

*Reserve Report*

## Barrera and Company Reserve Analysis

### Oaks of Del Rey HOA Reserve Summary

November, 1999

(For Homeowner Distribution)

(Comply with state statutes, include component worksheets with Summary Page)

Number of Units:	150
Budget Yr. Start:	12/31/99
Report End:	12/31/00
Location:	Del Rey Oaks, CA
Reserve Fund Balance: (As of 12/31/99)	\$87,000.00
Accumulated Reserve: (As of 12/31/99)	\$240,811.00
Deficit Below Accum. Reserve:	\$155,878.00
Percentage Funded: (As of 12/31/99)	36%
Current Replacement Cost:	\$2,341,173.00

### Funding Options Summary

(Report Pages A1-A26)

	Year 1	* Recommended Funding
<b>Option 1:</b> (Current Funding)		
Year 1 Funding Amount:	\$60,000.00	
Per Unit Per Month:	\$33.33	
<b>Option 2:</b> (100% Funding)		*
Year 1 Funding Amount:	\$166,473.00	
Per Unit Per Month:	\$92.49	
<b>Option 3:</b> (Minimum Funding)		
Year 1 Funding Amount:	\$130,400.00	
Per Unit Per Month:	\$72.44	

### RESERVE COMPONENT WORKSHEET DEFINITIONS:

## Barrera and Company Reserve Analysis

<b>Component:</b>	Component: Identifies the item to be included for reserve funding.
<b>Normal Life:</b>	The estimated total life of a reserve component using published information and professional experience. For components in which the useful life should equal that of the project, no expectancy has been projected (i.e. plumbing, framing, etc...)
<b>Estimated Remaining Life:</b>	An estimate of expected remaining longevity of that component based on information provided, visual inspection, and assumptions of probability.
<b>Cost Per Unit:</b>	The approximate amount of money it will take to replace the reserve component, per the measurement it is defined by (i.e. sf = Square Foot).
<b>Approximate Quantity:</b>	The approximate total amount of the reserve component as it has been defined under the Cost Per Unit.
<b>Present Cost:</b>	This indicates the approximate cost of replacing the reserve component at the present time.
<b>Future Cost:</b>	This indicates the estimated expenditure by the Association when the component is in need of or replacement. The future cost has been calculated on a 3.5% yearly inflation factor. It is assumed that any repairs or replacement of any reserve component below \$1,000 given year will be replaced from the operating account.
<b>Source Code:</b>	The means by which the information for the reserve component has been obtained. The Source Code is as follows: 1 - National Construction Estimator & On-file Data. 2 - Vendor Data. 3 - Actual Costs & Bids. 4 - Management and/or Board Data.

# Oaks of Del Rey HOA

Del Rey Oaks, CA

## Reserve Component Worksheet

150 Units  
November, 1999

COMPONENT	Avg Life	Rem Life	Cost Per Unit	Approx Quantity	Present Cost	Future Cost	Source Cod
<b>POOL, SPA &amp; CLUBHOUSE</b>							
Resurface Pool (Fiberglass)	12	10	6,000.00 /ea	1	6,000	8,177	4
Resurface Spa	7	1	3,000.00 /ea	1	3,000	3,000	1
Pool Equipment	12	7	Lump Sum	Total	3,890	4,782	1
Spa Equipment	12	7	Lump Sum	Total	4,480	5,507	1
Clubhouse Furnishings	15	5	Lump Sum	Total	7,500	8,606	1
Clubhouse Appliances	12	6	Lump Sum	Total	2,750	3,266	1
Clubhouse Floor Finishes	15	5	Lump Sum	Total	3,782	4,340	1
Pool Furnishings			Maintenance / Operating Budget				4
<b>TOTAL REPLACEMENT COST</b>					<b>\$31,402</b>	<b>\$37,679</b>	
<b>SPORTS COURT</b>							
Resurface Sports Court	6	1	3,000.00 /ea	1	3,000	3,000	1
Tennis Nets			Maintenance / Operating Budget				
<b>TOTAL REPLACEMENT COST</b>					<b>\$3,000</b>	<b>\$3,000</b>	
<b>LIGHTING</b>							
Entry/Balcony Light Fixtures	20	10	80.00 /ea	300	24,000	32,710	1
10' Post Fixtures	20	10	600.00 /ea	16	9,600	13,084	1
Ground Pagodas	12	5	45.00 /ea	65	2,925	3,357	1
Raised Walkway Fixtures	20	10	124.00 /ea	220	27,280	37,180	1
Carport Fixtures	20	10	68.00 /ea	42	2,856	3,892	1
Trellis Fixtures	20	10	100.00 /ea	32	3,200	4,361	1
Clubhouse Bldg. Fixtures	20	10	Lump Sum	Total	2,000	2,726	1
<b>TOTAL REPLACEMENT COST</b>					<b>\$71,861</b>	<b>\$97,309</b>	
<b>FIRE SYSTEM</b>							
Fire Sprinkler Heads (1-Time, Re-Call)	30	1	Lump Sum	Total	30,000	30,000	4
Fire Sprinkler Heads (Inspect/Repl.)	5	5	Lump Sum	Total	5,000	5,738	4
Pull Stations	15	7	170.00 /ea	27	4,590	5,642	1
Smoke Detectors	15	15	130.00 /ea	150	19,500	31,565	1
Annunciators	15	7	180.00 /ea	43	7,740	9,514	1
Fire Alarm Panels	10	10	1,600.00 /ea	14	22,400	30,529	4
<b>TOTAL REPLACEMENT COST</b>					<b>\$89,230</b>	<b>\$112,988</b>	
<b>BALCONIES &amp; WALKWAYS</b>							
Elastomeric Balconies (Replace)	20	20	14.00 /sf	21,184	296,576	570,168	4
Elastomeric Balconies (Coating)	5	5	1.50 /sf	21,184	31,776	36,464	4
Elastomeric Walkways (Replace)	20	20	14.00 /sf	27,322	382,508	735,372	4
Elastomeric Walkways (Coating)	5	5	1.50 /sf	27,322	40,983	47,029	4
<b>TOTAL REPLACEMENT COST</b>					<b>\$751,843</b>	<b>\$1,389,033</b>	

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COMPONENT	Avg Life	Rem Life	Cost Per Unit	Approx Quantity	Present Cost	Future Cost	Source Code
<b>ROOFING</b>							
Fiberglass Roofing (Bldgs/Crpts) (Includes Sheathing, Vents & Flashing)	40	40	285.00 /sq	1,196	340,860	1,303,916	4
Fiberglass Roofing Repairs (Bldgs/Crpts)	10	10	25.00 /sq	1,196	29,900	40,751	4
Gutters & Downspouts	40	40	6.00 /lf	22,734	136,404	521,796	4
Chimney Trim	20	20	1.35 /lf	1,100	1,485	2,855	4
<b>TOTAL REPLACEMENT COST</b>					<b>\$508,649</b>	<b>\$1,869,318</b>	

## PAINTING

Paint Trellis Structures	6	6	0.50 /sf	3,528	1,764	2,095	1
Paint Carports	6	6	0.60 /sf	28,180	16,908	20,081	1
Paint Gutters & Downspouts	12	12	4.50 /lf	22,734	102,303	149,359	1
Paint Fascia	6	6	4.25 /lf	8,708	37,009	43,955	1
Paint Stairs Metal Guard Rails	6	6	3.25 /lf	1,638	5,324	6,323	1
Paint Stairs Steel Stringers	6	6	1.30 /lf	1,218	1,583	1,881	1
Paint Wall Handrails	6	6	0.75 /lf	1,280	960	1,140	1
Paint Stucco Surfaces (Bldgs.)	12	12	0.85 /sf	124,474	105,803	154,469	4
Rem/Repl Caulking	12	12	0.40 /lf	4,872	1,949	2,845	1
Paint Eaves	6	6	0.45 /sf	28,482	12,817	15,222	1
Paint Exterior Doors (1-side)	12	12	Lump Sum	349	7,500	10,950	1
Paint/Repair Trim Band & Flashing	6	6	1.00 /lf	17,742	17,742	21,072	1
Paint/Repair Chimney Trim	6	6	1.00 /lf	1,100	1,100	1,306	1
Paint Trash Encl./Trellis (Entry/Mbxs)	6	6	250.00 /ea	8	2,000	2,375	1
Paint Block Retaining Walls	6	6	Lump Sum	Total	1,500	1,782	4
Paint Balcony Rails/Structure	6	6	2.25 /lf	5,112	11,502	13,661	1
Paint Walkway Rails/Structure	6	6	2.25 /lf	7,696	17,316	20,566	1
Handrails (Concrete Steps)				Maintenance / Operating Budget			
<b>TOTAL REPLACEMENT COST</b>					<b>\$345,080</b>	<b>\$469,083</b>	

## ASPHALT SURFACES

Asphalt Overlay	20	12	1.10 /sf	137,068	150,775	220,127	1
Seal Stripe & Repair	5	1	0.25 /sf	137,068	34,267	34,267	1
<b>TOTAL REPLACEMENT COST</b>					<b>\$185,042</b>	<b>\$254,394</b>	

## FENCING

Open Wire Fence	30	20	10.50 /lf	400	4,200	8,075	1
Wood Retaining Walls - I	25	24	Lump Sum		2,000	4,412	4
Wood Retaining Walls (To Concrete) - II	30	1	Lump Sum		32,000	32,000	4
Chain Link Fence (Court)	28	18	18.00 /lf	244	4,392	7,882	1
Wood Posts (Screen)	20	10	20.00 /lf	170	3,400	4,634	1
Balcony/Walkway Rails	30	30	10.00 /lf	12,808	128,080	347,337	1
Chain Link Fence (Lower)	28	28	Lump Sum		12,600	31,893	4
<b>TOTAL REPLACEMENT COST</b>					<b>\$186,672</b>	<b>\$436,238</b>	

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COMPONENT	Avg Life	Rem Life	Cost Per Unit	Approx Quantity	Present Cost	Future Cost	Source Code
<b>MISCELLANEOUS</b>							
Mailboxes	20	10	70.00 /ea	160	11,200	15,264	1
Parcel Boxes	20	10	150.00 /ea	22	3,300	4,498	1
Tot Lot Equipment	25	15	Lump Sum	Total	6,500	10,522	1
Back-Flow Devices	15	10	750.00 /ea	4	3,000	4,089	1
Repair Paths (Crushed Rock)			Maintenance / Operating Budget				4
Irrigation Controllers	12	1	300.00 /ea	6	1,800	1,800	4
Trellis Structures	24	14	10.00 /sf	3,528	35,280	55,176	1
Trim Band & Flashing	20	20	2.80 /lf	17,742	49,678	95,505	1
Fascia	20	20	4.50 /li	12,808	57,636	110,805	4
<b>TOTAL REPLACEMENT COST</b>					<b>\$168,394</b>	<b>\$297,659</b>	

### CONTINGENCY

Recommended 3%-5% of Total Annual Budget

Source Code: 1-National Construction Estimator and On-File Data  
2-Vendor Data  
3-Actual Costs and Bids  
4-Management/Board Data

PARAMETER:  
Future Cost (Inflation) 3.5%  
Unit Measurements  
lf=Linear Foot sy=Square Yard  
sf=Square Foot ea=Each  
sq=Square (100sf) ls=Lump Sum