

# 3- Minute Executive Summary

**Association:** Crown Harbor HOA **Assoc. #:** 22866-0  
**Location:** Alameda, CA  
**# of Units:** 76  
**Report Period:** January 1, 2012 through December 31, 2012

**Results as-of 1/1/2012:**

Projected Starting Reserve Balance: .....	\$355,065
Fully Funded Reserve Balance: .....	\$1,471,984
Average Reserve Deficit (Surplus) Per Unit:.....	\$14,696
Percent Funded: .....	24.1%
Recommended 2012 monthly Reserve Contribution: .....	\$13,680
Recommended 2012 Special Assessment for Reserves: .....	\$684,000
Most Recent Reserve Contribution Rate:.....	\$11,074

**Economic Assumptions:**

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

- This is a "Full" Reserve Study (original, created "from scratch").
- The information in this Reserve Study is based on our site inspection on January 23, 2012.
- This Reserve Study was prepared by a credentialed Reserve Specialist (RS)
- Because your Reserve Fund is at 24.1% Funded, this represents a weak position.
- 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 to increase your Reserve contributions.
- In addition, we are also recommending a one time special assessment to fund upcoming reserve projects.

Capture this 2D tag using any barcode-scanning app on your smartphone!



# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
101 Asphalt Walkway - Resurface	30	10	\$60,793	\$81,700
102 Asphalt Walkway - Reseal/Repair	5	0	\$5,148	\$5,967
103 Concrete Drive/Walk - Repair	5	3	\$4,500	\$4,917
104 Elastomeric Deck - Seal/Repair	8	0	\$9,698	\$12,285
105 Elastomeric Deck - Resurface	24	16	\$48,488	\$77,808
108 Wooden Stairs - Repair/Replace	30	16	\$15,600	\$25,033
109 Wood Deck - Repair/Replace	30	24	\$211,200	\$429,326
201 Asphalt - Resurface	30	10	\$109,108	\$146,631
202 Asphalt - Seal/Repair	5	0	\$8,730	\$10,120
207 Special Concrete - Replace (30%)	30	10	\$96,010	\$129,029
320 Pole Lights - Replace	35	12	\$18,900	\$26,947
322 Bollard Lights - Replace	30	0	\$22,400	\$54,371
324 Wall Lights - Replace	35	5	\$10,200	\$11,825
403 Mailboxes - Replace	30	27	\$14,110	\$31,342
409 Wooden Benches - Replace	20	17	\$5,000	\$8,264
501 Wood Retaining Wall - Replace	24	23	\$2,250	\$4,441
505 Wood Fence - Replace	26	23	\$19,125	\$37,745
704 Intercom - Replace	15	8	\$4,025	\$5,099
705 Vehicle Gate Operator - Replace	20	2	\$6,500	\$6,896
706 Vehicle Gates - Replace	40	22	\$18,000	\$34,490
716 Pedestrian Gate Operators - Replace	20	10	\$6,500	\$8,735
720 Pedestrian Gates - Replace	40	22	\$5,500	\$10,539
1001 Backflow Device - Replace	30	15	\$1,375	\$2,142
1003 Irrigation Controllers - Replace	16	3	\$1,650	\$1,803
1008 Tree- Removal	1	0	\$7,500	\$7,725
1009 Landscaping - Replenish	5	2	\$13,500	\$14,322
1107 Iron Gates - Repaint	6	0	\$2,300	\$2,746
1116 Building Exteriors - Repaint	6	0	\$174,078	\$207,858
1121 Wood Surfaces - Repair/Replace(ph1)	5	0	\$52,505	\$60,868
1121 Wood Surfaces - Repair/Replace(ph2)	5	1	\$52,505	\$54,080
1121 Wood Surfaces - Repair/Replace(ph3)	5	2	\$52,505	\$55,703
1303 Comp Shingle Roof - Replace	25	0	\$800,280	\$1,675,609
1306 Flat Roof - Replace	30	29	\$99,498	\$234,472
1310 Downspouts/Gutters - Repair/Replace	3	2	\$11,250	\$11,935
1402 Wooden Street Signs - Replace	25	10	\$5,250	\$7,056
1403 Monument Sign - Replace	25	10	\$2,250	\$3,024
1807 Pump Controllers - Replace	24	23	\$18,000	\$35,525
1809 Sewage Pumps - Replace	12	11	\$8,890	\$12,306
1925 Reserve Study - Update	3	2	\$2,160	\$2,292
<b>39 Total Funded Components</b>				

Note 1: Highlighted line items are expected to require attention in initial year.

Note 2: a Useful Life of "N/A" means a one-time expense, not expected to repeat.