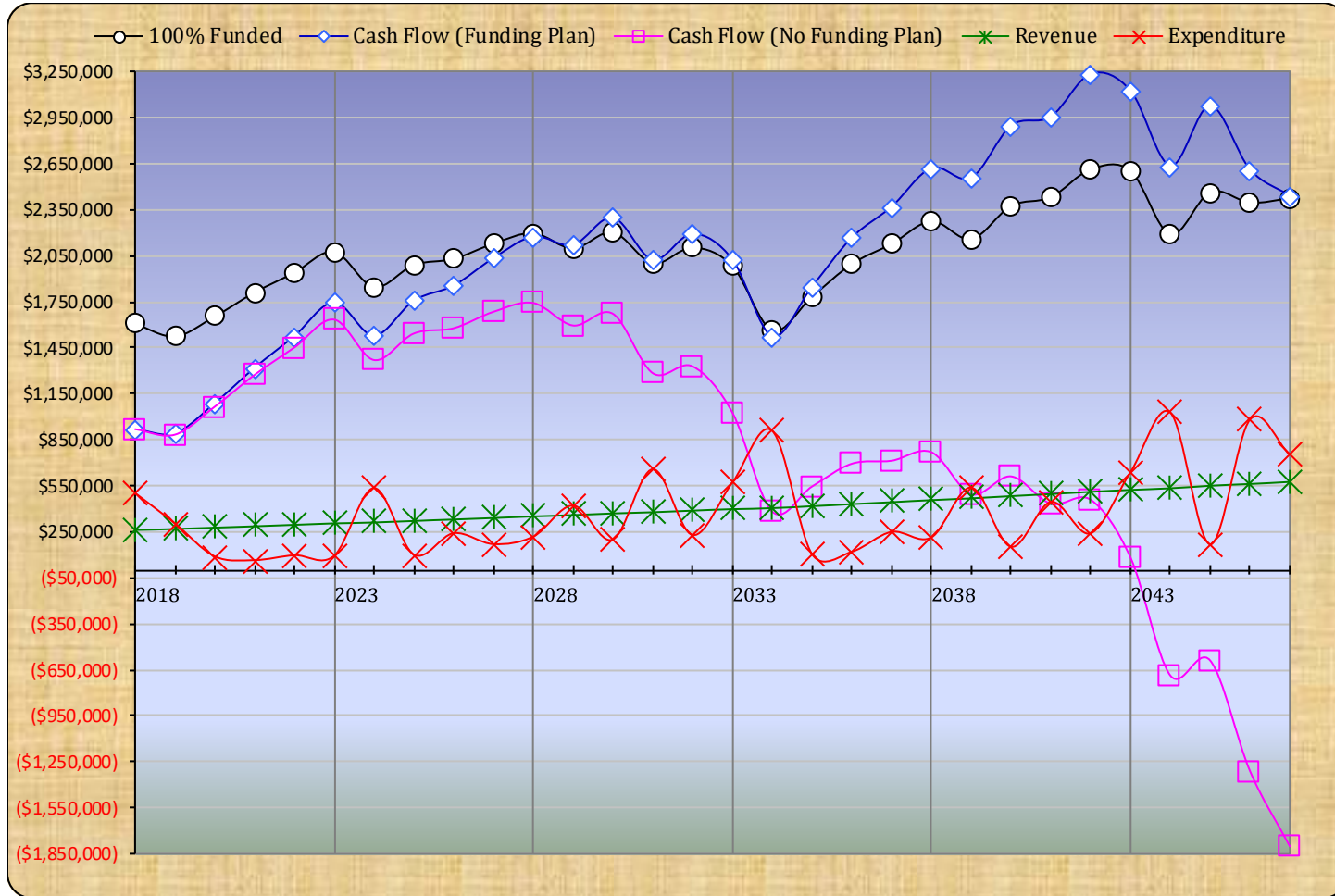
## Cash Flow and Percent Funded Projections

Fiscal Year: July 01, 2017 - June 30, 2018												
Year	End of Year				Revenue					Expenditures		
	100% Funded	Cash Flow (Balance with Funding Plan)	Percent Funded (EOY)	Cash Flow (Balance without Funding Plan)	Contribution Annual	Contribution Unit/Month	Contribution %Change	Special Assessment, Bank & Litigation	Interest	Components	Deferred & Non- Recurring	Taxes
2017	\$1,786,167	\$1,149,000	64.33%									
2018	\$1,608,666	\$915,294	56.90%	\$915,295	\$261,512	\$66.85		\$0	\$6,016	\$386,233	\$115,000	\$0
2019	\$1,525,962	\$887,274	58.15%	\$880,214	\$268,547	\$68.65	2.69%	\$0	\$5,718	\$302,284	\$0	\$0
2020	\$1,656,001	\$1,083,979	65.46%	\$1,062,553	\$275,771	\$70.49	2.69%	\$0	\$7,093	\$86,159	\$0	\$0
2021	\$1,811,007	\$1,314,151	72.56%	\$1,270,806	\$283,189	\$72.39	2.69%	\$0	\$8,777	\$61,793	\$0	\$0
2022	\$1,940,070	\$1,521,792	78.44%	\$1,448,717	\$290,807	\$74.34	2.69%	\$0	\$10,309	\$93,474	\$0	\$0
2023	\$2,075,056	\$1,741,440	83.92%	\$1,630,558	\$298,629	\$76.34	2.69%	\$0	\$11,920	\$90,901	\$0	\$0
2024	\$1,845,692	\$1,523,868	82.56%	\$1,366,832	\$306,662	\$78.39	2.69%	\$0	\$10,403	\$534,637	\$0	\$0
2025	\$1,990,265	\$1,752,072	88.03%	\$1,540,254	\$314,912	\$80.50	2.69%	\$0	\$11,941	\$98,648	\$0	\$0
2026	\$2,029,494	\$1,850,114	91.16%	\$1,574,598	\$323,383	\$82.66	2.69%	\$0	\$12,685	\$238,026	\$0	\$0
2027	\$2,128,091	\$2,030,068	95.39%	\$1,681,643	\$332,082	\$84.89	2.69%	\$0	\$13,974	\$166,102	\$0	\$0
2028	\$2,196,356	\$2,170,054	98.80%	\$1,739,205	\$341,015	\$87.17	2.69%	\$0	\$15,002	\$216,031	\$0	\$0
2029	\$2,096,286	\$2,115,372	100.91%	\$1,592,272	\$350,188	\$89.52	2.69%	\$0	\$14,623	\$419,492	\$0	\$0
2030	\$2,201,852	\$2,293,992	104.18%	\$1,668,490	\$359,608	\$91.92	2.69%	\$0	\$15,852	\$196,841	\$0	\$0
2031	\$2,000,769	\$2,019,217	100.92%	\$1,280,834	\$369,282	\$94.40	2.69%	\$0	\$13,907	\$657,963	\$0	\$0
2032	\$2,102,866	\$2,187,903	104.04%	\$1,325,818	\$379,215	\$96.94	2.69%	\$0	\$14,995	\$225,524	\$0	\$0
2033	\$1,982,673	\$2,020,078	101.89%	\$1,023,120	\$389,416	\$99.54	2.69%	\$0	\$13,811	\$571,053	\$0	\$0
2034	\$1,565,446	\$1,521,162	97.17%	\$377,801	\$399,891	\$102.22	2.69%	\$0	\$10,151	\$908,959	\$0	\$0
2035	\$1,783,924	\$1,843,467	103.34%	\$541,805	\$410,649	\$104.97	2.69%	\$0	\$12,266	\$100,609	\$0	\$0
2036	\$1,996,454	\$2,162,871	108.34%	\$690,628	\$421,695	\$107.80	2.69%	\$0	\$14,615	\$116,906	\$0	\$0
2037	\$2,126,724	\$2,365,229	111.21%	\$709,735	\$433,039	\$110.69	2.69%	\$0	\$16,125	\$246,806	\$0	\$0
2038	\$2,273,704	\$2,616,655	115.08%	\$764,838	\$444,687	\$113.67	2.69%	\$0	\$17,949	\$211,210	\$0	\$0
2039	\$2,157,230	\$2,553,004	118.35%	\$491,381	\$456,649	\$116.73	2.69%	\$0	\$17,530	\$537,830	\$0	\$0
2040	\$2,372,991	\$2,893,229	121.92%	\$607,889	\$468,933	\$119.87	2.69%	\$0	\$19,904	\$148,613	\$0	\$0
2041	\$2,429,760	\$2,951,691	121.48%	\$428,290	\$481,548	\$123.09	2.69%	\$0	\$20,386	\$443,471	\$0	\$0
2042	\$2,610,510	\$3,230,803	123.76%	\$454,546	\$494,501	\$126.41	2.69%	\$0	\$22,358	\$237,748	\$0	\$0
2043	\$2,599,729	\$3,120,162	120.02%	\$76,179	\$507,803	\$129.81	2.69%	\$0	\$21,607	\$640,051	\$0	\$0
2044	\$2,188,090	\$2,631,216	120.25%	(\$690,745)	\$521,463	\$133.30	2.69%	\$0	\$18,025	\$1,028,436	\$0	\$0
2045	\$2,462,434	\$3,023,005	122.76%	(\$593,564)	\$535,491	\$136.88	2.69%	\$0	\$20,630	\$164,331	\$0	\$0
2046	\$2,394,647	\$2,607,113	108.87%	(\$1,315,564)	\$549,895	\$140.57	2.69%	\$0	\$17,725	\$983,512	\$0	\$0
2047	\$2,422,499	\$2,436,146	100.56%	(\$1,806,027)	\$564,687	\$144.35	2.69%	\$0	\$16,320	\$751,975	\$0	\$0
<b>Totals:</b>					<b>\$11,835,149</b>			<b>\$0</b>	<b>\$432,615</b>	<b>\$10,865,618</b>	<b>\$115,000</b>	<b>\$0</b>



# Cash Flow and Percent Funded Chart

(June 30, 2018)



## 10-Year Expenditure and Cash Flow Projection

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>Beginning Balance</b>	\$1,149,000	\$915,294	\$887,274	\$1,083,979	\$1,314,151	\$1,521,792	\$1,741,440	\$1,523,868	\$1,752,072	\$1,850,114
<b>Contribution (+)</b>	\$261,512	\$268,547	\$275,771	\$283,189	\$290,807	\$298,629	\$306,662	\$314,912	\$323,383	\$332,082
<i>Average/Month/Unit</i>	\$66.85	\$68.65	\$70.49	\$72.39	\$74.34	\$76.34	\$78.39	\$80.50	\$82.66	\$84.89
<i>Percent Change</i>		2.69%	2.69%	2.69%	2.69%	2.69%	2.69%	2.69%	2.69%	2.69%
<b>Special Assessments (+)</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Interest Earned (+)</b>	\$6,016	\$5,718	\$7,093	\$8,777	\$10,309	\$11,920	\$10,403	\$11,941	\$12,685	\$13,974
<b>Tax on Interest (-)</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Net Interest</b>	\$6,016	\$5,718	\$7,093	\$8,777	\$10,309	\$11,920	\$10,403	\$11,941	\$12,685	\$13,974
<b>Clubhouse, North</b>										
Access, surveillance system (8 cameras)		\$4,120							\$5,067	
Ceiling fans										\$1,957
Doors, replace		\$1,545								
Flooring, tile										
Furniture									\$11,401	
Kitchen, appliances								\$3,690		
Kitchen, counters/cabinets										\$6,524
Lights, interior/exterior										
Mechanical, furnace	\$3,000									
Mechanical, water heater 40-gallon		\$773								
Plumbing, repairs	\$1,600									
Restrooms, refurbish										
Termite tenting				\$1,311						
<b>Clubhouse, South</b>										
Access, surveillance system (6 cameras)		\$3,605							\$4,434	
Doors, replace		\$1,545								
Flooring, linoleum									\$4,560	
Furniture			\$4,244							
Kitchen, appliances										
Kitchen, counters/cabinets										
Lights, interior/exterior										
Mechanical, furnace	\$3,000									
Mechanical, water heater		\$773								
Plumbing, repairs	\$1,600									



## 10-Year Expenditure and Cash Flow Projection

(continued)

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Restrooms, refurbish										
Termite tenting				\$1,311						
<b>Common Areas</b>										
Benches, concrete										
Concrete, sidewalk, repairs		\$7,828				\$8,810				\$9,916
Gardener's shed				\$3,278						
Lights, poles/fixtures 7' greenbelt	\$24,500				\$22,060				\$32,277	
Lights, poles/fixtures metal										
Mailbox posts		\$7,725					\$8,955			
Property signs								\$4,612		
Sump pump									\$3,167	
<b>Contingency</b>										
Contingency	\$13,000	\$13,390	\$13,792	\$14,205	\$14,632	\$15,071	\$15,523	\$15,988	\$16,468	\$16,962
<b>Electrical/Lights</b>										
Electric, meter cabinets									\$7,601	
<b>Fence/Gates/Wall</b>										
Fence/gates (3), metal, Pool North	\$24,382									
Fence/gates (4), metal, Pool South	\$21,774									
Wall, repairs, adjacent to freeway	\$25,000					\$28,982				
<b>Landscape &amp; Irrigation</b>										
Backflow valves, 1-inch							\$2,388			
Backflow valves, 2-inch							\$6,448		\$9,121	
Controller cabinets, stainless steel										\$15,918
Controllers, 08 station - 12 station				\$983						
Controllers, 13 station - 22 station								\$2,952		
Controllers, 23 station - 27 station				\$2,950						
Irrigation Coverage Improvements	\$4,000									
<b>Paint</b>										
Clubhouse, North, interior				\$2,185						
Clubhouse, South, interior			\$1,591							
Fence/gates, Pool Areas										
Gardener's shed				\$546						
Units, extreme exposure areas	\$2,500	\$2,575	\$2,652	\$2,732	\$2,814	\$2,898	\$2,985	\$3,075	\$3,167	\$3,262



## 10-Year Expenditure and Cash Flow Projection

(continued)

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Units, stucco							\$233,557			
Units, wood		\$201,468					\$233,557			
<b>Pool &amp; Spa, North Clubhouse</b>										
Access, FOB system (card swipe)	\$9,725								\$12,319	
Deck caulking				\$1,858				\$2,091		
Deck concrete R&R										
Deck skimmers									\$10,134	
Deck trellis, wood					\$6,584					
Electric controls					\$1,013					
Furniture, chairs, replace								\$2,214		
Furniture, chairs, restrap					\$1,216					\$1,409
Furniture, loungers, replace								\$2,958		
Furniture, loungers, restrap					\$1,609					\$1,866
Furniture, tables									\$1,520	
Pool chemical controller										\$9,877
Pool chemical feed pumps			\$2,546							
Pool filters						\$3,246				
Pool heater				\$3,825						
Pool pumpset 3hp							\$2,508			
Pool resurface, fiberglass			\$25,530							\$31,398
Pool tile/coping										
Pool underwater lights						\$1,391				
Spa chemical controller										\$9,877
Spa chemical feed pumps			\$955							
Spa filter						\$1,623				
Spa heater				\$3,169						
Spa pumpset, circulation 1.3hp	\$2,100									
Spa pumpset, jet					\$1,238					\$1,435
Spa resurface, pebble sheen								\$5,965		
Spa tile/coping										
Spa underwater light						\$638				
Storage shed, pool/spa chemicals	\$14,700									
<b>Pool &amp; Spa, South Clubhouse</b>										



## 10-Year Expenditure and Cash Flow Projection

(continued)

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Access, FOB system (card swipe)	\$9,725								\$12,319	
Deck caulking	\$1,400				\$1,576				\$1,773	
Deck concrete R&R										
Deck skimmers									\$8,107	
Electric controls					\$1,013					
Furniture, chairs, replace								\$1,845		
Furniture, chairs, restrap					\$1,013					\$1,174
Furniture, loungers, replace								\$2,048		
Furniture, loungers, restrap					\$1,114					\$1,292
Furniture, tables									\$1,013	
Pool chemical controller									\$9,589	
Pool chemical feed pumps			\$2,546							
Pool filters						\$3,246				
Pool heater						\$4,057				
Pool pumpset 2.7hp						\$2,434				
Pool resurface, fiberglass			\$21,270							\$26,159
Pool tile/coping										
Pool underwater lights						\$1,391				
Spa chemical controller	\$7,570									
Spa chemical feed pumps			\$955							
Spa filter			\$1,485							
Spa heater				\$3,169						
Spa pumpset, circulation 1.3hp						\$2,434				
Spa pumpset, jet		\$1,133					\$1,313			
Spa resurface	\$4,012					\$4,651				
Spa tile/coping										
Spa underwater light						\$638				
Storage shed, pool/spa chemicals	\$5,360									
<b>Roof General Repairs</b>										
Clubhouse, North, tile/underlayment									\$17,975	
Clubhouse, South, tile/underlayment									\$10,894	
Gutters, Palms units	\$4,440									
Miscellaneous roof repairs	\$8,100	\$8,343	\$8,593	\$8,851	\$9,117	\$9,390	\$9,672	\$9,962	\$10,261	\$10,569



## 10-Year Expenditure and Cash Flow Projection

(continued)

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>Roof, Flat, Modified Bitumen</b>										
Caminito Azul 801										
Caminito Azul 802										
Caminito Azul 803										
Caminito Azul 804										
Caminito Azul 806										
Caminito Azul 808										
Caminito Azul 809					\$1,857					
Caminito Azul 810										
Caminito Azul 811										
Caminito Azul 812							\$1,970			
Caminito Del Mar 801	\$2,200									
Caminito Del Mar 802				\$2,404						
Caminito Del Mar 803	\$2,200									
Caminito Del Mar 804				\$2,404						
Caminito Del Sol 813					\$2,476					
Caminito Del Sol 815					\$2,476					
Caminito Reposo 801										
Caminito Reposo 803										
Caminito Reposo 822							\$2,627			
Caminito Reposo 824							\$2,627			
Caminito Rosa 801										
Caminito Rosa 803										
Caminito Rosa 806				\$1,503						
Caminito Rosa 808										
Caminito Rosa 809										
Caminito Rosa 811										
Caminito Rosa 814										\$2,153
Caminito Rosa 816										\$2,153
Caminito Rosa 817				\$1,803						
Caminito Rosa 819				\$1,803						
Caminito Rosa 822									\$2,090	
Caminito Verde 801				\$1,503						



## 10-Year Expenditure and Cash Flow Projection

(continued)

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Caminito Verde 803										
Caminito Verde 806										
Caminito Verde 808	\$1,375									
Caminito Verde 809										
Caminito Verde 811										
Caminito Verde 813										\$2,153
Caminito Verde 814									\$2,090	
Caminito Verde 815										
Caminito Verde 816									\$2,090	
Caminito Verde 821	\$1,650									
Caminito Verde 822	\$1,650									
Caminito Verde 823										
Caminito Verde 824	\$1,650									
Caminito Verde 829										
Caminito Verde 831										
Caminito Verde 838										\$2,153
Caminito Verde 840										\$2,153
Camino del Parque 6414										
Camino del Parque 6416										
Camino del Parque 6426							\$2,627			
Camino del Parque 6428							\$2,627			
Camino del Parque 6454					\$2,476					
Camino del Parque 6456					\$2,476					
Camino del Parque 6465					\$2,476					
Camino del Parque 6467					\$2,476					
Camino del Parque 6517					\$2,476					
Camino del Parque 6519					\$2,476					
Camino del Parque 6533							\$2,627			
Camino del Parque 6535							\$2,627			
Camino del Parque 6550										\$2,871
Camino del Parque 6552										\$2,871
Camino del Parque 6558										
Camino del Parque 6560										



## 10-Year Expenditure and Cash Flow Projection

(continued)

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Camino del Parque 6565					\$2,476					
Camino del Parque 6567					\$2,476					
Camino Del Prado 6709										
Camino Del Prado 6711										
Camino Del Prado 6733	\$1,650									
Camino Del Prado 6735	\$1,650									
Camino Del Prado 6737									\$2,090	
Camino Del Prado 6739										
Camino Del Prado 6744					\$1,857					
Camino Del Prado 6746										
Camino Del Prado 6752										
Camino Del Prado 6754										
<b>Roof, Slope, Composition</b>										
Caminito Azul 806										
Caminito Azul 808										
Caminito Azul 809										
Caminito Azul 811										
Caminito Azul 814										
Caminito Azul 816										
Caminito Del Mar 801		\$4,450								
Caminito Del Mar 803		\$4,450								
Caminito Del Mar 806										
Caminito Del Mar 808										
Caminito Del Mar 809										
Caminito Del Mar 810										
Caminito Del Mar 811										
Caminito Del Mar 812										
Caminito Del Mar 814										
Caminito Del Mar 816										
Caminito Del Mar 821		\$6,674								
Caminito Del Mar 823		\$6,674								
Caminito Del Mar 826										
Caminito Del Mar 828										



## 10-Year Expenditure and Cash Flow Projection

(continued)

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Caminito Del Sol 802										
Caminito Del Sol 804										
Caminito Del Sol 805	\$6,120									
Caminito Del Sol 807	\$6,120									
Caminito Del Sol 810										
Caminito Del Sol 812										
Caminito Del Sol 813										
Caminito Del Sol 815										
Caminito Del Sol 818										
Caminito Del Sol 820										
Caminito Del Sol 825										
Caminito Del Sol 827										
Caminito Reposo 801		\$4,450								
Caminito Reposo 803		\$4,450								
Caminito Reposo 806										
Caminito Reposo 808										
Caminito Reposo 809	\$6,120									
Caminito Reposo 811	\$6,120									
Caminito Reposo 814										
Caminito Reposo 816										
Caminito Reposo 817										
Caminito Reposo 819										
Caminito Reposo 825										
Caminito Reposo 826										
Caminito Reposo 827										
Caminito Reposo 828										
Caminito Rosa 805										
Caminito Rosa 806										
Caminito Rosa 807										
Caminito Rosa 808										
Caminito Rosa 814										
Caminito Rosa 816										
Caminito Rosa 817										



## 10-Year Expenditure and Cash Flow Projection

(continued)

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Caminito Rosa 818										
Caminito Rosa 819										
Caminito Rosa 820										
Caminito Rosa 826										
Caminito Rosa 828										
Caminito Verde 801										
Caminito Verde 802										
Caminito Verde 803										
Caminito Verde 804										
Caminito Verde 809										
Caminito Verde 811										
Caminito Verde 817		\$8,158								
Caminito Verde 818										
Caminito Verde 819		\$8,158								
Caminito Verde 820										
Caminito Verde 821										
Caminito Verde 822	\$5,580									
Caminito Verde 823										
Caminito Verde 824	\$5,580									
Caminito Verde 830										
Caminito Verde 832										
Caminito Verde 833										
Caminito Verde 835										
Caminito Verde 842										
Caminito Verde 844										
Camino del Parque 6402										
Camino del Parque 6404										
Camino del Parque 6410										
Camino del Parque 6412										
Camino del Parque 6418	\$6,120									
Camino del Parque 6420	\$6,120									
Camino del Parque 6430										
Camino del Parque 6432										



## 10-Year Expenditure and Cash Flow Projection

(continued)

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Camino del Parque 6438										
Camino del Parque 6440										
Camino del Parque 6446										
Camino del Parque 6448										
Camino del Parque 6454										
Camino del Parque 6456										
Camino del Parque 6458	\$6,480									
Camino del Parque 6460	\$6,480									
Camino del Parque 6465										
Camino del Parque 6467										
Camino del Parque 6470										
Camino del Parque 6472										
Camino del Parque 6473										
Camino del Parque 6475										
Camino del Parque 6481										
Camino del Parque 6483										
Camino del Parque 6485	\$6,480									
Camino del Parque 6487	\$6,480									
Camino del Parque 6493	\$6,480									
Camino del Parque 6495	\$6,480									
Camino del Parque 6501										
Camino del Parque 6502	\$6,480									
Camino del Parque 6503										
Camino del Parque 6504	\$6,480									
Camino del Parque 6509										
Camino del Parque 6510										
Camino del Parque 6511										
Camino del Parque 6512										
Camino del Parque 6517										
Camino del Parque 6519										
Camino del Parque 6529										
Camino del Parque 6531										
Camino del Parque 6537										



## 10-Year Expenditure and Cash Flow Projection

(continued)

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Camino del Parque 6538	\$6,120									
Camino del Parque 6539										
Camino del Parque 6540	\$6,120									
Camino del Parque 6545	\$5,040									
Camino del Parque 6546										
Camino del Parque 6547	\$5,040									
Camino del Parque 6548										
Camino del Parque 6553										
Camino del Parque 6554										
Camino del Parque 6555										
Camino del Parque 6556										
Camino del Parque 6557										
Camino del Parque 6559										
Camino del Parque 6565										
Camino del Parque 6567										
Camino Del Prado 6701										
Camino Del Prado 6703										
Camino Del Prado 6705										
Camino Del Prado 6707										
Camino Del Prado 6717	\$7,920									
Camino Del Prado 6719	\$7,920									
Camino Del Prado 6725										
Camino Del Prado 6727										
Camino Del Prado 6729	\$7,920									
Camino Del Prado 6731	\$7,920									
Camino Del Prado 6737	\$5,580									
Camino Del Prado 6739	\$5,580									
Camino Del Prado 6748	\$7,920									
Camino Del Prado 6750	\$7,920									
Camino Del Prado 6760										
Camino Del Prado 6761										
Camino Del Prado 6762										
Camino Del Prado 6763										



## 10-Year Expenditure and Cash Flow Projection

(continued)

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Camino Del Prado 6768										
Camino Del Prado 6770										
<b>Roof, Slope, Tile/Underlayment</b>										
Caminito Azul 801										
Caminito Azul 802										
Caminito Azul 803										
Caminito Azul 804										
Caminito Azul 805										
Caminito Azul 807										
Caminito Azul 810										
Caminito Azul 812										
Caminito Azul 813										
Caminito Azul 815										
Caminito Azul 818										
Caminito Azul 820										
Caminito Del Mar 802										
Caminito Del Mar 804										
Caminito Del Mar 805										
Caminito Del Mar 807										
Caminito Del Mar 813										
Caminito Del Mar 815										
Caminito Del Mar 817										
Caminito Del Mar 818										
Caminito Del Mar 819										
Caminito Del Mar 820										
Caminito Del Mar 822										
Caminito Del Mar 824										
Caminito Del Mar 825										
Caminito Del Mar 827										
Caminito Del Mar 829										
Caminito Del Mar 831										
Caminito Del Sol 801										
Caminito Del Sol 803										



## 10-Year Expenditure and Cash Flow Projection

(continued)

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Caminito Del Sol 806										
Caminito Del Sol 808										
Caminito Del Sol 809										
Caminito Del Sol 811										
Caminito Del Sol 814										
Caminito Del Sol 816										
Caminito Del Sol 817										
Caminito Del Sol 819										
Caminito Del Sol 821										
Caminito Del Sol 822										
Caminito Del Sol 823										
Caminito Del Sol 824										
Caminito Reposo 802										
Caminito Reposo 804										
Caminito Reposo 805										
Caminito Reposo 807										
Caminito Reposo 810										
Caminito Reposo 812										
Caminito Reposo 813										
Caminito Reposo 815										
Caminito Reposo 818										
Caminito Reposo 820										
Caminito Reposo 821										
Caminito Reposo 822										
Caminito Reposo 823										
Caminito Reposo 824										
Caminito Reposo 829										
Caminito Reposo 831										
Caminito Rosa 801										
Caminito Rosa 802										
Caminito Rosa 803										
Caminito Rosa 804										
Caminito Rosa 809										



## 10-Year Expenditure and Cash Flow Projection

(continued)

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Caminito Rosa 810										
Caminito Rosa 811										
Caminito Rosa 812										
Caminito Rosa 813										
Caminito Rosa 815										
Caminito Rosa 821										
Caminito Rosa 822										
Caminito Rosa 823										
Caminito Rosa 824										
Caminito Verde 805										
Caminito Verde 806										
Caminito Verde 807										
Caminito Verde 808										
Caminito Verde 810								\$10,312		
Caminito Verde 812								\$10,312		
Caminito Verde 813										
Caminito Verde 814										
Caminito Verde 815										
Caminito Verde 816										
Caminito Verde 825										
Caminito Verde 826										
Caminito Verde 827										
Caminito Verde 828										
Caminito Verde 829										
Caminito Verde 831										
Caminito Verde 834								\$10,312		
Caminito Verde 836								\$10,312		
Caminito Verde 838										
Caminito Verde 840										
Camino del Parque 6406									\$9,805	
Camino del Parque 6408									\$9,805	
Camino del Parque 6414										
Camino del Parque 6416										



## 10-Year Expenditure and Cash Flow Projection

(continued)

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Camino del Parque 6422										
Camino del Parque 6424										
Camino del Parque 6426										
Camino del Parque 6428										
Camino del Parque 6434										
Camino del Parque 6436										
Camino del Parque 6442										
Camino del Parque 6444										
Camino del Parque 6450										
Camino del Parque 6452										
Camino del Parque 6461										
Camino del Parque 6462										
Camino del Parque 6463										
Camino del Parque 6464										
Camino del Parque 6466										
Camino del Parque 6468										
Camino del Parque 6469										
Camino del Parque 6471										
Camino del Parque 6474										
Camino del Parque 6476										
Camino del Parque 6477										
Camino del Parque 6479										
Camino del Parque 6489										
Camino del Parque 6491										
Camino del Parque 6497										
Camino del Parque 6499										
Camino del Parque 6505										
Camino del Parque 6506										
Camino del Parque 6507										
Camino del Parque 6508										
Camino del Parque 6513										
Camino del Parque 6514										
Camino del Parque 6515										



## 10-Year Expenditure and Cash Flow Projection

(continued)

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Camino del Parque 6516										
Camino del Parque 6521										
Camino del Parque 6523										
Camino del Parque 6525										
Camino del Parque 6527										
Camino del Parque 6533										
Camino del Parque 6535										
Camino del Parque 6541										
Camino del Parque 6542										
Camino del Parque 6543										
Camino del Parque 6544										
Camino del Parque 6549										
Camino del Parque 6550										
Camino del Parque 6551										
Camino del Parque 6552										
Camino del Parque 6558									\$8,443	
Camino del Parque 6560									\$8,443	
Camino del Parque 6561										
Camino del Parque 6563										
Camino Del Prado 6709										
Camino Del Prado 6711										
Camino Del Prado 6713										
Camino Del Prado 6715										
Camino Del Prado 6721										
Camino Del Prado 6723										
Camino Del Prado 6733										
Camino Del Prado 6735										
Camino Del Prado 6740										
Camino Del Prado 6742										
Camino Del Prado 6744										
Camino Del Prado 6746										
Camino Del Prado 6752										
Camino Del Prado 6754										



## 10-Year Expenditure and Cash Flow Projection

(continued)

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Camino Del Prado 6756										
Camino Del Prado 6758										
Camino Del Prado 6764										
Camino Del Prado 6765										
Camino Del Prado 6766										
Camino Del Prado 6767										
Camino Del Prado 6769										
Camino Del Prado 6771										
Camino Del Prado 6772										
Camino Del Prado 6774										
<b>Component Exp (-)</b>	\$386,233	\$302,284	\$86,159	\$61,793	\$93,474	\$90,901	\$534,637	\$98,648	\$238,026	\$166,102
<b>Non-recurring Exp (-)</b>	\$115,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$915,294</b>	<b>\$887,274</b>	<b>\$1,083,979</b>	<b>\$1,314,151</b>	<b>\$1,521,792</b>	<b>\$1,741,440</b>	<b>\$1,523,868</b>	<b>\$1,752,072</b>	<b>\$1,850,114</b>	<b>\$2,030,068</b>





## Personal Credentials

*Michael C. Graves R.S.*  
*Reserve Funding Specialist*

### Designations

- ◆ R.S., 2000, Community Association Institute

### Distinctions

- ◆ 2013 Educated Business Partner, Community Association Institute

### Degrees

- ◆ B.A., Economics, 1983, San Diego State University
- ◆ A.S., Business Administration, 1980 Citrus College

### Associations

- ◆ Community Associations Institute (CAI), Affiliate Member:
  - Coachella Valley Chapter (CV)
  - Greater Inland Empire Chapter (GRIE)
    - *Past President*,
  - Orange County Regional Chapter (OCRC)
    - *Past Board Treasurer*
  - San Diego Chapter (SD)
    - *Past Board Treasurer*

### Publications

- ◆ "Ask The Experts", O.C. View, May/June 2004.
- ◆ "Fiduciary Responsibility Forum", CondoManagement, December 2003.
- ◆ "Does Our Association Have Money Or Not", Quorum, June 2001.
- ◆ "How Do You Use Your Reserve Study To Finance Remodeling Work", Quorum, April 2000.
- ◆ Numerous Speaking and Panel Engagements

### Awards

- ◆ Community Associations Institute, GRIE, 2012 Hall of Fame  
2000 *Committee Member of the Year*
- ◆ Community Associations Institute, OCRC, 2009 Committee Member of the Year  
2006 *Ellen Elish Award*  
2006 *Presidents Award*
- ◆ California Association of Community Managers, 2001, Vision Award, *Excellence in Service*

### Professional Responsibilities

As Reserve Fund Specialist for SCT Reserve Consultants, Inc. Mr. Graves:

- ◆ Manages reserve study site inspections and funding analyses
- ◆ Prepares reserve study reports and proposals
- ◆ Markets reserve study services through professional contacts and trade associations' meetings and shows

### Professional Experience

Mr. Graves' reserve study experience includes:

- ◆ Numerous Levels I, II, and III reserve studies throughout San Diego, Los Angeles, Orange, Riverside, San Bernardino, and Imperial Counties.
- ◆ Familiar with components that go into a reserve study.
- ◆ Able to assist Associations in determining a well-suited funding plan that fits their reserve goals.
- ◆ Utilizing Property Reserve Analysis (PRA) System software to generate Component definition files.
- ◆ Developing SCT Reserve Analysis System software to calculate elements used in the Rough Draft and Final Reports.
- ◆ Meet with Association's Board of Directors to review the draft of the reserve study.
- ◆ Consideration of Board's input with respect to incorporate component replacement and funding policies.



## Disclosure Statements

SCT Reserve Consultants, Inc. endeavors to provide the most accurate reserve study possible. However, the current replacement costs of the listed components are based on estimates utilizing; local trades, contractor interviews, and national cost databases. Regular maintenance of reserve components is required to realize the full useful life of each component. Changes in fees for labor and materials, acts of God, extraordinary weather conditions, vandalism and unusual wear of the reserve components may have an adverse impact on the useful life and the cost to replace a particular reserve component. SCT Reserve Consultants, Inc. did not identify, nor did it purport to expound on, any possible construction defects on the project. All dollar figures are subject to rounding errors.

The completeness of this reserve study relies heavily on information provided to us by the Association's representative(s). Incomplete or missing information may cause a distortion of the Association's financial condition. The reserve balance presented in this reserve study is based on information provided and was not audited. SCT Reserve Consultants, Inc. assumes that the information provided to us by the Association's representative(s) is both reliable and accurate and for a Level II study (update with-site-visit) and Level III study (update with no-site-visit) the Association is to have considered previously developed component quantities and/or lump sum expenditures as accurate and reliable. Information provided about reserve projects is also understood to be reliable. Any on-site inspection should not be considered a project audit or quality inspection.

In the event we have performed an on-site inspection of the community, the data compiled has been used with financial, physical, quantity, and historical information provided by the Association's representative(s). Our physical inspection would consist primarily of visual inspection, measurement, drawing take-offs, and photographic documentation. No destructive testing methods were used.

SCT Reserve Consultants, Inc. has prepared this reserve study in conformance with the requirements laid out by the California Civil Code (§5550) and the Community Association Institute (CAI). We have no other current involvement with ALTAMIRA MANAGEMENT ASSOCIATION NO. 1 and have no actual or perceived conflicts of interest with ALTAMIRA MANAGEMENT ASSOCIATION NO. 1.

This reserve study is a reflection of the information provided to us by the Association's representative(s) and is assembled for the budgeting and planning purposes of the Board of Directors only. Information provided about reserve projects will be considered reliable. The reserve study is not to be used for the purpose of performing an audit, quality/forensic analyses, or background checks of historical records.



## Definition of Terms

**100% Funded** – from the “Component Identification Report”, see Fully Funded Balance (FFB).

**Basis Cost** - the estimated unit (of measurement basis) replacement cost.

**Cash Flow Method** - a method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

**Contingency Fund** – typically 3.0% to 5.0% of annual reserve allocation may be established to pay for incidental and miscellaneous reserve expenditures (optional).

**Current Replacement Cost (estimated)** - the total estimated cost of a component’s replacement or long-term maintenance action at the time of the study. This amount is calculated by multiplying the measurement basis quantity times the basis cost.

**Davis-Stirling Common Interest Development Act** - the name for the sections of the California Civil Code (4000 through 6150) that are the framework for the operation and management of common interest developments in California.

**Fully Funded Balance (FFB)** - total accrued depreciation. This number is calculated for each reserve component, then summed together for a total dollar value.

Expressed as  $FFB = (Estimated\ Used\ Life) / (Estimated\ Full\ Life) \times (Current\ Replacement\ Cost)$

**Full Life (estimated)** - the original estimate of a period of time that a component will last before major long-term maintenance or replacement is required.

**Funding Goals** – there are four basic categories of funding plan goals:

- ⇒ **Baseline Funding** – establishing a reserve-funding goal of keeping the reserve cash balance above zero.
- ⇒ **Full Funding** – setting a reserve-funding goal of attaining and maintaining reserves at or near 100% funded.
- ⇒ **Statutory Funding** – establishing a reserve-funding goal of setting aside the specific minimum amount of reserves required by local statutes.
- ⇒ **Threshold Funding** – establishing a reserve-funding goal of keeping the reserve balance above a specified dollar or percent funded amount.

**Future Replacement Cost (estimated)** – the current replacement cost multiplied by an inflation factor (compounded annually).

**Level I Reserve Study** - is considered a full study, it consists of:

- ⇒ **Component Inventory** - quantification and verification of the reserve components.
- ⇒ **Condition Assessment** – the task of evaluating the current condition of the component based on observed or reported conditions.
- ⇒ **Life and Valuation Estimates** – the task of estimating Full Life, Remaining Life and repair and replacement costs for the components.
- ⇒ **Fund Status** – status of the reserve fund as compared to an established benchmark such as percent funding.
- ⇒ **Funding Plan** – an Association’s plan to provide income to the reserve fund to offset anticipated expenditures from that fund.

**Level II Reserve Study** - is considered an update (on-site) study, it consists of:

- ⇒ **Component Inventory** - verification of the reserve components only, no quantification.
- ⇒ **Condition Assessment** – the task of evaluating the current condition of the component based on observed or reported conditions.
- ⇒ **Life and Valuation Estimates** – the task of estimating Full Life, Remaining Life and repair and replacement costs for the components.

## Definition of Terms (continued)

- ⇒ **Fund Status** – status of the reserve fund as compared to an established benchmark such as percent funding.
- ⇒ **Funding Plan** – an Association’s plan to provide income to the reserve fund to offset anticipated expenditures from that fund.

**Level III Reserve Study** - is considered a financial update, it consists of:

- ⇒ **Life and Valuation Estimates** – the task of estimating Full Life, Remaining Life and repair and replacement costs for the components.
- ⇒ **Fund Status** – status of the reserve fund as compared to an established benchmark such as percent funding.
- ⇒ **Funding Plan** – an Association’s plan to provide income to the reserve fund to offset anticipated expenditures from that fund.

**Measurement Basis** - the unit of measurement, i.e.: each, linear feet, square feet, squares (100 sf).

**Percent Funded** – the ratio, at a particular point of time, of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

**Remaining Life (estimated)** - an educated evaluation of the amount of time before the component will need replacement.

**Reserve Allocation** - money that is collected and applied to particular components (see Year 2018 Reserve Budget).

**Reserve Component** - is defined as any major component that needs major maintenance or replacement at a frequency exceeding two years but typically not more than 30 years.

**Reserve Fund Balance (estimated)** - the estimated amount of money in the reserve account(s) as of the study date, typically calculated by adding the prior year’s current reserve balance, remaining reserve allocations, and interest, and then subtracting any known reserve expenditures through the same prior year.

**Reserve Study** - is a budget-planning tool that identifies the current status of the reserve fund and offers a stable and equitable funding plan to offset the anticipated future major common area expenditures. It consists of two parts:

- ⇒ **Financial Analysis** - the portion of the reserve study where the current status of the reserves (Fund Status) are measured as cash or percent funded and a recommended reserve contribution rate (Funding Plan) are derived, and the projected reserve income and expense over time is presented.
- ⇒ **Physical Analysis** - the portion of the reserve study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed.

**Straight Line Allocation (Annual)** – from the “Component Identification Report” is a single year’s 100% funded amount, often referred to as the ideal or recommended allocation level.

Expressed as  $SLA = (I) / (Estimated\ Full\ Life) \times (Current\ Replacement\ Cost)$

**Weighted Average Life (WAL)** - is calculated by multiplying the cost of each component by the number of months until replacement, creating a weighted average life factor. The total of the factors is divided by the total replacement cost, producing the WAL.



## 2014 California Civil Code (Selected Sections)

### PART 5. COMMON INTEREST DEVELOPMENTS

#### CHAPTER 6. ASSOCIATION GOVERNANCE

#### ARTICLE 7. ANNUAL REPORTS

##### §5300. Annual Budget, Reserves and Other Required Disclosures

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

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

- (1) A pro forma operating budget, showing the estimated revenue and expenses on an accrual basis.
- (2) A summary of the association's reserves, prepared pursuant to Section 5565.
- (3) A summary of the reserve funding plan adopted by the board, as specified in paragraph (5) of subdivision (b) of Section 5550. The summary shall include notice to members that the full reserve study plan is available upon request, and the association shall provide the full reserve plan to any member upon request.
- (4) A statement as to whether the board has determined to defer or not undertake repairs or replacement of any major component with a remaining life of 30 years or less, including a justification for the deferral or decision not to undertake the repairs or replacement.
- (5) A statement as to whether the board, consistent with the reserve funding plan adopted pursuant to Section 5560, has determined or anticipates that the levy of one or more special assessments will be required to repair, replace, or restore any major component or to provide adequate reserves therefor. If so, the statement shall also set out the estimated amount, commencement date, and duration of the assessment.
- (6) A statement as to the mechanism or mechanisms by which the board will fund reserves to repair or replace major components, including assessments, borrowing, use of other assets, deferral of selected replacements or repairs, or alternative mechanisms.
- (7) A general statement addressing the procedures used for the calculation and establishment of those reserves to defray the future repair, replacement, or additions to those major components that the association is obligated to maintain. The statement shall include, but need not be limited to, reserve calculations made using the formula described in paragraph (4) of subdivision (b) of Section 5570, and may not assume a rate of return on cash reserves in excess of 2 percent above the discount rate published by the Federal Reserve Bank of San Francisco at the time the calculation was made.
- (8) A statement as to whether the association has any outstanding loans with an original term of more than one year, including the payee, interest rate, amount outstanding, annual payment, and when the loan is scheduled to be retired.
- (9) A summary of the association's property, general liability, earthquake, flood, and fidelity insurance policies. For each policy, the summary shall include the name of the insurer, the type of insurance, the policy limit, and the amount of the deductible, if any. To the extent that any of the required information is specified in the insurance policy declaration page, the association may meet its obligation to disclose that information by making copies of that page and distributing it with the annual budget report. The summary distributed pursuant to this paragraph shall contain, in at least 10- point boldface type, the following statement:  
"This summary of the association's policies of insurance provides only certain information, as required by Section 5300 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the

## 2014 California Civil Code (Selected Sections) (continued)

policies of insurance specified in this summary, the association's policies of insurance may not cover your property, including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage."

- (c) The annual budget report shall be made available to the members pursuant to Section 5320.
- (d) The summary of the association's reserves disclosed pursuant to paragraph (2) of subdivision (b) shall not be admissible in evidence to show improper financial management of an association, provided that other relevant and competent evidence of the financial condition of the association is not made inadmissible by this provision.
- (e) The Assessment and Reserve Funding Disclosure Summary form, prepared pursuant to Section 5570, shall accompany each annual budget report or summary of the annual budget report that is delivered pursuant to this article. [2012 - Based on former §§1365 & 1365.2.5(b)(2)]

### CHAPTER 7. FINANCES

#### ARTICLE 1. ACCOUNTING

##### **§5500. Board's Duty to Review Financial Statements and Accounts**

Unless the governing documents impose more stringent standards, the board shall do all of the following:

- (a) Review a current reconciliation of the association's operating accounts on at least a quarterly basis.
- (b) Review a current reconciliation of the association's reserve accounts on at least a quarterly basis.
- (c) Review, on at least a quarterly basis, the current year's actual reserve revenues and expenses compared to the current year's budget.
- (d) Review the latest account statements prepared by the financial institutions where the association has its operating and reserve accounts.
- (e) Review an income and expense statement for the association's operating and reserve accounts on at least a quarterly basis. [2012 - Based on former §1365.5(a)]

#### ARTICLE 2. USE OF RESERVE FUNDS

##### **§5510. Signatures on and Limitation on Use of Reserve Funds**

- (a) The signatures of at least two persons, who shall be directors, or one officer who is not a director and one who is a director, shall be required for the withdrawal of moneys from the association's reserve accounts.
- (b) The board shall not expend funds designated as reserve funds for any purpose other than the repair, restoration, replacement, or maintenance of, or litigation involving the repair, restoration, replacement, or maintenance of, major components that the association is obligated to repair, restore, replace, or maintain and for which the reserve fund was established. [2012 - Based on former §1365.5(b & (c)(1)]

##### **§5515. Transfer or Borrowing from Reserve Funds**

- (a) Notwithstanding Section 5510, the board may authorize the temporary transfer of moneys from a reserve fund to the association's general operating fund to meet short-term cashflow requirements or other expenses, if the board has provided notice of the intent to consider the transfer in a board meeting notice provided pursuant to Section 4920.
- (b) The notice shall include the reasons the transfer is needed, some of the options for repayment, and whether a special assessment may be considered.



## 2014 California Civil Code (Selected Sections) (continued)

(c) If the board authorizes the transfer, the board shall issue a written finding, recorded in the board's minutes, explaining the reasons that the transfer is needed, and describing when and how the moneys will be repaid to the reserve fund.

(d) The transferred funds shall be restored to the reserve fund within one year of the date of the initial transfer, except that the board may, after giving the same notice required for considering a transfer, and, upon making a finding supported by documentation that a temporary delay would be in the best interests of the common interest development, temporarily delay the restoration.

(e) The board shall exercise prudent fiscal management in maintaining the integrity of the reserve account, and shall, if necessary, levy a special assessment to recover the full amount of the expended funds within the time limits required by this section. This special assessment is subject to the limitation imposed by Section 5605. The board may, at its discretion, extend the date the payment on the special assessment is due. Any extension shall not prevent the board from pursuing any legal remedy to enforce the collection of an unpaid special assessment. [2012 - Based on former §1365.5(c)(2)]

### **§5520. Using Reserve Funds for Litigation; Notice; Accounting**

(a) When the decision is made to use reserve funds or to temporarily transfer moneys from the reserve fund to pay for litigation pursuant to subdivision (b) of Section 5510, the association shall provide general notice pursuant to Section 4045 of that decision, and of the availability of an accounting of those expenses.

(b) Unless the governing documents impose more stringent standards, the association shall make an accounting of expenses related to the litigation on at least a quarterly basis. The accounting shall be made available for inspection by members of the association at the association's office. [2012- Based on former §1365.5(d)]

## **ARTICLE 3. RESERVE PLANNING**

### **§5550. Reserve Study Inspection Frequency; Contents; Funding Plan**

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

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

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

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

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

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

(5) A reserve funding plan that indicates how the association plans to fund the contribution identified in paragraph (4) to meet the association's obligation for the repair and replacement of all major components with an expected remaining life of 30 years or less, not including those



## 2014 California Civil Code (Selected Sections) (continued)

components that the board has determined will not be replaced or repaired. [2012 - Based on former §1365.5(e)]

### **§5560. Reserve Funding Plan Adoption; Assessments Needed for Adequate Funding**

- (a) The reserve funding plan required by Section 5550 shall include a schedule of the date and amount of any change in regular or special assessments that would be needed to sufficiently fund the reserve funding plan.
- (b) The plan shall be adopted by the board at an open meeting before the membership of the association as described in Article 2 (commencing with Section 4900) of Chapter 6.
- (c) If the board determines that an assessment increase is necessary to fund the reserve funding plan, any increase shall be approved in a separate action of the board that is consistent with the procedure described in Section 5605. [2012 - Based on former §1365.5(e)]

### **§5565. Contents of Association's Reserve Summary**

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

- (a) The current estimated replacement cost, estimated remaining life, and estimated useful life of each major component.
- (b) As of the end of the fiscal year for which the study is prepared:
  - (1) The current estimate of the amount of cash reserves necessary to repair, replace, restore, or maintain the major components.
  - (2) The current amount of accumulated cash reserves actually set aside to repair, replace, restore, or maintain major components.
  - (3) If applicable, the amount of funds received from either a compensatory damage award or settlement to an association from any person for injuries to property, real or personal, arising out of any construction or design defects, and the expenditure or disposition of funds, including the amounts expended for the direct and indirect costs of repair of construction or design defects. These amounts shall be reported at the end of the fiscal year for which the study is prepared as separate line items under cash reserves pursuant to paragraph (2). Instead of complying with the requirements set forth in this paragraph, an association that is obligated to issue a review of its financial statement pursuant to Section 5305 may include in the review a statement containing all of the information required by this paragraph.
- (c) The percentage that the amount determined for purposes of paragraph (2) of subdivision (b) equals the amount determined for purposes of paragraph (1) of subdivision (b).
- (d) The current deficiency in reserve funding expressed on a per unit basis. The figure shall be calculated by subtracting the amount determined for purposes of paragraph (2) of subdivision (b) from the amount determined for purposes of paragraph (1) of subdivision (b) and then dividing the result by the number of separate interests within the association, except that if assessments vary by the size or type of ownership interest, then the association shall calculate the current deficiency in a manner that reflects the variation. [2012 - Based on former §1365(a)(2)]

### **§5570. Required Assessment and Reserve Funding Disclosure Summary**

- (a) The disclosures required by this article with regard to an association or a property shall be summarized on the following form:

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**ASSESSMENT AND RESERVE FUNDING DISCLOSURE SUMMARY** (typically pages 5 and 6, maybe 7, of report)

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## 2014 California Civil Code (Selected Sections) (continued)

- (b) For the purposes of preparing a summary pursuant to this section:
- (1) “Estimated remaining useful life” means the time reasonably calculated to remain before a major component will require replacement.
  - (2) “Major component” has the meaning used in Section 5550. Components with an estimated remaining useful life of more than 30 years may be included in a study as a capital asset or disregarded from the reserve calculation, so long as the decision is revealed in the reserve study report and reported in the Assessment and Reserve Funding Disclosure Summary.
  - (3) The form set out in subdivision (a) shall accompany each annual budget report or summary thereof that is delivered pursuant to Section 5300. The form may be supplemented or modified to clarify the information delivered, so long as the minimum information set out in subdivision (a) is provided.
  - (4) For the purpose of the report and summary, the amount of reserves needed to be accumulated for a component at a given time shall be computed as the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component. This shall not be construed to require the board to fund reserves in accordance with this calculation. [2012 - Based on former §1365.2.5]

### **§5580. Community Service Association Disclosure Requirements**

- (a) Unless the governing documents impose more stringent standards, any community service organization whose funding from the association or its members exceeds 10 percent of the organization’s annual budget shall prepare and distribute to the association a report that meets the requirements of Section 5012 of the Corporations Code, and that describes in detail administrative costs and identifies the payees of those costs in a manner consistent with the provisions of Article 5 (commencing with Section 5200) of Chapter 6.
- (b) If the community service organization does not comply with the standards, the report shall disclose the noncompliance in detail. If a community service organization is responsible for the maintenance of major components for which an association would otherwise be responsible, the community service organization shall supply to the association the information regarding those components that the association would use to complete disclosures and reserve reports required under this article and Section 5300. An association may rely upon information received from a community service organization, and shall provide access to the information pursuant to the provisions of Article 5 (commencing with Section 5200) of Chapter 6. [2012 - Based on former §1365.3]

