



Riviera Heights HOA  
Kelseyville, CA  
Level of Service: Update "With-Site-Visit"

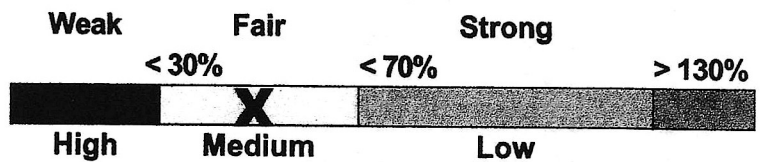
Report #: 30952-6  
# of Units: 628  
July 1, 2023 through June 30, 2024

Findings & Recommendations

as of July 1, 2023

Projected Starting Reserve Balance .....	\$267,693
Current Fully Funded Reserve Balance .....	\$548,668
Average Reserve Deficit (Surplus) Per Unit .....	\$447
Percent Funded .....	48.8 %
Recommended 2023/24 "Monthly Fully Funding Contributions" .....	\$6,080
2022/23 Monthly Contribution Rate .....	\$5,286

Reserve Fund Strength: 48.8%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves .....	1.50 %
Annual Inflation Rate .....	4.00 %

- This is an Update "With-Site-Visit" Reserve Study.
- The information in this Reserve Study is based on our site inspection on 3/13/2023.
- This Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 48.8 % 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 for you to increase your Reserve contributions to \$6,080/Monthly.
- No assets appropriate for Reserve designation were excluded.
- We recommend that this Reserve Study be updated annually, with an on-site inspection update every three years.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
101	Balcony & Deck - Inspection	9	0	\$3,655
109	Clubhouse Deck - Repair/Replace	30	21	\$47,600
303	HVAC Units - Replace	12	5	\$27,750
305	Security System - Replace (Club)	5	3	\$2,455
323	Exterior Lights - Replace	25	3	\$5,305
508	Deck Railings - Repair	25	24	\$8,800
701	Clubhouse Main Doors - Replace	30	5	\$4,965
702	Clubhouse Entry Doors - Replace	30	5	\$14,800
703	Entry/Access Doors - Replace	25	3	\$6,695
803	Water Heater - Replace	20	0	\$3,105
905	Ping-Pong Room - Refurbish/Remodel	15	10	\$3,100
911	Kitchen Appliances - Replace	15	4	\$9,290
942	Clubhouse - Refurbish/Remodel	15	7	\$18,500
1110	Clubhouse Int. Surfaces - Repaint	15	7	\$5,590
1116	Clubhouse Ext. Surfaces - Repaint	7	6	\$8,300
1117	Clubhouse Ext. Surfaces - Repair	7	6	\$1,790
1118	Deck Railings - Repaint	7	0	\$2,310
1303	Comp Shingle Roof - Replace	30	16	\$24,850
1307	Flat Roof - Replace	20	6	\$2,055
1312	Gutters/Downspouts - Replace	30	16	\$4,165
1314	Skylights - Replace	30	22	\$9,470
201	Clubhouse Asphalt - Remove/Replace	40	18	\$111,000
202	Clubhouse Asphalt - Overlay	40	3	\$57,150
203	Clubhouse Asphalt - Seal/Repair	4	0	\$3,905
320	Pole Lights - Replace	40	30	\$5,180
408	Club Picnic Tables/Benches-Replace	25	3	\$3,375
503	Metal Railings - Replace	40	32	\$4,185
710	Clubhouse Entry Gate - Replace	40	14	\$5,590
1810	Plumbing - Repairs	2	1	\$2,180
1811	Plumbing - Replace	10	3	\$9,695
1812	Septic System - Repair/Replace	10	4	\$12,410
504	Pool Equip. Gate - Replace	40	0	\$2,485
515	Pool Fence/Gates - Replace	40	14	\$11,160
908	Pool Bathrooms - Refurbish/Remodel	15	8	\$17,300
1201	Pool Deck - Resurface	20	1	\$14,350

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1203	Pool - Resurface	12	3	\$38,500
1206	Pool Filters - Replace	15	12	\$5,675
1208	Pool Heater - Replace	10	3	\$11,700
1210	Pool Pump - Replace	10	4	\$2,745
1218	Pool Rails - Replace	40	14	\$4,965
1219	Pool Furniture - Replace	10	2	\$11,160
<b>201 Marina Asphalt Drive-Remove/Replace</b>				
201	Marina Asphalt Lot - Remove/Replace	40	18	\$74,500
202	Marina Asphalt Drive - Overlay	40	32	\$39,750
202	Marina Asphalt Lot - Overlay	40	1	\$5,460
203	Marina Asphalt Drive - Seal/Repair	4	0	\$6,000
203	Marina Asphalt Lot - Seal/Repair	4	0	\$4,000
305	Security System - Replace (Marina)	10	7	\$4,370
409	Marina Picnic Tables - Replace	25	4	\$4,475
526	Retaining Walls - Repair	14	11	\$16,400
709	Marina Entry Gate - Replace	40	2	\$5,590
909	Marina Bathrooms - Refurb/Remodel	15	7	\$11,160
1704	Dock Pilings - Replace	30	27	\$5,460
1709	Dock Float - Repair/Replace	20	17	\$10,190
1710	Dock Ramp - Major Repair	30	27	\$8,180
1710	Dock Ramp - Minor Repair	10	4	\$4,720
1711	Marina Pier Dock - Repair/Replace	30	27	\$92,800
1712	Marina Railing - Repair/Replace	25	22	\$11,300
1750	Gazebo - Repair/Replace	25	3	\$4,190
1810	Plumbing - Repairs	2	1	\$2,730
<b>103 Concrete Walkways - Repair</b>				
103	Concrete Walkways - Repair	10	2	\$4,565
<b>1008 Trees - Trim/Remove</b>				
1008	Trees - Trim/Remove	1	0	\$9,285
<b>1403 Monument Signs - Replace</b>				
1403	Monument Signs - Replace	20	19	\$5,255
<b>1830 Fire Abatement - Maintenance</b>				
1830	Fire Abatement - Maintenance	1	0	\$12,500
<b>1841 Flood Control - Waterbars</b>				
1841	Flood Control - Waterbars	5	1	\$1,240
<b>1850 CC&amp;Rs - Update/Revise</b>				
1850	CC&Rs - Update/Revise	10	2	\$10,915
<b>1925 Reserve Study - Update</b>				
1925	Reserve Study - Update	1	0	\$1,020
<b>67 Total Funded Components</b>				

Note 1: Yellow highlighted line items are expected to require attention in this initial year.