



Crown Harbor

Reserve Study Financial Update

September 22, 2017

SECTION 1

General Information

The following reserve study assessment is based upon information and data available to us during the course of the study. Factual information provided by the association, managing agent, and association contracted service providers, regarding past or current reserve projects, financial data, physical characteristics, component quantities, or historical issues are assumed to be correct and complete. The conclusions and recommendations presented in this report have been based on visual observations of the property at the time of inspection.

Property Description

Crown Harbor HOA is a 76-member association located in Alameda, California. The 38 residential buildings are wood-framed on an undetermined concrete foundation system. Exterior finish materials include composition shingle (sloped) roofs, built up (flat) roofs, wood trim and wood siding.

The property was developed in 1979.

Level of Service

This reserve study has been prepared to meet California Civil Code section 5500 & 5600, and the National Reserve Study Standards published by the Community Associations Institute (CAI), and the Association of Professional Reserve Analysts (APRA).

The level of service provided in this study is classified as a level 3, reserve study financial update, in which the following three objectives were performed:

- Life and Valuation Estimates
- Reserve Fund Status
- Funding Plan

This study is not intended for the purpose of performing quality/forensic analyses, background check of historical records, or an audit or review of a previous reserve study. No visual inspection, invasive or destructive testing has been performed as part of this update.

Since no destructive testing was undertaken, this study does not purport to address any latent and/or patent defects, nor does it address any life expectancies, which are abnormally short due to either

improper design or installation, or to subsequent improper maintenance. This study assumes that all components will be properly maintained for the remainder of their life expectancy.

The Reserve Study Financial Update

The reserve study financial update consists of a financial analysis only.

The financial analysis is a determination and opinion of the association's current Reserve Fund Status (measured in cash and as a percent funded) and a recommendation for an appropriate reserve funding plan. This plan is evaluated based on a cash flow method, whereby 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.

The funding goal selected in this report is designed to maintain a minimum threshold balance equal to 5% of the total replacement cost of all components included in the study. The reserve funding plan provides a 5 year reserve fund contribution schedule and recommendations for special assessments, if such a need is anticipated, in order to meet an adequate reserve funding level.

Basis for Life Expectancies and Cost Estimates

Life expectancy and cost estimates are based on a previous reserve study or update as prepared by Associa Reserve Studies in the year 2015. The remaining life of each component and the component unit costs have been updated to reflect the added age and inflation costs to the component since the last study. Additionally, updates may be made to reflect information provided to us about completed or ongoing repairs.

Status of the Reserve Fund

The status of the reserve fund cash balance is evaluated as either adequate or inadequate. The reserve fund cash balance is considered adequate if the anticipated cash balance of the reserve fund is greater than or equal to a threshold balance of 5% for each year over the next thirty years.

The Association's current reserve fund cash balance is inadequate. It is recommended that the association adopt the proposed funding plan in order to raise assessments to an adequate level.

Agent Involvement

This reserve study financial update was prepared by John Ceragioli. John Ceragioli has been a licensed Architect and is a member of the Association of Professional Reserve Analysts (APRA).

Associa provides full service management and accounting services to the Association.

SECTION 2

Immediate Concerns

GENERAL NOTE REGARDING LANDSCAPING AND WATER USEAGE

The California State Assembly has passed, and the governor has signed into law, Assembly Bill 1881, The Model Water Efficient Landscape Ordinance (WELO) which requires all properties (of certain types) that have 2500 square feet (1000 square feet in San Francisco) of landscape area to reduce their water usage for irrigation by 10% by the year 2016 and by 20% by the year 2020.

This will likely require all complying properties to submit plans and pull permits for irrigation system upgrades, to install smart controllers and to remodel/renovate the irrigation distribution systems with more efficient types.

We have assumed that the following will occur, within this reserve study.

1. Smart Controller(s) will be installed by 2015.
2. Irrigation System plans and specifications will be submitted and permits pulled in 2018.
3. Irrigation Distribution Systems will be remodeled/renovated in 2019.

GENERAL NOTE REGARDING SOFT STORY CONSTRUCTION

The California State Assembly has passed, and the governor has signed into law, Assembly Bill 304, relating to building standards regarding "soft-story" construction. A soft-story building is one with carports (or garages) built below residential living units. This Act allows Cities within the State of California to mandate an upgrading of these structures to resist earthquake forces.

Currently, few cities in California have mandated such construction upgrades. This study does not include the costs of such upgrades which may be substantial. Should this be required it is likely that a Special Assessment will be necessary.

SECTION 3

Component Detail Reports

Reserve Study Financial Summary



Crown Harbor
Alameda, California

Date: 9/22/2017
Units: 76
Fiscal Year End: 12/31/2018

Community Information

Fiscal Year Start	January 1, 2018
Fiscal Year End	December 31, 2018
Year Built	1979
Number of Units	76
Last Inspected	3/20/2015

Computation Parameters

Inflation Rate	2.50 %
Interest Rate	1.50 %
Threshold Factor	5.00 %
2017 Fund Contribution	\$ 166,914

Status of the Reserve Fund at December 31, 2017

Reserve Fund Cash Balance as of August 31, 2017	493,946.03
Anticipated Interest Revenue prior to December 31, 2017	2,476.50
Reserve Fund Contribution (from regular assessments) prior to December 31, 2017	55,790.43
Reserve Fund Contribution (from other sources) prior to December 31, 2017	0.00
Anticipated Reserve Fund Expenditures prior to December 31, 2017	19,392.79
Projected Reserve Fund Cash Balance at December 31, 2017	532,820.17
Projected Fully Funded Balance	1,316,815.31
Percent Funded	40 %
Avg. Reserve Fund Surplus / (Deficit) per Member	(10,315.73)

Cashflow Funding Plan - Five Year Funding Plan Summary

Fiscal Year Ending	Per Unit Monthly Contribution	Per Unit Special Assess.	Percent Funded
2018	201.32	0.00	42%
2019	207.36	0.00	42%
2020	213.58	0.00	30%
2021	219.99	0.00	38%
2022	226.59	0.00	44%

* Summary Notice: This five year funding plan summary is provided in accordance with California Civil Code Section 5300(b)(3). The full reserve study plan is available and will be provided, by the Association, to any member upon request.

Five Year Annual Expenditure Detail Report

Crown Harbor

Alameda, California

Date: 9/22/2017

Units: 76

Fiscal Year End: 12/31/2018

2018 Anticipated Reserve Expenditure

30 Iron/Wood Fence at Shoreline	FENCING AND RETAINING WALLS	3,898
45 Miscellaneous Sign Replacement Allowance	SIGNAGE	1,050
46 Sign Post Replacement Allowance	SIGNAGE	525
50 Irrigation Controller (Install Smart Controller)	IRRIGATION AND LANDSCAPING	2,625
51 Submit Irrigation Upgrade Plan for Permit	IRRIGATION AND LANDSCAPING	3,150
53 Backflow Preventer	IRRIGATION AND LANDSCAPING	3,413
55 Tree Care Allowance	IRRIGATION AND LANDSCAPING	7,875
58 Plant/Irrig. Replace. Front Yards - Major	IRRIGATION AND LANDSCAPING	116,438
69 Sewage Ejector Pump - Secondary Pump	SEWAGE PUMP SYSTEM	10,500
102 Siding and Trim Repairs - Ongoing	BUILDING EXTERIOR REPAIR ALLOWANCES	2,875
103 Roof Repair/Inspection Allowance	BUILDING EXTERIOR REPAIR ALLOWANCES	4,600
105 Termite Repairs/Inspection	BUILDING EXTERIOR REPAIR ALLOWANCES	5,250
106 Termite Repairs/Inspection	BUILDING EXTERIOR REPAIR ALLOWANCES	1,575
2018 Total Expenditure		163,773

2019 Anticipated Reserve Expenditure

1 Asphalt Sealing	ROADS	1,324
2 Asphalt Repair Allowance	ROADS	2,652
4 White Striping	ASPHALT STRIPING AND CURB PAINTING (OUTSIDE THE C	255
5 Public Shore Parking Designations	ASPHALT STRIPING AND CURB PAINTING (OUTSIDE THE C	29
6 Asphalt Sealing	ROADS (INSIDE THE GATES)	10,226
7 Asphalt Repair Allowance	ROADS (INSIDE THE GATES)	9,430
9 White Striping	ASPHALT STRIPING AND CURB PAINTING (SITE)	687
10 Slow Designations	ASPHALT STRIPING AND CURB PAINTING (SITE)	71
52 Irrigation Distribution System Renovate/Re	IRRIGATION AND LANDSCAPING	16,144
59 Plant/Irrig. Replace. Front Yards - Major	IRRIGATION AND LANDSCAPING	119,348
102 Siding and Trim Repairs - Ongoing	BUILDING EXTERIOR REPAIR ALLOWANCES	2,947
103 Roof Repair/Inspection Allowance	BUILDING EXTERIOR REPAIR ALLOWANCES	4,715
104 Minor Fence Repairs	BUILDING EXTERIOR REPAIR ALLOWANCES	4,361
2019 Total Expenditure		172,190

2020 Anticipated Reserve Expenditure

11 Asphalt Sealing	ASPHALT PATHS	5,020
12 Asphalt Repair Allowance	ASPHALT PATHS	1,208
16 Entry Intercom Panel	ENTRY SYSTEMS	5,516
54 Irrigation System Repair Allowance	IRRIGATION AND LANDSCAPING	1,103
55 Tree Care Allowance	IRRIGATION AND LANDSCAPING	8,274
56 Planting Replacement Allowance	IRRIGATION AND LANDSCAPING	1,103

Five Year Annual Expenditure Detail Report

Crown Harbor

Alameda, California

Date: 9/22/2017

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Fiscal Year End: 12/31/2018

65 Shoreline Rip Rap Repair Allowance	MISCELLANEOUS SITE IMPROVEMENTS	16,547
82 Balcony Repair Allowance	RESIDENTIAL BUILDING EXTERIOR	18,312
85 Stair/Stair Landing Repair Allowance	RESIDENTIAL BUILDING EXTERIOR	5,516
86 Paint Auto Entry Gates	EXTERIOR PAINTING	272
87 Paint Man Entry Gates	EXTERIOR PAINTING	453
88 Paint Iron/Iron and Wood Fencing	EXTERIOR PAINTING	7,326
89 Paint Light Poles	EXTERIOR PAINTING	2,175
90 Paint Flag Pole	EXTERIOR PAINTING	181
91 Paint Mail Box Standards	EXTERIOR PAINTING	761
92 Paint Wood Siding/Trim	EXTERIOR PAINTING	248,634
93 Paint Gutters	EXTERIOR PAINTING	3,685
94 Paint Downspouts	EXTERIOR PAINTING	6,225
95 Varnish Unit Entry Doors	EXTERIOR PAINTING	16,069
96 Paint 16' x 7' Garage Doors	EXTERIOR PAINTING	7,853
97 Paint 8' x 7' Garage Doors	EXTERIOR PAINTING	1,377
98 Paint Balcony Railings	EXTERIOR PAINTING	11,091
99 Paint Stair Railings	EXTERIOR PAINTING	1,124
100 Siding Repair Allowance	BUILDING EXTERIOR REPAIR ALLOWANCES	36,247
101 Trim Repair Allowance	BUILDING EXTERIOR REPAIR ALLOWANCES	18,123
102 Siding and Trim Repairs - Ongoing	BUILDING EXTERIOR REPAIR ALLOWANCES	3,021
103 Roof Repair/Inspection Allowance	BUILDING EXTERIOR REPAIR ALLOWANCES	4,833
2020 Total Expenditure		432,050

2021 Anticipated Reserve Expenditure

68 Sewage Ejector Pump - Primary Pump	SEWAGE PUMP SYSTEM	11,307
102 Siding and Trim Repairs - Ongoing	BUILDING EXTERIOR REPAIR ALLOWANCES	3,096
103 Roof Repair/Inspection Allowance	BUILDING EXTERIOR REPAIR ALLOWANCES	4,954
104 Minor Fence Repairs	BUILDING EXTERIOR REPAIR ALLOWANCES	4,582
2021 Total Expenditure		23,939

2022 Anticipated Reserve Expenditure

15 Walk/Curb Repair Allowance	CONCRETE	5,360
17 Key Pad Entry Panels	ENTRY SYSTEMS	3,477
18 Automatic Gate Opener - Man Gate	ENTRY SYSTEMS	4,636
47 Street Signs	SIGNAGE	869
48 Street Sign Posts	SIGNAGE	1,217
54 Irrigation System Repair Allowance	IRRIGATION AND LANDSCAPING	1,159
55 Tree Care Allowance	IRRIGATION AND LANDSCAPING	8,693
56 Planting Replacement Allowance	IRRIGATION AND LANDSCAPING	1,159

Five Year Annual Expenditure Detail Report

Crown Harbor

Alameda, California

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80 Balcony Resurface - Elastomeric	RESIDENTIAL BUILDING EXTERIOR	16,168
84 Stair/Stair Landing Resurface - Elastomeric	RESIDENTIAL BUILDING EXTERIOR	6,467
102 Siding and Trim Repairs - Ongoing	BUILDING EXTERIOR REPAIR ALLOWANCES	3,173
103 Roof Repair/Inspection Allowance	BUILDING EXTERIOR REPAIR ALLOWANCES	5,078
2022 Total Expenditure		<u>57,456</u>

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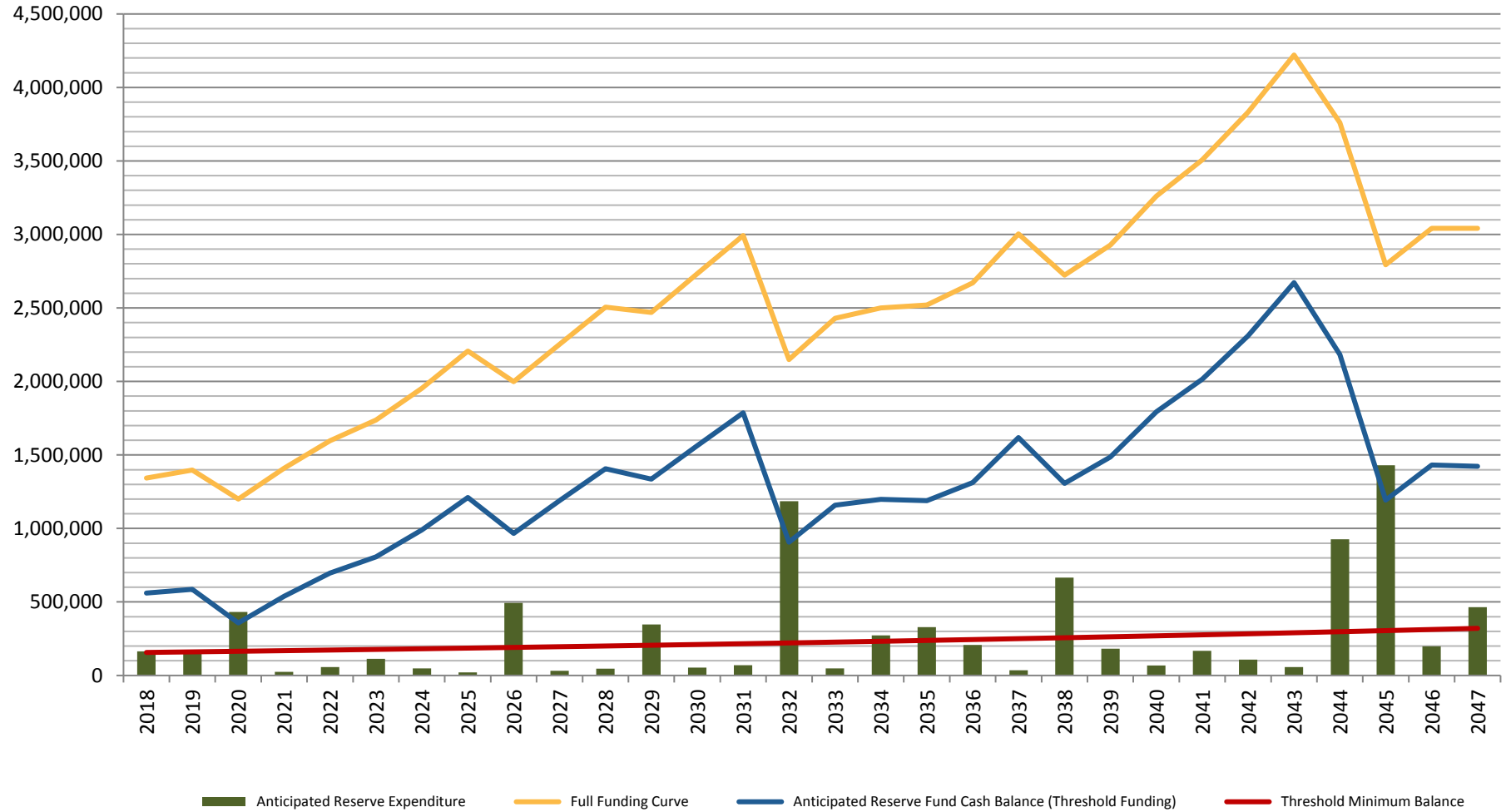
Fiscal Year Ending	Annual Reserve Contribution	Monthly Reserve Assmnt.	Percent Increase	Anticipated Beginning Cash Bal.	Estimated Interest	Anticipated Reserve Expense	Anticipated Special Assmnt.	Anticipated FYE Reserve Balance	Fully Funded Balance	Surplus/ (Deficit) of FFB	Projected FYE Percent Funded
2018	183,605	201.32	10.00%	532,820	7,992	163,773		560,645	1,342,486	-781,842	42%
2019	189,114	207.36	3.00%	560,645	8,410	172,190		585,978	1,398,039	-812,061	42%
2020	194,787	213.58	3.00%	585,978	8,790	432,050		357,504	1,199,975	-842,470	30%
2021	200,631	219.99	3.00%	357,504	5,363	23,939		539,558	1,410,045	-870,487	38%
2022	206,649	226.59	3.00%	539,558	8,093	57,456		696,845	1,596,951	-900,106	44%
2023	212,849	233.39	3.00%	696,845	10,453	112,926		807,221	1,738,288	-931,067	46%
2024	219,234	240.39	3.00%	807,221	12,108	48,154		990,409	1,953,288	-962,879	51%
2025	225,811	247.60	3.00%	990,409	14,856	20,990		1,210,087	2,206,320	-996,233	55%
2026	232,586	255.03	3.00%	1,210,087	18,151	494,462		966,362	1,997,835	-1,031,474	48%
2027	239,563	262.68	3.00%	966,362	14,495	31,532		1,188,889	2,252,839	-1,063,951	53%
2028	246,750	270.56	3.00%	1,188,889	17,833	46,531		1,406,941	2,505,134	-1,098,193	56%
2029	254,153	278.68	3.00%	1,406,941	21,104	346,571		1,335,628	2,469,759	-1,134,131	54%
2030	261,777	287.04	3.00%	1,335,628	20,034	52,623		1,564,817	2,733,662	-1,168,845	57%
2031	269,631	295.65	3.00%	1,564,817	23,472	70,666		1,787,254	2,992,488	-1,205,234	60%
2032	277,720	304.52	3.00%	1,787,254	26,809	1,185,418		906,364	2,149,562	-1,243,198	42%
2033	286,051	313.65	3.00%	906,364	13,595	48,163		1,157,848	2,429,510	-1,271,662	48%
2034	294,633	323.06	3.00%	1,157,848	17,368	272,060		1,197,788	2,499,418	-1,301,630	48%
2035	303,472	332.75	3.00%	1,197,788	17,967	329,555		1,189,671	2,520,610	-1,330,939	47%
2036	312,576	342.74	3.00%	1,189,671	17,845	208,044		1,312,048	2,671,049	-1,359,002	49%
2037	321,953	353.02	3.00%	1,312,048	19,681	36,167		1,617,514	3,004,513	-1,386,999	54%
2038	331,612	363.61	3.00%	1,617,514	24,263	666,287		1,307,101	2,723,765	-1,416,664	48%
2039	341,560	374.52	3.00%	1,307,101	19,607	181,820		1,486,448	2,928,226	-1,441,779	51%
2040	351,807	385.75	3.00%	1,486,448	22,297	67,361		1,793,190	3,260,212	-1,467,022	55%
2041	362,361	397.33	3.00%	1,793,190	26,898	168,066		2,014,383	3,507,947	-1,493,564	57%
2042	373,232	409.25	3.00%	2,014,383	30,216	107,776		2,310,055	3,830,523	-1,520,468	60%
2043	384,429	421.52	3.00%	2,310,055	34,651	56,786		2,672,349	4,220,719	-1,548,370	63%
2044	395,962	434.17	3.00%	2,672,349	40,085	925,683		2,182,713	3,760,553	-1,577,840	58%
2045	407,841	447.19	3.00%	2,182,713	32,741	1,430,055		1,193,239	2,793,512	-1,600,272	43%
2046	420,076	460.61	3.00%	1,193,239	17,899	199,138		1,432,076	3,042,436	-1,610,360	47%
2047	432,678	474.43	3.00%	1,432,076	21,481	464,394		1,421,841	3,041,783	-1,619,942	47%

30 Year Cash Flow Chart (Threshold Funding)



Crown Harbor
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	<u>Year New</u>	<u>RL</u>	<u>UL</u>	<u>Def.</u>	<u>Quantity</u>	<u>Cost</u>	<u>PM&A</u>	<u>Anticipated Total Cost</u>
ROADS								
1 Asphalt Sealing	2014	1	5		4,885 S.F.	0.23	15%	1,292
2 Asphalt Repair Allowance	2014	1	5		1 L.S.	2,250.00	15%	2,588
3 Asphalt Replacement	1995	37	60		4,885 S.F.	6.00	15%	33,708
ASPHALT STRIPING AND CURB PAINTING (OUTSIDE THE GATES)								
4 White Striping	2014	1	5		160 L.F.	1.35	15%	248
5 Public Shore Parking Designations	2014	1	5		1 EA.	25.00	15%	29
ROADS (INSIDE THE GATES)								
6 Asphalt Sealing	2014	1	5		37,719 S.F.	0.23	15%	9,977
7 Asphalt Repair Allowance	2014	1	5		1 L.S.	8,000.00	15%	9,200
8 Asphalt Replacement	1995	37	60		39,303 S.F.	6.00	15%	271,191
ASPHALT STRIPING AND CURB PAINTING (SITE)								
9 White Striping	2014	1	5		432 L.F.	1.35	15%	671
10 Slow Designations	2014	1	5		3 EA.	20.00	15%	69
ASPHALT PATHS								
11 Asphalt Sealing	2015	2	5		18,064 S.F.	0.23	15%	4,778
12 Asphalt Repair Allowance	2015	2	5		1 L.S.	1,000.00	15%	1,150
12 Asphalt Replacement	1992	14	40		18,064 S.F.	9.00	15%	186,957
13 Asphalt Curbs	1992	14	40		39 L.F.	11.00	15%	493
CONCRETE								
14 Decorative Concrete Repair Allowance	1992	9	35		1 L.S.	2,500.00	5%	2,625
15 Walk/Curb Repair Allowance	2017	4	5		1 L.S.	4,625.00	5%	4,856
ENTRY SYSTEMS								
16 Entry Intercom Panel	2005	2	15		1 EA.	5,000.00	5%	5,250
17 Key Pad Entry Panels	2002	4	20		2 EA.	1,500.00	5%	3,150
18 Automatic Gate Opener - Man Gate	2002	4	20		2 EA.	2,000.00	5%	4,200

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	Year New	RL	UL	Def.	Quantity	Cost	PM&A	Anticipated Total Cost
19 Auto Gate Motors	2011	8	15		1 EA.	1,750.00	5%	1,838
20 Auto Gate Motors	2016	13	15		1 EA.	1,750.00	5%	1,838
21 Auto Gate Vehicle Loops	2011	8	15		2 EA.	950.00	5%	1,995
22 Auto Gate Vehicle Loops	2016	13	15		2 EA.	950.00	5%	1,995
ENTRY GATES/IRON FENCING								
22 16' Auto Gates	1996	8	30		1 EA.	2,500.00	5%	2,625
23 6' Man Gate	1996	8	30		2 EA.	1,500.00	5%	3,150
24 4' Man Gate	1996	8	30		1 EA.	1,350.00	5%	1,418
25 Iron Fencing at Entry	1997	29	50		180 L.F.	75.00	5%	14,175
FENCING AND RETAINING WALLS								
26 Wood Fence at Property Line (Good Neighbor)	2009	16	25		106 L.F.	32.50	5%	3,600
27 Cyclone Fence at Property Line (Good Neighbor)	1979	16	55		180 L.F.	17.50	5%	3,308
28 Iron Fence at Property Line	1979	11	50		759 L.F.	75.00	5%	59,771
29 Wood Fence at Property Line	2009	16	25		672 L.F.	65.00	5%	45,864
30 Iron/Wood Fence at Shoreline	1979	0	30		50 L.F.	75.00	5%	3,898
31 Lattice Fence at Sewage Pumps	2011	18	25		25 L.F.	55.00	5%	1,444
32 Wood Fence at Units	2009	16	25		924 L.F.	65.00	5%	63,063
33 Wood Retaining Walls at Sewage Pumps	2011	18	25		17 L.F.	45.00	5%	803
EXTERIOR LIGHTING								
34 25 Foot Lightpoles	1979	21	60		17 EA.	3,500.00	5%	62,475
35 LED Pole Lights	2015	27	30		17 EA.	500.00	5%	8,925
36 25 Foot Lightpoles	2015	57	60		1 EA.	3,500.00	5%	3,675
37 LED Pole Lights	2015	27	30		1 EA.	500.00	5%	525
38 Bollard Lights at Pathway	2016	28	30		28 EA.	1,450.00	5%	42,630
39 Bollard Lights at Pathway	2015	27	30		3 EA.	1,450.00	5%	4,568
40 Solar LED Lights at Flagpole	2015	27	30		1 EA.	125.00	5%	131
41 Monument Sign Spot Light	2016	28	30		1 EA.	125.00	5%	131
42 Address Number Lights	2015	27	30		76 EA.	250.00	5%	19,950
43 Timers	2016	13	15		120 EA.	200.00	5%	25,200

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	Year New	RL	UL	Def.	Quantity	Cost	PM&A	Anticipated Total Cost
SIGNAGE								
44 Monument Sign	1997	14	35		1 EA.	1,500.00	5%	1,575
45 Miscellaneous Sign Replacement Allowance	2012	0	5		1 L.S.	1,000.00	5%	1,050
46 Sign Post Replacement Allowance	2012	0	5		1 L.S.	500.00	5%	525
47 Street Signs	1997	4	25		3 EA.	250.00	5%	788
48 Street Sign Posts	1997	4	25		3 EA.	350.00	5%	1,103
IRRIGATION AND LANDSCAPING								
49 Irrigation Controller (Assume Smart Controller)	2017	14	15		1 EA.	2,500.00	5%	2,625
50 Irrigation Controller (Install Smart Controller)	2018	0	15		1 EA.	2,500.00	5%	2,625
51 Submit Irrigation Upgrade Plan for Permit	2018	0	30		1 L.S.	3,000.00	5%	3,150
52 Irrigation Distribution System Renovate/Remodel	2019	1	30		1 L.S.	15,000.00	5%	15,750
53 Backflow Preventer	1997	0	20		1 EA.	3,250.00	5%	3,413
54 Irrigation System Repair Allowance	2020	2	2		1 L.S.	1,000.00	5%	1,050
55 Tree Care Allowance	2018	0	2		1 L.S.	7,500.00	5%	7,875
56 Planting Replacement Allowance	2020	2	2		1 L.S.	1,000.00	5%	1,050
57 Plant/Irrig. Replace. Front Yards - Major	2017	29	30		1 L.S.	101,250.00	15%	116,438
58 Plant/Irrig. Replace. Front Yards - Major	2018	0	30		1 L.S.	101,250.00	15%	116,438
59 Plant/Irrig. Replace. Front Yards - Major	2019	1	30		1 L.S.	101,250.00	15%	116,438
MISCELLANEOUS SITE IMPROVEMENTS								
60 Wood Benches	2017	9	10		5 EA.	700.00	5%	3,675
61 Trash Enclosure - Replace	2017	24	25		1 EA.	3,975.00	5%	4,174
62 Trash Enclosure - Replace	2009	16	25		1 EA.	3,975.00	5%	4,174
63 Wood Bollards	2017	9	10		6 EA.	375.00	5%	2,363
64 20' Flag Pole	1979	11	50		1 EA.	3,000.00	5%	3,150
65 Shoreline Rip Rap Repair Allowance	2010	2	10		1 L.S.	15,000.00	5%	15,750
66 Mail Boxes	2009	16	25		72 EA.	150.00	5%	11,340
67 Mail Box Standards	2009	16	25		18 EA.	550.00	5%	10,395

SEWAGE PUMP SYSTEM

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Alameda, California

Date: 9/22/2017
Units: 76
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	Year New	RL	UL	Def.	Quantity	Cost	PM&A	Anticipated Total Cost
68 Sewage Ejector Pump - Primary Pump	2016	3	5		1 EA.	10,000.00	5%	10,500
69 Sewage Ejector Pump - Secondary Pump	2012	0	5		1 EA.	10,000.00	5%	10,500
70 Pump Controller	2012	24	30		1 EA.	5,000.00	5%	5,250
71 Tank	1979	26	65		1 EA.	75,000.00	5%	78,750
72 Lateral Replacement	2014	21	25		1 L.S.	9,500.00	5%	9,975
RESIDENTIAL BUILDING EXTERIOR								
73 Composition Shingle (Sloped) Roof	2015	27	30		103,204 S.F.	5.75	15%	682,433
74 Single Ply (Flat) Roof	2012	14	20		20,664 S.F.	10.00	15%	237,636
75 Gutters	2015	17	20		2,652 L.F.	8.00	15%	24,398
76 Downspouts	2015	17	20		4,480 L.F.	8.00	15%	41,216
77 Chimney Caps	2015	17	20		64 EA.	650.00	15%	47,840
78 Spark Arrestors	2015	17	20		64 EA.	150.00	15%	11,040
79 Balcony Railings	1979	11	50		1,224 L.F.	65.00	5%	83,538
80 Balcony Resurface - Elastomeric	2012	4	10		1,860 S.F.	7.50	5%	14,648
81 Balcony Resurface - Wood	2006	18	30		2,808 S.F.	35.00	5%	103,194
82 Balcony Repair Allowance	2017	2	3		1 L.S.	16,600.00	5%	17,430
83 Stair Railings	1979	11	50		186 L.F.	65.00	5%	12,695
84 Stair/Stair Landing Resurface - Elastomeric	2012	4	10		744 S.F.	7.50	5%	5,859
85 Stair/Stair Landing Repair Allowance	2014	2	6		1 L.S.	5,000.00	5%	5,250
EXTERIOR PAINTING								
86 Paint Auto Entry Gates	2014	2	6		1 EA.	225.00	15%	259
87 Paint Man Entry Gates	2014	2	6		3 EA.	125.00	15%	431
88 Paint Iron/Iron and Wood Fencing	2014	2	6		809 L.F.	7.50	15%	6,973
89 Paint Light Poles	2014	2	6		18 EA.	100.00	15%	2,070
90 Paint Flag Pole	2014	2	6		1 EA.	150.00	15%	173
91 Paint Mail Box Standards	2014	2	6		18 EA.	35.00	15%	725
92 Paint Wood Siding/Trim	2014	2	6		178,944 S.F.	1.15	15%	236,653
93 Paint Gutters	2014	2	6		2,652 L.F.	1.15	15%	3,507
94 Paint Downspouts	2014	2	6		4,480 L.F.	1.15	15%	5,925
95 Varnish Unit Entry Doors	2014	2	6		76 EA.	175.00	15%	15,295

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	Year New	RL	UL	Def.	Quantity	Cost	PM&A	Anticipated Total Cost
96 Paint 16' x 7' Garage Doors	2014	2	6		52 EA.	125.00	15%	7,475
97 Paint 8' x 7' Garage Doors	2014	2	6		12 EA.	95.00	15%	1,311
98 Paint Balcony Railings	2014	2	6		1,224 L.F.	7.50	15%	10,557
99 Paint Stair Railings	2014	2	6		186 L.F.	5.00	15%	1,070
BUILDING EXTERIOR REPAIR ALLOWANCES								
100 Siding Repair Allowance	2017	2	3		1 L.S.	30,000.00	15%	34,500
101 Trim Repair Allowance	2017	2	3		1 L.S.	15,000.00	15%	17,250
102 Siding and Trim Repairs - Ongoing	2016	0	1		1 L.S.	2,500.00	15%	2,875
103 Roof Repair/Inspection Allowance	2016	0	1		1 L.S.	4,000.00	15%	4,600
104 Minor Fence Repairs	2017	1	2		1 L.S.	3,700.00	15%	4,255
105 Termite Repairs/Inspection	2012	0	5		1 L.S.	5,000.00	5%	5,250
106 Termite Repairs/Inspection	2013	0	5		1 L.S.	1,500.00	5%	1,575
Total								3,133,215



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	Remain. Life	Useful Life	Component Total Cost	Accrued Reserve
ROADS				
1 Asphalt Sealing	1	5	1,292	1,034
2 Asphalt Repair Allowance	1	5	2,588	2,070
3 Asphalt Replacement	37	60	33,708	12,921
ASPHALT STRIPING AND CURB PAINTING (OUTSIDE THE GATES)				
4 White Striping	1	5	248	199
5 Public Shore Parking Designations	1	5	29	23
ROADS (INSIDE THE GATES)				
6 Asphalt Sealing	1	5	9,977	7,981
7 Asphalt Repair Allowance	1	5	9,200	7,360
8 Asphalt Replacement	37	60	271,191	103,956
ASPHALT STRIPING AND CURB PAINTING (SITE)				
9 White Striping	1	5	671	537
10 Slow Designations	1	5	69	55
ASPHALT PATHS				
11 Asphalt Sealing	2	5	4,778	2,867
12 Asphalt Repair Allowance	2	5	1,150	690
12 Asphalt Replacement	14	40	186,957	121,522
13 Asphalt Curbs	14	40	493	321
CONCRETE				
14 Decorative Concrete Repair Allowance	9	35	2,625	1,950
15 Walk/Curb Repair Allowance	4	5	4,856	971
ENTRY SYSTEMS				
16 Entry Intercom Panel	2	15	5,250	4,550
17 Key Pad Entry Panels	4	20	3,150	2,520
18 Automatic Gate Opener - Man Gate	4	20	4,200	3,360
19 Auto Gate Motors	8	15	1,838	858
20 Auto Gate Motors	13	15	1,838	245
21 Auto Gate Vehicle Loops	8	15	1,995	931
22 Auto Gate Vehicle Loops	13	15	1,995	266
ENTRY GATES/IRON FENCING				
22 16' Auto Gates	8	30	2,625	1,925
23 6' Man Gate	8	30	3,150	2,310
24 4' Man Gate	8	30	1,418	1,040
25 Iron Fencing at Entry	29	50	14,175	5,954
FENCING AND RETAINING WALLS				
26 Wood Fence at Property Line (Good Neighbor)	16	25	3,600	1,296
27 Cyclone Fence at Property Line (Good Neighbor)	16	55	3,308	2,345
28 Iron Fence at Property Line	11	50	59,771	46,622
29 Wood Fence at Property Line	16	25	45,864	16,511



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	Remain. Life	Useful Life	Component Total Cost	Accrued Reserve
30 Iron/Wood Fence at Shoreline	0	30	3,898	3,898
31 Lattice Fence at Sewage Pumps	18	25	1,444	404
32 Wood Fence at Units	16	25	63,063	22,703
33 Wood Retaining Walls at Sewage Pumps	18	25	803	225
EXTERIOR LIGHTING				
34 25 Foot Lightpoles	21	60	62,475	40,609
35 LED Pole Lights	27	30	8,925	893
36 25 Foot Lightpoles	57	60	3,675	184
37 LED Pole Lights	27	30	525	53
38 Bollard Lights at Pathway	28	30	42,630	2,842
39 Bollard Lights at Pathway	27	30	4,568	457
40 Solar LED Lights at Flagpole	27	30	131	13
41 Monument Sign Spot Light	28	30	131	9
42 Address Number Lights	27	30	19,950	1,995
43 Timers	13	15	25,200	3,360
SIGNAGE				
44 Monument Sign	14	35	1,575	945
45 Miscellaneous Sign Replacement Allowance	0	5	1,050	1,050
46 Sign Post Replacement Allowance	0	5	525	525
47 Street Signs	4	25	788	662
48 Street Sign Posts	4	25	1,103	926
IRRIGATION AND LANDSCAPING				
49 Irrigation Controller (Assume Smart Controller)	14	15	2,625	175
50 Irrigation Controller (Install Smart Controller)	0	15	2,625	2,625
51 Submit Irrigation Upgrade Plan for Permit	0	30	3,150	3,150
52 Irrigation Distribution System Renovate/Remod	1	30	15,750	15,225
53 Backflow Preventer	0	20	3,413	3,413
54 Irrigation System Repair Allowance	2	2	1,050	0
55 Tree Care Allowance	0	2	7,875	7,875
56 Planting Replacement Allowance	2	2	1,050	0
57 Plant/Irrig. Replace. Front Yards - Major	29	30	116,438	3,881
58 Plant/Irrig. Replace. Front Yards - Major	0	30	116,438	116,438
59 Plant/Irrig. Replace. Front Yards - Major	1	30	116,438	112,556
MISCELLANEOUS SITE IMPROVEMENTS				
60 Wood Benches	9	10	3,675	368
61 Trash Enclosure - Replace	24	25	4,174	167
62 Trash Enclosure - Replace	16	25	4,174	1,503
63 Wood Bollards	9	10	2,363	236
64 20' Flag Pole	11	50	3,150	2,457
65 Shoreline Rip Rap Repair Allowance	2	10	15,750	12,600
66 Mail Boxes	16	25	11,340	4,082
67 Mail Box Standards	16	25	10,395	3,742
SEWAGE PUMP SYSTEM				



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	Remain. Life	Useful Life	Component Total Cost	Accrued Reserve
68 Sewage Ejector Pump - Primary Pump	3	5	10,500	4,200
69 Sewage Ejector Pump - Secondary Pump	0	5	10,500	10,500
70 Pump Controller	24	30	5,250	1,050
71 Tank	26	65	78,750	47,250
72 Lateral Replacement	21	25	9,975	1,596
RESIDENTIAL BUILDING EXTERIOR				
73 Composition Shingle (Sloped) Roof	27	30	682,433	68,243
74 Single Ply (Flat) Roof	14	20	237,636	71,291
75 Gutters	17	20	24,398	3,660
76 Downspouts	17	20	41,216	6,182
77 Chimney Caps	17	20	47,840	7,176
78 Spark Arrestors	17	20	11,040	1,656
79 Balcony Railings	11	50	83,538	65,160
80 Balcony Resurface - Elastomeric	4	10	14,648	8,789
81 Balcony Resurface - Wood	18	30	103,194	41,278
82 Balcony Repair Allowance	2	3	17,430	5,810
83 Stair Railings	11	50	12,695	9,902
84 Stair/Stair Landing Resurface - Elastomeric	4	10	5,859	3,515
85 Stair/Stair Landing Repair Allowance	2	6	5,250	3,500
EXTERIOR PAINTING				
86 Paint Auto Entry Gates	2	6	259	173
87 Paint Man Entry Gates	2	6	431	288
88 Paint Iron/Iron and Wood Fencing	2	6	6,973	4,649
89 Paint Light Poles	2	6	2,070	1,380
90 Paint Flag Pole	2	6	173	115
91 Paint Mail Box Standards	2	6	725	483
92 Paint Wood Siding/Trim	2	6	236,653	157,769
93 Paint Gutters	2	6	3,507	2,338
94 Paint Downspouts	2	6	5,925	3,950
95 Varnish Unit Entry Doors	2	6	15,295	10,197
96 Paint 16' x 7' Garage Doors	2	6	7,475	4,983
97 Paint 8' x 7' Garage Doors	2	6	1,311	874
98 Paint Balcony Railings	2	6	10,557	7,038
99 Paint Stair Railings	2	6	1,070	713
BUILDING EXTERIOR REPAIR ALLOWANCES				
100 Siding Repair Allowance	2	3	34,500	11,500
101 Trim Repair Allowance	2	3	17,250	5,750
102 Siding and Trim Repairs - Ongoing	0	1	2,875	2,875
103 Roof Repair/Inspection Allowance	0	1	4,600	4,600
104 Minor Fence Repairs	1	2	4,255	2,128
105 Termite Repairs/Inspection	0	5	5,250	5,250
106 Termite Repairs/Inspection	0	5	1,575	1,575

Projected Fully Funded Balance (Total)	1,316,815.31
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	Remain. Life	Useful Life	Component Total Cost	Accrued Reserve
Projected Reserve Fund Balance				532,820.17
Percent Funded				40%



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Fiscal Year Ending	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
ROADS										
1 Asphalt Sealing	0	1,324	0	0	0	0	1,498	0	0	0
2 Asphalt Repair Allowance	0	2,652	0	0	0	0	3,001	0	0	0
3 Asphalt Replacement	0	0	0	0	0	0	0	0	0	0
ASPHALT STRIPING AND CURB PAINTING (OUTSIDE THE GATES)										
4 White Striping	0	255	0	0	0	0	288	0	0	0
5 Public Shore Parking Designations	0	29	0	0	0	0	33	0	0	0
ROADS (INSIDE THE GATES)										
6 Asphalt Sealing	0	10,226	0	0	0	0	11,570	0	0	0
7 Asphalt Repair Allowance	0	9,430	0	0	0	0	10,669	0	0	0
8 Asphalt Replacement	0	0	0	0	0	0	0	0	0	0
ASPHALT STRIPING AND CURB PAINTING (SITE)										
9 White Striping	0	687	0	0	0	0	778	0	0	0
10 Slow Designations	0	71	0	0	0	0	80	0	0	0
ASPHALT PATHS										
11 Asphalt Sealing	0	0	5,020	0	0	0	0	5,679	0	0
12 Asphalt Repair Allowance	0	0	1,208	0	0	0	0	1,367	0	0
12 Asphalt Replacement	0	0	0	0	0	0	0	0	0	0
13 Asphalt Curbs	0	0	0	0	0	0	0	0	0	0
CONCRETE										
14 Decorative Concrete Repair Allowance	0	0	0	0	0	0	0	0	0	3,278
15 Walk/Curb Repair Allowance	0	0	0	0	5,360	0	0	0	0	6,065
ENTRY SYSTEMS										
16 Entry Intercom Panel	0	0	5,516	0	0	0	0	0	0	0
17 Key Pad Entry Panels	0	0	0	0	3,477	0	0	0	0	0
18 Automatic Gate Opener - Man Gate	0	0	0	0	4,636	0	0	0	0	0
19 Auto Gate Motors	0	0	0	0	0	0	0	0	2,239	0
20 Auto Gate Motors	0	0	0	0	0	0	0	0	0	0
21 Auto Gate Vehicle Loops	0	0	0	0	0	0	0	0	2,431	0
22 Auto Gate Vehicle Loops	0	0	0	0	0	0	0	0	0	0
ENTRY GATES/IRON FENCING										



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Fiscal Year Ending	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
22 16' Auto Gates	0	0	0	0	0	0	0	0	3,198	0
23 6' Man Gate	0	0	0	0	0	0	0	0	3,838	0
24 4' Man Gate	0	0	0	0	0	0	0	0	1,727	0
25 Iron Fencing at Entry	0	0	0	0	0	0	0	0	0	0
FENCING AND RETAINING WALLS										
26 Wood Fence at Property Line (Good Neighbor)	0	0	0	0	0	0	0	0	0	0
27 Cyclone Fence at Property Line (Good Neighbor)	0	0	0	0	0	0	0	0	0	0
28 Iron Fence at Property Line	0	0	0	0	0	0	0	0	0	0
29 Wood Fence at Property Line	0	0	0	0	0	0	0	0	0	0
30 Iron/Wood Fence at Shoreline	3,898	0	0	0	0	0	0	0	0	0
31 Lattice Fence at Sewage Pumps	0	0	0	0	0	0	0	0	0	0
32 Wood Fence at Units	0	0	0	0	0	0	0	0	0	0
33 Wood Retaining Walls at Sewage Pumps	0	0	0	0	0	0	0	0	0	0
EXTERIOR LIGHTING										
34 25 Foot Lightpoles	0	0	0	0	0	0	0	0	0	0
35 LED Pole Lights	0	0	0	0	0	0	0	0	0	0
36 25 Foot Lightpoles	0	0	0	0	0	0	0	0	0	0
37 LED Pole Lights	0	0	0	0	0	0	0	0	0	0
38 Bollard Lights at Pathway	0	0	0	0	0	0	0	0	0	0
39 Bollard Lights at Pathway	0	0	0	0	0	0	0	0	0	0
40 Solar LED Lights at Flagpole	0	0	0	0	0	0	0	0	0	0
41 Monument Sign Spot Light	0	0	0	0	0	0	0	0	0	0
42 Address Number Lights	0	0	0	0	0	0	0	0	0	0
43 Timers	0	0	0	0	0	0	0	0	0	0
SIGNAGE										
44 Monument Sign	0	0	0	0	0	0	0	0	0	0
45 Miscellaneous Sign Replacement Allowance	1,050	0	0	0	0	1,188	0	0	0	0
46 Sign Post Replacement Allowance	525	0	0	0	0	594	0	0	0	0
47 Street Signs	0	0	0	0	869	0	0	0	0	0
48 Street Sign Posts	0	0	0	0	1,217	0	0	0	0	0
IRRIGATION AND LANDSCAPING										
49 Irrigation Controller (Assume Smart Controller)	0	0	0	0	0	0	0	0	0	0
50 Irrigation Controller (Install Smart Controller)	2,625	0	0	0	0	0	0	0	0	0
51 Submit Irrigation Upgrade Plan for Permit	3,150	0	0	0	0	0	0	0	0	0



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Fiscal Year Ending	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
52 Irrigation Distribution System Renovate/Remodel	0	16,144	0	0	0	0	0	0	0	0
53 Backflow Preventer	3,413	0	0	0	0	0	0	0	0	0
54 Irrigation System Repair Allowance	0	0	1,103	0	1,159	0	1,218	0	1,279	0
55 Tree Care Allowance	7,875	0	8,274	0	8,693	0	9,133	0	9,595	0
56 Planting Replacement Allowance	0	0	1,103	0	1,159	0	1,218	0	1,279	0
57 Plant/Irrig. Replace. Front Yards - Major	0	0	0	0	0	0	0	0	0	0
58 Plant/Irrig. Replace. Front Yards - Major	116,438	0	0	0	0	0	0	0	0	0
59 Plant/Irrig. Replace. Front Yards - Major	0	119,348	0	0	0	0	0	0	0	0
MISCELLANEOUS SITE IMPROVEMENTS										
60 Wood Benches	0	0	0	0	0	0	0	0	0	4,590
61 Trash Enclosure - Replace	0	0	0	0	0	0	0	0	0	0
62 Trash Enclosure - Replace	0	0	0	0	0	0	0	0	0	0
63 Wood Bollards	0	0	0	0	0	0	0	0	0	2,950
64 20' Flag Pole	0	0	0	0	0	0	0	0	0	0
65 Shoreline Rip Rap Repair Allowance	0	0	16,547	0	0	0	0	0	0	0
66 Mail Boxes	0	0	0	0	0	0	0	0	0	0
67 Mail Box Standards	0	0	0	0	0	0	0	0	0	0
SEWAGE PUMP SYSTEM										
68 Sewage Ejector Pump - Primary Pump	0	0	0	11,307	0	0	0	0	12,793	0
69 Sewage Ejector Pump - Secondary Pump	10,500	0	0	0	0	11,880	0	0	0	0
70 Pump Controller	0	0	0	0	0	0	0	0	0	0
71 Tank	0	0	0	0	0	0	0	0	0	0
72 Lateral Replacement	0	0	0	0	0	0	0	0	0	0
RESIDENTIAL BUILDING EXTERIOR										
73 Composition Shingle (Sloped) Roof	0	0	0	0	0	0	0	0	0	0
74 Single Ply (Flat) Roof	0	0	0	0	0	0	0	0	0	0
75 Gutters	0	0	0	0	0	0	0	0	0	0
76 Downspouts	0	0	0	0	0	0	0	0	0	0
77 Chimney Caps	0	0	0	0	0	0	0	0	0	0
78 Spark Arrestors	0	0	0	0	0	0	0	0	0	0
79 Balcony Railings	0	0	0	0	0	0	0	0	0	0
80 Balcony Resurface - Elastomeric	0	0	0	0	16,168	0	0	0	0	0
81 Balcony Resurface - Wood	0	0	0	0	0	0	0	0	0	0
82 Balcony Repair Allowance	0	0	18,312	0	0	19,720	0	0	21,237	0
83 Stair Railings	0	0	0	0	0	0	0	0	0	0



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Fiscal Year Ending	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
84 Stair/Stair Landing Resurface - Elastomeric	0	0	0	0	6,467	0	0	0	0	0
85 Stair/Stair Landing Repair Allowance	0	0	5,516	0	0	0	0	0	6,397	0
EXTERIOR PAINTING										
86 Paint Auto Entry Gates	0	0	272	0	0	0	0	0	315	0
87 Paint Man Entry Gates	0	0	453	0	0	0	0	0	525	0
88 Paint Iron/Iron and Wood Fencing	0	0	7,326	0	0	0	0	0	8,496	0
89 Paint Light Poles	0	0	2,175	0	0	0	0	0	2,522	0
90 Paint Flag Pole	0	0	181	0	0	0	0	0	210	0
91 Paint Mail Box Standards	0	0	761	0	0	0	0	0	883	0
92 Paint Wood Siding/Trim	0	0	248,634	0	0	0	0	0	288,339	0
93 Paint Gutters	0	0	3,685	0	0	0	0	0	4,273	0
94 Paint Downspouts	0	0	6,225	0	0	0	0	0	7,219	0
95 Varnish Unit Entry Doors	0	0	16,069	0	0	0	0	0	18,635	0
96 Paint 16' x 7' Garage Doors	0	0	7,853	0	0	0	0	0	9,108	0
97 Paint 8' x 7' Garage Doors	0	0	1,377	0	0	0	0	0	1,597	0
98 Paint Balcony Railings	0	0	11,091	0	0	0	0	0	12,863	0
99 Paint Stair Railings	0	0	1,124	0	0	0	0	0	1,303	0
BUILDING EXTERIOR REPAIR ALLOWANCES										
100 Siding Repair Allowance	0	0	36,247	0	0	39,034	0	0	42,035	0
101 Trim Repair Allowance	0	0	18,123	0	0	19,517	0	0	21,017	0
102 Siding and Trim Repairs - Ongoing	2,875	2,947	3,021	3,096	3,173	3,253	3,334	3,417	3,503	3,590
103 Roof Repair/Inspection Allowance	4,600	4,715	4,833	4,954	5,078	5,204	5,335	5,468	5,605	5,745
104 Minor Fence Repairs	0	4,361	0	4,582	0	4,814	0	5,058	0	5,314
105 Termite Repairs/Inspection	5,250	0	0	0	0	5,940	0	0	0	0
106 Termite Repairs/Inspection	1,575	0	0	0	0	1,782	0	0	0	0



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Fiscal Year Ending	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
ROADS										
1 Asphalt Sealing	0	1,695	0	0	0	0	1,918	0	0	0
2 Asphalt Repair Allowance	0	3,395	0	0	0	0	3,841	0	0	0
3 Asphalt Replacement	0	0	0	0	0	0	0	0	0	0
ASPHALT STRIPING AND CURB PAINTING (OUTSIDE THE GATES)										
4 White Striping	0	326	0	0	0	0	369	0	0	0
5 Public Shore Parking Designations	0	38	0	0	0	0	43	0	0	0
ROADS (INSIDE THE GATES)										
6 Asphalt Sealing	0	13,090	0	0	0	0	14,810	0	0	0
7 Asphalt Repair Allowance	0	12,071	0	0	0	0	13,657	0	0	0
8 Asphalt Replacement	0	0	0	0	0	0	0	0	0	0
ASPHALT STRIPING AND CURB PAINTING (SITE)										
9 White Striping	0	880	0	0	0	0	996	0	0	0
10 Slow Designations	0	91	0	0	0	0	102	0	0	0
ASPHALT PATHS										
11 Asphalt Sealing	0	0	6,426	0	0	0	0	7,270	0	0
12 Asphalt Repair Allowance	0	0	1,547	0	0	0	0	1,750	0	0
12 Asphalt Replacement	0	0	0	0	264,166	0	0	0	0	0
13 Asphalt Curbs	0	0	0	0	697	0	0	0	0	0
CONCRETE										
14 Decorative Concrete Repair Allowance	0	0	0	0	0	0	0	0	0	0
15 Walk/Curb Repair Allowance	0	0	0	0	6,862	0	0	0	0	7,763
ENTRY SYSTEMS										
16 Entry Intercom Panel	0	0	0	0	0	0	0	7,988	0	0
17 Key Pad Entry Panels	0	0	0	0	0	0	0	0	0	0
18 Automatic Gate Opener - Man Gate	0	0	0	0	0	0	0	0	0	0
19 Auto Gate Motors	0	0	0	0	0	0	0	0	0	0
20 Auto Gate Motors	0	0	0	2,533	0	0	0	0	0	0
21 Auto Gate Vehicle Loops	0	0	0	0	0	0	0	0	0	0
22 Auto Gate Vehicle Loops	0	0	0	2,750	0	0	0	0	0	0

ENTRY GATES/IRON FENCING



Crown Harbor
Alameda, California

Date: 9/22/2017
Units: 76
Fiscal Year End: 12/31/2018

Fiscal Year Ending	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
22 16' Auto Gates	0	0	0	0	0	0	0	0	0	0
23 6' Man Gate	0	0	0	0	0	0	0	0	0	0
24 4' Man Gate	0	0	0	0	0	0	0	0	0	0
25 Iron Fencing at Entry	0	0	0	0	0	0	0	0	0	0
FENCING AND RETAINING WALLS										
26 Wood Fence at Property Line (Good Neighbor)	0	0	0	0	0	0	5,344	0	0	0
27 Cyclone Fence at Property Line (Good Neighbor)	0	0	0	0	0	0	4,910	0	0	0
28 Iron Fence at Property Line	0	78,425	0	0	0	0	0	0	0	0
29 Wood Fence at Property Line	0	0	0	0	0	0	68,085	0	0	0
30 Iron/Wood Fence at Shoreline	0	0	0	0	0	0	0	0	0	0
31 Lattice Fence at Sewage Pumps	0	0	0	0	0	0	0	0	2,252	0
32 Wood Fence at Units	0	0	0	0	0	0	93,617	0	0	0
33 Wood Retaining Walls at Sewage Pumps	0	0	0	0	0	0	0	0	1,253	0
EXTERIOR LIGHTING										
34 25 Foot Lightpoles	0	0	0	0	0	0	0	0	0	0
35 LED Pole Lights	0	0	0	0	0	0	0	0	0	0
36 25 Foot Lightpoles	0	0	0	0	0	0	0	0	0	0
37 LED Pole Lights	0	0	0	0	0	0	0	0	0	0
38 Bollard Lights at Pathway	0	0	0	0	0	0	0	0	0	0
39 Bollard Lights at Pathway	0	0	0	0	0	0	0	0	0	0
40 Solar LED Lights at Flagpole	0	0	0	0	0	0	0	0	0	0
41 Monument Sign Spot Light	0	0	0	0	0	0	0	0	0	0
42 Address Number Lights	0	0	0	0	0	0	0	0	0	0
43 Timers	0	0	0	34,738	0	0	0	0	0	0
SIGNAGE										
44 Monument Sign	0	0	0	0	2,225	0	0	0	0	0
45 Miscellaneous Sign Replacement Allowance	1,344	0	0	0	0	1,521	0	0	0	0
46 Sign Post Replacement Allowance	672	0	0	0	0	760	0	0	0	0
47 Street Signs	0	0	0	0	0	0	0	0	0	0
48 Street Sign Posts	0	0	0	0	0	0	0	0	0	0
IRRIGATION AND LANDSCAPING										
49 Irrigation Controller (Assume Smart Controller)	0	0	0	0	3,709	0	0	0	0	0
50 Irrigation Controller (Install Smart Controller)	0	0	0	0	0	3,802	0	0	0	0
51 Submit Irrigation Upgrade Plan for Permit	0	0	0	0	0	0	0	0	0	0



Crown Harbor
Alameda, California

Date: 9/22/2017
Units: 76
Fiscal Year End: 12/31/2018

Fiscal Year Ending	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
52 Irrigation Distribution System Renovate/Remodel	0	0	0	0	0	0	0	0	0	0
53 Backflow Preventer	0	0	0	0	0	0	0	0	0	0
54 Irrigation System Repair Allowance	1,344	0	1,412	0	1,484	0	1,559	0	1,638	0
55 Tree Care Allowance	10,081	0	10,591	0	11,127	0	11,690	0	12,282	0
56 Planting Replacement Allowance	1,344	0	1,412	0	1,484	0	1,559	0	1,638	0
57 Plant/Irrig. Replace. Front Yards - Major	0	0	0	0	0	0	0	0	0	0
58 Plant/Irrig. Replace. Front Yards - Major	0	0	0	0	0	0	0	0	0	0
59 Plant/Irrig. Replace. Front Yards - Major	0	0	0	0	0	0	0	0	0	0
MISCELLANEOUS SITE IMPROVEMENTS										
60 Wood Benches	0	0	0	0	0	0	0	0	0	5,875
61 Trash Enclosure - Replace	0	0	0	0	0	0	0	0	0	0
62 Trash Enclosure - Replace	0	0	0	0	0	0	6,196	0	0	0
63 Wood Bollards	0	0	0	0	0	0	0	0	0	3,777
64 20' Flag Pole	0	4,133	0	0	0	0	0	0	0	0
65 Shoreline Rip Rap Repair Allowance	0	0	21,182	0	0	0	0	0	0	0
66 Mail Boxes	0	0	0	0	0	0	16,834	0	0	0
67 Mail Box Standards	0	0	0	0	0	0	15,431	0	0	0
SEWAGE PUMP SYSTEM										
68 Sewage Ejector Pump - Primary Pump	0	0	0	14,474	0	0	0	0	16,376	0
69 Sewage Ejector Pump - Secondary Pump	13,441	0	0	0	0	15,207	0	0	0	0
70 Pump Controller	0	0	0	0	0	0	0	0	0	0
71 Tank	0	0	0	0	0	0	0	0	0	0
72 Lateral Replacement	0	0	0	0	0	0	0	0	0	0
RESIDENTIAL BUILDING EXTERIOR										
73 Composition Shingle (Sloped) Roof	0	0	0	0	0	0	0	0	0	0
74 Single Ply (Flat) Roof	0	0	0	0	335,773	0	0	0	0	0
75 Gutters	0	0	0	0	0	0	0	37,125	0	0
76 Downspouts	0	0	0	0	0	0	0	62,715	0	0
77 Chimney Caps	0	0	0	0	0	0	0	72,794	0	0
78 Spark Arrestors	0	0	0	0	0	0	0	16,799	0	0
79 Balcony Railings	0	109,609	0	0	0	0	0	0	0	0
80 Balcony Resurface - Elastomeric	0	0	0	0	20,697	0	0	0	0	0
81 Balcony Resurface - Wood	0	0	0	0	0	0	0	0	160,947	0
82 Balcony Repair Allowance	0	22,870	0	0	24,628	0	0	26,522	0	0
83 Stair Railings	0	16,656	0	0	0	0	0	0	0	0



Crown Harbor
Alameda, California

Date: 9/22/2017
Units: 76
Fiscal Year End: 12/31/2018

Fiscal Year Ending	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
84 Stair/Stair Landing Resurface - Elastomeric	0	0	0	0	8,279	0	0	0	0	0
85 Stair/Stair Landing Repair Allowance	0	0	0	0	7,418	0	0	0	0	0
EXTERIOR PAINTING										
86 Paint Auto Entry Gates	0	0	0	0	366	0	0	0	0	0
87 Paint Man Entry Gates	0	0	0	0	609	0	0	0	0	0
88 Paint Iron/Iron and Wood Fencing	0	0	0	0	9,853	0	0	0	0	0
89 Paint Light Poles	0	0	0	0	2,925	0	0	0	0	0
90 Paint Flag Pole	0	0	0	0	244	0	0	0	0	0
91 Paint Mail Box Standards	0	0	0	0	1,024	0	0	0	0	0
92 Paint Wood Siding/Trim	0	0	0	0	334,385	0	0	0	0	0
93 Paint Gutters	0	0	0	0	4,956	0	0	0	0	0
94 Paint Downspouts	0	0	0	0	8,372	0	0	0	0	0
95 Varnish Unit Entry Doors	0	0	0	0	21,611	0	0	0	0	0
96 Paint 16' x 7' Garage Doors	0	0	0	0	10,562	0	0	0	0	0
97 Paint 8' x 7' Garage Doors	0	0	0	0	1,852	0	0	0	0	0
98 Paint Balcony Railings	0	0	0	0	14,917	0	0	0	0	0
99 Paint Stair Railings	0	0	0	0	1,511	0	0	0	0	0
BUILDING EXTERIOR REPAIR ALLOWANCES										
100 Siding Repair Allowance	0	45,267	0	0	48,748	0	0	52,496	0	0
101 Trim Repair Allowance	0	22,633	0	0	24,374	0	0	26,248	0	0
102 Siding and Trim Repairs - Ongoing	3,680	3,772	3,867	3,963	4,062	4,164	4,268	4,375	4,484	4,596
103 Roof Repair/Inspection Allowance	5,888	6,036	6,186	6,341	6,500	6,662	6,829	6,999	7,174	7,354
104 Minor Fence Repairs	0	5,583	0	5,866	0	6,163	0	6,474	0	6,802
105 Termite Repairs/Inspection	6,720	0	0	0	0	7,604	0	0	0	0
106 Termite Repairs/Inspection	2,016	0	0	0	0	2,281	0	0	0	0



Crown Harbor
Alameda, California

Date: 9/22/2017
Units: 76
Fiscal Year End: 12/31/2018

Fiscal Year Ending	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
ROADS										
1 Asphalt Sealing	0	2,170	0	0	0	0	2,455	0	0	0
2 Asphalt Repair Allowance	0	4,346	0	0	0	0	4,917	0	0	0
3 Asphalt Replacement	0	0	0	0	0	0	0	0	0	0
ASPHALT STRIPING AND CURB PAINTING (OUTSIDE THE GATES)										
4 White Striping	0	417	0	0	0	0	472	0	0	0
5 Public Shore Parking Designations	0	48	0	0	0	0	55	0	0	0
ROADS (INSIDE THE GATES)										
6 Asphalt Sealing	0	16,757	0	0	0	0	18,959	0	0	0
7 Asphalt Repair Allowance	0	15,452	0	0	0	0	17,483	0	0	0
8 Asphalt Replacement	0	0	0	0	0	0	0	0	0	0
ASPHALT STRIPING AND CURB PAINTING (SITE)										
9 White Striping	0	1,126	0	0	0	0	1,274	0	0	0
10 Slow Designations	0	116	0	0	0	0	131	0	0	0
ASPHALT PATHS										
11 Asphalt Sealing	0	0	8,225	0	0	0	0	9,306	0	0
12 Asphalt Repair Allowance	0	0	1,980	0	0	0	0	2,240	0	0
12 Asphalt Replacement	0	0	0	0	0	0	0	0	0	0
13 Asphalt Curbs	0	0	0	0	0	0	0	0	0	0
CONCRETE										
14 Decorative Concrete Repair Allowance	0	0	0	0	0	0	0	0	0	0
15 Walk/Curb Repair Allowance	0	0	0	0	8,784	0	0	0	0	9,938
ENTRY SYSTEMS										
16 Entry Intercom Panel	0	0	0	0	0	0	0	0	0	0
17 Key Pad Entry Panels	0	0	0	0	5,697	0	0	0	0	0
18 Automatic Gate Opener - Man Gate	0	0	0	0	7,597	0	0	0	0	0
19 Auto Gate Motors	0	0	0	3,242	0	0	0	0	0	0
20 Auto Gate Motors	0	0	0	0	0	0	0	0	3,669	0
21 Auto Gate Vehicle Loops	0	0	0	3,520	0	0	0	0	0	0
22 Auto Gate Vehicle Loops	0	0	0	0	0	0	0	0	3,983	0
ENTRY GATES/IRON FENCING										



Crown Harbor
Alameda, California

Date: 9/22/2017
Units: 76
Fiscal Year End: 12/31/2018

Fiscal Year Ending	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
22 16' Auto Gates	0	0	0	0	0	0	0	0	0	0
23 6' Man Gate	0	0	0	0	0	0	0	0	0	0
24 4' Man Gate	0	0	0	0	0	0	0	0	0	0
25 Iron Fencing at Entry	0	0	0	0	0	0	0	0	0	29,008
FENCING AND RETAINING WALLS										
26 Wood Fence at Property Line (Good Neighbor)	0	0	0	0	0	0	0	0	0	0
27 Cyclone Fence at Property Line (Good Neighbor)	0	0	0	0	0	0	0	0	0	0
28 Iron Fence at Property Line	0	0	0	0	0	0	0	0	0	0
29 Wood Fence at Property Line	0	0	0	0	0	0	0	0	0	0
30 Iron/Wood Fence at Shoreline	0	0	0	0	0	0	0	0	0	0
31 Lattice Fence at Sewage Pumps	0	0	0	0	0	0	0	0	0	0
32 Wood Fence at Units	0	0	0	0	0	0	0	0	0	0
33 Wood Retaining Walls at Sewage Pumps	0	0	0	0	0	0	0	0	0	0
EXTERIOR LIGHTING										
34 25 Foot Lightpoles	0	104,932	0	0	0	0	0	0	0	0
35 LED Pole Lights	0	0	0	0	0	0	0	17,384	0	0
36 25 Foot Lightpoles	0	0	0	0	0	0	0	0	0	0
37 LED Pole Lights	0	0	0	0	0	0	0	1,023	0	0
38 Bollard Lights at Pathway	0	0	0	0	0	0	0	0	85,111	0
39 Bollard Lights at Pathway	0	0	0	0	0	0	0	8,897	0	0
40 Solar LED Lights at Flagpole	0	0	0	0	0	0	0	256	0	0
41 Monument Sign Spot Light	0	0	0	0	0	0	0	0	262	0
42 Address Number Lights	0	0	0	0	0	0	0	38,859	0	0
43 Timers	0	0	0	0	0	0	0	0	50,312	0
SIGNAGE										
44 Monument Sign	0	0	0	0	0	0	0	0	0	0
45 Miscellaneous Sign Replacement Allowance	1,721	0	0	0	0	1,947	0	0	0	0
46 Sign Post Replacement Allowance	860	0	0	0	0	973	0	0	0	0
47 Street Signs	0	0	0	0	0	0	0	0	0	1,612
48 Street Sign Posts	0	0	0	0	0	0	0	0	0	2,256
IRRIGATION AND LANDSCAPING										
49 Irrigation Controller (Assume Smart Controller)	0	0	0	0	0	0	0	0	0	5,372
50 Irrigation Controller (Install Smart Controller)	0	0	0	0	0	0	0	0	0	0
51 Submit Irrigation Upgrade Plan for Permit	0	0	0	0	0	0	0	0	0	0



Crown Harbor
Alameda, California

Date: 9/22/2017
Units: 76
Fiscal Year End: 12/31/2018

Fiscal Year Ending	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
52 Irrigation Distribution System Renovate/Remodel	0	0	0	0	0	0	0	0	0	0
53 Backflow Preventer	5,592	0	0	0	0	0	0	0	0	0
54 Irrigation System Repair Allowance	1,721	0	1,808	0	1,899	0	1,995	0	2,096	0
55 Tree Care Allowance	12,904	0	13,557	0	14,244	0	14,965	0	15,722	0
56 Planting Replacement Allowance	1,721	0	1,808	0	1,899	0	1,995	0	2,096	0
57 Plant/Irrig. Replace. Front Yards - Major	0	0	0	0	0	0	0	0	0	238,279
58 Plant/Irrig. Replace. Front Yards - Major	0	0	0	0	0	0	0	0	0	0
59 Plant/Irrig. Replace. Front Yards - Major	0	0	0	0	0	0	0	0	0	0
MISCELLANEOUS SITE IMPROVEMENTS										
60 Wood Benches	0	0	0	0	0	0	0	0	0	7,521
61 Trash Enclosure - Replace	0	0	0	0	7,549	0	0	0	0	0
62 Trash Enclosure - Replace	0	0	0	0	0	0	0	0	0	0
63 Wood Bollards	0	0	0	0	0	0	0	0	0	4,835
64 20' Flag Pole	0	0	0	0	0	0	0	0	0	0
65 Shoreline Rip Rap Repair Allowance	0	0	27,115	0	0	0	0	0	0	0
66 Mail Boxes	0	0	0	0	0	0	0	0	0	0
67 Mail Box Standards	0	0	0	0	0	0	0	0	0	0
SEWAGE PUMP SYSTEM										
68 Sewage Ejector Pump - Primary Pump	0	0	0	18,528	0	0	0	0	20,963	0
69 Sewage Ejector Pump - Secondary Pump	17,205	0	0	0	0	19,466	0	0	0	0
70 Pump Controller	0	0	0	0	9,496	0	0	0	0	0
71 Tank	0	0	0	0	0	0	149,648	0	0	0
72 Lateral Replacement	0	16,754	0	0	0	0	0	0	0	0
RESIDENTIAL BUILDING EXTERIOR										
73 Composition Shingle (Sloped) Roof	0	0	0	0	0	0	0	1,329,244	0	0
74 Single Ply (Flat) Roof	0	0	0	0	0	0	0	0	0	0
75 Gutters	0	0	0	0	0	0	0	0	0	0
76 Downspouts	0	0	0	0	0	0	0	0	0	0
77 Chimney Caps	0	0	0	0	0	0	0	0	0	0
78 Spark Arrestors	0	0	0	0	0	0	0	0	0	0
79 Balcony Railings	0	0	0	0	0	0	0	0	0	0
80 Balcony Resurface - Elastomeric	0	0	0	0	26,493	0	0	0	0	0
81 Balcony Resurface - Wood	0	0	0	0	0	0	0	0	0	0
82 Balcony Repair Allowance	28,561	0	0	30,757	0	0	33,122	0	0	35,669
83 Stair Railings	0	0	0	0	0	0	0	0	0	0



Crown Harbor
Alameda, California

Date: 9/22/2017
Units: 76
Fiscal Year End: 12/31/2018

Fiscal Year Ending	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
84 Stair/Stair Landing Resurface - Elastomeric	0	0	0	0	10,597	0	0	0	0	0
85 Stair/Stair Landing Repair Allowance	8,603	0	0	0	0	0	9,977	0	0	0
EXTERIOR PAINTING										
86 Paint Auto Entry Gates	424	0	0	0	0	0	492	0	0	0
87 Paint Man Entry Gates	707	0	0	0	0	0	820	0	0	0
88 Paint Iron/Iron and Wood Fencing	11,427	0	0	0	0	0	13,251	0	0	0
89 Paint Light Poles	3,392	0	0	0	0	0	3,934	0	0	0
90 Paint Flag Pole	283	0	0	0	0	0	328	0	0	0
91 Paint Mail Box Standards	1,187	0	0	0	0	0	1,377	0	0	0
92 Paint Wood Siding/Trim	387,784	0	0	0	0	0	449,711	0	0	0
93 Paint Gutters	5,747	0	0	0	0	0	6,665	0	0	0
94 Paint Downspouts	9,708	0	0	0	0	0	11,259	0	0	0
95 Varnish Unit Entry Doors	25,063	0	0	0	0	0	29,065	0	0	0
96 Paint 16' x 7' Garage Doors	12,249	0	0	0	0	0	14,205	0	0	0
97 Paint 8' x 7' Garage Doors	2,148	0	0	0	0	0	2,491	0	0	0
98 Paint Balcony Railings	17,299	0	0	0	0	0	20,061	0	0	0
99 Paint Stair Railings	1,753	0	0	0	0	0	2,032	0	0	0
BUILDING EXTERIOR REPAIR ALLOWANCES										
100 Siding Repair Allowance	56,532	0	0	60,879	0	0	65,560	0	0	70,601
101 Trim Repair Allowance	28,266	0	0	30,440	0	0	32,780	0	0	35,301
102 Siding and Trim Repairs - Ongoing	4,711	4,829	4,950	5,073	5,200	5,330	5,463	5,600	5,740	5,883
103 Roof Repair/Inspection Allowance	7,538	7,726	7,919	8,117	8,320	8,528	8,741	8,960	9,184	9,413
104 Minor Fence Repairs	0	7,147	0	7,508	0	7,889	0	8,288	0	8,707
105 Termite Repairs/Inspection	8,603	0	0	0	0	9,733	0	0	0	0
106 Termite Repairs/Inspection	2,581	0	0	0	0	2,920	0	0	0	0



Crown Harbor
Alameda, California

Date: 9/22/2017
Units: 76
Fiscal Year End: 12/31/2018

**Assessment and Reserve Funding Disclosure Summary
for the fiscal year ending 2018**

(1) The current avg. regular assessment per ownership interest is: _____ per month

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found in your operating budget.

(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 are as follows:

Date Assessment is Due	Amount per ownership interest per month or year (If assessments are variable, see note immediately below)	Purpose of the assessment
Please refer to the enclosed cash flow scenario for anticipated future reserve fund contribution levels		

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found in your operating budget.

(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 No

(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 Year Assessment will be needed	Amount per ownership interest per month or year (If assessments are variable, see note immediately below)

(5) All major components, with less than 30 years remaining life, are included in the reserve study and are included in it's calculations.

(6) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570, the estimated amount needed in the reserve fund at the end of the current fiscal year is: \$1,316,815.31, based in whole or in part on the last reserve study or update prepared by Associa Reserve studies as of September 22, 2017. The projected reserve fund cash balance at the end of the current fiscal year is \$532,820.17, resulting in reserves being 40 percent funded at this date.



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(7) For the purposes of preparing this summary pursuant to Section 5570 of the Davis-Stirling Act, the following are assumed to be true.

1. "Estimated remaining Useful life" means the time reasonably calculated to remain before a major component will require replacement.
2. "Major component" is defined in Section 5500 of the Davis-Stirling Act. Components with an estimated remaining life of more than thirty (30) years may be included in a study as a capital asset or disregarded from the reserve calculations, so long as the decision is revealed in the reserve fund study report and is reported in this Assessment and Reserve Fund Disclosure Summary.
3. This form shall accompany each Pro Forma Operating Budget or Summary thereof that is delivered pursuant to the requirements of the Davis-Stirling Act. This form may be supplemented or modified to clarify the information delivered, so long as the minimum requirements are met.
4. For the purpose of this report and summary, the amount of reserve needed to be accumulated for any component at any 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 of the component. This shall not be construed as to require the Board of Directors to fund their reserve fund in accordance with this calculation.

ASSESSMENT AND RESERVE FUNDING DISCLOSURE SUMMARY DISCLAIMERS

DISCLAIMER 1

The association as part of its reserve study and funding analysis has prepared a cash flow statement to meet the needs of the association's reserve components over the course of the next 30 years. The currently elected board is not empowered to approve future years assessments but it is assumed that future Board of Directors will update and follow the assumptions contained within the cash flow summary.

DISCLAIMER 2

The associations board of directors has relied on information, opinions, reports and statements presented to it by vendors, contractors, reserve analysts, CPAs and/or other professionals ("Professionals") in preparing the reserve study and is relying upon this information, financial data and reports pursuant to the California Corporations Code in providing the association membership and/or prospective purchasers the information contained in this Assessment and Reserve Funding Disclosure Summary. 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 supplied to the association board of directors from said Professionals. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this disclosure summary. Since the information provided has been based on assumptions over a thirty (30) year period the accuracy of the information may be less than reliable. Furthermore, the occurrence of vandalism, severe weather conditions, earthquakes, floods or other acts of God can not be accounted for and are excluded when assessing life expectancy of each component. The reserve study includes only items that the association has a clear and express responsibility to maintain, pursuant to the association's CC&R's.

The answer to this question was based on the attached cash flow analysis using the data in the reserve study and is only accurate to the extent the assumptions over the next thirty (30) years hold true.



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DISCLAIMER 3

The association intends to review its reserve fund on an annual basis, consistent with California Civil Code section 5500, as well as causing a new reserve study to be conducted every three (3) years, the association could increase regular assessments to facilitate additional reserve funding and/or levy special assessments to fund reserve over the course of the next thirty (30) years. Please see the attached cash flow analysis for any potential future special assessments and/or regular assessment increases.

DISCLAIMER 4

The information contained within the disclosure statement, cash flow projections and percent funded calculation is based on a reserve study prepared by Associa Reserve Studies during the 2015 fiscal year. The Davis-Stirling act requires that every association to "at least once every three years, the board of directors shall cause to be conducted a reasonably competent and diligent visual inspection of the accessible areas of the major components which the association is obligated to repair, replace, or maintain as part of a study of the reserve account requirements of the common interest development". The association is required to conduct their next reserve study inspection in the 2018 fiscal year.

DISCLAIMER 5

The following assumptions were made in this study.

Inflation Rate is computed at	2.50%
Net Rate of return on Investments	1.50%
Unscheduled Maintenance Allowance.	5.00%

DISCLAIMER 6

The complete reserve study is available to you through your management company. Please contact your community manager at the address below for a copy of the complete study. Please note there may be a fee for this service.

Associa Northern California
8000 Jarvis Avenue, Entry 2
Newark, CA 94560
(510) 780-8587

SECTION 5

Terms and Definitions

ANTICIPATED RESERVE BALANCE: Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Based upon information provided and not audited.

ANTICIPATED TOTAL COST: The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Anticipated Total Cost would be the cost to replace, repair, or restore the component during that particular year.

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.

COMPONENT: The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

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

COMPONENT METHOD: A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. See "Cash Flow Method."

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

FULLY FUNDED: 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

FULLY FUNDED BALANCE (FFB): Total Accrued Reserve. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate}) ^ \text{Remaining Life}] - [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate}) ^ \text{Remaining Life}]$$

FUNDING PLAN: An association’s plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

LIFE AND VALUATION ESTIMATES: The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

PERCENT FUNDED: The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

PHYSICAL ANALYSIS: The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

PROJECT MANAGEMENT & ADMINISTRATION (PM&A): The anticipated “soft” costs associated with the maintenance, repair, or replacement of a reserve component. This allowance is set aside for the hiring of a construction / project manager and necessary administration costs. PM&A is expressed as a percentage of the contractors costs.

REMAINING LIFE (RL): The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have “zero” Remaining Useful Life.

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

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

USEFUL LIFE (UL): Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.