

DANA BY THE SEA HOMEOWNERS ASSOCIATION

RESERVE SUMMARY/UPDATE ANNUAL DISCLOSURE

For Fiscal Year Beginning OCTOBER 1, 2020

Based on Fiscal Year Ending September 30, 2020

30 Year Maintenance Funding Plan For Fiscal Year 2020-2050



Prepared By
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on
7/20/2020



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DANA BY THE SEA HOMEOWNERS ASSOCIATION

General Association Information

This Reserve Study and Cash Flow Analysis have been prepared for the board and their members. DANA BY THE SEA HOMEOWNERS ASSOCIATION located in Orange County in the city of Dana Point, CA. Each owner receives title to his unit, a membership in the DANA BY THE SEA HOMEOWNERS ASSOCIATION, and an undivided percentage interest as tenant in common in the common area on which their unit is located. The Board of Directors is accountable to the membership for the management and operation of the association. The reserve study and/or update summary and its recommended funding plan provides financial guidance which is often indispensable and shows due diligence from the board and its members.

Name of Association	DANA BY THE SEA HOMEOWNERS ASSOCIATION
Address of Association	24412 Alta Vista Drive
City of Association	Dana Point
County of Association	Orange
Number of Units	21
Built Date	1984
Fiscal Year	October 1 - September 30
Last Reserve Study	2015
General Budget/Reserves	Shared Operating and Reserve Expenses
Reserve Study Type	Update Only
Reserve Percent Funded	48%
Overall Condition	Well Maintained
Management Company	Self-Managed

The board is hereby requested to review and notify Golden Consulting Group within 30 days after the receipt of the study or update with any requested changes, errors or discrepancies within the report. Golden Consulting Group will act within 48 hours to address any requested changes, errors or discrepancies within the study or update. The reserve study or update should be reviewed and approved by the board within 45 days of the receipt of the report.

The board is cautioned to understand that the funding plan has projected the current funds on hand and has increased the contributions in accordance to the thirty (30) year cash flow analysis as required by Davis-Stirling Act. It is impossible to project thirty (30) years into the future to ascertain the cost of repair or replacement of any of the components, let alone the value of money, changing building code requirements and other unknowns. Golden Consulting Group has estimated and projected future cost of repairs and replacement of those components for the Board of Directors of the above Homeowners Association.

For more information: See Davis-Stirling.com

Reference & Reprinted by Adams Kessler, PLC

Board Alterations to Study and/or Updates

Question: I'm on our board and we just completed reviewing our reserve study. There are items on the list with a life that equals or exceeds the estimated life of the buildings. We wanted them removed, but the analyst refused. Doesn't our board have the authority to remove components?

Answer: Not really. That's like asking an attorney to change his legal opinion because the board disagrees with it. Or telling a CPA to change his audit report because directors don't like what he found. A reserve specialist is a professional who prepares a report based on his own observations and calculations--it's his report to the board.

Adjustments. Accordingly, boards have no "right" to dictate changes to an independent professional's report. However, adjustments can be made to draft opinions/reports by attorneys, CPAs and reserve specialists if the adjustments are reasonable and the professional agrees. For example if something is unclear or is missing and needs to be addressed by the professional, it can be included in the final report.

Funding. Although reserve specialists establish the list of major components, the board can choose not to fund particular items if it complies with Davis-Stirling disclosure requirements, i.e., the report must disclose:

Whether the board of directors of the association has determined to defer or not undertake repairs or replacement of any major component with a remaining life of 30 years or less, including a justification for the deferral or decision not to undertake the repairs or replacement. (Civ. Code §5300(b)(4))

Accordingly, a reserve study could list components in the inventory and then eliminate them from funding calculations with a note that funding was removed at the board's request.

30-Year+ Life. Including components in the Study with useful life of over 30 years with no funding creates a "marker" for future inclusion in the funding plan when the life expectancy falls below 30 years. This is especially important when it comes to plumbing systems since they are hidden in walls and frequently overlooked by boards--until they fail and large special assessments are needed.

DANA BY THE SEA HOMEOWNERS ASSOCIATION

Percent Funding of Reserves

The DANA BY THE SEA HOMEOWNERS ASSOCIATION was originally built and/or renovated in 1984 became an active Homeowner Association in 1984. An on-site visual inspection of the common reserve components was performed on May 14, 2018 by Golden Consulting Group.

The percent funded for DANA BY THE SEA HOMEOWNERS ASSOCIATION is estimated at Fiscal Year End, September 30, 2020 is 48%. Golden Consulting Group has based this method of calculation by dividing the actual reserve account balance as of fiscal year end by the estimated amount required in the reserve fund at the end of the current fiscal year. Based on the enclosed current 30 Year Reserve Study Funding Plan it is estimated that the reserve account balance SHOULD 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.

However in order to ensure the association's projected reserve expenditures the association should approve annual increases starting in fiscal year 2020 and continuing thru fiscal year 2050. By using the enclosed 30 Year Reserve Study Funding Plan, a Special Assessment WILL NOT likely be necessary to fund the reserves.

In general, the DANA BY THE SEA HOMEOWNERS ASSOCIATION is overall in GOOD CONDITION and its recommended to inspect and repair or replace any reserve components that starting to fail. The baseline funding strategy sets a funding goal of keeping enough cash to maintain the association's reserve components always. The approximate replacement/repair costs for Association is estimated at approximately \$1,237,930.

Golden Consulting Group has estimated the projected average future cost of repairs and replacement of those components for the Association. The annual reserves are based on a straight- line approach: Replacement Costs divided by Life Expectancy per each component. Based upon the Golden Consulting Group's calculations the annual reserve contribution would be approximately \$85,102 a year. The estimated fully funded accrued amount or the aged components is approximately \$591,102. This is calculated Life Expectancy minus Remaining Life times (x) annual reserve contribution. The recommended annual reserve contribution for fiscal year beginning, October 1, 2020 should be increased from \$69,840 to \$70,560 or \$280 per unit a 1% increase from previous year with annual increases of 4% each year starting in fiscal year, October 1, 2021 to ensure the capital improvements/maintenance obligations of the Association.

Golden Consulting Group uses a 2.5% annual cpi inflation rate to calculate the 30 year funding maintenance plan. However, based on the inflation rates listed below the average inflation rate over the last 18 years is 2.2%.

PERCENT FUNDED	48%
Current US Inflation Rates: 1999-2017	2.50%
Estimated Interest Rate Reserve Account	0.03%
Annual Reserves Required (Based on Straight Line Funding Method)	\$85,102
Reserve Account Balance as of May 31, 2020	\$258,264
2019-2020 Reserve Contribution (June-Sept)	\$23,280
2019-2020 Average Interest Rate on Reserve Account @ .03%	\$84
2019-2020 Reserve Expenditures (June-Sept)	\$0
Estimated Reserve Balance as of FYE, September 30, 2020	\$281,629
Fully Funded Accrued Reserve Amount as of FYE, September 30, 2020	\$591,696
Reserve Balance - Fully Funded Balance Deficit:	-\$310,068
Reserve Balance - Fully Funded Balance Deficit Per Unit	-\$14,765

The estimated reserve account balance does not take into consideration any monies owed to the reserve fund and/or any delinquent accounts. The estimated reserve balance only includes actual cash on hand located in the reserve account as of May 31, 2020 and any future reserve contributions minus any anticipated reserve expenditures.

During the on-site visual inspection of the reserve components we examined both the both physical appearance and working condition of the component(s). Normally only those components which have an estimated useful life of less than 30 years will be included in the study, in which the Association would be responsible for the maintenance (repaired, replaced, or service).

Any component that is scheduled to be repaired or replaced annually should be included in the operating budget unless the Board of Directors specifies otherwise. This reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of the historical records. No destructive testing has been undertaken nor will the study address any latent defects or life expectancies which are abnormally short due to either improper design and/or installation, unless the Association or members has contracted with an independent consulting to examine and report the findings on specific components. The reserve study is solely based upon the visual condition, maintenance, service and/or the replacement of the reserve components rather than the reconstruction, renovation, or remodeling of the component(s). It is impossible to project thirty (30) years into the future to ascertain the cost of repair or replacement of any of the components, let alone the value of money, changing building code requirements and other unknowns. It's always recommended and advised to have a qualified licensed professional perform the maintenance and care of the components. If you are unsure of the maintenance of a specific reserve component, please refer to the manufacturer guide.

Per Civil Code §5300(b)(4)) The board of directors of the association must disclose if they determined to defer or not undertake repairs or replacement of any major component with a remaining life of 30 years or less, including a justification for the deferral or decision not to undertake the repairs or replacement.

For Fiscal Year Ending September 30, 2020: The board HAS chosen to defer maintenance and/or replacement of the anticipated reserve expenditures. (see study for more information)

The Anticipated Reserve Expenditures were as follows for Fiscal Year: 2019-2020

	2019-2020
Inspect & Repair Roofs	Scheduled
Composition Shingle Roof Alta Vista Building	Scheduled
Alta Vista Flat Roof	Scheduled
Repair/Replace Ext Block Walls	Deferred
Repair/Replace Ext Stucco Walls	Deferred
Exterior Retaining and Planter Walls	Deferred
Paint Storage Doors	Deferred
Paint Overhead Garage Gate 18'	Deferred
Paint Clubhouse Kitchen	Deferred

Maintenance will only be deferred 1 Year unless the Board of Directors specifies otherwise.

It is our recommendation that all anticipated reserve expenditures scheduled for fiscal year 2020 be inspected, repaired or replaced as indicated by a professional. Fully funded reserve components are components that have reached its useful life and/or exceeded its average life expectancy. The board should inspect and review each component before approving deferment, replacement and/or repair of the reserve components.

The Anticipated Reserve Expenditures are as follows for Fiscal Year: 2020-2021

	2020-2021
Asphalt - Seal & Repair	\$5,456
Repair/Replace Brick Tile Entrance Alta Building	\$4,686
Composition Shingle Roof Granada Building	\$185,400
Repair/Replace Window "Allowance"	\$1,650
Repair/Replace Ext Block Walls	\$7,975
Repair/Replace Ext Stucco Walls	\$7,975
Exterior Retaining and Planter Walls	\$43,945
Paint Storage Doors	\$6,240
Paint Interior Garage	\$11,860
Paint Overhead Garage Gate 18'	\$770
5 Year Fire Inspection	\$590
Paint Clubhouse Kitchen	\$299
Plumbing & Sewer Lateral Lines	\$2,690
Reserve Study	\$2,370
Reserve Contingency @ 5%	\$4,050

Anticipated Reserve Expenditure Total For FYE 2020-2021 \$285,956

DANA BY THE SEA HOMEOWNERS ASSOCIATION

Assessment and Reserve Funding Disclosure Summary

Based on Fiscal Year Ending September 30, 2020

Civil Code §5570

California Civil Code Section §5570 requires that this Assessment and Reserve Funding Disclosure Summary be prepared pursuant to section §5570, shall accompany each annual budget report or summary of the annual budget report that is delivered pursuant to California Civil Code section 5300.

1. The Average Regular Assessment is: includes operating & reserves	\$644.38 Per Month
The Operating Assessment Per Unit Per Month is	\$367.24 Per Month
The Reserve Assessment Per Unit Per Month is	\$277.14 Per Month

The Monthly Variable Assessment is as follows:

Unit Number	Monthly Assessment
Unit Type A	\$666.00
Unit Type B	\$633.00
Unit Type C	\$722.00
Unit Type D	\$781.00
Unit Type E	\$615.00

Unit Number	Monthly Assessment

2. Additional 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:

Date Assessment is Due	Amount per unit per month	Purpose

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 date assessment will be due:	Amount per unit:

5. All major components are included in the reserve study and are included in its calculations.

Yes No

Major Components:	Useful remaining life in years:	Reason this major component was not included:

DANA BY THE SEA HOMEOWNERS ASSOCIATION

Assessment and Reserve Funding Disclosure Summary

Based on Fiscal Year Ending September 30, 2020

Civil Code §5570

6. Based on the method of calculation in (4) of subdivision (b) of Section §5570, the estimated amount required in the reserve fund at the end of the current fiscal year is: \$591,696 based in whole or in part on the last reserve study or update prepared by Golden Consulting Group as of July 2020. The projected reserve fund cash balance is \$281,629 resulting in the reserves being 48% at this date.

7. Based on the method of calculation in (4) of subdivision (b) of Section §5570 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, leaving the reserves percent funding at the following:

FYE	Projected Contribution	Projected Cash Balance	Estimated Required	Percent Funded
2020-2021	\$70,560	\$66,253	\$665,493	10%
2021-2022	\$73,382	\$130,751	\$476,255	27%
2022-2023	\$76,318	\$174,063	\$554,561	31%
2023-2024	\$79,370	\$146,460	\$609,539	24%
2024-2025	\$82,545	\$32,012	\$594,907	5%

Note: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, the assumed long-term before tax estimated interest rate earned on reserve funds is 0.03% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 2.50% per year.

FUNDING DISCLOSURE SUMMARY

[Civil Code §5300(e)]

(b) For purposes of preparing a summary pursuant to this section:

1. "Estimated remaining useful life" means the time reasonably calculated to remain before a major component will require replacement.
2. "Major component" has the meaning used in section 55530. Components with an estimated remaining useful life of more than thirty (30) years may be included in a study as a capital asset or disregarded from the reserve calculation, so long as the decision is revealed in the reserve study report and reported in the Assessment and Reserve Funding Disclosure.
3. The form set out in subdivision (a) shall accompany each pro forma operating budget or summary thereof that is delivered pursuant to section §5300 this article. The form may be supplemented or modified to clarify the information delivered, so long as the minimum information set out in subdivision (a) is provided.
4. For the purpose of the report and summary, the amount of reserves needed to be accumulated for a component at a 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 life of the component. This shall not be construed to require the board to fund reserves in accordance with this calculation.

Due to factors beyond the control of the Directors, including but not limited to the rate of inflation, the rate at which the major components actually deteriorate, unanticipated damage to the major components, fluctuations in material and labor costs and changes in building codes and regulations, the accuracy of the information set forth above is not, and cannot be, guaranteed. Depending upon the accuracy of the present and future assumptions used in providing the information and conclusions set forth in said may not be correct. Therefore, any person reviewing this Assessment and Reserve Funding Disclosure Summary should not, without conducting their own independent investigation and analysis, rely upon the accuracy of the information.

The information in the Assessment and Reserve Funding Disclosure Summary is deemed reliable as of the date of the disclosure, but is not guaranteed. Golden Consulting Group has obtained information, documentation, and materials from the Association and/or agent and this disclosure summary is based upon the accuracy of such information. The Association, by accepting this disclosure summary, agrees to release Golden Consulting Group from any claims, demands or damages and further agrees to indemnify, defend and hold harmless Golden Consulting Group from and against any and all liability, damages, losses, claims, demands, or lawsuits arising out of or relating to this disclosure.

DANA BY THE SEA HOMEOWNERS ASSOCIATION

30-YEAR MAINTENANCE & FUNDING RESERVE WORKSHEET

For Fiscal Year Beginning **October 1, 2020**

Based on Fiscal Year Ending **September 30, 2020**

Reserve Study Type:	Reserve Study with On-Site Inspection	Annual Reserves Required (Based on Straight Line Funding Method)	\$85,102
Fiscal Year	October 1 - September 30	Estimated Reserve Balance as of FYE, September 30, 2020	\$281,629
Built Date:	1984	Fully Funded Accrued Reserve Amount for Aged Components	\$591,696
Number Of Units	21	Reserve Balance - Fully Funded Balance Deficit:	-\$310,068
Current US Inflation Rates: 1999-2017	2.5%	Reserve Balance - Fully Funded Balance Deficit Per Unit	-\$14,765
2020-2021 Annual Reserve Contribution	\$69,840	PERCENT FUNDED	48%
Reserve Account Balance as of May 31, 2020	\$258,264	RECOMMENDED	
2019-2020 Reserve Contribution (June-Sept)	\$23,280	2020-2021 Annual Reserve Contribution	\$70,560
2019-2020 Average Interest Rate on Reserve Account @ .03%	\$84.46	2020-2021 Monthly Reserve Contribution	\$5,880
2019-2020 Reserve Expenditures (June-Sept)	\$0.00	2020-2021 Monthly Reserve Contribution Per Unit	280.00
Percent Funded as of FYE, September 30, 2020	\$281,629	2020-2021 Annual Reserve Contribution (Increase/Decrease)	1%

30 YEAR FINANCIAL RESERVE FUNDING

Fiscal Year Ending	Reserve Contribution 4.00%	Projected Per Unit Per Month	Anticipated Reserve Expenditures	Estimated Interest 0.03%	Estimated Reserve Account Balance @ FYE	Estimated Fully Funded Balance	Estimated Reserve % Funded
2020-2021	\$70,560	280.00	\$285,956	\$20	\$66,253	\$665,493	10%
2021-2022	\$73,382	291.20	\$8,923	\$39	\$130,751	\$476,255	27%
2022-2023	\$76,318	302.85	\$33,058	\$52	\$174,063	\$554,561	31%
2023-2024	\$79,370	314.96	\$107,017	\$44	\$146,460	\$609,539	24%
2024-2025	\$82,545	327.56	\$197,003	\$10	\$32,012	\$594,907	5%
2025-2026	\$85,847	340.66	\$45,016	\$22	\$72,865	\$499,199	15%
2026-2027	\$89,281	354.29	\$11,922	\$45	\$150,270	\$545,605	28%
2027-2028	\$92,852	368.46	\$134,084	\$33	\$109,070	\$622,297	18%
2028-2029	\$96,566	383.20	\$48,428	\$47	\$157,256	\$592,390	27%
2029-2030	\$100,429	398.53	\$41,129	\$65	\$216,620	\$638,878	34%
2030-2031	\$104,446	414.47	\$47,258	\$82	\$273,891	\$692,350	40%
2031-2032	\$108,624	431.05	\$209,544	\$52	\$173,023	\$741,121	23%
2032-2033	\$112,969	448.29	\$59,142	\$68	\$226,918	\$664,655	34%
2033-2034	\$117,488	466.22	\$61,409	\$85	\$283,081	\$706,809	40%
2034-2035	\$122,187	484.87	\$219,214	\$56	\$186,111	\$748,377	25%
2035-2036	\$127,075	504.26	\$45,977	\$80	\$267,288	\$675,068	40%
2036-2037	\$132,158	524.43	\$7,794	\$117	\$391,769	\$729,716	54%
2037-2038	\$137,444	545.41	\$91,831	\$131	\$437,513	\$811,564	54%
2038-2039	\$142,942	567.23	\$226,209	\$106	\$354,352	\$836,933	42%
2039-2040	\$148,659	589.92	\$94,764	\$122	\$408,370	\$775,499	53%
2040-2041	\$154,606	613.51	\$373,306	\$57	\$189,727	\$801,969	24%
2041-2042	\$160,790	638.06	\$135,577	\$64	\$215,005	\$655,067	33%
2042-2043	\$167,221	663.58	\$44,701	\$101	\$337,627	\$658,041	51%
2043-2044	\$173,910	690.12	\$139,824	\$112	\$371,825	\$718,656	52%
2044-2045	\$180,867	717.73	\$96,706	\$137	\$456,123	\$724,666	63%
2045-2046	\$188,101	746.43	\$285,513	\$108	\$358,819	\$757,093	47%
2046-2047	\$195,625	776.29	\$338,502	\$65	\$216,007	\$686,427	31%
2047-2048	\$203,450	807.34	\$163,537	\$77	\$255,997	\$591,072	43%
2048-2049	\$211,589	839.64	\$145,735	\$97	\$321,947	\$592,242	54%
2049-2050	\$220,052	873.22	\$203,483	\$102	\$338,618	\$603,134	56%

DANA BY THE SEA HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE	Visual Condition
Asphalt - Seal & Repair	5	2015/2016	1	2020	Update Only
Asphalt - Overlay	25	2008	13	2032	Update Only
Repair/Replace Concrete Drive & Parking (Front)	10	1984	2	2021	Update Only
Repair/Replace Concrete Sidewalk	10	Unknown	2	2021	Update Only
Repair/Replace Aggregate Concrete & Stairs	10	1984	2	2021	Update Only
Repair/Replace Brick Tile Entrance Alta Building	10	2009	0	2020	Deferred
Pool/Spa Deck	30	2014	24	2043	Update Only

Major Component	Asphalt - Seal & Repair	Asphalt - Overlay	Repair/Replace Concrete Drive & Parking (Front)	Repair/Replace Concrete Sidewalk	Repair/Replace Aggregate Concrete & Stairs	Repair/Replace Brick Tile Entrance Alta Building	Pool/Spa Deck
Quantity	6,820	6,820	3,880	3,867	1,028	426	1,801
Unit of Measure	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Unit Cost	\$0.80	\$2.20	\$1	\$0	\$0	\$11	\$13.00
Replacement Cost	\$5,456	\$15,004	\$4,655	\$0	\$0	\$4,686	\$23,407
Useful Life	5	25	10	10	10	10	30
Remaining Life	1	13	2	2	2	0	24
Annual Reserves	\$1,091	\$600	\$466	\$0	\$0	\$469	\$780
Accrued Reserves	\$4,365	\$7,202	\$3,724	\$0	\$0	\$4,686	\$4,681
Next Disbursement	2020-2021	2032-2033	2021-2022	2021-2022	2021-2022	2020-2021	2043-2044
2020-2021	\$5,456	-	-	-	-	\$4,686	-
2021-2022	-	-	\$4,772	-	-	-	-
2022-2023	-	-	-	-	-	-	-
2023-2024	-	-	-	-	-	-	-
2024-2025	-	-	-	-	-	-	-
2025-2026	\$6,173	-	-	-	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	-	-	-	-	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	\$6,984	-	-	-	-	\$5,852	-
2031-2032	-	-	\$6,108	-	-	-	-
2032-2033	-	\$20,179	-	-	-	-	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	-	-	-	-	-	-
2035-2036	\$7,902	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	-	-	-	-	-	-	-
2039-2040	-	-	-	-	-	-	-
2040-2041	\$8,940	-	-	-	-	\$7,491	-
2041-2042	-	-	\$7,819	-	-	-	-
2042-2043	-	-	-	-	-	-	-
2043-2044	-	-	-	-	-	-	\$41,303
2044-2045	-	-	-	-	-	-	-
2045-2046	\$10,115	-	-	-	-	-	-
2046-2047	-	-	-	-	-	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	-	-	-	-	-

DANA BY THE SEA HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE	Visual Condition
Repair/Replace Garage Flooring	10	1984	2	2021	Update Only
24448 Tile Floor on Ramp	30	2008	18	2037	Update Only
Inspect & Repair Roofs	3	2020	3	2022	Update Only
Composition Shingle Roof Alta Vista Building	20	2020	20	2039	Scheduled
Alta Vista Flat Roof	15	2020	15	2034	Scheduled
Gutters & Downspouts Alta Vista Building	30	Varies	5	2024	Update Only
Elevator Roof	20	2020	20	2039	Scheduled

Major Component	Repair/Replace Garage Flooring	24448 Tile Floor on Ramp	Inspect & Repair Roofs	Composition Shingle Roof Alta Vista Building	Alta Vista Flat Roof	Gutters & Downspouts Alta Vista Building	Elevator Roof
Quantity	13,988	160	1	4,034	13,988	1,229	170
Unit of Measure	Sq. Ft.	Sq. Ft.	Fund	Sq. Ft.	Sq. Ft.	Ln. Ft.	Ln. Ft.
Unit Cost	\$0.00	\$7.75	\$5,500	\$4	\$4	\$8	\$3.89
Replacement Cost	\$0	\$1,236	\$5,500	\$15,676	\$54,359	\$10,139	\$662
Useful Life	10	30	3	20	15	30	20
Remaining Life	2	18	3	20	15	5	20
Annual Reserves	\$0	\$41	\$1,833	\$784	\$3,624	\$338	\$33
Accrued Reserves	\$0	\$494	\$0	\$0	\$0	\$8,449	\$0
Next Disbursement	2021-2022	2037-2038	2022-2023	2039-2040	2034-2035	2024-2025	2039-2040
2020-2021	-	-	-	-	-	-	-
2021-2022	-	-	-	-	-	-	-
2022-2023	-	-	\$5,778	-	-	-	-
2023-2024	-	-	-	-	-	-	-
2024-2025	-	-	-	-	-	\$11,192	-
2025-2026	-	-	\$6,223	-	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	-	\$6,701	-	-	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	-	\$7,216	-	-	-	-
2032-2033	-	-	-	-	-	-	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	-	\$7,771	-	\$76,807	-	-
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	\$1,881	\$8,369	-	-	-	-
2038-2039	-	-	-	-	-	-	-
2039-2040	-	-	-	\$25,061	-	-	\$1,058
2040-2041	-	-	\$9,012	-	-	-	-
2041-2042	-	-	-	-	-	-	-
2042-2043	-	-	-	-	-	-	-
2043-2044	-	-	\$9,705	-	-	-	-
2044-2045	-	-	-	-	-	-	-
2045-2046	-	-	-	-	-	-	-
2046-2047	-	-	\$10,452	-	-	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	\$11,255	-	\$111,240	-	-

DANA BY THE SEA HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE	Visual Condition
Composition Shingle Roof (24448)	20	2020	20	2039	Scheduled
Built Up Flat Roof (24448)	15	2020	15	2034	Scheduled
Gutters & Downspouts (24448)	30	Varies	5	2024	Update Only
Composition Shingle Roof Granada Building	20	1997	1	2020	Scheduled
Gutters & Downspouts Granada Building	30	Varies	5	2024	Update Only
Composition Shingle Roof @ Clubhouse	20	2020	20	2039	Scheduled
Gutters & Downspouts @ Clubhouse	30	Varies	5	2024	Update Only

Major Component	Composition Shingle Roof (24448)	Built Up Flat Roof (24448)	Gutters & Downspouts (24448)	Composition Shingle Roof Granada Building	Gutters & Downspouts Granada Building	Composition Shingle Roof @ Clubhouse	Gutters & Downspouts @ Clubhouse
Quantity	3,867	200	465	18,297	1,096	505	112
Unit of Measure	Sq. Ft.	Sq. Ft.	Ln. Ft.	Sq. Ft.	Ln. Ft.	Sq. Ft.	Ln. Ft.
Unit Cost	\$3.89	\$3.89	\$8	\$10	\$8	\$4	\$8.25
Replacement Cost	\$15,026	\$777	\$3,836	\$185,400	\$9,042	\$1,963	\$924
Useful Life	20	15	30	20	30	20	30
Remaining Life	20	15	5	1	5	20	5
Annual Reserves	\$751	\$52	\$128	\$9,270	\$301	\$98	\$31
Accrued Reserves	\$0	\$0	\$3,197	\$176,130	\$7,535	\$0	\$770
Next Disbursement	2039-2040	2034-2035	2024-2025	2020-2021	2024-2025	2039-2040	2024-2025
2020-2021	-	-	-	\$185,400	-	-	-
2021-2022	-	-	-	-	-	-	-
2022-2023	-	-	-	-	-	-	-
2023-2024	-	-	-	-	-	-	-
2024-2025	-	-	\$4,235	-	\$9,981	-	\$1,020
2025-2026	-	-	-	-	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	-	-	-	-	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	-	-	-	-	-	-
2032-2033	-	-	-	-	-	-	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	\$1,098	-	-	-	-	-
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	-	-	-	-	-	-	-
2039-2040	\$24,022	-	-	-	-	\$3,139	-
2040-2041	-	-	-	\$303,799	-	-	-
2041-2042	-	-	-	-	-	-	-
2042-2043	-	-	-	-	-	-	-
2043-2044	-	-	-	-	-	-	-
2044-2045	-	-	-	-	-	-	-
2045-2046	-	-	-	-	-	-	-
2046-2047	-	-	-	-	-	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	\$1,591	-	-	-	-	-

DANA BY THE SEA HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE	Visual Condition
Alta Vista Canopy and Frame	35	2009	24	2043	Update Only
Pool Area Canvas Roof Top	15	2014	9	2028	Update Only
Repair/Replace Skylights	15	2020	15	2034	Scheduled
Repair/Replace Ext Wood Siding/Trim Alta Vista Building	10	2018	8	2027	Update Only
Repair/Replace Ext Wood Siding/Trim Granada Building	10	2018	8	2027	Update Only
Repair/Replace Ext Wood Siding/Trim (24448)	10	2018	8	2027	Update Only
Repair/Replace Ext Wood Siding/Trim @ Clubhouse	10	2018	8	2027	Update Only

Major Component	Alta Vista Canopy and Frame	Pool Area Canvas Roof Top	Repair/Replace Skylights	Repair/Replace Ext Wood Siding/Trim Alta Vista Building	Repair/Replace Ext Wood Siding/Trim Granada Building	Repair/Replace Ext Wood Siding/Trim (24448)	Repair/Replace Ext Wood Siding/Trim @ Clubhouse
Quantity	464	396	1	17,515	14,400	6,250	220
Unit of Measure	Sq. Ft.	Sq. Ft.	Fund	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Unit Cost	\$11.00	\$13.75	\$5,125	\$1	\$1	\$1	\$1.20
Replacement Cost	\$5,100	\$5,447	\$5,125	\$24,521	\$17,280	\$7,500	\$264
Useful Life	35	15	15	10	10	10	10
Remaining Life	24	9	15	8	8	8	8
Annual Reserves	\$146	\$363	\$342	\$2,452	\$1,728	\$750	\$26
Accrued Reserves	\$1,603	\$2,179	\$0	\$4,904	\$3,456	\$1,500	\$53
Next Disbursement	2043-2044	2028-2029	2034-2035	2027-2028	2027-2028	2027-2028	2027-2028
2020-2021	-	-	-	-	-	-	-
2021-2022	-	-	-	-	-	-	-
2022-2023	-	-	-	-	-	-	-
2023-2024	-	-	-	-	-	-	-
2024-2025	-	-	-	-	-	-	-
2025-2026	-	-	-	-	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	\$29,148	\$20,540	\$8,915	\$314
2028-2029	-	\$6,637	-	-	-	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	-	-	-	-	-	-
2032-2033	-	-	-	-	-	-	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	-	\$7,241	-	-	-	-
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	\$37,312	\$26,294	\$11,412	\$402
2038-2039	-	-	-	-	-	-	-
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	-	-	-	-	-	-	-
2042-2043	-	-	-	-	-	-	-
2043-2044	\$8,999	\$9,612	-	-	-	-	-
2044-2045	-	-	-	-	-	-	-
2045-2046	-	-	-	-	-	-	-
2046-2047	-	-	-	-	-	-	-
2047-2048	-	-	-	\$47,762	\$33,658	\$14,609	\$514
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	\$10,488	-	-	-	-

DANA BY THE SEA HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE	Visual Condition
Exterior Balcony Resurface Decks Alta Vista Building	10	2013	3	2022	Update Only
Exterior Balcony Resurface Granada Building	10	2014	4	2023	Update Only
Ext Wood Patio Decks Granada Building (33691)	30	2015/2015	10	2029	Update Only
Ext Concrete Patio Decks (33685 & 33655)	40	Unknown	25	2044	Update Only
Ext Composite Patio Deck Granada Building	30	2018	28	2047	Update Only
Exterior Deck (24448)	30	2018	28	2047	Update Only
Storage Cabinets & Doors	35	Varies	0	2020	Deferred

Major Component	Exterior Balcony Resurface Decks Alta Vista Building	Exterior Balcony Resurface Granada Building	Ext Wood Patio Decks Granada Building (33691)	Ext Concrete Patio Decks (33685 & 33655)	Ext Composite Patio Deck Granada Building	Exterior Deck (24448)	Storage Cabinets & Doors
Quantity	1,445	2,530	6	2	1	252	104
Unit of Measure	Sq. Ft.	Sq. Ft.	Each	Each	Each	Sq. Ft.	Each
Unit Cost	\$5.00	\$5.00	\$2,585	\$2,585	\$10,335	\$70	\$0.00
Replacement Cost	\$7,225	\$12,650	\$15,510	\$5,170	\$10,335	\$17,640	\$0
Useful Life	10	10	30	40	30	30	35
Remaining Life	3	4	10	25	28	28	0
Annual Reserves	\$723	\$1,265	\$517	\$129	\$345	\$588	\$0
Accrued Reserves	\$5,058	\$7,590	\$10,340	\$1,939	\$689	\$1,176	\$0
Next Disbursement	2022-2023	2023-2024	2029-2030	2044-2045	2047-2048	2047-2048	2020-2021
2020-2021	-	-	-	-	-	-	-
2021-2022	-	-	-	-	-	-	-
2022-2023	\$7,591	-	-	-	-	-	-
2023-2024	-	\$13,623	-	-	-	-	-
2024-2025	-	-	-	-	-	-	-
2025-2026	-	-	-	-	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	-	-	-	-	-	-
2029-2030	-	-	\$19,370	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	-	-	-	-	-	-
2032-2033	\$9,717	-	-	-	-	-	-
2033-2034	-	\$17,438	-	-	-	-	-
2034-2035	-	-	-	-	-	-	-
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	-	-	-	-	-	-	-
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	-	-	-	-	-	-	-
2042-2043	\$12,438	-	-	-	-	-	-
2043-2044	-	\$22,322	-	-	-	-	-
2044-2045	-	-	-	\$9,351	-	-	-
2045-2046	-	-	-	-	-	-	-
2046-2047	-	-	-	-	-	-	-
2047-2048	-	-	-	-	\$20,131	\$34,359	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	-	-	-	-	-

DANA BY THE SEA HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE	Visual Condition
Clubhouse Doors	45	1984	9	2028	Update Only
Common Utility Doors	45	1984	9	2028	Update Only
Entry Doors @ Alta Vista Building	35	2007	22	2041	Update Only
Repair/Replace Window "Allowance"	5	1984	0	2020	Deferred
Upper Deck Railings Alta Vista Building	40	2007	27	2046	Update Only
Repair/Replace Balcony Deck Metal Railings Granada Building	40	2007	27	2046	Update Only
Repair/Replace Metal & Wood Railings	40	2007	27	2046	Update Only

Major Component	Clubhouse Doors	Common Utility Doors	Entry Doors @ Alta Vista Building	Repair/Replace Window "Allowance"	Upper Deck Railings Alta Vista Building	Repair/Replace Balcony Deck Metal Railings Granada Building	Repair/Replace Metal & Wood Railings
Quantity	3	8	2	1	1,225	500	379
Unit of Measure	Each	Each	Each	Fund	Ln. Ft.	Ln. Ft.	Ln. Ft.
Unit Cost	\$495.00	\$550.00	\$3,300	\$1,650	\$70	\$70	\$85.00
Replacement Cost	\$1,485	\$4,400	\$6,600	\$1,650	\$85,750	\$35,000	\$32,215
Useful Life	45	45	35	5	40	40	40
Remaining Life	9	9	22	0	27	27	27
Annual Reserves	\$33	\$98	\$189	\$330	\$2,144	\$875	\$805
Accrued Reserves	\$1,188	\$3,520	\$2,451	\$1,650	\$27,869	\$11,375	\$10,470
Next Disbursement	2028-2029	2028-2029	2041-2042	2020-2021	2046-2047	2046-2047	2046-2047
2020-2021	-	-	-	\$1,650	-	-	-
2021-2022	-	-	-	-	-	-	-
2022-2023	-	-	-	-	-	-	-
2023-2024	-	-	-	-	-	-	-
2024-2025	-	-	-	-	-	-	-
2025-2026	-	-	-	\$1,821	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	\$1,809	\$5,361	-	-	-	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	\$2,061	-	-	-
2031-2032	-	-	-	-	-	-	-
2032-2033	-	-	-	-	-	-	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	-	-	-	-	-	-
2035-2036	-	-	-	\$2,331	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	-	-	-	-	-	-	-
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	-	\$2,638	-	-	-
2041-2042	-	-	\$11,085	-	-	-	-
2042-2043	-	-	-	-	-	-	-
2043-2044	-	-	-	-	-	-	-
2044-2045	-	-	-	-	-	-	-
2045-2046	-	-	-	\$2,984	-	-	-
2046-2047	-	-	-	-	\$162,950	\$66,510	\$61,218
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	-	-	-	-	-

DANA BY THE SEA HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE	Visual Condition
Repair/Replace Wood Hand Rail	40	2007	27	2046	Update Only
Repair/Replace Metal Hand/Stair Railings @ Front Alta Vista Building	40	2007	27	2046	Update Only
Repair/Replace Metal Hand/Stair Railings @ Granada Building	40	2007	27	2046	Update Only
Repair/Replace Composite Deck Railings@ (24448)	30	2015	25	2044	Update Only
Metal Hand/Stair Railings @ Pool	40	2013	33	2052	Update Only
Garage Ventilation Window Grill	45	1984	9	2028	Update Only
Repair/Replace Ext Block Walls	7	2010	0	2020	Deferred

Major Component	Repair/Replace Wood Hand Rail	Repair/Replace Metal Hand/Stair Railings @ Front Alta Vista Building	Repair/Replace Metal Hand/Stair Railings @ Granada Building	Repair/Replace Composite Deck Railings@ (24448)	Metal Hand/Stair Railings @ Pool	Garage Ventilation Window Grill	Repair/Replace Ext Block Walls
Quantity	28	36	168	50	8	2	145
Unit of Measure	Ln. Ft.	Ln. Ft.	Ln. Ft.	Ln. Ft.	Ln. Ft.	Each	Ln. Ft.
Unit Cost	\$25.00	\$70.00	\$70	\$70	\$70	\$495	\$55.00
Replacement Cost	\$700	\$2,520	\$11,760	\$3,500	\$560	\$990	\$7,975
Useful Life	40	40	40	30	40	45	7
Remaining Life	27	27	27	25	33	9	0
Annual Reserves	\$18	\$63	\$294	\$117	\$14	\$22	\$1,139
Accrued Reserves	\$228	\$819	\$3,822	\$583	\$98	\$792	\$7,975
Next Disbursement	2046-2047	2046-2047	2046-2047	2044-2045	2052-2053	2028-2029	2020-2021
2020-2021	-	-	-	-	-	-	\$7,975
2021-2022	-	-	-	-	-	-	-
2022-2023	-	-	-	-	-	-	-
2023-2024	-	-	-	-	-	-	-
2024-2025	-	-	-	-	-	-	-
2025-2026	-	-	-	-	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	-	-	-	\$9,249
2028-2029	-	-	-	-	-	\$1,206	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	-	-	-	-	-	-
2032-2033	-	-	-	-	-	-	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	-	-	-	-	-	\$10,994
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	-	-	-	-	-	-	-
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	-	-	-	-	-	-	\$13,068
2042-2043	-	-	-	-	-	-	-
2043-2044	-	-	-	-	-	-	-
2044-2045	-	-	-	\$6,331	-	-	-
2045-2046	-	-	-	-	-	-	-
2046-2047	\$1,330	\$4,789	\$22,347	-	-	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	-	\$15,534
2049-2050	-	-	-	-	-	-	-

DANA BY THE SEA HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE	Visual Condition
Repair/Replace Ext Stucco Walls	7	2010	0	2020	Deferred
Repair/Replace Ext Stone Wall @ Entrance	25	2009	14	2033	Update Only
Wood Trellis @ Vinyl Awning	40	2010	30	2049	Update Only
Exterior Retaining and Planter Walls	7	2010	0	2020	Deferred
Exterior Glass Cubes @ Wall	25	1984	15	2034	Update Only
WI Fencing @ Front (24414-24446)	40	1984	4	2023	Update Only
WI Fencing @ Pool	40	1984	4	2023	Update Only

Major Component	Repair/Replace Ext Stucco Walls	Repair/Replace Ext Stone Wall @ Entrance	Wood Trellis @ Vinyl Awning	Exterior Retaining and Planter Walls	Exterior Glass Cubes @ Wall	WI Fencing @ Front (24414-24446)	WI Fencing @ Pool
Quantity	145	68	490	799	66	191	350
Unit of Measure	Ln. Ft.	Ln. Ft.	Sq. Ft.	Ln. Ft.	Each	Ln. Ft.	Ln. Ft.
Unit Cost	\$55.00	\$38.00	\$38	\$55	\$21	\$70	\$70.00
Replacement Cost	\$7,975	\$2,584	\$18,620	\$43,945	\$1,386	\$13,377	\$24,500
Useful Life	7	25	40	7	25	40	40
Remaining Life	0	14	30	0	15	4	4
Annual Reserves	\$1,139	\$103	\$466	\$6,278	\$55	\$334	\$613
Accrued Reserves	\$7,975	\$1,137	\$4,655	\$43,945	\$554	\$12,039	\$22,050
Next Disbursement	2020-2021	2033-2034	2049-2050	2020-2021	2034-2035	2023-2024	2023-2024
2020-2021	\$7,975	-	-	\$43,945	-	-	-
2021-2022	-	-	-	-	-	-	-
2022-2023	-	-	-	-	-	-	-
2023-2024	-	-	-	-	-	\$14,406	\$26,384
2024-2025	-	-	-	-	-	-	-
2025-2026	-	-	-	-	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	\$9,249	-	-	\$50,963	-	-	-
2028-2029	-	-	-	-	-	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	-	-	-	-	-	-
2032-2033	-	-	-	-	-	-	-
2033-2034	-	\$3,562	-	-	-	-	-
2034-2035	\$10,994	-	-	\$60,579	\$1,958	-	-
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	-	-	-	-	-	-	-
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	\$13,068	-	-	\$72,009	-	-	-
2042-2043	-	-	-	-	-	-	-
2043-2044	-	-	-	-	-	-	-
2044-2045	-	-	-	-	-	-	-
2045-2046	-	-	-	-	-	-	-
2046-2047	-	-	-	-	-	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	\$15,534	-	-	\$85,596	-	-	-
2049-2050	-	-	\$38,104	-	-	-	-

DANA BY THE SEA HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE	Visual Condition
Wire/Post Fence	40	1984	4	2023	Update Only
West/East WI Fencing	40	1984	4	2023	Update Only
Perimeter Vinyl Fence 5' @ Granada	25	2010	15	2034	Update Only
Overhead Garage Gate 18'	45	1984	9	2028	Update Only
Roll Up Garage Gate (Manual)	45	1984	9	2028	Update Only
Security Gates (WI) @ Garage	30	1984	16	2035	Update Only
Security Gate @ Front	30	1984	16	2035	Update Only

Major Component	Wire/Post Fence	West/East WI Fencing	Perimeter Vinyl Fence 5' @ Granada	Overhead Garage Gate 18'	Roll Up Garage Gate (Manual)	Security Gates (WI) @ Garage	Security Gate @ Front
Quantity	75	331	265	2	1	2	2
Unit of Measure	Ln. Ft.	Ln. Ft.	Ln. Ft.	Each	Each	Each	Each
Unit Cost	\$32.00	\$70.00	\$38	\$4,950	\$1,655	\$1,075	\$1,075.00
Replacement Cost	\$2,400	\$23,170	\$10,070	\$9,900	\$1,655	\$2,150	\$2,150
Useful Life	40	40	25	45	45	30	30
Remaining Life	4	4	15	9	9	16	16
Annual Reserves	\$60	\$579	\$403	\$220	\$37	\$72	\$72
Accrued Reserves	\$2,160	\$20,853	\$4,028	\$7,920	\$1,324	\$1,003	\$1,003
Next Disbursement	2023-2024	2023-2024	2034-2035	2028-2029	2028-2029	2035-2036	2035-2036
2020-2021	-	-	-	-	-	-	-
2021-2022	-	-	-	-	-	-	-
2022-2023	-	-	-	-	-	-	-
2023-2024	\$2,585	\$24,952	-	-	-	-	-
2024-2025	-	-	-	-	-	-	-
2025-2026	-	-	-	-	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	-	-	\$12,062	\$2,016	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	-	-	-	-	-	-
2032-2033	-	-	-	-	-	-	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	-	\$14,229	-	-	-	-
2035-2036	-	-	-	-	-	\$3,114	\$3,114
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	-	-	-	-	-	-	-
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	-	-	-	-	-	-	-
2042-2043	-	-	-	-	-	-	-
2043-2044	-	-	-	-	-	-	-
2044-2045	-	-	-	-	-	-	-
2045-2046	-	-	-	-	-	-	-
2046-2047	-	-	-	-	-	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	-	-	-	-	-

DANA BY THE SEA HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE	Visual Condition
WI Gate @ Front	30	1984	16	2035	Update Only
Bollards	45	1984	12	2031	Update Only
Paint Red Curb	5	2020	5	2024	Update Only
Paint Exterior Alta Vista Building	7	2018	5	2024	Update Only
Paint Exterior Granada Building	7	2018	5	2024	Update Only
Paint Exterior Bldg. (24448)	7	2018	5	2024	Update Only
Paint Exterior @ Clubhouse	7	2018	5	2024	Update Only

Major Component	WI Gate @ Front	Bollards	Paint Red Curb	Paint Exterior Alta Vista Building	Paint Exterior Granada Building	Paint Exterior Bldg. (24448)	Paint Exterior @ Clubhouse
Quantity	2	16	312	17,515	14,400	6,250	220
Unit of Measure	Each	Each	Ln. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Unit Cost	\$390.00	\$540.00	\$2	\$3	\$3	\$3	\$1.70
Replacement Cost	\$780	\$8,640	\$608	\$48,166	\$39,600	\$17,188	\$374
Useful Life	30	45	5	7	7	7	7
Remaining Life	16	12	5	5	5	5	5
Annual Reserves	\$26	\$192	\$122	\$6,881	\$5,657	\$2,455	\$53
Accrued Reserves	\$364	\$6,336	\$0	\$13,762	\$11,314	\$4,911	\$107
Next Disbursement	2035-2036	2031-2032	2024-2025	2024-2025	2024-2025	2024-2025	2024-2025
2020-2021	-	-	-	-	-	-	-
2021-2022	-	-	-	-	-	-	-
2022-2023	-	-	-	-	-	-	-
2023-2024	-	-	-	-	-	-	-
2024-2025	-	-	\$672	\$53,167	\$43,711	\$18,972	\$413
2025-2026	-	-	-	-	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	-	-	-	-	-	-
2029-2030	-	-	\$760	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	\$11,336	-	\$63,198	\$51,959	\$22,551	\$491
2032-2033	-	-	-	-	-	-	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	-	\$860	-	-	-	-
2035-2036	\$1,130	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	-	-	-	\$75,123	\$61,762	\$26,807	\$583
2039-2040	-	-	\$973	-	-	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	-	-	-	-	-	-	-
2042-2043	-	-	-	-	-	-	-
2043-2044	-	-	-	-	-	-	-
2044-2045	-	-	\$1,100	-	-	-	-
2045-2046	-	-	-	\$89,298	\$73,416	\$31,865	\$693
2046-2047	-	-	-	-	-	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	\$1,245	-	-	-	-

DANA BY THE SEA HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE	Visual Condition
Paint Upper Deck Railings Alta Vista Building	7	2019	6	2025	Update Only
Paint Lower Deck Railings Granada	7	2018	5	2024	Update Only
Paint Metal & Wood Railings	7	2018	5	2024	Update Only
Paint Wood Hand Rail	7	2018	5	2024	Update Only
Paint Metal Hand/Stair Railings @ Front Alta Vista Building	7	2019	6	2025	Update Only
Paint Metal Hand/Stair Railings @ Granada Building	7	2018	5	2024	Update Only
Paint Metal Hand/Stair Railings @ Pool	7	2018	5	2024	Update Only

Major Component	Paint Upper Deck Railings Alta Vista Building	Paint Lower Deck Railings Granada	Paint Metal & Wood Railings	Paint Wood Hand Rail	Paint Metal Hand/Stair Railings @ Front Alta Vista Building	Paint Metal Hand/Stair Railings @ Granada Building	Paint Metal Hand/Stair Railings @ Pool
Quantity	4,207	882	379	28	36	168	8
Unit of Measure	Sq. Ft.	Sq. Ft.	Sq. Ft.	Ln. Ft.	Ln. Ft.	Ln. Ft.	Ln. Ft.
Unit Cost	\$0.15	\$1.70	\$2	\$7	\$0	\$7	\$6.50
Replacement Cost	\$631	\$1,499	\$644	\$182	\$5	\$1,092	\$52
Useful Life	7	7	7	7	7	7	7
Remaining Life	6	5	5	5	6	5	5
Annual Reserves	\$90	\$214	\$92	\$26	\$1	\$156	\$7
Accrued Reserves	\$90	\$428	\$184	\$52	\$1	\$312	\$15
Next Disbursement	2025-2026	2024-2025	2024-2025	2024-2025	2025-2026	2024-2025	2024-2025
2020-2021	-	-	-	-	-	-	-
2021-2022	-	-	-	-	-	-	-
2022-2023	-	-	-	-	-	-	-
2023-2024	-	-	-	-	-	-	-
2024-2025	-	\$1,655	\$711	\$201	-	\$1,205	\$57
2025-2026	\$714	-	-	-	\$6	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	-	-	-	-	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	\$1,967	\$845	\$239	-	\$1,433	\$68
2032-2033	\$849	-	-	-	\$7	-	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	-	-	-	-	-	-
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	-	\$2,339	\$1,005	\$284	-	\$1,703	\$81
2039-2040	\$1,009	-	-	-	\$9	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	-	-	-	-	-	-	-
2042-2043	-	-	-	-	-	-	-
2043-2044	-	-	-	-	-	-	-
2044-2045	-	-	-	-	-	-	-
2045-2046	-	\$2,780	\$1,194	\$337	-	\$2,025	\$96
2046-2047	\$1,199	-	-	-	\$10	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	-	-	-	-	-

DANA BY THE SEA HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE	Visual Condition
Paint Garage Ventilation Railings/Grates	7	2018	5	2024	Update Only
Paint Concrete Flooring	10	2018	5	2024	Update Only
Paint Common Doors	10	2013	3	2022	Update Only
Paint Storage Doors	10	2007	0	2020	Deferred
Paint Interior Garage	10	Varies	0	2020	Deferred
Paint WI Fencing @ Front Alta Vista Building	7	2018	5	2024	Update Only
Paint WI Fencing @ Pool	7	2018	5	2024	Update Only

Major Component	Paint Garage Ventilation Railings/Grates	Paint Concrete Flooring	Paint Common Doors	Paint Storage Doors	Paint Interior Garage	Paint WI Fencing @ Front Alta Vista Building	Paint WI Fencing @ Pool
Quantity	2	1,756	13	104	19,766	191	350
Unit of Measure	Each	Sq. Ft.	Each	Each	Sq. Ft.	Ln. Ft.	Ln. Ft.
Unit Cost	\$275.00	\$1.70	\$1,130	\$60	\$1	\$3	\$3.40
Replacement Cost	\$550	\$2,985	\$14,690	\$6,240	\$11,860	\$650	\$1,190
Useful Life	7	10	10	10	10	7	7
Remaining Life	5	5	3	0	0	5	5
Annual Reserves	\$79	\$298	\$1,469	\$624	\$1,186	\$93	\$170
Accrued Reserves	\$157	\$1,492	\$10,283	\$6,240	\$11,860	\$186	\$340
Next Disbursement	2024-2025	2024-2025	2022-2023	2020-2021	2020-2021	2024-2025	2024-2025
2020-2021	-	-	-	\$6,240	\$11,860	-	-
2021-2022	-	-	-	-	-	-	-
2022-2023	-	-	\$15,434	-	-	-	-
2023-2024	-	-	-	-	-	-	-
2024-2025	\$607	\$3,294	-	-	-	\$717	\$1,314
2025-2026	-	-	-	-	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	-	-	-	-	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	\$7,793	\$14,811	-	-
2031-2032	\$722	-	-	-	-	\$853	\$1,561
2032-2033	-	-	\$19,756	-	-	-	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	\$4,217	-	-	-	-	-
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	\$858	-	-	-	-	\$1,013	\$1,856
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	-	\$9,976	\$18,959	-	-
2041-2042	-	-	-	-	-	-	-
2042-2043	-	-	\$25,290	-	-	-	-
2043-2044	-	-	-	-	-	-	-
2044-2045	-	\$5,398	-	-	-	-	-
2045-2046	\$1,020	-	-	-	-	\$1,205	\$2,206
2046-2047	-	-	-	-	-	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	-	-	-	-	-

DANA BY THE SEA HOMEOWNERS ASSOCIATION

MAJOR COMPONENTS LIFE ANALYSIS

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE	Visual Condition
Paint Perimeter West/East WI Fence	7	2018	5	2024	Update Only
Paint Perimeter Vinyl Fence 5'	7	Unknown	0	2020	Not Funded
Paint Overhead Garage Gate 18'	7	Unknown	0	2020	Deferred
Paint Security Gates (WI) @ Garage	7	2018	5	2024	Update Only
Paint Security Gate @ Front	7	2018	5	2024	Update Only
Paint WI Gate @ Front	7	2018	5	2024	Update Only
Paint Bollards	7	2018	5	2024	Update Only

Major Component	Paint Perimeter West/East WI Fence	Paint Perimeter Vinyl Fence 5'	Paint Overhead Garage Gate 18'	Paint Security Gates (WI) @ Garage	Paint Security Gate @ Front	Paint WI Gate @ Front	Paint Bollards
Quantity	331	1,325	2	2	2	2	16
Unit of Measure	Ln. Ft.	Sq. Ft.	Each	Each	Each	Each	Each
Unit Cost	\$70.00	\$0.00	\$385	\$270	\$270	\$270	\$55.00
Replacement Cost	\$23,170	\$0	\$770	\$540	\$540	\$540	\$880
Useful Life	7	7	7	7	7	7	7
Remaining Life	5	0	0	5	5	5	5
Annual Reserves	\$3,310	\$0	\$110	\$77	\$77	\$77	\$126
Accrued Reserves	\$6,620	\$0	\$770	\$154	\$154	\$154	\$251
Next Disbursement	2024-2025	2020-2021	2020-2021	2024-2025	2024-2025	2024-2025	2024-2025
2020-2021	-	-	\$770	-	-	-	-
2021-2022	-	-	-	-	-	-	-
2022-2023	-	-	-	-	-	-	-
2023-2024	-	-	-	-	-	-	-
2024-2025	\$25,575	-	-	\$596	\$596	\$596	\$971
2025-2026	-	-	-	-	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	\$893	-	-	-	-
2028-2029	-	-	-	-	-	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	\$30,401	-	-	\$709	\$709	\$709	\$1,155
2032-2033	-	-	-	-	-	-	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	-	\$1,061	-	-	-	-
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	\$36,137	-	-	\$842	\$842	\$842	\$1,372
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	-	-	\$1,262	-	-	-	-
2042-2043	-	-	-	-	-	-	-
2043-2044	-	-	-	-	-	-	-
2044-2045	-	-	-	-	-	-	-
2045-2046	\$42,956	-	-	\$1,001	\$1,001	\$1,001	\$1,631
2046-2047	-	-	-	-	-	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	\$1,500	-	-	-	-
2049-2050	-	-	-	-	-	-	-

DANA BY THE SEA HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE	Visual Condition
Elevator (Upgrade)	40	2019	39	2058	Update Only
Elevator Cab-Remodel	30	2019	29	2048	Update Only
Elevator Load Test	5	2019	4	2023	Update Only
Garage Door Openers	15	2013	7	2026	Update Only
Entry Access System	20	2009	6	2025	Update Only
Fire Extinguishers & Boxes	1	2020	1	2020	Update Only
Fire Sprinklers	40	2011	6	2025	Update Only

Major Component	Elevator (Upgrade)	Elevator Cab-Remodel	Elevator Load Test	Garage Door Openers	Entry Access System	Fire Extinguishers & Boxes	Fire Sprinklers
Quantity	1	1	1	2	1	8	1
Unit of Measure	Each	Fund	Each	Each	Each	Each	Fund
Unit Cost	\$71,750.00	\$8,000.00	\$1,760	\$1,930	\$2,750	\$0	\$16,505.00
Replacement Cost	\$71,750	\$8,000	\$1,760	\$3,860	\$2,750	\$0	\$16,505
Useful Life	40	30	5	15	20	1	40
Remaining Life	39	29	4	7	6	1	6
Annual Reserves	\$1,794	\$267	\$352	\$257	\$138	\$0	\$413
Accrued Reserves	\$1,794	\$267	\$352	\$2,059	\$1,925	\$0	\$14,029
Next Disbursement	2058-2059	2048-2049	2023-2024	2026-2027	2025-2026	2020-2021	2025-2026
2020-2021	-	-	-	-	-	-	-
2021-2022	-	-	-	-	-	-	-
2022-2023	-	-	-	-	-	-	-
2023-2024	-	-	\$1,895	-	-	-	-
2024-2025	-	-	-	-	-	-	-
2025-2026	-	-	-	-	\$3,111	-	\$18,674
2026-2027	-	-	-	\$4,476	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	-	\$2,144	-	-	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	-	-	-	-	-	-
2032-2033	-	-	-	-	-	-	-
2033-2034	-	-	\$2,426	-	-	-	-
2034-2035	-	-	-	-	-	-	-
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	-	-	\$2,745	-	-	-	-
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	-	-	-	\$6,483	-	-	-
2042-2043	-	-	-	-	-	-	-
2043-2044	-	-	\$3,106	-	-	-	-
2044-2045	-	-	-	-	-	-	-
2045-2046	-	-	-	-	\$5,098	-	-
2046-2047	-	-	-	-	-	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	\$15,972	\$3,514	-	-	-	-
2049-2050	-	-	-	-	-	-	-

DANA BY THE SEA HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE	Visual Condition
Fire Alarm System	25	2011	16	2035	Update Only
5 Year Fire Inspection	5	2016	1	2020	Update Only
Security System & Cameras	20	Unknown	0	2020	Deferred
Building Lantern Lights	25	2015	20	2039	Update Only
Exterior Yard Lights	25	2015	20	2039	Update Only
Exit Lights @ Garage	25	2012	17	2036	Update Only
Emergency Lights @ Garage	25	2012	17	2036	Update Only

Major Component	Fire Alarm System	5 Year Fire Inspection	Security System & Cameras	Building Lantern Lights	Exterior Yard Lights	Exit Lights @ Garage	Emergency Lights @ Garage
Quantity	1	1	1	46	6	5	5
Unit of Measure	Fund	Each	Fund	Each	Each	Each	Each
Unit Cost	\$9,900.00	\$590.00	\$0	\$115	\$715	\$50	\$190.00
Replacement Cost	\$9,900	\$590	\$0	\$5,290	\$4,290	\$250	\$950
Useful Life	25	5	20	25	25	25	25
Remaining Life	16	1	0	20	20	17	17
Annual Reserves	\$396	\$118	\$0	\$212	\$172	\$10	\$38
Accrued Reserves	\$3,564	\$472	\$0	\$1,058	\$858	\$80	\$304
Next Disbursement	2035-2036	2020-2021	2020-2021	2039-2040	2039-2040	2036-2037	2036-2037
2020-2021	-	\$590	-	-	-	-	-
2021-2022	-	-	-	-	-	-	-
2022-2023	-	-	-	-	-	-	-
2023-2024	-	-	-	-	-	-	-
2024-2025	-	-	-	-	-	-	-
2025-2026	-	\$668	-	-	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	-	-	-	-	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	\$755	-	-	-	-	-
2031-2032	-	-	-	-	-	-	-
2032-2033	-	-	-	-	-	-	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	-	-	-	-	-	-
2035-2036	\$14,338	\$854	-	-	-	-	-
2036-2037	-	-	-	-	-	\$371	\$1,410
2037-2038	-	-	-	-	-	-	-
2038-2039	-	-	-	-	-	-	-
2039-2040	-	-	-	\$8,457	\$6,858	-	-
2040-2041	-	\$967	-	-	-	-	-
2041-2042	-	-	-	-	-	-	-
2042-2043	-	-	-	-	-	-	-
2043-2044	-	-	-	-	-	-	-
2044-2045	-	-	-	-	-	-	-
2045-2046	-	\$1,094	-	-	-	-	-
2046-2047	-	-	-	-	-	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	-	-	-	-	-

DANA BY THE SEA HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE	Visual Condition
Ceiling Mounted Light Fixtures @ Garage	25	2015	20	2039	Update Only
HPS Lighting @ Pool & Garage	20	2015	15	2034	Update Only
Street Lights	30	2015	25	2044	Update Only
Irrigation System	10	2020	10	2029	Update Only
Landscaping Enhancements (approx 7860 sq. ft.)	5	2020	5	2024	Update Only
Backflow	15	Unknown	0	2020	Not Funded
Tree Trimming	3	Unknown	0	2020	Not Funded

Major Component	Ceiling Mounted Light Fixtures @ Garage	HPS Lighting @ Pool & Garage	Street Lights	Irrigation System	Landscaping Enhancements (approx 7860 sq. ft.)	Backflow	Tree Trimming
Quantity	8	6	4	1	1	2	1
Unit of Measure	Each	Each	Each	Fund	Fund	Each	Fund
Unit Cost	\$85.00	\$85.00	\$4,950	\$755	\$9,640	\$0	\$0.00
Replacement Cost	\$680	\$510	\$19,800	\$755	\$9,640	\$0	\$0
Useful Life	25	20	30	10	5	15	3
Remaining Life	20	15	25	10	5	0	0
Annual Reserves	\$27	\$26	\$660	\$76	\$1,928	\$0	\$0
Accrued Reserves	\$136	\$128	\$3,300	\$0	\$0	\$0	\$0
Next Disbursement	2039-2040	2034-2035	2044-2045	2029-2030	2024-2025	2020-2021	2020-2021
2020-2021	-	-	-	-	-	-	-
2021-2022	-	-	-	-	-	-	-
2022-2023	-	-	-	-	-	-	-
2023-2024	-	-	-	-	-	-	-
2024-2025	-	-	-	-	\$10,641	-	-
2025-2026	-	-	-	-	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	-	-	-	-	-	-
2029-2030	-	-	-	\$943	\$12,039	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	-	-	-	-	-	-
2032-2033	-	-	-	-	-	-	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	\$721	-	-	\$13,621	-	-
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	-	-	-	-	-	-	-
2039-2040	\$1,087	-	-	\$1,207	\$15,411	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	-	-	-	-	-	-	-
2042-2043	-	-	-	-	-	-	-
2043-2044	-	-	-	-	-	-	-
2044-2045	-	-	\$35,813	-	\$17,436	-	-
2045-2046	-	-	-	-	-	-	-
2046-2047	-	-	-	-	-	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	-	\$1,545	\$19,727	-	-

DANA BY THE SEA HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE	Visual Condition
Pool Resurface	10	2014	4	2023	Update Only
Pool Tile	20	2014	14	2033	Update Only
Pool Coping	15	2014	9	2028	Update Only
Spa Resurface	10	2014	4	2023	Update Only
Spa Tile	20	2014	14	2033	Update Only
Spa Coping	10	2014	4	2023	Update Only
Pool/Spa Hand Rails	30	2014	24	2043	Update Only

Major Component	Pool Resurface	Pool Tile	Pool Coping	Spa Resurface	Spa Tile	Spa Coping	Pool/Spa Hand Rails
Quantity	1	114	114	1	28	28	3
Unit of Measure	Fund	Ln. Ft.	Ln. Ft.	Fund	Ln. Ft.	Ln. Ft.	Each
Unit Cost	\$9,350.00	\$32.00	\$40	\$4,400	\$32	\$40	\$555.00
Replacement Cost	\$9,350	\$3,648	\$4,560	\$4,400	\$896	\$1,120	\$1,665
Useful Life	10	20	15	10	20	10	30
Remaining Life	4	14	9	4	14	4	24
Annual Reserves	\$935	\$182	\$304	\$440	\$45	\$112	\$56
Accrued Reserves	\$5,610	\$1,094	\$1,824	\$2,640	\$269	\$672	\$333
Next Disbursement	2023-2024	2033-2034	2028-2029	2023-2024	2033-2034	2023-2024	2043-2044
2020-2021	-	-	-	-	-	-	-
2021-2022	-	-	-	-	-	-	-
2022-2023	-	-	-	-	-	-	-
2023-2024	\$10,069	-	-	\$4,738	-	\$1,206	-
2024-2025	-	-	-	-	-	-	-
2025-2026	-	-	-	-	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	-	\$5,556	-	-	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	-	-	-	-	-	-
2032-2033	-	-	-	-	-	-	-
2033-2034	\$12,889	\$5,029	-	\$6,065	\$1,235	\$1,544	-
2034-2035	-	-	-	-	-	-	-
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	-	-	-	-	-	-	-
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	-	-	-	-	-	-	-
2042-2043	-	-	-	-	-	-	-
2043-2044	\$16,499	-	\$8,047	\$7,764	-	\$1,976	\$2,938
2044-2045	-	-	-	-	-	-	-
2045-2046	-	-	-	-	-	-	-
2046-2047	-	-	-	-	-	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	-	-	-	-	-

DANA BY THE SEA HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE	Visual Condition
Pool & Spa Equipment	15	2011	6	2025	Update Only
Pool/Spa Furnishings	12	2014	6	2025	Update Only
Restroom Tile Wall/Floor	40	2014	34	2053	Update Only
Paint Restroom Wall/Ceiling	10	2014	4	2023	Update Only
Restroom Light Fixture	40	1984	4	2023	Update Only
Restroom Fixtures	30	1984	25	2044	Update Only
Refrigerator (Frigidaire)	20	Unknown	15	2034	Update Only

Major Component	Pool & Spa Equipment	Pool/Spa Furnishings	Restroom Tile Wall/Floor	Paint Restroom Wall/Ceiling	Restroom Light Fixture	Restroom Fixtures	Refrigerator (Frigidaire)
Quantity	1	1	135	135	1	1	1
Unit of Measure	Fund	Fund	Sq. Ft.	Sq. Ft.	Each	Fund	Each
Unit Cost	\$0.00	\$0.00	\$8	\$2	\$0	\$0	\$0.00
Replacement Cost	\$0	\$0	\$1,045	\$229	\$0	\$0	\$0
Useful Life	15	12	40	10	40	30	20
Remaining Life	6	6	34	4	4	25	15
Annual Reserves	\$0	\$0	\$26	\$23	\$0	\$0	\$0
Accrued Reserves	\$0	\$0	\$157	\$138	\$0	\$0	\$0
Next Disbursement	2025-2026	2025-2026	2053-2054	2023-2024	2023-2024	2044-2045	2034-2035
2020-2021	-	-	-	-	-	-	-
2021-2022	-	-	-	-	-	-	-
2022-2023	-	-	-	-	-	-	-
2023-2024	-	-	-	\$247	-	-	-
2024-2025	-	-	-	-	-	-	-
2025-2026	-	-	-	-	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	-	-	-	-	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	-	-	-	-	-	-
2032-2033	-	-	-	-	-	-	-
2033-2034	-	-	-	\$316	-	-	-
2034-2035	-	-	-	-	-	-	-
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	-	-	-	-	-	-	-
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	-	-	-	-	-	-	-
2042-2043	-	-	-	-	-	-	-
2043-2044	-	-	-	\$405	-	-	-
2044-2045	-	-	-	-	-	-	-
2045-2046	-	-	-	-	-	-	-
2046-2047	-	-	-	-	-	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	-	-	-	-	-

DANA BY THE SEA HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE	Visual Condition
Microwave (Toshiba)	12	Unknown	7	2026	Update Only
Sink/Faucet	30	Unknown	25	2044	Update Only
Cabinets/Counters	30	1984	25	2044	Update Only
Concrete Flooring (Repair)	10	1984	5	2024	Update Only
Paint Clubhouse Kitchen	10	2007	0	2020	Deferred
Kitchen Light Fixture	25	1984	20	2039	Update Only
Roll Up Metal Window	20	Unknown	15	2034	Update Only

Major Component	Microwave (Toshiba)	Sink/Faucet	Cabinets/Counters	Concrete Flooring (Repair)	Paint Clubhouse Kitchen	Kitchen Light Fixture	Roll Up Metal Window
Quantity	1	1	1	72	176	1	1
Unit of Measure	Each	Fund	Fund	Sq. Ft.	Sq. Ft.	Each	Each
Unit Cost	\$0.00	\$0.00	\$4,950	\$6	\$2	\$0	\$555.00
Replacement Cost	\$0	\$0	\$4,950	\$393	\$299	\$0	\$555
Useful Life	12	30	30	10	10	25	20
Remaining Life	7	25	25	5	0	20	15
Annual Reserves	\$0	\$0	\$165	\$39	\$30	\$0	\$28
Accrued Reserves	\$0	\$0	\$825	\$197	\$299	\$0	\$139
Next Disbursement	2026-2027	2044-2045	2044-2045	2024-2025	2020-2021	2039-2040	2034-2035
2020-2021	-	-	-	-	\$299	-	-
2021-2022	-	-	-	-	-	-	-
2022-2023	-	-	-	-	-	-	-
2023-2024	-	-	-	-	-	-	-
2024-2025	-	-	-	\$434	-	-	-
2025-2026	-	-	-	-	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	-	-	-	-	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	\$374	-	-
2031-2032	-	-	-	-	-	-	-
2032-2033	-	-	-	-	-	-	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	-	-	\$556	-	-	\$784
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	-	-	-	-	-	-	-
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	-	-	\$478	-	-
2041-2042	-	-	-	-	-	-	-
2042-2043	-	-	-	-	-	-	-
2043-2044	-	-	-	-	-	-	-
2044-2045	-	-	\$8,953	\$711	-	-	-
2045-2046	-	-	-	-	-	-	-
2046-2047	-	-	-	-	-	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	-	-	-	-	-

DANA BY THE SEA HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE	Visual Condition
Misc. Signage	12	Unknown	3	2022	Update Only
Mailboxes	25	Varies	14	2033	Update Only
Plumbing & Sewer Lateral Lines	5	2016	1	2020	Update Only
Reserve Study	3	2018	1	2020	Update Only
Reserve Contingency @ 5%	1	2020	1	2020	Update Only

Major Component	Misc. Signage	Mailboxes	Plumbing & Sewer Lateral Lines	Reserve Study	Reserve Contingency @ 5%		
Quantity	1	2	1	1	1		
Unit of Measure	Fund	Each	Fund	Each	Fund		
Unit Cost	\$0.00	\$1,930.00	\$2,690	\$2,370	\$4,050		
Replacement Cost	\$0	\$3,860	\$2,690	\$2,370	\$4,050		
Useful Life	12	25	5	3	1		
Remaining Life	3	14	1	1	1		
Annual Reserves	\$0	\$154	\$538	\$790	\$4,050		
Accrued Reserves	\$0	\$1,698	\$2,152	\$1,580	\$0		
Next Disbursement	2022-2023	2033-2034	2020-2021	2020-2021	2020-2021		
2020-2021	-	-	\$2,690	\$2,370	\$4,050		
2021-2022	-	-	-	-	\$4,151		
2022-2023	-	-	-	-	\$4,255		
2023-2024	-	-	-	\$2,552	\$4,361		
2024-2025	-	-	-	-	\$4,470		
2025-2026	-	-	\$3,043	-	\$4,582		
2026-2027	-	-	-	\$2,748	\$4,697		
2027-2028	-	-	-	-	\$4,814		
2028-2029	-	-	-	-	\$4,935		
2029-2030	-	-	-	\$2,960	\$5,058		
2030-2031	-	-	\$3,443	-	\$5,184		
2031-2032	-	-	-	-	\$5,314		
2032-2033	-	-	-	\$3,187	\$5,447		
2033-2034	-	\$5,321	-	-	\$5,583		
2034-2035	-	-	-	-	\$5,723		
2035-2036	-	-	\$3,896	\$3,432	\$5,866		
2036-2037	-	-	-	-	\$6,012		
2037-2038	-	-	-	-	\$6,163		
2038-2039	-	-	-	\$3,696	\$6,317		
2039-2040	-	-	-	-	\$6,475		
2040-2041	-	-	\$4,408	-	\$6,636		
2041-2042	-	-	-	\$3,981	\$6,802		
2042-2043	-	-	-	-	\$6,972		
2043-2044	-	-	-	-	\$7,147		
2044-2045	-	-	-	\$4,287	\$7,325		
2045-2046	-	-	\$4,987	-	\$7,508		
2046-2047	-	-	-	-	\$7,696		
2047-2048	-	-	-	\$4,616	\$7,889		
2048-2049	-	-	-	-	\$8,086		
2049-2050	-	-	-	-	\$8,288		

DANA BY THE SEA HOMEOWNERS ASSOCIATION

PHYSICAL AND FINANCIAL ANALYSIS WORKSHEET

Based on Fiscal Year Ending, **September 30, 2020** for Fiscal Year Beginning **October 1, 2020**

Fiscal Year: **October 1 - September 30**
 Study Type: **Reserve Study with On-Site Inspection**
 Overall Condition: **Well Maintained**
 Management Company: **Self-Managed**
 Number of Units: **21**

Association Address 24414 Alta Vista Drive
 Dana Point CA
 Orange County

Built Date: 1984 Active Date: 1984 Last Study Prepared: 2015 Age: 35

Estimated Replacement Cost	\$1,237,930
Annual Reserves (Based on Straight Line)	\$85,102
Monthly Reserves (Based on Straight Line)	\$7,092
Monthly Reserves Per Unit (Based on Straight Line)	\$338
Fully Funded Accrued Reserve Amount for Aged Components	\$591,696
Reserve Account Balance as of May 31, 2020	\$258,264
2019-2020 Reserve Contribution (June-Sept)	\$23,280
2019-2020 Average Interest Rate on Reserve Account @ .03%	\$84
2019-2020 Reserve Expenditures (June-Sept)	\$0
Projected Reserve Account Balance	\$281,629
Percent Funded	48%

Estimated Total Replacement Costs of Reserve Components
 Annual reserves funds based on straight line full-funding method (replacement cost divided by life expectancy)
 Monthly Reserve based on straight line (Annual reserves divided 12 months)
 Monthly Reserve Per Unit based on straight line (Monthly reserves divided units)
 Fully Funded Accrued Reserve Amount as of FYE, **September 30, 2020**
 Reserve Account Balance as of May 31, 2020
 2020-2021 Reserve Contribution \$69,840 Year \$5,820 Month \$277.14 Per Unit
 2020-2021 Average Interest Rate on Reserve Accou 0.03%
 2019-2020 Reserve Expenditures (June-Sept)
 Estimated Reserve Balance as of FYE, September 30, 2020
 Percent Funded as of FYE, September 30, 2020

Based on Straight Line is Calculated by the following:

Based on Straight Line = Replacement Cost divided by Average Life Expectancy = Annual Reserve Contribution Accrued Reserve = Average Life minus Remaining Life x Annual Reserve Contribution

DANA BY THE SEA HOMEOWNERS ASSOCIATION

Per National Reserve Study Requirements: The below table will show a list of the reserve components, quantities or identifying descriptions, useful or average life, remaining useful life, and the average current replacement cost.

All annual reserve updates will have a 2.5% annual increase added to the unit or replacement cost which has based on previous study/update replacement cost and any annual adjustments if applicable.

Average or Useful Life Expectancy is based on an average life of a component.

Many components can exceed their life expectancy if maintained regular such as inspecting annually, repairing when needed, regular painting and sealing cycles.

Next Replacement Date may be calculated by the following:

Current Year (2020) + Estimated Remaining Life (depends on adjustments) OR Last Known Placed In Service Date + Average Life Expectancy

No	Category	Sub-Category Description	Estimated Quantity Unit of Measure	Unit Cost	Replace Cost	Annual Reserve Amount	Monthly Reserve Amount	Fully Funded Amount	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE
1	Pavement	Asphalt - Seal & Repair	6,820 Sq. Ft.	0.80	\$5,456	\$1,091	\$91	\$4,365	5	2015/2016	1	2020 - 2021
2	Pavement	Asphalt - Overlay	6,820 Sq. Ft.	2.20	\$15,004	\$600	\$50	\$7,202	25	2008	13	2032 - 2033
3	Pavement	Repair/Replace Concrete Drive & Parking (Front)	3,880 Sq. Ft.	1.20	\$4,655	\$466	\$39	\$3,724	10	1984	2	2021 - 2022
4	Pavement	Repair/Replace Concrete Sidewalk	3,867 Sq. Ft.	0.00	\$0	\$0	\$0	\$0	10	Unknown	2	2021 - 2022
5	Pavement	Repair/Replace Aggregate Concrete & Stairs	1,028 Sq. Ft.	0.00	\$0	\$0	\$0	\$0	10	1984	2	2021 - 2022
6	Pavement	Repair/Replace Brick Tile Entrance Alta Building	426 Sq. Ft.	11.00	\$4,686	\$469	\$39	\$4,686	10	2009	0	2020 - 2021
7	Pavement	Pool/Spa Deck	1,801 Sq. Ft.	13.00	\$23,407	\$780	\$65	\$4,681	30	2014	24	2043 - 2044
8	Flooring	Repair/Replace Garage Flooring	13,988 Sq. Ft.	0.00	\$0	\$0	\$0	\$0	10	1984	2	2021 - 2022
9	Flooring	24448 Tile Floor on Ramp	160 Sq. Ft.	7.75	\$1,236	\$41	\$3	\$494	30	2008	18	2037 - 2038
10	Roofing	Inspect & Repair Roofs	1 Fund	5,500.00	\$5,500	\$1,833	\$153	\$0	3	2020	3	2022 - 2023
11	Roofing	Composition Shingle Roof Alta Vista Building	4,034 Sq. Ft.	3.89	\$15,676	\$784	\$65	\$0	20	2020	20	2039 - 2040
12	Roofing	Alta Vista Flat Roof	13,988 Sq. Ft.	3.89	\$54,359	\$3,624	\$302	\$0	15	2020	15	2034 - 2035
13	Roofing	Gutters & Downspouts Alta Vista Building	1,229 Ln. Ft.	8.25	\$10,139	\$338	\$28	\$8,449	30	Varies	5	2024 - 2025
14	Roofing	Elevator Roof	170 Ln. Ft.	3.89	\$662	\$33	\$3	\$0	20	2020	20	2039 - 2040
15	Roofing	Composition Shingle Roof (24448)	3,867 Sq. Ft.	3.89	\$15,026	\$751	\$63	\$0	20	2020	20	2039 - 2040
16	Roofing	Built Up Flat Roof (24448)	200 Sq. Ft.	3.89	\$777	\$52	\$4	\$0	15	2020	15	2034 - 2035
17	Roofing	Gutters & Downspouts (24448)	465 Ln. Ft.	8.25	\$3,836	\$128	\$11	\$3,197	30	Varies	5	2024 - 2025

DANA BY THE SEA HOMEOWNERS ASSOCIATION

Per National Reserve Study Requirements: The below table will show a list of the reserve components, quantities or identifying descriptions, useful or average life, remaining useful life, and the average current replacement cost.

All annual reserve updates will have a 2.5% annual increase added to the unit or replacement cost which has based on previous study/update replacement cost and any annual adjustments if applicable.

Average or Useful Life Expectancy is based on an average life of a component.

Many components can exceed their life expectancy if maintained regular such as inspecting annually, repairing when needed, regular painting and sealing cycles.

Next Replacement Date may be calculated by the following:

Current Year (2020) + Estimated Remaining Life (depends on adjustments) OR Last Known Placed In Service Date + Average Life Expectancy

No	Category	Sub-Category Description	Estimated Quantity	Unit of Measure	Unit Cost	Replace Cost	Annual Reserve Amount	Monthly Reserve Amount	Fully Funded Amount	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE
18	Roofing	Composition Shingle Roof Granada Building	18,297	Sq. Ft.	10.13	\$185,400	\$9,270	\$773	\$176,130	20	1997	1	2020 - 2021
19	Roofing	Gutters & Downspouts Granada Building	1,096	Ln. Ft.	8.25	\$9,042	\$301	\$25	\$7,535	30	Varies	5	2024 - 2025
20	Roofing	Composition Shingle Roof @ Clubhouse	505	Sq. Ft.	3.89	\$1,963	\$98	\$8	\$0	20	2020	20	2039 - 2040
21	Roofing	Gutters & Downspouts @ Clubhouse	112	Ln. Ft.	8.25	\$924	\$31	\$3	\$770	30	Varies	5	2024 - 2025
22	Roofing	Alta Vista Canopy and Frame	464	Sq. Ft.	11.00	\$5,100	\$146	\$12	\$1,603	35	2009	24	2043 - 2044
23	Roofing	Pool Area Canvas Roof Top	396	Sq. Ft.	13.75	\$5,447	\$363	\$30	\$2,179	15	2014	9	2028 - 2029
24	Roofing	Repair/Replace Skylights	1	Fund	5,125.00	\$5,125	\$342	\$28	\$0	15	2020	15	2034 - 2035
25	Exterior Building	Repair/Replace Ext Wood Siding/Trim Alta Vista Building	17,515	Sq. Ft.	1.40	\$24,521	\$2,452	\$204	\$4,904	10	2018	8	2027 - 2028
26	Exterior Building	Repair/Replace Ext Wood Siding/Trim Granada Building	14,400	Sq. Ft.	1.20	\$17,280	\$1,728	\$144	\$3,456	10	2018	8	2027 - 2028
27	Exterior Building	Repair/Replace Ext Wood Siding/Trim (24448)	6,250	Sq. Ft.	1.20	\$7,500	\$750	\$63	\$1,500	10	2018	8	2027 - 2028
28	Exterior Building	Repair/Replace Ext Wood Siding/Trim @ Clubhouse	220	Sq. Ft.	1.20	\$264	\$26	\$2	\$53	10	2018	8	2027 - 2028
29	Exterior Building	Exterior Balcony Resurface Decks Alta Vista Building	1,445	Sq. Ft.	5.00	\$7,225	\$723	\$60	\$5,058	10	2013	3	2022 - 2023
30	Exterior Building	Exterior Balcony Resurface Granada Building	2,530	Sq. Ft.	5.00	\$12,650	\$1,265	\$105	\$7,590	10	2014	4	2023 - 2024
31	Exterior Building	Ext Wood Patio Decks Granada Building (33691)	6	Each	2,585.00	\$15,510	\$517	\$43	\$10,340	30	2015/2015	10	2029 - 2030
32	Exterior Building	Ext Concrete Patio Decks (33685 & 33655)	2	Each	2,585.00	\$5,170	\$129	\$11	\$1,939	40	Unknown	25	2044 - 2045
33	Exterior Building	Ext Composite Patio Deck Granada Building	1	Each	10,335.00	\$10,335	\$345	\$29	\$689	30	2018	28	2047 - 2048
34	Exterior Building	Exterior Deck (24448)	252	Sq. Ft.	70.00	\$17,640	\$588	\$49	\$1,176	30	2018	28	2047 - 2048
35	Doors	Storage Cabinets & Doors	104	Each	0.00	\$0	\$0	\$0	\$0	35	Varies	0	2020 - 2021
36	Doors	Clubhouse Doors	3	Each	495.00	\$1,485	\$33	\$3	\$1,188	45	1984	9	2028 - 2029
37	Doors	Common Utility Doors	8	Each	550.00	\$4,400	\$98	\$8	\$3,520	45	1984	9	2028 - 2029
38	Doors	Entry Doors @ Alta Vista Building	2	Each	3,300.00	\$6,600	\$189	\$16	\$2,451	35	2007	22	2041 - 2042
39	Windows	Repair/Replace Window "Allowance"	1	Fund	1,650.00	\$1,650	\$330	\$28	\$1,650	5	1984	0	2020 - 2021
40	Railings	Upper Deck Railings Alta Vista Building	1,225	Ln. Ft.	70.00	\$85,750	\$2,144	\$179	\$27,869	40	2007	27	2046 - 2047
41	Railings	Repair/Replace Balcony Deck Metal Railings Granada Building	500	Ln. Ft.	70.00	\$35,000	\$875	\$73	\$11,375	40	2007	27	2046 - 2047
42	Railings	Repair/Replace Metal & Wood Railings	379	Ln. Ft.	85.00	\$32,215	\$805	\$67	\$10,470	40	2007	27	2046 - 2047
43	Railings	Repair/Replace Wood Hand Rail	28	Ln. Ft.	25.00	\$700	\$18	\$1	\$228	40	2007	27	2046 - 2047
44	Railings	Repair/Replace Metal Hand/Stair Railings @ Front Alta Vista Building	36	Ln. Ft.	70.00	\$2,520	\$63	\$5	\$819	40	2007	27	2046 - 2047
45	Railings	Repair/Replace Metal Hand/Stair Railings @ Granada Building	168	Ln. Ft.	70.00	\$11,760	\$294	\$25	\$3,822	40	2007	27	2046 - 2047
46	Railings	Repair/Replace Composite Deck Railings@ (24448)	50	Ln. Ft.	70.00	\$3,500	\$117	\$10	\$583	30	2015	25	2044 - 2045
47	Railings	Metal Hand/Stair Railings @ Pool	8	Ln. Ft.	70.00	\$560	\$14	\$1	\$98	40	2013	33	2052 - 2053
48	Railings	Garage Ventilation Window Grill	2	Each	495.00	\$990	\$22	\$2	\$792	45	1984	9	2028 - 2029
49	Exterior Walls	Repair/Replace Ext Block Walls	145	Ln. Ft.	55.00	\$7,975	\$1,139	\$95	\$7,975	7	2010	0	2020 - 2021

DANA BY THE SEA HOMEOWNERS ASSOCIATION

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All annual reserve updates will have a 2.5% annual increase added to the unit or replacement cost which has based on previous study/update replacement cost and any annual adjustments if applicable.

Average or Useful Life Expectancy is based on an average life of a component.

Many components can exceed their life expectancy if maintained regular such as inspecting annually, repairing when needed, regular painting and sealing cycles.

Next Replacement Date may be calculated by the following:

Current Year (2020) + Estimated Remaining Life (depends on adjustments) OR Last Known Placed In Service Date + Average Life Expectancy

No	Category	Sub-Category Description	Estimated Quantity Unit of Measure	Unit Cost	Replace Cost	Annual Reserve Amount	Monthly Reserve Amount	Fully Funded Amount	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE
50	Exterior Walls	Repair/Replace Ext Stucco Walls	145 Ln. Ft.	55.00	\$7,975	\$1,139	\$95	\$7,975	7	2010	0	2020 - 2021
51	Exterior Walls	Repair/Replace Ext Stone Wall @ Entrance	68 Ln. Ft.	38.00	\$2,584	\$103	\$9	\$1,137	25	2009	14	2033 - 2034
52	Exterior Walls	Wood Trellis @ Vinyl Awning	490 Sq. Ft.	38.00	\$18,620	\$466	\$39	\$4,655	40	2010	30	2049 - 2050
53	Exterior Walls	Exterior Retaining and Planter Walls	799 Ln. Ft.	55.00	\$43,945	\$6,278	\$523	\$43,945	7	2010	0	2020 - 2021
54	Exterior Walls	Exterior Glass Cubes @ Wall	66 Each	21.00	\$1,386	\$55	\$5	\$554	25	1984	15	2034 - 2035
55	Gates & Fences	WI Fencing @ Front (24414-24446)	191 Ln. Ft.	70.00	\$13,377	\$334	\$28	\$12,039	40	1984	4	2023 - 2024
56	Gates & Fences	WI Fencing @ Pool	350 Ln. Ft.	70.00	\$24,500	\$613	\$51	\$22,050	40	1984	4	2023 - 2024
57	Gates & Fences	Wire/Post Fence	75 Ln. Ft.	32.00	\$2,400	\$60	\$5	\$2,160	40	1984	4	2023 - 2024
58	Gates & Fences	West/East WI Fencing	331 Ln. Ft.	70.00	\$23,170	\$579	\$48	\$20,853	40	1984	4	2023 - 2024
59	Gates & Fences	Perimeter Vinyl Fence 5' @ Granada	265 Ln. Ft.	38.00	\$10,070	\$403	\$34	\$4,028	25	2010	15	2034 - 2035
60	Gates & Fences	Overhead Garage Gate 18'	2 Each	4,950.00	\$9,900	\$220	\$18	\$7,920	45	1984	9	2028 - 2029
61	Gates & Fences	Roll Up Garage Gate (Manual)	1 Each	1,655.00	\$1,655	\$37	\$3	\$1,324	45	1984	9	2028 - 2029
62	Gates & Fences	Security Gates (WI) @ Garage	2 Each	1,075.00	\$2,150	\$72	\$6	\$1,003	30	1984	16	2035 - 2036
63	Gates & Fences	Security Gate @ Front	2 Each	1,075.00	\$2,150	\$72	\$6	\$1,003	30	1984	16	2035 - 2036
64	Gates & Fences	WI Gate @ Front	2 Each	390.00	\$780	\$26	\$2	\$364	30	1984	16	2035 - 2036
65	Gates & Fences	Bollards	16 Each	540.00	\$8,640	\$192	\$16	\$6,336	45	1984	12	2031 - 2032
66	Painting	Paint Red Curb	312 Ln. Ft.	1.95	\$608	\$122	\$10	\$0	5	2020	5	2024 - 2025
67	Painting	Paint Exterior Alta Vista Building	17,515 Sq. Ft.	2.75	\$48,166	\$6,881	\$573	\$13,762	7	2018	5	2024 - 2025
68	Painting	Paint Exterior Granada Building	14,400 Sq. Ft.	2.75	\$39,600	\$5,657	\$471	\$11,314	7	2018	5	2024 - 2025
69	Painting	Paint Exterior Bldg. (24448)	6,250 Sq. Ft.	2.75	\$17,188	\$2,455	\$205	\$4,911	7	2018	5	2024 - 2025
70	Painting	Paint Exterior @ Clubhouse	220 Sq. Ft.	1.70	\$374	\$53	\$4	\$107	7	2018	5	2024 - 2025
71	Painting	Paint Upper Deck Railings Alta Vista Building	4,207 Sq. Ft.	0.15	\$631	\$90	\$8	\$90	7	2019	6	2025 - 2026
72	Painting	Paint Lower Deck Railings Granada	882 Sq. Ft.	1.70	\$1,499	\$214	\$18	\$428	7	2018	5	2024 - 2025
73	Painting	Paint Metal & Wood Railings	379 Sq. Ft.	1.70	\$644	\$92	\$8	\$184	7	2018	5	2024 - 2025
74	Painting	Paint Wood Hand Rail	28 Ln. Ft.	6.50	\$182	\$26	\$2	\$52	7	2018	5	2024 - 2025
75	Painting	Paint Metal Hand/Stair Railings @ Front Alta Vista Building	36 Ln. Ft.	0.15	\$5	\$1	\$0	\$1	7	2019	6	2025 - 2026
76	Painting	Paint Metal Hand/Stair Railings @ Granada Building	168 Ln. Ft.	6.50	\$1,092	\$156	\$13	\$312	7	2018	5	2024 - 2025
77	Painting	Paint Metal Hand/Stair Railings @ Pool	8 Ln. Ft.	6.50	\$52	\$7	\$1	\$15	7	2018	5	2024 - 2025
78	Painting	Paint Garage Ventilation Railings/Grates	2 Each	275.00	\$550	\$79	\$7	\$157	7	2018	5	2024 - 2025
79	Painting	Paint Concrete Flooring	1,756 Sq. Ft.	1.70	\$2,985	\$298	\$25	\$1,492	10	2018	5	2024 - 2025
80	Painting	Paint Common Doors	13 Each	1,130.00	\$14,690	\$1,469	\$122	\$10,283	10	2013	3	2022 - 2023
81	Painting	Paint Storage Doors	104 Each	60.00	\$6,240	\$624	\$52	\$6,240	10	2007	0	2020 - 2021

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82	Painting	Paint Interior Garage	19,766 Sq. Ft.	0.60	\$11,860	\$1,186	\$99	\$11,860	10	Varies	0	2020 - 2021
83	Painting	Paint WI Fencing @ Front Alta Vista Building	191 Ln. Ft.	3.40	\$650	\$93	\$8	\$186	7	2018	5	2024 - 2025
84	Painting	Paint WI Fencing @ Pool	350 Ln. Ft.	3.40	\$1,190	\$170	\$14	\$340	7	2018	5	2024 - 2025
85	Painting	Paint Perimeter West/East WI Fence	331 Ln. Ft.	70.00	\$23,170	\$3,310	\$276	\$6,620	7	2018	5	2024 - 2025
86	Painting	Paint Perimeter Vinyl Fence 5'	1,325 Sq. Ft.	0.00	\$0	\$0	\$0	\$0	7	Unknown	0	2020 - 2021
87	Painting	Paint Overhead Garage Gate 18'	2 Each	385.00	\$770	\$110	\$9	\$770	7	Unknown	0	2020 - 2021
88	Painting	Paint Security Gates (WI) @ Garage	2 Each	270.00	\$540	\$77	\$6	\$154	7	2018	5	2024 - 2025
89	Painting	Paint Security Gate @ Front	2 Each	270.00	\$540	\$77	\$6	\$154	7	2018	5	2024 - 2025
90	Painting	Paint WI Gate @ Front	2 Each	270.00	\$540	\$77	\$6	\$154	7	2018	5	2024 - 2025
91	Painting	Paint Bollards	16 Each	55.00	\$880	\$126	\$10	\$251	7	2018	5	2024 - 2025
92	Elevator	Elevator (Upgrade)	1 Each	71,750.00	\$71,750	\$1,794	\$149	\$1,794	40	2019	39	2058 - 2059
93	Elevator	Elevator Cab-Remodel	1 Fund	8,000.00	\$8,000	\$267	\$22	\$267	30	2019	29	2048 - 2049
94	Elevator	Elevator Load Test	1 Each	1,760.00	\$1,760	\$352	\$29	\$352	5	2019	4	2023 - 2024
95	Mechanical	Garage Door Openers	2 Each	1,930.00	\$3,860	\$257	\$21	\$2,059	15	2013	7	2026 - 2027
96	Fire, Safety & Security	Entry Access System	1 Each	2,750.00	\$2,750	\$138	\$11	\$1,925	20	2009	6	2025 - 2026
97	Fire, Safety & Security	Fire Extinguishers & Boxes	8 Each	0.00	\$0	\$0	\$0	\$0	1	2020	1	2020 - 2021
98	Fire, Safety & Security	Fire Sprinklers	1 Fund	16,505.00	\$16,505	\$413	\$34	\$14,029	40	2011	6	2025 - 2026
99	Fire, Safety & Security	Fire Alarm System	1 Fund	9,900.00	\$9,900	\$396	\$33	\$3,564	25	2011	16	2035 - 2036
100	Fire, Safety & Security	5 Year Fire Inspection	1 Each	590.00	\$590	\$118	\$10	\$472	5	2016	1	2020 - 2021
101	Fire, Safety & Security	Security System & Cameras	1 Fund	0.00	\$0	\$0	\$0	\$0	20	Unknown	0	2020 - 2021
102	Lighting	Building Lantern Lights	46 Each	115.00	\$5,290	\$212	\$18	\$1,058	25	2015	20	2039 - 2040
103	Lighting	Exterior Yard Lights	6 Each	715.00	\$4,290	\$172	\$14	\$858	25	2015	20	2039 - 2040
104	Lighting	Exit Lights @ Garage	5 Each	50.00	\$250	\$10	\$1	\$80	25	2012	17	2036 - 2037
105	Lighting	Emergency Lights @ Garage	5 Each	190.00	\$950	\$38	\$3	\$304	25	2012	17	2036 - 2037
106	Lighting	Ceiling Mounted Light Fixtures @ Garage	8 Each	85.00	\$680	\$27	\$2	\$136	25	2015	20	2039 - 2040
107	Lighting	HPS Lighting @ Pool & Garage	6 Each	85.00	\$510	\$26	\$2	\$128	20	2015	15	2034 - 2035
108	Lighting	Street Lights	4 Each	4,950.00	\$19,800	\$660	\$55	\$3,300	30	2015	25	2044 - 2045
109	Landscaping	Irrigation System	1 Fund	755.00	\$755	\$76	\$6	\$0	10	2020	10	2029 - 2030
110	Landscaping	Landscaping Enhancements (approx 7860 sq. ft.)	1 Fund	9,640.00	\$9,640	\$1,928	\$161	\$0	5	2020	5	2024 - 2025
111	Landscaping	Backflow	2 Each	0.00	\$0	\$0	\$0	\$0	15	Unknown	0	2020 - 2021
112	Landscaping	Tree Trimming	1 Fund	0.00	\$0	\$0	\$0	\$0	3	Unknown	0	2020 - 2021
113	Pool/Spa	Pool Resurface	1 Fund	9,350.00	\$9,350	\$935	\$78	\$5,610	10	2014	4	2023 - 2024

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Next Replacement Date may be calculated by the following:

Current Year (2020) + Estimated Remaining Life (depends on adjustments) OR Last Known Placed In Service Date + Average Life Expectancy

No	Category	Sub-Category Description	Estimated Quantity Unit of Measure	Unit Cost	Replace Cost	Annual Reserve Amount	Monthly Reserve Amount	Fully Funded Amount	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date FYE
114	Pool/Spa	Pool Tile	114 Ln. Ft.	32.00	\$3,648	\$182	\$15	\$1,094	20	2014	14	2033 - 2034
115	Pool/Spa	Pool Coping	114 Ln. Ft.	40.00	\$4,560	\$304	\$25	\$1,824	15	2014	9	2028 - 2029
116	Pool/Spa	Spa Resurface	1 Fund	4,400.00	\$4,400	\$440	\$37	\$2,640	10	2014	4	2023 - 2024
117	Pool/Spa	Spa Tile	28 Ln. Ft.	32.00	\$896	\$45	\$4	\$269	20	2014	14	2033 - 2034
118	Pool/Spa	Spa Coping	28 Ln. Ft.	40.00	\$1,120	\$112	\$9	\$672	10	2014	4	2023 - 2024
119	Pool/Spa	Pool/Spa Hand Rails	3 Each	555.00	\$1,665	\$56	\$5	\$333	30	2014	24	2043 - 2044
120	Pool/Spa	Pool & Spa Equipment	1 Fund	0.00	\$0	\$0	\$0	\$0	15	2011	6	2025 - 2026
121	Pool/Spa	Pool/Spa Furnishings	1 Fund	0.00	\$0	\$0	\$0	\$0	12	2014	6	2025 - 2026
122	Clubhouse	Restroom Tile Wall/Floor	135 Sq. Ft.	7.75	\$1,045	\$26	\$2	\$157	40	2014	34	2053 - 2054
123	Clubhouse	Paint Restroom Wall/Ceiling	135 Sq. Ft.	1.70	\$229	\$23	\$2	\$138	10	2014	4	2023 - 2024
124	Clubhouse	Restroom Light Fixture	1 Each	0.00	\$0	\$0	\$0	\$0	40	1984	4	2023 - 2024
125	Clubhouse	Restroom Fixtures	1 Fund	0.00	\$0	\$0	\$0	\$0	30	1984	25	2044 - 2045
126	Clubhouse	Refrigerator (Frigidaire)	1 Each	0.00	\$0	\$0	\$0	\$0	20	Unknown	15	2034 - 2035
127	Clubhouse	Microwave (Toshiba)	1 Each	0.00	\$0	\$0	\$0	\$0	12	Unknown	7	2026 - 2027
128	Clubhouse	Sink/Faucet	1 Fund	0.00	\$0	\$0	\$0	\$0	30	Unknown	25	2044 - 2045
129	Clubhouse	Cabinets/Counters	1 Fund	4,950.00	\$4,950	\$165	\$14	\$825	30	1984	25	2044 - 2045
130	Clubhouse	Concrete Flooring (Repair)	72 Sq. Ft.	5.50	\$393	\$39	\$3	\$197	10	1984	5	2024 - 2025
131	Clubhouse	Paint Clubhouse Kitchen	176 Sq. Ft.	1.70	\$299	\$30	\$2	\$299	10	2007	0	2020 - 2021
132	Clubhouse	Kitchen Light Fixture	1 Each	0.00	\$0	\$0	\$0	\$0	25	1984	20	2039 - 2040
133	Clubhouse	Roll Up Metal Window	1 Each	555.00	\$555	\$28	\$2	\$139	20	Unknown	15	2034 - 2035
134	Signage	Misc. Signage	1 Fund	0.00	\$0	\$0	\$0	\$0	12	Unknown	3	2022 - 2023
135	Mailbox	Mailboxes	2 Each	1,930.00	\$3,860	\$154	\$13	\$1,698	25	Varies	14	2033 - 2034
136	Utilities	Plumbing & Sewer Lateral Lines	1 Fund	2,690.00	\$2,690	\$538	\$45	\$2,152	5	2016	1	2020 - 2021
137	Other	Reserve Study	1 Each	2,370.00	\$2,370	\$790	\$66	\$1,580	3	2018	1	2020 - 2021
138	Other	Reserve Contingency @ 5%	1 Fund	4,050.00	\$4,050	\$4,050	\$338	\$0	1	2020	1	2020 - 2021

DANA BY THE SEA HOMEOWNERS ASSOCIATION

VISUAL ANALYSIS AND/OR COMMENTARY WORKSHEET

Based on Fiscal Year Ending, September 30, 2020 for Fiscal Year Beginning October 1, 2020

The visual condition of reserve components are based solely on the opinion of the reserve specialist inspector at the time of the on-site inspection of the property. It is recommended that all common area components should receive reasonable maintenance and care for their remaining life. The average useful life expectancy of components are based normally on industry standards and/or historical data from the association.

There are certain assumptions that have been made during the compilation of this report because of certain conditions such as weather, any deferred maintenance, substandard materials used during the construction or general workmanship of the component can decrease a component's useful life. Therefore, Golden Consulting Group recommends that reserve study update should be reviewed annually to make any necessary adjustments to the component and/or the reserve fund.

Next Replacement Date may be calculated by the following:

Current Year (2020) + Estimated Remaining Life (depends on adjustments) OR Last Known Placed In Service Date + Average Life Expectancy

No.	Sub-Category Description	Estimated Quantity Unit of Measure	Replace Cost	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition	COMMENTS/NOTES
1	Asphalt - Seal & Repair	6,820 Sq. Ft.	\$5,456	5	2015/2016	1	2020 - 2021	Update Only	2018: The asphalt is in good condition, with little to no cracks, minimal aging due to the outdoor elements. Inspect and repair as needed. 2016: It is noted that approx \$4890 was expensed by Quickel Paving (Adj Unit Cost to .75/sq. ft.) 2015: Asphalt was sealed and repaired in 2013 by Quickel Paving.
2	Asphalt - Overlay	6,820 Sq. Ft.	\$15,004	25	2008	13	2032 - 2033	Update Only	2018: The asphalt is in good condition, with little to no cracks, minimal aging due to the outdoor elements. Inspect and repair as needed. 2015: The asphalt at Laguna was removed and replaced in November 2008.
3	Repair/Replace Concrete Drive & Parking (Front)	3,880 Sq. Ft.	\$4,655	10	1984	2	2021 - 2022	Update Only	2018: The concrete drives appear to be in good condition, with little to no cracks, minimal aging due to the outdoor elements. Inspect and repair as needed. 2015: This is a fund to inspect and repair as needed the driveway and parking concrete - Recommend fixing all trip hazards over 1/4"
4	Repair/Replace Concrete Sidewalk	3,867 Sq. Ft.	\$0	10	Unknown	2	2021 - 2022	Update Only	2018: The concrete walks appear to be in good condition, with little to no cracks, minimal aging due to the outdoor elements. Inspect and repair as needed. 2015: Funding removed as this is the responsibility of the city Dana Point
5	Repair/Replace Aggregate Concrete & Stairs	1,028 Sq. Ft.	\$0	10	1984	2	2021 - 2022	Update Only	2018: The aggregate concrete and stairs remain in good condition with very minimal aging due to the outdoor elements, inspect and repair as needed. 2015: Funding removed as the aggregate concrete and stairs are repaired as needed, expensed from the operating account.
6	Repair/Replace Brick Tile Entrance Alta Building	426 Sq. Ft.	\$4,686	10	2009	0	2020 - 2021	Deferred	2018: The brick tile @ the entrance @ alta building appears to be in good condition with no broken tiles. Inspect and repair as needed. 2015: This is a fund to inspect and repair as needed the brick tile entrance to units (24414-24446). Dorado Construction removed and replaced front entry tile in 2009.
7	Pool/Spa Deck	1,801 Sq. Ft.	\$23,407	30	2014	24	2043 - 2044	Update Only	2018: The Pool/Spa deck appears to be in good condition with only small visible cracks or defects. Inspect and repair trip hazards as needed. 2015: Pool/Spa deck was removed and replaced by Tracy Davis Concrete Doctor in 2014.
8	Repair/Replace Garage Flooring	13,988 Sq. Ft.	\$0	10	1984	2	2021 - 2022	Update Only	2018: Garage flooring appears to be in good condition with minimal cracks, inspect and repair as needed. 2015: Funding removed as the garage concrete are repaired as needed, expensed from the operating account.
9	24448 Tile Floor on Ramp	160 Sq. Ft.	\$1,236	30	2008	18	2037 - 2038	Update Only	2018: Tile appears to be in good condition, it is noted HOA will be replacing with carpet. 2015: The tile was installed by homeowner, when replaced by HOA will be replaced with carpet.
10	Inspect & Repair Roofs	1 Fund	\$5,500	3	2020	3	2022 - 2023	Update Only	2020: Roof replacement is scheduled to be completed 2020-2021. 2018: The roof appear in good condition, visually did not detect any issues, recommend inspection and repair as needed. 2015: It is recommended that the ALL roofs, gutters, downspouts, flashing, skylights, vents and flues be inspected and repaired as indicated at least once every 3 years and study to be updated accordingly.
11	Composition Shingle Roof Alta Vista Building	4,034 Sq. Ft.	\$15,676	20	2020	20	2039 - 2040	Scheduled	2020: Roof replacement is scheduled to be completed 2020-2021. 2018: The roof appear in good condition, visually did not detect any issues, recommend inspection and repair as needed. 2015: It is unknown when the roof was replaced based on financials reserve documents 20 year roof with 5 years remaining - roof inspection is recommended.

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12	Alta Vista Flat Roof	13,988 Sq. Ft.	\$54,359	15	2020	15	2034 - 2035	Scheduled	2020: Roof replacement is scheduled to be completed 2020-2021. 2018: The roof appear in good condition, visually did not detect any issues, recommend inspection and repair as needed. 2015: It is unknown when the roof was replaced based on financials reserve documents 15 year roof - roof inspection is recommended.
13	Gutters & Downspouts Alta Vista Building	1,229 Ln. Ft.	\$10,139	30	Varies	5	2024 - 2025	Update Only	2018: The gutters and downspouts appear to be in good condition with no visible leaks or build ups, recommend annual cleaning to keep them free and clear of debris and leaves. 2015: The gutters and downspouts are cleaned and inspected annually through the operating account. Repair and replace as needed.
14	Elevator Roof	170 Ln. Ft.	\$662	20	2020	20	2039 - 2040	Scheduled	2020: Roof replacement is scheduled to be completed 2020-2021. 2018: The elevator roof appears to be in good condition. Inspect and repair as needed. 2015: The elevator roof was replaced in 1997. Roof Inspection is recommended.
15	Composition Shingle Roof (24448)	3,867 Sq. Ft.	\$15,026	20	2020	20	2039 - 2040	Scheduled	2020: Roof replacement is scheduled to be completed 2020-2021. 2018: The roof appear in good condition, visually did not detect any issues, recommend inspection and repair as needed. 2015: The shingle roof on bldg 24448 was replaced in 1997. Roof Inspection is recommended.
16	Built Up Flat Roof (24448)	200 Sq. Ft.	\$777	15	2020	15	2034 - 2035	Scheduled	2020: Roof replacement is scheduled to be completed 2020-2021. 2018: The roof appear in good condition, visually did not detect any issues, recommend inspection and repair as needed. 2015: The built-up flat roof on bldg 24448 was replaced in 1997. Roof Inspection is recommended.
17	Gutters & Downspouts (24448)	465 Ln. Ft.	\$3,836	30	Varies	5	2024 - 2025	Update Only	2018: The gutters and downspouts appear to be in good condition with no visible leaks or build ups, recommend annual cleaning to keep them free and clear of debris and leaves. 2015: The gutters and downspouts are cleaned and inspected annually through the operating account. Repair and replace as needed.
18	Composition Shingle Roof Granada Building	18,297 Sq. Ft.	\$185,400	20	1997	1	2020 - 2021	Scheduled	2018: The roof appear in good condition, visually did not detect any issues, recommend inspection and repair as needed. 2015: The shingle roof on bldg 33691-33651 was replaced in 1997. Roof Inspection is recommended.
19	Gutters & Downspouts Granada Building	1,096 Ln. Ft.	\$9,042	30	Varies	5	2024 - 2025	Update Only	2018: The gutters and downspouts appear to be in good condition with no visible leaks or build ups, recommend annual cleaning to keep them free and clear of debris and leaves. 2015: The gutters and downspouts are cleaned and inspected annually through the operating account. Repair and replace as needed.
20	Composition Shingle Roof @ Clubhouse	505 Sq. Ft.	\$1,963	20	2020	20	2039 - 2040	Scheduled	2020: Roof replacement is scheduled to be completed 2020-2021. 2018: The roof appear in good condition, visually did not detect any issues, recommend inspection and repair as needed. 2015: The shingle roof on the clubhouse was replaced in 1997. Roof Inspection is recommended.
21	Gutters & Downspouts @ Clubhouse	112 Ln. Ft.	\$924	30	Varies	5	2024 - 2025	Update Only	2018: The gutters and downspouts appear to be in good condition with no visible leaks or build ups, recommend annual cleaning to keep them free and clear of debris and leaves. 2015: The gutters and downspouts are cleaned and inspected annually through the operating account. Repair and replace as needed.

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22	Alta Vista Canopy and Frame	464 Sq. Ft.	\$5,100	35	2009	24	2043 - 2044	Update Only	2018: The alta vista canopy and frame is in progress of being replaced, it is noted that the HOA is currently choosing the color of the canopy and will be completed 2018. 2015: The canopy on the Alta Building was replaced in 2009 by Dorado.
23	Pool Area Canvas Roof Top	396 Sq. Ft.	\$5,447	15	2014	9	2028 - 2029	Update Only	2018: The alta vista canopy and frame is in progress of being replaced, it is noted that the HOA is currently choosing the color of the canopy and will be completed 2018. 2015: The canvas was replaced in 2014 during the pool/spa area construction.
24	Repair/Replace Skylights	1 Fund	\$5,125	15	2020	15	2034 - 2035	Scheduled	2018: The skylights appear to be in good working condition. Recommend inspecting at roof inspection cycle. 2015: The skylights are original. Funding removed as the skylights are repaired as needed through the operating account. Recommend inspecting at roof inspection cycle.
25	Repair/Replace Ext Wood Siding/Trim Alta Vista Building	17,515 Sq. Ft.	\$24,521	10	2018	8	2027 - 2028	Update Only	2020: Siding repaired in 2018. 2018: Siding and trim on the alta vista building appears to be in good condition with no visual signs of dry rot. Inspect and repair as needed. 2015: Wood reconstruction completed in 2009.
26	Repair/Replace Ext Wood Siding/Trim Granada Building	14,400 Sq. Ft.	\$17,280	10	2018	8	2027 - 2028	Update Only	2020: Siding repaired in 2018. 2018: Siding and trim on the ganada building appears to be in good condition with no visual signs of dry rot. Inspect and repair as needed. 2016: It is noted that there was \$5015 (2875+2140) expensed for building repairs Adj RL +3 2015: Wood reconstruction completed in 2009.
27	Repair/Replace Ext Wood Siding/Trim (24448)	6,250 Sq. Ft.	\$7,500	10	2018	8	2027 - 2028	Update Only	2020: Siding repaired in 2018. 2018: Siding and trim on the building appears to be in good condition with no visual signs of dry rot. Inspect and repair as needed. 2015: Wood reconstruction completed in 2009.
28	Repair/Replace Ext Wood Siding/Trim @ Clubhouse	220 Sq. Ft.	\$264	10	2018	8	2027 - 2028	Update Only	2020: Siding repaired in 2018. 2018: Siding and trim on the clubhouse building appears to be in good condition with no visual signs of dry rot. Inspect and repair as needed. 2015: Wood reconstruction completed in 2009.
29	Exterior Balcony Resurface Decks Alta Vista Building	1,445 Sq. Ft.	\$7,225	10	2013	3	2022 - 2023	Update Only	2018: The balcony of the Alta Vista building appear to be in good condition, minimal fading and minimal aging due to the outdoor elements. 2015: The resurface of the decks for units (24414-24446) was completed in 2013.- It is recommended that the decks be resurfaced and sealed at least once every 10 years or as recommended by contractor.
30	Exterior Balcony Resurface Granada Building	2,530 Sq. Ft.	\$12,650	10	2014	4	2023 - 2024	Update Only	2018: The balcony of the Granada building appear to be in good condition, minimal fading and minimal aging due to the outdoor elements. 2015: The resurface of the decks for units (33691-33651) was completed in 2014- It is recommended that the decks be resurfaced and sealed at least once every 10 years or as recommended by contractor.
31	Ext Wood Patio Decks Granada Building (33691)	6 Each	\$15,510	30	2015/2015	10	2029 - 2030	Update Only	2018: Wood patio decks @ Granada building appear to be in good condition 2016: It is noted that Granada (33691) deck repairs have been completed in 2015-2016 for \$14,372 / Average of \$2,400 per deck (adjust replacement costs) 2015: The wood patio decks appear to be in good to fair condition. It is noted that some are wood, composite and concrete decks. Patios are being repaired/replaced as needed.

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32	Ext Concrete Patio Decks (33685 & 33655)	2 Each	\$5,170	40	Unknown	25	2044 - 2045	Update Only	2018: The Ext concrete patio decks appear to be in good condition with minimal visual cracks or defects, inspect and repair as needed. 2016: It is noted that Granada (33691) deck repairs have been completed with an average cost of \$2,400 per deck (adjust replacement costs) 2015: The concrete patio decks are in good condition
33	Ext Composite Patio Deck Granada Building	1 Each	\$10,335	30	2018	28	2047 - 2048	Update Only	2018: The Exterior composite deck @ the granada building appears to still be in like new condition, inspect and repair as needed. 2016: It is noted that Granada (33691) deck repairs have been completed with an average cost of \$2,400 per deck (adjust replacement costs) 2015: The composite/concrete (painted) patio deck are in good condition Last replacement of the composite deck was in 2011.
34	Exterior Deck (24448)	252 Sq. Ft.	\$17,640	30	2018	28	2047 - 2048	Update Only	2018: The exterior deck appears to be in good condition with minimal aging due to the outdoor elements, inspect and repair as needed. 2015: It is noted that unit 24448 deck was in the process of being rebuilt at the time of the inspection. Replaced with Trex/Composite Decking.
35	Storage Cabinets & Doors	104 Each	\$0	35	Varies	0	2020 - 2021	Deferred	2018: The storage cabinets and doors remain in good condition and should be replaced if needed by the homeowner. Inspect and repair as needed. 2015: The storage cabinets and doors are the responsibility of the individual homeowners.
36	Clubhouse Doors	3 Each	\$1,485	45	1984	9	2028 - 2029	Update Only	2018: The clubhouse doors appear to be in good condition, they are intact and did not appear to have any damage or defects, inspect and replace as needed. 2015: There are approx. 3 doors on the clubhouse & restroom which are in working condition.
37	Common Utility Doors	8 Each	\$4,400	45	1984	9	2028 - 2029	Update Only	2018: The common doors appear to be in good condition, they are intact and did not appear to have any damage or defects, inspect and replace as needed. 2015: There are approx. 8 common utility doors, elevator, spa/pool equipment room, utility door/garage which are in working condition. Inspect & replace as needed.
38	Entry Doors @ Alta Vista Building	2 Each	\$6,600	35	2007	22	2041 - 2042	Update Only	2018: The entry doors @ Alta Vista appear to be in good condition, they are intact and did not appear to have any damage or defects, inspect and replace as needed. 2015: The entry French doors located at building (24414-24446) appears to be in good to new condition. Doors were replaced in 2007 during the entry reconstruction.
39	Repair/Replace Window "Allowance"	1 Fund	\$1,650	5	1984	0	2020 - 2021	Deferred	2018: Windows appear to be in good working condition, inspect and repair as needed. 2015: Last known inspection is unknown: Inspect, Repair and/or Replace Windows as needed. Association is responsible for the non-opening windows only.
40	Upper Deck Railings Alta Vista Building	1,225 Ln. Ft.	\$85,750	40	2007	27	2046 - 2047	Update Only	2018: The upper deck railings @ the Alta Vista Building appear to be in good condition, sturdy and should be painted @ cycle. Inspect and repair as needed. 2015: It is noted that all railings were replaced and/or repaired in 2007.
41	Repair/Replace Balcony Deck Metal Railings Granada Building	500 Ln. Ft.	\$35,000	40	2007	27	2046 - 2047	Update Only	2018: The balcony deck railings @ the Granada Building appear to be in good condition, sturdy and should be painted @ cycle. Inspect and repair as needed. 2015: It is noted that all railings were replaced and/or repaired in 2007.
42	Repair/Replace Metal & Wood Railings	379 Ln. Ft.	\$32,215	40	2007	27	2046 - 2047	Update Only	2018: The upper deck railings @ the Alta Vista Building appear to be in good condition, sturdy and should be painted @ cycle. Inspect and repair as needed. 2015: It is noted that all railings were replaced and/or repaired in 2007.

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43	Repair/Replace Wood Hand Rail	28 Ln. Ft.	\$700	40	2007	27	2046 - 2047	Update Only	2018: The wood hand railings @ common area appear to be in good condition, sturdy and should be painted @ cycle. Inspect and repair as needed. 2015: It is noted that all railings were replaced and/or repaired in 2007.
44	Repair/Replace Metal Hand/Stair Railings @ Front Alta Vista Building	36 Ln. Ft.	\$2,520	40	2007	27	2046 - 2047	Update Only	2018: The metal railings @ the Alta Vista Building appear to be in good condition, sturdy and should be painted @ cycle. Inspect and repair as needed. 2015: It is noted that all railings were replaced and/or repaired in 2007.
45	Repair/Replace Metal Hand/Stair Railings @ Granada Building	168 Ln. Ft.	\$11,760	40	2007	27	2046 - 2047	Update Only	2018: The metal/stair railings @ the Granada Building appear to be in good condition, sturdy and should be painted @ cycle. Inspect and repair as needed. 2015: It is noted that all railings were replaced and/or repaired in 2007.
46	Repair/Replace Composite Deck Railings@ (24448)	50 Ln. Ft.	\$3,500	30	2015	25	2044 - 2045	Update Only	2018: The composite deck railings appear to be in good condition, sturdy and should be painted @ cycle. Inspect and repair as needed 2015: It is noted that unit 24448 deck was in the process of being rebuilt at the time of the inspection. Replaced with Trex/Composite Decking.
47	Metal Hand/Stair Railings @ Pool	8 Ln. Ft.	\$560	40	2013	33	2052 - 2053	Update Only	2018: The metal railings @ the pool appear to be in good condition, sturdy and should be painted @ cycle. Inspect and repair as needed 2015: There are approximately 2 metal hand and stair railings at the pool/walk area: Stair Railings 2 @ 4'
48	Garage Ventilation Window Grill	2 Each	\$990	45	1984	9	2028 - 2029	Update Only	2018: The garage ventilation window grills is in good condition with no defects to note, inspect and repair as needed. 2015: There is approximately 2 ventilation wrought iron window grills located approx. (12 x 5)
49	Repair/Replace Ext Block Walls	145 Ln. Ft.	\$7,975	7	2010	0	2020 - 2021	Deferred	2018: The ext block walls appear to be in good condition with minor defects to the paint from the out door elements, recommend paint @ cycle. inspect and repair as needed. 2015: The block walls appear to be in good condition these block walls are painted - Recommend Inspect, repair, replace at paint cycle.
50	Repair/Replace Ext Stucco Walls	145 Ln. Ft.	\$7,975	7	2010	0	2020 - 2021	Deferred	2018: The ext stucco walls appear to be in good condition with minor defects to the paint from the out door elements, recommend paint @ cycle. inspect and repair as needed. 2015: Stucco Walls appear to be in good condition these walls also includes buildings 33691-33651 which separates each rear yard and the front stucco walls of building (24414-24446). Inspect, repair, replace at paint cycle.
51	Repair/Replace Ext Stone Wall @ Entrance	68 Ln. Ft.	\$2,584	25	2009	14	2033 - 2034	Update Only	2018: The stone wall @ the entrance appears to be in good condition with no major defects to the structure, inspect and repair as needed. 2015: The stone wall at the entrance was repaired/replaced in 2009.
52	Wood Trellis @ Vinyl Awning	490 Sq. Ft.	\$18,620	40	2010	30	2049 - 2050	Update Only	2018: Wood trellis @ the vinyl awning is in good condition, inspect and repair as needed. 2015: The exterior wood trellis at entrance was repaired/replaced in 2010 and it is in good condition.
53	Exterior Retaining and Planter Walls	799 Ln. Ft.	\$43,945	7	2010	0	2020 - 2021	Deferred	2018: The ext retainer and planter walls appear to be in good condition with minor defects to the paint from the out door elements, recommend paint @ cycle. inspect and repair as needed. 2015: It is recommended that the exterior retaining walls & planters be inspected and repaired prior to paint cycle.
54	Exterior Glass Cubes @ Wall	66 Each	\$1,386	25	1984	15	2034 - 2035	Update Only	2018: The exterior cubes appear to be in good condition, keep cleaned and free of debris. inspect and repair as needed. 2015: The exterior glass cubes are in good condition. It was noted that there may have been a crack in one of them. The glass cubes are original design feature installed by Mark Singer (Architect).

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55	WI Fencing @ Front (24414-24446)	191 Ln. Ft.	\$13,377	40	1984	4	2023 - 2024	Update Only	2018: The WI fencing @ the front, appears to be in good condition with minor fading, paint is recommended @ cycle. 2015: There is approximately 191 ln. ft. of WI fencing located in the front of units 24414-24446) which vary in condition as some are exposed to the outdoor elements and irrigation - rusting is visible - Inspect, repair/replace at paint cycle. Paint is recommended.
56	WI Fencing @ Pool	350 Ln. Ft.	\$24,500	40	1984	4	2023 - 2024	Update Only	2018: The WI fencing @ the pool, appears to be in good condition with minor fading, paint is recommended @ cycle. 2015: There is approximately 350 ln. ft. of WI fencing located at the pool area which vary in condition as some are exposed to the outdoor elements and irrigation - rusting is visible - Inspect, repair/replace at paint cycle. Paint is recommended.
57	Wire/Post Fence	75 Ln. Ft.	\$2,400	40	1984	4	2023 - 2024	Update Only	2018: The wire/post fence appears to be in good condition with no broken areas. Inspect and repair as needed. 2015: There is approximately 75 ln. ft. of wire/wood post fencing located at perimeter. Inspect, repair/replace at paint cycle.
58	West/East WI Fencing	331 Ln. Ft.	\$23,170	40	1984	4	2023 - 2024	Update Only	2018: The east/west WI fencing appears to be in good condition with minimal fading paint @ cycle recommended. Inspect and repair as needed. 2015: It is noted that there is 331 ln. ft. of wrought iron fencing on the perimeter West and East - last painted in 2007: Inspect, repair/replace at paint cycle.
59	Perimeter Vinyl Fence 5' @ Granada	265 Ln. Ft.	\$10,070	25	2010	15	2034 - 2035	Update Only	2018: The vinyl fencing appears to be in good condition some areas are dirty other than that it is sturdy, inspect and repair as needed. 2015: There is approximately 265 ln. ft. of perimeter vinyl fencing at approximately 5' located adjacent to Granada Drive, it was installed in 2010.
60	Overhead Garage Gate 18'	2 Each	\$9,900	45	1984	9	2028 - 2029	Update Only	2018: The overhead garage gate is in good working condition. Some visual rust and some signs of fading, paint @ cycle recommended. 2015: The overhead gates are in working condition with minimal rust and corrosion - Recommend inspect, repair at paint cycle.
61	Roll Up Garage Gate (Manual)	1 Each	\$1,655	45	1984	9	2028 - 2029	Update Only	2018: Roll up garage gate is in good working condition, paint is recommended @ cycle. 2015: There is a standard roll up metal garage door which is located in the garage. No garage door opener is used on this door.
62	Security Gates (WI) @ Garage	2 Each	\$2,150	30	1984	16	2035 - 2036	Update Only	2018: Security gates are in good , like new condition, and are holding up well against the out door elements, inspect and repair as needed. 2016: It is noted that the gates have been refurbished, sanded and repainted to like new condition. Feb 2016 (Adj Useful Life to 30 with RL 20 (not replaced) 2015: The assumption is that the gates are original and in working condition. It is recommended that the gates be maintained by repairing, sanding, primer and paint. - check all hardware.
63	Security Gate @ Front	2 Each	\$2,150	30	1984	16	2035 - 2036	Update Only	2018: Security gates located @ the front are in good , like new condition, and are holding up well against the out door elements, inspect and repair as needed. 2016: It is noted that the gates have been refurbished, sanded and repainted to like new condition. Feb 2016 (Adj Useful Life to 30 with RL 20 (not replaced) 2015: The assumption is that the gates are original and in working condition. It is recommended that the gates be maintained by repairing, sanding, primer and paint. - check all hardware.

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64	WI Gate @ Front	2 Each	\$780	30	1984	16	2035 - 2036	Update Only	2018: WI gates located @ the front are in good , like new condition, and are holding up well against the out door elements, inspect and repair as needed. 2016: It is noted that the gates have been refurbished, sanded and repainted to like new condition. Feb 2016 (Adj Useful Life to 30 with RL 20 (not replaced) 2015: The assumption is that the gates are original and in working condition. It is recommended that the gates be maintained by repairing, sanding, primer and paint. - check all hardware.
65	Bollards	16 Each	\$8,640	45	1984	12	2031 - 2032	Update Only	2018: Bollards appear in good condition. inspect and replace as needed. 2016: It is noted that a bollard bollards was replaced at \$500 (@ Lowes) - Feb 2016 Adj Replacement Costs & RL + 3 2015: There are approx. 16 metal bollards located in garage - recommend regular paint cycle for easily
66	Paint Red Curb	312 Ln. Ft.	\$608	5	2020	5	2024 - 2025	Update Only	2018: The red curb paint remains in fair condition, with some areas that are chipping and fading, recommend paint @ cycle. 2015: The paint on the red curb is in fair condition - Recommend a 3-5 year paint cycle. The Granada red curb was painted in 2013.
67	Paint Exterior Alta Vista Building	17,515 Sq. Ft.	\$48,166	7	2018	5	2024 - 2025	Update Only	2020 Paint completed in 2018. 2018: The Ext Alta Vista Building paint appears to be in good like new condition with little to no fading. 2015: It is noted that the exterior building paint was completed in 2010 (approximately 5 years ago) - It is unclear if ALL Exterior paint was completed at that time. Paint Cycle should be at least once every 5-10 years based on weather.
68	Paint Exterior Granada Building	14,400 Sq. Ft.	\$39,600	7	2018	5	2024 - 2025	Update Only	2020 Paint completed in 2018. 2018: The Ext Granada Building paint appears to be in good like new condition with little to no fading. 2015: It is noted that the exterior building paint was completed in 2010 (approximately 5 years ago) - It is unclear if ALL Exterior paint was completed at that time. Paint Cycle should be at least once every 5-10 years based on weather.
69	Paint Exterior Bldg. (24448)	6,250 Sq. Ft.	\$17,188	7	2018	5	2024 - 2025	Update Only	2020 Paint completed in 2018. 2018: The Ext Building paint appears to be in good like new condition with little to no fading. 2015: It is noted that the exterior building paint was completed in 2010 (approximately 5 years ago) - It is unclear if ALL Exterior paint was completed at that time. Paint Cycle should be at least once every 5-10 years based on weather.
70	Paint Exterior @ Clubhouse	220 Sq. Ft.	\$374	7	2018	5	2024 - 2025	Update Only	2020 Paint completed in 2018. 2018: The Ext Clubhouse Building paint appears to be in good like new condition with little to no fading. 2015: It is noted that the exterior building paint was completed in 2010 (approximately 5 years ago) - It is unclear if ALL Exterior paint was completed at that time. Paint Cycle should be at least once every 5-10 years based on weather.
71	Paint Upper Deck Railings Alta Vista Building	4,207 Sq. Ft.	\$631	7	2019	6	2025 - 2026	Update Only	2020: Alta Vista railings painted in 2019. 2018: The paint on the upper deck railings appears to be in good like new condition with little to no fading. 2015: It is noted that the exterior building paint was completed in 2010 (approximately 5 years ago) - It is unclear if ALL Exterior paint was completed at that time. Paint Cycle should be at least once every 5-10 years based on weather.
72	Paint Lower Deck Railings Granada	882 Sq. Ft.	\$1,499	7	2018	5	2024 - 2025	Update Only	2020 Paint completed in 2018. 2018: The paint on the lower deck railings appears to be in good like new condition with little to no fading. 2015: It is noted that the exterior building paint was completed in 2010 (approximately 5 years ago) - It is unclear if ALL Exterior paint was completed at that time. Paint Cycle should be at least once every 5-10 years based on weather.

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73	Paint Metal & Wood Railings	379 Sq. Ft.	\$644	7	2018	5	2024 - 2025	Update Only	2020 Paint completed in 2018. 2018: The paint on the metal & wood railings appears to be in good like new condition with little to no fading. 2015: It is noted that the exterior building paint was completed in 2010 (approximately 5 years ago) - It is unclear if ALL Exterior paint was completed at that time. Paint Cycle should be at least once every 5-10 years based on weather.
74	Paint Wood Hand Rail	28 Ln. Ft.	\$182	7	2018	5	2024 - 2025	Update Only	2020 Paint completed in 2018. 2018: The paint on the wood railings appears to be in good like new condition with little to no fading. 2015: It is noted that the exterior building paint was completed in 2010 (approximately 5 years ago) - It is unclear if ALL Exterior paint was completed at that time. Paint Cycle should be at least once every 5-10 years based on weather.
75	Paint Metal Hand/Stair Railings @ Front Alta Vista Building	36 Ln. Ft.	\$5	7	2019	6	2025 - 2026	Update Only	2020: Alta Vista railings painted in 2019. 2018: The paint on the metal railings located @ the front of the Alta Vista Building appear to be in good like new condition with little to no fading. 2015: It is noted that the exterior building paint was completed in 2010 (approximately 5 years ago) - It is unclear if ALL Exterior paint was completed at that time. Paint Cycle should be at least once every 5-10 years based on weather.
76	Paint Metal Hand/Stair Railings @ Granada Building	168 Ln. Ft.	\$1,092	7	2018	5	2024 - 2025	Update Only	2020 Paint completed in 2018. 2018: The paint on the metal railings located @ the front of the Granada Building appear to be in good like new condition with little to no fading. 2015: It is noted that the exterior building paint was completed in 2010 (approximately 5 years ago) - It is unclear if ALL Exterior paint was completed at that time. Paint Cycle should be at least once every 5-10 years based on weather.
77	Paint Metal Hand/Stair Railings @ Pool	8 Ln. Ft.	\$52	7	2018	5	2024 - 2025	Update Only	2020 Paint completed in 2018. 2018: The paint on the metal railings located @ the pool appear to be in good like new condition with little to no fading. 2015: It is noted that the exterior building paint was completed in 2010 (approximately 5 years ago) - It is unclear if ALL Exterior paint was completed at that time. Paint Cycle should be at least once every 5-10 years based on weather.
78	Paint Garage Ventilation Railings/Grates	2 Each	\$550	7	2018	5	2024 - 2025	Update Only	2020 Paint completed in 2018. 2018: The paint on the garage ventilation grates appear to be in good like new condition with little to no fading. 2015: It is noted that the exterior building paint was completed in 2010 (approximately 5 years ago) - It is unclear if ALL Exterior paint was completed at that time. Paint Cycle should be at least once every 5-10 years based on weather.
79	Paint Concrete Flooring	1,756 Sq. Ft.	\$2,985	10	2018	5	2024 - 2025	Update Only	2020 Paint completed in 2018. 2018: The paint on the concrete flooring appears to be in like new condition with little fading. 2015: It is noted that the exterior building paint was completed in 2010 (approximately 5 years ago) - It is unclear if ALL Exterior paint was completed at that time. Paint Cycle should be at least once every 5-10 years based on weather.
80	Paint Common Doors	13 Each	\$14,690	10	2013	3	2022 - 2023	Update Only	2018: The paint on the common doors appears to be in good condition with minimal signs of fading. Inspect and touch up as needed. 2015: The doors were painted in 2013.
81	Paint Storage Doors	104 Each	\$6,240	10	2007	0	2020 - 2021	Deferred	2018: The paint on the storage doors appears to be in good condition with minimal signs of fading. Inspect and touch up as needed. 2015: Storage doors were last painted in 2007.
82	Paint Interior Garage	19,766 Sq. Ft.	\$11,860	10	Varies	0	2020 - 2021	Deferred	2018: The paint on the garage appears to be in good condition with minimal signs of fading. Inspect and touch up as needed. 2015: The garage is painted in areas as needed. There is no plan to paint the entire garage at one time.

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83	Paint WI Fencing @ Front Alta Vista Building	191 Ln. Ft.	\$650	7	2018	5	2024 - 2025	Update Only	2020 Paint completed in 2018. 2018: The paint on the WI Fencing @ the front of the Alta Vista Building appear to be in good like new condition with little to no fading. 2015: The WI fence at the Alta Vista bldg was painted in 2007.
84	Paint WI Fencing @ Pool	350 Ln. Ft.	\$1,190	7	2018	5	2024 - 2025	Update Only	2020 Paint completed in 2018. 2018: The paint on the WI fencing @ the pool appear to be in good like new condition with little to no fading. 2015: The pool WI fence was last painted in 2014.
85	Paint Perimeter West/East WI Fence	331 Ln. Ft.	\$23,170	7	2018	5	2024 - 2025	Update Only	2020 Paint completed in 2018. 2018: The paint on the East/West WI fencing appear to be in good condition with little to no fading and minimal visual rust. 2015: It is noted that there is 331 in. ft. of wrought iron fencing on the perimeter West and East - last painted in 2007: Inspect, repair/replace at paint cycle.
86	Paint Perimeter Vinyl Fence 5'	1,325 Sq. Ft.	\$0	7	Unknown	0	2020 - 2021	Not Funded	2020: Paint of vinyl fencing not funded as they are not painted. 2018: The vinyl fencing is not painted @ this time and appears to be standing up to the outdoor elements well. Inspect as time goes, when paint is needed cost will be added. 2015: Vinyl fences do not need to be painted per the board.
87	Paint Overhead Garage Gate 18'	2 Each	\$770	7	Unknown	0	2020 - 2021	Deferred	2020: Paint of garage gate deferred as it is in god condition. 2018: The paint on the overhead garage gates appears to be in good/fair condition with minimal signs of rust and fading. Paint @ cycle. 2015: It is noted that the exterior building paint was completed in 2010 (approximately 5 years ago) - It is unclear if ALL Exterior paint was completed at that time. Paint Cycle should be at least once every 5-10 years based on weather.
88	Paint Security Gates (WI) @ Garage	2 Each	\$540	7	2018	5	2024 - 2025	Update Only	2020 Paint completed in 2018. 2018: The paint on the security gates appears to be in good condition with minimal signs of rust and fading. Paint @ cycle. 2016: It is noted that the gates have been refurbished, sanded and repainted to like new condition. Feb 2016 (Adj Useful Life to 30 with RL 20 (not replaced) 2015: The WI Security Gates were painted in 2007.
89	Paint Security Gate @ Front	2 Each	\$540	7	2018	5	2024 - 2025	Update Only	2020 Paint completed in 2018. 2018: The paint on the security gates located @ the front appears to be in good condition with minimal signs of rust and fading. Paint @ cycle. 2016: It is noted that the gates have been refurbished, sanded and repainted to like new condition. Feb 2016 (Adj Useful Life to 30 with RL 20 (not replaced) 2015: The WI Security Gate at front was painted in 2010.
90	Paint WI Gate @ Front	2 Each	\$540	7	2018	5	2024 - 2025	Update Only	2020 Paint completed in 2018. 2018: The paint on the WI gates located @ the front appears to be in good condition with minimal signs of rust and fading. Paint @ cycle. 2016: It is noted that the gates have been refurbished, sanded and repainted to like new condition. Feb 2016 (Adj Useful Life to 30 with RL 20 (not replaced) 2015: It is noted that the exterior building paint was completed in 2010 (approximately 5 years ago) - It is unclear if ALL Exterior paint was completed at that time. Paint Cycle should be at least once every 5-10 years based on weather.
91	Paint Bollards	16 Each	\$880	7	2018	5	2024 - 2025	Update Only	2020 Paint completed in 2018. 2018: The paint on the Bollards appear to be in good like new condition with minimal chipping or fading in color, paint @ cycle. 2015: It is noted that the exterior building paint was completed in 2010 (approximately 5 years ago) - It is unclear if ALL Exterior paint was completed at that time. Paint Cycle should be at least once every 5-10 years based on weather.
92	Elevator (Upgrade)	1 Each	\$71,750	40	2019	39	2058 - 2059	Update Only	2020: Elevator upgraded in 2019 for \$71,750. 2018: Overall the elevator is in fair condition, there is a bit of an odor that can be cleared up with a deep cleaaning, inspect and repair as needed. 2015: The elevator has a maintenance company that inspects and repairs. This fund is for a complete overhaul of the elevator system.

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93	Elevator Cab-Remodel	1 Fund	\$8,000	30	2019	29	2048 - 2049	Update Only	2020: Elevator cab remodel completed in 2019, new lighting, carpet, and wiring. 2018: Overall the elevator is in fair condition, there is a bit of an odor that can be cleared up with a deep cleaning, inspect and repair as needed. 2015: The interior of the elevator is in fair condition as the elevator is aged and outdated. Carpets should be cleaned and/or replaced.
94	Elevator Load Test	1 Each	\$1,760	5	2019	4	2023 - 2024	Update Only	2020: Elevator upgraded and remodeled in 2019. 2018: Overall the elevator is in fair condition, there is a bit of an odor that can be cleared up with a deep cleaning, inspect and repair as needed. 2016: It is noted that \$1636 was expensed for the Elevator load test.
95	Garage Door Openers	2 Each	\$3,860	15	2013	7	2026 - 2027	Update Only	2018: The garage door openers are in good working condition with no issues detected. Inspect and repair as needed. 2015: There are 2 garage door openers "all-o-matic" which is in good working condition (overhead) replaced in 2013.
96	Entry Access System	1 Each	\$2,750	20	2009	6	2025 - 2026	Update Only	2018: The entry access system is in good working condition, no issues when testing during the on site inspection. 2015: The entry access system was installed in 2009 it is noted that it is in working condition.
97	Fire Extinguishers & Boxes	8 Each	\$0	1	2020	1	2020 - 2021	Update Only	2018: Verify up to date fire certificate: also to inspect firesprinklers during inspection. 2015: Fire Extinguishers & Boxes located on buildings, @ pool area, @ garage, elevator room, all fire extinguishers are inspected annually and is replaced as needed out of operating account.
98	Fire Sprinklers	1 Fund	\$16,505	40	2011	6	2025 - 2026	Update Only	2018: Verify up to date fire certificate: also to inspect firesprinklers during inspection. 2015: It is noted that there fire sprinklers located in units (33691-33651 & 24448) - Fire Alarm Certificate and repairs completed in 2011.
99	Fire Alarm System	1 Fund	\$9,900	25	2011	16	2035 - 2036	Update Only	2018: Verify up to date fire certificate: also to inspect firesprinklers during inspection. 2015: It is noted that there fire sprinklers located in units (33691-33651 & 24448) - Fire Alarm Certificate and repairs completed in 2011.
100	5 Year Fire Inspection	1 Each	\$590	5	2016	1	2020 - 2021	Update Only	2018: Verify up to date fire certificate: also to inspect firesprinklers during inspection. 2016: It is noted that the 5 year fire sprinkler test / cert was completed in Sept 2016.
101	Security System & Cameras	1 Fund	\$0	20	Unknown	0	2020 - 2021	Deferred	2020: Security system maintenance deferred as system is in good working condition. 2018: The security system and cameras appear to be good working condition. Inspect and repair as needed. 2015: Security system was installed by 24448, is not the property or responsibility of the association, funding has been removed.
102	Building Lantern Lights	46 Each	\$5,290	25	2015	20	2039 - 2040	Update Only	2018: The building lantern lights appear to be in good condition with little to no aging from the outdoor elements, replace LED as needed. Inspect and repair as issues arise. 2015: Lanterns replaced with high end plastic lanterns and LED lights in 2015.
103	Exterior Yard Lights	6 Each	\$4,290	25	2015	20	2039 - 2040	Update Only	2018: The exterior yard lights appear to be in good condition with little to no aging from the outdoor elements, replace LED as needed. Inspect and repair as issues arise. 2015: Yard Lights replaced with high end plastic lanterns and LED lights in 2015.
104	Exit Lights @ Garage	5 Each	\$250	25	2012	17	2036 - 2037	Update Only	2018: The exit lights @ the garage appear to be in good working condition. Inspect and replace as needed. 2015: All garage emergency and exit lights were replaced in 2012.

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105	Emergency Lights @ Garage	5 Each	\$950	25	2012	17	2036 - 2037	Update Only	2018: The emergency lights @ the garage appear to be in good working condition. Inspect and replace as needed. 2015: All garage emergency and exit lights were replaced in 2012.
106	Ceiling Mounted Light Fixtures @ Garage	8 Each	\$680	25	2015	20	2039 - 2040	Update Only	2018: The ceiling mounted light fixtures @ the garage appear to be in good working condition. Inspect and replace as needed. 2015: New LED Lights installed in 2015.
107	HPS Lighting @ Pool & Garage	6 Each	\$510	20	2015	15	2034 - 2035	Update Only	2018: HPS lighting appears in good working condition, inspect and repair as needed. 2015: New LED Lights installed in 2015.
108	Street Lights	4 Each	\$19,800	30	2015	25	2044 - 2045	Update Only	2018: Street lights appears in good working condition, inspect and repair as needed. 2015: The street lights will be replaced in November 2015.
109	Irrigation System	1 Fund	\$755	10	2020	10	2029 - 2030	Update Only	2020: Irrigation system repaired in 2020. 2018: Irrigation system is in good condition with no leaks detected during on site inspection. 2015: Funding Removed: The irrigation system is repaired as needed from the operating account.
110	Landscaping Enhancements (approx 7860 sq. ft.)	1 Fund	\$9,640	5	2020	5	2024 - 2025	Update Only	2020: Landscape enhancements completed in 2020. 2018: Landscaping appears to be well maintaind. 2016: It is noted that the \$3572 was expensed in 2016 from reserves from landscaping line items which is not funded - Adj Useful Life / RL 2015: Funding Removed: The landscaping enhancements is taken care of out of a special reserve account.
111	Backflow	2 Each	\$0	15	Unknown	0	2020 - 2021	Not Funded	2020: Backflow maintenance and inspections paid from operating account. 2018: The backflows are in in good condition with no leaks detected during on site inspection. 2015: Funding Removed: There were 2 backflow devices which should be inspected regularly paid from the operating account.
112	Tree Trimming	1 Fund	\$0	3	Unknown	0	2020 - 2021	Not Funded	2020: Tree trimming paid from operating account. 2018: There does appear to be some trees close to buildings and roofs, that should be trimmed. 2015: Funding Removed: This is to trim the trees away from the building roofs and/or root control, paid from the operating account.
113	Pool Resurface	1 Fund	\$9,350	10	2014	4	2023 - 2024	Update Only	2018: The pool appears to be in good condition with no visual rust marks or defects. Inspect and repair as needed. 2015: Pool resurface completed in 2014.
114	Pool Tile	114 Ln. Ft.	\$3,648	20	2014	14	2033 - 2034	Update Only	2018: Pool tile is in good condition, with vibrant color and no missing tiles. 2015: The pool tile and coping was replaced in 2014.
115	Pool Coping	114 Ln. Ft.	\$4,560	15	2014	9	2028 - 2029	Update Only	2018: The pool coping is in good condition, with no visual damages. Inspect and repair as needed. 2015: The pool tile and coping was replaced in 2014.
116	Spa Resurface	1 Fund	\$4,400	10	2014	4	2023 - 2024	Update Only	2018: The spa appears to be in good condition with no visual rust marks or defects. Inspect and repair as needed. 2015: The spa was resurfaced in 2014.
117	Spa Tile	28 Ln. Ft.	\$896	20	2014	14	2033 - 2034	Update Only	2018: Spa tile is in good condition, with vibrant color and no missing tiles. 2015: The spa tile and coping was replaced in 2014.
118	Spa Coping	28 Ln. Ft.	\$1,120	10	2014	4	2023 - 2024	Update Only	2018: The Spa coping is in good condition, with no visual damages. Inspect and repair as needed. 2015: The spa tile and coping was replaced in 2014.

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119	Pool/Spa Hand Rails	3 Each	\$1,665	30	2014	24	2043 - 2044	Update Only	2018: The Pool/Spa hand rails are in good sturdy condition. 2015: The handrails at the pool were replaced in 2014.
120	Pool & Spa Equipment	1 Fund	\$0	15	2011	6	2025 - 2026	Update Only	2018: Pool and spa equipment is being maintained by the pool maintenance company. 2015: Funding Removed: It is noted that the association employs a pool maintenance company to maintain the pool/spa equipment - The equipment is repaired/replaced as needed from the operating account.
121	Pool/Spa Furnishings	1 Fund	\$0	12	2014	6	2025 - 2026	Update Only	2018: The Pool/Spa furnishings still appear to be in good like new condition. replace as needed. 2015: Funding Removed: Furnishings replaced through operating account. Furnishings include: 4 glass tables, 17 vinyl trap chairs, 6 chaise loungers, 2 end tables, 1 table and 6 chairs, 4 umbrellas, 1 trash can and 1 gas bib
122	Restroom Tile Wall/Floor	135 Sq. Ft.	\$1,045	40	2014	34	2053 - 2054	Update Only	2018: Restroom tile appears to be in good condition with none broken or missing. 2015: Restroom flooring was repaired/replaced in 2014.
123	Paint Restroom Wall/Ceiling	135 Sq. Ft.	\$229	10	2014	4	2023 - 2024	Update Only	2018: Paint in the restroom appears in good condition with little to no fading or chipmarks. Touch up as needed. 2015: Restroom was repainted in 2014.
124	Restroom Light Fixture	1 Each	\$0	40	1984	4	2023 - 2024	Update Only	2018: Funding Removed: Paid from operating account. 2015: Funding Removed: Paid from operating account.
125	Restroom Fixtures	1 Fund	\$0	30	1984	25	2044 - 2045	Update Only	2018: Restroom fixtures are in good working condition, inspect and repair as needed. 2015: Funding Removed: Paid from operating account. The restroom fixtures include sink, toilet, fan, mirror, etc.... all in working condition - Outdated but functional.
126	Refrigerator (Frigidaire)	1 Each	\$0	20	Unknown	15	2034 - 2035	Update Only	2018: Refrigerator in good working condition. Inspect and repair as needed. 2015: Funding Removed: Paid from operating account. The refrigerator is a Frigidaire and in working condition - kitchen is outdated but functional.
127	Microwave (Toshiba)	1 Each	\$0	12	Unknown	7	2026 - 2027	Update Only	2018: Microwave in good working condition. Inspect and repair as needed. 2015: Funding Removed: Paid from operating account. The microwave is a Toshiba and is in working condition - kitchen is outdated but functional.
128	Sink/Faucet	1 Fund	\$0	30	Unknown	25	2044 - 2045	Update Only	2018: Sink/Faucet in good working condition. Inspect and repair as needed. 2015: Funding Removed: Paid from operating account. The kitchen is outdated but is functional. Fund to upgrade kitchen area.
129	Cabinets/Counters	1 Fund	\$4,950	30	1984	25	2044 - 2045	Update Only	2018: Cabinets and counters in good working condition. Inspect and repair as needed. 2015: The kitchen is outdated but is functional. Fund to upgrade kitchen area.
130	Concrete Flooring (Repair)	72 Sq. Ft.	\$393	10	1984	5	2024 - 2025	Update Only	2018: The concrete flooring appears to be in good condition. 2015: The kitchen is outdated but is functional. Fund to upgrade kitchen area.
131	Paint Clubhouse Kitchen	176 Sq. Ft.	\$299	10	2007	0	2020 - 2021	Deferred	2020: Kitchen paint deferred as the paint is in good condition. 2018: The paint in the clubhouse kitchen is in good condition, with little fading and no visual chipping. Touch up as needed. 2015: Kitchen last known paint date is 2007.

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132	Kitchen Light Fixture	1 Each	\$0	25	1984	20	2039 - 2040	Update Only	2018: The kitchen light fixture appears to be in good condition change bulbs as needed. 2015: Funding Removed; Paid from operating account. Kitchen Light is a fluorescent with 4 bulb fixture. The kitchen is outdated but is functional. Fund to upgrade kitchen area.
133	Roll Up Metal Window	1 Each	\$555	20	Unknown	15	2034 - 2035	Update Only	2018: Metal window was open at the time of inspection. Inspect and repair as needed. 2015: There is a roll up metal window in the kitchen area - It is noted that the roll up window is in working condition.
134	Misc. Signage	1 Fund	\$0	12	Unknown	3	2022 - 2023	Update Only	2018: The misc. signage through out the assn. appears to be in good condition with very little fading, replace signs as needed or for safety. 2015: Funding Removed; Paid from operating account. There are misc. signage throughout the property (parking, garage, pool, clubhouse, etc..) varies in condition (replace as needed)
135	Mailboxes	2 Each	\$3,860	25	Varies	14	2033 - 2034	Update Only	2018: Mail box stations appear to be in good working condition. Inspect and repair as needed. 2015: There are 2 mailbox stations one at building entry (24414-24446) and (33691-33651). Granada mailboxes were replaced in 2009.
136	Plumbing & Sewer Lateral Lines	1 Fund	\$2,690	5	2016	1	2020 - 2021	Update Only	2018: The plumbing and sewer lines appear to be in good condition there was no leaks detected during on site inspection. 2016: Cast Iron Piping Repairs completed for \$2481/in Garage - June 2016 2015: Funding Removed; Paid from operating account. This fund is for the plumbing, sewer lateral lines, storm drainage system. Inspect & repair as needed.
137	Reserve Study	1 Each	\$2,370	3	2018	1	2020 - 2021	Update Only	2018: Onsite inspection completed on May 14th 2018. 2016: It is noted that the reserve study was paid from the reserves 2015: Funding Removed; Paid from operating account. On Site Inspection Date Completed on June 22, 2016
138	Reserve Contingency @ 5%	1 Fund	\$4,050	1	2020	1	2020 - 2021	Update Only	2018: This reserve funding line item is used for any additional unforeseen reserve expenditures such as permits, project management, project admin fees, etc..

DANA BY THE SEA HOMEOWNERS ASSOCIATION
ASSESSMENT ANALYSIS BY CATEGORY

Estimated Replacement Cost	\$1,237,930	Units	21
Annual Reserves (Based on Straight Line)	\$85,102	Annual Reserves Required (Based on Straight Line Funding Method)	
Monthly Reserves (Based on Straight Line)	\$7,092	Monthly Reserve based on straight line (Annual reserves divided 12 months)	
Monthly Reserves Per Unit (Based on Straight Line)	\$338	Monthly Reserve Per Unit based on straight line (Monthly reserves divided units)	
Fully Funded Accrued Reserve Amount as of FYE, September 30, 2020	\$591,696	Fully Funded Accrued Reserve Amount as of FYE, September 30, 2020	
Estimated Reserve Balance as of FYE, September 30, 2020	\$281,629	Estimated Reserve Balance as of FYE, September 30, 2020	
Percent Funded as of FYE, September 30, 2020	48%	Percent Funded as of FYE, September 30, 2020	

DANA BY THE SEA HOMEOWNERS ASSOCIATION

Component/Maintenance		Replace Cost	Annual Reserve	Monthly Reserve	Fully Funded Amount	Average Life Expectancy	Estimated Remaining Life	Next Replace Date
TOTAL		\$1,237,930	\$85,102	\$7,092	\$591,696			
Pavement	Asphalt - Seal & Repair	\$5,456	\$1,091	\$91	\$4,365	5	1	2020 - 2021
	Asphalt - Overlay	\$15,004	\$600	\$50	\$7,202	25	13	2032 - 2033
	Repair/Replace Concrete Drive & Parking (Front)	\$4,655	\$466	\$39	\$3,724	10	2	2021 - 2022
	Repair/Replace Concrete Sidewalk	\$0	\$0	\$0	\$0	10	2	2021 - 2022
	Repair/Replace Aggregate Concrete & Stairs	\$0	\$0	\$0	\$0	10	2	2021 - 2022
	Repair/Replace Brick Tile Entrance Alta Building	\$4,686	\$469	\$39	\$4,686	10	0	2020 - 2021
	Pool/Spa Deck	\$23,407	\$780	\$65	\$4,681	30	24	2043 - 2044
Pavement Total		\$53,208	\$3,406	\$284	\$24,658			
Roofing	Inspect & Repair Roofs	\$5,500	\$1,833	\$153	\$0	3	3	2022 - 2023
	Composition Shingle Roof Alta Vista Building	\$15,676	\$784	\$65	\$0	20	20	2039 - 2040
	Alta Vista Flat Roof	\$54,359	\$3,624	\$302	\$0	15	15	2034 - 2035
	Gutters & Downspouts Alta Vista Building	\$10,139	\$338	\$28	\$8,449	30	5	2024 - 2025
	Elevator Roof	\$662	\$33	\$3	\$0	20	20	2039 - 2040
	Composition Shingle Roof (24448)	\$15,026	\$751	\$63	\$0	20	20	2039 - 2040
	Built Up Flat Roof (24448)	\$777	\$52	\$4	\$0	15	15	2034 - 2035
	Gutters & Downspouts (24448)	\$3,836	\$128	\$11	\$3,197	30	5	2024 - 2025
	Composition Shingle Roof Granada Building	\$185,400	\$9,270	\$773	\$176,130	20	1	2020 - 2021
	Gutters & Downspouts Granada Building	\$9,042	\$301	\$25	\$7,535	30	5	2024 - 2025
	Composition Shingle Roof @ Clubhouse	\$1,963	\$98	\$8	\$0	20	20	2039 - 2040
	Gutters & Downspouts @ Clubhouse	\$924	\$31	\$3	\$770	30	5	2024 - 2025
	Alta Vista Canopy and Frame	\$5,100	\$146	\$12	\$1,603	35	24	2043 - 2044
	Pool Area Canvas Roof Top	\$5,447	\$363	\$30	\$2,179	15	9	2028 - 2029
Repair/Replace Skylights	\$5,125	\$342	\$28	\$0	15	15	2034 - 2035	
Roofing Total		\$318,977	\$18,094	\$1,508	\$199,863			
Exterior Building	Repair/Replace Ext Wood Siding/Trim Alta Vista Building	\$24,521	\$2,452	\$204	\$4,904	10	8	2027 - 2028
	Repair/Replace Ext Wood Siding/Trim Granada Building	\$17,280	\$1,728	\$144	\$3,456	10	8	2027 - 2028
	Repair/Replace Ext Wood Siding/Trim (24448)	\$7,500	\$750	\$63	\$1,500	10	8	2027 - 2028

DANA BY THE SEA HOMEOWNERS ASSOCIATION

Component/Maintenance		Replace Cost	Annual Reserve	Monthly Reserve	Fully Funded Amount	Average Life Expectancy	Estimated Remaining Life	Next Replace Date
TOTAL		\$1,237,930	\$85,102	\$7,092	\$591,696			
Exterior Building	Repair/Replace Ext Wood Siding/Trim @ Clubhouse	\$264	\$26	\$2	\$53	10	8	2027 - 2028
	Exterior Balcony Resurface Decks Alta Vista Building	\$7,225	\$723	\$60	\$5,058	10	3	2022 - 2023
	Exterior Balcony Resurface Granada Building	\$12,650	\$1,265	\$105	\$7,590	10	4	2023 - 2024
	Ext Wood Patio Decks Granada Building (33691)	\$15,510	\$517	\$43	\$10,340	30	10	2029 - 2030
	Ext Concrete Patio Decks (33685 & 33655)	\$5,170	\$129	\$11	\$1,939	40	25	2044 - 2045
	Ext Composite Patio Deck Granada Building	\$10,335	\$345	\$29	\$689	30	28	2047 - 2048
	Exterior Deck (24448)	\$17,640	\$588	\$49	\$1,176	30	28	2047 - 2048
Exterior Building Total		\$118,095	\$8,523	\$710	\$36,704			
Railings	Upper Deck Railings Alta Vista Building	\$85,750	\$2,144	\$179	\$27,869	40	27	2046 - 2047
	Repair/Replace Balcony Deck Metal Railings Granada Building	\$35,000	\$875	\$73	\$11,375	40	27	2046 - 2047
	Repair/Replace Metal & Wood Railings	\$32,215	\$805	\$67	\$10,470	40	27	2046 - 2047
	Repair/Replace Wood Hand Rail	\$700	\$18	\$1	\$228	40	27	2046 - 2047
	Repair/Replace Metal Hand/Stair Railings @ Front Alta Vista Building	\$2,520	\$63	\$5	\$819	40	27	2046 - 2047
	Repair/Replace Metal Hand/Stair Railings @ Granada Building	\$11,760	\$294	\$25	\$3,822	40	27	2046 - 2047
	Repair/Replace Composite Deck Railings@ (24448)	\$3,500	\$117	\$10	\$583	30	25	2044 - 2045
	Metal Hand/Stair Railings @ Pool	\$560	\$14	\$1	\$98	40	33	2052 - 2053
	Garage Ventilation Window Grill	\$990	\$22	\$2	\$792	45	9	2028 - 2029
Railings Total		\$172,995	\$4,351	\$363	\$56,055			
Doors	Storage Cabinets & Doors	\$0	\$0	\$0	\$0	35	0	2020 - 2021
	Clubhouse Doors	\$1,485	\$33	\$3	\$1,188	45	9	2028 - 2029
	Common Utility Doors	\$4,400	\$98	\$8	\$3,520	45	9	2028 - 2029
	Entry Doors @ Alta Vista Building	\$6,600	\$189	\$16	\$2,451	35	22	2041 - 2042
Doors Total		\$12,485	\$319	\$27	\$7,159			
Exterior Walls	Repair/Replace Ext Block Walls	\$7,975	\$1,139	\$95	\$7,975	7	0	2020 - 2021
	Repair/Replace Ext Stucco Walls	\$7,975	\$1,139	\$95	\$7,975	7	0	2020 - 2021
	Repair/Replace Ext Stone Wall @ Entrance	\$2,584	\$103	\$9	\$1,137	25	14	2033 - 2034
	Wood Trellis @ Vinyl Awning	\$18,620	\$466	\$39	\$4,655	40	30	2049 - 2050
	Exterior Retaining and Planter Walls	\$43,945	\$6,278	\$523	\$43,945	7	0	2020 - 2021
	Exterior Glass Cubes @ Wall	\$1,386	\$55	\$5	\$554	25	15	2034 - 2035
Exterior Walls Total		\$82,485	\$9,181	\$765	\$66,241			
Windows	Repair/Replace Window "Allowance"	\$1,650	\$330	\$28	\$1,650	5	0	2020 - 2021
Windows Total		\$1,650	\$330	\$28	\$1,650			
Flooring	Repair/Replace Garage Flooring	\$0	\$0	\$0	\$0	10	2	2021 - 2022
	24448 Tile Floor on Ramp	\$1,236	\$41	\$3	\$494	30	18	2037 - 2038
Flooring Total		\$1,236	\$41	\$3	\$494			

DANA BY THE SEA HOMEOWNERS ASSOCIATION

Component/Maintenance		Replace Cost	Annual Reserve	Monthly Reserve	Fully Funded Amount	Average Life Expectancy	Estimated Remaining Life	Next Replace Date
TOTAL		\$1,237,930	\$85,102	\$7,092	\$591,696			
Gates & Fences	WI Fencing @ Front (24414-24446)	\$13,377	\$334	\$28	\$12,039	40	4	2023 - 2024
	WI Fencing @ Pool	\$24,500	\$613	\$51	\$22,050	40	4	2023 - 2024
	Wire/Post Fence	\$2,400	\$60	\$5	\$2,160	40	4	2023 - 2024
	West/East WI Fencing	\$23,170	\$579	\$48	\$20,853	40	4	2023 - 2024
	Perimeter Vinyl Fence 5' @ Granada	\$10,070	\$403	\$34	\$4,028	25	15	2034 - 2035
	Overhead Garage Gate 18'	\$9,900	\$220	\$18	\$7,920	45	9	2028 - 2029
	Roll Up Garage Gate (Manual)	\$1,655	\$37	\$3	\$1,324	45	9	2028 - 2029
	Security Gates (WI) @ Garage	\$2,150	\$72	\$6	\$1,003	30	16	2035 - 2036
	Security Gate @ Front	\$2,150	\$72	\$6	\$1,003	30	16	2035 - 2036
	WI Gate @ Front	\$780	\$26	\$2	\$364	30	16	2035 - 2036
	Bollards	\$8,640	\$192	\$16	\$6,336	45	12	2031 - 2032
Gates & Fences Total		\$98,792	\$2,607	\$217	\$79,081			
Painting	Paint Red Curb	\$608	\$122	\$10	\$0	5	5	2024 - 2025
	Paint Exterior Alta Vista Building	\$48,166	\$6,881	\$573	\$13,762	7	5	2024 - 2025
	Paint Exterior Granada Building	\$39,600	\$5,657	\$471	\$11,314	7	5	2024 - 2025
	Paint Exterior Bldg. (24448)	\$17,188	\$2,455	\$205	\$4,911	7	5	2024 - 2025
	Paint Exterior @ Clubhouse	\$374	\$53	\$4	\$107	7	5	2024 - 2025
	Paint Upper Deck Railings Alta Vista Building	\$631	\$90	\$8	\$90	7	6	2025 - 2026
	Paint Lower Deck Railings Granada	\$1,499	\$214	\$18	\$428	7	5	2024 - 2025
	Paint Metal & Wood Railings	\$644	\$92	\$8	\$184	7	5	2024 - 2025
	Paint Wood Hand Rail	\$182	\$26	\$2	\$52	7	5	2024 - 2025
	Paint Metal Hand/Stair Railings @ Front Alta Vista Building	\$5	\$1	\$0	\$1	7	6	2025 - 2026
	Paint Metal Hand/Stair Railings @ Granada Building	\$1,092	\$156	\$13	\$312	7	5	2024 - 2025
	Paint Metal Hand/Stair Railings @ Pool	\$52	\$7	\$1	\$15	7	5	2024 - 2025
	Paint Garage Ventilation Railings/Grates	\$550	\$79	\$7	\$157	7	5	2024 - 2025
	Paint Concrete Flooring	\$2,985	\$298	\$25	\$1,492	10	5	2024 - 2025
	Paint Common Doors	\$14,690	\$1,469	\$122	\$10,283	10	3	2022 - 2023
	Paint Storage Doors	\$6,240	\$624	\$52	\$6,240	10	0	2020 - 2021
	Paint Interior Garage	\$11,860	\$1,186	\$99	\$11,860	10	0	2020 - 2021
	Paint WI Fencing @ Front Alta Vista Building	\$650	\$93	\$8	\$186	7	5	2024 - 2025
	Paint WI Fencing @ Pool	\$1,190	\$170	\$14	\$340	7	5	2024 - 2025
	Paint Perimeter West/East WI Fence	\$23,170	\$3,310	\$276	\$6,620	7	5	2024 - 2025
	Paint Perimeter Vinyl Fence 5'	\$0	\$0	\$0	\$0	7	0	2020 - 2021
	Paint Overhead Garage Gate 18'	\$770	\$110	\$9	\$770	7	0	2020 - 2021
	Paint Security Gates (WI) @ Garage	\$540	\$77	\$6	\$154	7	5	2024 - 2025

DANA BY THE SEA HOMEOWNERS ASSOCIATION

Component/Maintenance		Replace Cost	Annual Reserve	Monthly Reserve	Fully Funded Amount	Average Life Expectancy	Estimated Remaining Life	Next Replace Date
TOTAL		\$1,237,930	\$85,102	\$7,092	\$591,696			
Painting	Paint Security Gate @ Front	\$540	\$77	\$6	\$154	7	5	2024 - 2025
	Paint WI Gate @ Front	\$540	\$77	\$6	\$154	7	5	2024 - 2025
	Paint Bollards	\$880	\$126	\$10	\$251	7	5	2024 - 2025
Painting Total		\$174,646	\$23,451	\$1,954	\$69,838			
Elevator	Elevator (Upgrade)	\$71,750	\$1,794	\$149	\$1,794	40	39	2058 - 2059
	Elevator Cab-Remodel	\$8,000	\$267	\$22	\$267	30	29	2048 - 2049
	Elevator Load Test	\$1,760	\$352	\$29	\$352	5	4	2023 - 2024
Elevator Total		\$81,510	\$2,412	\$201	\$2,412			
Fire, Safety & Security	Entry Access System	\$2,750	\$138	\$11	\$1,925	20	6	2025 - 2026
	Fire Extinguishers & Boxes	\$0	\$0	\$0	\$0	1	1	2020 - 2021
	Fire Sprinklers	\$16,505	\$413	\$34	\$14,029	40	6	2025 - 2026
	Fire Alarm System	\$9,900	\$396	\$33	\$3,564	25	16	2035 - 2036
	5 Year Fire Inspection	\$590	\$118	\$10	\$472	5	1	2020 - 2021
	Security System & Cameras	\$0	\$0	\$0	\$0	20	0	2020 - 2021
Fire, Safety & Security Total		\$29,745	\$1,064	\$89	\$19,990			
Mechanical	Garage Door Openers	\$3,860	\$257	\$21	\$2,059	15	7	2026 - 2027
Mechanical Total		\$3,860	\$257	\$21	\$2,059			
Lighting	Building Lantern Lights	\$5,290	\$212	\$18	\$1,058	25	20	2039 - 2040
	Exterior Yard Lights	\$4,290	\$172	\$14	\$858	25	20	2039 - 2040
	Exit Lights @ Garage	\$250	\$10	\$1	\$80	25	17	2036 - 2037
	Emergency Lights @ Garage	\$950	\$38	\$3	\$304	25	17	2036 - 2037
	Ceiling Mounted Light Fixtures @ Gara	\$680	\$27	\$2	\$136	25	20	2039 - 2040
	HPS Lighting @ Pool & Garage	\$510	\$26	\$2	\$128	20	15	2034 - 2035
	Street Lights	\$19,800	\$660	\$55	\$3,300	30	25	2044 - 2045
Lighting Total		\$31,770	\$1,144	\$95	\$5,864			
Pool/Spa	Pool Resurface	\$9,350	\$935	\$78	\$5,610	10	4	2023 - 2024
	Pool Tile	\$3,648	\$182	\$15	\$1,094	20	14	2033 - 2034
	Pool Coping	\$4,560	\$304	\$25	\$1,824	15	9	2028 - 2029
	Spa Resurface	\$4,400	\$440	\$37	\$2,640	10	4	2023 - 2024
	Spa Tile	\$896	\$45	\$4	\$269	20	14	2033 - 2034
	Spa Coping	\$1,120	\$112	\$9	\$672	10	4	2023 - 2024
	Pool/Spa Hand Rails	\$1,665	\$56	\$5	\$333	30	24	2043 - 2044
	Pool & Spa Equipment	\$0	\$0	\$0	\$0	15	6	2025 - 2026
	Pool/Spa Furnishings	\$0	\$0	\$0	\$0	12	6	2025 - 2026
Pool/Spa Total		\$25,639	\$2,074	\$173	\$12,442			

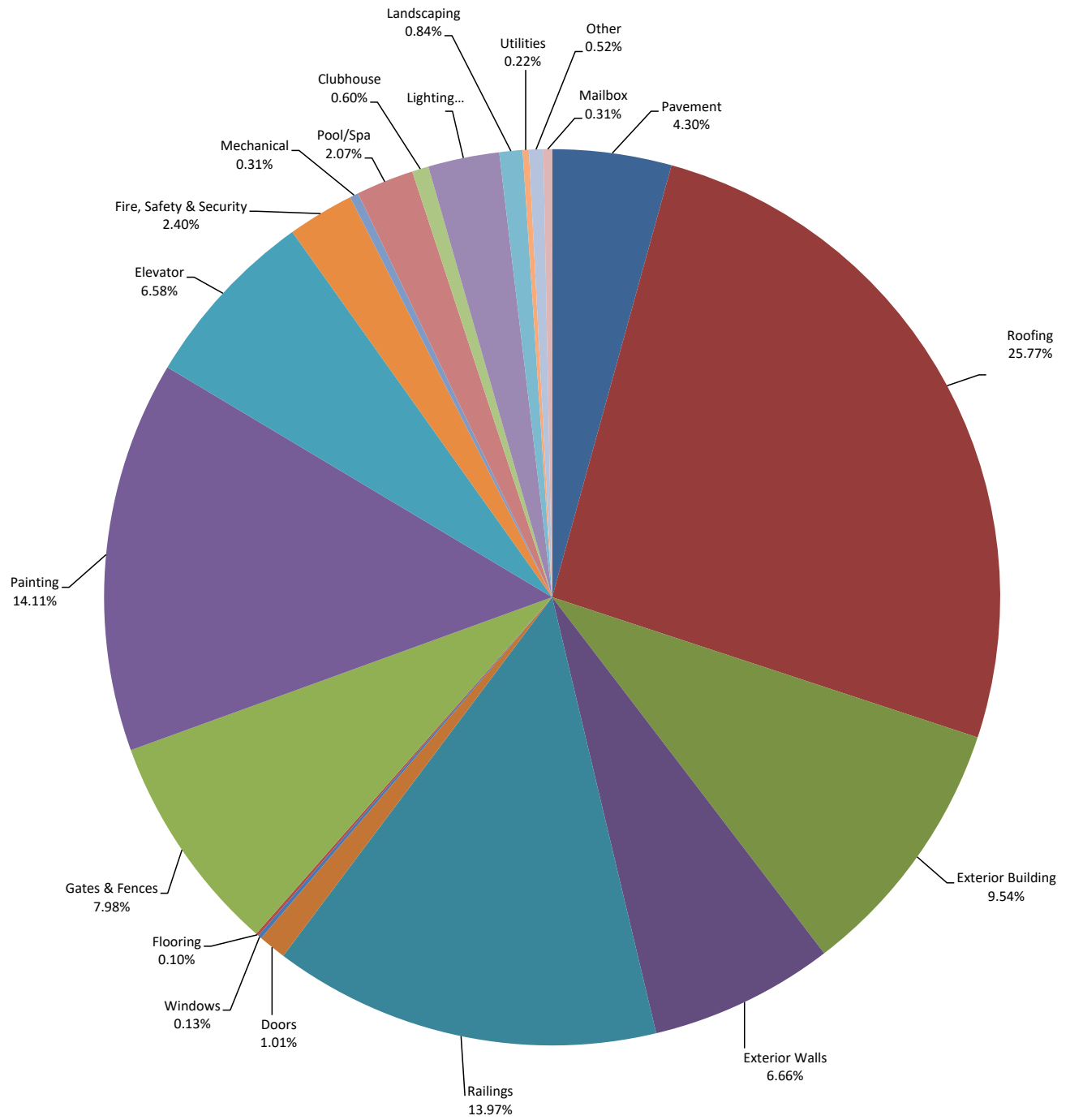
DANA BY THE SEA HOMEOWNERS ASSOCIATION

Component/Maintenance		Replace Cost	Annual Reserve	Monthly Reserve	Fully Funded Amount	Average Life Expectancy	Estimated Remaining Life	Next Replace Date
TOTAL		\$1,237,930	\$85,102	\$7,092	\$591,696			
Clubhouse	Restroom Tile Wall/Floor	\$1,045	\$26	\$2	\$157	40	34	2053 - 2054
	Paint Restroom Wall/Ceiling	\$229	\$23	\$2	\$138	10	4	2023 - 2024
	Restroom Light Fixture	\$0	\$0	\$0	\$0	40	4	2023 - 2024
	Restroom Fixtures	\$0	\$0	\$0	\$0	30	25	2044 - 2045
	Refrigerator (Frigidaire)	\$0	\$0	\$0	\$0	20	15	2034 - 2035
	Microwave (Toshiba)	\$0	\$0	\$0	\$0	12	7	2026 - 2027
	Sink/Faucet	\$0	\$0	\$0	\$0	30	25	2044 - 2045
	Cabinets/Counters	\$4,950	\$165	\$14	\$825	30	25	2044 - 2045
	Concrete Flooring (Repair)	\$393	\$39	\$3	\$197	10	5	2024 - 2025
	Paint Clubhouse Kitchen	\$299	\$30	\$2	\$299	10	0	2020 - 2021
	Kitchen Light Fixture	\$0	\$0	\$0	\$0	25	20	2039 - 2040
	Roll Up Metal Window	\$555	\$28	\$2	\$139	20	15	2034 - 2035
Clubhouse Total		\$7,472	\$311	\$26	\$1,754			
Landscaping	Irrigation System	\$755	\$76	\$6	\$0	10	10	2029 - 2030
	Landscaping Enhancements (approx 7)	\$9,640	\$1,928	\$161	\$0	5	5	2024 - 2025
	Backflow	\$0	\$0	\$0	\$0	15	0	2020 - 2021
	Tree Trimming	\$0	\$0	\$0	\$0	3	0	2020 - 2021
Landscaping Total		\$10,395	\$2,004	\$167	\$0			
Utilities	Plumbing & Sewer Lateral Lines	\$2,690	\$538	\$45	\$2,152	5	1	2020 - 2021
Utilities Total		\$2,690	\$538	\$45	\$2,152			
Other	Reserve Study	\$2,370	\$790	\$66	\$1,580	3	1	2020 - 2021
	Reserve Contingency @ 5%	\$4,050	\$4,050	\$338	\$0	1	1	2020 - 2021
Other Total		\$6,420	\$4,840	\$403	\$1,580			
Mailbox	Mailboxes	\$3,860	\$154	\$13	\$1,698	25	14	2033 - 2034
Mailbox Total		\$3,860	\$154	\$13	\$1,698			
Grand Total		\$1,237,930	\$85,102	\$7,092	\$591,696			

DANA BY THE SEA HOMEOWNERS ASSOCIATION
PHYSICAL ANALYSIS BY CATEGORY SUMMARY

						2019-2020	2020-2021
					Annual Reserve Contribution	\$69,840	\$70,560
Description	Replacement Cost	Annual Reserve	Monthly Reserve	Fully Funded Amount	% Based on Assessment	Monthly Assessment Per Unit	Monthly Assessment Per Unit
TOTAL	\$1,237,930	\$85,102	\$7,092	\$591,696	100%	\$277.14	\$280.00
Pavement	\$53,208	\$3,406	\$284	\$24,658	4.00%	\$11.09	\$11.21
Roofing	\$318,977	\$18,094	\$1,508	\$199,863	21.26%	\$58.93	\$59.53
Exterior Building	\$118,095	\$8,523	\$710	\$36,704	10.01%	\$27.76	\$28.04
Exterior Walls	\$82,485	\$9,181	\$765	\$66,241	10.79%	\$29.90	\$30.21
Railings	\$172,995	\$4,351	\$363	\$56,055	5.11%	\$14.17	\$14.32
Doors	\$12,485	\$319	\$27	\$7,159	0.38%	\$1.04	\$1.05
Windows	\$1,650	\$330	\$28	\$1,650	0.39%	\$1.07	\$1.09
Flooring	\$1,236	\$41	\$3	\$494	0.05%	\$0.13	\$0.14
Gates & Fences	\$98,792	\$2,607	\$217	\$79,081	3.06%	\$8.49	\$8.58
Painting	\$174,646	\$23,451	\$1,954	\$69,838	27.56%	\$76.37	\$77.16
Elevator	\$81,510	\$2,412	\$201	\$2,412	2.83%	\$7.86	\$7.94
Fire, Safety & Security	\$29,745	\$1,064	\$89	\$19,990	1.25%	\$3.47	\$3.50
Mechanical	\$3,860	\$257	\$21	\$2,059	0.30%	\$0.84	\$0.85
Pool/Spa	\$25,639	\$2,074	\$173	\$12,442	2.44%	\$6.75	\$6.82
Clubhouse	\$7,472	\$311	\$26	\$1,754	0.37%	\$1.01	\$1.02
Lighting	\$31,770	\$1,144	\$95	\$5,864	1.34%	\$3.73	\$3.76
Landscaping	\$10,395	\$2,004	\$167	\$0	2.35%	\$6.52	\$6.59
Utilities	\$2,690	\$538	\$45	\$2,152	0.63%	\$1.75	\$1.77
Other	\$6,420	\$4,840	\$403	\$1,580	5.69%	\$15.76	\$15.92
Mailbox	\$3,860	\$154	\$13	\$1,698	0.18%	\$0.50	\$0.51

Percentage Based on Replacement Cost



DANA BY THE SEA HOMEOWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 1999-2017

2.50%

Per Civil Code §5300(b)(4) The board of directors of the association must disclose if they determined to defer or not undertake repairs or replacement of any major component with a remaining life of 30 years or less, including a justification for the deferral or decision not to undertake the repairs or replacement.

It is our recommendation that all anticipated reserve expenditures to be completed by fiscal year ending be inspected, repaired and/or replaced as indicated by a professional before the board or managing agent approves deferment. The anticipated reserve expenditures by fiscal year ending are components that should be fully funded components and have reached its useful life or have exceeded its average life expectancy.

Anticipated Reserve Expenditures By Fiscal Year Ending

2020-2021		2021-2022	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Subtotal	\$285,956	Subtotal	\$8,923
Total	\$285,956	Total	\$8,923
Asphalt - Seal & Repair	\$5,456	Repair/Replace Concrete Drive & Parking (Front)	\$4,772
Repair/Replace Brick Tile Entrance Alta Building	\$4,686	Reserve Contingency @ 5%	\$4,151
Composition Shingle Roof Granada Building	\$185,400		
Repair/Replace Window "Allowance"	\$1,650		
Repair/Replace Ext Block Walls	\$7,975		
Repair/Replace Ext Stucco Walls	\$7,975		
Exterior Retaining and Planter Walls	\$43,945		
Paint Storage Doors	\$6,240		
Paint Interior Garage	\$11,860		
Paint Overhead Garage Gate 18'	\$770		
5 Year Fire Inspection	\$590		
Paint Clubhouse Kitchen	\$299		
Plumbing & Sewer Lateral Lines	\$2,690		

Anticipated Reserve Expenditures By Fiscal Year Ending

2020-2021		2021-2022	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Subtotal	\$285,956	Subtotal	\$8,923
Total	\$285,956	Total	\$8,923
Reserve Study	\$2,370		
Reserve Contingency @ 5%	\$4,050		

DANA BY THE SEA HOMEOWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 1999-2017

2.50%

Per Civil Code §5300(b)(4) The board of directors of the association must disclose if they determined to defer or not undertake repairs or replacement of any major component with a remaining life of 30 years or less, including a justification for the deferral or decision not to undertake the repairs or replacement.

It is our recommendation that all anticipated reserve expenditures to be completed by fiscal year ending be inspected, repaired and/or replaced as indicated by a professional before the board or managing agent approves deferment. The anticipated reserve expenditures by fiscal year ending are components that should be fully funded components and have reached its useful life or have exceeded its average life expectancy.

Anticipated Reserve Expenditures By Fiscal Year Ending

2022-2023		2023-2024	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Subtotal	\$33,058	Subtotal	\$107,017
Total	\$33,058	Total	\$107,017
Inspect & Repair Roofs	\$5,778	Exterior Balcony Resurface Granada Building	\$13,623
Exterior Balcony Resurface Decks Alta Vista Building	\$7,591	WI Fencing @ Front (24414-24446)	\$14,406
Paint Common Doors	\$15,434	WI Fencing @ Pool	\$26,384
Reserve Contingency @ 5%	\$4,255	Wire/Post Fence	\$2,585
		West/East WI Fencing	\$24,952
		Elevator Load Test	\$1,895
		Pool Resurface	\$10,069
		Spa Resurface	\$4,738
		Spa Coping	\$1,206
		Paint Restroom Wall/Ceiling	\$247
		Reserve Study	\$2,552
		Reserve Contingency @ 5%	\$4,361

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Anticipated Reserve Expenditures By Fiscal Year Ending

2024-2025		2025-2026	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Subtotal	\$197,003	Subtotal	\$45,016
Total	\$197,003	Total	\$45,016
Gutters & Downspouts Alta Vista Building	\$11,192	Asphalt - Seal & Repair	\$6,173
Gutters & Downspouts (24448)	\$4,235	Inspect & Repair Roofs	\$6,223
Gutters & Downspouts Granada Building	\$9,981	Repair/Replace Window "Allowance"	\$1,821
Gutters & Downspouts @ Clubhouse	\$1,020	Paint Upper Deck Railings Alta Vista Building	\$714
Paint Red Curb	\$672	Paint Metal Hand/Stair Railings @ Front Alta Vista Building	\$6
Paint Exterior Alta Vista Building	\$53,167	Entry Access System	\$3,111
Paint Exterior Granada Building	\$43,711	Fire Sprinklers	\$18,674
Paint Exterior Bldg. (24448)	\$18,972	5 Year Fire Inspection	\$668
Paint Exterior @ Clubhouse	\$413	Plumbing & Sewer Lateral Lines	\$3,043
Paint Lower Deck Railings Granada	\$1,655	Reserve Contingency @ 5%	\$4,582
Paint Metal & Wood Railings	\$711		
Paint Wood Hand Rail	\$201		
Paint Metal Hand/Stair Railings @ Granada Building	\$1,205		

Anticipated Reserve Expenditures By Fiscal Year Ending

2024-2025		2025-2026	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Subtotal	\$197,003	Subtotal	\$45,016
Total	\$197,003	Total	\$45,016
Paint Metal Hand/Stair Railings @ Pool	\$57		
Paint Garage Ventilation Railings/Grates	\$607		
Paint Concrete Flooring	\$3,294		
Paint WI Fencing @ Front Alta Vista Building	\$717		
Paint WI Fencing @ Pool	\$1,314		
Paint Perimeter West/East WI Fence	\$25,575		
Paint Security Gates (WI) @ Garage	\$596		
Paint Security Gate @ Front	\$596		
Paint WI Gate @ Front	\$596		
Paint Bollards	\$971		
Landscaping Enhancements (approx	\$10,641		
Concrete Flooring (Repair)	\$434		
Reserve Contingency @ 5%	\$4,470		