

DANA BY THE SEA HOMEOWNERS ASSOCIATION

RESERVE STUDY

and/or

RESERVE SUMMARY/UPDATE ANNUAL DISCLOSURE

For Fiscal Year Beginning October 1, 2022

Based on Fiscal Year Ending September 30, 2022

30 Year Maintenance Funding Plan For Fiscal Year 2023 - 2052

Prepared and/or Reviewed By
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on

6/14/2022

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DANA BY THE SEA HOMEOWNERS ASSOCIATION

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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 / Renovation	1984
Fiscal Year	October 1 - September 30
Last Reserve Study	May 16, 2022
General Budget/Reserves	Shared Operating and Reserve Expenses
Reserve Study Type	Reserve Study with On-Site Inspection
Reserve Percent Funded	36%
Overall Condition	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 30 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 in 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 16, 2022 by Golden Consulting Group.

The percent funded for **DANA BY THE SEA HOMEOWNERS ASSOCIATION** at **Fiscal Year Ending, September 30, 2022** is estimated at **36%**. 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 beginning **October 1, 2022** and continuing thru fiscal year 2052-2053. 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. 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 reserve components is estimated at approximately **\$1,472,683**.

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 **\$103,509** a year. The estimated fully funded accrued amount or the aged components is approximately **\$624,822**. This is calculated Life Expectancy minus Remaining Life times (x) annual reserve contribution. The recommended annual reserve contribution for **fiscal year beginning, October 1, 2022** should be increased from **\$73,080** to **\$75,600** or **\$300** per unit per month with annual increases each year to ensure the capital improvements/maintenance obligations of the Association.

Golden Consulting Group uses a 3.0% 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 20 years is 2.2%.

PERCENT FUNDED	36%
Current US Inflation Rates: 2000-2021	3.00%
Estimated Interest Rate Reserve Account(s)	0.01%
Annual Reserves Required (Based on Straight Line Funding Method)	\$103,509
Reserve Account Balance as of February 28, 2022	\$181,341
2021-2022 Reserve Contribution (Mar-Sept)	\$42,630
2021-2022 Average Interest Rate on Reserve Account @ .01%	\$22
2021-2022 Reserve Expenditures (Mar-Sept)	\$0
Estimated Reserve Balance as of FYE, September 30, 2022	\$223,993
Fully Funded Accrued Reserve Amount as of FYE, September 30, 2022	\$624,822
Reserve Balance - Fully Funded Balance Deficit:	-\$400,829
Reserve Balance - Fully Funded Balance Deficit Per Unit	-\$19,087

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 February 28, 2022 and any future reserve contributions minus any anticipated reserve expenditures.

Showing a reserve deficit/surplus does not necessarily indicate that an association is in good or poor financial condition. The current funding plan will help eliminate the presence of surplus and/or deficit over a period of years. However, funding levels could decrease or increase each year based upon repairs and/or replacements which may be scheduled and for unforeseen replacements, in which annual reserve updates are necessary to account for the changes and/or adjustments.

IMPORTANT NOTICE FOR ALL ASSOCIATIONS WITH EXTERIOR BALCONIES, DECKS OR STAIRS

EXTERIOR ELEVATED ELEMENTS "EEE" INSPECTION REPORT N/A **Applicable**

Civil Code 5551: Common interest developments: Requires an inspection of exterior elevated elements (EEE) and associated waterproofing elements, as defined, including decks and balconies, for buildings with 3 or more multifamily dwelling units. The first inspection shall be completed by January 1, 2025, and then every nine years thereafter in coordination with the reserve study inspection pursuant to Section 5550. All written reports shall be maintained for two inspection cycles as records of the association. At least once every nine years, the board of an association of a condominium project shall cause a reasonably competent and diligent visual inspection to be conducted by a licensed structural engineer or architect of a random and statistically significant sample of exterior elevated elements for which the association has maintenance or repair responsibility. See Civil Code 5551 in its entirety.

Balconies and decks, called "Exterior Elevated Elements" ("EEE") in the statute, are common features in most multi-family buildings in California. Buildings containing three or more multi-family dwelling units are covered by the Balcony Bill. The bill covers not just "balconies" or "decks" and their associated supports and railings, but all "exterior elevated elements" – which is notably broadly defined to include "balconies, decks, porches, stairways, walkways, and entry structures that extend beyond exterior walls of the building and which have a walking surface that is elevated more than 6 feet above ground level, are design for human occupancy or use, and rely in whole or in substantial part on wood or wood-based products for structural support or stability of the exterior elevated element – and "all associated waterproofing elements." The new statute applies to multifamily units with 3 or more units.

The enclosed reserve study/update is not a maintenance manual, but it does provide some general guidelines regarding the association maintenance obligations. This Reserve Study is a good faith estimate from either plans prior to construction and/or completion and/or existing historical data. The association should conduct or should have conducted a reserve study after its first year of operation to adjust the reserve funding plan for any changes which may have taken place during construction. Although some components may be inspected, serviced, and maintained by the Association, it's always advised to have a qualified licensed professional perform the maintenance and care of the product. If you are unsure of the maintenance, please refer to the manufacture's user guide.

The enclosed reserve study/update should act as a long-term budgeting tool that evaluates the current financial status and helps develop a maintenance plan for future spending due to the aging and deterioration of the association's reserve components.

During an on-site visual inspection of the reserve components, Golden Consulting Group will visually examine 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 2022: The board HAS OR HAS NOT 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: 2021-2022

Asphalt - Seal & Repair	Good / Fair - Adj RL +3 Reassess in 3 Years
Repair/Replace Brick Tile Entrance Alta Building	Good / Fair - Adj RL +3 Reassess in 3 Years
Composition Shingle Roof Granada Building	Roof Inspection / Recommended
Repair/Replace Window "Allowance"	Verify / To be Completed by Years End
Repair/Replace Ext Block Walls	Fair - Defer 3 Year
Repair/Replace Ext Stucco Walls	Fair - Defer 3 Year
Exterior Retaining and Planter Walls	Verify / To be Completed by Years End
Paint Storage Doors	Fair - Defer 1 Year
Paint Interior Garage	Fair - Defer 1 Year
Paint Overhead Garage Gate 18'	Fair - Defer 1 Year
5 Year Fire Inspection	Verify / To be Completed by Years End
Paint Clubhouse Kitchen	Fair - Defer 1 Year
Plumbing & Sewer Lateral Lines	Expensed \$1743 in repairs

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 2022-2023 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: 2022-2023

Inspect & Repair (All) Roofs	\$5,830
Paint Common Doors	\$9,584
Fire Extinguishers & Boxes	\$1,000
Garage: Paint Interior Garage	\$59,298
Garage: Paint Overhead Garage Gate 18'	\$820
Garage: Paint Storage Cabinets & Doors	\$6,760
Pool Bldg Paint Doors	\$3,594
Pool Bldg Paint Kitchen	\$528
Misc. Signage	\$1,000
Reserve Contingency @ 5%	\$4,929
Anticipated Reserve Expenditure Total For FYE: 2022-2023	\$93,343

DANA BY THE SEA HOMEOWNERS ASSOCIATION

Assessment and Reserve Funding Disclosure Summary

Based on Fiscal Year Ending September 30, 2022

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 Regular Monthly Assessment for Fiscal Year Beginning October 1, 2022 \$0.00 Per Month

The Operating Assessment Per Unit Per Month is \$0.00 Per Month

The Reserve Assessment Per Unit Per Month is \$300.00 Per Month

The Monthly Variable Assessment is as follows:

Unit Number	Monthly Assessment

Unit Number	Monthly Assessment

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, 2022

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: **\$624,822** based in whole or in part on the last reserve study or update prepared by Golden Consulting Group as of **June 2022**. The projected reserve fund cash balance is **\$223,993** resulting in the reserves being **36%** 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
2022-2023	\$75,600	\$206,271	\$677,860	30%
2023-2024	\$83,160	\$178,408	\$708,666	25%
2024-2025	\$90,720	\$35,777	\$704,240	5%
2025-2026	\$98,280	\$79,445	\$584,296	14%
2026-2027	\$105,840	\$171,071	\$639,426	27%

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 **0.00%** per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was **3.0%** 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.

Current US Inflation Rates: 2000-2021

published: <http://www.usinflationcalculator.com/inflation/current-inflation-rates/>

The Consumer Price Indexes (CPI) program produces monthly data on changes in the prices paid by urban consumers for a representative basket of goods and services.

Inflation has been defined as a process of continuously rising prices or equivalently, of a continuously falling value of money. The current inflation rate for the United States is published monthly by the U.S. Labor Department.

The annual inflation rate for the United States is 7% for the 12 months ended December 2021 as compared to 1.4% previously. The chart and table below display annual US inflation rates for calendar years from 2000 and 2010 to 2020. (For prior years, see historical inflation rates.) If you would like to calculate accumulated rates between two different dates, use the US Inflation Calculator.

The chart and table below display annual US inflation rates for calendar years from 2000 and 2010 to 2021. (For prior years, see historical inflation rates.) If you would like to calculate accumulated rates between two different dates, use the US Inflation Calculator.

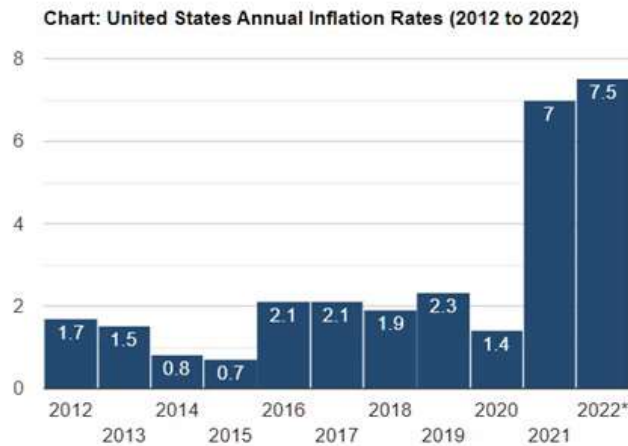


Table of Inflation Rates (%) by Month and Year (2000-2021)

Since figures below are 12-month periods, look to the December column to find inflation rates by calendar year. For example, the rate of inflation in 2021 was 7.0%. They are published by the BLS but are rarely discussed in news media, taking a back seat to a calendar year's actual rate of inflation.

Golden Consulting Group uses a 3.0% 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 21 years is 2.2%.

Year	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Average
2021	1.4	1.7	2.6	4.2	5.0	5.4	5.4	5.3	5.4	6.2	6.8	7.0	4.7
2020	2.5	2.3	1.5	0.3	0.1	0.6	1.0	1.3	1.4	1.2	1.2	1.4	1.2
2019	1.6	1.5	1.9	2.0	1.8	1.6	1.8	1.7	1.7	1.8	2.1	2.3	1.8
2018	2.1	2.2	2.4	2.5	2.8	2.9	2.9	2.7	2.3	2.5	2.2	1.9	2.4
2017	2.5	2.7	2.4	2.2	1.9	1.6	1.7	1.9	2.2	2.0	2.2	2.1	2.1
2016	1.4	1.0	0.9	1.1	1.0	1.0	0.8	1.1	1.5	1.6	1.7	2.1	1.3
2015	-0.1	0.0	-0.1	-0.2	0.0	0.1	0.2	0.2	0.0	0.2	0.5	0.7	0.1
2014	1.6	1.1	1.5	2.0	2.1	2.1	2.0	1.7	1.7	1.7	1.3	0.8	1.6
2013	1.6	2.0	1.5	1.1	1.4	1.8	2.0	1.5	1.2	1.0	1.2	1.5	1.5
2012	2.9	2.9	2.7	2.3	1.7	1.7	1.4	1.7	2.0	2.2	1.8	1.7	2.1
2011	1.6	2.1	2.7	3.2	3.6	3.6	3.6	3.8	3.9	3.5	3.4	3.0	3.2
2010	2.6	2.1	2.3	2.2	2.0	1.1	1.2	1.1	1.1	1.2	1.1	1.5	1.6
2009	0.0	0.2	-0.4	-0.7	-1.3	-1.4	-2.1	-1.5	-1.3	-0.2	1.8	2.7	-0.4
2008	4.3	4.0	4.0	3.9	4.2	5.0	5.6	5.4	4.9	3.7	1.1	0.1	3.8
2007	2.1	2.4	2.8	2.6	2.7	2.7	2.4	2.0	2.8	3.5	4.3	4.1	2.8
2006	4.0	3.6	3.4	3.5	4.2	4.3	4.1	3.8	2.1	1.3	2.0	2.5	3.2
2005	3.0	3.0	3.1	3.5	2.8	2.5	3.2	3.6	4.7	4.3	3.5	3.4	3.4
2004	1.9	1.7	1.7	2.3	3.1	3.3	3.0	2.7	2.5	3.2	3.5	3.3	2.7
2003	2.6	3.0	3.0	2.2	2.1	2.1	2.1	2.2	2.3	2.0	1.8	1.9	2.3
2002	1.1	1.1	1.5	1.6	1.2	1.1	1.5	1.8	1.5	2.0	2.2	2.4	1.6
2001	3.7	3.5	2.9	3.3	3.6	3.2	2.7	2.7	2.6	2.1	1.9	1.6	2.8
2000	2.7	3.2	3.8	3.1	3.2	3.7	3.7	3.4	3.5	3.4	3.4	3.4	3.0

DANA BY THE SEA HOMEOWNERS ASSOCIATION

FINANCIAL ANALYSIS

Based on Fiscal Year Ending, September 30, 2022 for Fiscal Year Beginning October 1,2022

30-YEAR MAINTENANCE & PERCENT FUNDING WORKSHEET

RESERVE COMPONENTS AND FINANCIAL ANALYSIS CHART

VISUAL ANALYSIS COMMENTARY REPORT

COMPONENT SUMMARY ANALYSIS BY CATEGORY CHART

COMPONENT CATEGORY SUMMARY CHART

RESERVE CONTRIBUTION/FUNDING ANALYSIS CHART

ANTICIPATED RESERVE EXPENDITURES BY YEAR REPORT

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DANA BY THE SEA HOMEOWNERS ASSOCIATION

30-YEAR MAINTENANCE & PERCENT FUNDING WORKSHEET

For Fiscal Year Beginning October 1, 2022

Based on Fiscal Year Ending September 30, 2022

Reserve Study Type:	Reserve Study with On-Site Inspection	PERCENT FUNDED	36%
Fiscal Year	June 1 - May 31	Annual Reserves Required (Based on Straight Line Funding Method)	\$103,509
Built Date:	1984	Estimated Reserve Balance as of FYE, September 30, 2022	\$223,993
Number Of Units	21	Fully Funded Accrued Reserve Amount for Aged Components	\$624,822
Current US Inflation Rates: 2000-2020	3.0%	Reserve Balance - Fully Funded Balance Deficit:	-\$400,829
2021 Annual Reserve Contribution	\$73,080	Reserve Balance - Fully Funded Balance Deficit Per Unit	-\$19,087
Reserve Account Balance as of February 28, 2022	\$181,341	<input checked="" type="checkbox"/> RECOMMENDED <input type="checkbox"/> APPROVED	
2021-2022 Reserve Contribution (Mar-Sept)	\$42,630	2022-2023 Annual Reserve Contribution	\$75,600
2021-2022 Average Interest Rate on Reserve Account @ .01%	\$22.40	2022-2023 Monthly Reserve Contribution	\$6,300
2021-2022 Reserve Expenditures (Mar-Sept)	\$0.00	2022-2023 Monthly Reserve Contribution Per Unit	300.00
Estimated Reserve Balance as of FYE, September 30, 2022	\$223,993	2021-2022 Annual Reserve Contribution (Increase/Decrease)	3%

30 YEAR FINANCIAL RESERVE FUNDING

Fiscal Year Ending 31-Dec	Reserve Contribution 3.00%	Projected Per Unit Per Month	Anticipated Reserve Expenditures	Estimated Interest 0.01%	Estimated Reserve Account Balance @ FYE	Estimated Fully Funded Balance	Estimated Reserve % Funded
2022-2023	\$75,600	300.00	\$93,343	\$21	\$206,271	\$677,860	30%
2023-2024	\$83,160	330.00	\$111,040	\$18	\$178,408	\$708,666	25%
2024-2025	\$90,720	360.00	\$233,355	\$4	\$35,777	\$704,240	5%
2025-2026	\$98,280	390.00	\$54,620	\$8	\$79,445	\$584,296	14%
2026-2027	\$105,840	420.00	\$14,231	\$17	\$171,071	\$639,426	27%
2027-2028	\$113,400	450.00	\$82,200	\$20	\$202,291	\$732,373	28%
2028-2029	\$120,960	480.00	\$115,089	\$21	\$208,183	\$765,954	27%
2029-2030	\$128,520	510.00	\$53,707	\$28	\$283,024	\$766,473	37%
2030-2031	\$136,080	540.00	\$53,431	\$37	\$365,710	\$828,109	44%
2031-2032	\$143,640	570.00	\$218,824	\$29	\$290,555	\$891,279	33%
2032-2033	\$151,200	600.00	\$109,403	\$33	\$332,385	\$825,151	40%
2033-2034	\$158,760	630.00	\$62,146	\$43	\$429,042	\$847,917	51%
2034-2035	\$166,320	660.00	\$164,743	\$43	\$430,662	\$908,289	47%
2035-2036	\$173,880	690.00	\$92,181	\$51	\$512,412	\$895,890	57%
2036-2037	\$181,440	720.00	\$38,607	\$66	\$655,310	\$937,850	70%
2037-2038	\$189,000	750.00	\$210,248	\$63	\$634,125	\$1,018,175	62%
2038-2039	\$196,560	780.00	\$244,590	\$59	\$586,154	\$985,790	59%
2039-2040	\$204,120	810.00	\$613,146	\$18	\$177,145	\$935,411	19%
2040-2041	\$211,680	840.00	\$38,746	\$35	\$350,115	\$659,933	53%
2041-2042	\$219,240	870.00	\$61,618	\$51	\$507,787	\$743,106	68%
2042-2043	\$226,800	900.00	\$144,736	\$59	\$589,910	\$813,526	73%
2043-2044	\$234,360	930.00	\$136,829	\$69	\$687,510	\$837,599	82%
2044-2045	\$241,920	960.00	\$147,431	\$78	\$782,077	\$868,455	90%
2045-2046	\$249,480	990.00	\$327,656	\$70	\$703,971	\$895,818	79%
2046-2047	\$257,040	1020.00	\$421,699	\$54	\$539,366	\$831,431	65%
2047-2048	\$264,600	1050.00	\$195,468	\$61	\$608,559	\$724,374	84%
2048-2049	\$272,160	1080.00	\$115,365	\$77	\$765,431	\$734,831	104%
2049-2050	\$279,720	1110.00	\$363,002	\$68	\$682,218	\$786,347	87%
2050-2051	\$287,280	1140.00	\$73,783	\$90	\$895,804	\$724,639	124%
2051-2052	\$294,840	1170.00	\$44,077	\$115	\$1,146,681	\$798,037	144%

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	Visual Condition
Ext Bldg Granada R/R Metal Hand/Stair Railings	40	2007	25	2047	Fair
Ext Bldg Granada Metal Hand/Stair Railings	7	2018	3	2025	Fair
Repair/Replace Window "Allowance"	5	1984	0	2023	Good
Entry Doors @ Alta Vista Building	35	2007	20	2042	Good
Common Utility Doors	45	1984	7	2029	Good
Paint Common Doors	10	2013	1	2023	Fair
Repair/Replace Ext Stucco Walls	7	2010	3	2026	Good-Fair

Major Component	Ext Bldg Granada R/R Metal Hand/Stair Railings	Ext Bldg Granada Metal Hand/Stair Railings	Repair/Replace Window "Allowance"	Entry Doors @ Alta Vista Building	Common Utility Doors	Paint Common Doors	Repair/Replace Ext Stucco Walls
Quantity	168	168	1	2	8	8	145
Unit of Measure	Ln. Ft.	Ln. Ft.	Fund	Each	Each	Each	Ln. Ft.
Unit Cost	\$75	\$5.00	\$1,750	\$3,498	\$585	\$1,198	\$58
Replacement Cost	\$12,600	\$840	\$1,750	\$6,996	\$4,680	\$9,584	\$8,410
Useful Life	40	7	5	35	45	10	7
Remaining Life	25	3	0	20	7	1	3
Annual Reserves	\$315	\$120	\$350	\$200	\$104	\$958	\$1,201
Accrued Reserves	\$4,725	\$480	\$1,750	\$2,998	\$3,952	\$8,626	\$4,806
Next Disbursement	2046-2047	2024-2025	2021-2022	2041-2042	2028-2029	2022-2023	2024-2025
2022-2023	-	-	-	-	-	\$9,584	-
2023-2024	-	-	-	-	-	-	-
2024-2025	-	\$891	-	-	-	-	\$8,922
2025-2026	-	-	-	-	-	-	-
2026-2027	-	-	\$1,970	-	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	-	-	-	\$5,588	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	\$1,096	\$2,283	-	-	-	\$10,973
2032-2033	-	-	-	-	-	\$12,880	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	-	-	-	-	-	-
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	\$2,647	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	-	\$1,348	-	-	-	-	\$13,496
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	-	-	\$3,069	\$12,268	-	-	-
2042-2043	-	-	-	-	-	\$17,310	-
2043-2044	-	-	-	-	-	-	-
2044-2045	-	-	-	-	-	-	-
2045-2046	-	\$1,658	-	-	-	-	\$16,598
2046-2047	\$25,613	-	\$3,557	-	-	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	-	-	-	-	-
2050-2051	-	-	-	-	-	-	-
2051-2052	-	-	\$4,124	-	-	-	-

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	Visual Condition
Elevator Roof	20	2020	18	2040	Good
Elevator (Upgrade)	40	2019	37	2059	Good
Elevator Cab-Remodel	30	2019	27	2049	Good
Elevator Load Test	5	2019	2	2024	Good
Entry Access System	20	2009	4	2026	Good
Fire Extinguishers & Boxes	1	2020	0	2022	0
Fire Sprinklers	40	2011	4	2026	0

Major Component	Elevator Roof	Elevator (Upgrade)	Elevator Cab-Remodel	Elevator Load Test	Entry Access System	Fire Extinguishers & Boxes	Fire Sprinklers
Quantity	170	1	1	1	1	8	1
Unit of Measure	Ln. Ft.	Each	Fund	Each	Each	Each	Fund
Unit Cost	\$4.25	\$76,000	\$8,450	\$1,865	\$2,925	\$125	\$17,500
Replacement Cost	\$724	\$76,000	\$8,450	\$1,865	\$2,925	\$1,000	\$17,500
Useful Life	20	40	30	5	20	1	40
Remaining Life	18	37	27	2	4	0	4
Annual Reserves	\$36	\$1,900	\$282	\$373	\$146	\$1,000	\$438
Accrued Reserves	\$72	\$5,700	\$845	\$1,119	\$2,340	\$1,000	\$15,750
Next Disbursement	2039-2040	2058-2059	2048-2049	2023-2024	2025-2026	2021-2022	2025-2026
2022-2023	-	-	-	-	-	\$1,000	-
2023-2024	-	-	-	\$1,921	-	\$1,030	-
2024-2025	-	-	-	-	-	\$1,061	-
2025-2026	-	-	-	-	\$3,196	\$1,093	\$19,123
2026-2027	-	-	-	-	-	\$1,126	-
2027-2028	-	-	-	-	-	\$1,159	-
2028-2029	-	-	-	\$2,227	-	\$1,194	-
2029-2030	-	-	-	-	-	\$1,230	-
2030-2031	-	-	-	-	-	\$1,267	-
2031-2032	-	-	-	-	-	\$1,305	-
2032-2033	-	-	-	-	-	\$1,344	-
2033-2034	-	-	-	\$2,582	-	\$1,384	-
2034-2035	-	-	-	-	-	\$1,426	-
2035-2036	-	-	-	-	-	\$1,469	-
2036-2037	-	-	-	-	-	\$1,513	-
2037-2038	-	-	-	-	-	\$1,558	-
2038-2039	-	-	-	\$2,993	-	\$1,605	-
2039-2040	\$1,196	-	-	-	-	\$1,653	-
2040-2041	-	-	-	-	-	\$1,702	-
2041-2042	-	-	-	-	-	\$1,754	-
2042-2043	-	-	-	-	-	\$1,806	-
2043-2044	-	-	-	\$3,469	-	\$1,860	-
2044-2045	-	-	-	-	-	\$1,916	-
2045-2046	-	-	-	-	\$5,773	\$1,974	-
2046-2047	-	-	-	-	-	\$2,033	-
2047-2048	-	-	-	-	-	\$2,094	-
2048-2049	-	-	\$18,223	\$4,022	-	\$2,157	-
2049-2050	-	-	-	-	-	\$2,221	-
2050-2051	-	-	-	-	-	\$2,288	-
2051-2052	-	-	-	-	-	\$2,357	-

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	Visual Condition
Fire Alarm System	25	2011	14	2036	0
5 Year Fire Inspection	5	2016	0	2022	0
Security System & Cameras	20	Unknown	0	2023	Not Funded
Garage: Paint Interior Garage	15	2007	1	2024	Fair
Garage: Concrete Flooring (Repair)	10	1984	0	2022	Verify Funding
Garage: Overhead Garage Gate 18'	45	1984	7	2029	Fair
Garage: Paint Overhead Garage Gate 18'	7	Unknown	1	2024	Fair

Major Component	Fire Alarm System	5 Year Fire Inspection	Security System & Cameras	Garage: Paint Interior Garage	Garage: Concrete Flooring (Repair)	Garage: Overhead Garage Gate 18'	Garage: Paint Overhead Garage Gate 18'
Quantity	1	1	1	19,766	13,988	2	2
Unit of Measure	Fund	Each	Fund	Sq. Ft.	Sq. Ft.	Each	Each
Unit Cost	\$10,500	\$625	\$0	\$3	\$0	\$5,245	\$410
Replacement Cost	\$10,500	\$625	\$0	\$59,298	\$0	\$10,490	\$820
Useful Life	25	5	20	15	10	45	7
Remaining Life	14	0	0	1	0	7	1
Annual Reserves	\$420	\$125	\$0	\$3,953	\$0	\$233	\$117
Accrued Reserves	\$4,620	\$625	\$0	\$55,345	\$0	\$8,858	\$703
Next Disbursement	2035-2036	2021-2022	2021-2022	2022-2023	2021-2022	2028-2029	2022-2023
2022-2023	-	-	-	\$59,298	-	-	\$820
2023-2024	-	-	-	-	-	-	-
2024-2025	-	-	-	-	-	-	-
2025-2026	-	-	-	-	-	-	-
2026-2027	-	\$703	-	-	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	-	-	-	-	\$12,526	-
2029-2030	-	-	-	-	-	-	\$1,008
2030-2031	-	-	-	-	-	-	-
2031-2032	-	\$815	-	-	-	-	-
2032-2033	-	-	-	-	-	-	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	-	-	-	-	-	-
2035-2036	\$15,420	-	-	-	-	-	-
2036-2037	-	\$945	-	-	-	-	\$1,240
2037-2038	-	-	-	\$92,384	-	-	-
2038-2039	-	-	-	-	-	-	-
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	-	\$1,096	-	-	-	-	-
2042-2043	-	-	-	-	-	-	-
2043-2044	-	-	-	-	-	-	\$1,525
2044-2045	-	-	-	-	-	-	-
2045-2046	-	-	-	-	-	-	-
2046-2047	-	\$1,270	-	-	-	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	-	-	-	-	-
2050-2051	-	-	-	-	-	-	\$1,876
2051-2052	-	\$1,473	-	-	-	-	-

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	Visual Condition
Reserve Contingency @ 5%	1	2022	1	2023	N/A

Major Component	Reserve Contingency @ 5%						
Quantity	1						
Unit of Measure	Fund						
Unit Cost	\$4,929						
Replacement Cost	\$4,929						
Useful Life	1						
Remaining Life	1						
Annual Reserves	\$4,929						
Accrued Reserves	\$0						
Next Disbursement	2022-2023	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2022-2023	\$4,929						
2023-2024	\$5,077						
2024-2025	\$5,229						
2025-2026	\$5,386						
2026-2027	\$5,548						
2027-2028	\$5,714						
2028-2029	\$5,885						
2029-2030	\$6,062						
2030-2031	\$6,244						
2031-2032	\$6,431						
2032-2033	\$6,624						
2033-2034	\$6,823						
2034-2035	\$7,028						
2035-2036	\$7,238						
2036-2037	\$7,456						
2037-2038	\$7,679						
2038-2039	\$7,910						
2039-2040	\$8,147						
2040-2041	\$8,391						
2041-2042	\$8,643						
2042-2043	\$8,902						
2043-2044	\$9,169						
2044-2045	\$9,444						
2045-2046	\$9,728						
2046-2047	\$10,020						
2047-2048	\$10,320						
2048-2049	\$10,630						
2049-2050	\$10,949						
2050-2051	\$11,277						
2051-2052	\$11,616						

DANA BY THE SEA HOMEOWNERS ASSOCIATION
RESERVE COMPONENTS AND FINANCIAL ANALYSIS WORKSHEET

Based on Fiscal Year Ending, September 30, 2022 for Fiscal Year Beginning October 1, 2022

Fiscal Year: **October 1 - September 30**
Study Type: **Reserve Study with On-Site Inspection**
On-Site Inspection Date: **May 16, 2022**
Overall Condition: **Maintained**
Management Company: **Self-Managed**
Number of Units: **21**
Built or Renovation Date: **1984**

Association Address: 24412 Alta Vista Drive
Dana Point CA
Orange COUNTY
Contact Name: Anne Stokes
Contact Telephone: 949-661-6434
Active Date: **1984** Last Study Prepared: **May 14, 2018** Age: **38**

Estimated Replacement Cost	\$1,472,683
Annual Reserves (Based on Straight Line)	\$103,509
Monthly Reserves (Based on Straight Line)	\$8,626
Monthly Reserves Per Unit (Based on Straight Line)	\$410.75
Fully Funded Accrued Reserve Amount for Aged Components	\$624,822
Reserve Account Balance as of February 28, 2022	\$181,341
2021-2022 Reserve Contribution (Mar-Sept)	\$42,630
2021-2022 Average Interest Rate on Reserve Account @ .01%	\$22
2021-2022 Reserve Expenditures (Mar-Sept)	\$0
Projected Reserve Account Balance	\$223,993
Percent Funded	36%

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, 2022
Reserve Account Balance as of February 28, 2022
2021-2022 Reserve Contribution \$73,080 Year \$6,090 Month \$290.00 Per Unit
2021-2022 Average Interest Rate on Reserve Account 0.01%
2021-2022 Reserve Expenditures (Mar-Sept)
Estimated Reserve Balance as of FYE, September 30, 2022
Percent Funded as of FYE, September 30, 2022

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 (2021) + 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
PAVEMENT												
1	Pavement	Asphalt - Seal & Repair (Granada)	6,820 Sq. Ft.	0.85	\$5,783	\$1,157	\$96	\$2,313	5	2015/2016	3	2025 - 2026
2	Pavement	Asphalt - Overlay (Granada)	6,820 Sq. Ft.	3.00	\$20,460	\$818	\$68	\$11,458	25	2008	11	2033 - 2034
3	Pavement	Repair/Replace Concrete Drive & Parking (Front)	3,880 Sq. Ft.	0.00	\$0	\$0	\$0	\$0	10	1984	0	2022 - 2023
4	Pavement	Repair/Replace Concrete Sidewalk	3,867 Sq. Ft.	0.00	\$0	\$0	\$0	\$0	10	Unknown	0	2022 - 2023
5	Pavement	Repair/Replace Aggregate Concrete & Stairs	1,028 Sq. Ft.	0.00	\$0	\$0	\$0	\$0	10	1984	0	2022 - 2023
6	Pavement	Brick Tile Entrance Alta Building	426 Sq. Ft.	11.50	\$4,899	\$490	\$41	\$3,429	10	2009	3	2026 - 2027
7	Pavement	24448 Tile Floor on Ramp	160 Sq. Ft.	8.25	\$1,316	\$44	\$4	\$614	30	2008	16	2038 - 2039
8	Painting	Paint Red Curb	312 Ln. Ft.	3.00	\$936	\$187	\$16	\$374	5	2020	3	2025 - 2026
ROOFING												
9	Roofing	Inspect & Repair (All) Roofs	1 Fund	5,830	\$5,830	\$1,943	\$162	\$3,887	3	2020/2021	1	2023 - 2024
10	Roofing	Roof: Alta Vista Composition Shingle	4,034 Sq. Ft.	10.75	\$43,365	\$2,168	\$181	\$4,336	20	2020	18	2040 - 2041
11	Roofing	Roof: Alta Vista Flat Roof	13,988 Sq. Ft.	4.25	\$59,449	\$3,963	\$330	\$7,927	15	2020	13	2035 - 2036
12	Roofing	Roof: Alta Vista Gutters & Downspouts	1,229 Ln. Ft.	9.95	\$12,229	\$408	\$34	\$11,006	30	Varies	3	2025 - 2026
13	Roofing	Roof: Alta Vista (24448) Composition Shingle	3,867 Sq. Ft.	10.75	\$41,567	\$2,078	\$173	\$4,157	20	2020	18	2040 - 2041
14	Roofing	Roof: Alta Vista (24448) Flat Roof	200 Sq. Ft.	4.25	\$850	\$57	\$5	\$113	15	2020	13	2035 - 2036

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
15	Roofing	Roof: Alta Vista (24448) Gutters & Downspouts	465 Ln. Ft.	9.95	\$4,627	\$154	\$13	\$4,164	30	Varies	3	2025 - 2026
16	Roofing	Roof: Granada Bldg Composition Shingle	18,297 Sq. Ft.	10.75	\$196,697	\$9,835	\$820	\$19,670	20	2020	18	2040 - 2041
17	Roofing	Roof: Granada Bldg Gutters & Downspouts	1,096 Ln. Ft.	9.95	\$10,905	\$364	\$30	\$9,815	30	Varies	3	2025 - 2026
18	Roofing	Roof: Alta Vista Canopy and Frame	464 Sq. Ft.	11.75	\$5,447	\$156	\$13	\$2,023	35	2009	22	2044 - 2045
19	Roofing	Roof: Skylights	1 Fund	4,500	\$4,500	\$150	\$13	\$150	30	10/2020	29	2051 - 2052
EXTERIOR RESIDENTIAL BUILDINGS												
20	Exterior Building	Ext Bldg Alta Vista: R/R Exterior Bldg Wood/Trim	17,515 Sq. Ft.	1.50	\$26,273	\$2,627	\$219	\$10,509	10	2018	6	2028 - 2029
21	Painting	Ext Bldg Alta Vista: Paint Exterior Bldg Wood/Trim	17,515 Sq. Ft.	3.00	\$52,545	\$7,506	\$626	\$30,026	7	2018	3	2025 - 2026
22	Exterior Building	Ext Bldg Alta Vista (24448): R/R Exterior Bldg Wood/Trim	6,250 Sq. Ft.	1.50	\$9,375	\$938	\$78	\$3,750	10	2018	6	2028 - 2029
23	Painting	Ext Bldg Alta Vista (24448): Paint Exterior Building	6,250 Sq. Ft.	3.00	\$18,750	\$2,679	\$223	\$10,714	7	2018	3	2025 - 2026
24	Exterior Building	Ext Bldg Granada: R/R Exterior Bldg Wood/Trim	14,400 Sq. Ft.	1.50	\$21,600	\$2,160	\$180	\$8,640	10	2018	6	2028 - 2029
25	Painting	Ext Bldg Granada: Paint Exterior Bldg Wood/Trim	14,400 Sq. Ft.	3.00	\$43,200	\$6,171	\$514	\$24,686	7	2018	3	2025 - 2026
EXTERIOR DECKS/RAILINGS												
26	Exterior Building	Ext Bldg Alta Vista R/R Metal Hand/Stair Railings @ Front	36 Ln. Ft.	75	\$2,700	\$68	\$6	\$1,013	40	2007	25	2047 - 2048
27	Painting	Ext Bldg Alta Vista Paint Metal Hand/Stair Railings @ Front	36 Ln. Ft.	5.00	\$180	\$26	\$2	\$77	7	2019	4	2026 - 2027
28	Exterior Building	Ext Bldg Alta Vista Resurface Decks	1,445 Sq. Ft.	6.00	\$8,670	\$963	\$80	\$0	9	2022	9	2031 - 2032
29	Exterior Building	Ext Bldg Alta Vista R/R Upper Deck Railings	1,225 Ln. Ft.	75	\$91,875	\$2,297	\$191	\$34,453	40	2007	25	2047 - 2048
30	Painting	Ext Bldg Alta Vista Paint Upper Deck Railings	4,207 Sq. Ft.	3.00	\$12,621	\$1,803	\$150	\$5,409	7	2019	4	2026 - 2027
31	Exterior Building	Ext Bldg Alta Vista R/R Metal & Wood Railings	379 Ln. Ft.	90	\$34,110	\$853	\$71	\$12,791	40	2007	25	2047 - 2048
32	Painting	Ext Bldg Alta Vista Paint Metal & Wood Railings	379 Sq. Ft.	3.00	\$1,137	\$162	\$14	\$650	7	2018	3	2025 - 2026
33	Exterior Building	Ext Bldg Alta Vista (24448) Exterior Deck	252 Sq. Ft.	75	\$18,900	\$630	\$53	\$2,520	30	2018	26	2048 - 2049
34	Exterior Building	Ext Bldg Alta Vista (24448) R/R Composite Deck Railings	50 Ln. Ft.	75	\$3,750	\$125	\$10	\$875	30	2015	23	2045 - 2046
35	Exterior Building	Ext Bldg Granada Resurface Decks	2,530 Sq. Ft.	6.00	\$15,180	\$1,687	\$141	\$0	9	2022	9	2031 - 2032
36	Exterior Building	Ext Bldg Granada Concrete Patio Decks (33685 & 33655)	2 Each	2,750	\$5,500	\$138	\$11	\$2,338	40	Unknown	23	2045 - 2046
37	Exterior Building	Ext Bldg Granada Patio Wood Decks (33691)	6 Each	2,750	\$16,500	\$550	\$46	\$12,100	30	2015/2015	8	2030 - 2031
38	Exterior Building	Ext Bldg Granada Composite Patio Deck	1 Each	10,950	\$10,950	\$365	\$30	\$1,460	30	2018	26	2048 - 2049
39	Exterior Building	Ext Bldg Granada R/R Balcony Deck Metal Railings	500 Ln. Ft.	75	\$37,500	\$938	\$78	\$14,063	40	2007	25	2047 - 2048
40	Painting	Ext Bldg Granada Paint Lower Deck Railings	882 Sq. Ft.	3.00	\$2,646	\$378	\$32	\$1,512	7	2018	3	2025 - 2026
41	Exterior Building	Ext Bldg Granada R/R Wood Hand Rail	28 Ln. Ft.	26	\$728	\$18	\$2	\$273	40	2007	25	2047 - 2048
42	Painting	Ext Bldg Granada Paint Wood Hand Rail	28 Ln. Ft.	5.00	\$140	\$20	\$2	\$80	7	2018	3	2025 - 2026
43	Exterior Building	Ext Bldg Granada R/R Metal Hand/Stair Railings	168 Ln. Ft.	75	\$12,600	\$315	\$26	\$4,725	40	2007	25	2047 - 2048
44	Painting	Ext Bldg Granada Metal Hand/Stair Railings	168 Ln. Ft.	5.00	\$840	\$120	\$10	\$480	7	2018	3	2025 - 2026

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
WINDOWS & DOORS												
45	Windows	Repair/Replace Window "Allowance"	1 Fund	1,750	\$1,750	\$350	\$29	\$1,750	5	1984	0	2023 - 2024
46	Doors	Entry Doors @ Alta Vista Building	2 Each	3,498	\$6,996	\$200	\$17	\$2,998	35	2007	20	2042 - 2043
47	Doors	Common Utility Doors	8 Each	585	\$4,680	\$104	\$9	\$3,952	45	1984	7	2029 - 2030
48	Painting	Paint Common Doors	8 Each	1,198	\$9,584	\$958	\$80	\$8,626	10	2013	1	2023 - 2024
EXTERIOR WALLS												
49	Exterior Walls	Repair/Replace Ext Stucco Walls	145 Ln. Ft.	58	\$8,410	\$1,201	\$100	\$4,806	7	2010	3	2026 - 2027
50	Exterior Walls	Repair/Replace Ext Stone Wall @ Entrance	68 Ln. Ft.	58	\$3,944	\$158	\$13	\$2,051	25	2009	12	2034 - 2035
51	Exterior Walls	Repair/Replace Ext Block Walls	145 Ln. Ft.	58	\$8,410	\$1,201	\$100	\$4,806	7	2010	3	2026 - 2027
52	Exterior Walls	Wood Trellis @ Canopy @ Entry	490 Sq. Ft.	40	\$19,600	\$490	\$41	\$5,880	40	2010	28	2050 - 2051
53	Exterior Walls	Exterior Retaining and Planter Walls	799 Ln. Ft.	58	\$46,342	\$6,620	\$552	\$46,342	7	2010	0	2023 - 2024
54	Exterior Walls	Exterior Glass Cubes @ Wall	66 Each	23	\$1,485	\$59	\$5	\$713	25	1984	13	2035 - 2036
55	Painting	Paint Concrete Flooring	1,756 Sq. Ft.	3.00	\$5,267	\$527	\$44	\$3,687	10	2018	3	2025 - 2026
56	Gates & Fences	Wire/Post Fence	75 Ln. Ft.	34	\$2,550	\$64	\$5	\$2,423	40	1984	2	2024 - 2025
57	Gates & Fences	WI Fencing @ Front Alta Vista Building	191 Ln. Ft.	75	\$14,333	\$358	\$30	\$13,616	40	1984	2	2024 - 2025
58	Painting	Paint WI Fencing @ Front Alta Vista Building	191 Ln. Ft.	5.00	\$956	\$137	\$11	\$546	7	2018	3	2025 - 2026
59	Gates & Fences	West/East WI Fencing	331 Ln. Ft.	75	\$24,825	\$621	\$52	\$23,584	40	1984	2	2024 - 2025
60	Painting	Paint Perimeter West/East WI Fence	331 Ln. Ft.	5.00	\$1,655	\$236	\$20	\$946	7	2018	3	2025 - 2026
61	Gates & Fences	Perimeter Vinyl Fence 5' @ Granada	265 Ln. Ft.	40	\$10,600	\$424	\$35	\$5,088	25	2010	13	2035 - 2036
62	Gates & Fences	WI Gate @ Front	2 Each	415	\$830	\$28	\$2	\$166	30	2016 Refurbished	24	2046 - 2047
63	Painting	Paint WI Gate @ Front	2 Each	285	\$570	\$81	\$7	\$326	7	2018	3	2025 - 2026
ELEVATOR												
64	Roofing	Elevator Roof	170 Ln. Ft.	4.25	\$724	\$36	\$3	\$72	20	2020	18	2040 - 2041
65	Elevator	Elevator (Upgrade)	1 Each	76,000	\$76,000	\$1,900	\$158	\$5,700	40	2019	37	2059 - 2060
66	Elevator	Elevator Cab-Remodel	1 Fund	8,450	\$8,450	\$282	\$23	\$845	30	2019	27	2049 - 2050
67	Elevator	Elevator Load Test	1 Each	1,865	\$1,865	\$373	\$31	\$1,119	5	2019	2	2024 - 2025
FIRE, SAFETY, & SECURITY												
68	Fire, Safety & Security	Entry Access System	1 Each	2,925	\$2,925	\$146	\$12	\$2,340	20	2009	4	2026 - 2027
69	Fire, Safety & Security	Fire Extinguishers & Boxes	8 Each	125	\$1,000	\$1,000	\$83	\$1,000	1	2020	0	2022 - 2023
70	Fire, Safety & Security	Fire Sprinklers	1 Fund	17,500	\$17,500	\$438	\$36	\$15,750	40	2011	4	2026 - 2027
71	Fire, Safety & Security	Fire Alarm System	1 Fund	10,500	\$10,500	\$420	\$35	\$4,620	25	2011	14	2036 - 2037
72	Fire, Safety & Security	5 Year Fire Inspection	1 Each	625	\$625	\$125	\$10	\$625	5	2016	0	2022 - 2023
73	Fire, Safety & Security	Security System & Cameras	1 Fund	0	\$0	\$0	\$0	\$0	20	Unknown	0	2023 - 2024
GARAGE												
74	Painting	Garage: Paint Interior Garage	19,766 Sq. Ft.	3.00	\$59,298	\$3,953	\$329	\$55,345	15	2007	1	2024 - 2025

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
75	Pavement	Garage: Concrete Flooring (Repair)	13,988 Sq. Ft.	0.00	\$0	\$0	\$0	\$0	10	1984	0	2022 - 2023
76	Gates & Fences	Garage: Overhead Garage Gate 18'	2 Each	5,245	\$10,490	\$233	\$19	\$8,858	45	1984	7	2029 - 2030
77	Painting	Garage: Paint Overhead Garage Gate 18'	2 Each	410	\$820	\$117	\$10	\$703	7	Unknown	1	2024 - 2025
78	Doors	Garage: Storage Cabinets & Doors	104 Each	0	\$0	\$0	\$0	\$0	35	Varies	0	2023 - 2024
79	Painting	Garage: Paint Storage Cabinets & Doors	104 Each	65	\$6,760	\$676	\$56	\$6,084	10	2007	1	2024 - 2025
80	Gates & Fences	Garage: Roll Up Garage Gate (Manual)	1 Each	1,750	\$1,750	\$39	\$3	\$1,478	45	1984	7	2029 - 2030
81	Railings	Garage: Ventilation Window Grill	2 Each	525	\$1,050	\$23	\$2	\$887	45	1984	7	2029 - 2030
82	Painting	Garage: Paint Ventilation Railings/Grates	2 Each	300	\$600	\$86	\$7	\$343	7	2018	3	2025 - 2026
83	Mechanical	Garage Door Openers	2 Each	2,045	\$4,090	\$273	\$23	\$2,727	15	2013	5	2027 - 2028
84	Gates & Fences	Garage: Bollards	16 Each	575	\$9,200	\$204	\$17	\$7,156	45	2016 Varies	10	2032 - 2033
85	Painting	Garage: Paint Bollards	16 Each	58	\$928	\$133	\$11	\$530	7	2018	3	2025 - 2026
86	Gates & Fences	Garage: Security Gates (WI) @ Garage	2 Each	1,140	\$2,280	\$76	\$6	\$456	30	2016 Refurbished	24	2046 - 2047
87	Painting	Paint Security Gates (WI) @ Garage	2 Each	285	\$570	\$81	\$7	\$326	7	2018	3	2025 - 2026
88	Gates & Fences	Garage: Security Gate @ Front	2 Each	1,140	\$2,280	\$76	\$6	\$456	30	2016 Refurbished	24	2046 - 2047
89	Painting	Garage: Paint Security Gate @ Front	2 Each	285	\$570	\$81	\$7	\$326	7	2018	3	2025 - 2026
90	Lighting	Garage: Exit Lights @ Garage	5 Each	75	\$375	\$19	\$2	\$38	20	12/2020	18	2040 - 2041
91	Lighting	Garage: Emergency Lights @ Garage	5 Each	275	\$1,375	\$69	\$6	\$138	20	12/2020	18	2040 - 2041
92	Lighting	Garage: Ceiling Mounted Light Fixtures @ Garage	8 Each	90	\$720	\$29	\$2	\$202	25	2015	18	2040 - 2041
93	Lighting	Garage: HPS Lighting @ Garage	3 Each	90	\$270	\$14	\$1	\$95	20	2015	13	2035 - 2036
POOL BUILDING												
94	Roofing	Pool Bldg Composition Shingle Roof	505 Sq. Ft.	10.75	\$5,431	\$272	\$23	\$543	20	2020	18	2040 - 2041
95	Roofing	Pool Bldg Gutters & Downspouts	112 Ln. Ft.	8.75	\$979	\$33	\$3	\$881	30	Varies	3	2025 - 2026
96	Exterior Building	Pool Bldg Repair/Replace Ext Wood Siding/Trim	220 Sq. Ft.	1.50	\$330	\$33	\$3	\$132	10	2018	6	2028 - 2029
97	Painting	Pool Bldg Paint Exterior	220 Sq. Ft.	3.00	\$660	\$94	\$8	\$377	7	2018	3	2025 - 2026
98	Roofing	Pool Bldg Canvas Roof Top	396 Sq. Ft.	14.50	\$5,744	\$383	\$32	\$3,064	15	2014	7	2029 - 2030
99	Doors	Pool Bldg Doors	3 Each	525	\$1,575	\$35	\$3	\$1,330	45	1984	7	2029 - 2030
100	Painting	Pool Bldg Paint Doors	3 Each	1,198	\$3,594	\$359	\$30	\$3,235	10	2013	1	2023 - 2024
101	Painting	Pool Bldg Paint Kitchen	176 Sq. Ft.	3.00	\$528	\$53	\$4	\$475	10	2007	1	2023 - 2024
102	Flooring	Pool Bldg Kitchen Concrete Floor (Repair)	72 Sq. Ft.	6.00	\$429	\$43	\$4	\$300	10	1984	3	2025 - 2026
103	Lighting	Pool Bldg Kitchen Light Fixture	1 Each	150	\$150	\$6	\$1	\$42	25	1984	18	2040 - 2041
104	Appliances	Pool Bldg Kitchen Refrigerator (Frigidaire)	1 Each	1,750	\$1,750	\$88	\$7	\$613	20	Unknown	13	2035 - 2036
105	Appliances	Pool Bldg Kitchen Microwave (Toshiba)	1 Each	250	\$250	\$21	\$2	\$146	12	Unknown	5	2027 - 2028

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
106	Fixtures	Pool Bldg Kitchen Sink/Faucet	1 Fund	500	\$500	\$17	\$1	\$117	30	Unknown	23	2045 - 2046
107	Fixtures	Pool Bldg Kitchen Cabinets/ Counters	1 Fund	5,250	\$5,250	\$175	\$15	\$1,225	30	1984	23	2045 - 2046
108	Fixtures	Pool Bldg Kitchen Roll Up Metal Window	1 Each	600	\$600	\$30	\$3	\$210	20	Unknown	13	2035 - 2036
109	Painting	Pool Bldg Paint Restroom Wall/ Ceiling	135 Sq. Ft.	3.00	\$405	\$40	\$3	\$324	10	2014	2	2024 - 2025
110	Flooring	Pool Bldg Restroom Tile Wall/Floor	135 Sq. Ft.	8.25	\$1,113	\$28	\$2	\$223	40	2014	32	2054 - 2055
111	Lighting	Pool Bldg Restroom Light Fixture	1 Each	75	\$75	\$2	\$0	\$71	40	1984	2	2024 - 2025
112	Fixtures	Pool Bldg Restroom Fixtures	1 Fund	1,500	\$1,500	\$50	\$4	\$350	30	1984	23	2045 - 2046
113	Lighting	Pool Bldg HPS Lighting	3 Each	90	\$270	\$14	\$1	\$95	20	2015	13	2035 - 2036
114	Gates & Fences	Pool Area WI Fencing	350 Ln. Ft.	75	\$26,250	\$656	\$55	\$24,938	40	1984	2	2024 - 2025
115	Painting	Pool Area Paint WI Fencing	350 Ln. Ft.	5.00	\$1,750	\$250	\$21	\$1,000	7	2018	3	2025 - 2026
116	Railings	Pool Area Metal Hand/Stair Railings	8 Ln. Ft.	75	\$600	\$15	\$1	\$135	40	2013	31	2053 - 2054
117	Painting	Pool Area Paint Metal Hand/Stair Railings	8 Ln. Ft.	5.00	\$40	\$6	\$0	\$23	7	2018	3	2025 - 2026
POOL & SPA												
118	Pool/Spa	Pool/Spa Concrete Deck	1,801 Sq. Ft.	13.75	\$24,757	\$825	\$69	\$6,602	30	2014 2022	22	2044 - 2045
119	Pool/Spa	Pool Resurface	1 Fund	9,900	\$9,900	\$990	\$83	\$7,920	10	2014	2	2024 - 2025
120	Pool/Spa	Pool Tile	114 Ln. Ft.	34	\$3,876	\$194	\$16	\$1,550	20	2014	12	2034 - 2035
121	Pool/Spa	Pool Coping	114 Ln. Ft.	45	\$5,130	\$342	\$29	\$2,736	15	2014	7	2029 - 2030
122	Pool/Spa	Spa Resurface	1 Fund	4,665	\$4,665	\$467	\$39	\$3,732	10	2014	2	2024 - 2025
123	Pool/Spa	Spa Tile	28 Ln. Ft.	34	\$952	\$48	\$4	\$381	20	2014	12	2034 - 2035
124	Pool/Spa	Spa Coping	28 Ln. Ft.	45	\$1,260	\$126	\$11	\$1,008	10	2014	2	2024 - 2025
125	Pool/Spa	Pool/Spa Hand Rails	3 Each	600	\$1,800	\$60	\$5	\$480	30	2014	22	2044 - 2045
126	Pool/Spa	Pool/Spa Equipment	1 Fund	5,000	\$5,000	\$500	\$42	\$500	10	2021	9	2031 - 2032
127	Pool/Spa	Pool/Spa Furnishings	1 Fund	5,000	\$5,000	\$417	\$35	\$3,333	12	2014	4	2026 - 2027
LIGHTING												
128	Lighting	Building Lantern Lights	46 Each	122	\$5,612	\$224	\$19	\$1,571	25	2015	18	2040 - 2041
129	Lighting	Exterior Yard Lights	6 Each	758	\$4,548	\$182	\$15	\$1,273	25	2015	18	2040 - 2041
130	Lighting	Street Lights	4 Each	5,250	\$21,000	\$700	\$58	\$4,900	30	2015	23	2045 - 2046
LANDSCAPING												
131	Landscaping	Irrigation System	1 Fund	3,500	\$3,500	\$350	\$29	\$700	10	2020	8	2030 - 2031
132	Landscaping	Landscaping Enhancements (approx 7860 sq. ft.)	1 Fund	10,200	\$10,200	\$2,040	\$170	\$4,080	5	2020	3	2025 - 2026
133	Landscaping	Backflow	2 Each	1,500	\$3,000	\$200	\$17	\$3,000	15	Unknown	0	2023 - 2024
134	Landscaping	Tree Trimming	1 Fund	5,000	\$5,000	\$1,667	\$139	\$5,000	3	Unknown	0	2023 - 2024
MAILBOXES & SIGNAGE												
135	Signage	Misc. Signage	1 Fund	1,000	\$1,000	\$83	\$7	\$917	12	Unknown	1	2023 - 2024
136	Mailbox	Mailboxes	2 Each	2,350	\$4,700	\$188	\$16	\$2,444	25	Varies	12	2034 - 2035

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
UTILITIES												
137	Utilities	Plumbing & Sewer Lateral Lines	1 Fund	3,000	\$3,000	\$750	\$63	\$750	4	2021	3	2025 - 2026
138	Utilities	Electrical Upgrades	1 Fund	3,000	\$3,000	\$750	\$63	\$750	4	2021	3	2025 - 2026
REPORTS/OTHER												
139	Report	EEE Inspection (Civ. Code §5551)	1 Fund	15,750	\$15,750	\$1,750	\$146	\$12,250	9	-	2	2024 - 2025
140	Report	Reserve Study	1 Fund	2,400	\$2,400	\$800	\$67	\$0	3	2022	3	2025 - 2026
141	Other	Reserve Contingency @ 5%	1 Fund	4,929	\$4,929	\$4,929	\$411	\$0	1	2022	1	2023 - 2024

DANA BY THE SEA HOMEOWNERS ASSOCIATION
VISUAL ANALYSIS COMMENTARY WORKSHEET

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 (2021) + 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 By FYE	Visual Condition	COMMENTS/NOTES
1	Asphalt - Seal & Repair (Granada)	6,820 Sq. Ft.	\$5,783	5	2015/2016	3	2025 - 2026	Fair	2022-2019: The asphalt seal is in fair condition. Adj +3 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 (Granada)	6,820 Sq. Ft.	\$20,460	25	2008	11	2033 - 2034	Good	2022-2018: The asphalt is in good to fair condition with little to no cracks, minimal aging due to the outdoor elements. Inspect and repair as needed. 2015: The asphalt at Granada was removed and replaced in November 2008.
3	Repair/Replace Concrete Drive & Parking (Front)	3,880 Sq. Ft.	\$0	10	1984	0	2022 - 2023	Verify Funding	2022-2018: 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	0	2022 - 2023	Verify Funding	2022-2018: 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	0	2022 - 2023	Verify Funding	2022-2018: 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	Brick Tile Entrance Alta Building	426 Sq. Ft.	\$4,899	10	2009	3	2026 - 2027	Good	2022-2018: The brick tile @ the entrance @ alta building appears to be in good condition with no broken tiles. Inspect and repair as needed. Adj RL +3 years 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	24448 Tile Floor on Ramp	160 Sq. Ft.	\$1,316	30	2008	16	2038 - 2039	Fair	2022-2015: Tile appears to be in good condition, it is noted HOA will be replacing with carpet. The tile was installed by homeowner, HOA will be replace with carpet.
8	Paint Red Curb	312 Ln. Ft.	\$936	5	2020	3	2025 - 2026	Fair	2022-2018: 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.
ROOFING									
9	Inspect & Repair (All) Roofs	1 Fund	\$5,830	3	2020/2021	1	2023 - 2024	Good	2022-2020: Roof replacement recently took place (2020 & 2021). Current condition is good. 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.

DANA BY THE SEA HOMEOWNERS ASSOCIATION
VISUAL ANALYSIS COMMENTARY WORKSHEET

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 (2021) + 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 By FYE	Visual Condition	COMMENTS/NOTES
10	Roof: Alta Vista Composition Shingle	4,034 Sq. Ft.	\$43,365	20	2020	18	2040 - 2041	Good	2022-2020: Roof replacement recently took place (2020). Current condition is good. 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.
11	Roof: Alta Vista Flat Roof	13,988 Sq. Ft.	\$59,449	15	2020	13	2035 - 2036	Good	2022-2020: Roof replacement recently took place (2020). Current condition is good. 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.
12	Roof: Alta Vista Gutters & Downspouts	1,229 Ln. Ft.	\$12,229	30	Varies	3	2025 - 2026	Good	2022: Roof replacement recently took place (2020). Current condition is good. 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.
13	Roof: Alta Vista (24448) Composition Shingle	3,867 Sq. Ft.	\$41,567	20	2020	18	2040 - 2041	Good	2022: Roof replacement recently took place (2020). Current condition is good. 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.
14	Roof: Alta Vista (24448) Flat Roof	200 Sq. Ft.	\$850	15	2020	13	2035 - 2036	Good	2022: Roof replacement recently took place (2020). Current condition is good. 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.
15	Roof: Alta Vista (24448) Gutters & Downspouts	465 Ln. Ft.	\$4,627	30	Varies	3	2025 - 2026	Good	2022: More gutters to be added, Current condition is good. 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.
16	Roof: Granada Bldg Composition Shingle	18,297 Sq. Ft.	\$196,697	20	2020	18	2040 - 2041	Good	2022: Roof replacement recently took place (2020). Current condition is good. 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.
17	Roof: Granada Bldg Gutters & Downspouts	1,096 Ln. Ft.	\$10,905	30	Varies	3	2025 - 2026	Good	2022-2018: 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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18	Roof: Alta Vista Canopy and Frame	464 Sq. Ft.	\$5,447	35	2009	22	2044 - 2045	Good	2022: The awning and frame are both in good contion. Inspect regularly and repair as needed. 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.
19	Roof: Skylights	1 Fund	\$4,500	30	10/2020	29	2051 - 2052	Good	2022: The skylights have been replaced at the time of the roof for \$4,500 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.
EXTERIOR RESIDENTIAL BUILDINGS									
20	Ext Bldg Alta Vista: R/R Exterior Bldg Wood/Trim	17,515 Sq. Ft.	\$26,273	10	2018	6	2028 - 2029	Good	2022: The exterior wood siding appears to be in good condition. No visual signs of damage or dry rot. Inspect and repair as needed. 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.
21	Ext Bldg Alta Vista: Paint Exterior Bldg Wood/Trim	17,515 Sq. Ft.	\$52,545	7	2018	3	2025 - 2026	Good-Fair	2022-2019: The paint on the exterior is still in good/fair condition with little to no fading or chipping. Touch up as needed/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.
22	Ext Bldg Alta Vista (24448): R/R Exterior Bldg Wood/Trim	6,250 Sq. Ft.	\$9,375	10	2018	6	2028 - 2029	Good	2022: The exterior wood siding appears to be in good condition. No visual signs of damage or dry rot. Inspect and repair as needed. 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.
23	Ext Bldg Alta Vista (24448): Paint Exterior Building	6,250 Sq. Ft.	\$18,750	7	2018	3	2025 - 2026	Good-Fair	2022-2019 The paint on the exterior is still in good/fair condition with little to no fading or chipping. Touch up as needed/ 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.
24	Ext Bldg Granada: R/R Exterior Bldg Wood/Trim	14,400 Sq. Ft.	\$21,600	10	2018	6	2028 - 2029	Good	2022: The exterior wood siding appears to be in good condition. No visual signs of damage or dry rot. Inspect and repair as needed. 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.

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25	Ext Bldg Granada: Paint Exterior Bldg Wood/Trim	14,400 Sq. Ft.	\$43,200	7	2018	3	2025 - 2026	Good-Fair	2022-2019: The paint on the exterior is still in good/fair condition with little to no fading or chipping. Touch up as needed/ 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.
EXTERIOR DECKS/RAILINGS									
26	Ext Bldg Alta Vista R/R Metal Hand/Stair Railings @ Front	36 Ln. Ft.	\$2,700	40	2007	25	2047 - 2048	Fair	2022: The metal hand/stair railings look to be in fair condition and should be painted @ cycle. Inspect and repair as needed. 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.
27	Ext Bldg Alta Vista Paint Metal Hand/Stair Railings @ Front	36 Ln. Ft.	\$180	7	2019	4	2026 - 2027	Fair	2022-2019: The current condition of the paint on the railings is fair. Touch up as needed. 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.
28	Ext Bldg Alta Vista Resurface Decks	1,445 Sq. Ft.	\$8,670	9	2022	9	2031 - 2032	Good	2022: The balcony recently had repairs (2022) Current condition is good. Inspect and repair as needed. 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.
29	Ext Bldg Alta Vista R/R Upper Deck Railings	1,225 Ln. Ft.	\$91,875	40	2007	25	2047 - 2048	Good	2022-2018: 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.
30	Ext Bldg Alta Vista Paint Upper Deck Railings	4,207 Sq. Ft.	\$12,621	7	2019	4	2026 - 2027	Fair	2022-2019: The current condition of the paint on the railings is fair. Touch up as needed/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.
31	Ext Bldg Alta Vista R/R Metal & Wood Railings	379 Ln. Ft.	\$34,110	40	2007	25	2047 - 2048	Fair	2022: The upper deck railings look as if they are in fair condition and should be painted @ cycle. Inspect and repair as needed. 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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32	Ext Bldg Alta Vista Paint Metal & Wood Railings	379 Sq. Ft.	\$1,137	7	2018	3	2025 - 2026	Fair	2022-2019: The current condition of the paint on the railings is fair. Touch up as needed/ 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.
33	Ext Bldg Alta Vista (24448) Exterior Deck	252 Sq. Ft.	\$18,900	30	2018	26	2048 - 2049	Good	2022-2018: 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.
34	Ext Bldg Alta Vista (24448) R/R Composite Deck Railings	50 Ln. Ft.	\$3,750	30	2015	23	2045 - 2046	Fair	2022: The composite deck railings look to be in fair condition. No major problems found. 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.
35	Ext Bldg Granada Resurface Decks	2,530 Sq. Ft.	\$15,180	9	2022	9	2031 - 2032	Good	2022: The balcony recently had repairs (2022) Current condition is good. Inspect and repair as needed. 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.
36	Ext Bldg Granada Concrete Patio Decks (33685 & 33655)	2 Each	\$5,500	40	Unknown	23	2045 - 2046	0	2022: 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
37	Ext Bldg Granada Patio Wood Decks (33691)	6 Each	\$16,500	30	2015/2015	8	2030 - 2031	Good	2022: Generally speaking the wood patio decks look to be in good condition. Inspect regularly and repair as needed. 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.
38	Ext Bldg Granada Composite Patio Deck	1 Each	\$10,950	30	2018	26	2048 - 2049	Good	2022: The composite deck is currently in good condition. Inspect and repair as needed. 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.

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39	Ext Bldg Granada R/R Balcony Deck Metal Railings	500 Ln. Ft.	\$37,500	40	2007	25	2047 - 2048	Fair	2022: The balcony deck metal railings look to be fair condition. No major damage found. Inspect regularly and repair as needed. 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.
40	Ext Bldg Granada Paint Lower Deck Railings	882 Sq. Ft.	\$2,646	7	2018	3	2025 - 2026	Fair	2022-2019: The current condition of the paint on the railings is fair. Touch up as needed/ 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.
41	Ext Bldg Granada R/R Wood Hand Rail	28 Ln. Ft.	\$728	40	2007	25	2047 - 2048	Fair	2022: The wood hand railings look to be in fair condition and should be painted @ cycle. Inspect and repair as needed. 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.
42	Ext Bldg Granada Paint Wood Hand Rail	28 Ln. Ft.	\$140	7	2018	3	2025 - 2026	Fair	2022: The current condition of the paint on the railings is fair. Touch up as needed. 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.
43	Ext Bldg Granada R/R Metal Hand/Stair Railings	168 Ln. Ft.	\$12,600	40	2007	25	2047 - 2048	Fair	2022: The metal hand/stair railings look to be in fair condition and should be painted @ cycle. Inspect and repair as needed. 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.
44	Ext Bldg Granada Metal Hand/Stair Railings	168 Ln. Ft.	\$840	7	2018	3	2025 - 2026	Fair	2022-2019: The current condition of the paint on the railings is fair. Touch up as needed/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.
WINDOWS & DOORS									
45	Repair/Replace Window "Allowance"	1 Fund	\$1,750	5	1984	0	2023 - 2024	Good	2022: The Association is responsible for the non-opening windows only. Those windows look to be in good condition. Repair as needed. 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.

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46	Entry Doors @ Alta Vista Building	2 Each	\$6,996	35	2007	20	2042 - 2043	Good	2022: The entry doors @ Alta Vista seem to be in good condition and are working as designed. Inspect regularly and repair as needed. 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.
47	Common Utility Doors	8 Each	\$4,680	45	1984	7	2029 - 2030	Good	2022-2018: 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.
48	Paint Common Doors	8 Each	\$9,584	10	2013	1	2023 - 2024	Fair	2022-2018: The paint on the common doors looks to be in fair condition with some signs of fading. Inspect and touch up as needed. 2015: The doors were painted in 2013.
EXTERIOR WALLS									
49	Repair/Replace Ext Stucco Walls	145 Ln. Ft.	\$8,410	7	2010	3	2026 - 2027	Good-Fair	2022-2018: 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.
50	Repair/Replace Ext Stone Wall @ Entrance	68 Ln. Ft.	\$3,944	25	2009	12	2034 - 2035	Fair	2022-2018: 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.
51	Repair/Replace Ext Block Walls	145 Ln. Ft.	\$8,410	7	2010	3	2026 - 2027	Good-Fair	2022-2018: 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.
52	Wood Trellis @ Canopy @ Entry	490 Sq. Ft.	\$19,600	40	2010	28	2050 - 2051	Good-Fair	2022: The wood trellis at the canopy appears to be in good/fair condition. Inspect regularly & repair as needed. 2018: Wood trellis @ the canopy 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.	\$46,342	7	2010	0	2023 - 2024	Good-Fair	2022: The exterior retaining walls & planter walls seem to be in good to fair condition. The paint is bubbled in some areas. Inspect regularly, repair as needed. 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.

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54	Exterior Glass Cubes @ Wall	66 Each	\$1,485	25	1984	13	2035 - 2036	Good	2022: The exterior glass cubes are in good condition. Inspect and clean regularly and repair as needed. 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).
55	Paint Concrete Flooring	1,756 Sq. Ft.	\$5,267	10	2018	3	2025 - 2026	Fair	2022-2019 :The current condition of the seal on the concrete flooring. Touch up as needed/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.
56	Wire/Post Fence	75 Ln. Ft.	\$2,550	40	1984	2	2024 - 2025	Fair	2022-2018: There is approximately 75 in. ft. of wire/wood post fencing located at perimeter. The wire/post fence appears to be in good condition with no broken areas. Inspect and repair as needed. 2015: There is approximately 75 in. ft. of wire/wood post fencing located at perimeter. Inspect, repair/replace at paint cycle.
57	WI Fencing @ Front Alta Vista Building	191 Ln. Ft.	\$14,333	40	1984	2	2024 - 2025	Good	2022: Only some minor fading was found on the paint on the wrought iron in the front. Inspect regularly and repair as needed. 2018: The WI fencing @ the front, appears to be in good condition with minor fading, paint is recommended @ cycle. 2015: There is approximately 191 in. 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.
58	Paint WI Fencing @ Front Alta Vista Building	191 Ln. Ft.	\$956	7	2018	3	2025 - 2026	Fair	2022-2020: The paint on the WI Fencing at the front of the Alta Vista building seems to be looking as if its in fair condition. Some slight fading. Touch up as needed/ 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.
59	West/East WI Fencing	331 Ln. Ft.	\$24,825	40	1984	2	2024 - 2025	Fair	2022-2018: 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 in. ft. of wrought iron fencing on the perimeter West and East - last painted in 2007: Inspect, repair/replace at paint cycle.
60	Paint Perimeter West/East WI Fence	331 Ln. Ft.	\$1,655	7	2018	3	2025 - 2026	Fair	2022-2019: The pool WI fence was last painted in 2018. That paint now seems to be in fair condition. Touch up as needed/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.

DANA BY THE SEA HOMEOWNERS ASSOCIATION
VISUAL ANALYSIS COMMENTARY WORKSHEET

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61	Perimeter Vinyl Fence 5' @ Granada	265 Ln. Ft.	\$10,600	25	2010	13	2035 - 2036	Good-Fair	2022-2018: The approximately 265 ln. ft. of perimeter vinyl fencing located adjacent to Granada Drive looks to be in good to fair condition. Inspect and clean regularly. 2015: There is approximately 265 ln. ft. of perimeter vinyl fencing at approximately 5' located adjacent to Granada Drive, it was installed in 2010.
62	WI Gate @ Front	2 Each	\$830	30	2016 Refurbished	24	2046 - 2047	Good-Fair	2022-2018 The wrought iron gate in front appears to be in good to fair condition with some wear due to the outdoor elements. Inspect regularly and touch up paint 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	Paint WI Gate @ Front	2 Each	\$570	7	2018	3	2025 - 2026	Fair	2022-2019: The paint on the wrought iron gate in the front looks as if its in fair condition with a small amount of rust and/or fading. Touch up as needed / painted 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.
ELEVATOR									
64	Elevator Roof	170 Ln. Ft.	\$724	20	2020	18	2040 - 2041	Good	2022: Roof replacement recently took place (2020). Current condition is good. 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.
65	Elevator (Upgrade)	1 Each	\$76,000	40	2019	37	2059 - 2060	Good	2022-2019 Elevator upgraded recently 2019 for \$71,750, new lighting, carpet, and wiring, and still is in good condition. Inspect regularly. 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 elevator has a maintenance company that inspects and repairs. This fund is for a complete overhaul of the elevator system.
66	Elevator Cab-Remodel	1 Fund	\$8,450	30	2019	27	2049 - 2050	Good	2022-2019 Elevator upgraded recently 2019, new lighting, carpet, and wiring, and still is in good condition. Inspect regularly. 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.

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67	Elevator Load Test	1 Each	\$1,865	5	2019	2	2024 - 2025	Good	2022-2019: Elevator upgraded recently (2019) and is in good working condition. Inspect regularly. 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.
FIRE, SAFETY, & SECURITY									
68	Entry Access System	1 Each	\$2,925	20	2009	4	2026 - 2027	Good	2022-2018: 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.
69	Fire Extinguishers & Boxes	8 Each	\$1,000	1	2020	0	2022 - 2023	0	2022: Verify if inspected in 2022? 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.
70	Fire Sprinklers	1 Fund	\$17,500	40	2011	4	2026 - 2027	0	2022: 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.
71	Fire Alarm System	1 Fund	\$10,500	25	2011	14	2036 - 2037	0	2022: 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.
72	5 Year Fire Inspection	1 Each	\$625	5	2016	0	2022 - 2023	0	2022: 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.
73	Security System & Cameras	1 Fund	\$0	20	Unknown	0	2023 - 2024	Not Funded	2022-2018: It seems the security system is in good working condition. Inspect regularly. 2015: Security system was installed by 24448, is not the property or responsibility of the association, funding has been removed.
GARAGE									
74	Garage: Paint Interior Garage	19,766 Sq. Ft.	\$59,298	15	2007	1	2024 - 2025	Fair	2022-2018: In general, the paint on the interior of the garage is current in fair condition. Some fading and scuff marks. Touch up as needed.
75	Garage: Concrete Flooring (Repair)	13,988 Sq. Ft.	\$0	10	1984	0	2022 - 2023	Verify Funding	2022-2018: 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.

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76	Garage: Overhead Garage Gate 18'	2	Each	\$10,490	45	1984	7	2029 - 2030	Fair	2022: The current condition of the overhead garage gate is fair - It is noted that approx \$1832 was expensed for repairs in 2021. Its working as designed, however there is signs of rust. Inspect regularly and touch up paint as needed. 2018-2015: The overhead gates are in working condition with minimal rust and corrosion - Recommend inspect, repair at paint cycle.
77	Garage: Paint Overhead Garage Gate 18'	2	Each	\$820	7	Unknown	1	2024 - 2025	Fair	2022-2018 The current condition of the paint on the overhead garage gate is fair. Minor fading found. Touch up as needed. Gates were NOT painted in 2018. 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	Garage: Storage Cabinets & Doors	104	Each	\$0	35	Varies	0	2023 - 2024	Verify Funding	2022: at garage 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.
79	Garage: Paint Storage Cabinets & Doors	104	Each	\$6,760	10	2007	1	2024 - 2025	Fair	2022-2018: The paint on the storage doors looks to be in fair condition with some signs of fading. Inspect and touch up as needed. 2015: Storage doors were last painted in 2007.
80	Garage: Roll Up Garage Gate (Manual)	1	Each	\$1,750	45	1984	7	2029 - 2030	Fair	2022-2015: There is a standard roll up metal garage door which is located within the garage. There is no garage door opener for the garage door. Inspect often and repair as needed.
81	Garage: Ventilation Window Grill	2	Each	\$1,050	45	1984	7	2029 - 2030	Fair	2022: The garage ventilation window generally speaking are in good condition, however they are in need of paint. Inspect and repair as needed. 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)
82	Garage: Paint Ventilation Railings/Grates	2	Each	\$600	7	2018	3	2025 - 2026	Fair	2022-2019: The current condition of the paint on the railings is fair. Touch up as needed/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.
83	Garage Door Openers	2	Each	\$4,090	15	2013	5	2027 - 2028	Fair	2022-2018: Based off of age, the garage door openers seem to be in fair & working condition and with no issues detected. Inspect regularly and repair as needed. 2015: There are 2 garage door openers "all-o-matic" which is in good working condition (overhead) replaced in 2013.
84	Garage: Bollards	16	Each	\$9,200	45	2016 Varies	10	2032 - 2033	Good-Fair	2022-2018 The bollards appear in good/fair condition. Inspect and repair/replace as needed. 2016: It is noted that a bollard bollards was replaced at \$500 (@ Lowes) - Feb 2016 Adj Replacement Costs 2015: There are approx. 16 metal bollards located in garage - recommend regular paint cycle for easily

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85	Garage: Paint Bollards	16 Each	\$928	7	2018	3	2025 - 2026	Fair	2022-2019: Some of the paint on the bollards is marked up or has stickers on it. Touch up as needed/last known paint 2018. 2018: The paint on the Bollards was recently completed in 2018 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.
86	Garage: Security Gates (WI) @ Garage	2 Each	\$2,280	30	2016 Refurbished	24	2046 - 2047	Good-Fair	2022-2018: The wrought iron security gates at the garage appears to be in good to fair condition with some wear due to the outdoor elements. Inspect regularly and touch up paint 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.
87	Paint Security Gates (WI) @ Garage	2 Each	\$570	7	2018	3	2025 - 2026	Fair	2022-2019: The paint on the security gates seems to be in fair condition with some signs of rust and fading. Touch up as needed. 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.
88	Garage: Security Gate @ Front	2 Each	\$2,280	30	2016 Refurbished	24	2046 - 2047	Good-Fair	2022: It is noted that \$2,112 has been expensed for gate repairs in 2021. 2022-2018: The Security gates located @ the front garage appears to be in good to fair condition with some wear due to the outdoor elements. Inspect regularly and touch up paint 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.
89	Garage: Paint Security Gate @ Front	2 Each	\$570	7	2018	3	2025 - 2026	Fair	2022-2019: The paint on the security gates seems to be in fair condition with some signs of rust and fading. Touch up as needed/painted 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	Garage: Exit Lights @ Garage	5 Each	\$375	20	12/2020	18	2040 - 2041	Working	2022: It is noted that \$1700 was expensed for light fixtures in garage. The exit light fixtures in the garage appear to be in good to fair condition. No broken fixtures were located at the time of inspection. Inspect regularly and repair as needed. It was noted that the lights are all in working condition. 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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91	Garage: Emergency Lights @ Garage	5 Each	\$1,375	20	12/2020	18	2040 - 2041	Working	2022: It is noted that \$1700 was expensed for light fixtures in garage. The exit light fixtures in the garage appear to be in good to fair condition. No broken fixtures were located at the time of inspection. Inspect regularly and repair as needed. *It was noted that the lights are all in working condition. 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.
92	Garage: Ceiling Mounted Light Fixtures @ Garage	8 Each	\$720	25	2015	18	2040 - 2041	Working	2022-2018: The ceiling mounted light fixtures @ the garage appear to be in good working condition. Inspect and replace as needed. It was noted that the lights are all in working condition. 2015: New LED Lights installed in 2015.
93	Garage: HPS Lighting @ Garage	3 Each	\$270	20	2015	13	2035 - 2036	Working	2022-2018: The HPS light fixtures appears to be in good working condition. We didn't see any broken fixtures during the inspection. Repair/replace as needed. *It was noted that the lights are all in working condition. 2015: New LED Lights installed in 2015.
POOL BUILDING									
94	Pool Bldg Composition Shingle Roof	505 Sq. Ft.	\$5,431	20	2020	18	2040 - 2041	Good	2022: Roof replacement recently took place (2020). Current condition is good. 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.
95	Pool Bldg Gutters & Downspouts	112 Ln. Ft.	\$979	30	Varies	3	2025 - 2026	Good	2022-2018: 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.
96	Pool Bldg Repair/Replace Ext Wood Siding/Trim	220 Sq. Ft.	\$330	10	2018	6	2028 - 2029	Good	2022: The exterior wood siding appears to be in good condition. No visual signs of damage or dry rot. Inspect and repair as needed. 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.
97	Pool Bldg Paint Exterior	220 Sq. Ft.	\$660	7	2018	3	2025 - 2026	Fair	2022-2019: The paint on the exterior of the clubhouse is in fair condition with some fading/chipping. Touch up as needed/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.
98	Pool Bldg Canvas Roof Top	396 Sq. Ft.	\$5,744	15	2014	7	2029 - 2030	Fair	2022: The pool area canvas roof top appears to be fair condition. its showing some wear as to be expected. 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.

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99	Pool Bldg Doors	3 Each	\$1,575	45	1984	7	2029 - 2030	Good	2022-2018: 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.
100	Pool Bldg Paint Doors	3 Each	\$3,594	10	2013	1	2023 - 2024	Fair	2022-2018: The paint on the common doors looks to be in fair condition with some signs of fading. Inspect and touch up as needed. 2015: The doors were painted in 2013.
101	Pool Bldg Paint Kitchen	176 Sq. Ft.	\$528	10	2007	1	2023 - 2024	Fair	2022-2020: The paint in the clubhouse kitchen is currently in fair condition. Adj RL+1 year 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.
102	Pool Bldg Kitchen Concrete Floor (Repair)	72 Sq. Ft.	\$429	10	1984	3	2025 - 2026	Fair	2022-2018: The concrete flooring appears to be in good condition. 2015: The kitchen is outdated but is functional. Fund to upgrade kitchen area.
103	Pool Bldg Kitchen Light Fixture	1 Each	\$150	25	1984	18	2040 - 2041	Working	2022-2015: 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.
104	Pool Bldg Kitchen Refrigerator (Frigidaire)	1 Each	\$1,750	20	Unknown	13	2035 - 2036	Working	2022-2015: Funding Removed: Paid from operating account. The refrigerator is a Frigidaire and in working condition - kitchen is outdated but functional.
105	Pool Bldg Kitchen Microwave (Toshiba)	1 Each	\$250	12	Unknown	5	2027 - 2028	Working	2022-2015: Funding Removed: Paid from operating account. The microwave is a Toshiba and is in working condition - kitchen is outdated but functional.
106	Pool Bldg Kitchen Sink/Faucet	1 Fund	\$500	30	Unknown	23	2045 - 2046	Working	2022-2015: Funding Removed: Paid from operating account. The kitchen is outdated but is functional. Fund to upgrade kitchen area.
107	Pool Bldg Kitchen Cabinets/ Counters	1 Fund	\$5,250	30	1984	23	2045 - 2046	Fair	2022-2015: Funding Removed: Paid from operating account. The kitchen is outdated but is functional. Fund to upgrade kitchen area.
108	Pool Bldg Kitchen Roll Up Metal Window	1 Each	\$600	20	Unknown	13	2035 - 2036	Working	2022-2015: There is a roll up metal window in the kitchen area - It is noted that the roll up window is in working condition.
109	Pool Bldg Paint Restroom Wall/ Ceiling	135 Sq. Ft.	\$405	10	2014	2	2024 - 2025	Fair	2022-2018: Paint in the restroom appears in fair condition with little to no fading or chipmarks. Touch up as needed. 2015: Restroom was repainted in 2014.
110	Pool Bldg Restroom Tile Wall/Floor	135 Sq. Ft.	\$1,113	40	2014	32	2054 - 2055	Good-Fair	2022-2018 The tile on the restroom wall/floor is in good to fair condition. No broken or missing tiles discovered. 2015: Restroom flooring was repaired/replaced in 2014.
111	Pool Bldg Restroom Light Fixture	1 Each	\$75	40	1984	2	2024 - 2025	Working	2022-2015: Funding Removed: Paid from operating account.
112	Pool Bldg Restroom Fixtures	1 Fund	\$1,500	30	1984	23	2045 - 2046	Working	2022-2015: Funding Removed: Paid from operating account. The restroom fixtures include sink, toilet, fan, mirror, etc.... all in working condition - Outdated but functional.

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113	Pool Bldg HPS Lighting	3 Each	\$270	20	2015	13	2035 - 2036	Working	2022-2018: The HPS light fixtures appears to be in good working condition. We didn't see any broken fixtures during the inspection. Repair/replace as needed. *It was noted that the lights are all in working condition. 2015: New LED Lights installed in 2015.
114	Pool Area WI Fencing	350 Ln. Ft.	\$26,250	40	1984	2	2024 - 2025	Fair	2022: The wrought iron fencing around the pool area is currently in fair condition. Inspect regularly and repair as needed. 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.
115	Pool Area Paint WI Fencing	350 Ln. Ft.	\$1,750	7	2018	3	2025 - 2026	Fair	2022-2019: The pool WI fence was last painted in 2018. That paint now seems to be in fair condition. Touch up as needed/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.
116	Pool Area Metal Hand/Stair Railings	8 Ln. Ft.	\$600	40	2013	31	2053 - 2054	Fair	2022: The metal railings @ the pool look to be in fair condition. Inspect and repair as needed. 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'
117	Pool Area Paint Metal Hand/Stair Railings	8 Ln. Ft.	\$40	7	2018	3	2025 - 2026	Fair	2022-2019: The current condition of the paint on the railings is fair. Touch up as needed/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.
POOL & SPA									
118	Pool/Spa Concrete Deck	1,801 Sq. Ft.	\$24,757	30	2014 2022	22	2044 - 2045	Good	2022: The association expensed \$2,600 for pressure wash and seal pool/spa deck. 2022-2018: The Pool/Spa deck appears to be in good condition with minimal small visible cracks or defects, no trip hazards detected. Inspect and repair trip hazards as needed. 2015: Pool/Spa deck was removed and replaced by Tracy Davis Concrete Doctor in 2014.
119	Pool Resurface	1 Fund	\$9,900	10	2014	2	2024 - 2025	Good-Fair	2022-2018: The pool surface looks to be in good-fair condition with no visual rust marks or defects. Inspect regularly. 2015: Pool resurface completed in 2014.
120	Pool Tile	114 Ln. Ft.	\$3,876	20	2014	12	2034 - 2035	Good-Fair	2022-2018: Pool tile is in good to fair condition, with vibrant color and no missing tiles were located. Inspect regularly. 2015: The pool tile and coping was replaced in 2014.
121	Pool Coping	114 Ln. Ft.	\$5,130	15	2014	7	2029 - 2030	Good-Fair	2022: The pool coping is currently in good-fair condition, with no visual damages. Inspect and repair as needed. 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.

DANA BY THE SEA HOMEOWNERS ASSOCIATION
VISUAL ANALYSIS COMMENTARY WORKSHEET

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 (2021) + 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 By FYE	Visual Condition	COMMENTS/NOTES
122	Spa Resurface	1 Fund	\$4,665	10	2014	2	2024 - 2025	Good-Fair	2022-2018: The spa surface appears to be in good-fair condition with no visual rust marks or defects. Inspect and repair as needed. 2015: The spa was resurfaced in 2014.
123	Spa Tile	28 Ln. Ft.	\$952	20	2014	12	2034 - 2035	Good-Fair	2022-2018: Spa tile is in good condition, with vibrant color and no missing tiles were located. Inspect regularly. 2015: The spa tile and coping was replaced in 2014.
124	Spa Coping	28 Ln. Ft.	\$1,260	10	2014	2	2024 - 2025	Good-Fair	2022-2018: 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.
125	Pool/Spa Hand Rails	3 Each	\$1,800	30	2014	22	2044 - 2045	Good-Fair	2022-2018: The Pool/Spa hand rails are in good to fair condition. Inspect regularly. 2015: The handrails at the pool were replaced in 2014.
126	Pool/Spa Equipment	1 Fund	\$5,000	10	2021	9	2031 - 2032	Working	2022: It is noted that \$4,953 was expensed for a new Pool Flow Meter, Pool Pump, Pool Lights, Spa Pump, Pool and Spa Heater in 2021. 2018-2015: 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.
127	Pool/Spa Furnishings	1 Fund	\$5,000	12	2014	4	2026 - 2027	Good-Fair	2022: 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
LIGHTING									
128	Building Lantern Lights	46 Each	\$5,612	25	2015	18	2040 - 2041	Working	2022-2018: The building lantern light fixtures look to be in good to fair condition. No broken fixtures were located at the time of inspection. *It was noted that the lights are all in working condition. 2015: Lanterns replaced with high end plastic lanterns and LED lights in 2015.
129	Exterior Yard Lights	6 Each	\$4,548	25	2015	18	2040 - 2041	Working	2022-2018: The exterior yard light fixtures appear to be in good to fair condition. No broken fixtures were located at the time of inspection. Inspect regularly and repair as needed. *It was noted that the lights are all in working condition. 2015: Yard Lights replaced with high end plastic lanterns and LED lights in 2015.
130	Street Lights	4 Each	\$21,000	30	2015	23	2045 - 2046	Working	2022-2015: The street light fixtures appear in good condition. *It was noted that the lights are all in working condition. 2015: The street lights will be replaced in November 2015.
LANDSCAPING									
131	Irrigation System	1 Fund	\$3,500	10	2020	8	2030 - 2031	Working	2022-2020: 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.

DANA BY THE SEA HOMEOWNERS ASSOCIATION
VISUAL ANALYSIS COMMENTARY WORKSHEET

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 (2021) + 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 By FYE	Visual Condition	COMMENTS/NOTES
132	Landscaping Enhancements (approx 7860 sq. ft.)	1 Fund	\$10,200	5	2020	3	2025 - 2026	Verify Funding	2022-2020: Landscape enhancements completed in 2020. 2018: Landscaping appears to be well maintained. 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.
133	Backflow	2 Each	\$3,000	15	Unknown	0	2023 - 2024	Working	2022-2018: The backflows appear to be in working 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.
134	Tree Trimming	1 Fund	\$5,000	3	Unknown	0	2023 - 2024	Verify Funding	2022-2018: There are some trees close to buildings and roofs, that should be trimmed away from all building roofs. 2015: Funding Removed: This is to trim the trees away from the building roofs and/or root control, paid from the operating account.
MAILBOXES & SIGNAGE									
135	Misc. Signage	1 Fund	\$1,000	12	Unknown	1	2023 - 2024	Verify Funding	2022-2015: Funding Removed: Paid from operating account. There are misc. signage throughout the property (parking, garage, pool, clubhouse, etc..) varies in condition (replace as needed)
136	Mailboxes	2 Each	\$4,700	25	Varies	12	2034 - 2035	Fair	2022: The mailboxes are currently in fair condition and working as designed. Inspect regularly. 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.
UTILITIES									
137	Plumbing & Sewer Lateral Lines	1 Fund	\$3,000	4	2021	3	2025 - 2026	Verify Funding	2022: It is noted that \$1,743 was expensed in 2021 for plumbing repairs in garage. 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.
138	Electrical Upgrades	1 Fund	\$3,000	4	2021	3	2025 - 2026	Verify Funding	2022: It is noted that \$1,875 was expensed in 2021 for electrical repairs @ Buildings
REPORTS/OTHER									
139	EEE Inspection (Civ. Code §5551)	1 Fund	\$15,750	9	-	2	2024 - 2025	N/A	2022: Per Davis Stirling Act (Civ. Code §5550 & §5551(i)) The first inspection shall be completed by January 1, 2025, and then every nine years thereafter in coordination with the reserve study inspection pursuant to Section 5550. All written reports shall be maintained for two inspection cycles as records of the association.
140	Reserve Study	1 Fund	\$2,400	3	2022	3	2025 - 2026	Verify Funding	2022: On Site Inspection Completed on May 16, 2022 2018: On Site Inspection Completed on May 14, 2018 2016: On Site Inspection Completed on June 22, 2016 Funding Removed: Paid from operating account.
141	Reserve Contingency @ 5%	1 Fund	\$4,929	1	2022	1	2023 - 2024	N/A	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
COMPONENT SUMMARY ANALYSIS BY CATEGORY

Estimated Replacement Cost	\$1,472,683	Units	21
Annual Reserves (Based on Straight Line)	\$103,509	red (Based on Straight Line Funding Method)	
Monthly Reserves (Based on Straight Line)	\$8,626	straight line (Annual reserves divided 12 months)	
Monthly Reserves Per Unit (Based on Straight Line)	\$411	ed on straight line (Monthly reserves divided units)	
Fully Funded Accrued Reserve Amount as of FYE, September 30, 2022	\$624,822	re Amount as of FYE, September 30, 2022	
Estimated Reserve Balance as of FYE, September 30, 2022	\$223,993	ance as of FYE, September 30, 2022	
Percent Funded as of FYE, September 30, 2022	36%	is of FYE, September 30, 2022	

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 By FYE
TOTAL		\$1,472,683	\$103,509	\$8,626	\$624,822			
Roofing	Inspect & Repair (All) Roofs	\$5,830	\$1,943	\$162	\$3,887	3	1	2023 - 2024
	Roof: Alta Vista Composition Shingle	\$43,365	\$2,168	\$181	\$4,336	20	18	2040 - 2041
	Roof: Alta Vista Flat Roof	\$59,449	\$3,963	\$330	\$7,927	15	13	2035 - 2036
	Roof: Alta Vista Gutters & Downspouts	\$12,229	\$408	\$34	\$11,006	30	3	2025 - 2026
	Roof: Alta Vista (24448) Composition Shingle	\$41,567	\$2,078	\$173	\$4,157	20	18	2040 - 2041
	Roof: Alta Vista (24448) Flat Roof	\$850	\$57	\$5	\$113	15	13	2035 - 2036
	Roof: Alta Vista (24448) Gutters & Downspouts	\$4,627	\$154	\$13	\$4,164	30	3	2025 - 2026
	Roof: Granada Bldg Composition Shingle	\$196,697	\$9,835	\$820	\$19,670	20	18	2040 - 2041
	Roof: Granada Bldg Gutters & Downspouts	\$10,905	\$364	\$30	\$9,815	30	3	2025 - 2026
	Roof: Alta Vista Canopy and Frame	\$5,447	\$156	\$13	\$2,023	35	22	2044 - 2045
	Roof: Skylights	\$4,500	\$150	\$13	\$150	30	29	2051 - 2052
	Elevator Roof	\$724	\$36	\$3	\$72	20	18	2040 - 2041
	Pool Bldg Composition Shingle Roof	\$5,431	\$272	\$23	\$543	20	18	2040 - 2041
	Pool Bldg Gutters & Downspouts	\$979	\$33	\$3	\$881	30	3	2025 - 2026
	Pool Bldg Canvas Roof Top	\$5,744	\$383	\$32	\$3,064	15	7	2029 - 2030
Roofing Total		\$398,345	\$21,999	\$1,833	\$71,808			
Exterior Building	Ext Bldg Alta Vista: R/R Exterior Bldg Wood/Trim	\$26,273	\$2,627	\$219	\$10,509	10	6	2028 - 2029
	Ext Bldg Alta Vista (24448): R/R Exterior Bldg Wood/Trim	\$9,375	\$938	\$78	\$3,750	10	6	2028 - 2029
	Ext Bldg Granada: R/R Exterior Bldg Wood/Trim	\$21,600	\$2,160	\$180	\$8,640	10	6	2028 - 2029
	Ext Bldg Alta Vista R/R Metal Hand/Stair Railings @ Front	\$2,700	\$68	\$6	\$1,013	40	25	2047 - 2048
	Ext Bldg Alta Vista Resurface Decks	\$8,670	\$963	\$80	\$0	9	9	2031 - 2032
	Ext Bldg Alta Vista R/R Upper Deck Railings	\$91,875	\$2,297	\$191	\$34,453	40	25	2047 - 2048
	Ext Bldg Alta Vista R/R Metal & Wood Railings	\$34,110	\$853	\$71	\$12,791	40	25	2047 - 2048
	Ext Bldg Alta Vista (24448) Exterior Deck	\$18,900	\$630	\$53	\$2,520	30	26	2048 - 2049
	Ext Bldg Alta Vista (24448) R/R Composite Deck Railings	\$3,750	\$125	\$10	\$875	30	23	2045 - 2046
	Ext Bldg Granada Resurface Decks	\$15,180	\$1,687	\$141	\$0	9	9	2031 - 2032
	Ext Bldg Granada Concrete Patio Decks (33685 & 33655)	\$5,500	\$138	\$11	\$2,338	40	23	2045 - 2046
	Ext Bldg Granada Patio Wood Decks (33691)	\$16,500	\$550	\$46	\$12,100	30	8	2030 - 2031
	Ext Bldg Granada Composite Patio Deck	\$10,950	\$365	\$30	\$1,460	30	26	2048 - 2049
	Ext Bldg Granada R/R Balcony Deck Metal Railings	\$37,500	\$938	\$78	\$14,063	40	25	2047 - 2048
	Ext Bldg Granada R/R Wood Hand Rail	\$728	\$18	\$2	\$273	40	25	2047 - 2048
	Ext Bldg Granada R/R Metal Hand/Stair Railings	\$12,600	\$315	\$26	\$4,725	40	25	2047 - 2048
	Pool Bldg Repair/Replace Ext Wood Siding/Trim	\$330	\$33	\$3	\$132	10	6	2028 - 2029
Exterior Building Total		\$316,541	\$14,703	\$1,225	\$109,641			
Pavement	Asphalt - Seal & Repair (Granada)	\$5,783	\$1,157	\$96	\$2,313	5	3	2025 - 2026
	Asphalt - Overlay (Granada)	\$20,460	\$818	\$68	\$11,458	25	11	2033 - 2034
	Repair/Replace Concrete Drive & Parking (Front)	\$0	\$0	\$0	\$0	10	0	2022 - 2023
	Repair/Replace Concrete Sidewalk	\$0	\$0	\$0	\$0	10	0	2022 - 2023
	Repair/Replace Aggregate Concrete & Stairs	\$0	\$0	\$0	\$0	10	0	2022 - 2023
	Brick Tile Entrance Alta Building	\$4,899	\$490	\$41	\$3,429	10	3	2026 - 2027
	24448 Tile Floor on Ramp	\$1,316	\$44	\$4	\$614	30	16	2038 - 2039
	Garage: Concrete Flooring (Repair)	\$0	\$0	\$0	\$0	10	0	2022 - 2023
Pavement Total		\$32,458	\$2,509	\$209	\$17,814			

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 By FYE
TOTAL		\$1,472,683	\$103,509	\$8,626	\$624,822			
Railings	Garage: Ventilation Window Grill	\$1,050	\$23	\$2	\$887	45	7	2029 - 2030
	Pool Area Metal Hand/Stair Railings	\$600	\$15	\$1	\$135	40	31	2053 - 2054
Railings Total		\$1,650	\$38	\$3	\$1,022			
Flooring	Pool Bldg Kitchen Concrete Floor (Repair)	\$429	\$43	\$4	\$300	10	3	2025 - 2026
	Pool Bldg Restroom Tile Wall/Floor	\$1,113	\$28	\$2	\$223	40	32	2054 - 2055
Flooring Total		\$1,542	\$71	\$6	\$523			
Doors	Entry Doors @ Alta Vista Building	\$6,996	\$200	\$17	\$2,998	35	20	2042 - 2043
	Common Utility Doors	\$4,680	\$104	\$9	\$3,952	45	7	2029 - 2030
	Garage: Storage Cabinets & Doors	\$0	\$0	\$0	\$0	35	0	2023 - 2024
	Pool Bldg Doors	\$1,575	\$35	\$3	\$1,330	45	7	2029 - 2030
Doors Total		\$13,251	\$339	\$28	\$8,280			
Windows	Repair/Replace Window "Allowance"	\$1,750	\$350	\$29	\$1,750	5	0	2023 - 2024
Windows Total		\$1,750	\$350	\$29	\$1,750			
Painting	Paint Red Curb	\$936	\$187	\$16	\$374	5	3	2025 - 2026
	Ext Bldg Alta Vista: Paint Exterior Bldg Wood/Trim	\$52,545	\$7,506	\$626	\$30,026	7	3	2025 - 2026
	Ext Bldg Alta Vista (24448): Paint Exterior Building	\$18,750	\$2,679	\$223	\$10,714	7	3	2025 - 2026
	Ext Bldg Granada: Paint Exterior Bldg Wood/Trim	\$43,200	\$6,171	\$514	\$24,686	7	3	2025 - 2026
	Ext Bldg Alta Vista Paint Metal Hand/Stair Railings @ Fror	\$180	\$26	\$2	\$77	7	4	2026 - 2027
	Ext Bldg Alta Vista Paint Upper Deck Railings	\$12,621	\$1,803	\$150	\$5,409	7	4	2026 - 2027
	Ext Bldg Alta Vista Paint Metal & Wood Railings	\$1,137	\$162	\$14	\$650	7	3	2025 - 2026
	Ext Bldg Granada Paint Lower Deck Railings	\$2,646	\$378	\$32	\$1,512	7	3	2025 - 2026
	Ext Bldg Granada Paint Wood Hand Rail	\$140	\$20	\$2	\$80	7	3	2025 - 2026
	Ext Bldg Granada Metal Hand/Stair Railings	\$840	\$120	\$10	\$480	7	3	2025 - 2026
	Paint Common Doors	\$9,584	\$958	\$80	\$8,626	10	1	2023 - 2024
	Paint Concrete Flooring	\$5,267	\$527	\$44	\$3,687	10	3	2025 - 2026
	Paint WI Fencing @ Front Alta Vista Building	\$956	\$137	\$11	\$546	7	3	2025 - 2026
	Paint Perimeter West/East WI Fence	\$1,655	\$236	\$20	\$946	7	3	2025 - 2026
	Paint WI Gate @ Front	\$570	\$81	\$7	\$326	7	3	2025 - 2026
	Garage: Paint Interior Garage	\$59,298	\$3,953	\$329	\$55,345	15	1	2024 - 2025
	Garage: Paint Overhead Garage Gate 18'	\$820	\$117	\$10	\$703	7	1	2024 - 2025
	Garage: Paint Storage Cabinets & Doors	\$6,760	\$676	\$56	\$6,084	10	1	2024 - 2025
	Garage: Paint Ventilation Railings/Grates	\$600	\$86	\$7	\$343	7	3	2025 - 2026
	Garage: Paint Bollards	\$928	\$133	\$11	\$530	7	3	2025 - 2026
	Paint Security Gates (WI) @ Garage	\$570	\$81	\$7	\$326	7	3	2025 - 2026
	Garage: Paint Security Gate @ Front	\$570	\$81	\$7	\$326	7	3	2025 - 2026
	Pool Bldg Paint Exterior	\$660	\$94	\$8	\$377	7	3	2025 - 2026
	Pool Bldg Paint Doors	\$3,594	\$359	\$30	\$3,235	10	1	2023 - 2024
	Pool Bldg Paint Kitchen	\$528	\$53	\$4	\$475	10	1	2023 - 2024
	Pool Bldg Paint Restroom Wall/ Ceiling	\$405	\$40	\$3	\$324	10	2	2024 - 2025
	Pool Area Paint WI Fencing	\$1,750	\$250	\$21	\$1,000	7	3	2025 - 2026
	Pool Area Paint Metal Hand/Stair Railings	\$40	\$6	\$0	\$23	7	3	2025 - 2026
Painting Total		\$227,549	\$26,922	\$2,244	\$157,228			
Gates & Fences	Wire/Post Fence	\$2,550	\$64	\$5	\$2,423	40	2	2024 - 2025
	WI Fencing @ Front Alta Vista Building	\$14,333	\$358	\$30	\$13,616	40	2	2024 - 2025
	West/East WI Fencing	\$24,825	\$621	\$52	\$23,584	40	2	2024 - 2025
	Perimeter Vinyl Fence 5' @ Granada	\$10,600	\$424	\$35	\$5,088	25	13	2035 - 2036
	WI Gate @ Front	\$830	\$28	\$2	\$166	30	24	2046 - 2047
	Garage: Overhead Garage Gate 18'	\$10,490	\$233	\$19	\$8,858	45	7	2029 - 2030
	Garage: Roll Up Garage Gate (Manual)	\$1,750	\$39	\$3	\$1,478	45	7	2029 - 2030
	Garage: Bollards	\$9,200	\$204	\$17	\$7,156	45	10	2032 - 2033
	Garage: Security Gates (WI) @ Garage	\$2,280	\$76	\$6	\$456	30	24	2046 - 2047
	Garage: Security Gate @ Front	\$2,280	\$76	\$6	\$456	30	24	2046 - 2047
	Pool Area WI Fencing	\$26,250	\$656	\$55	\$24,938	40	2	2024 - 2025
Gates & Fences Total		\$105,388	\$2,779	\$232	\$88,217			

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 By FYE
TOTAL		\$1,472,683	\$103,509	\$8,626	\$624,822			
Exterior Walls	Repair/Replace Ext Stucco Walls	\$8,410	\$1,201	\$100	\$4,806	7	3	2026 - 2027
	Repair/Replace Ext Stone Wall @ Entrance	\$3,944	\$158	\$13	\$2,051	25	12	2034 - 2035
	Repair/Replace Ext Block Walls	\$8,410	\$1,201	\$100	\$4,806	7	3	2026 - 2027
	Wood Trellis @ Canopy @ Entry	\$19,600	\$490	\$41	\$5,880	40	28	2050 - 2051
	Exterior Retaining and Planter Walls	\$46,342	\$6,620	\$552	\$46,342	7	0	2023 - 2024
	Exterior Glass Cubes @ Wall	\$1,485	\$59	\$5	\$713	25	13	2035 - 2036
Exterior Walls Total		\$88,191	\$9,730	\$811	\$64,597			
Fire, Safety & Security	Entry Access System	\$2,925	\$146	\$12	\$2,340	20	4	2026 - 2027
	Fire Extinguishers & Boxes	\$1,000	\$1,000	\$83	\$1,000	1	0	2022 - 2023
	Fire Sprinklers	\$17,500	\$438	\$36	\$15,750	40	4	2026 - 2027
	Fire Alarm System	\$10,500	\$420	\$35	\$4,620	25	14	2036 - 2037
	5 Year Fire Inspection	\$625	\$125	\$10	\$625	5	0	2022 - 2023
	Security System & Cameras	\$0	\$0	\$0	\$0	20	0	2023 - 2024
Fire, Safety & Security Total		\$32,550	\$2,129	\$177	\$24,335			
Elevator	Elevator (Upgrade)	\$76,000	\$1,900	\$158	\$5,700	40	37	2059 - 2060
	Elevator Cab-Remodel	\$8,450	\$282	\$23	\$845	30	27	2049 - 2050
	Elevator Load Test	\$1,865	\$373	\$31	\$1,119	5	2	2024 - 2025
Elevator Total		\$86,315	\$2,555	\$213	\$7,664			
Mechanical	Garage Door Openers	\$4,090	\$273	\$23	\$2,727	15	5	2027 - 2028
Mechanical Total		\$4,090	\$273	\$23	\$2,727			
Lighting	Garage: Exit Lights @ Garage	\$375	\$19	\$2	\$38	20	18	2040 - 2041
	Garage: Emergency Lights @ Garage	\$1,375	\$69	\$6	\$138	20	18	2040 - 2041
	Garage: Ceiling Mounted Light Fixtures @ Garage	\$720	\$29	\$2	\$202	25	18	2040 - 2041
	Garage: HPS Lighting @ Garage	\$270	\$14	\$1	\$95	20	13	2035 - 2036
	Pool Bldg Kitchen Light Fixture	\$150	\$6	\$1	\$42	25	18	2040 - 2041
	Pool Bldg Restroom Light Fixture	\$75	\$2	\$0	\$71	40	2	2024 - 2025
	Pool Bldg HPS Lighting	\$270	\$14	\$1	\$95	20	13	2035 - 2036
	Building Lantern Lights	\$5,612	\$224	\$19	\$1,571	25	18	2040 - 2041
	Exterior Yard Lights	\$4,548	\$182	\$15	\$1,273	25	18	2040 - 2041
	Street Lights	\$21,000	\$700	\$58	\$4,900	30	23	2045 - 2046
Lighting Total		\$34,395	\$1,258	\$105	\$8,424			
Appliances	Pool Bldg Kitchen Refrigerator (Frigidaire)	\$1,750	\$88	\$7	\$613	20	13	2035 - 2036
	Pool Bldg Kitchen Microwave (Toshiba)	\$250	\$21	\$2	\$146	12	5	2027 - 2028
Appliances Total		\$2,000	\$108	\$9	\$758			
Fixtures	Pool Bldg Kitchen Sink/Faucet	\$500	\$17	\$1	\$117	30	23	2045 - 2046
	Pool Bldg Kitchen Cabinets/ Counters	\$5,250	\$175	\$15	\$1,225	30	23	2045 - 2046
	Pool Bldg Kitchen Roll Up Metal Window	\$600	\$30	\$3	\$210	20	13	2035 - 2036
	Pool Bldg Restroom Fixtures	\$1,500	\$50	\$4	\$350	30	23	2045 - 2046
Fixtures Total		\$7,850	\$272	\$23	\$1,902			
Pool/Spa	Pool/Spa Concrete Deck	\$24,757	\$825	\$69	\$6,602	30	22	2044 - 2045
	Pool Resurface	\$9,900	\$990	\$83	\$7,920	10	2	2024 - 2025
	Pool Tile	\$3,876	\$194	\$16	\$1,550	20	12	2034 - 2035
	Pool Coping	\$5,130	\$342	\$29	\$2,736	15	7	2029 - 2030
	Spa Resurface	\$4,665	\$467	\$39	\$3,732	10	2	2024 - 2025
	Spa Tile	\$952	\$48	\$4	\$381	20	12	2034 - 2035
	Spa Coping	\$1,260	\$126	\$11	\$1,008	10	2	2024 - 2025
	Pool/Spa Hand Rails	\$1,800	\$60	\$5	\$480	30	22	2044 - 2045
	Pool/Spa Equipment	\$5,000	\$500	\$42	\$500	10	9	2031 - 2032
	Pool/Spa Furnishings	\$5,000	\$417	\$35	\$3,333	12	4	2026 - 2027
Pool/Spa Total		\$62,340	\$3,968	\$331	\$28,242			
Landscaping	Irrigation System	\$3,500	\$350	\$29	\$700	10	8	2030 - 2031
	Landscaping Enhancements (approx 7860 sq. ft.)	\$10,200	\$2,040	\$170	\$4,080	5	3	2025 - 2026
	Backflow	\$3,000	\$200	\$17	\$3,000	15	0	2023 - 2024
	Tree Trimming	\$5,000	\$1,667	\$139	\$5,000	3	0	2023 - 2024
Landscaping Total		\$21,700	\$4,257	\$355	\$12,780			

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 By FYE
TOTAL		\$1,472,683	\$103,509	\$8,626	\$624,822			
Utilities	Plumbing & Sewer Lateral Lines	\$3,000	\$750	\$63	\$750	4	3	2025 - 2026
	Electrical Upgrades	\$3,000	\$750	\$63	\$750	4	3	2025 - 2026
Utilities Total		\$6,000	\$1,500	\$125	\$1,500			
Signage	Misc. Signage	\$1,000	\$83	\$7	\$917	12	1	2023 - 2024
Signage Total		\$1,000	\$83	\$7	\$917			
Mailbox	Mailboxes	\$4,700	\$188	\$16	\$2,444	25	12	2034 - 2035
Mailbox Total		\$4,700	\$188	\$16	\$2,444			
Report	EEE Inspection (Civ. Code §5551)	\$15,750	\$1,750	\$146	\$12,250	9	2	2024 - 2025
	Reserve Study	\$2,400	\$800	\$67	\$0	3	3	2025 - 2026
Report Total		\$18,150	\$2,550	\$213	\$12,250			
Other	Reserve Contingency @ 5%	\$4,929	\$4,929	\$411	\$0	1	1	2023 - 2024
Other Total		\$4,929	\$4,929	\$411	\$0			
Grand Total		\$1,472,683	\$103,509	\$8,626	\$624,822			

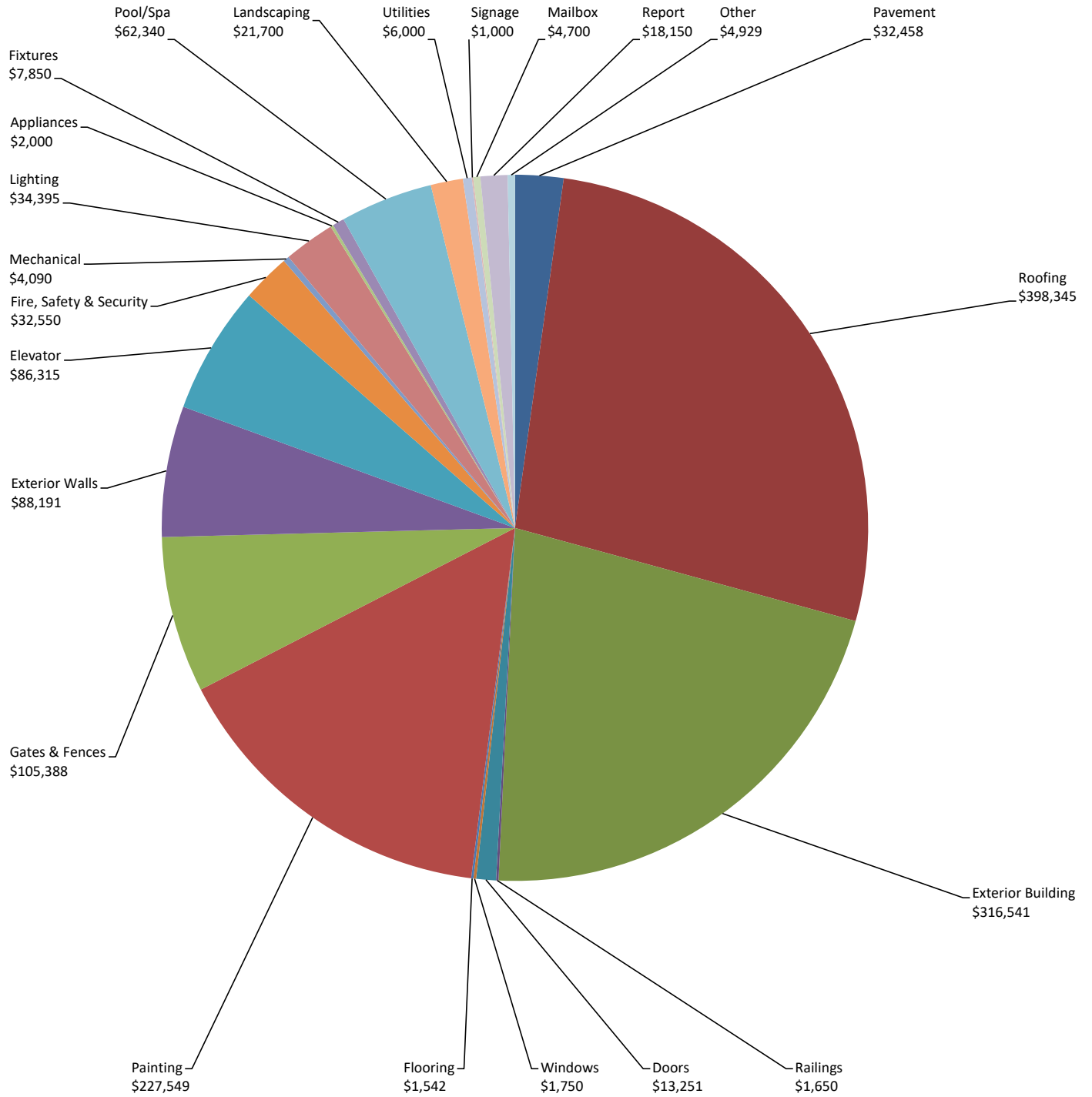
DANA BY THE SEA HOMEOWNERS ASSOCIATION

COMPONENT CATEGORY SUMMARY

Based on Fiscal Year Ending, September 30, 2022 for Fiscal Year Beginning October 1, 2022

				Units	21	2021-2022	2022-2023
				Annual Reserve Contribution		\$73,080	\$75,600
Description	Replacement Cost	Annual Reserve	Monthly Reserve	Fully Funded Amount	% Based on Assessment	Monthly Assessment Per Unit	Monthly Assessment Per Unit
TOTAL	\$1,472,683	\$103,509	\$8,626	\$624,822	100%	\$290.00	\$300.00
Pavement	\$32,458	\$2,509	\$209	\$17,814	2.42%	\$7.03	\$7.27
Roofing	\$398,345	\$21,999	\$1,833	\$71,808	21.25%	\$61.63	\$63.76
Exterior Building	\$316,541	\$14,703	\$1,225	\$109,641	14.20%	\$41.19	\$42.61
Railings	\$1,650	\$38	\$3	\$1,022	0.04%	\$0.11	\$0.11
Doors	\$13,251	\$339	\$28	\$8,280	0.33%	\$0.95	\$0.98
Windows	\$1,750	\$350	\$29	\$1,750	0.34%	\$0.98	\$1.01
Flooring	\$1,542	\$71	\$6	\$523	0.07%	\$0.20	\$0.20
Painting	\$227,549	\$26,922	\$2,244	\$157,228	26.01%	\$75.43	\$78.03
Gates & Fences	\$105,388	\$2,779	\$232	\$88,217	2.68%	\$7.79	\$8.05
Exterior Walls	\$88,191	\$9,730	\$811	\$64,597	9.40%	\$27.26	\$28.20
Elevator	\$86,315	\$2,555	\$213	\$7,664	2.47%	\$7.16	\$7.40
Fire, Safety & Security	\$32,550	\$2,129	\$177	\$24,335	2.06%	\$5.96	\$6.17
Mechanical	\$4,090	\$273	\$23	\$2,727	0.26%	\$0.76	\$0.79
Lighting	\$34,395	\$1,258	\$105	\$8,424	1.21%	\$3.52	\$3.64
Appliances	\$2,000	\$108	\$9	\$758	0.10%	\$0.30	\$0.31
Fixtures	\$7,850	\$272	\$23	\$1,902	0.26%	\$0.76	\$0.79
Pool/Spa	\$62,340	\$3,968	\$331	\$28,242	3.83%	\$11.12	\$11.50
Landscaping	\$21,700	\$4,257	\$355	\$12,780	4.11%	\$11.93	\$12.34
Utilities	\$6,000	\$1,500	\$125	\$1,500	1.45%	\$4.20	\$4.35
Signage	\$1,000	\$83	\$7	\$917	0.08%	\$0.23	\$0.24
Mailbox	\$4,700	\$188	\$16	\$2,444	0.18%	\$0.53	\$0.54
Report	\$18,150	\$2,550	\$213	\$12,250	2.46%	\$7.14	\$7.39
Other	\$4,929	\$4,929	\$411	\$0	4.76%	\$13.81	\$14.29

BASED ON REPLACEMENT COST



DANA BY THE SEA HOMEOWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 2000-2020

3.00%

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.

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Anticipated Reserve Expenditures By Fiscal Year Ending

2022-2023		2023-2024	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$93,343	Total	\$111,040
Inspect & Repair (All) Roofs	\$5,830	Wire/Post Fence	\$2,627
Paint Common Doors	\$9,584	WI Fencing @ Front Alta Vista Building	\$14,762
Fire Extinguishers & Boxes	\$1,000	West/East WI Fencing	\$25,570
Garage: Paint Interior Garage	\$59,298	Elevator Load Test	\$1,921
Garage: Paint Overhead Garage Gate 18'	\$820	Fire Extinguishers & Boxes	\$1,030
Garage: Paint Storage Cabinets & Doors	\$6,760	Pool Bldg Paint Restroom Wall/ Ceiling	\$417
Pool Bldg Paint Doors	\$3,594	Pool Bldg Restroom Light Fixture	\$77
Pool Bldg Paint Kitchen	\$528	Pool Area WI Fencing	\$27,038
Misc. Signage	\$1,000	Pool Resurface	\$10,197
Reserve Contingency @ 5%	\$4,929	Spa Resurface	\$4,805
		Spa Coping	\$1,298
		EEE Inspection (Civ. Code §5551)	\$16,223
		Reserve Contingency @ 5%	\$5,077

Anticipated Reserve Expenditures By Fiscal Year Ending

2022-2023		2023-2024	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$93,343	Total	\$111,040

DANA BY THE SEA HOMEOWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 2000-2020

3.00%

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Anticipated Reserve Expenditures By Fiscal Year Ending

2024-2025		2025-2026	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$228,126	Total	\$54,620
Asphalt - Seal & Repair (Granada)	\$6,136	Inspect & Repair (All) Roofs	\$6,371
Brick Tile Entrance Alta Building	\$5,197	Ext Bldg Alta Vista Paint Metal Hand/Stair Railings @ Front	\$197
Paint Red Curb	\$993	Ext Bldg Alta Vista Paint Upper Deck Railings	\$13,791
Roof: Alta Vista Gutters & Downspouts	\$12,973	Entry Access System	\$3,196
Roof: Alta Vista (24448) Gutters & Downspouts	\$4,909	Fire Extinguishers & Boxes	\$1,093
Roof: Granada Bldg Gutters & Downspouts	\$11,569	Fire Sprinklers	\$19,123
Ext Bldg Alta Vista: Paint Exterior Bldg Wood/Trim	\$55,745	Pool/Spa Furnishings	\$5,464
Ext Bldg Alta Vista (24448): Paint Exterior Building	\$19,892	Reserve Contingency @ 5%	\$5,386
Ext Bldg Granada: Paint Exterior Bldg Wood/Trim	\$45,831		
Ext Bldg Alta Vista Paint Metal & Wood Railings	\$1,206		
Ext Bldg Granada Paint Lower Deck Railings	\$2,807		
Ext Bldg Granada Paint Wood Hand Rail	\$149		
Ext Bldg Granada Metal Hand/Stair Railings	\$891		
Repair/Replace Ext Stucco Walls	\$8,922		
Repair/Replace Ext Block Walls	\$8,922		
Paint Concrete Flooring	\$5,588		
Paint WI Fencing @ Front Alta Vista Building	\$1,014		

Anticipated Reserve Expenditures By Fiscal Year Ending

2024-2025		2025-2026	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$228,126	Total	\$54,620
Paint Perimeter West/East WI Fence	\$1,756		
Paint WI Gate @ Front	\$605		
Fire Extinguishers & Boxes	\$1,061		
Garage: Paint Ventilation Railings/Grates	\$637		
Garage: Paint Bollards	\$985		
Paint Security Gates (WI) @ Garage	\$605		
Garage: Paint Security Gate @ Front	\$605		
Pool Bldg Gutters & Downspouts	\$1,039		
Pool Bldg Paint Exterior	\$700		
Pool Bldg Kitchen Concrete Floor (Repair)	\$455		
Pool Area Paint WI Fencing	\$1,857		
Pool Area Paint Metal Hand/Stair Railings	\$42		
Landscaping Enhancements (approx 7860 sq. ft.)	\$10,821		
Tree Trimming	\$5,305		
Plumbing & Sewer Lateral Lines	\$3,183		
Electrical Upgrades	\$3,183		
Reserve Study	\$2,546		
Reserve Contingency @ 5%	\$5,229		

DANA BY THE SEA HOMEOWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 2000-2020

3.00%

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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

2026-2027		2027-2028	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$14,231	Total	\$82,200
Repair/Replace Window "Allowance"	\$1,970	Ext Bldg Alta Vista: R/R Exterior Bldg Wood/Trim	\$30,457
Fire Extinguishers & Boxes	\$1,126	Ext Bldg Alta Vista (24448): R/R Exterior Bldg Wood/Trim	\$10,868
5 Year Fire Inspection	\$703	Ext Bldg Granada: R/R Exterior Bldg Wood/Trim	\$25,040
Garage Door Openers	\$4,603	Fire Extinguishers & Boxes	\$1,159
Pool Bldg Kitchen Microwave (Toshiba)	\$281	Pool Bldg Repair/Replace Ext Wood Siding/Trim	\$383
Reserve Contingency @ 5%	\$5,548	Tree Trimming	\$5,796
		Reserve Study	\$2,782
		Reserve Contingency @ 5%	\$5,714

Anticipated Reserve Expenditures By Fiscal Year Ending

2026-2027		2027-2028	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$14,231	Total	\$82,200

DANA BY THE SEA HOMEOWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 2000-2020

3.00%

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Anticipated Reserve Expenditures By Fiscal Year Ending

2028-2029		2029-2030	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$115,089	Total	\$53,707
Inspect & Repair (All) Roofs	\$6,961	Asphalt - Seal & Repair (Granada)	\$7,113
Common Utility Doors	\$5,588	Paint Red Curb	\$1,151
Exterior Retaining and Planter Walls	\$55,335	Ext Bldg Granada Patio Wood Decks (33691)	\$20,293
Elevator Load Test	\$2,227	Fire Extinguishers & Boxes	\$1,230
Fire Extinguishers & Boxes	\$1,194	Garage: Paint Overhead Garage Gate 18'	\$1,008
Garage: Overhead Garage Gate 18'	\$12,526	Irrigation System	\$4,305
Garage: Roll Up Garage Gate (Manual)	\$2,090	Landscaping Enhancements (approx 7860 sq. ft.)	\$12,545
Garage: Ventilation Window Grill	\$1,254	Reserve Contingency @ 5%	\$6,062
Pool Bldg Canvas Roof Top	\$6,859		
Pool Bldg Doors	\$1,881		
Pool Coping	\$6,125		
Plumbing & Sewer Lateral Lines	\$3,582		
Electrical Upgrades	\$3,582		
Reserve Contingency @ 5%	\$5,885		

Anticipated Reserve Expenditures By Fiscal Year Ending

2028-2029		2029-2030	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$115,089	Total	\$53,707

DANA BY THE SEA HOMEOWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 2000-2020

3.00%

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Anticipated Reserve Expenditures By Fiscal Year Ending

2030-2031		2031-2032	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$53,431	Total	\$218,824
Ext Bldg Alta Vista Resurface Decks	\$10,983	Inspect & Repair (All) Roofs	\$7,607
Ext Bldg Granada Resurface Decks	\$19,230	Ext Bldg Alta Vista: Paint Exterior Bldg Wood/Trim	\$68,559
Fire Extinguishers & Boxes	\$1,267	Ext Bldg Alta Vista (24448): Paint Exterior Building	\$24,464
Pool/Spa Equipment	\$6,334	Ext Bldg Granada: Paint Exterior Bldg Wood/Trim	\$56,366
Tree Trimming	\$6,334	Ext Bldg Alta Vista Paint Metal & Wood Railings	\$1,484
Reserve Study	\$3,040	Ext Bldg Granada Paint Lower Deck Railings	\$3,452
Reserve Contingency @ 5%	\$6,244	Ext Bldg Granada Paint Wood Hand Rail	\$183
		Ext Bldg Granada Metal Hand/Stair Railings	\$1,096
		Repair/Replace Window "Allowance"	\$2,283
		Repair/Replace Ext Stucco Walls	\$10,973
		Repair/Replace Ext Block Walls	\$10,973
		Paint WI Fencing @ Front Alta Vista Building	\$1,247
		Paint Perimeter West/East WI Fence	\$2,159
		Paint WI Gate @ Front	\$744
		Fire Extinguishers & Boxes	\$1,305
		5 Year Fire Inspection	\$815
		Garage: Paint Ventilation Railings/Grates	\$783

Anticipated Reserve Expenditures By Fiscal Year Ending

2030-2031	
Component/Maintenance	Replace Cost
Total	\$53,431

2031-2032	
Component/Maintenance	Replace Cost
Total	\$218,824
Garage: Bollards	\$12,004
Garage: Paint Bollards	\$1,211
Paint Security Gates (WI) @ Garage	\$744
Garage: Paint Security Gate @ Front	\$744
Pool Bldg Paint Exterior	\$861
Pool Area Paint WI Fencing	\$2,283
Pool Area Paint Metal Hand/Stair Railings	\$52
Reserve Contingency @ 5%	\$6,431

DANA BY THE SEA HOMEOWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 2000-2020

3.00%

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Anticipated Reserve Expenditures By Fiscal Year Ending

2032-2033		2033-2034	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$109,403	Total	\$62,146
Asphalt - Overlay (Granada)	\$27,497	Repair/Replace Ext Stone Wall @ Entrance	\$5,459
Ext Bldg Alta Vista Paint Metal Hand/Stair Railings @ Front	\$242	Elevator Load Test	\$2,582
Ext Bldg Alta Vista Paint Upper Deck Railings	\$16,962	Fire Extinguishers & Boxes	\$1,384
Paint Common Doors	\$12,880	Pool Bldg Paint Restroom Wall/ Ceiling	\$560
Fire Extinguishers & Boxes	\$1,344	Pool Resurface	\$13,704
Garage: Paint Storage Cabinets & Doors	\$9,085	Pool Tile	\$5,365
Pool Bldg Paint Doors	\$4,830	Spa Resurface	\$6,457
Pool Bldg Paint Kitchen	\$710	Spa Tile	\$1,318
Plumbing & Sewer Lateral Lines	\$4,032	Spa Coping	\$1,744
Electrical Upgrades	\$4,032	Tree Trimming	\$6,921
EEE Inspection (Civ. Code §5551)	\$21,167	Mailboxes	\$6,506
Reserve Contingency @ 5%	\$6,624	Reserve Study	\$3,322
		Reserve Contingency @ 5%	\$6,823

Anticipated Reserve Expenditures By Fiscal Year Ending

2032-2033		2033-2034	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$109,403	Total	\$62,146

DANA BY THE SEA HOMEOWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 2000-2020

3.00%

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Anticipated Reserve Expenditures By Fiscal Year Ending

2034-2035		2035-2036	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$164,743	Total	\$92,181
Asphalt - Seal & Repair (Granada)	\$8,246	Exterior Retaining and Planter Walls	\$68,055
Brick Tile Entrance Alta Building	\$6,985	Fire Extinguishers & Boxes	\$1,469
Paint Red Curb	\$1,335	Fire Alarm System	\$15,420
Inspect & Repair (All) Roofs	\$8,312	Reserve Contingency @ 5%	\$7,238
Roof: Alta Vista Flat Roof	\$84,760		
Roof: Alta Vista (24448) Flat Roof	\$1,212		
Exterior Glass Cubes @ Wall	\$2,117		
Paint Concrete Flooring	\$7,509		
Perimeter Vinyl Fence 5' @ Granada	\$15,113		
Fire Extinguishers & Boxes	\$1,426		
Garage: HPS Lighting @ Garage	\$385		
Pool Bldg Kitchen Concrete Floor (Repair)	\$612		
Pool Bldg Kitchen Refrigerator (Frigidaire)	\$2,495		
Pool Bldg Kitchen Roll Up Metal Window	\$855		
Pool Bldg HPS Lighting	\$385		
Landscaping Enhancements (approx 7860 sq. ft.)	\$14,543		
Misc. Signage	\$1,426		

Anticipated Reserve Expenditures By Fiscal Year Ending

2034-2035		2035-2036	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$164,743	Total	\$92,181
Reserve Contingency @ 5%	\$7,028		

DANA BY THE SEA HOMEOWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

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Anticipated Reserve Expenditures By Fiscal Year Ending

2036-2037		2037-2038	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$38,607	Total	\$210,248
Repair/Replace Window "Allowance"	\$2,647	24448 Tile Floor on Ramp	\$2,050
Fire Extinguishers & Boxes	\$1,513	Inspect & Repair (All) Roofs	\$9,083
5 Year Fire Inspection	\$945	Ext Bldg Alta Vista: R/R Exterior Bldg Wood/Trim	\$40,932
Garage: Paint Overhead Garage Gate 18'	\$1,240	Ext Bldg Alta Vista (24448): R/R Exterior Bldg Wood/Trim	\$14,606
Backflow	\$4,538	Ext Bldg Granada: R/R Exterior Bldg Wood/Trim	\$33,652
Tree Trimming	\$7,563	Fire Extinguishers & Boxes	\$1,558
Plumbing & Sewer Lateral Lines	\$4,538	Garage: Paint Interior Garage	\$92,384
Electrical Upgrades	\$4,538	Pool Bldg Repair/Replace Ext Wood Siding/Trim	\$514
Reserve Study	\$3,630	Pool/Spa Furnishings	\$7,790
Reserve Contingency @ 5%	\$7,456	Reserve Contingency @ 5%	\$7,679

Anticipated Reserve Expenditures By Fiscal Year Ending

2036-2037		2037-2038	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$38,607	Total	\$210,248

DANA BY THE SEA HOMEOWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 2000-2020

3.00%

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Anticipated Reserve Expenditures By Fiscal Year Ending

2038-2039		2039-2040	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$244,590	Total	\$613,146
Ext Bldg Alta Vista: Paint Exterior Bldg Wood/Trim	\$84,319	Asphalt - Seal & Repair (Granada)	\$9,559
Ext Bldg Alta Vista (24448): Paint Exterior Building	\$30,088	Paint Red Curb	\$1,547
Ext Bldg Granada: Paint Exterior Bldg Wood/Trim	\$69,323	Roof: Alta Vista Composition Shingle	\$71,675
Ext Bldg Alta Vista Paint Metal & Wood Railings	\$1,825	Roof: Alta Vista (24448) Composition Shingle	\$68,704
Ext Bldg Granada Paint Lower Deck Railings	\$4,246	Roof: Granada Bldg Composition Shingle	\$325,111
Ext Bldg Granada Paint Wood Hand Rail	\$225	Ext Bldg Alta Vista Paint Metal Hand/Stair Railings @ Front	\$298
Ext Bldg Granada Metal Hand/Stair Railings	\$1,348	Ext Bldg Alta Vista Resurface Decks	\$14,330
Repair/Replace Ext Stucco Walls	\$13,496	Ext Bldg Alta Vista Paint Upper Deck Railings	\$20,861
Repair/Replace Ext Block Walls	\$13,496	Ext Bldg Granada Resurface Decks	\$25,090
Paint WI Fencing @ Front Alta Vista Building	\$1,533	Elevator Roof	\$1,196
Paint Perimeter West/East WI Fence	\$2,656	Fire Extinguishers & Boxes	\$1,653
Paint WI Gate @ Front	\$915	Garage: Exit Lights @ Garage	\$620
Elevator Load Test	\$2,993	Garage: Emergency Lights @ Garage	\$2,273
Fire Extinguishers & Boxes	\$1,605	Garage: Ceiling Mounted Light Fixtures @ Garage	\$1,190
Garage: Paint Ventilation Railings/Grates	\$963	Pool Bldg Composition Shingle Roof	\$8,977
Garage: Paint Bollards	\$1,489	Pool Bldg Kitchen Light Fixture	\$248
Paint Security Gates (WI) @ Garage	\$915	Building Lantern Lights	\$9,276

Anticipated Reserve Expenditures By Fiscal Year Ending

2038-2039		2039-2040	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$244,590	Total	\$613,146
Garage: Paint Security Gate @ Front	\$915	Exterior Yard Lights	\$7,517
Pool Bldg Paint Exterior	\$1,059	Irrigation System	\$5,785
Pool Bldg Kitchen Microwave (Toshiba)	\$401	Landscaping Enhancements (approx 7860 sq. ft.)	\$16,859
Pool Area Paint WI Fencing	\$2,808	Tree Trimming	\$8,264
Pool Area Paint Metal Hand/Stair Railings	\$64	Reserve Study	\$3,967
Reserve Contingency @ 5%	\$7,910	Reserve Contingency @ 5%	\$8,147

DANA BY THE SEA HOMEOWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 2000-2020

3.00%

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Anticipated Reserve Expenditures By Fiscal Year Ending

2040-2041		2041-2042	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$38,746	Total	\$61,618
Inspect & Repair (All) Roofs	\$9,925	Repair/Replace Window "Allowance"	\$3,069
Fire Extinguishers & Boxes	\$1,702	Entry Doors @ Alta Vista Building	\$12,268
Pool/Spa Equipment	\$8,512	Fire Extinguishers & Boxes	\$1,754
Plumbing & Sewer Lateral Lines	\$5,107	5 Year Fire Inspection	\$1,096
Electrical Upgrades	\$5,107	Garage Door Openers	\$7,172
Reserve Contingency @ 5%	\$8,391	EEE Inspection (Civ. Code §5551)	\$27,618
		Reserve Contingency @ 5%	\$8,643

Anticipated Reserve Expenditures By Fiscal Year Ending

2040-2041		2041-2042	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$38,746	Total	\$61,618

DANA BY THE SEA HOMEOWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 2000-2020

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Anticipated Reserve Expenditures By Fiscal Year Ending

2042-2043		2043-2044	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$144,736	Total	\$136,829
Paint Common Doors	\$17,310	Inspect & Repair (All) Roofs	\$10,846
Exterior Retaining and Planter Walls	\$83,699	Roof: Alta Vista Canopy and Frame	\$10,134
Fire Extinguishers & Boxes	\$1,806	Elevator Load Test	\$3,469
Garage: Paint Storage Cabinets & Doors	\$12,209	Fire Extinguishers & Boxes	\$1,860
Pool Bldg Paint Doors	\$6,491	Garage: Paint Overhead Garage Gate 18'	\$1,525
Pool Bldg Paint Kitchen	\$954	Pool Bldg Canvas Roof Top	\$10,686
Tree Trimming	\$9,031	Pool Bldg Paint Restroom Wall/ Ceiling	\$753
Reserve Study	\$4,335	Pool/Spa Concrete Deck	\$46,055
Reserve Contingency @ 5%	\$8,902	Pool Resurface	\$18,417
		Pool Coping	\$9,543
		Spa Resurface	\$8,678
		Spa Coping	\$2,344
		Pool/Spa Hand Rails	\$3,349
		Reserve Contingency @ 5%	\$9,169

Anticipated Reserve Expenditures By Fiscal Year Ending

2042-2043		2043-2044	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$144,736	Total	\$136,829

DANA BY THE SEA HOMEOWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 2000-2020

3.00%

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Anticipated Reserve Expenditures By Fiscal Year Ending

2044-2045		2045-2046	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$147,431	Total	\$327,656
Asphalt - Seal & Repair (Granada)	\$11,082	Ext Bldg Alta Vista: Paint Exterior Bldg Wood/Trim	\$103,702
Brick Tile Entrance Alta Building	\$9,387	Ext Bldg Alta Vista (24448): Paint Exterior Building	\$37,005
Paint Red Curb	\$1,793	Ext Bldg Granada: Paint Exterior Bldg Wood/Trim	\$85,259
Ext Bldg Alta Vista (24448) R/R Composite Deck Railings	\$7,185	Ext Bldg Alta Vista Paint Metal & Wood Railings	\$2,244
Ext Bldg Granada Concrete Patio Decks (33685 & 33655)	\$10,539	Ext Bldg Granada Paint Lower Deck Railings	\$5,222
Paint Concrete Flooring	\$10,092	Ext Bldg Granada Paint Wood Hand Rail	\$276
Fire Extinguishers & Boxes	\$1,916	Ext Bldg Granada Metal Hand/Stair Railings	\$1,658
Pool Bldg Kitchen Concrete Floor (Repair)	\$822	Repair/Replace Ext Stucco Walls	\$16,598
Pool Bldg Kitchen Sink/Faucet	\$958	Repair/Replace Ext Block Walls	\$16,598
Pool Bldg Kitchen Cabinets/ Counters	\$10,060	Paint WI Fencing @ Front Alta Vista Building	\$1,886
Pool Bldg Restroom Fixtures	\$2,874	Paint Perimeter West/East WI Fence	\$3,266
Street Lights	\$40,238	WI Gate @ Front	\$1,638
Landscaping Enhancements (approx 7860 sq. ft.)	\$19,544	Paint WI Gate @ Front	\$1,125
Plumbing & Sewer Lateral Lines	\$5,748	Entry Access System	\$5,773
Electrical Upgrades	\$5,748	Fire Extinguishers & Boxes	\$1,974
Reserve Contingency @ 5%	\$9,444	Garage: Paint Ventilation Railings/Grates	\$1,184
		Garage: Paint Bollards	\$1,831

Anticipated Reserve Expenditures By Fiscal Year Ending

2044-2045	
Component/Maintenance	Replace Cost
Total	\$147,431

2045-2046	
Component/Maintenance	Replace Cost
Total	\$327,656
Garage: Security Gates (WI) @ Garage	\$4,500
Paint Security Gates (WI) @ Garage	\$1,125
Garage: Security Gate @ Front	\$4,500
Garage: Paint Security Gate @ Front	\$1,125
Pool Bldg Paint Exterior	\$1,303
Pool Area Paint WI Fencing	\$3,454
Pool Area Paint Metal Hand/Stair Railings	\$79
Tree Trimming	\$9,868
Reserve Study	\$4,737
Reserve Contingency @ 5%	\$9,728

DANA BY THE SEA HOMEOWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 2000-2020

3.00%

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Anticipated Reserve Expenditures By Fiscal Year Ending

2046-2047		2047-2048	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$421,699	Total	\$195,468
Inspect & Repair (All) Roofs	\$11,851	Ext Bldg Alta Vista: R/R Exterior Bldg Wood/Trim	\$55,009
Ext Bldg Alta Vista R/R Metal Hand/Stair Railings @ Front	\$5,489	Ext Bldg Alta Vista (24448): R/R Exterior Bldg Wood/Trim	\$19,629
Ext Bldg Alta Vista Paint Metal Hand/Stair Railings @ Front	\$366	Ext Bldg Granada: R/R Exterior Bldg Wood/Trim	\$45,226
Ext Bldg Alta Vista R/R Upper Deck Railings	\$186,763	Ext Bldg Alta Vista (24448) Exterior Deck	\$39,572
Ext Bldg Alta Vista Paint Upper Deck Railings	\$25,656	Ext Bldg Granada Composite Patio Deck	\$22,927
Ext Bldg Alta Vista R/R Metal & Wood Railings	\$69,339	Fire Extinguishers & Boxes	\$2,094
Ext Bldg Granada R/R Balcony Deck Metal Railings	\$76,230	Pool Bldg Repair/Replace Ext Wood Siding/Trim	\$691
Ext Bldg Granada R/R Wood Hand Rail	\$1,480	Reserve Contingency @ 5%	\$10,320
Ext Bldg Granada R/R Metal Hand/Stair Railings	\$25,613		
Repair/Replace Window "Allowance"	\$3,557		
Fire Extinguishers & Boxes	\$2,033		
5 Year Fire Inspection	\$1,270		
Misc. Signage	\$2,033		
Reserve Contingency @ 5%	\$10,020		

Anticipated Reserve Expenditures By Fiscal Year Ending

2046-2047		2047-2048	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$421,699	Total	\$195,468

DANA BY THE SEA HOMEOWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 2000-2020

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Anticipated Reserve Expenditures By Fiscal Year Ending

2048-2049		2049-2050	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$115,365	Total	\$363,002
Ext Bldg Alta Vista Resurface Decks	\$18,698	Asphalt - Seal & Repair (Granada)	\$12,847
Ext Bldg Granada Resurface Decks	\$32,737	Paint Red Curb	\$2,079
Elevator Cab-Remodel	\$18,223	Inspect & Repair (All) Roofs	\$12,950
Elevator Load Test	\$4,022	Roof: Alta Vista Flat Roof	\$132,053
Fire Extinguishers & Boxes	\$2,157	Roof: Alta Vista (24448) Flat Roof	\$1,888
Tree Trimming	\$10,783	Wood Trellis @ Canopy @ Entry	\$43,537
Plumbing & Sewer Lateral Lines	\$6,470	Exterior Retaining and Planter Walls	\$102,939
Electrical Upgrades	\$6,470	Fire Extinguishers & Boxes	\$2,221
Reserve Study	\$5,176	Pool/Spa Furnishings	\$11,106
Reserve Contingency @ 5%	\$10,630	Irrigation System	\$7,775
		Landscaping Enhancements (approx 7860 sq. ft.)	\$22,657
		Reserve Contingency @ 5%	\$10,949

Anticipated Reserve Expenditures By Fiscal Year Ending

2048-2049		2049-2050	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$115,365	Total	\$363,002

DANA BY THE SEA HOMEOWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 2000-2020

3.00%

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Anticipated Reserve Expenditures By Fiscal Year Ending

2050-2051		2051-2052	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$0	Total	\$73,783
		Roof: Skylights	\$10,296
		Fire Extinguishers & Boxes	\$2,288
		Garage: Paint Overhead Garage Gate 18'	\$1,876
		Pool Bldg Kitchen Microwave (Toshiba)	\$572
		Pool/Spa Equipment	\$11,440
		EEE Inspection (Civ. Code §5551)	\$36,035
		Reserve Contingency @ 5%	\$11,277

Anticipated Reserve Expenditures By Fiscal Year Ending

2050-2051		2051-2052	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$0	Total	\$73,783