

## 3- Minute Executive Summary

**Association:** Riviera Heights HOA **Assoc. #: 30952-0**  
**Location:** Kelseyville, CA  
**# of Units:** 641  
**Report Period:** July 1, 2017 through June 30, 2018

**Results as-of 7/1/2017:**

Projected Starting Reserve Balance: .....	\$241,229
Fully Funded Reserve Balance: .....	\$463,584
Average Reserve Deficit (Surplus) Per Unit: .....	\$347
Percent Funded: .....	52.0%
Recommended 2017/2018 monthly Reserve Contribution: .....	\$6,410
Recommended 2017/2018 Special Assessment for Reserves:.....	\$0

**Most Recent Reserve Contribution Rate:** .....  
 \$4,167

**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 August 23, 2016.
- This Reserve Study was prepared by, or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 52.0% Funded, this means the association’s special assessment & deferred maintenance risk is currently medium.
- 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.
- No assets appropriate for Reserve designation were excluded.

Table 1: Executive Summary

30952-0

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
<b>Clubhouse Building</b>					
109	Clubhouse Deck - Repair/Replace	30	27	\$38,350	\$85,186
303	HVAC Unit - Replace	24	4	\$5,500	\$6,190
303	HVAC Units - Replace (York)	12	0	\$20,900	\$29,798
305	Security System - Replace (Club)	10	9	\$3,780	\$4,932
323	Exterior Lights - Replace	25	9	\$4,275	\$5,578
508	Deck Railings - Repair/Replace	30	9	\$5,600	\$7,307
701	Clubhouse Entry Doors - Replace	30	9	\$18,000	\$23,486
703	Entry/Access Doors - Replace	25	9	\$5,400	\$7,046
803	Water Heater - Replace	20	6	\$2,500	\$2,985
905	Ping-Pong Room - Refurbish/Remodel	15	2	\$7,000	\$7,426
911	Kitchen Appliances - Replace	10	5	\$5,500	\$6,376
937	Window Treatments - Replace	15	0	\$13,500	\$21,033
942	Clubhouse - Refurbish/Remodel	15	13	\$24,000	\$35,245
1110	Clubhouse Int. Surfaces - Repaint	15	13	\$12,500	\$18,357
1116	Clubhouse Ext. Surfaces - Repaint	7	2	\$14,100	\$14,959
1117	Clubhouse Ext. Surfaces - Repair	7	2	\$3,150	\$3,342
1118	Deck Railings - Repaint	7	2	\$2,150	\$2,281
1303	Comp Shingle Roof - Replace	30	22	\$20,000	\$38,322
1307	Flat Roof - Replace	20	12	\$1,650	\$2,353
1312	Gutters/Downspouts - Replace	30	22	\$3,350	\$6,419
1314	Skylights - Replace	30	28	\$7,640	\$17,480
<b>Clubhouse Common Areas</b>					
201	Clubhouse Asphalt - Remove/Replace	40	20	\$90,000	\$162,550
202	Clubhouse Asphalt - Overlay	40	0	\$46,000	\$150,054
203	Clubhouse Asphalt - Seal/Repair	4	4	\$3,150	\$3,545
320	Pole Lights - Replace	40	36	\$4,180	\$12,115
408	Club Picnic Tables/Benches-Replace	25	10	\$6,300	\$8,467
503	Metal Railings - Replace	40	38	\$3,370	\$10,362
710	Clubhouse Entry Gate - Replace	40	20	\$4,500	\$8,128
1810	Plumbing - Repairs	1	0	\$2,650	\$2,730
1811	Plumbing - Replace	10	0	\$4,805	\$6,458
1812	Septic System - Repair/Replace	10	0	\$10,000	\$13,439
<b>Pool Area</b>					

504	Pool Equip. Gate - Replace	40	20	\$2,000	\$3,612
515	Pool Fence/Gates - Replace	40	20	\$9,000	\$16,255
908	Pool Bathrooms - Refurbish/Remodel	15	14	\$14,000	\$21,176
1200	Pool Deck - Seal/Repaint	5	5	\$8,000	\$9,274
1201	Pool Deck - Resurface	20	0	\$18,100	\$32,691
1202	Pool Deck - Repair/Replace	40	20	\$25,000	\$45,153
1203	Pool - Resurface	10	5	\$31,000	\$35,937
1206	Pool Filters - Replace	15	5	\$3,500	\$4,057
1208	Pool Heater - Replace	10	9	\$8,500	\$11,091
1210	Pool Pump - Replace	10	0	\$1,750	\$2,352
1217	Pool Cover/Roller - Replace	10	2	\$2,500	\$2,652
<b>Table 1: Executive Summary</b>					<b>30952-0</b>

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
1218	Pool Rails - Replace	40	20	\$4,000	\$7,224
1219	Pool Furniture - Replace	10	2	\$9,000	\$9,548
<b>Marina</b>					
201	Marina Asphalt Drive-Remove/Replace	40	18	\$85,000	\$144,707
201	Marina Asphalt Lot - Remove/Replace	40	24	\$60,000	\$121,968
202	Marina Asphalt Drive - Overlay	40	38	\$32,000	\$98,393
202	Marina Asphalt Lot - Overlay	40	4	\$27,000	\$30,389
203	Marina Asphalt Drive - Seal/Repair	4	2	\$2,500	\$2,652
203	Marina Asphalt Lot - Seal/Repair	4	0	\$2,100	\$2,364
305	Security System - Replace (Marina)	10	9	\$2,000	\$2,610
409	Marina Picnic Tables - Replace	25	10	\$3,600	\$4,838
709	Marina Entry Gate - Replace	40	5	\$4,500	\$5,217
909	Marina Bathrooms - Refurb/Remodel	15	0	\$9,000	\$14,022
1703	Dock Pilings - Repair	10	0	\$3,500	\$4,704
1709	Dock Float/Ramp - Repair/Replace	25	25	\$25,000	\$52,344
1711	Marina Pier Dock - Repair/Replace	25	22	\$29,250	\$56,046
1712	Marina Railing - Repair/Replace	25	22	\$10,150	\$19,448
1730	Pump Station - Repair/Replace	40	2	\$25,000	\$26,523
1750	Gazebo - Repair/Replace	25	9	\$3,375	\$4,404
<b>General Common Areas</b>					
103	Concrete Walkways - Repair	10	8	\$3,680	\$4,662
1008	Trees - Trim/Remove	1	0	\$4,500	\$4,635
1403	Monument Signs - Replace	20	10	\$4,500	\$6,048
1830	Fire Abatement - Maintenance	1	0	\$4,830	\$4,975
1831	Fire Abatement - Firebreaks	1	0	\$9,000	\$9,270
1835	Knox Boxes - Replace	20	0	\$1,800	\$3,251
1841	Flood Control - Waterbars	10	8	\$1,000	\$1,267
1850	CC&Rs - Update/Revise	10	0	\$4,500	\$6,048

**68 Total Funded Components**

Note 1: **Yellow 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.