

### 3- Minute Executive Summary

Association: San Lorenzo Village HOA Assoc. #: 22985-3  
Location: San Lorenzo, CA # of Units:5714  
Report Period: July 1, 2017 through June 30, 2018

**Findings/Recommendations as-of: July 1, 2017:**

Projected Starting Reserve Balance: . . . . .	\$478,202
Currently Fully Funded Reserve Balance: . . . . .	\$722,939
Average Reserve Deficit (Surplus) Per Unit: . . . . .	\$43
Percent Funded: . . . . .	66.1 %
Recommended 2017 Annual Reserve Contribution: . . . . .	\$105,500
Recommended 2017 Special Assessments for Reserves: . . . . .	\$0
Most Recent Reserve Contribution Rate: . . . . .	\$100,000

**Economic Assumptions:**

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

- This is a Update "With-Site-Visit" Reserve Study
- The information in this Reserve Study is based on our site inspection on 1/18/2017
- This Reserve Study was prepared by, or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 66.1 % Funded, this means the association's special assessment & deferred maintenance risk is currently Med.
- Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is for you to set your Reserve contributions at \$105,500/year.
- No assets appropriate for Reserve designation were excluded.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>San Lorenzo Village - General</b>				
102	Concrete Walkway - Repair	5	1	\$4,215
106	Stamped Concrete - Repair	30	13	\$10,435
201	Asphalt - Resurface (40%)	25	23	\$50,200
202	Asphalt - Seal/Repair (40%)	5	3	\$5,040
320	Small Pole Lights - Replace	25	12	\$14,950
321	Parking Lot Pole Lights - Replace	50	17	\$24,650
405	Playground Equipment - Replace	20	3	\$51,100
406	Tot Lot Equipment - Replace	20	14	\$36,950
408	Picnic Tables - Replace	25	19	\$2,955
409	Benches - Replace	25	12	\$3,925
410	Trash Receptacles - Replace	15	0	\$2,970
413	Flag Poles - Replace	45	9	\$7,125
502	Perim Chain Link Fence - Replace	30	5	\$40,100
502	Play Chain Link Fence - Replace	18	12	\$13,000
1001	Backflow Devices - Replace	20	9	\$3,640
1003	Irrigation Controllers - Replace	15	4	\$4,210
1005	Irrigation System - Replace	20	9	\$15,350
1008	Trees - Trim	2	1	\$6,000
1009	Landscaping - Replenish	20	9	\$20,500
1310	Gutters/Downspouts - Replace	30	1	\$3,170
1402	Playground Sign - Replace	20	7	\$2,185
1403	Marquee Sign - Replace	15	0	\$26,100
1805	Gas Line - Replace	25	21	\$5,200
1806	Water Line - Repair/Replace	5	1	\$5,250
<b>San Lorenzo Village - Hall</b>				
304	HVAC System - Replace	20	19	\$56,150
306	Kitchen Exhaust Fan - Replace	25	9	\$3,950
322	Hall Exterior Lights - Replace	25	3	\$1,550
325	Hall Interior Lights - Replace	25	0	\$7,425
325	Conf Interior Lights - Replace	25	9	\$1,405
411	Drinking Fountain - Replace	20	5	\$2,575
601	Conference Carpet - Replace	15	6	\$4,160
601	Stage Carpet - Replace	10	8	\$2,580
603	Tile Floor - Replace	35	10	\$8,295
604	Hall Flooring - Replace	20	5	\$31,800
702	Automatic Door Opener - Replace	25	8	\$5,460
703	Exterior Hall Doors - Replace	25	7	\$10,280
803	Hall Water Heaters - Replace	10	6	\$3,430
906	Conference Furniture - Part Replace	5	2	\$1,485
908	Hall Folding Furniture - Part Repl	15	12	\$9,415
909	Hall Bathrooms - Refurbish	24	4	\$51,000
910	Kitchen Refrigerator - Replace	20	11	\$4,470
911	Kitchen Stove - Replace	20	5	\$7,020
912	Kitchen Range Hood - Replace	20	5	\$4,550

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
913	Kitchen Ice Maker - Replace	12	3	\$5,045
914	Kitchen Fire Suppression - Replace	20	5	\$4,000
925	Kitchen Cabinets/Counters - Replace	30	7	\$10,275
950	Hall Drop Ceiling - Replace	30	0	\$6,690
1110	Hall Interior Surfaces - Repaint	10	0	\$5,585
1110	Conf Interior Surfaces - Repaint	15	9	\$2,135
1112	Kitchen Interior Paneling - Replace	25	7	\$3,715
1119	Hall Exterior Surfaces - Repaint	10	0	\$11,150
1306	Hall Flat Roof - Replace	20	1	\$37,350
1402	Hall Signage - Replace	25	12	\$4,575
1830	Auto Ext Defibrillator - Replace	5	3	\$1,350
<b>San Lorenzo Village - Office</b>				
305	Security System - Replace	8	4	\$4,420
324	Office Florescent Lights - Replace	25	5	\$2,200
330	Office Ceiling Fans - Replace	25	5	\$1,320
401	Office Awnings - Replace	18	2	\$8,250
601	Office Carpet - Replace	12	2	\$8,105
602	Office Linoleum Floor - Replace	15	2	\$1,380
703	Office Exterior Doors - Replace	25	3	\$3,430
901	Office Furniture - Replace	15	5	\$11,350
902	Office Equipment - Partial Replace	3	1	\$3,175
903	Phone System - Replace	10	0	\$6,105
904	Laptop Computers (2010) - Replace	5	4	\$1,410
904	Computer (2016) - Replace	5	4	\$3,900
905	Computer Database - Update	10	7	\$10,025
909	Office Bathroom - Refurbish	20	5	\$6,750
1110	Office Interior Surfaces - Repaint	10	2	\$3,695
1306	Office Flat Roof - Replace	20	1	\$43,350
<b>San Lorenzo Village - Cabin</b>				
109	Cabin Wood Entry Deck - Replace	25	7	\$7,150
324	Cabin Florescent Lights - Replace	25	7	\$5,500
503	Metal Rail - Replace	30	0	\$2,185
601	Cabin Carpet - Replace	12	4	\$2,135
602	Cabin Linoleum Floor - Replace	10	2	\$8,870
604	Cabin Laminate Flooring - Replace	15	4	\$1,265
703	Cabin Exterior Doors - Replace	25	5	\$4,950
909	Cabin Bathrooms - Refurbish	20	1	\$13,500
918	Cabin Kitchenette - Refurbish	20	5	\$9,000
1110	Cabin Interior Surfaces - Repaint	12	2	\$5,215
1119	Cabin Exterior Surfaces - Repaint	5	1	\$4,600
1303	Comp Shingle Roof - Replace	25	14	\$16,450
1803	Fire Alarm System - Replace	15	11	\$5,500
<b>San Lorenzo Village - Fire House</b>				
303	Fire HVAC Unit - Replace	20	0	\$9,500
322	Fire Exterior Lights - Replace	20	0	\$1,155
323	Fire Bay Lights - Replace	20	16	\$1,155
703	Fire Exterior Doors - Replace	25	9	\$4,950
707	Fire Engine Doors - Replace	30	12	\$19,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1119 Fire Exterior Surfaces - Repaint	10	6	\$7,745
1306 Fire Flat Roof - Replace	20	1	\$43,100
<b>San Lorenzo Village - Shed</b>			
312 Diesel Tank - Replace	30	3	\$11,140
324 Shed Florescent Lights - Replace	25	5	\$1,925
505 Wood Fence - Replace	25	12	\$3,335
703 Shed Exterior Door - Replace	25	12	\$1,650
705 Garage Door - Replace	26	7	\$1,750
706 Industrial Roll Up Doors - Replace	30	13	\$20,050
803 Shed Water Heater - Replace	10	6	\$1,560
909 Shed Bathroom - Refurbish	20	7	\$4,150
1110 Shed Interior Surfaces - Repaint	10	4	\$1,680
1119 Shed Exterior Surfaces - Repaint	10	6	\$4,525
1150 Shed - Replace	30	15	\$7,435
1306 Shed Flat Roof - Replace	20	15	\$17,350
1810 Street Sweeper (2015) - Replace	8	6	\$217,500
<b>103 Total Funded Components</b>			

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

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