

# Reserve Analysis Report

## Park Paseo Homeowners Association

Irvine, California

Version 2

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# Park Paseo Homeowners Association

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# Preface

This preface is intended to provide an introduction to the enclosed reserve analysis as well as detailed information regarding the reserve analysis report format, reserve fund goals/objectives and calculation methods. The following sections are included in this preface:

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## ◆ ◆ ◆ ◆ INTRODUCTION TO RESERVE BUDGETING ◆ ◆ ◆ ◆

The Board of Directors of an association has a legal and fiduciary duty to maintain the community in a good state of repair. Individual unit property values are significantly impacted by the level of maintenance and upkeep provided by the association as well as the amount of the regular assessment charged to each owner.

A prudent plan must be implemented to address the issues of long-range maintenance, repair and replacement of the common areas. Additionally, the plan should recognize that the value of each unit is affected by the amount of the regular assessment charged to each unit.

There is a fine line between “not enough,” “just right” and “too much.” Each member of an association should contribute to the reserve fund for their proportionate amount of “depreciation” (or “use”) of the reserve components. Through time, if each owner contributes his “fair share” into the reserve fund for the depreciation of the reserve components, then the possibility of large increases in regular assessments or special assessments will be minimized.

An accurate reserve analysis and a “healthy” reserve fund are essential to protect and maintain the association's common areas and the property values of the individual unit owners. A comprehensive reserve analysis is one of the most significant elements of any association's long-range plan and provides the critical link between sound business judgment and good fiscal planning. The reserve analysis provides a “financial blueprint” for the future of an association.

## ◆ ◆ ◆ ◆ UNDERSTANDING THE RESERVE ANALYSIS ◆ ◆ ◆ ◆

In order for the reserve analysis to be useful, it must be understandable by a variety of individuals. Board members (from seasoned, experienced Board members to new Board members), property managers, accountants, attorneys and even homeowners may ultimately review the reserve analysis. The reserve analysis must be detailed enough to provide a comprehensive analysis, yet simple enough to enable less experienced individuals to understand the results.

There are four key bits of information that a comprehensive reserve analysis should provide: Budget, Percent Funded, Projections and Inventory. This information is described as follows:

### **Budget**

Amount recommended to be transferred into the reserve account for the fiscal year for which the reserve analysis was prepared. In some cases, the reserve analysis may present two or more funding plans based on different goals/objectives. The Board should have a clear understanding of the differences among these funding goals/objectives prior to implementing one of them in the annual budget.

### **Percent Funded**

Measure of the reserve fund “health” (expressed as a percentage) as of the beginning of the fiscal year for which the

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reserve analysis was prepared. This figure is the ratio of the actual reserve fund on hand to the fully funded balance. A reserve fund that is “100% funded” means the association has accumulated the proportionately correct amount of money, to date, for the reserve components it maintains.

### **Projections**

Indicate the “level of service” the association will provide the membership as well as a “road map” for the fiscal future of the association. The projections define the timetables for repairs and replacements, such as when the buildings will be painted or when the asphalt will be seal coated. The projections also show the financial plan for the association – when an underfunded association will “catch up” or how a properly funded association will remain fiscally “healthy.”

### **Inventory**

Complete listing of the reserve components. Key bits of information are available for each reserve component, including placed-in-service date, useful life, remaining life, replacement year, quantity, current cost of replacement, future cost of replacement and analyst’s comments.

## ◆ ◆ ◆ ◆ RESERVE FUNDING GOALS / OBJECTIVES ◆ ◆ ◆ ◆

There are four reserve funding goals/objectives which may be used to develop a reserve funding plan that corresponds with the risk tolerance of the association: Full Funding, Baseline Funding, Threshold Funding and Statutory Funding. These goals/objectives are described as follows:

### **Full Funding**

Describes the goal/objective to have reserves on hand equivalent to the value of the deterioration of each reserve component. The objective of this funding goal is to achieve and/or maintain a 100% percent funded reserve fund. The component calculation method or cash flow calculation method is typically used to develop a full funding plan.

### **Baseline Funding**

Describes the goal/objective to have sufficient reserves on hand to never completely run out of money. The objective of this funding goal is to simply pay for all reserve expenses as they come due without regard to the association’s percent funded. The cash flow calculation method is typically used to develop a baseline funding plan.

### **Threshold Funding**

Describes the goal/objective other than the 100% level (full funding) or just staying cash-positive (baseline funding). This threshold goal/objective may be a specific percent funded target or a cash balance target. Threshold funding is often a value chosen between full funding and baseline funding. The cash flow calculation method is typically used to develop a threshold funding plan.

### **Statutory Funding**

Describes the pursuit of an objective as described or required by local laws or codes. The component calculation method or cash flow calculation method is typically used to develop a statutory funding plan.

## ◆ ◆ ◆ ◆ RESERVE FUNDING CALCULATION METHODS ◆ ◆ ◆ ◆

There are two funding methods which can be used to develop a reserve funding plan based on a reserve funding goal/objective: Component Calculation Method and Cash Flow Calculation Method. These calculation methods are described as follows:

### **Component Calculation Method**

This calculation method develops a funding plan for each individual reserve component. The sum of the funding plan for each component equals the total funding plan for the association. This method is often referred to as the “straight line”

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method and is widely believed to be the most conservative reserve funding method. This method structures a funding plan that enables the association to pay all reserve expenditures as they come due, enables the association to achieve the ideal level of reserves in time, and then enables the association to maintain the ideal level of reserves through time. The following is a detailed description of the component calculation method:

### Step 1: Calculation of fully funded balance for each component

The fully funded balance is calculated for each component based on its age, useful life and current cost. The actual formula is as follows:

$$\text{Fully Funded Balance} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Cost}$$

### Step 2: Distribution of current reserve funds

The association's current reserve funds are assigned to (or distributed amongst) the reserve components based on each component's remaining life and fully funded balance as follows:

Pass 1: Components are organized in remaining life order, from least to greatest, and the current reserve funds are assigned to each component up to its fully funded balance, until reserves are exhausted.

Pass 2: If all components are assigned their fully funded balance and additional funds exist, they are assigned in a "second pass." Again, the components are organized in remaining life order, from least to greatest, and the remaining current reserve funds are assigned to each component up to its current cost, until reserves are exhausted.

Pass 3: If all components are assigned their current cost and additional funds exist, they are assigned in a "third pass." Components with a remaining life of zero years are assigned double their current cost.

Distributing, or assigning, the current reserve funds in this manner is the most efficient use of the funds on hand – it defers the make-up period of any underfunded reserves over the lives of the components with the largest remaining lives.

### Step 3: Developing a funding plan

After step 2, all components have a "starting" balance. A calculation is made to determine what funding would be required to get from the starting balance to the future cost over the number of years remaining until replacement. The funding plan incorporates the annual contribution increase parameter to develop a "stair stepped" contribution.

For example, if an association needs to accumulate \$100,000 in ten years, \$10,000 could be contributed each year. Alternatively, the association could contribute \$8,723 in the first year and increase the contribution by 3% each year thereafter until the tenth year.

In most cases, this rate should match the inflation parameter. Matching the annual contribution increase parameter to the inflation parameter indicates, in theory, that member contributions should increase at the same rate as the cost of living (inflation parameter). Due to the "time value of money," this creates the most equitable distribution of member contributions through time.

Using an annual contribution increase parameter that is greater than the inflation parameter will reduce the burden to the current membership at the expense of the future membership. Using an annual contribution increase parameter that is less than the inflation parameter will increase the burden to the current membership to the benefit of the future membership. The following chart shows a comparison:

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	<u>0% Increase</u>	<u>3% Increase</u>	<u>10% Increase</u>
Year 1	\$10,000.00	\$8,723.05	\$6,274.54
Year 2	\$10,000.00	\$8,984.74	\$6,901.99
Year 3	\$10,000.00	\$9,254.28	\$7,592.19
Year 4	\$10,000.00	\$9,531.91	\$8,351.41
Year 5	\$10,000.00	\$9,817.87	\$9,186.55
Year 6	\$10,000.00	\$10,112.41	\$10,105.21
Year 7	\$10,000.00	\$10,415.78	\$11,115.73
Year 8	\$10,000.00	\$10,728.25	\$12,227.30
Year 9	\$10,000.00	\$11,050.10	\$13,450.03
Year 10	\$10,000.00	\$11,381.60	\$14,795.04
TOTAL	<u>\$100,000.00</u>	<u>\$100,000.00</u>	<u>\$100,000.00</u>

This parameter is used to develop a funding plan only; it does not mean that the reserve contributions must be raised each year. There are far more significant factors that will contribute to a total reserve contribution increase or decrease from year to year than this parameter.

One of the major benefits of using this calculation method is that for any single component (or group of components), the accumulated balance and reserve funding can be precisely calculated. For example, using this calculation method, the reserve analysis can indicate the exact amount of current reserve funds "in the bank" for the roofs and the amount of money being funded towards the roofs each month. This information is displayed on the Management / Accounting Summary and Charts as well as elsewhere within the report.

The component calculation method is typically used for well-funded associations (greater than 65% funded) with a goal/objective of full funding.

### **Cash Flow Calculation Method**

This calculation method develops a funding plan based on current reserve funds and projected expenditures during a specific timeframe (typically 30 years). This funding method structures a funding plan that enables the association to pay for all reserve expenditures as they come due, but is not necessarily concerned with the ideal level of reserves through time.

This calculation method tests reserve contributions against reserve expenditures through time to determine the minimum contribution necessary (baseline funding) or some other defined goal/objective (full funding, threshold funding or statutory funding).

Unlike the component calculation method, this calculation method cannot precisely calculate the reserve funding for any single component (or group of components). In order to work-around this issue to provide this bookkeeping information, a formula has been applied to component method results to calculate a reasonable breakdown. This information is displayed on the Management / Accounting Summary and Charts as well as elsewhere within the report.

The cash flow calculation method is typically used for under-funded associations (less than 65% funded) with a goal/objective of full funding, threshold funding, baseline funding or statutory funding.

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## ◆ ◆ ◆ ◆ READING THE RESERVE ANALYSIS ◆ ◆ ◆ ◆

In some cases, the reserve analysis may be a lengthy document of one hundred pages or more. A complete and thorough review of the reserve analysis is always a good idea. However, if time is limited, it is suggested that a thorough review of the summary pages be made. If a “red flag” is raised in this review, the reader should then check the detail information, of the component in question, for all relevant information. In this section, a description of most of the summary or report sections is provided along with comments regarding what to look for and how to use each section.

### Executive Summary

Provides general information about the client, global parameters used in the calculation of the reserve analysis as well as the core results of the reserve analysis.

**Client Information**  
Provides various client information including fiscal year for which the reserve analysis was prepared, number of units, phasing, etc.

**Global Parameters**  
Displays the calculation parameters that were used to calculate the reserve analysis including inflation, annual contribution increase, investment rate, tax rate and contingency.

**Community Profile**  
Provides brief description of the community, as well as other “global” type comments.

**Budget**  
Provides recommended funding for the fiscal year for which the reserve analysis was prepared. Indicates the reserve funding from the membership, anticipated interest contribution and the total contribution

**Sample Homeowners Association**  
Executive Summary  
Component Calculation Method

Client Information:		Global Parameters:	
Account Number	00000	Inflation Rate	2.00%
Version Number	1	Annual Contribution Increase	2.00%
Analysis Date	3/18/2014	Investment Rate	1.00%
Fiscal Year	6/1/2014 to 5/31/2015	Taxes on Investment	30.00%
Number of Units	167	Contingency	3.00%
Phasing	8 of 8		

**Community Profile:**  
This community consists of 167 attached units with private roadways, pool area and extensive landscaped areas. For budgeting purposes, unless otherwise indicated, we have used June 1995 as the average placed-in-service date for aging the original components in this community.  
ARS site visits: March 1, 2014; January 2011; February 2009; April 2005; March 2005; March 2003; March 2002; April 2001 and March 2000

**Adequacy of Reserves as of June 3, 2014:**

Anticipated Reserve Balance	\$860,450.00
Fully Funded Reserve Balance	\$1,011,228.83
Percent Funded	85.08%

**Recommended Funding for the 2014-2015 Fiscal Year:**

	Annual	Monthly	Per Unit Per Month
Member Contribution	\$110,659	\$9,221.58	\$55.22
Interest Contribution	\$5,977	\$498.09	\$2.98
Total Contribution	\$116,636	\$9,719.66	\$58.20

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**Adequacy of Reserves**  
Displays the results of calculations with regard to the “health” of the reserve fund as of the beginning of the fiscal year for which the reserve analysis was prepared. Provides the anticipated reserve balance, fully funded reserve balance and the percent funded.

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## Calculation of Percent Funded

Summary displays all reserve components, shown here in “category” order. Provides the remaining life, useful life, current cost and the fully funded balance at the beginning of the fiscal year for which the reserve analysis was prepared.

### Reserve Components

All components are displayed (shown here in “category” order).

### Lifespans

Remaining life and useful life are displayed. And, these columns are conveniently sub totaled to show range.

### Current Cost

Displays the current cost to replace or otherwise maintain each component. This column is conveniently sub totaled.

### Fully Funded Balance

Displays the fully funded balance for each component. This column is conveniently sub totaled.

**Sample Homeowners Association  
Calculation of Percent Funded  
Sorted by Category**

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
<b>010 Streets</b>				
Streets - Asphalt, Overlay / Major Rehab	8	27	\$101,897.50	\$71,594.91
Streets - Asphalt, Repair	0	4	\$3,621.75	\$3,621.75
Streets - Asphalt, Seal Coat	0	4	\$5,926.50	\$5,926.50
Streets - Concrete, Unfunded	n.a.	n.a.	\$0.00	\$0.00
<b>Sub Total</b>	<b>0-8</b>	<b>4-27</b>	<b>\$111,245.75</b>	<b>\$81,113.16</b>
<b>020 Roads</b>				
Roads - Tile				
<b>Sub Total</b>				
<b>030 Painting</b>				
Painting - Cabana Interior				
Painting - Red Curbs				
Painting - Stucco				
Painting - Woodwork & Trim				
Painting - Wrought Iron, Buildings				
Painting - Wrought Iron, Pool Area				
<b>Sub Total</b>				
<b>040 Fencing</b>				
Fencing - Wrought Iron, Pool Area				
Railing - Wrought Iron, Buildings				
<b>Sub Total</b>				
<b>050 Lighting</b>				
Lighting - Buildings				
Lighting - Grounds				
<b>Sub Total</b>				
<b>060 Pool Area</b>				
Cabana - Ceramic Tile				
Cabana - Doors				
Cabana - Plumbing Fixtures				
Cabana - Restroom Partitions				
Cabana - Water Heater				
Pool - Filter				
Pool - Heater				
Pool - Replaster & Tile Replace				
Pool Area - Barbecues				
<b>Sub Total</b>				
<b>070 Decks</b>				
Decks - Clean & Top Coat	2	5	\$30,480.00	\$18,288.00
Decks - Resurface	2	13	\$65,227.20	\$54,720.81
<b>Sub Total</b>	<b>2</b>	<b>5-13</b>	<b>\$95,707.20</b>	<b>\$73,008.81</b>
<b>080 Misc (Buildings)</b>				
Fire Extinguisher Cabinets	2	21	\$27,825.00	\$24,994.05
Utility Closet Doors	2	21	\$73,500.00	\$68,361.90
<b>Sub Total</b>	<b>2</b>	<b>21</b>	<b>\$101,325.00</b>	<b>\$93,355.95</b>
<b>090 Misc (Grounds)</b>				
Landscape - Irrigation Controllers	0	12	\$26,000.00	\$26,000.00
Landscape - Renovation, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Mailboxes	2	21	\$37,200.00	\$33,657.14
<b>Sub Total</b>	<b>0-2</b>	<b>12-21</b>	<b>\$63,200.00</b>	<b>\$62,657.14</b>
<b>100 Termite Control</b>				
Termite Control	n.a.	n.a.	\$0.00	\$100,000.00
<b>Sub Total</b>	<b>n.a.</b>	<b>n.a.</b>	<b>\$0.00</b>	<b>\$100,000.00</b>
Contingency	n.a.	n.a.	n.a.	\$20,453.27
<b>Total</b>	<b>0-11</b>	<b>2-30</b>	<b>\$1,091,533.70</b>	<b>\$1,011,228.83</b>
<b>Anticipated Reserve Balance</b>				<b>\$865,488.00</b>
<b>Percent Funded</b>				<b>85.58%</b>

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The total current cost to replace or otherwise maintain all components, total fully funded balance, anticipated reserve balance and percent funded are provided at the bottom of this summary. Also shown is the range of reserve component remaining lives and useful lives.



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## Management / Accounting Summary and Charts

Summary displays all reserve components, shown here in "category" order. Provides the assigned reserve funds at the beginning of the fiscal year for which the reserve analysis was prepared along with the monthly member contribution, interest contribution and total contribution for each component and category. Pie charts show graphically how the total reserve fund is distributed amongst the reserve component categories and how each category is funded on a monthly basis.

**Balance at FYB**  
Shows the amount of reserve funds assigned to each reserve component. And, this column is conveniently sub totaled.

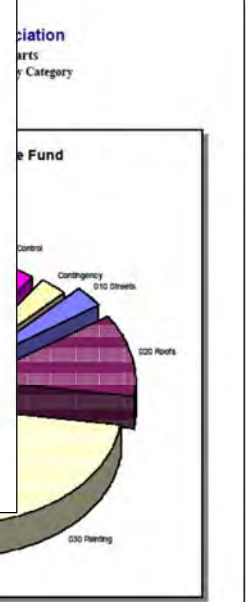
**Sample Homeowners Association**  
Management / Accounting Summary  
Component Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
<b>010 Streets</b>				
Streets - Asphalt, Overlay / Major Rehab	\$17,837.90	\$940.66	\$13.37	\$963.07
Streets - Asphalt, Repair	\$3,821.75	\$78.20	\$0.25	\$78.45
Streets - Asphalt, Seal Coat	\$5,928.50	\$127.98	\$0.41	\$128.37
Streets - Concrete, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
<b>Sub Total</b>	<b>\$27,588.15</b>	<b>\$1,155.84</b>	<b>\$14.64</b>	<b>\$1,169.88</b>
<b>020 Roofs</b>				
Roofs - Tile				
<b>Sub Total</b>				
<b>030 Paintings</b>				
Painting - Cabana Interior				
Painting - Red Curbs				
Painting - Stucco				
Painting - Woodwork & Trim				
Painting - Wrought Iron, Buildings				
Painting - Wrought Iron, Pool Area				
<b>Sub Total</b>				
<b>040 Fencing</b>				
Fencing - Wrought Iron, Pool Area				
Railing - Wrought Iron, Buildings				
<b>Sub Total</b>				
<b>050 Landings</b>				
Lighting - Buildings				
Lighting - Grounds				
<b>Sub Total</b>				
<b>060 Pool Area</b>				
Cabana - Ceramic Tile				
Cabana - Doors				
Cabana - Plumbing Fixtures				
Cabana - Restroom Partitions				
Cabana - Water Heater				
Pool - Filter				
<b>Sub Total</b>				
<b>070 Decks</b>				
Decks - Clean & Top Coat	\$18,288.00	\$530.52	\$12.44	\$561.00
Decks - Resurfacing	\$94,720.81	\$506.93	\$33.65	\$540.58
<b>Sub Total</b>	<b>\$113,008.81</b>	<b>\$1,037.45</b>	<b>\$46.09</b>	<b>\$1,092.54</b>
<b>080 Misc (Buildings)</b>				
Fire Extinguisher Cabinets	\$24,994.05	\$139.11	\$15.07	\$154.19
Utility Closet Doors	\$98,881.90	\$372.15	\$40.32	\$412.47
<b>Sub Total</b>	<b>\$123,875.95</b>	<b>\$511.26</b>	<b>\$55.40</b>	<b>\$566.66</b>
<b>090 Misc (Grounds)</b>				
Landscape - Irrigation Controllers	\$39,000.00	\$219.48	\$0.71	\$220.19
Landscape - Renovation, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Mailboxes	\$33,857.14	\$187.33	\$20.30	\$207.63
<b>Sub Total</b>	<b>\$72,857.14</b>	<b>\$406.82</b>	<b>\$21.00</b>	<b>\$427.82</b>
<b>100 Termite Control</b>				
Termite Control	\$100,000.00	\$0.00	\$58.52	\$58.52
<b>Sub Total</b>	<b>\$100,000.00</b>	<b>\$0.00</b>	<b>\$58.52</b>	<b>\$58.52</b>
Contingency	\$25,207.28	\$268.59	\$15.61	\$284.20
<b>Total</b>	<b>\$865,450.00</b>	<b>\$9,221.58</b>	<b>\$498.09</b>	<b>\$9,719.66</b>

**Monthly Funding**  
Displays the monthly funding for each component from the members and interest. Total monthly funding is also indicated. And, these columns are conveniently sub totaled.

**Sample Homeowners Association**  
Management / Accounting Summary  
Component Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
Pool - Heater	\$3,250.00	\$24.60	\$0.08	\$24.68
Pool - Replaster & Tile Replace	\$7,070.58	\$146.76	\$4.61	\$151.37
Pool Area - Barbecues	\$1,010.00	\$29.98	\$0.69	\$30.67
Pool Area - Ceramic Tile	\$7,773.38	\$43.27	\$4.69	\$47.96
Pool Area - Concrete Deck, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Pool Area - Furniture (Refurbish)	\$9,255.00	\$70.05	\$0.23	\$70.27
Pool Area - Furniture (Replace)	\$13,159.40	\$74.78	\$7.94	\$82.70
Pool Area - Mastic	\$5,131.50	\$110.79	\$0.36	\$111.15
Spa - Filter	\$1,350.00	\$12.11	\$0.04	\$12.15
Spa - Heater	\$2,200.00	\$27.36	\$0.09	\$27.44
Spa - Replaster & Tile Replace	\$3,128.40	\$94.12	\$2.04	\$96.15
<b>Sub Total</b>	<b>\$71,964.53</b>	<b>\$716.19</b>	<b>\$30.10</b>	<b>\$746.28</b>
<b>070 Decks</b>				
Decks - Clean & Top Coat	\$18,288.00	\$530.52	\$12.44	\$561.00
Decks - Resurfacing	\$94,720.81	\$506.93	\$33.65	\$540.58
<b>Sub Total</b>	<b>\$113,008.81</b>	<b>\$1,037.45</b>	<b>\$46.09</b>	<b>\$1,092.54</b>
<b>080 Misc (Buildings)</b>				
Fire Extinguisher Cabinets	\$24,994.05	\$139.11	\$15.07	\$154.19
Utility Closet Doors	\$98,881.90	\$372.15	\$40.32	\$412.47
<b>Sub Total</b>	<b>\$123,875.95</b>	<b>\$511.26</b>	<b>\$55.40</b>	<b>\$566.66</b>
<b>090 Misc (Grounds)</b>				
Landscape - Irrigation Controllers	\$39,000.00	\$219.48	\$0.71	\$220.19
Landscape - Renovation, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Mailboxes	\$33,857.14	\$187.33	\$20.30	\$207.63
<b>Sub Total</b>	<b>\$72,857.14</b>	<b>\$406.82</b>	<b>\$21.00</b>	<b>\$427.82</b>
<b>100 Termite Control</b>				
Termite Control	\$100,000.00	\$0.00	\$58.52	\$58.52
<b>Sub Total</b>	<b>\$100,000.00</b>	<b>\$0.00</b>	<b>\$58.52</b>	<b>\$58.52</b>
Contingency	\$25,207.28	\$268.59	\$15.61	\$284.20
<b>Total</b>	<b>\$865,450.00</b>	<b>\$9,221.58</b>	<b>\$498.09</b>	<b>\$9,719.66</b>



**Pie Charts**  
Show graphically how the reserve fund is distributed amongst the reserve components and how the components are funded.

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## Projections and Charts

Summary displays projections of beginning reserve balance, member contribution, interest contribution, expenditures and ending reserve balance for each year of the projection period (shown here for 30 years). The two columns on the right-hand side provide the fully funded ending balance and the percent funded for each year. Charts show the same information in an easy-to-understand graphic format.

**Sample Homeowners Association  
Projections  
Component Calculation Method**

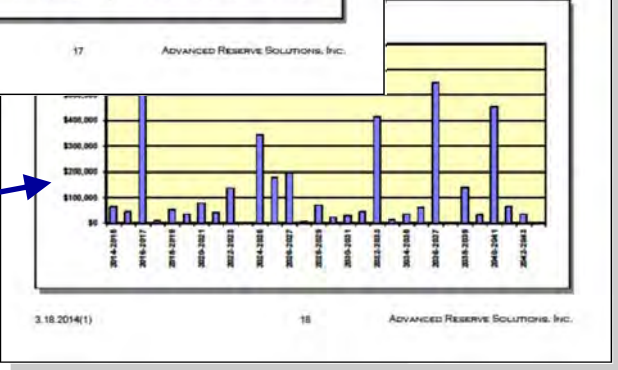
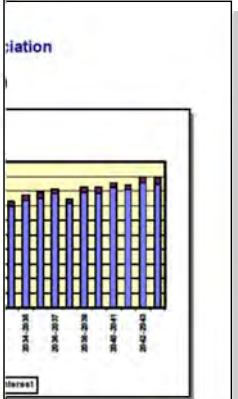
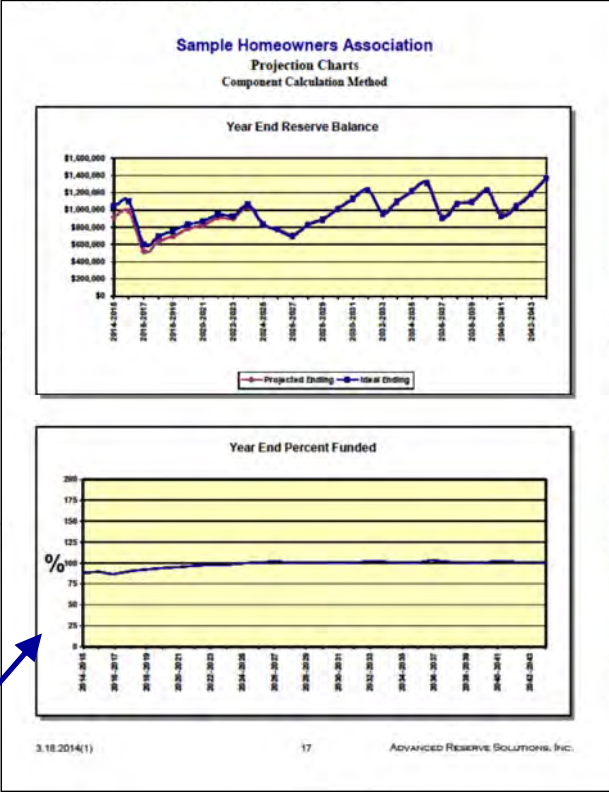
Fiscal Year	Beginning Balance	Member Contribution	Interest Contribution	Expenditures	Ending Balance	Fully Funded Ending Balance	Percent Funded
2014-2015	\$65,450	\$110,559	\$5,977	\$54,080	\$917,106	\$1,048,139	88%
2015-2016	\$917,106	\$111,857	\$6,482	\$45,317	\$960,127	\$1,104,098	90%
2016-2017	\$960,127	\$116,808	\$3,175	\$591,549	\$518,559	\$508,939	87%
2017-2018	\$518,559	\$115,807	\$3,900	\$7,715	\$830,610	\$698,915	84%
2018-2019	\$830,610	\$116,508	\$4,431	\$52,973	\$968,577	\$755,512	78%
2019-2020	\$968,577	\$116,723	\$5,037	\$34,791	\$785,576	\$834,243	94%
2020-2021	\$785,576	\$118,645	\$5,331	\$80,731	\$828,821	\$896,179	92%
2021-2022	\$828,821	\$121,026	\$5,925	\$40,530	\$915,241	\$949,147	96%
2022-2023	\$915,241	\$123,506					
2023-2024	\$907,080	\$125,898					
2024-2025	\$1,037,322	\$126,436					
2025-2026	\$826,864	\$127,755					
2026-2027	\$780,089	\$125,648					
2027-2028	\$713,358	\$110,373					
2028-2029	\$631,867	\$131,989					
2029-2030	\$998,194	\$131,038					
2030-2031	\$1,013,798	\$137,575					
2031-2032	\$1,130,018	\$141,510					
2032-2033	\$1,237,543	\$143,162					
2033-2034	\$973,396	\$138,561					
2034-2035	\$1,104,489	\$147,134					
2035-2036	\$1,222,996	\$140,242					
2036-2037	\$1,317,743	\$150,808					
2037-2038	\$629,828	\$142,178					
2038-2039	\$1,078,902	\$157,813					
2039-2040	\$1,102,377	\$157,111					
2040-2041	\$1,234,862	\$165,390					
2041-2042	\$952,363	\$161,588					
2042-2043	\$1,056,301	\$171,747					
2043-2044	\$1,200,105	\$169,289					

NOTE: In some cases, the projected Ending Balance Expenditures. This is a result of the provision of contingency is continually adjusted according to

3.18.2014(1)

Improved format makes the numbers as easy to read and understand as possible. The color-coded bar indicates the reserve fund status:

Green: Good  
Yellow: Fair  
Red: Poor



**Charts**  
Show graphically the reserve funding plan through time.

# Preface

## Component Detail

Summary provides detailed information about each reserve component. These pages display all information about each reserve component as well as comments from site observations and historical information regarding replacement or other maintenance.

### Lifespan Information

Displays placed-in-service date, useful life, remaining life and replacement year.

### Cost Information

Displays quantity, unit cost, percentage of replacement, current cost and future cost.

### Calculation Results

Displays assigned reserves and funding requirements.

**Streets - Asphalt, Seal Coat**

Category	010 Streets	Quantity	65,850 sq. ft.
Photo Date	January 2011	Unit Cost	\$0.090
		% of Replacement	100.00%
		Current Cost	\$5,926.50
		Future Cost	\$8,415.03
Placed In Service	11/09	Assigned Reserves at FYB	\$5,926.50
Useful Life	4	Monthly Member Contribution	\$127.98
Remaining Life	0	Monthly Interest Contribution	\$0.41
Replacement Year	2014-2015	Total Monthly Contribution	\$128.39

**Painting - Woodwork & Trim**

Category	030 Painting	Quantity	31,575 sq. ft.
Photo Date	January 2011	Unit Cost	\$0.920
		% of Replacement	100.00%
		Current Cost	\$29,049.00
		Future Cost	\$30,222.58
Placed In Service	05/12	Assigned Reserves at FYB	\$14,524.50
Useful Life	4	Monthly Member Contribution	\$634.91
Remaining Life	2	Monthly Interest Contribution	\$10.54
Replacement Year	2016-2017	Total Monthly Contribution	\$645.45

**Pool - Replaster & Tile Replace**

Category	060 Pool Area	Quantity	1 pool
Photo Date	January 2011	Unit Cost	\$15,075.000
		% of Replacement	100.00%
		Current Cost	\$15,075.00
		Future Cost	\$16,644.02
Placed In Service	01/10	Assigned Reserves at FYB	\$7,070.58
Useful Life	10	Monthly Member Contribution	\$146.76
Remaining Life	5	Monthly Interest Contribution	\$4.61
Replacement Year	2019-2020	Total Monthly Contribution	\$151.37

**Cost Breakdown:**

1,020 sq. ft. of replastering	@	\$12.00	=	\$12,760.00
135 lin. ft. of trim tile	@	\$15.00	=	\$2,025.00
25 lin. ft. of step tile	@	\$12.00	=	\$300.00
				TOTAL = \$15,075.00

### Comments

Useful information from site observations and historical expenses included here.

### Photos

Optional inclusion of photos adds an additional layer of detail to the reserve analysis.

## Preface

### ◆ ◆ ◆ ◆ GLOSSARY OF KEY TERMS ◆ ◆ ◆ ◆

#### **Annual Contribution Increase Parameter**

The rate used in the calculation of the funding plan. This rate is used on an annual compounding basis. This rate represents, in theory, the rate the association expects to increase contributions each year.

In most cases, this rate should match the inflation parameter. Matching the annual contribution increase parameter to the inflation parameter indicates, in theory, that member contributions should increase at the same rate as the cost of living (inflation parameter). Due to the “time value of money,” this creates the most equitable distribution of member contributions through time.

This parameter is used to develop a funding plan only; it does not mean that the reserve contributions must be raised each year. There are far more significant factors that will contribute to a total reserve contribution increase or decrease from year to year than this parameter. See the description of “reserve funding calculation methods” in this preface for more detail on this parameter.

#### **Anticipated Reserve Balance (or Reserve Funds)**

The amount of money, as of a certain point in time, held by the association to be used for the repair or replacement of reserve components. This figure is “anticipated” because it is calculated based on the most current financial information available as of the analysis date, which is almost always prior to the fiscal year beginning date for which the reserve analysis is prepared.

#### **Assigned Funds (and “Fixed” Assigned Funds)**

The amount of money, as of the fiscal year beginning date for which the reserve analysis is prepared, that a reserve component has been assigned.

The assigned funds are considered “fixed” when the normal calculation process is bypassed and a specific amount of money is assigned to a reserve component. For example, if the normal calculation process assigns \$10,000 to the roofs, but the association would like to show \$20,000 assigned to roofs, “fixed” funds of \$20,000 can be assigned.

#### **Cash Flow Calculation Method**

Reserve funding calculation method developed based on total annual expenditures. A more detailed description of the actual calculation process is included in the “reserve funding calculation methods” section of the preface.

#### **Component Calculation Method**

Reserve funding calculation method developed based on each individual component. A more detailed description of the actual calculation process is included in the “reserve funding calculation methods” section of the preface.

#### **Contingency Parameter**

The rate used as a built-in buffer in the calculation of the funding plan. This rate will assign a percentage of the reserve funds, as of the fiscal year beginning, as contingency funds and will also determine the level of funding toward the contingency each month.

#### **Current Replacement Cost**

The amount of money, as of the fiscal year beginning date for which the reserve analysis is prepared, that a reserve component is expected to cost to replace.

#### **Fiscal Year**

Indicates the budget year for the association for which the reserve analysis was prepared. The fiscal year beginning (FYB) is the first day of the budget year; the fiscal year end (FYE) is the last day of the budget year.

#### **Fully Funded Reserve Balance (or Ideal Reserves)**

The amount of money that should theoretically have accumulated in the reserve fund as of a certain point in time. Fully funded reserves are calculated for each reserve component based on the current replacement cost, age and useful life:

## Preface

$$\text{Fully Funded Reserves} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Replacement Cost}$$

The fully funded reserve balance is the sum of the fully funded reserves for each reserve component.

An association that has accumulated the fully funded reserve balance does not have all of the funds necessary to replace all of its reserve components immediately; it has the proportionately appropriate reserve funds for the reserve components it maintains, based on each component's current replacement cost, age and useful life.

### **Future Replacement Cost**

The amount of money, as of the fiscal year during which replacement of a reserve component is scheduled, that a reserve component is expected to cost to replace. This cost is calculated using the current replacement cost compounded annually by the inflation parameter.

### **Global Parameters**

The financial parameters used to calculate the reserve analysis. See also "inflation parameter," "annual contribution increase parameter," "investment rate parameter" and "taxes on investments parameter."

### **Inflation Parameter**

The rate used in the calculation of future costs for reserve components. This rate is used on an annual compounding basis. This rate represents the rate the association expects the cost of goods and services relating to their reserve components to increase each year.

### **Interest Contribution**

The amount of money contributed to the reserve fund by the interest earned on the reserve fund and member contributions.

### **Investment Rate Parameter**

The gross rate used in the calculation of interest contribution (interest earned) from the reserve balance and member contributions. This rate (net of the taxes on investments parameter) is used on a monthly compounding basis. This parameter represents the weighted average interest rate the association expects to earn on their reserve fund investments.

### **Membership Contribution**

The amount of money contributed to the reserve fund by the association's membership.

### **Monthly Contribution (and "Fixed" Monthly Contribution)**

The amount of money, for the fiscal year which the reserve analysis is prepared, that a reserve component will be funded.

The monthly contribution is considered "fixed" when the normal calculation process is bypassed and a specific amount of money is funded to a reserve component. For example, if the normal calculation process funds \$1,000 to the roofs each month, but the association would like to show \$500 funded to roofs each month, a "fixed" contribution of \$500 can be assigned.

### **Number of Units (or other assessment basis)**

Indicates the number of units for which the reserve analysis was prepared. In "phased" developments (see phasing), this number represents the number of units, and corresponding common area components, that existed as of a certain point in time.

For some associations, assessments and reserve contributions are based on a unit of measure other than the number of units. Examples include time-interval weeks for timeshare resorts or lot acreage for commercial/industrial developments.

## Preface

### **One-Time Replacement**

Used for components that will be budgeted for only once.

### **Percent Funded**

A measure, expressed as a percentage, of the association's reserve fund "health" as of a certain point in time. This number is the ratio of the anticipated reserve fund balance to the fully funded reserve balance:

$$\text{Percent Funded} = \frac{\text{Anticipated Reserve Fund Balance}}{\text{Fully Funded Reserve Balance}}$$

An association that is 100% funded does not have all of the reserve funds necessary to replace all of its reserve components immediately; it has the proportionately appropriate reserve funds for the reserve components it maintains, based on each component's current replacement cost, age and useful life.

### **Percentage of Replacement**

The percentage of the reserve component that is expected to be replaced.

For most reserve components, this percentage should be 100%. In some cases, this percentage may be more or less than 100%. For example, fencing which is shared with a neighboring community may be set at 50%.

### **Phasing**

Indicates the number of phases for which the reserve analysis was prepared and the total number of phases expected at build-out (i.e. Phase 4 of 7). In phased developments, the first number represents the number of phases, and corresponding common area components, that existed as of a certain point in time. The second number represents the number of phases that are expected to exist at build-out.

### **Placed-In-Service Date**

The date (month and year) that the reserve component was originally put into service or last replaced.

### **Remaining Life**

The length of time, in years, until a reserve component is scheduled to be replaced.

### **Remaining Life Adjustment**

The length of time, in years, that a reserve component is expected to last in excess (or deficiency) of its useful life for the current cycle of replacement.

If the current cycle of replacement for a reserve component is expected to be greater than or less than the "normal" life expectancy, the reserve component's life should be adjusted using a remaining life adjustment.

For example, if wood trim is painted normally on a 4 year cycle, the useful life should be 4 years. However, when it comes time to paint the wood trim and it is determined that it can be deferred for an additional year, the useful life should remain at 4 years and a remaining life adjustment of +1 year should be used.

### **Replacement Year**

The fiscal year that a reserve component is scheduled to be replaced.

### **Reserve Components**

Line items included in the reserve analysis.

### **Taxes on Investments Parameter**

The rate used to offset the investment rate parameter in the calculation of the interest contribution. This parameter represents the marginal tax rate the association expects to pay on interest earned by the reserve funds and member contributions.

## Preface

### **Total Contribution**

The sum of the membership contribution and interest contribution.

### **Useful Life**

The length of time, in years, that a reserve component is expected to last each time it is replaced. See also “remaining life adjustment.”

## ◆ ◆ ◆ ◆ LIMITATIONS OF RESERVE ANALYSIS ◆ ◆ ◆ ◆

This reserve analysis is intended as a tool for the association’s Board of Directors to be used in evaluating the association’s current physical and financial condition with regard to reserve components. The results of this reserve analysis represent the independent opinion of the preparer. There is no implied warranty or guarantee of this work product.

For the purposes of this reserve analysis, it has been assumed that all components have been installed properly, no construction defects exist and all components are operational. Additionally, it has been assumed that all components will be maintained properly in the future.

The representations set forth in this reserve analysis are based on the best information and estimates of the preparer as of the date of this analysis. These estimates are subject to change. This reserve analysis includes estimates of replacement costs and life expectancies as well as assumptions regarding future events. Some estimates are projections of future events based on information currently available and are not necessarily indicative of the actual future outcome. The longer the time period between the estimate and the estimated event, the more likely the possibility of error and/or discrepancy. For example, some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the preparation of this reserve analysis. Therefore, the actual replacement costs and remaining lives may vary from this reserve analysis and the variation may be significant. Additionally, inflation and other economic events may impact this reserve analysis, particularly over an extended period of time and those events could have a significant and negative impact on the accuracy of this reserve analysis and, further, the funds available to meet the association’s obligation for repair, replacement or other maintenance of major components during their estimated useful life. Furthermore, the occurrence of vandalism, severe weather conditions, earthquakes, floods, acts of nature or other unforeseen events cannot be predicted and/or accounted for and are excluded when assessing life expectancy, repair and/or replacement costs of the components.

# Park Paseo Homeowners Association

## Executive Summary

### Directed Cash Flow Calculation Method

**Client Information:**

Account Number	01394
Version Number	2
Analysis Date	09/26/2019
Fiscal Year	1/1/2020 to 12/31/2020
Number of Units	625
Phasing	1 of 1

**Global Parameters:**

Inflation Rate	3.00 %
Annual Contribution Increase	3.00 %
Investment Rate	2.00 %
Taxes on Investments	30.00 %
Contingency	3.00 %

**Community Profile:**

Park Paseo HOA consists of 625 homes located in Irvine, California. Common area amenities include, but are not limited to: clubhouse, two pool areas, three tot lots, tennis courts, walkways and common area landscaping.

For budgeting purposes, unless otherwise indicated, we have used the following placed-in-service date for aging the original components throughout these areas of the community:

Clubhouse/ Main Pool Area.....January 1977  
 Prosa Pool Area.....January 1982

ARS site visit conducted: August 12, 2019

**Adequacy of Reserves as of January 1, 2020:**

Anticipated Reserve Balance	<b>\$1,255,510.00</b>
Fully Funded Reserve Balance	<b>\$1,381,257.27</b>
Percent Funded	<b>90.90%</b>

<b>Recommended Funding for the 2020 Fiscal Year:</b>	<b>Annual</b>	<b>Monthly</b>	<b>Per Unit Per Month</b>
Member Contribution	<b>\$166,500</b>	<b>\$13,875.00</b>	<b>\$22.20</b>
Interest Contribution	<b>\$11,248</b>	<b>\$937.33</b>	<b>\$1.50</b>
Total Contribution	<b>\$177,748</b>	<b>\$14,812.33</b>	<b>\$23.70</b>



# Park Paseo Homeowners Association

## Preparer's Disclosure Statement

In August 1998, Richard Ruffell was awarded the Reserve Specialist (RS) designation from Community Associations Institute (CAI). Mr. Ruffell was the twelfth person in the United States to receive this professional designation.

The RS designation was developed by CAI for professional reserve analysts who wish to confirm to their peers and/or clients that they have demonstrated a basic level of competency within the industry. The RS designation is awarded to reserve analysts who are dedicated to the highest standards of professionalism and reserve analysis preparation.

Consultant certifies that:

- 1) Consultant has no other involvement with association which could result in actual or perceived conflicts of interest.
- 2) Consultant made site visit of community on August 12, 2019. Component inventories were developed by actual field inventory, representative sampling, take-offs of scaled plans, provided by the association's previous reserve analysis prepared by another firm or provided by the association.  
  
Component conditional assessments were developed by actual field observation and representative sampling.
- 3) Financial assumptions used in this analysis are listed on the Executive Summary and further explained in the Preface of this report.
- 4) Consultant is a Reserve Specialist (RS) designee.
- 5) This analysis is an update of a previous reserve analysis prepared by another firm ("other firm's previous reserve analysis"). While a site inspection was performed during the preparation of this analysis, it is still dependent in many respects on the validity of the other firm's previous reserve analysis.
- 6) There are no material issues known to consultant at this time which would cause a distortion of the association's situation.

# Park Paseo Homeowners Association

## Distribution of Current Reserve Funds

Sorted by Remaining Life

	Remaining Life	Fully Funded Balance	Assigned Reserves
Landscape - Tree Trimming, Blue Gum	0	\$37,000.00	\$37,000.00
Landscape - Tree Trimming, Common	0	\$34,000.00	\$34,000.00
Landscape - Tree Trimming, Jacaranda	0	\$15,000.00	\$15,000.00
Lighting - Exterior, Prosa, Older	0	\$3,900.00	\$3,900.00
Main Pool - Filters	0	\$6,700.00	\$6,700.00
Main Pool Area - Concrete Deck, Replace	0	\$340,000.00	\$340,000.00
Main Pool Area - Deck Caulking	0	\$7,035.00	\$7,035.00
Main Wader - Filter	0	\$1,100.00	\$1,100.00
Main Wader - Heater	0	\$3,400.00	\$3,400.00
Parking Lot - Asphalt Repairs	0	\$1,897.56	\$1,897.56
Parking Lot - Slurry Sealing & Striping	0	\$3,766.08	\$3,766.08
Prosa Cabana - Termite Control/Fumigation	0	\$1,350.00	\$1,350.00
Prosa Pool Area - Deck Caulking	0	\$3,198.00	\$3,198.00
Prosa Pool Area - Deck, Replace	0	\$70,000.00	\$70,000.00
Walls - Block, Repairs	0	\$5,000.00	\$5,000.00
Clubhouse - Doors, Exterior, Pool Access	1	\$8,980.95	\$8,980.95
Clubhouse - Doors, Exterior, Restrooms	1	\$8,990.91	\$8,990.91
Clubhouse - Restroom, Epoxy Floor	1	\$4,400.00	\$4,400.00
Clubhouse - Termite Control/Fumigation	1	\$3,840.00	\$3,840.00
Landscape - Irrigation, Controller Enclosures	1	\$15,245.45	\$15,245.45
Lighting - Exterior, Main Pool/Club	1	\$14,764.72	\$14,764.72
Lighting - Exterior, Parking/Volleyball	1	\$8,795.45	\$8,795.45
Main Pool - Motors/Pumps	1	\$6,771.43	\$6,771.43
Main Pool Area - Ceramic Tile Shower	1	\$6,840.91	\$6,840.91
Main Wader - Pump/Motor	1	\$959.57	\$959.57
Painting - Main Spa Equipment Room	1	\$2,758.61	\$2,758.61
Painting - Stucco	1	\$3,221.05	\$3,221.05
Painting - Wood/Trim, Clubhouse	1	\$11,749.17	\$11,749.17
Park Areas - Play Flooring, Main, Seal	1	\$1,080.00	\$1,080.00
Prosa Cabana - Drinking Fountain	1	\$1,632.05	\$1,632.05
Tennis Courts - Deck Caulking	1	\$1,903.65	\$1,903.65
Clubhouse - Carpeting	2	\$6,189.09	\$6,189.09
Landscape - Tree Trimming, Red Ironbark	2	\$3,586.96	\$3,586.96
Main Pool Area - Barbecues	2	\$5,352.76	\$5,352.76
Main Pool Area - Furniture, Replace	2	\$46,725.00	\$46,725.00
Park Areas - Play Equipment, Alba	2	\$36,521.74	\$36,521.74
Park Areas - Play Equipment, Prosa	2	\$22,959.18	\$22,959.18
Park Areas - Wood Chips, Alba	2	\$2,781.25	\$2,781.25
Prosa Pool - Filters	2	\$2,500.00	\$2,500.00
Prosa Pool - Motors/Pumps	2	\$2,294.12	\$2,294.12

# Park Paseo Homeowners Association

## Distribution of Current Reserve Funds

Sorted by Remaining Life

	Remaining Life	Fully Funded Balance	Assigned Reserves
Prosa Pool Area - Barbecues	2	\$3,393.60	\$3,393.60
Prosa Pool Area - Furniture	2	\$12,915.00	\$12,915.00
Tennis Courts - Lighting	2	\$22,933.33	\$22,933.33
Tennis Courts - Resurfacing	2	\$6,685.71	\$6,685.71
Tennis Courts - Windscreen	2	\$2,824.29	\$2,824.29
Clubhouse - Office, Computers/Equipment	3	\$4,062.50	\$4,062.50
Main Spa - Pump/Motor	3	\$750.00	\$750.00
Main Spa - Pump/Motor, Booster	3	\$1,843.75	\$1,843.75
Parking Lot - Asphalt Overlay/Rehab	3	\$11,769.00	\$11,769.00
Roofs - Clubhouse, Built Up, Flat Entry	3	\$2,540.38	\$2,540.38
Clubhouse - Billiards Tables	4	\$9,789.36	\$9,789.36
Clubhouse - Kitchen, Appliances	4	\$3,535.71	\$3,535.71
Clubhouse - Restroom, Shower Doors	4	\$1,613.33	\$1,613.33
Clubhouse - Window Blinds/Tinting	4	\$13,357.14	\$13,357.14
Clubhouse - Wood Deck/Railing	4	\$5,750.00	\$5,750.00
Landscape - Tree Removal & Replacement	4	\$2,000.00	\$2,000.00
Lighting - Interior, Clubhouse, Original	4	\$15,278.72	\$15,278.72
Main Spa - Heater	4	\$2,267.23	\$2,267.23
Painting - Interior, Clubhouse	4	\$3,181.82	\$3,181.82
Painting - Interior, Clubhouse Restrooms	4	\$2,084.73	\$2,084.73
Park Areas - Play Equipment, Main	4	\$46,698.11	\$46,698.11
Park Areas - Play Sand, Replenish, Prosa	4	\$5,142.86	\$5,142.86
Clubhouse - Kitchen, Appliances, Refrigerator	5	\$1,128.57	\$1,128.57
Clubhouse - Kitchen, Cabinets/Counters	5	\$20,135.59	\$20,135.59
Main Pool - Refiberglass & Tile Replace	5	\$47,833.33	\$47,833.33
Main Spa - Filter	5	\$750.00	\$750.00
Main Spa - Refiberglass & Tile Replacement	5	\$5,833.33	\$5,833.33
Main Wader - Refiberglass & Tile Replacement	5	\$6,125.00	\$6,125.00
Painting - Wood/Trim, Prosa	5	\$0.00	\$0.00
Prosa Cabana - Wood Repairs	5	\$0.00	\$0.00
Prosa Pool - Refiberglass & Tile Replace	5	\$21,175.00	\$21,175.00
Clubhouse - Doors, Exterior, Closets	6	\$2,000.00	\$2,000.00
Main Pool - Heaters	6	\$10,345.71	\$10,345.71
Main Pool Area - Barbecue Island	6	\$3,600.00	\$3,600.00
Clubhouse - Drinking Fountain	7	\$1,774.32	\$1,774.32
Clubhouse - Office, Remodel	7	\$9,220.59	\$9,220.59
Main Spa - Sump Pump	7	\$296.13	\$296.13

# Park Paseo Homeowners Association

## Distribution of Current Reserve Funds

Sorted by Remaining Life

	Remaining Life	Fully Funded Balance	Assigned Reserves
Painting - Interior, Prosa Restrooms	7	\$193.55	\$193.55
Park Areas - Benches	7	\$7,058.64	\$7,058.64
Tennis Courts - Benches	7	\$12,206.25	\$12,206.25
Clubhouse - Furnishings	8	\$10,294.12	\$10,294.12
Landscape - Irrigation, Controllers	8	\$15,708.00	\$15,708.00
Park Areas - Play Flooring, Main, Replace	9	\$14,433.96	\$14,433.96
Clubhouse - Doors, Exterior, Entry	10	\$8,324.32	\$8,324.32
Clubhouse - Exterior Staircase	10	\$11,719.15	\$11,719.15
Main Pool Area - Deck, Repairs	10	\$0.00	\$0.00
Prosa Pool - Heater	10	\$782.61	\$782.61
Prosa Pool Area - Deck, Repairs	10	\$0.00	\$0.00
Clubhouse - Water Heater	11	\$2,205.88	\$2,205.88
Fencing - Wrought Iron, Streets	11	\$3,294.42	\$3,294.42
Park Areas - Trash Receptacles	11	\$5,244.75	\$5,244.75
Prosa Cabana - Epoxy Floors	11	\$263.49	\$263.49
Prosa Cabana - Water Heater	11	\$1,382.35	\$1,382.35
Walls - Stucco, Repairs	11	\$1,095.74	\$1,095.74
Lighting - Exterior, Monument	12	\$0.00	\$0.00
Roofs - Clubhouse, Built Up, HVAC	12	\$1,005.00	\$1,005.00
Tennis Courts - Chain Link Fencing	12	\$17,722.25	\$17,722.25
Clubhouse - HVAC, Club/Office	14	\$8,981.65	\$8,981.65
Clubhouse - Restroom, Ceramic Tile	14	\$6,979.28	\$6,979.28
Clubhouse - Restroom, Counters	14	\$1,830.40	\$1,830.40
Clubhouse - Restroom, Lockers/Benches	14	\$4,400.00	\$4,400.00
Clubhouse - Restroom, Partitions	14	\$3,520.00	\$3,520.00
Clubhouse - Restroom, Plumbing Fixtures	14	\$3,916.00	\$3,916.00
Clubhouse - Kitchen, Sink	15	\$494.38	\$494.38
Lighting - Exterior, Walkway, Bollards	17	\$16,012.66	\$1,060.72
Lighting - Exterior, Prosa, 2019	19	\$41.20	\$0.00
Prosa Cabana - Doors	19	\$129.11	\$0.00
Fencing - Anodized Aluminum, Main Pool	20	\$51,781.51	\$0.00
Fencing - Anodized Aluminum, Prosa Pool	20	\$18,900.00	\$0.00

# Park Paseo Homeowners Association

## Distribution of Current Reserve Funds

Sorted by Remaining Life

	Remaining Life	Fully Funded Balance	Assigned Reserves
Prosa Pool Area - Aluminum Trellis	20	\$4,333.33	\$0.00
Clubhouse - Doors, Kitchen	21	\$1,349.64	\$0.00
Clubhouse - Porcelain Tile, Floor	21	\$1,952.05	\$0.00
Lighting - Interior, Clubhouse, 2016	21	\$132.19	\$0.00
Main Pool Area - Aluminum Trellis	21	\$14,216.90	\$0.00
Clubhouse - Doors, Sliding Glass	24	\$314.24	\$0.00
Lighting - Interior, Prosa Cabana	24	\$53.33	\$0.00
Prosa Cabana - Ceramic Tile, Interior	24	\$80.90	\$0.00
Prosa Cabana - Ceramic Tile, Shower	24	\$426.98	\$0.00
Prosa Cabana - Counters	24	\$110.30	\$0.00
Prosa Cabana - Plumbing Fixtures	24	\$209.09	\$0.00
Prosa Cabana - Restroom Partitions	24	\$169.70	\$0.00
Signs - Monument	24	\$867.70	\$0.00
Roofs - Prosa Cabana, Tile	26	\$3,262.18	\$0.00
Roofs - Clubhouse, Tile	29	\$8,802.40	\$0.00
Clubhouse - Bulletin Boards, Unfunded	n.a.	\$0.00	\$0.00
Painting - Aluminum, Pool Areas, Unfunded	n.a.	\$0.00	\$0.00
Painting - Wrought Iron, Streets, Unfunded	n.a.	\$0.00	\$0.00
Contingency	n.a.	\$40,230.79	\$36,568.25
<b>Total</b>	<b>0-29</b>	<b>\$1,381,257.27</b>	<b>\$1,255,510.00</b>
<b>Percent Funded</b>			<b>90.90%</b>

# Park Paseo Homeowners Association

## Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
<b><u>010 Parking Lot</u></b>				
Parking Lot - Asphalt Overlay/Rehab	3	26	\$13,338.20	\$11,769.00
Parking Lot - Asphalt Repairs	0	3	\$1,897.56	\$1,897.56
Parking Lot - Slurry Sealing & Striping	0	3	\$3,766.08	\$3,766.08
<b>Sub Total</b>	<b>0-3</b>	<b>3-26</b>	<b>\$19,001.84</b>	<b>\$17,432.64</b>
<b><u>020 Roofs</u></b>				
Roofs - Clubhouse, Built Up, Flat Entry	3	18	\$3,060.00	\$2,540.38
Roofs - Clubhouse, Built Up, HVAC	12	18	\$3,015.00	\$1,005.00
Roofs - Clubhouse, Tile	29	35	\$53,850.00	\$8,802.40
Roofs - Prosa Cabana, Tile	26	35	\$12,686.25	\$3,262.18
<b>Sub Total</b>	<b>3-29</b>	<b>18-35</b>	<b>\$72,611.25</b>	<b>\$15,609.96</b>
<b><u>030 Painting</u></b>				
Painting - Aluminum, Pool Areas, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Painting - Interior, Clubhouse	4	8	\$7,000.00	\$3,181.82
Painting - Interior, Clubhouse Restrooms	4	8	\$4,586.40	\$2,084.73
Painting - Interior, Prosa Restrooms	7	8	\$2,000.00	\$193.55
Painting - Main Spa Equipment Room	1	10	\$3,080.00	\$2,758.61
Painting - Stucco	1	10	\$3,600.00	\$3,221.05
Painting - Wood/Trim, Clubhouse	1	10	\$13,118.00	\$11,749.17
Painting - Wood/Trim, Prosa	5	5	\$3,004.56	\$0.00
Painting - Wrought Iron, Streets, Unfunded	n.a.	n.a.	\$0.00	\$0.00
<b>Sub Total</b>	<b>1-7</b>	<b>5-10</b>	<b>\$36,388.96</b>	<b>\$23,188.92</b>
<b><u>040 Fencing</u></b>				
Fencing - Anodized Aluminum, Main Pool	20	30	\$158,000.00	\$51,781.51
Fencing - Anodized Aluminum, Prosa Pool	20	30	\$56,700.00	\$18,900.00
Fencing - Wrought Iron, Streets	11	20	\$7,600.00	\$3,294.42
Walls - Block, Repairs	0	5	\$5,000.00	\$5,000.00
Walls - Stucco, Repairs	11	20	\$2,500.00	\$1,095.74
<b>Sub Total</b>	<b>0-20</b>	<b>5-30</b>	<b>\$229,800.00</b>	<b>\$80,071.68</b>
<b><u>050 Lighting</u></b>				
Lighting - Exterior, Main Pool/Club	1	29	\$15,300.00	\$14,764.72
Lighting - Exterior, Monument	12	12	\$3,200.00	\$0.00
Lighting - Exterior, Parking/Volleyball	1	44	\$9,000.00	\$8,795.45
Lighting - Exterior, Prosa, 2019	19	20	\$1,085.00	\$41.20
Lighting - Exterior, Prosa, Older	0	20	\$3,900.00	\$3,900.00

# Park Paseo Homeowners Association

## Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
Lighting - Exterior, Walkway, Bollards	17	20	\$115,000.00	\$16,012.66
Lighting - Interior, Clubhouse, 2016	21	25	\$965.00	\$132.19
Lighting - Interior, Clubhouse, Original	4	47	\$16,700.00	\$15,278.72
Lighting - Interior, Prosa Cabana	24	25	\$1,760.00	\$53.33
<b>Sub Total</b>	<b>0-24</b>	<b>12-47</b>	<b>\$166,910.00</b>	<b>\$58,978.29</b>

### 060 Clubhouse

Clubhouse - Billiards Tables	4	47	\$10,700.00	\$9,789.36
Clubhouse - Bulletin Boards, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Clubhouse - Carpeting	2	8	\$8,510.00	\$6,189.09
Clubhouse - Doors, Exterior, Closets	6	36	\$2,400.00	\$2,000.00
Clubhouse - Doors, Exterior, Entry	10	25	\$14,000.00	\$8,324.32
Clubhouse - Doors, Exterior, Pool Access	1	42	\$9,200.00	\$8,980.95
Clubhouse - Doors, Exterior, Restrooms	1	44	\$9,200.00	\$8,990.91
Clubhouse - Doors, Kitchen	21	25	\$9,645.00	\$1,349.64
Clubhouse - Doors, Sliding Glass	24	25	\$15,398.00	\$314.24
Clubhouse - Drinking Fountain	7	16	\$3,250.00	\$1,774.32
Clubhouse - Exterior Staircase	10	24	\$20,400.00	\$11,719.15
Clubhouse - Furnishings	8	12	\$35,000.00	\$10,294.12
Clubhouse - HVAC, Club/Office	14	20	\$30,850.00	\$8,981.65
Clubhouse - Kitchen, Appliances	4	19	\$4,500.00	\$3,535.71
Clubhouse - Kitchen, Appliances, Refrigerator	5	12	\$1,975.00	\$1,128.57
Clubhouse - Kitchen, Cabinets/Counters	5	20	\$27,000.00	\$20,135.59
Clubhouse - Kitchen, Sink	15	30	\$1,000.00	\$494.38
Clubhouse - Office, Computers/Equipment	3	8	\$6,500.00	\$4,062.50
Clubhouse - Office, Remodel	7	20	\$14,250.00	\$9,220.59
Clubhouse - Porcelain Tile, Floor	21	25	\$14,250.00	\$1,952.05
Clubhouse - Restroom, Ceramic Tile	14	25	\$15,862.00	\$6,979.28
Clubhouse - Restroom, Counters	14	25	\$4,160.00	\$1,830.40
Clubhouse - Restroom, Epoxy Floor	1	12	\$4,800.00	\$4,400.00
Clubhouse - Restroom, Lockers/Benches	14	25	\$10,000.00	\$4,400.00
Clubhouse - Restroom, Partitions	14	25	\$8,000.00	\$3,520.00
Clubhouse - Restroom, Plumbing Fixtures	14	25	\$8,900.00	\$3,916.00
Clubhouse - Restroom, Shower Doors	4	15	\$2,200.00	\$1,613.33
Clubhouse - Termite Control/Fumigation	1	25	\$4,000.00	\$3,840.00
Clubhouse - Water Heater	11	16	\$7,500.00	\$2,205.88
Clubhouse - Window Blinds/Tinting	4	19	\$17,000.00	\$13,357.14
Clubhouse - Wood Deck/Railing	4	24	\$6,900.00	\$5,750.00

# Park Paseo Homeowners Association

## Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
<b>Sub Total</b>	<b>1-24</b>	<b>8-47</b>	<b>\$327,350.00</b>	<b>\$171,049.20</b>
<b>065 Main Pool</b>				
Main Pool - Filters	0	12	\$6,700.00	\$6,700.00
Main Pool - Heaters	6	12	\$21,300.00	\$10,345.71
Main Pool - Motors/Pumps	1	8	\$7,800.00	\$6,771.43
Main Pool - Refiberglass & Tile Replace	5	12	\$82,000.00	\$47,833.33
Main Pool Area - Aluminum Trellis	21	30	\$49,000.00	\$14,216.90
Main Pool Area - Barbecue Island	6	15	\$6,000.00	\$3,600.00
Main Pool Area - Barbecues	2	11	\$6,600.00	\$5,352.76
Main Pool Area - Ceramic Tile Shower	1	44	\$7,000.00	\$6,840.91
Main Pool Area - Concrete Deck, Replace	0	30	\$340,000.00	\$340,000.00
Main Pool Area - Deck Caulking	0	4	\$7,035.00	\$7,035.00
Main Pool Area - Deck, Repairs	10	10	\$5,000.00	\$0.00
Main Pool Area - Furniture, Replace	2	7	\$66,750.00	\$46,725.00
Main Spa - Filter	5	10	\$1,500.00	\$750.00
Main Spa - Heater	4	10	\$3,800.00	\$2,267.23
Main Spa - Pump/Motor	3	8	\$1,200.00	\$750.00
Main Spa - Pump/Motor, Booster	3	8	\$2,950.00	\$1,843.75
Main Spa - Refiberglass & Tile Replacement	5	12	\$10,000.00	\$5,833.33
Main Spa - Sump Pump	7	8	\$3,060.00	\$296.13
Main Wader - Filter	0	12	\$1,100.00	\$1,100.00
Main Wader - Heater	0	12	\$3,400.00	\$3,400.00
Main Wader - Pump/Motor	1	8	\$1,100.00	\$959.57
Main Wader - Refiberglass & Tile Replacement	5	12	\$10,500.00	\$6,125.00
<b>Sub Total</b>	<b>0-21</b>	<b>4-44</b>	<b>\$643,795.00</b>	<b>\$518,746.06</b>
<b>070 Prosa Pool</b>				
Prosa Cabana - Ceramic Tile, Interior	24	25	\$2,669.76	\$80.90
Prosa Cabana - Ceramic Tile, Shower	24	25	\$14,090.40	\$426.98
Prosa Cabana - Counters	24	25	\$3,640.00	\$110.30
Prosa Cabana - Doors	19	20	\$3,400.00	\$129.11
Prosa Cabana - Drinking Fountain	1	39	\$1,675.00	\$1,632.05
Prosa Cabana - Epoxy Floors	11	12	\$4,128.00	\$263.49
Prosa Cabana - Plumbing Fixtures	24	25	\$6,900.00	\$209.09
Prosa Cabana - Restroom Partitions	24	25	\$5,600.00	\$169.70
Prosa Cabana - Termite Control/Fumigation	0	15	\$1,350.00	\$1,350.00
Prosa Cabana - Water Heater	11	16	\$4,700.00	\$1,382.35



# Park Paseo Homeowners Association

## Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
Prosa Cabana - Wood Repairs	5	5	\$3,000.00	\$0.00
Prosa Pool - Filters	2	12	\$3,000.00	\$2,500.00
Prosa Pool - Heater	10	12	\$6,000.00	\$782.61
Prosa Pool - Motors/Pumps	2	17	\$2,600.00	\$2,294.12
Prosa Pool - Refiberglass & Tile Replace	5	12	\$36,300.00	\$21,175.00
Prosa Pool Area - Aluminum Trellis	20	30	\$13,000.00	\$4,333.33
Prosa Pool Area - Barbecues	2	11	\$4,200.00	\$3,393.60
Prosa Pool Area - Deck Caulking	0	4	\$3,198.00	\$3,198.00
Prosa Pool Area - Deck, Repairs	10	10	\$2,500.00	\$0.00
Prosa Pool Area - Deck, Replace	0	30	\$70,000.00	\$70,000.00
Prosa Pool Area - Furniture	2	7	\$18,450.00	\$12,915.00
<b>Sub Total</b>	<b>0-24</b>	<b>4-39</b>	<b>\$210,401.16</b>	<b>\$126,345.64</b>
<b><u>080 Tennis</u></b>				
Tennis Courts - Benches	7	16	\$21,700.00	\$12,206.25
Tennis Courts - Chain Link Fencing	12	55	\$22,668.00	\$17,722.25
Tennis Courts - Deck Caulking	1	4	\$2,538.20	\$1,903.65
Tennis Courts - Lighting	2	45	\$24,000.00	\$22,933.33
Tennis Courts - Resurfacing	2	7	\$9,360.00	\$6,685.71
Tennis Courts - Windscreen	2	7	\$3,954.00	\$2,824.29
<b>Sub Total</b>	<b>1-12</b>	<b>4-55</b>	<b>\$84,220.20</b>	<b>\$64,275.49</b>
<b><u>085 Park Areas</u></b>				
Park Areas - Benches	7	16	\$12,600.00	\$7,058.64
Park Areas - Play Equipment, Alba	2	23	\$40,000.00	\$36,521.74
Park Areas - Play Equipment, Main	4	27	\$55,000.00	\$46,698.11
Park Areas - Play Equipment, Prosa	2	25	\$25,000.00	\$22,959.18
Park Areas - Play Flooring, Main, Replace	9	14	\$45,000.00	\$14,433.96
Park Areas - Play Flooring, Main, Seal	1	2	\$2,520.00	\$1,080.00
Park Areas - Play Sand, Replenish, Prosa	4	10	\$9,000.00	\$5,142.86
Park Areas - Trash Receptacles	11	20	\$11,655.00	\$5,244.75
Park Areas - Wood Chips, Alba	2	6	\$4,450.00	\$2,781.25
<b>Sub Total</b>	<b>1-11</b>	<b>2-27</b>	<b>\$205,225.00</b>	<b>\$141,920.49</b>
<b><u>095 Landscaping</u></b>				
Landscape - Irrigation, Controller Enclosures	1	44	\$15,600.00	\$15,245.45
Landscape - Irrigation, Controllers	8	15	\$33,660.00	\$15,708.00
Landscape - Tree Removal & Replacement	4	5	\$10,000.00	\$2,000.00
Landscape - Tree Trimming, Blue Gum	0	2	\$37,000.00	\$37,000.00

# Park Paseo Homeowners Association

## Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
Landscape - Tree Trimming, Common	0	3	\$34,000.00	\$34,000.00
Landscape - Tree Trimming, Jacaranda	0	4	\$15,000.00	\$15,000.00
Landscape - Tree Trimming, Red Ironbark	2	4	\$7,500.00	\$3,586.96
<b>Sub Total</b>	<b>0-8</b>	<b>2-44</b>	<b>\$152,760.00</b>	<b>\$122,540.41</b>
<b><u>100 Grounds</u></b>				
Signs - Monument	24	25	\$28,634.00	\$867.70
<b>Sub Total</b>	<b>24</b>	<b>25</b>	<b>\$28,634.00</b>	<b>\$867.70</b>
Contingency	n.a.	n.a.	n.a.	\$40,230.79
<b>Total</b>	<b>0-29</b>	<b>2-55</b>	<b>\$2,177,097.41</b>	<b>\$1,381,257.27</b>
<b>Anticipated Reserve Balance</b>				<b>\$1,255,510.00</b>
<b>Percent Funded</b>				<b>90.90%</b>

**Park Paseo Homeowners Association**  
**Management / Accounting Summary**  
**Directed Cash Flow Calculation Method; Sorted by Category**

	<b>Balance at Fiscal Year Beginning</b>	<b>Monthly Member Contribution</b>	<b>Monthly Interest Contribution</b>	<b>Total Monthly Contribution</b>
<b><u>010 Parking Lot</u></b>				
Parking Lot - Asphalt Overlay/Rehab	\$11,769.00	\$57.71	\$14.14	\$71.85
Parking Lot - Asphalt Repairs	\$1,897.56	\$51.99	\$0.35	\$52.34
Parking Lot - Slurry Sealing & Striping	\$3,766.08	\$103.19	\$0.70	\$103.89
<b>Sub Total</b>	<b>\$17,432.64</b>	<b>\$212.89</b>	<b>\$15.18</b>	<b>\$228.07</b>
<b><u>020 Roofs</u></b>				
Roofs - Clubhouse, Built Up, Flat Entry	\$2,540.38	\$17.41	\$3.08	\$20.50
Roofs - Clubhouse, Built Up, HVAC	\$1,005.00	\$16.00	\$1.28	\$17.29
Roofs - Clubhouse, Tile	\$0.00	\$185.31	\$1.25	\$186.57
Roofs - Prosa Cabana, Tile	\$0.00	\$47.65	\$0.32	\$47.97
<b>Sub Total</b>	<b>\$3,545.38</b>	<b>\$266.38</b>	<b>\$5.94</b>	<b>\$272.32</b>
<b><u>030 Painting</u></b>				
Painting - Aluminum, Pool Areas, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Painting - Interior, Clubhouse	\$3,181.82	\$83.05	\$4.28	\$87.33
Painting - Interior, Clubhouse Restrooms	\$2,084.73	\$54.41	\$2.81	\$57.22
Painting - Interior, Prosa Restrooms	\$193.55	\$22.12	\$0.38	\$22.49
Painting - Main Spa Equipment Room	\$2,758.61	\$29.46	\$3.42	\$32.88
Painting - Stucco	\$3,221.05	\$34.70	\$4.00	\$38.70
Painting - Wood/Trim, Clubhouse	\$11,749.17	\$125.48	\$14.58	\$140.05
Painting - Wood/Trim, Prosa	\$0.00	\$50.16	\$0.34	\$50.50
Painting - Wrought Iron, Streets, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
<b>Sub Total</b>	<b>\$23,188.92</b>	<b>\$399.38</b>	<b>\$29.80</b>	<b>\$429.17</b>
<b><u>040 Fencing</u></b>				
Fencing - Anodized Aluminum, Main Pool	\$0.00	\$738.33	\$4.98	\$743.31
Fencing - Anodized Aluminum, Prosa Pool	\$0.00	\$264.96	\$1.79	\$266.75
Fencing - Wrought Iron, Streets	\$3,294.42	\$38.32	\$4.11	\$42.43
Walls - Block, Repairs	\$5,000.00	\$83.48	\$0.57	\$84.04
Walls - Stucco, Repairs	\$1,095.74	\$12.52	\$1.36	\$13.89
<b>Sub Total</b>	<b>\$9,390.17</b>	<b>\$1,137.60</b>	<b>\$12.81</b>	<b>\$1,150.42</b>
<b><u>050 Lighting</u></b>				
Lighting - Exterior, Main Pool/Club	\$14,764.72	\$61.78	\$17.67	\$79.45
Lighting - Exterior, Monument	\$0.00	\$23.48	\$0.16	\$23.64
Lighting - Exterior, Parking/Volleyball	\$8,795.45	\$27.55	\$10.46	\$38.01
Lighting - Exterior, Prosa, 2019	\$0.00	\$5.30	\$0.04	\$5.34

**Park Paseo Homeowners Association**  
**Management / Accounting Summary**  
**Directed Cash Flow Calculation Method; Sorted by Category**

	<b>Balance at Fiscal Year Beginning</b>	<b>Monthly Member Contribution</b>	<b>Monthly Interest Contribution</b>	<b>Total Monthly Contribution</b>
Lighting - Exterior, Prosa, Older	\$3,900.00	\$18.22	\$0.12	\$18.34
Lighting - Exterior, Walkway, Bollards	\$1,060.72	\$613.95	\$5.38	\$619.33
Lighting - Interior, Clubhouse, 2016	\$0.00	\$4.33	\$0.03	\$4.36
Lighting - Interior, Clubhouse, Original	\$15,278.72	\$48.53	\$18.18	\$66.71
Lighting - Interior, Prosa Cabana	\$0.00	\$7.06	\$0.05	\$7.11
<b>Sub Total</b>	<b>\$43,799.62</b>	<b>\$810.20</b>	<b>\$52.08</b>	<b>\$862.28</b>
<b><u>060 Clubhouse</u></b>				
Clubhouse - Billiards Tables	\$9,789.36	\$31.10	\$11.65	\$42.75
Clubhouse - Bulletin Boards, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Clubhouse - Carpeting	\$6,189.09	\$102.39	\$7.92	\$110.31
Clubhouse - Doors, Exterior, Closets	\$2,000.00	\$8.11	\$2.39	\$10.50
Clubhouse - Doors, Exterior, Entry	\$8,324.32	\$59.63	\$10.13	\$69.76
Clubhouse - Doors, Exterior, Pool Access	\$8,980.95	\$28.96	\$10.69	\$39.64
Clubhouse - Doors, Exterior, Restrooms	\$8,990.91	\$28.16	\$10.70	\$38.86
Clubhouse - Doors, Kitchen	\$0.00	\$43.24	\$0.29	\$43.53
Clubhouse - Doors, Sliding Glass	\$0.00	\$61.75	\$0.42	\$62.17
Clubhouse - Drinking Fountain	\$1,774.32	\$20.09	\$2.21	\$22.30
Clubhouse - Exterior Staircase	\$11,719.15	\$89.93	\$14.30	\$104.23
Clubhouse - Furnishings	\$10,294.12	\$276.65	\$13.89	\$290.54
Clubhouse - HVAC, Club/Office	\$8,981.65	\$150.84	\$11.51	\$162.35
Clubhouse - Kitchen, Appliances	\$3,535.71	\$24.39	\$4.30	\$28.69
Clubhouse - Kitchen, Appliances, Refrigerator	\$1,128.57	\$15.54	\$1.42	\$16.96
Clubhouse - Kitchen, Cabinets/Counters	\$20,135.59	\$139.78	\$24.46	\$164.24
Clubhouse - Kitchen, Sink	\$494.38	\$3.65	\$0.61	\$4.26
Clubhouse - Office, Computers/Equipment	\$4,062.50	\$71.87	\$5.23	\$77.10
Clubhouse - Office, Remodel	\$9,220.59	\$72.43	\$11.26	\$83.69
Clubhouse - Porcelain Tile, Floor	\$0.00	\$63.89	\$0.43	\$64.32
Clubhouse - Restroom, Ceramic Tile	\$6,979.28	\$65.43	\$8.60	\$74.03
Clubhouse - Restroom, Counters	\$1,830.40	\$17.16	\$2.26	\$19.42
Clubhouse - Restroom, Epoxy Floor	\$4,400.00	\$37.88	\$5.39	\$43.27
Clubhouse - Restroom, Lockers/Benches	\$4,400.00	\$41.25	\$5.42	\$46.67
Clubhouse - Restroom, Partitions	\$3,520.00	\$33.00	\$4.34	\$37.34
Clubhouse - Restroom, Plumbing Fixtures	\$3,916.00	\$36.71	\$4.83	\$41.54
Clubhouse - Restroom, Shower Doors	\$1,613.33	\$14.17	\$1.98	\$16.15
Clubhouse - Termite Control/Fumigation	\$3,840.00	\$17.75	\$4.61	\$22.36

**Park Paseo Homeowners Association**  
**Management / Accounting Summary**  
**Directed Cash Flow Calculation Method; Sorted by Category**

	<b>Balance at Fiscal Year Beginning</b>	<b>Monthly Member Contribution</b>	<b>Monthly Interest Contribution</b>	<b>Total Monthly Contribution</b>
Clubhouse - Water Heater	\$2,205.88	\$44.81	\$2.88	\$47.69
Clubhouse - Window Blinds/Tinting	\$13,357.14	\$92.14	\$16.23	\$108.37
Clubhouse - Wood Deck/Railing	\$5,750.00	\$31.00	\$6.92	\$37.93
<b>Sub Total</b>	<b>\$167,433.26</b>	<b>\$1,723.70</b>	<b>\$207.24</b>	<b>\$1,930.94</b>
<b><u>065 Main Pool</u></b>				
Main Pool - Filters	\$6,700.00	\$49.16	\$0.33	\$49.49
Main Pool - Heaters	\$10,345.71	\$166.51	\$13.21	\$179.72
Main Pool - Motors/Pumps	\$6,771.43	\$91.71	\$8.53	\$100.24
Main Pool - Refiberglass & Tile Replace	\$47,833.33	\$630.22	\$60.13	\$690.35
Main Pool Area - Aluminum Trellis	\$0.00	\$219.68	\$1.48	\$221.17
Main Pool Area - Barbecue Island	\$3,600.00	\$38.15	\$4.47	\$42.62
Main Pool Area - Barbecues	\$5,352.76	\$57.56	\$6.65	\$64.20
Main Pool Area - Ceramic Tile Shower	\$6,840.91	\$21.43	\$8.14	\$29.57
Main Pool Area - Concrete Deck, Replace	\$340,000.00	\$0.00	\$0.00	\$0.00
Main Pool Area - Deck Caulking	\$7,035.00	\$145.69	\$0.98	\$146.67
Main Pool Area - Deck, Repairs	\$0.00	\$43.36	\$0.29	\$43.65
Main Pool Area - Furniture, Replace	\$46,725.00	\$875.10	\$60.49	\$935.59
Main Spa - Filter	\$750.00	\$13.46	\$0.97	\$14.42
Main Spa - Heater	\$2,267.23	\$34.58	\$2.89	\$37.46
Main Spa - Pump/Motor	\$750.00	\$13.27	\$0.97	\$14.23
Main Spa - Pump/Motor, Booster	\$1,843.75	\$32.62	\$2.38	\$34.99
Main Spa - Refiberglass & Tile Replacement	\$5,833.33	\$76.86	\$7.33	\$84.19
Main Spa - Sump Pump	\$296.13	\$33.84	\$0.58	\$34.42
Main Wader - Filter	\$1,100.00	\$8.07	\$0.05	\$8.12
Main Wader - Heater	\$3,400.00	\$24.95	\$0.17	\$25.11
Main Wader - Pump/Motor	\$959.57	\$12.57	\$1.20	\$13.77
Main Wader - Refiberglass & Tile Replacement	\$6,125.00	\$80.70	\$7.70	\$88.40
<b>Sub Total</b>	<b>\$504,529.15</b>	<b>\$2,669.46</b>	<b>\$188.92</b>	<b>\$2,858.38</b>
<b><u>070 Prosa Pool</u></b>				
Prosa Cabana - Ceramic Tile, Interior	\$0.00	\$10.71	\$0.07	\$10.78
Prosa Cabana - Ceramic Tile, Shower	\$0.00	\$56.50	\$0.38	\$56.88
Prosa Cabana - Counters	\$0.00	\$14.60	\$0.10	\$14.70
Prosa Cabana - Doors	\$0.00	\$16.60	\$0.11	\$16.71
Prosa Cabana - Drinking Fountain	\$1,632.05	\$5.52	\$1.94	\$7.46
Prosa Cabana - Epoxy Floors	\$263.49	\$31.03	\$0.52	\$31.55

**Park Paseo Homeowners Association**  
**Management / Accounting Summary**  
**Directed Cash Flow Calculation Method; Sorted by Category**

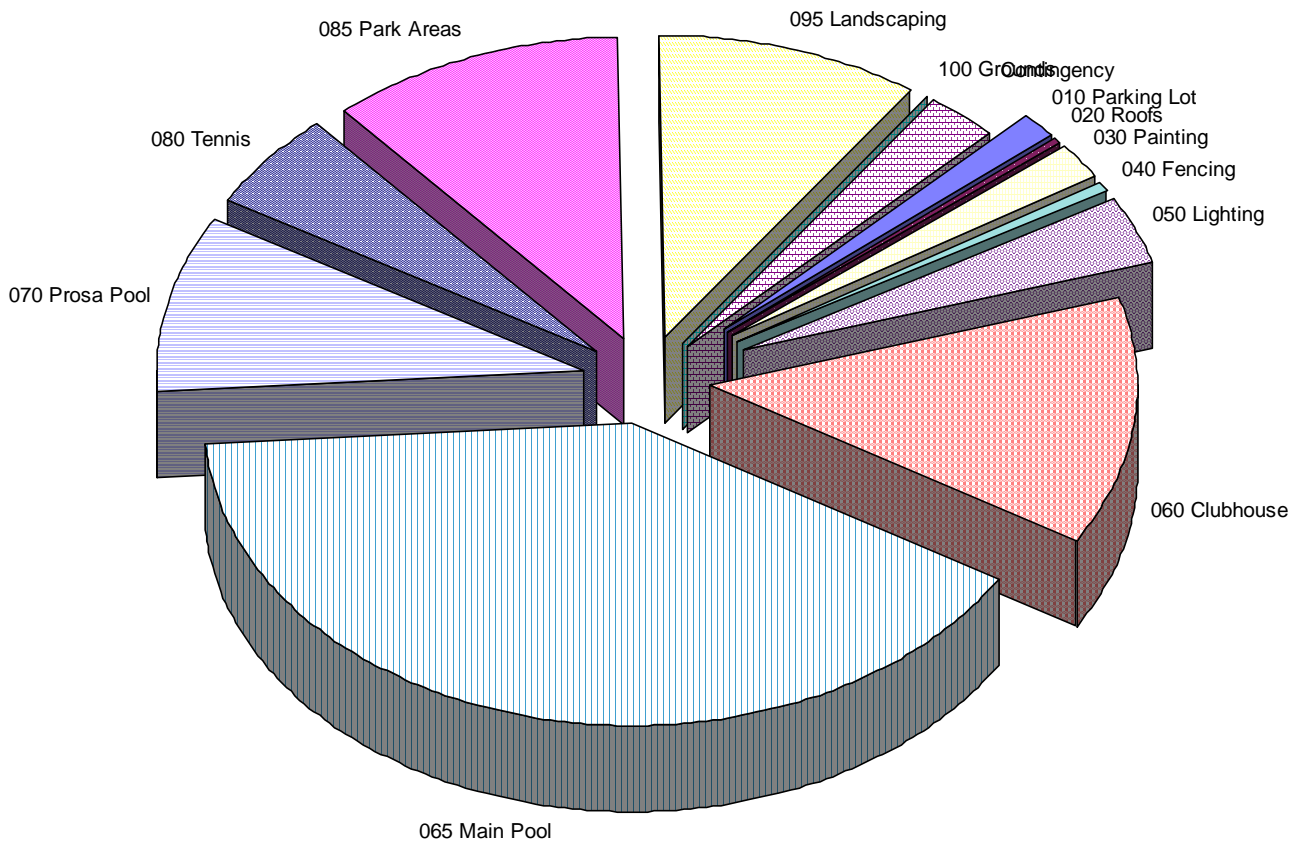
	<b>Balance at Fiscal Year Beginning</b>	<b>Monthly Member Contribution</b>	<b>Monthly Interest Contribution</b>	<b>Total Monthly Contribution</b>
Prosa Cabana - Plumbing Fixtures	\$0.00	\$27.67	\$0.19	\$27.86
Prosa Cabana - Restroom Partitions	\$0.00	\$22.46	\$0.15	\$22.61
Prosa Cabana - Termite Control/Fumigation	\$1,350.00	\$8.10	\$0.06	\$8.16
Prosa Cabana - Water Heater	\$1,382.35	\$28.08	\$1.80	\$29.88
Prosa Cabana - Wood Repairs	\$0.00	\$50.09	\$0.34	\$50.42
Prosa Pool - Filters	\$2,500.00	\$23.52	\$3.08	\$26.60
Prosa Pool - Heater	\$782.61	\$46.22	\$1.22	\$47.45
Prosa Pool - Motors/Pumps	\$2,294.12	\$15.34	\$2.79	\$18.13
Prosa Pool - Refiberglass & Tile Replace	\$21,175.00	\$278.99	\$26.62	\$305.61
Prosa Pool Area - Aluminum Trellis	\$0.00	\$60.75	\$0.41	\$61.16
Prosa Pool Area - Barbecues	\$3,393.60	\$37.13	\$4.22	\$41.35
Prosa Pool Area - Deck Caulking	\$3,198.00	\$66.23	\$0.45	\$66.67
Prosa Pool Area - Deck, Repairs	\$0.00	\$21.68	\$0.15	\$21.83
Prosa Pool Area - Deck, Replace	\$70,000.00	\$0.00	\$0.00	\$0.00
Prosa Pool Area - Furniture	\$12,915.00	\$241.88	\$16.72	\$258.60
<b>Sub Total</b>	<b>\$120,886.22</b>	<b>\$1,063.09</b>	<b>\$61.32</b>	<b>\$1,124.41</b>
<b><u>080 Tennis</u></b>				
Tennis Courts - Benches	\$12,206.25	\$130.22	\$15.14	\$145.36
Tennis Courts - Chain Link Fencing	\$17,722.25	\$58.44	\$21.10	\$79.54
Tennis Courts - Deck Caulking	\$1,903.65	\$53.74	\$2.59	\$56.32
Tennis Courts - Lighting	\$22,933.33	\$72.17	\$27.28	\$99.45
Tennis Courts - Resurfacing	\$6,685.71	\$117.42	\$8.61	\$126.03
Tennis Courts - Windscreen	\$2,824.29	\$49.60	\$3.63	\$53.24
<b>Sub Total</b>	<b>\$64,275.49</b>	<b>\$481.60</b>	<b>\$78.35</b>	<b>\$559.95</b>
<b><u>085 Park Areas</u></b>				
Park Areas - Benches	\$7,058.64	\$75.93	\$8.76	\$84.68
Park Areas - Play Equipment, Alba	\$36,521.74	\$187.51	\$43.94	\$231.45
Park Areas - Play Equipment, Main	\$46,698.11	\$230.30	\$56.11	\$286.42
Park Areas - Play Equipment, Prosa	\$22,959.18	\$111.93	\$27.58	\$139.51
Park Areas - Play Flooring, Main, Replace	\$14,433.96	\$310.35	\$18.95	\$329.30
Park Areas - Play Flooring, Main, Seal	\$1,080.00	\$117.90	\$2.06	\$119.96
Park Areas - Play Sand, Replenish, Prosa	\$5,142.86	\$86.31	\$6.59	\$92.89
Park Areas - Trash Receptacles	\$5,244.75	\$57.48	\$6.52	\$64.00
Park Areas - Wood Chips, Alba	\$2,781.25	\$71.53	\$3.73	\$75.26

**Park Paseo Homeowners Association**  
**Management / Accounting Summary**  
**Directed Cash Flow Calculation Method; Sorted by Category**

	<b>Balance at Fiscal Year Beginning</b>	<b>Monthly Member Contribution</b>	<b>Monthly Interest Contribution</b>	<b>Total Monthly Contribution</b>
<b>Sub Total</b>	<b>\$141,920.49</b>	<b>\$1,249.24</b>	<b>\$174.23</b>	<b>\$1,423.47</b>
<b><u>095 Landscaping</u></b>				
Landscape - Irrigation, Controller Enclosures	\$15,245.45	\$47.76	\$18.14	\$65.89
Landscape - Irrigation, Controllers	\$15,708.00	\$211.31	\$19.78	\$231.09
Landscape - Tree Removal & Replacement	\$2,000.00	\$168.17	\$3.47	\$171.64
Landscape - Tree Trimming, Blue Gum	\$37,000.00	\$1,508.98	\$10.19	\$1,519.16
Landscape - Tree Trimming, Common	\$34,000.00	\$931.59	\$6.29	\$937.88
Landscape - Tree Trimming, Jacaranda	\$15,000.00	\$310.63	\$2.10	\$312.73
Landscape - Tree Trimming, Red Ironbark	\$3,586.96	\$164.07	\$5.30	\$169.37
<b>Sub Total</b>	<b>\$122,540.41</b>	<b>\$3,342.51</b>	<b>\$65.27</b>	<b>\$3,407.77</b>
<b><u>100 Grounds</u></b>				
Signs - Monument	\$0.00	\$114.83	\$0.78	\$115.60
<b>Sub Total</b>	<b>\$0.00</b>	<b>\$114.83</b>	<b>\$0.78</b>	<b>\$115.60</b>
Contingency	\$36,568.25	\$404.13	\$45.45	\$449.57
<b>Total</b>	<b>\$1,255,510.00</b>	<b>\$13,875.00</b>	<b>\$937.33</b>	<b>\$14,812.33</b>

**Park Paseo Homeowners Association**  
**Management / Accounting Charts**  
**Directed Cash Flow Calculation Method; Sorted by Category**

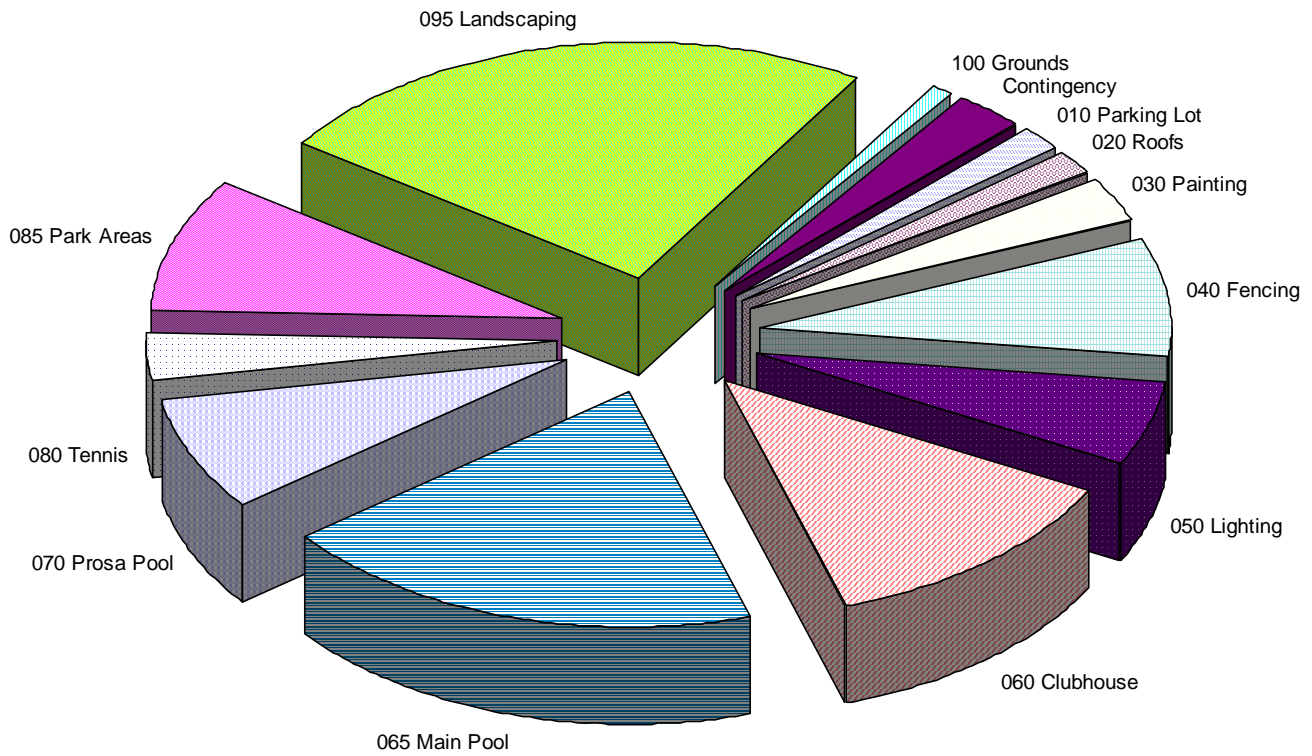
**Distribution of Current Reserve Fund**





**Park Paseo Homeowners Association**  
**Management / Accounting Charts**  
**Directed Cash Flow Calculation Method; Sorted by Category**

**Monthly Member Contribution**



# Park Paseo Homeowners Association

## Annual Expenditure Detail

Sorted by Description

### 2020 Fiscal Year

Landscape - Tree Trimming, Blue Gum	\$37,000.00
Landscape - Tree Trimming, Common	\$34,000.00
Landscape - Tree Trimming, Jacaranda	\$15,000.00
Lighting - Exterior, Prosa, Older	\$3,900.00
Main Pool - Filters	\$6,700.00
Main Pool Area - Concrete Deck, Replace	\$340,000.00
Main Pool Area - Deck Caulking	\$7,035.00
Main Wader - Filter	\$1,100.00
Main Wader - Heater	\$3,400.00
Parking Lot - Asphalt Repairs	\$1,897.56
Parking Lot - Slurry Sealing & Striping	\$3,766.08
Prosa Cabana - Termite Control/Fumigation	\$1,350.00
Prosa Pool Area - Deck Caulking	\$3,198.00
Prosa Pool Area - Deck, Replace	\$70,000.00
Walls - Block, Repairs	\$5,000.00

### Sub Total

**\$533,346.64**

### 2021 Fiscal Year

Clubhouse - Doors, Exterior, Pool Access	\$9,476.00
Clubhouse - Doors, Exterior, Restrooms	\$9,476.00
Clubhouse - Restroom, Epoxy Floor	\$4,944.00
Clubhouse - Termite Control/Fumigation	\$4,120.00
Landscape - Irrigation, Controller Enclosures	\$16,068.00
Lighting - Exterior, Main Pool/Club	\$15,759.00
Lighting - Exterior, Parking/Volleyball	\$9,270.00
Main Pool - Motors/Pumps	\$8,034.00
Main Pool Area - Ceramic Tile Shower	\$7,210.00
Main Wader - Pump/Motor	\$1,133.00
Painting - Main Spa Equipment Room	\$3,172.40
Painting - Stucco	\$3,708.00
Painting - Wood/Trim, Clubhouse	\$13,511.54
Park Areas - Play Flooring, Main, Seal	\$2,595.60
Prosa Cabana - Drinking Fountain	\$1,725.25
Tennis Courts - Deck Caulking	\$2,614.35

### Sub Total

**\$112,817.14**

### 2022 Fiscal Year

Clubhouse - Carpeting	\$9,028.26
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# Park Paseo Homeowners Association

## Annual Expenditure Detail

### Sorted by Description

Landscape - Tree Trimming, Blue Gum	\$39,253.30
Landscape - Tree Trimming, Red Ironbark	\$7,956.75
Main Pool Area - Barbecues	\$7,001.94
Main Pool Area - Furniture, Replace	\$70,815.08
Park Areas - Play Equipment, Alba	\$42,436.00
Park Areas - Play Equipment, Prosa	\$26,522.50
Park Areas - Wood Chips, Alba	\$4,721.01
Prosa Pool - Filters	\$3,182.70
Prosa Pool - Motors/Pumps	\$2,758.34
Prosa Pool Area - Barbecues	\$4,455.78
Prosa Pool Area - Furniture	\$19,573.61
Tennis Courts - Lighting	\$25,461.60
Tennis Courts - Resurfacing	\$9,930.02
Tennis Courts - Windscreen	\$4,194.80
<b>Sub Total</b>	<b>\$277,291.68</b>
<b>2023 Fiscal Year</b>	
Clubhouse - Office, Computers/Equipment	\$7,102.73
Landscape - Tree Trimming, Common	\$37,152.72
Main Spa - Pump/Motor	\$1,311.27
Main Spa - Pump/Motor, Booster	\$3,223.54
Park Areas - Play Flooring, Main, Seal	\$2,753.67
Parking Lot - Asphalt Overlay/Rehab	\$14,575.01
Parking Lot - Asphalt Repairs	\$2,073.51
Parking Lot - Slurry Sealing & Striping	\$4,115.30
Roofs - Clubhouse, Built Up, Flat Entry	\$3,343.74
<b>Sub Total</b>	<b>\$75,651.50</b>
<b>2024 Fiscal Year</b>	
Clubhouse - Billiards Tables	\$12,042.94
Clubhouse - Kitchen, Appliances	\$5,064.79
Clubhouse - Restroom, Shower Doors	\$2,476.12
Clubhouse - Window Blinds/Tinting	\$19,133.65
Clubhouse - Wood Deck/Railing	\$7,766.01
Landscape - Tree Removal & Replacement	\$11,255.09
Landscape - Tree Trimming, Blue Gum	\$41,643.83
Landscape - Tree Trimming, Jacaranda	\$16,882.63
Lighting - Interior, Clubhouse, Original	\$18,796.00
Main Pool Area - Deck Caulking	\$7,917.95

# Park Paseo Homeowners Association

## Annual Expenditure Detail

Sorted by Description

Main Spa - Heater	\$4,276.93
Painting - Interior, Clubhouse	\$7,878.56
Painting - Interior, Clubhouse Restrooms	\$5,162.03
Park Areas - Play Equipment, Main	\$61,902.98
Park Areas - Play Sand, Replenish, Prosa	\$10,129.58
Prosa Pool Area - Deck Caulking	\$3,599.38
<b>Sub Total</b>	<b>\$235,928.48</b>
<b>2025 Fiscal Year</b>	
Clubhouse - Kitchen, Appliances, Refrigerator	\$2,289.57
Clubhouse - Kitchen, Cabinets/Counters	\$31,300.40
Main Pool - Refiberglass & Tile Replace	\$95,060.47
Main Spa - Filter	\$1,738.91
Main Spa - Refiberglass & Tile Replacement	\$11,592.74
Main Wader - Refiberglass & Tile Replacement	\$12,172.38
Painting - Wood/Trim, Prosa	\$3,483.11
Park Areas - Play Flooring, Main, Seal	\$2,921.37
Prosa Cabana - Wood Repairs	\$3,477.82
Prosa Pool - Refiberglass & Tile Replace	\$42,081.65
Tennis Courts - Deck Caulking	\$2,942.47
Walls - Block, Repairs	\$5,796.37
<b>Sub Total</b>	<b>\$214,857.26</b>
<b>2026 Fiscal Year</b>	
Clubhouse - Doors, Exterior, Closets	\$2,865.73
Landscape - Tree Trimming, Blue Gum	\$44,179.94
Landscape - Tree Trimming, Common	\$40,597.78
Landscape - Tree Trimming, Red Ironbark	\$8,955.39
Main Pool - Heaters	\$25,433.31
Main Pool Area - Barbecue Island	\$7,164.31
Painting - Main Spa Equipment Room	\$3,677.68
Painting - Wood/Trim, Clubhouse	\$15,663.58
Parking Lot - Asphalt Repairs	\$2,265.78
Parking Lot - Slurry Sealing & Striping	\$4,496.90
<b>Sub Total</b>	<b>\$155,300.39</b>
<b>2027 Fiscal Year</b>	
Clubhouse - Drinking Fountain	\$3,997.09
Clubhouse - Office, Remodel	\$17,525.70
Main Spa - Sump Pump	\$3,763.41

# Park Paseo Homeowners Association

## Annual Expenditure Detail

### Sorted by Description

Painting - Interior, Prosa Restrooms	\$2,459.75
Park Areas - Benches	\$15,496.41
Park Areas - Play Flooring, Main, Seal	\$3,099.28
Tennis Courts - Benches	\$26,688.26
<b>Sub Total</b>	<b>\$73,029.91</b>
<b>2028 Fiscal Year</b>	
Clubhouse - Furnishings	\$44,336.95
Landscape - Irrigation, Controllers	\$42,639.48
Landscape - Tree Trimming, Blue Gum	\$46,870.49
Landscape - Tree Trimming, Jacaranda	\$19,001.55
Main Pool Area - Deck Caulking	\$8,911.73
Park Areas - Wood Chips, Alba	\$5,637.13
Prosa Pool Area - Deck Caulking	\$4,051.13
Tennis Courts - Resurfacing	\$11,856.97
Tennis Courts - Windscreen	\$5,008.81
<b>Sub Total</b>	<b>\$188,314.24</b>
<b>2029 Fiscal Year</b>	
Landscape - Tree Removal & Replacement	\$13,047.73
Landscape - Tree Trimming, Common	\$44,362.29
Main Pool - Motors/Pumps	\$10,177.23
Main Pool Area - Furniture, Replace	\$87,093.61
Main Wader - Pump/Motor	\$1,435.25
Park Areas - Play Flooring, Main, Replace	\$58,714.79
Park Areas - Play Flooring, Main, Seal	\$3,288.03
Parking Lot - Asphalt Repairs	\$2,475.88
Parking Lot - Slurry Sealing & Striping	\$4,913.88
Prosa Pool Area - Furniture	\$24,073.07
Tennis Courts - Deck Caulking	\$3,311.78
<b>Sub Total</b>	<b>\$252,893.53</b>
<b>2030 Fiscal Year</b>	
Clubhouse - Carpeting	\$11,436.73
Clubhouse - Doors, Exterior, Entry	\$18,814.83
Clubhouse - Exterior Staircase	\$27,415.89
Landscape - Tree Trimming, Blue Gum	\$49,724.91
Landscape - Tree Trimming, Red Ironbark	\$10,079.37
Main Pool Area - Barbecues	\$8,869.85
Main Pool Area - Deck, Repairs	\$6,719.58

# Park Paseo Homeowners Association

## Annual Expenditure Detail

### Sorted by Description

Painting - Wood/Trim, Prosa	\$4,037.88
Prosa Cabana - Wood Repairs	\$4,031.75
Prosa Pool - Heater	\$8,063.50
Prosa Pool - Motors/Pumps	\$3,494.18
Prosa Pool Area - Barbecues	\$5,644.45
Prosa Pool Area - Deck, Repairs	\$3,359.79
Walls - Block, Repairs	\$6,719.58
<b>Sub Total</b>	<b>\$168,412.29</b>
<b>2031 Fiscal Year</b>	
Clubhouse - Office, Computers/Equipment	\$8,997.52
Clubhouse - Water Heater	\$10,381.75
Fencing - Wrought Iron, Streets	\$10,520.18
Main Spa - Pump/Motor	\$1,661.08
Main Spa - Pump/Motor, Booster	\$4,083.49
Painting - Main Spa Equipment Room	\$4,263.44
Painting - Stucco	\$4,983.24
Painting - Wood/Trim, Clubhouse	\$18,158.38
Park Areas - Play Flooring, Main, Seal	\$3,488.27
Park Areas - Trash Receptacles	\$16,133.25
Prosa Cabana - Epoxy Floors	\$5,714.12
Prosa Cabana - Water Heater	\$6,505.90
Walls - Stucco, Repairs	\$3,460.58
<b>Sub Total</b>	<b>\$98,351.20</b>
<b>2032 Fiscal Year</b>	
Landscape - Tree Trimming, Blue Gum	\$52,753.15
Landscape - Tree Trimming, Common	\$48,475.87
Landscape - Tree Trimming, Jacaranda	\$21,386.41
Lighting - Exterior, Monument	\$4,562.43
Main Pool - Filters	\$9,552.60
Main Pool Area - Deck Caulking	\$10,030.23
Main Wader - Filter	\$1,568.34
Main Wader - Heater	\$4,847.59
Painting - Interior, Clubhouse	\$9,980.33
Painting - Interior, Clubhouse Restrooms	\$6,539.11
Parking Lot - Asphalt Repairs	\$2,705.46
Parking Lot - Slurry Sealing & Striping	\$5,369.53
Prosa Pool Area - Deck Caulking	\$4,559.58

# Park Paseo Homeowners Association

## Annual Expenditure Detail

### Sorted by Description

Roofs - Clubhouse, Built Up, HVAC	\$4,298.67
Tennis Courts - Chain Link Fencing	\$32,319.15
<b>Sub Total</b>	<b>\$218,948.45</b>
<b>2033 Fiscal Year</b>	
Clubhouse - Restroom, Epoxy Floor	\$7,048.96
Park Areas - Play Flooring, Main, Seal	\$3,700.71
Tennis Courts - Deck Caulking	\$3,727.43
<b>Sub Total</b>	<b>\$14,477.10</b>
<b>2034 Fiscal Year</b>	
Clubhouse - HVAC, Club/Office	\$46,663.39
Clubhouse - Restroom, Ceramic Tile	\$23,992.70
Clubhouse - Restroom, Counters	\$6,292.37
Clubhouse - Restroom, Lockers/Benches	\$15,125.90
Clubhouse - Restroom, Partitions	\$12,100.72
Clubhouse - Restroom, Plumbing Fixtures	\$13,462.05
Landscape - Tree Removal & Replacement	\$15,125.90
Landscape - Tree Trimming, Blue Gum	\$55,965.82
Landscape - Tree Trimming, Red Ironbark	\$11,344.42
Main Spa - Heater	\$5,747.84
Park Areas - Play Sand, Replenish, Prosa	\$13,613.31
Park Areas - Wood Chips, Alba	\$6,731.02
Prosa Pool - Filters	\$4,537.77
Tennis Courts - Resurfacing	\$14,157.84
Tennis Courts - Windscreen	\$5,980.78
<b>Sub Total</b>	<b>\$250,841.83</b>
<b>2035 Fiscal Year</b>	
Clubhouse - Kitchen, Sink	\$1,557.97
Landscape - Tree Trimming, Common	\$52,970.89
Main Spa - Filter	\$2,336.95
Main Spa - Sump Pump	\$4,767.38
Painting - Interior, Prosa Restrooms	\$3,115.93
Painting - Wood/Trim, Prosa	\$4,681.01
Park Areas - Play Flooring, Main, Seal	\$3,926.08
Parking Lot - Asphalt Repairs	\$2,956.33
Parking Lot - Slurry Sealing & Striping	\$5,867.43
Prosa Cabana - Termite Control/Fumigation	\$2,103.26
Prosa Cabana - Wood Repairs	\$4,673.90

# Park Paseo Homeowners Association

## Annual Expenditure Detail

### Sorted by Description

Walls - Block, Repairs	\$7,789.84
<b>Sub Total</b>	<b>\$96,746.96</b>
<b>2036 Fiscal Year</b>	
Clubhouse - Termite Control/Fumigation	\$6,418.83
Landscape - Tree Trimming, Blue Gum	\$59,374.14
Landscape - Tree Trimming, Jacaranda	\$24,070.60
Main Pool Area - Deck Caulking	\$11,289.11
Main Pool Area - Furniture, Replace	\$107,114.15
Painting - Main Spa Equipment Room	\$4,942.50
Painting - Wood/Trim, Clubhouse	\$21,050.54
Prosa Pool Area - Deck Caulking	\$5,131.85
Prosa Pool Area - Furniture	\$29,606.83
<b>Sub Total</b>	<b>\$268,998.55</b>
<b>2037 Fiscal Year</b>	
Clubhouse - Kitchen, Appliances, Refrigerator	\$3,264.37
Lighting - Exterior, Walkway, Bollards	\$190,077.48
Main Pool - Motors/Pumps	\$12,892.21
Main Pool - Refiberglass & Tile Replace	\$135,533.51
Main Spa - Refiberglass & Tile Replacement	\$16,528.48
Main Wader - Pump/Motor	\$1,818.13
Main Wader - Refiberglass & Tile Replacement	\$17,354.90
Park Areas - Play Flooring, Main, Seal	\$4,165.18
Prosa Cabana - Drinking Fountain	\$2,768.52
Prosa Pool - Refiberglass & Tile Replace	\$59,998.37
Tennis Courts - Deck Caulking	\$4,195.26
<b>Sub Total</b>	<b>\$448,596.40</b>
<b>2038 Fiscal Year</b>	
Clubhouse - Carpeting	\$14,487.71
Landscape - Tree Trimming, Blue Gum	\$62,990.02
Landscape - Tree Trimming, Common	\$57,882.72
Landscape - Tree Trimming, Red Ironbark	\$12,768.25
Main Pool - Heaters	\$36,261.82
Main Pool Area - Barbecues	\$11,236.06
Parking Lot - Asphalt Repairs	\$3,230.46
Parking Lot - Slurry Sealing & Striping	\$6,411.50
Prosa Pool - Motors/Pumps	\$4,426.33
Prosa Pool Area - Barbecues	\$7,150.22



# Park Paseo Homeowners Association

## Annual Expenditure Detail

Sorted by Description

<b>Sub Total</b>	<b>\$216,845.09</b>
<b>2039 Fiscal Year</b>	
Clubhouse - Kitchen, Appliances	\$7,890.78
Clubhouse - Office, Computers/Equipment	\$11,397.79
Clubhouse - Restroom, Shower Doors	\$3,857.71
Clubhouse - Window Blinds/Tinting	\$29,809.60
Landscape - Tree Removal & Replacement	\$17,535.06
Lighting - Exterior, Prosa, 2019	\$1,902.55
Main Spa - Pump/Motor	\$2,104.21
Main Spa - Pump/Motor, Booster	\$5,172.84
Park Areas - Play Flooring, Main, Seal	\$4,418.84
Prosa Cabana - Doors	\$5,961.92
<b>Sub Total</b>	<b>\$90,051.30</b>
<b>2040 Fiscal Year</b>	
Clubhouse - Furnishings	\$63,213.89
Fencing - Anodized Aluminum, Main Pool	\$285,365.58
Fencing - Anodized Aluminum, Prosa Pool	\$102,406.51
Landscape - Tree Trimming, Blue Gum	\$66,826.12
Landscape - Tree Trimming, Jacaranda	\$27,091.67
Lighting - Exterior, Prosa, Older	\$7,043.83
Main Pool Area - Deck Caulking	\$12,705.99
Main Pool Area - Deck, Repairs	\$9,030.56
Painting - Interior, Clubhouse	\$12,642.78
Painting - Interior, Clubhouse Restrooms	\$8,283.55
Painting - Wood/Trim, Prosa	\$5,426.57
Park Areas - Play Equipment, Alba	\$72,244.45
Park Areas - Play Equipment, Prosa	\$45,152.78
Park Areas - Wood Chips, Alba	\$8,037.20
Prosa Cabana - Wood Repairs	\$5,418.33
Prosa Pool Area - Aluminum Trellis	\$23,479.45
Prosa Pool Area - Deck Caulking	\$5,775.94
Prosa Pool Area - Deck, Repairs	\$4,515.28
Tennis Courts - Resurfacing	\$16,905.20
Tennis Courts - Windscreen	\$7,141.36
Walls - Block, Repairs	\$9,030.56
<b>Sub Total</b>	<b>\$797,737.59</b>

# Park Paseo Homeowners Association

## Annual Expenditure Detail

Sorted by Description

### 2041 Fiscal Year

Clubhouse - Doors, Kitchen	\$17,942.54
Clubhouse - Porcelain Tile, Floor	\$26,509.20
Landscape - Tree Trimming, Common	\$63,250.02
Lighting - Exterior, Main Pool/Club	\$28,462.51
Lighting - Interior, Clubhouse, 2016	\$1,795.18
Main Pool Area - Aluminum Trellis	\$91,154.43
Main Pool Area - Barbecue Island	\$11,161.77
Painting - Main Spa Equipment Room	\$5,729.71
Painting - Stucco	\$6,697.06
Painting - Wood/Trim, Clubhouse	\$24,403.34
Park Areas - Play Flooring, Main, Seal	\$4,687.94
Parking Lot - Asphalt Repairs	\$3,530.01
Parking Lot - Slurry Sealing & Striping	\$7,006.02
Roofs - Clubhouse, Built Up, Flat Entry	\$5,692.50
Tennis Courts - Deck Caulking	\$4,721.80

### Sub Total

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**\$302,744.03**

### 2042 Fiscal Year

Landscape - Tree Trimming, Blue Gum	\$70,895.83
Landscape - Tree Trimming, Red Ironbark	\$14,370.78
Park Areas - Play Equipment, Main	\$105,385.69
Prosa Pool - Heater	\$11,496.62

### Sub Total

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**\$202,148.91**

### 2043 Fiscal Year

Clubhouse - Drinking Fountain	\$6,414.16
Landscape - Irrigation, Controllers	\$66,430.92
Main Pool Area - Furniture, Replace	\$131,736.90
Main Spa - Sump Pump	\$6,039.17
Painting - Interior, Prosa Restrooms	\$3,947.17
Park Areas - Benches	\$24,867.19
Park Areas - Play Flooring, Main, Replace	\$88,811.39
Park Areas - Play Flooring, Main, Seal	\$4,973.44
Parking Lot - Asphalt Overlay/Rehab	\$26,324.09
Prosa Cabana - Epoxy Floors	\$8,146.97
Prosa Pool Area - Furniture	\$36,412.67
Tennis Courts - Benches	\$42,826.83

### Sub Total

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**\$446,930.90**

# Park Paseo Homeowners Association

## Annual Expenditure Detail

Sorted by Description

### 2044 Fiscal Year

Clubhouse - Doors, Sliding Glass	\$31,300.96
Landscape - Tree Removal & Replacement	\$20,327.94
Landscape - Tree Trimming, Blue Gum	\$75,213.38
Landscape - Tree Trimming, Common	\$69,115.00
Landscape - Tree Trimming, Jacaranda	\$30,491.91
Lighting - Exterior, Monument	\$6,504.94
Lighting - Interior, Prosa Cabana	\$3,577.72
Main Pool - Filters	\$13,619.72
Main Pool Area - Deck Caulking	\$14,300.71
Main Spa - Heater	\$7,724.62
Main Wader - Filter	\$2,236.07
Main Wader - Heater	\$6,911.50
Park Areas - Play Sand, Replenish, Prosa	\$18,295.15
Parking Lot - Asphalt Repairs	\$3,857.34
Parking Lot - Slurry Sealing & Striping	\$7,655.67
Prosa Cabana - Ceramic Tile, Interior	\$5,427.07
Prosa Cabana - Ceramic Tile, Shower	\$28,642.88
Prosa Cabana - Counters	\$7,399.37
Prosa Cabana - Plumbing Fixtures	\$14,026.28
Prosa Cabana - Restroom Partitions	\$11,383.65
Prosa Pool Area - Deck Caulking	\$6,500.88
Signs - Monument	\$58,207.03

### Sub Total

**\$442,719.78**

### 2045 Fiscal Year

Clubhouse - Kitchen, Cabinets/Counters	\$56,532.00
Clubhouse - Restroom, Epoxy Floor	\$10,050.13
Main Pool - Motors/Pumps	\$16,331.47
Main Spa - Filter	\$3,140.67
Main Wader - Pump/Motor	\$2,303.16
Painting - Wood/Trim, Prosa	\$6,290.88
Park Areas - Play Flooring, Main, Seal	\$5,276.32
Prosa Cabana - Wood Repairs	\$6,281.33
Tennis Courts - Deck Caulking	\$5,314.43
Walls - Block, Repairs	\$10,468.89

### Sub Total

**\$121,989.28**

# Park Paseo Homeowners Association

## Annual Expenditure Detail

Sorted by Description

### 2046 Fiscal Year

Clubhouse - Carpeting	\$18,352.59
Clubhouse - Doors, Exterior, Pool Access	\$19,840.64
Clubhouse - Doors, Exterior, Restrooms	\$19,840.64
Landscape - Tree Trimming, Blue Gum	\$79,793.88
Landscape - Tree Trimming, Red Ironbark	\$16,174.43
Lighting - Exterior, Parking/Volleyball	\$19,409.32
Main Pool Area - Barbecues	\$14,233.50
Main Pool Area - Ceramic Tile Shower	\$15,096.14
Painting - Main Spa Equipment Room	\$6,642.30
Painting - Wood/Trim, Clubhouse	\$28,290.16
Park Areas - Wood Chips, Alba	\$9,596.83
Prosa Pool - Filters	\$6,469.77
Prosa Pool - Motors/Pumps	\$5,607.14
Prosa Pool Area - Barbecues	\$9,057.68
Roofs - Prosa Cabana, Tile	\$27,359.06
Tennis Courts - Resurfacing	\$20,185.69
Tennis Courts - Windscreen	\$8,527.16

### Sub Total

**\$324,476.95**

### 2047 Fiscal Year

Clubhouse - Office, Computers/Equipment	\$14,438.38
Clubhouse - Office, Remodel	\$31,653.37
Clubhouse - Water Heater	\$16,659.67
Landscape - Tree Trimming, Common	\$75,523.83
Main Spa - Pump/Motor	\$2,665.55
Main Spa - Pump/Motor, Booster	\$6,552.80
Park Areas - Play Flooring, Main, Seal	\$5,597.65
Parking Lot - Asphalt Repairs	\$4,215.02
Parking Lot - Slurry Sealing & Striping	\$8,365.55
Prosa Cabana - Water Heater	\$10,440.06

### Sub Total

**\$176,111.87**

### 2048 Fiscal Year

Clubhouse - Wood Deck/Railing	\$15,786.70
Landscape - Tree Trimming, Blue Gum	\$84,653.32
Landscape - Tree Trimming, Jacaranda	\$34,318.92
Main Pool Area - Deck Caulking	\$16,095.57
Painting - Interior, Clubhouse	\$16,015.49

# Park Paseo Homeowners Association

## Annual Expenditure Detail

### Sorted by Description

Painting - Interior, Clubhouse Restrooms	\$10,493.35
Prosa Pool Area - Deck Caulking	\$7,316.79
<b>Sub Total</b>	<b>\$184,680.15</b>
<b>2049 Fiscal Year</b>	
Clubhouse - Billiards Tables	\$25,215.25
Clubhouse - Kitchen, Appliances, Refrigerator	\$4,654.22
Landscape - Tree Removal & Replacement	\$23,565.66
Lighting - Interior, Clubhouse, Original	\$39,354.64
Main Pool - Refiberglass & Tile Replace	\$193,238.37
Main Spa - Refiberglass & Tile Replacement	\$23,565.66
Main Wader - Refiberglass & Tile Replacement	\$24,743.94
Park Areas - Play Flooring, Main, Seal	\$5,938.55
Prosa Pool - Refiberglass & Tile Replace	\$85,543.33
Roofs - Clubhouse, Tile	\$126,901.05
Tennis Courts - Deck Caulking	\$5,981.43
<b>Sub Total</b>	<b>\$558,702.09</b>

# Park Paseo Homeowners Association

## Projections

### Directed Cash Flow Calculation Method

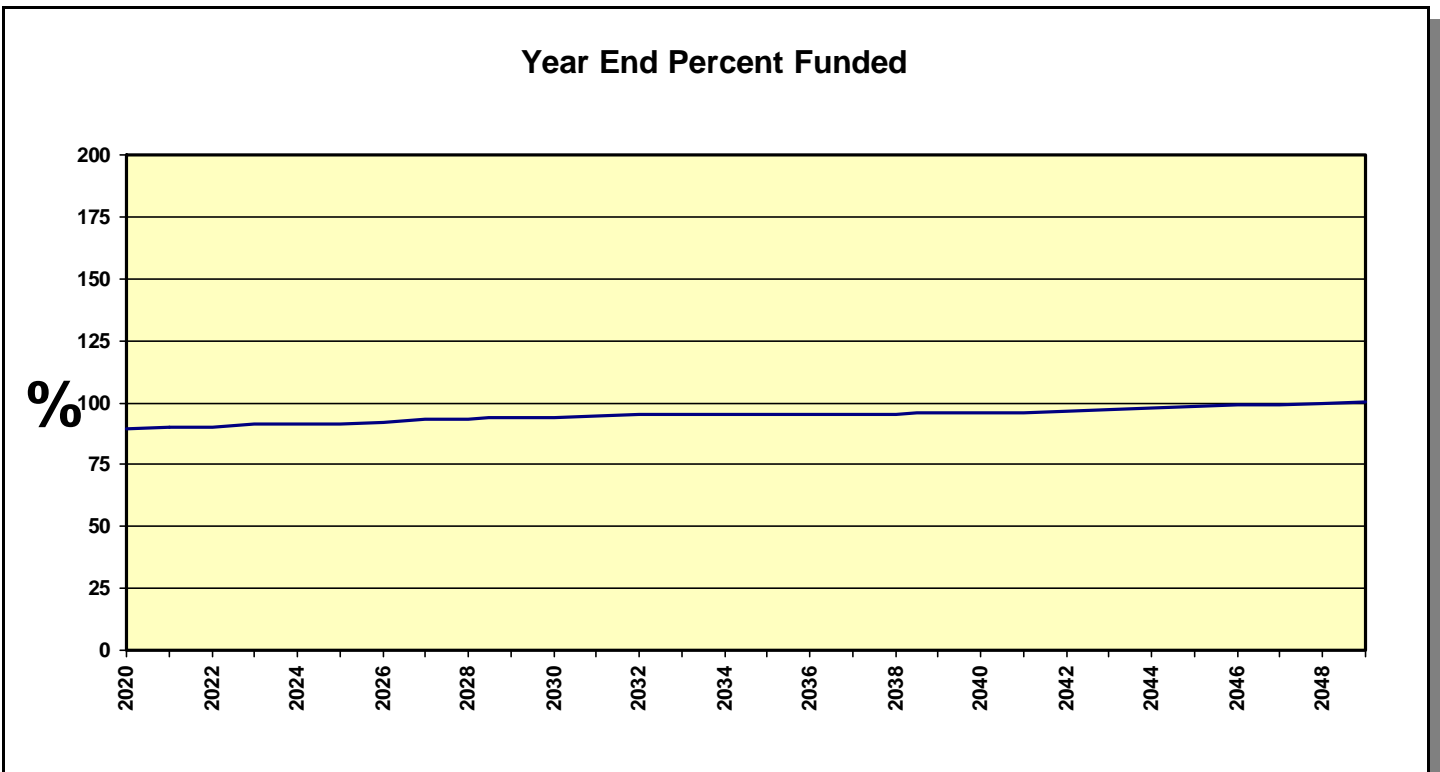
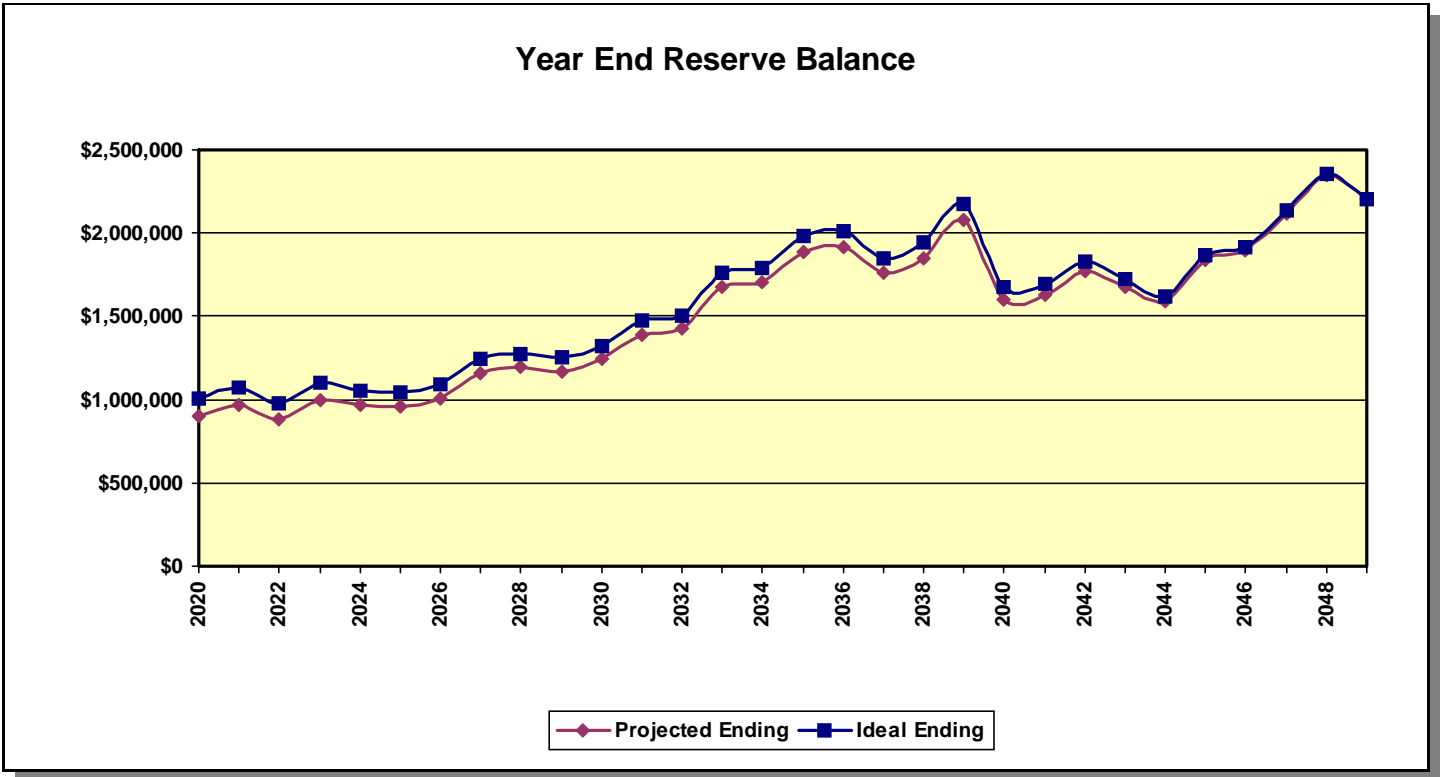
Fiscal Year	Beginning Balance	Member Contribution	Interest Contribution	Expenditures	Ending Balance	Fully Funded Ending Balance	Percent Funded
2020	\$1,255,510	\$166,500	\$11,248	\$533,347	\$899,911	\$1,007,872	89%
2021	\$899,911	\$171,495	\$12,195	\$112,817	\$970,784	\$1,076,622	90%
2022	\$970,784	\$176,640	\$10,909	\$277,292	\$881,042	\$978,874	90%
2023	\$881,042	\$181,939	\$12,520	\$75,651	\$999,849	\$1,097,200	91%
2024	\$999,849	\$187,397	\$11,971	\$235,928	\$963,289	\$1,055,995	91%
2025	\$963,289	\$193,019	\$11,789	\$214,857	\$953,240	\$1,041,160	92%
2026	\$953,240	\$198,810	\$12,524	\$155,300	\$1,009,273	\$1,094,480	92%
2027	\$1,009,273	\$204,774	\$14,511	\$73,030	\$1,155,528	\$1,242,236	93%
2028	\$1,155,528	\$210,917	\$14,987	\$188,314	\$1,193,118	\$1,277,660	93%
2029	\$1,193,118	\$217,245	\$14,647	\$252,894	\$1,172,116	\$1,251,322	94%
2030	\$1,172,116	\$223,762	\$15,584	\$168,412	\$1,243,050	\$1,319,860	94%
2031	\$1,243,050	\$230,475	\$17,614	\$98,351	\$1,392,787	\$1,471,012	95%
2032	\$1,392,787	\$237,389	\$18,069	\$218,948	\$1,429,297	\$1,505,589	95%
2033	\$1,429,297	\$244,511	\$21,510	\$14,477	\$1,680,841	\$1,764,809	95%
2034	\$1,680,841	\$251,846	\$21,771	\$250,842	\$1,703,616	\$1,787,898	95%
2035	\$1,703,616	\$259,402	\$24,312	\$96,747	\$1,890,583	\$1,982,245	95%
2036	\$1,890,583	\$267,184	\$24,570	\$268,999	\$1,913,338	\$2,006,982	95%
2037	\$1,913,338	\$275,199	\$22,411	\$448,596	\$1,762,352	\$1,849,318	95%
2038	\$1,762,352	\$283,455	\$23,602	\$216,845	\$1,852,564	\$1,940,529	95%
2039	\$1,852,564	\$291,959	\$26,715	\$90,051	\$2,081,186	\$2,176,961	96%
2040	\$2,081,186	\$300,718	\$20,021	\$797,738	\$1,604,187	\$1,677,829	96%
2041	\$1,604,187	\$309,739	\$20,333	\$302,744	\$1,631,515	\$1,697,222	96%
2042	\$1,631,515	\$319,031	\$22,195	\$202,149	\$1,770,593	\$1,832,625	97%
2043	\$1,770,593	\$328,602	\$20,767	\$446,931	\$1,673,031	\$1,721,369	97%
2044	\$1,673,031	\$338,460	\$19,516	\$442,720	\$1,588,287	\$1,620,399	98%
2045	\$1,588,287	\$348,614	\$22,906	\$121,989	\$1,837,818	\$1,866,174	98%
2046	\$1,837,818	\$359,072	\$23,636	\$324,477	\$1,896,050	\$1,914,301	99%
2047	\$1,896,050	\$369,845	\$26,617	\$176,112	\$2,116,399	\$2,131,363	99%
2048	\$2,116,399	\$380,940	\$29,672	\$184,680	\$2,342,331	\$2,356,242	99%
2049	\$2,342,331	\$392,368	\$27,659	\$558,702	\$2,203,656	\$2,201,736	100%

NOTE: In some cases, the projected Ending Balance may exceed the Fully Funded Ending Balance in years following high Expenditures. This is a result of the provision for contingency in this analysis, which in these projections is never expended. The contingency is continually adjusted according to need and any excess is redistributed among all components included.

# Park Paseo Homeowners Association

## Projection Charts

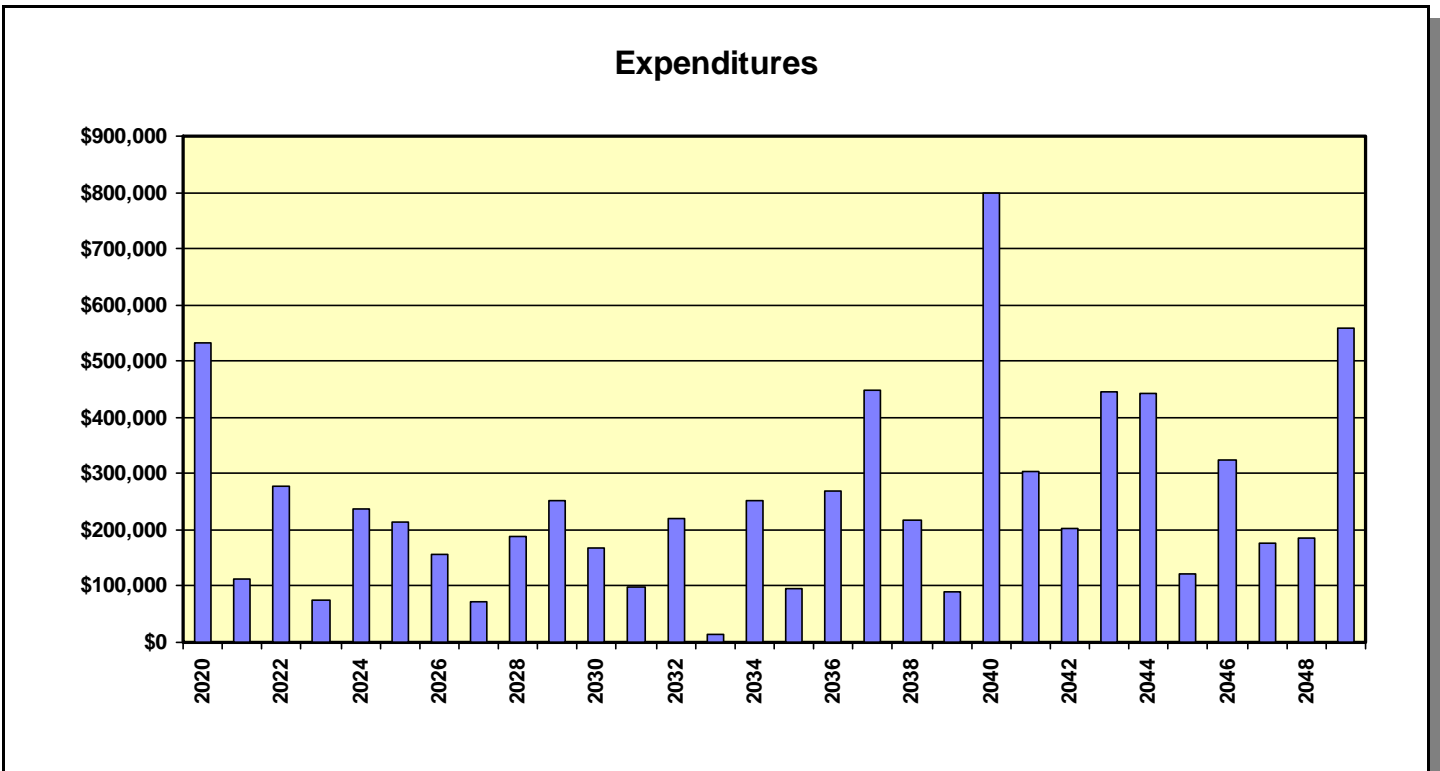
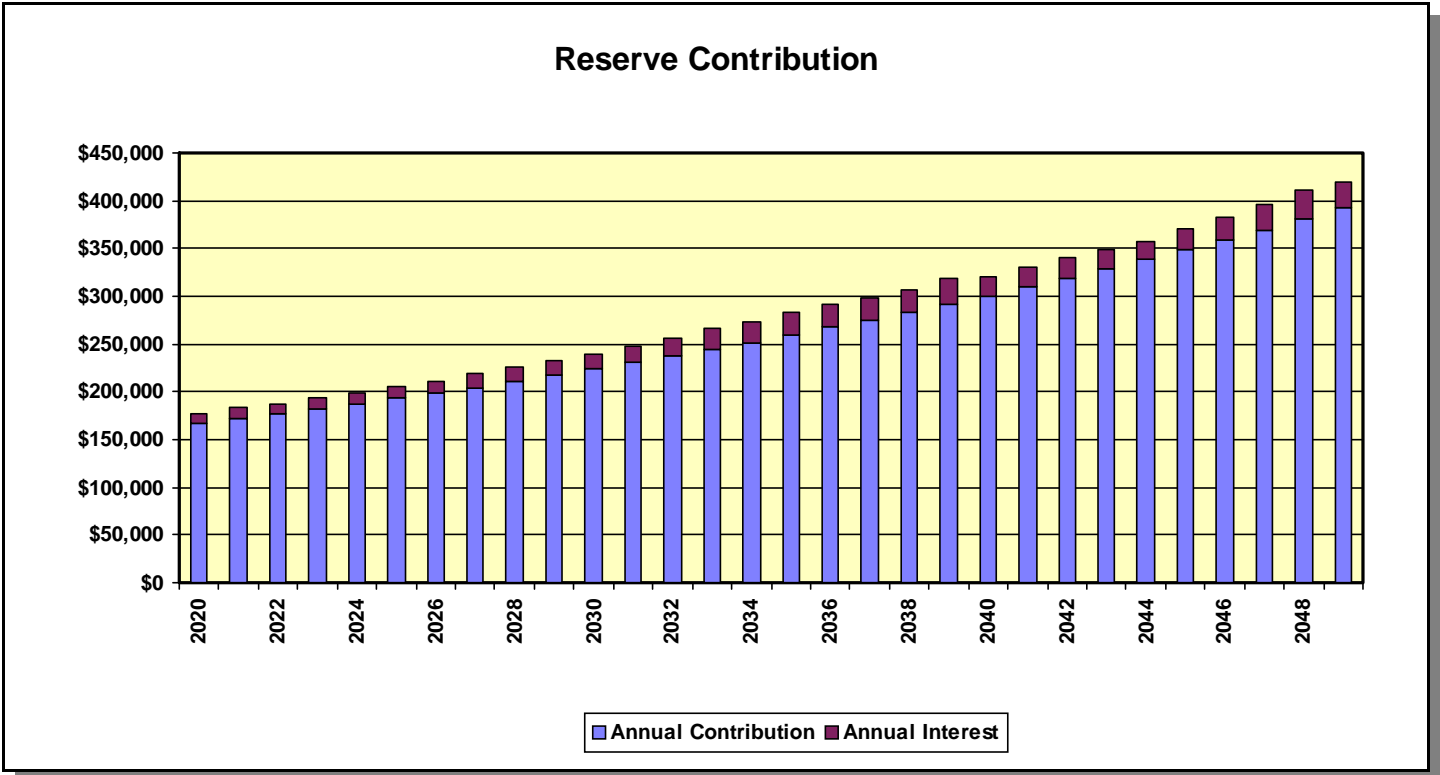
### Directed Cash Flow Calculation Method



# Park Paseo Homeowners Association

## Projection Charts

### Directed Cash Flow Calculation Method





# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Parking Lot - Asphalt Overlay/Rehab

Category	010 Parking Lot	Quantity	7,846 sq. ft.
		Unit Cost	\$1.700
		% of Replacement	100.00%
		Current Cost	\$13,338.20
		Future Cost	\$14,575.01
Placed In Service	07/97		
Useful Life	20		
Adjustment	+6	Assigned Reserves at FYB	\$11,769.00
Remaining Life	3	Monthly Member Contribution	\$57.71
Replacement Year	2023	Monthly Interest Contribution	\$14.14
		Total Monthly Contribution	\$71.85

Comments:



The parking lot was overlayed in July 1997 for \$4,150.

Most asphalt areas can be expected to last approximately 20-25 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

The remaining life of the asphalt overlay has been adjusted to align with the future replacement cycles of the asphalt repairs and seal coating.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Parking Lot - Asphalt Repairs

Category	010 Parking Lot	Quantity	7,846 sq. ft.
		Unit Cost	\$6.910
		% of Replacement	3.50%
		Current Cost	\$1,897.56
Placed In Service	09/16	Future Cost	\$2,073.51
Useful Life	3		
		Assigned Reserves at FYB	\$1,897.56
Remaining Life	0	Monthly Member Contribution	\$51.99
Replacement Year	2020	Monthly Interest Contribution	\$0.35
		Total Monthly Contribution	\$52.34

Comments:



The parking lot was seal coated in September 2016 for \$3,700.

It is estimated that a percentage of the asphalt areas will require repair or replacement. The actual condition of the asphalt should be monitored through time and these estimates adjusted accordingly.

We have budgeted for the asphalt to be repaired on the same cycle and in conjunction with the seal coating of the asphalt.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Parking Lot - Slurry Sealing & Striping

Category	010 Parking Lot	Quantity	7,846 sq. ft.
		Unit Cost	\$0.480
		% of Replacement	100.00%
		Current Cost	\$3,766.08
Placed In Service	09/16	Future Cost	\$4,115.30
Useful Life	3		
		Assigned Reserves at FYB	\$3,766.08
Remaining Life	0	Monthly Member Contribution	\$103.19
Replacement Year	2020	Monthly Interest Contribution	\$0.70
		Total Monthly Contribution	\$103.89

Comments:



The parking lot was seal coated in September 2016 for \$3,700.

Asphalt surfaces should be seal coated within 3 years of their initial installation. Thereafter, a 3 to 5 year cycle should be observed and adjusted according to the client's particular needs.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Roofs - Clubhouse, Built Up, Flat Entry

Category	020 Roofs	Quantity	340 sq. ft.
		Unit Cost	\$9.000
		% of Replacement	100.00%
		Current Cost	\$3,060.00
Placed In Service	05/05	Future Cost	\$3,343.74
Useful Life	18		
		Assigned Reserves at FYB	\$2,540.38
Remaining Life	3	Monthly Member Contribution	\$17.41
Replacement Year	2023	Monthly Interest Contribution	\$3.08
		Total Monthly Contribution	\$20.50

Comments:



The built up roof was installed in May 2005 during the clubhouse remodel and completed with a tar and rock finish.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Roofs - Clubhouse, Built Up, HVAC

Category	020 Roofs	Quantity	335 sq. ft.
		Unit Cost	\$9.000
		% of Replacement	100.00%
		Current Cost	\$3,015.00
Placed In Service	01/14	Future Cost	\$4,298.67
Useful Life	18		
		Assigned Reserves at FYB	\$1,005.00
Remaining Life	12	Monthly Member Contribution	\$16.00
Replacement Year	2032	Monthly Interest Contribution	\$1.28
		Total Monthly Contribution	\$17.29

Comments:



This built up roof area (asphalt rolled) is located above the electrical closet where the a/c units are located. The roof was replaced in 2014 when the a/c units were replaced.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Roofs - Clubhouse, Tile

Category	020 Roofs	Quantity	1 total
		Unit Cost	\$53,850.00
		% of Replacement	100.00%
		Current Cost	\$53,850.00
Placed In Service	05/14	Future Cost	\$126,901.05
Useful Life	35		
		Assigned Reserves at FYB	\$0.00
Remaining Life	29	Monthly Member Contribution	\$185.31
Replacement Year	2049	Monthly Interest Contribution	\$1.25
		Total Monthly Contribution	\$186.57

Comments:



The roof was replaced with Davinci tile in May 2014 for \$48,350.

4,276 sq. ft.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Roofs - Prosa Cabana, Tile

Category	020 Roofs	Quantity	995 sq. ft.
		Unit Cost	\$12.750
		% of Replacement	100.00%
		Current Cost	\$12,686.25
Placed In Service	01/11	Future Cost	\$27,359.06
Useful Life	35		
		Assigned Reserves at FYB	\$0.00
Remaining Life	26	Monthly Member Contribution	\$47.65
Replacement Year	2046	Monthly Interest Contribution	\$0.32
		Total Monthly Contribution	\$47.97

Comments:



The Davinci tile roof at the Prosa cabana and spa equipment room was replaced in October 2010 for \$10,385.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Painting - Aluminum, Pool Areas, Unfunded

Category	030 Painting	Quantity	5,805 sq. ft.
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/10	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:



The fencing at the pool areas was replaced with anodized aluminum fencing in 2008-09.

Main pool area	4,020 sq. ft.
Prosa pool area	1,785
	5,805 sq. ft.

At the request of the client, budgeting for this component has been excluded at this time. This component is listed for inventory purposes only.



# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Painting - Interior, Clubhouse

Category	030 Painting	Quantity	1 total
		Unit Cost	\$7,000.00
		% of Replacement	100.00%
		Current Cost	\$7,000.00
Placed In Service	09/16	Future Cost	\$7,878.56
Useful Life	8		
		Assigned Reserves at FYB	\$3,181.82
Remaining Life	4	Monthly Member Contribution	\$83.05
Replacement Year	2024	Monthly Interest Contribution	\$4.28
		Total Monthly Contribution	\$87.33

Comments:



The wallpaper was removed and interior of the clubhouse painted in September 2016 for \$13,010.

2,816 sq. ft.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Painting - Interior, Clubhouse Restrooms

Category	030 Painting	Quantity	3,276 sq. ft.
		Unit Cost	\$1.400
		% of Replacement	100.00%
		Current Cost	\$4,586.40
Placed In Service	09/16	Future Cost	\$5,162.03
Useful Life	8		
		Assigned Reserves at FYB	\$2,084.73
Remaining Life	4	Monthly Member Contribution	\$54.41
Replacement Year	2024	Monthly Interest Contribution	\$2.81
		Total Monthly Contribution	\$57.22

Comments:



The wallpaper was removed and interior of the clubhouse painted in September 2016 for \$13,010.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Painting - Interior, Prosa Restrooms

Category	030 Painting	Quantity	2 restrooms
		Unit Cost	\$1,000.00
		% of Replacement	100.00%
		Current Cost	\$2,000.00
		Future Cost	\$2,459.75
Placed In Service	04/19		
Useful Life	8		
		Assigned Reserves at FYB	\$193.55
Remaining Life	7	Monthly Member Contribution	\$22.12
Replacement Year	2027	Monthly Interest Contribution	\$0.38
		Total Monthly Contribution	\$22.49

Comments:



The Prosa restrooms were remodeled & painted in 2019.

The interior of the Prosa restrooms were painted in 2012 for \$1,500

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Painting - Main Spa Equipment Room

Category	030 Painting	Quantity	2,200 sq. ft.
		Unit Cost	\$1.400
		% of Replacement	100.00%
		Current Cost	\$3,080.00
		Future Cost	\$3,172.40
Placed In Service	06/11	Assigned Reserves at FYB	\$2,758.61
Useful Life	5	Monthly Member Contribution	\$29.46
Adjustment	+5	Monthly Interest Contribution	\$3.42
Remaining Life	1	Total Monthly Contribution	\$32.88
Replacement Year	2021		

Comments:



The exterior of the main spa equipment room was painted in June 2011.

The remaining life of this component has been extended at the request of the client.

The spa room doors were replaced in 2019 for \$2,590.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Painting - Stucco

Category	030 Painting	Quantity	1 total
		Unit Cost	\$3,600.00
		% of Replacement	100.00%
		Current Cost	\$3,600.00
Placed In Service	07/11	Future Cost	\$3,708.00
Useful Life	10		
		Assigned Reserves at FYB	\$3,221.05
Remaining Life	1	Monthly Member Contribution	\$34.70
Replacement Year	2021	Monthly Interest Contribution	\$4.00
		Total Monthly Contribution	\$38.70

Comments:



This component includes the stucco walls and buildings.

The stucco was repaired and painted in July 2011 for \$5,500.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Painting - Wood/Trim, Clubhouse

Category	030 Painting	Quantity	9,370 sq. ft.
		Unit Cost	\$1.400
		% of Replacement	100.00%
		Current Cost	\$13,118.00
		Future Cost	\$13,511.54
Placed In Service	06/11	Assigned Reserves at FYB	\$11,749.17
Useful Life	5	Monthly Member Contribution	\$125.48
Adjustment	+5	Monthly Interest Contribution	\$14.58
Remaining Life	1	Total Monthly Contribution	\$140.05
Replacement Year	2021		

Comments:



The clubhouse, Prosa cabana and all exterior buildings were painted in June 2011 for \$16,680.

The remaining life of this component has been extended at the request of the client.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Painting - Wood/Trim, Prosa

Category	030 Painting	Quantity	2,568 sq. ft.
		Unit Cost	\$1.170
		% of Replacement	100.00%
		Current Cost	\$3,004.56
		Future Cost	\$3,483.11
Placed In Service	01/20		
Useful Life	5		
		Assigned Reserves at FYB	\$0.00
Remaining Life	5	Monthly Member Contribution	\$50.16
Replacement Year	2025	Monthly Interest Contribution	\$0.34
		Total Monthly Contribution	\$50.50

Comments:



The woodwork at the Prosa cabana will be painted by the end of 2019 for \$3,000.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

The clubhouse, Prosa cabana and all exterior buildings were painted in June 2011 for \$16,680.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

<b>Painting - Wrought Iron, Streets, Unfunded</b>
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Category	030 Painting	Quantity	614 sq. ft.
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	07/19	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:



This is the fencing on Delamesa & Campanero streets as well as at the ends of Alba West & Entrada West. There is also wrought iron around the pool pump gates and dumpster gates. There is a wrought iron gate on the clubhouse upstairs balcony and a gate outside the clubhouse to the right of the maintenance gate.

The wrought iron was sanded and painted in 2019 for \$490..

Due to the nature and size of this expense, funding for this component has been excluded. It is anticipated that any expenditures can be effectively budgeted for by the client's operating and/or reserve contingency funds. This component is listed for inventory purposes only.



# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Fencing - Anodized Aluminum, Main Pool

Category	040 Fencing	Quantity	1 total
		Unit Cost	\$158,000.00
		% of Replacement	100.00%
		Current Cost	\$158,000.00
		Future Cost	\$285,365.58
Placed In Service	04/10	Assigned Reserves at FYB	\$0.00
Useful Life	30	Monthly Member Contribution	\$738.33
Remaining Life	20	Monthly Interest Contribution	\$4.98
Replacement Year	2040	Total Monthly Contribution	\$743.31

Comments:



The fencing at the main pool area was replaced with aluminum fencing in April 2010 for \$129,223.

- 749 - lin. ft. of 7' fencing
- 3 - 4' x 7' gates
- 1 - 3' x 7 gate

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Fencing - Anodized Aluminum, Prosa Pool

Category	040 Fencing	Quantity	1 total
		Unit Cost	\$56,700.00
		% of Replacement	100.00%
		Current Cost	\$56,700.00
		Future Cost	\$102,406.51
Placed In Service	01/10		
Useful Life	30		
		Assigned Reserves at FYB	\$0.00
Remaining Life	20	Monthly Member Contribution	\$264.96
Replacement Year	2040	Monthly Interest Contribution	\$1.79
		Total Monthly Contribution	\$266.75

Comments:



The fencing at the Prosa pool area was replaced with aluminum fencing in 2009 for \$45,000.

349 - lin. ft. of 7' fencing  
2 - 4' x 7' gates

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Fencing - Wrought Iron, Streets

Category	040 Fencing	Quantity	200 lin. ft.
		Unit Cost	\$38.000
		% of Replacement	100.00%
		Current Cost	\$7,600.00
Placed In Service	08/11	Future Cost	\$10,520.18
Useful Life	20		
		Assigned Reserves at FYB	\$3,294.42
Remaining Life	11	Monthly Member Contribution	\$38.32
Replacement Year	2031	Monthly Interest Contribution	\$4.11
		Total Monthly Contribution	\$42.43

Comments:



Alba West/Entrada*	28 lin. ft.
Delamesa/Campanero**	172
	200 lin. ft.

\* This 3.5' fencing was repaired in August 2011 for \$900

\*\* This 3' railing was repaired/replaced in November 2010 for \$6,180.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Walls - Block, Repairs

Category	040 Fencing	Quantity	1 provision
		Unit Cost	\$5,000.00
		% of Replacement	100.00%
		Current Cost	\$5,000.00
Placed In Service	06/77	Future Cost	\$5,796.37
Useful Life	5		
		Assigned Reserves at FYB	\$5,000.00
Remaining Life	0	Monthly Member Contribution	\$83.48
Replacement Year	2020	Monthly Interest Contribution	\$0.57
		Total Monthly Contribution	\$84.04

Comments:



It is estimated that a percentage of the concrete block walls will require repair or replacement through time. The actual condition of these walls should be monitored and the percentage of replacement and remaining life estimates adjusted accordingly.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Walls - Stucco, Repairs

Category	040 Fencing	Quantity	1 provision
		Unit Cost	\$2,500.00
		% of Replacement	100.00%
		Current Cost	\$2,500.00
Placed In Service	06/11	Future Cost	\$3,460.58
Useful Life	20		
		Assigned Reserves at FYB	\$1,095.74
Remaining Life	11	Monthly Member Contribution	\$12.52
Replacement Year	2031	Monthly Interest Contribution	\$1.36
		Total Monthly Contribution	\$13.89

Comments:



\$1,550 was spent for stucco wall repairs in June 2011.

It is estimated that a percentage of the stucco walls will require repair or replacement through time. The actual condition of these walls should be monitored and the percentage of replacement and remaining life estimates adjusted accordingly.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Lighting - Exterior, Main Pool/Club

Category	050 Lighting	Quantity	1 total
		Unit Cost	\$15,300.00
		% of Replacement	100.00%
		Current Cost	\$15,300.00
		Future Cost	\$15,759.00
Placed In Service	06/92		
Useful Life	20		
Adjustment	+9	Assigned Reserves at FYB	\$14,764.72
Remaining Life	1	Monthly Member Contribution	\$61.78
Replacement Year	2021	Monthly Interest Contribution	\$17.67
		Total Monthly Contribution	\$79.45

Comments:



24 - flush mount lights	@	\$150.00	=	\$3,600.00
24 - wall lights	@	\$175.00	=	\$4,200.00
16 - vapor lights	@	\$350.00	=	\$5,600.00
6 - canister lights	@	\$150.00	=	\$900.00
2 - large décor lights	@	\$350.00	=	\$700.00
2 - small fluorescent floods	@	\$150.00	=	\$300.00
		TOTAL	=	\$15,300.00

The remaining life of the lighting has been adjusted to align with the future painting cycle of the clubhouse.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Lighting - Exterior, Monument

Category	050 Lighting	Quantity	8 fixtures
		Unit Cost	\$400.00
		% of Replacement	100.00%
		Current Cost	\$3,200.00
		Future Cost	\$4,562.43
Placed In Service	01/20		
Useful Life	12		
		Assigned Reserves at FYB	\$0.00
Remaining Life	12	Monthly Member Contribution	\$23.48
Replacement Year	2032	Monthly Interest Contribution	\$0.16
		Total Monthly Contribution	\$23.64

Comments:



New monument sign lighting will be installed by the end of 2019 for a cost of \$8,750. This will include trenching and running conduit which should not be required at the next replacement. Therefore, we have only budgeted for the fixtures in the future.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Lighting - Exterior, Parking/Volleyball

Category	050 Lighting	Quantity	6 fixtures
		Unit Cost	\$1,500.00
		% of Replacement	100.00%
		Current Cost	\$9,000.00
		Future Cost	\$9,270.00
Placed In Service	01/77		
Useful Life	25		
Adjustment	+19	Assigned Reserves at FYB	\$8,795.45
Remaining Life	1	Monthly Member Contribution	\$27.55
Replacement Year	2021	Monthly Interest Contribution	\$10.46
		Total Monthly Contribution	\$38.01

#### Comments:



These are 20' poles with box-style tennis court type fixtures located at the clubhouse parking lot (4) and volleyball court (2).

One pole fixture was replaced in October 2000 at a cost of \$980.

The remaining life of this component has been extended due to its condition at our most recent field inspection.



# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Lighting - Exterior, Prosa, 2019

Category	050 Lighting	Quantity	1 total
		Unit Cost	\$1,085.00
		% of Replacement	100.00%
		Current Cost	\$1,085.00
		Future Cost	\$1,902.55
Placed In Service	04/19		
Useful Life	20		
		Assigned Reserves at FYB	\$0.00
Remaining Life	19	Monthly Member Contribution	\$5.30
Replacement Year	2039	Monthly Interest Contribution	\$0.04
		Total Monthly Contribution	\$5.34

Comments:



3 - double flood fixtures w/motion sensors	@	\$235.00	=	\$705.00
2 - flush squares	@	\$190.00	=	\$380.00
		TOTAL	=	\$1,085.00

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Lighting - Exterior, Prosa, Older

Category	050 Lighting	Quantity	1 total
		Unit Cost	\$3,900.00
		% of Replacement	100.00%
		Current Cost	\$3,900.00
		Future Cost	\$7,043.83
Placed In Service	06/92	Assigned Reserves at FYB	\$3,900.00
Useful Life	20	Monthly Member Contribution	\$18.22
Remaining Life	0	Monthly Interest Contribution	\$0.12
Replacement Year	2020	Total Monthly Contribution	\$18.34

Comments:



12 - wall lights	@	\$175.00	=	\$2,100.00
12 - cannister lights	@	\$150.00	=	\$1,800.00
		TOTAL	=	\$3,900.00

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Lighting - Exterior, Walkway, Bollards

Category	050 Lighting	Quantity	1 total
		Unit Cost	\$115,000.00
		% of Replacement	100.00%
		Current Cost	\$115,000.00
		Future Cost	\$190,077.48
Placed In Service	04/17	Assigned Reserves at FYB	\$1,060.72
Useful Life	20	Monthly Member Contribution	\$613.95
Remaining Life	17	Monthly Interest Contribution	\$5.38
Replacement Year	2037	Total Monthly Contribution	\$619.33

Comments:



The bollard walkway fixtures were replaced in April 2017 for a cost of \$109,829.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Lighting - Interior, Clubhouse, 2016

Category	050 Lighting	Quantity	1 total
		Unit Cost	\$965.00
		% of Replacement	100.00%
		Current Cost	\$965.00
		Future Cost	\$1,795.18
Placed In Service	09/16		
Useful Life	25		
		Assigned Reserves at FYB	\$0.00
Remaining Life	21	Monthly Member Contribution	\$4.33
Replacement Year	2041	Monthly Interest Contribution	\$0.03
		Total Monthly Contribution	\$4.36

Comments:



These fixtures were installed in September 2016:

1 - chandelier	@	\$725.00	=	\$725.00
1 - flush mount light	@	\$240.00	=	\$240.00
		<b>TOTAL</b>	<b>=</b>	<b>\$965.00</b>

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Lighting - Interior, Clubhouse, Original

Category	050 Lighting	Quantity	1 total
		Unit Cost	\$16,700.00
		% of Replacement	100.00%
		Current Cost	\$16,700.00
		Future Cost	\$18,796.00
Placed In Service	01/77		
Useful Life	25		
Adjustment	+22	Assigned Reserves at FYB	\$15,278.72
Remaining Life	4	Monthly Member Contribution	\$48.53
Replacement Year	2024	Monthly Interest Contribution	\$18.18
		Total Monthly Contribution	\$66.71

Comments:



37 - 4' quad fluorescents w/lenses	@	\$300.00	=	\$11,100.00
19 - 4' double fluorescents w/lenses	@	\$220.00	=	\$4,180.00
4 - 2' x 2' fluorescent fixtures	@	\$180.00	=	\$720.00
4 - incandescent lights	@	\$100.00	=	\$400.00
3 - down lights	@	\$100.00	=	\$300.00
		TOTAL	=	\$16,700.00

The remaining life of this component has been extended due to its condition at our most recent field inspection.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Lighting - Interior, Prosa Cabana

Category	050 Lighting	Quantity	1 total
		Unit Cost	\$1,760.00
		% of Replacement	100.00%
		Current Cost	\$1,760.00
		Future Cost	\$3,577.72
Placed In Service	04/19		
Useful Life	25		
		Assigned Reserves at FYB	\$0.00
Remaining Life	24	Monthly Member Contribution	\$7.06
Replacement Year	2044	Monthly Interest Contribution	\$0.05
		Total Monthly Contribution	\$7.11

Comments:



The restrooms at the Prosa cabana were remodeled in 2019.

8 - 4' double fluorescents w/lenses	@	\$220.00	=	\$1,760.00
		TOTAL	=	\$1,760.00

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Billiards Tables

Category	060 Clubhouse	Quantity	2 tables
		Unit Cost	\$5,350.00
		% of Replacement	100.00%
		Current Cost	\$10,700.00
		Future Cost	\$12,042.94
Placed In Service	01/77		
Useful Life	25		
Adjustment	+22	Assigned Reserves at FYB	\$9,789.36
Remaining Life	4	Monthly Member Contribution	\$31.10
Replacement Year	2024	Monthly Interest Contribution	\$11.65
		Total Monthly Contribution	\$42.75

Comments:



The billiards tables were refurbished with new felt and rubber bumpers in 2015 at a cost of \$1,450.

The remaining life of this component has been extended due to its condition at our most recent field inspection.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Bulletin Boards, Unfunded

Category	060 Clubhouse	Quantity	1 comment
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	10/94	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:



These are aluminum-framed w/glass bulletin boards.

Due to the nature and size of this expense, funding for this component has been excluded. It is anticipated that any expenditures can be effectively budgeted for by the client's operating and/or reserve contingency funds. This component is listed for inventory purposes only.



# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Carpeting

Category	060 Clubhouse	Quantity	185 sq. yds.
		Unit Cost	\$46.000
		% of Replacement	100.00%
		Current Cost	\$8,510.00
Placed In Service	09/14	Future Cost	\$9,028.26
Useful Life	8		
		Assigned Reserves at FYB	\$6,189.09
Remaining Life	2	Monthly Member Contribution	\$102.39
Replacement Year	2022	Monthly Interest Contribution	\$7.92
		Total Monthly Contribution	\$110.31

Comments:



The carpeting was replaced in September 2014 for \$7,800.

Carpet is only located the the clubhouse downstairs office and storage closets, the stairs leading to the 2nd floor and the upstairs room.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Doors, Exterior, Closets

Category	060 Clubhouse	Quantity	1 total
		Unit Cost	\$2,400.00
		% of Replacement	100.00%
		Current Cost	\$2,400.00
		Future Cost	\$2,865.73
Placed In Service	01/90		
Useful Life	25		
Adjustment	+11	Assigned Reserves at FYB	\$2,000.00
Remaining Life	6	Monthly Member Contribution	\$8.11
Replacement Year	2026	Monthly Interest Contribution	\$2.39
		Total Monthly Contribution	\$10.50

Comments:



2 - 3' x 6'8" doors, electrical closet	@	\$800.00	=	\$1,600.00
1 - 3' x 6 8" door, upstairs exterior door	@	\$800.00	=	\$800.00
		TOTAL	=	\$2,400.00

The remaining life of this component has been extended due to its condition at our most recent field inspection.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Doors, Exterior, Entry

Category	060 Clubhouse	Quantity	1 total
		Unit Cost	\$14,000.00
		% of Replacement	100.00%
		Current Cost	\$14,000.00
Placed In Service	05/05	Future Cost	\$18,814.83
Useful Life	25		
		Assigned Reserves at FYB	\$8,324.32
Remaining Life	10	Monthly Member Contribution	\$59.63
Replacement Year	2030	Monthly Interest Contribution	\$10.13
		Total Monthly Contribution	\$69.76

Comments:



These stained wood entry doors were replaced in May 2005 for \$10,000. Brass hardware was included in the cost.

2 - 3' x 6'8" wood doors	@	\$7,000.00	=	\$14,000.00
		TOTAL	=	\$14,000.00

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Doors, Exterior, Pool Access

Category	060 Clubhouse	Quantity	2 doors
		Unit Cost	\$4,600.00
		% of Replacement	100.00%
		Current Cost	\$9,200.00
		Future Cost	\$9,476.00
Placed In Service	01/79		
Useful Life	25		
Adjustment	+17	Assigned Reserves at FYB	\$8,980.95
Remaining Life	1	Monthly Member Contribution	\$28.96
Replacement Year	2021	Monthly Interest Contribution	\$10.69
		Total Monthly Contribution	\$39.64

Comments:



These are 3' x 6'8" wood doors w/glass.

The remaining life of this component has been extended at the request of the client.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Doors, Exterior, Restrooms

Category	060 Clubhouse	Quantity	1 total
		Unit Cost	\$9,200.00
		% of Replacement	100.00%
		Current Cost	\$9,200.00
		Future Cost	\$9,476.00
Placed In Service	01/77		
Useful Life	25		
Adjustment	+19	Assigned Reserves at FYB	\$8,990.91
Remaining Life	1	Monthly Member Contribution	\$28.16
Replacement Year	2021	Monthly Interest Contribution	\$10.70
		Total Monthly Contribution	\$38.86

Comments:



2 - 3' x 6'8" doors	@	\$4,600.00	=	\$9,200.00
		TOTAL	=	\$9,200.00

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Doors, Kitchen

Category	060 Clubhouse	Quantity	1 total
		Unit Cost	\$9,645.00
		% of Replacement	100.00%
		Current Cost	\$9,645.00
		Future Cost	\$17,942.54
Placed In Service	08/16		
Useful Life	25		
		Assigned Reserves at FYB	\$0.00
Remaining Life	21	Monthly Member Contribution	\$43.24
Replacement Year	2041	Monthly Interest Contribution	\$0.29
		Total Monthly Contribution	\$43.53

Comments:



These 2.5' x 8' doors near the kitchen area were replaced in August 2016 for \$9,235. In 2016, a higher cost fiberglass door was chosen due to the door being in the direct sunlight and rain exposure.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Doors, Sliding Glass

Category	060 Clubhouse	Quantity	1 total
		Unit Cost	\$15,398.00
		% of Replacement	100.00%
		Current Cost	\$15,398.00
Placed In Service	07/19	Future Cost	\$31,300.96
Useful Life	25		
		Assigned Reserves at FYB	\$0.00
Remaining Life	24	Monthly Member Contribution	\$61.75
Replacement Year	2044	Monthly Interest Contribution	\$0.42
		Total Monthly Contribution	\$62.17

Comments:



The 6' sliding glass doors (5) and window (1) were replaced in July 2019 for \$15,398. Screens were included in the purchase and the doors and window are under a lifetime warranty with Anlin through Cal Rep Windows & Doors.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Drinking Fountain

Category	060 Clubhouse	Quantity	1 fountain
		Unit Cost	\$3,250.00
		% of Replacement	100.00%
		Current Cost	\$3,250.00
Placed In Service	08/11	Future Cost	\$3,997.09
Useful Life	16		
		Assigned Reserves at FYB	\$1,774.32
Remaining Life	7	Monthly Member Contribution	\$20.09
Replacement Year	2027	Monthly Interest Contribution	\$2.21
		Total Monthly Contribution	\$22.30

Comments:



The clubhouse drinking fountain was replaced with an ADA double unit in August 2011 for \$2,675.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.



# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Exterior Staircase

Category	060 Clubhouse	Quantity	1 total
		Unit Cost	\$20,400.00
		% of Replacement	100.00%
		Current Cost	\$20,400.00
Placed In Service	07/06	Future Cost	\$27,415.89
Useful Life	24		
		Assigned Reserves at FYB	\$11,719.15
Remaining Life	10	Monthly Member Contribution	\$89.93
Replacement Year	2030	Monthly Interest Contribution	\$14.30
		Total Monthly Contribution	\$104.23

Comments:



The exterior staircase was replaced in July 2006 for \$14,207.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Furnishings

Category	060 Clubhouse	Quantity	1 total
		Unit Cost	\$35,000.00
		% of Replacement	100.00%
		Current Cost	\$35,000.00
		Future Cost	\$44,336.95
Placed In Service	09/16		
Useful Life	12		
		Assigned Reserves at FYB	\$10,294.12
Remaining Life	8	Monthly Member Contribution	\$276.65
Replacement Year	2028	Monthly Interest Contribution	\$13.89
		Total Monthly Contribution	\$290.54

Comments:



- 60 folding chairs
- 8 leather side chairs
- 6 swivel bar stools, upstairs
- 4 swivel bar stools
- 4 leather lounge chairs
- 3 pub tables, upstairs
- 2 leather arm chairs
- 2 pub tables
- 2 end tables
- 2 round tables
- 1 wood/concrete table
- 1 credenza, tv
- 1 television

The cost estimate for this component has been calculated based on the inventory identified herein. It is likely that future replacements will vary and, therefore, the cost used should be considered as a general indication of budgetary needs rather than specific to this inventory.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - HVAC, Club/Office

Category	060 Clubhouse	Quantity	1 total
		Unit Cost	\$30,850.00
		% of Replacement	100.00%
		Current Cost	\$30,850.00
		Future Cost	\$46,663.39
Placed In Service	04/14	Assigned Reserves at FYB	\$8,981.65
Useful Life	20	Monthly Member Contribution	\$150.84
Remaining Life	14	Monthly Interest Contribution	\$11.51
Replacement Year	2034	Total Monthly Contribution	\$162.35

Comments:



The hvac units for the clubhouse and office were replaced in April 2014 for \$27,697.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Kitchen, Appliances

Category	060 Clubhouse	Quantity	1 total
		Unit Cost	\$4,500.00
		% of Replacement	100.00%
		Current Cost	\$4,500.00
		Future Cost	\$5,064.79
Placed In Service	05/05		
Useful Life	15		
Adjustment	+4	Assigned Reserves at FYB	\$3,535.71
Remaining Life	4	Monthly Member Contribution	\$24.39
Replacement Year	2024	Monthly Interest Contribution	\$4.30
		Total Monthly Contribution	\$28.69

Comments:



The appliances were replaced in May 2005:

These are GE Profile appliances:

- 2 microwave ovens
- 1 vent hood
- 1 oven/range
- 1 warming oven

The remaining life of this component has been extended due to its condition at our most recent field inspection.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

<b>Clubhouse - Kitchen, Appliances, Refrigerator</b>
--

Category	060 Clubhouse	Quantity	1 total
		Unit Cost	\$1,975.00
		% of Replacement	100.00%
		Current Cost	\$1,975.00
		Future Cost	\$2,289.57
Placed In Service	05/13	Assigned Reserves at FYB	\$1,128.57
Useful Life	12	Monthly Member Contribution	\$15.54
Remaining Life	5	Monthly Interest Contribution	\$1.42
Replacement Year	2025	Total Monthly Contribution	\$16.96

Comments:



This is a Maytag refrigerator/freezer.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Kitchen, Cabinets/Counters

Category	060 Clubhouse	Quantity	1 total
		Unit Cost	\$27,000.00
		% of Replacement	100.00%
		Current Cost	\$27,000.00
Placed In Service	05/05	Future Cost	\$31,300.40
Useful Life	20		
		Assigned Reserves at FYB	\$20,135.59
Remaining Life	5	Monthly Member Contribution	\$139.78
Replacement Year	2025	Monthly Interest Contribution	\$24.46
		Total Monthly Contribution	\$164.24

Comments:



The cabinets and counters were replaced in May 2005 for \$18,800.

These are composite laminate cabinets and granite counters:

- 31 lin. ft. of base cabinets
- 15 lin. ft. of wall cabinets
- 31 lin. ft. of counters

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

The useful life estimate for this component has been provided by the client.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Kitchen, Sink

Category	060 Clubhouse	Quantity	1 sink
		Unit Cost	\$1,000.00
		% of Replacement	100.00%
		Current Cost	\$1,000.00
Placed In Service	05/05	Future Cost	\$1,557.97
Useful Life	30		
		Assigned Reserves at FYB	\$494.38
Remaining Life	15	Monthly Member Contribution	\$3.65
Replacement Year	2035	Monthly Interest Contribution	\$0.61
		Total Monthly Contribution	\$4.26

Comments:



The sink was installed in May 2005 for \$600.

# Park Paseo Homeowners Association

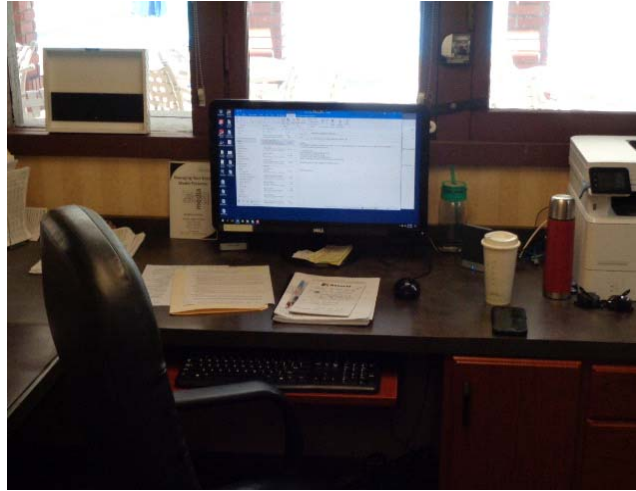
## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Office, Computers/Equipment

Category	060 Clubhouse	Quantity	1 provision
		Unit Cost	\$6,500.00
		% of Replacement	100.00%
		Current Cost	\$6,500.00
Placed In Service	01/15	Future Cost	\$7,102.73
Useful Life	8		
		Assigned Reserves at FYB	\$4,062.50
Remaining Life	3	Monthly Member Contribution	\$71.87
Replacement Year	2023	Monthly Interest Contribution	\$5.23
		Total Monthly Contribution	\$77.10

Comments:



2 computers w/monitors, Dell  
1 printer, HP



# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Office, Remodel

Category	060 Clubhouse	Quantity	1 provision
		Unit Cost	\$14,250.00
		% of Replacement	100.00%
		Current Cost	\$14,250.00
Placed In Service	03/07	Future Cost	\$17,525.70
Useful Life	20		
		Assigned Reserves at FYB	\$9,220.59
Remaining Life	7	Monthly Member Contribution	\$72.43
Replacement Year	2027	Monthly Interest Contribution	\$11.26
		Total Monthly Contribution	\$83.69

Comments:



The office was remodeled in March 2007 for \$10,238.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

- Carpet
- Cabinets
- Counters
- Window blinds
- Lighting
- Office chair

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Porcelain Tile, Floor

Category	060 Clubhouse	Quantity	1 total
		Unit Cost	\$14,250.00
		% of Replacement	100.00%
		Current Cost	\$14,250.00
Placed In Service	09/16	Future Cost	\$26,509.20
Useful Life	25		
		Assigned Reserves at FYB	\$0.00
Remaining Life	21	Monthly Member Contribution	\$63.89
Replacement Year	2041	Monthly Interest Contribution	\$0.43
		Total Monthly Contribution	\$64.32

Comments:



There is approximately 756 sq. ft. of floor tile.

This wood grain porcelain flooring was replaced in September 2016 for \$13,045.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

<b>Clubhouse - Restroom, Ceramic Tile</b>
---

Category	060 Clubhouse	Quantity	385 sq. ft.
		Unit Cost	\$40.000
		% of Replacement	103.00%
		Current Cost	\$15,862.00
		Future Cost	\$23,992.70
Placed In Service	01/09	Assigned Reserves at FYB	\$6,979.28
Useful Life	25	Monthly Member Contribution	\$65.43
Remaining Life	14	Monthly Interest Contribution	\$8.60
Replacement Year	2034	Total Monthly Contribution	\$74.03

Comments:



The womens shower was replaced in March 2012 for \$3,237.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Restroom, Counters

Category	060 Clubhouse	Quantity	16 lin. ft.
		Unit Cost	\$260.000
		% of Replacement	100.00%
		Current Cost	\$4,160.00
		Future Cost	\$6,292.37
Placed In Service	01/09	Assigned Reserves at FYB	\$1,830.40
Useful Life	25	Monthly Member Contribution	\$17.16
Remaining Life	14	Monthly Interest Contribution	\$2.26
Replacement Year	2034	Total Monthly Contribution	\$19.42

Comments:



These are granite counters.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Restroom, Epoxy Floor

Category	060 Clubhouse	Quantity	400 sq. ft.
		Unit Cost	\$12.000
		% of Replacement	100.00%
		Current Cost	\$4,800.00
Placed In Service	01/09	Future Cost	\$4,944.00
Useful Life	12		
		Assigned Reserves at FYB	\$4,400.00
Remaining Life	1	Monthly Member Contribution	\$37.88
Replacement Year	2021	Monthly Interest Contribution	\$5.39
		Total Monthly Contribution	\$43.27

Comments:



The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

# Park Paseo Homeowners Association

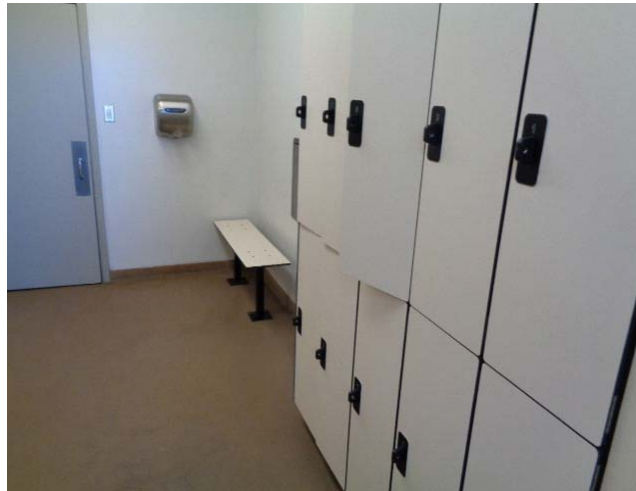
## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Restroom, Lockers/Benches

Category	060 Clubhouse	Quantity	1 provision
		Unit Cost	\$10,000.00
		% of Replacement	100.00%
		Current Cost	\$10,000.00
Placed In Service	01/09	Future Cost	\$15,125.90
Useful Life	25		
		Assigned Reserves at FYB	\$4,400.00
Remaining Life	14	Monthly Member Contribution	\$41.25
Replacement Year	2034	Monthly Interest Contribution	\$5.42
		Total Monthly Contribution	\$46.67

Comments:



These are laminated lockers and benches.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Restroom, Partitions

Category	060 Clubhouse	Quantity	5 partitions
		Unit Cost	\$1,600.000
		% of Replacement	100.00%
		Current Cost	\$8,000.00
Placed In Service	01/09	Future Cost	\$12,100.72
Useful Life	25		
		Assigned Reserves at FYB	\$3,520.00
Remaining Life	14	Monthly Member Contribution	\$33.00
Replacement Year	2034	Monthly Interest Contribution	\$4.34
		Total Monthly Contribution	\$37.34

Comments:



These are solid plastic toilet partitions.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Restroom, Plumbing Fixtures

Category	060 Clubhouse	Quantity	1 total
		Unit Cost	\$8,900.00
		% of Replacement	100.00%
		Current Cost	\$8,900.00
Placed In Service	01/09	Future Cost	\$13,462.05
Useful Life	25		
		Assigned Reserves at FYB	\$3,916.00
Remaining Life	14	Monthly Member Contribution	\$36.71
Replacement Year	2034	Monthly Interest Contribution	\$4.83
		Total Monthly Contribution	\$41.54

Comments:



4 counter oval sinks	@	\$700.00	=	\$2,800.00
5 toilets, flush valve type	@	\$1,000.00	=	\$5,000.00
1 wall mounted urinal	@	\$1,100.00	=	\$1,100.00
		<b>TOTAL</b>	<b>=</b>	<b>\$8,900.00</b>



# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

<b>Clubhouse - Restroom, Shower Doors</b>
---

Category	060 Clubhouse	Quantity	4 doors
		Unit Cost	\$550.000
		% of Replacement	100.00%
		Current Cost	\$2,200.00
Placed In Service	01/09	Future Cost	\$2,476.12
Useful Life	15		
		Assigned Reserves at FYB	\$1,613.33
Remaining Life	4	Monthly Member Contribution	\$14.17
Replacement Year	2024	Monthly Interest Contribution	\$1.98
		Total Monthly Contribution	\$16.15

Comments:



These are aluminum framed w/plexiglass shower doors.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Termite Control/Fumigation

Category	060 Clubhouse	Quantity	1 clubhouse
		Unit Cost	\$4,000.00
		% of Replacement	100.00%
		Current Cost	\$4,000.00
		Future Cost	\$4,120.00
Placed In Service	01/96		
Useful Life	15		
Adjustment	+10	Assigned Reserves at FYB	\$3,840.00
Remaining Life	1	Monthly Member Contribution	\$17.75
Replacement Year	2021	Monthly Interest Contribution	\$4.61
		Total Monthly Contribution	\$22.36

Comments:



# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Water Heater

Category	060 Clubhouse	Quantity	1 heater
		Unit Cost	\$7,500.00
		% of Replacement	100.00%
		Current Cost	\$7,500.00
Placed In Service	06/15	Future Cost	\$10,381.75
Useful Life	16		
		Assigned Reserves at FYB	\$2,205.88
Remaining Life	11	Monthly Member Contribution	\$44.81
Replacement Year	2031	Monthly Interest Contribution	\$2.88
		Total Monthly Contribution	\$47.69

Comments:



The Noritz tankless water heater was replaced in June 2015 for \$6,983.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Window Blinds/Tinting

Category	060 Clubhouse	Quantity	1 total
		Unit Cost	\$17,000.00
		% of Replacement	100.00%
		Current Cost	\$17,000.00
Placed In Service	05/05	Future Cost	\$19,133.65
Useful Life	15		
Adjustment	+4	Assigned Reserves at FYB	\$13,357.14
Remaining Life	4	Monthly Member Contribution	\$92.14
Replacement Year	2024	Monthly Interest Contribution	\$16.23
		Total Monthly Contribution	\$108.37

Comments:



The windows were tinted and blinds replaced with fabric roller shades in May 2005 for \$12,100.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

The remaining life of this component has been extended due to its condition at our most recent field inspection.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Clubhouse - Wood Deck/Railing

Category	060 Clubhouse	Quantity	1 total
		Unit Cost	\$6,900.00
		% of Replacement	100.00%
		Current Cost	\$6,900.00
		Future Cost	\$7,766.01
Placed In Service	01/00		
Useful Life	24		
		Assigned Reserves at FYB	\$5,750.00
Remaining Life	4	Monthly Member Contribution	\$31.00
Replacement Year	2024	Monthly Interest Contribution	\$6.92
		Total Monthly Contribution	\$37.93

Comments:



216 sq. ft. of wood deck	@	\$25.00	=	\$5,400.00
30 lin. ft. of wood railing	@	\$50.00	=	\$1,500.00
		TOTAL	=	\$6,900.00

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Main Pool - Filters

Category	065 Main Pool	Quantity	4 filters
		Unit Cost	\$1,675.000
		% of Replacement	100.00%
		Current Cost	\$6,700.00
Placed In Service	01/03	Future Cost	\$9,552.60
Useful Life	12		
		Assigned Reserves at FYB	\$6,700.00
Remaining Life	0	Monthly Member Contribution	\$49.16
Replacement Year	2020	Monthly Interest Contribution	\$0.33
		Total Monthly Contribution	\$49.49

#### Comments:



These are Hayward 72 sq. ft. filters.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Main Pool - Heaters

Category	065 Main Pool	Quantity	3 heaters
		Unit Cost	\$7,100.00
		% of Replacement	100.00%
		Current Cost	\$21,300.00
Placed In Service	05/14	Future Cost	\$25,433.31
Useful Life	12		
		Assigned Reserves at FYB	\$10,345.71
Remaining Life	6	Monthly Member Contribution	\$166.51
Replacement Year	2026	Monthly Interest Contribution	\$13.21
		Total Monthly Contribution	\$179.72

#### Comments:



These are Raypak Professional 399K BTU heaters.

The main pool heater was replaced with 3 heaters in May 2014 for \$19,428.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Main Pool - Motors/Pumps

Category	065 Main Pool	Quantity	2 systems
		Unit Cost	\$3,900.00
		% of Replacement	100.00%
		Current Cost	\$7,800.00
Placed In Service	06/13	Future Cost	\$8,034.00
Useful Life	8		
		Assigned Reserves at FYB	\$6,771.43
Remaining Life	1	Monthly Member Contribution	\$91.71
Replacement Year	2021	Monthly Interest Contribution	\$8.53
		Total Monthly Contribution	\$100.24

Comments:



These are 5HP pump systems.



# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Main Pool - Refiberglass & Tile Replace

Category	065 Main Pool	Quantity	1 pool
		Unit Cost	\$82,000.00
		% of Replacement	100.00%
		Current Cost	\$82,000.00
Placed In Service	01/13	Future Cost	\$95,060.47
Useful Life	12		
		Assigned Reserves at FYB	\$47,833.33
Remaining Life	5	Monthly Member Contribution	\$630.22
Replacement Year	2025	Monthly Interest Contribution	\$60.13
		Total Monthly Contribution	\$690.35

Comments:



The pool was refiberglassed in October 2012 for \$71,725.

- 3,873 sq. ft. of refiberglassing
- 270 lin. ft. of trim tile
- 420 lin. ft. of lane tile
- 6 tile diamonds

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Main Pool Area - Aluminum Trellis

Category	065 Main Pool	Quantity	1 total
		Unit Cost	\$49,000.00
		% of Replacement	100.00%
		Current Cost	\$49,000.00
		Future Cost	\$91,154.43
Placed In Service	06/11		
Useful Life	30		
		Assigned Reserves at FYB	\$0.00
Remaining Life	21	Monthly Member Contribution	\$219.68
Replacement Year	2041	Monthly Interest Contribution	\$1.48
		Total Monthly Contribution	\$221.17

Comments:



3,794 sq. ft.

The original wood trellis was replaced with an aluminum structure in June 2011 for \$40,232.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Main Pool Area - Barbecue Island

Category	065 Main Pool	Quantity	1 island
		Unit Cost	\$6,000.00
		% of Replacement	100.00%
		Current Cost	\$6,000.00
Placed In Service	01/11	Future Cost	\$7,164.31
Useful Life	15		
		Assigned Reserves at FYB	\$3,600.00
Remaining Life	6	Monthly Member Contribution	\$38.15
Replacement Year	2026	Monthly Interest Contribution	\$4.47
		Total Monthly Contribution	\$42.62

Comments:



This is a prefabricated barbecue island with ceramic tile counter top.

The island was done in 2011 with the replacement of the barbecues.

The useful life estimate for this component has been provided by the client.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Main Pool Area - Barbecues

Category	065 Main Pool	Quantity	1 total
		Unit Cost	\$6,600.00
		% of Replacement	100.00%
		Current Cost	\$6,600.00
		Future Cost	\$7,001.94
Placed In Service	06/11		
Useful Life	8		
Adjustment	+3	Assigned Reserves at FYB	\$5,352.76
Remaining Life	2	Monthly Member Contribution	\$57.56
Replacement Year	2022	Monthly Interest Contribution	\$6.65
		Total Monthly Contribution	\$64.20

Comments:



The middle built in barbecue was replaced in May 2019 for \$1,491.

The barbecues at the pool area were replaced in June 2011 for \$4,330.

These are AOG stainless steel barbecues:

3	built in barbecues	@	\$1,500.00	=	\$4,500.00
1	pedestal barbecue, spa area	@	\$2,100.00	=	\$2,100.00
			TOTAL	=	\$6,600.00

The remaining life of this component has been extended due to its condition at our most recent field inspection.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Main Pool Area - Ceramic Tile Shower

Category	065 Main Pool	Quantity	1 shower
		Unit Cost	\$7,000.00
		% of Replacement	100.00%
		Current Cost	\$7,000.00
Placed In Service	01/77	Future Cost	\$7,210.00
Useful Life	25		
Adjustment	+19	Assigned Reserves at FYB	\$6,840.91
Remaining Life	1	Monthly Member Contribution	\$21.43
Replacement Year	2021	Monthly Interest Contribution	\$8.14
		Total Monthly Contribution	\$29.57

Comments:



This is an exterior shower:

88 sq. ft. of wall tile  
15 sq. ft. of floor tile

The unit cost indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Main Pool Area - Concrete Deck, Replace		One Time Replacement	
Category	065 Main Pool	Quantity	1 total
		Unit Cost	\$340,000.00
		% of Replacement	100.00%
		Current Cost	\$340,000.00
Placed In Service	01/77	Future Cost	\$0.00
Useful Life	30		
		Assigned Reserves at FYB	\$340,000.00
Remaining Life	0	Monthly Member Contribution	\$0.00
Replacement Year	2020	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:



This component is for the replacement of the concrete deck at the pool, spa, wader & patio areas with pavers.

The current cost for this component was originally provided by the client, and has been adjusted to allow for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Main Pool Area - Deck Caulking

Category	065 Main Pool	Quantity	1,407 lin. ft.
		Unit Cost	\$5.000
		% of Replacement	100.00%
		Current Cost	\$7,035.00
Placed In Service	01/16	Future Cost	\$7,917.95
Useful Life	4		
		Assigned Reserves at FYB	\$7,035.00
Remaining Life	0	Monthly Member Contribution	\$145.69
Replacement Year	2020	Monthly Interest Contribution	\$0.98
		Total Monthly Contribution	\$146.67

Comments:



The deck caulking at the pool area was replaced in October 2015.

Mastic material (deck caulking) prevents moisture from seeping through the expansion joints in the concrete pool deck, which otherwise could result in cracking these surfaces. The mastic material should be carefully monitored for deterioration and replaced as soon as water tight integrity is lost.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Main Pool Area - Deck, Repairs

Category	065 Main Pool	Quantity	1 provision
		Unit Cost	\$5,000.00
		% of Replacement	100.00%
		Current Cost	\$5,000.00
		Future Cost	\$6,719.58
Placed In Service	01/20		
Useful Life	10		
		Assigned Reserves at FYB	\$0.00
Remaining Life	10	Monthly Member Contribution	\$43.36
Replacement Year	2030	Monthly Interest Contribution	\$0.29
		Total Monthly Contribution	\$43.65

Comments:



This component is for repairs to the pavers once they are installed.



# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Main Pool Area - Furniture, Replace

Category	065 Main Pool	Quantity	1 total
		Unit Cost	\$66,750.00
		% of Replacement	100.00%
		Current Cost	\$66,750.00
Placed In Service	05/15	Future Cost	\$70,815.08
Useful Life	7		
		Assigned Reserves at FYB	\$46,725.00
Remaining Life	2	Monthly Member Contribution	\$875.10
Replacement Year	2022	Monthly Interest Contribution	\$60.49
		Total Monthly Contribution	\$935.59

Comments:



The strapped style pool furniture was replaced in May 2015 for \$62,362:

- 70 chaise lounges
- 80 lounge chairs
- 18 square tables
- 27 tea tables
- 13 umbrellas w/stands

The cost estimate for this component has been calculated based on the inventory identified herein. It is likely that future replacements will vary and, therefore, the cost used should be considered as a general indication of budgetary needs rather than specific to this inventory.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Main Spa - Filter

Category	065 Main Pool	Quantity	1 filter
		Unit Cost	\$1,500.00
		% of Replacement	100.00%
		Current Cost	\$1,500.00
Placed In Service	01/15	Future Cost	\$1,738.91
Useful Life	10		
		Assigned Reserves at FYB	\$750.00
Remaining Life	5	Monthly Member Contribution	\$13.46
Replacement Year	2025	Monthly Interest Contribution	\$0.97
		Total Monthly Contribution	\$14.42

Comments:



This is a Hayward 60 sq. ft. filter.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Main Spa - Heater

Category	065 Main Pool	Quantity	1 heater
		Unit Cost	\$3,800.00
		% of Replacement	100.00%
		Current Cost	\$3,800.00
Placed In Service	02/14	Future Cost	\$4,276.93
Useful Life	10		
		Assigned Reserves at FYB	\$2,267.23
Remaining Life	4	Monthly Member Contribution	\$34.58
Replacement Year	2024	Monthly Interest Contribution	\$2.89
		Total Monthly Contribution	\$37.46

Comments:



This is a Raypak 400K BTU heater.

The spa heater was replaced in February 2014 for \$2,585.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Main Spa - Pump/Motor

Category	065 Main Pool	Quantity	1 system
		Unit Cost	\$1,200.00
		% of Replacement	100.00%
		Current Cost	\$1,200.00
Placed In Service	01/15	Future Cost	\$1,311.27
Useful Life	8		
		Assigned Reserves at FYB	\$750.00
Remaining Life	3	Monthly Member Contribution	\$13.27
Replacement Year	2023	Monthly Interest Contribution	\$0.97
		Total Monthly Contribution	\$14.23

Comments:



This is a 1HP pump system.

The actual date this component was placed into service is not available. For budgeting purposes, this date has been estimated based on its condition at our most recent field inspection.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Main Spa - Pump/Motor, Booster

Category	065 Main Pool	Quantity	2 systems
		Unit Cost	\$1,475.00
		% of Replacement	100.00%
		Current Cost	\$2,950.00
Placed In Service	01/15	Future Cost	\$3,223.54
Useful Life	8		
		Assigned Reserves at FYB	\$1,843.75
Remaining Life	3	Monthly Member Contribution	\$32.62
Replacement Year	2023	Monthly Interest Contribution	\$2.38
		Total Monthly Contribution	\$34.99

Comments:



These are 3HP pump systems.

The actual date this component was placed into service is not available. For budgeting purposes, this date has been estimated based on its condition at our most recent field inspection.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Main Spa - Refiberglass & Tile Replacement

Category	065 Main Pool	Quantity	1 spa
		Unit Cost	\$10,000.00
		% of Replacement	100.00%
		Current Cost	\$10,000.00
Placed In Service	01/13	Future Cost	\$11,592.74
Useful Life	12		
		Assigned Reserves at FYB	\$5,833.33
Remaining Life	5	Monthly Member Contribution	\$76.86
Replacement Year	2025	Monthly Interest Contribution	\$7.33
		Total Monthly Contribution	\$84.19

Comments:



The spa was refiberglassed in October 2012 for \$8,770.

1 spa refiberglassing (313 sq. ft.)  
110 lin. ft. of trim tile

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Main Spa - Sump Pump

Category	065 Main Pool	Quantity	1 pump
		Unit Cost	\$3,060.00
		% of Replacement	100.00%
		Current Cost	\$3,060.00
		Future Cost	\$3,763.41
Placed In Service	04/19		
Useful Life	8		
		Assigned Reserves at FYB	\$296.13
Remaining Life	7	Monthly Member Contribution	\$33.84
Replacement Year	2027	Monthly Interest Contribution	\$0.58
		Total Monthly Contribution	\$34.42

Comments:



This sump pump is located near the main spa area.

The sump pump was replaced in April 2019 for \$3,060.

The sump pump was replaced in June 2007 for \$2,301.

**Park Paseo Homeowners Association**  
**Component Detail**  
 Directed Cash Flow Calculation Method; Sorted by Category

**Main Wader - Filter**

Category	065 Main Pool	Quantity	1 filter
		Unit Cost	\$1,100.00
		% of Replacement	100.00%
		Current Cost	\$1,100.00
		Future Cost	\$1,568.34
Placed In Service	08/00	Assigned Reserves at FYB	\$1,100.00
Useful Life	12	Monthly Member Contribution	\$8.07
Remaining Life	0	Monthly Interest Contribution	\$0.05
Replacement Year	2020	Total Monthly Contribution	\$8.12

Comments:



This is a Hayward 36 sq. ft. filter.

The wader filter was replaced in August 2000.



# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Main Wader - Heater

Category	065 Main Pool	Quantity	1 heater
		Unit Cost	\$3,400.00
		% of Replacement	100.00%
		Current Cost	\$3,400.00
Placed In Service	07/06	Future Cost	\$4,847.59
Useful Life	12		
		Assigned Reserves at FYB	\$3,400.00
Remaining Life	0	Monthly Member Contribution	\$24.95
Replacement Year	2020	Monthly Interest Contribution	\$0.17
		Total Monthly Contribution	\$25.11

Comments:



This is a Raypak 267K BTU heater.

The wader heater was replaced in July 2006 for \$2,575.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Main Wader - Pump/Motor

Category	065 Main Pool	Quantity	1 system
		Unit Cost	\$1,100.00
		% of Replacement	100.00%
		Current Cost	\$1,100.00
Placed In Service	03/13	Future Cost	\$1,133.00
Useful Life	8		
		Assigned Reserves at FYB	\$959.57
Remaining Life	1	Monthly Member Contribution	\$12.57
Replacement Year	2021	Monthly Interest Contribution	\$1.20
		Total Monthly Contribution	\$13.77

Comments:



This is a 1/2HP pump system.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Main Wader - Refiberglass & Tile Replacement

Category	065 Main Pool	Quantity	1 wader
		Unit Cost	\$10,500.00
		% of Replacement	100.00%
		Current Cost	\$10,500.00
Placed In Service	01/13	Future Cost	\$12,172.38
Useful Life	12		
		Assigned Reserves at FYB	\$6,125.00
Remaining Life	5	Monthly Member Contribution	\$80.70
Replacement Year	2025	Monthly Interest Contribution	\$7.70
		Total Monthly Contribution	\$88.40

Comments:



The wader was refiberglassed in October 2012 for \$9,100.

- 1 wader refiberglassing (286 sq. ft.)
- 67 lin. ft. of trim tile
- 15 lin. ft. of bench tile

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Prosa Cabana - Ceramic Tile, Interior

Category	070 Prosa Pool	Quantity	1 total
		Unit Cost	\$2,592.000
		% of Replacement	103.00%
		Current Cost	\$2,669.76
		Future Cost	\$5,427.07
Placed In Service	04/19	Assigned Reserves at FYB	\$0.00
Useful Life	25	Monthly Member Contribution	\$10.71
Remaining Life	24	Monthly Interest Contribution	\$0.07
Replacement Year	2044	Total Monthly Contribution	\$10.78

Comments:



The restrooms at the Prosa cabana were remodeled in 2019.

108 lin. ft. of wall tile	@	\$24.00	=	\$2,592.00
		TOTAL	=	\$2,592.00

The unit cost indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Prosa Cabana - Ceramic Tile, Shower

Category	070 Prosa Pool	Quantity	1 shower
		Unit Cost	\$13,680.00
		% of Replacement	103.00%
		Current Cost	\$14,090.40
		Future Cost	\$28,642.88
Placed In Service	04/19	Assigned Reserves at FYB	\$0.00
Useful Life	25	Monthly Member Contribution	\$56.50
Remaining Life	24	Monthly Interest Contribution	\$0.38
Replacement Year	2044	Total Monthly Contribution	\$56.88

Comments:



The shower at the Prosa cabana was remodeled in 2019.

This is an exterior shower:

300 sq. ft. of wall tile	@	\$40.00	=	\$12,000.00
48 sq. ft. of floor tile	@	\$35.00	=	\$1,680.00
		TOTAL	=	\$13,680.00

The unit cost indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Prosa Cabana - Counters

Category	070 Prosa Pool	Quantity	14 lin. ft.
		Unit Cost	\$260.000
		% of Replacement	100.00%
		Current Cost	\$3,640.00
		Future Cost	\$7,399.37
Placed In Service	04/19		
Useful Life	25		
		Assigned Reserves at FYB	\$0.00
Remaining Life	24	Monthly Member Contribution	\$14.60
Replacement Year	2044	Monthly Interest Contribution	\$0.10
		Total Monthly Contribution	\$14.70

Comments:



These are quartz counters.

The restrooms at the Prosa cabana were remodeled in 2019.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Prosa Cabana - Doors

Category	070 Prosa Pool	Quantity	4 doors
		Unit Cost	\$850.00
		% of Replacement	100.00%
		Current Cost	\$3,400.00
Placed In Service	04/19	Future Cost	\$5,961.92
Useful Life	20		
		Assigned Reserves at FYB	\$0.00
Remaining Life	19	Monthly Member Contribution	\$16.60
Replacement Year	2039	Monthly Interest Contribution	\$0.11
		Total Monthly Contribution	\$16.71

Comments:



These are 3' x 6'8" exterior restroom doors.

The restrooms at the Prosa cabana were remodeled in 2019.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Prosa Cabana - Drinking Fountain

Category	070 Prosa Pool	Quantity	1 fountain
		Unit Cost	\$1,675.000
		% of Replacement	100.00%
		Current Cost	\$1,675.00
Placed In Service	01/82	Future Cost	\$1,725.25
Useful Life	16		
Adjustment	+23	Assigned Reserves at FYB	\$1,632.05
Remaining Life	1	Monthly Member Contribution	\$5.52
Replacement Year	2021	Monthly Interest Contribution	\$1.94
		Total Monthly Contribution	\$7.46

Comments:



This is a stainless steel, wall mounted drinking fountain.

The remaining life of this component has been extended at the request of the client.



# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Prosa Cabana - Epoxy Floors

Category	070 Prosa Pool	Quantity	344 sq. ft.
		Unit Cost	\$12.000
		% of Replacement	100.00%
		Current Cost	\$4,128.00
Placed In Service	04/19	Future Cost	\$5,714.12
Useful Life	12		
		Assigned Reserves at FYB	\$263.49
Remaining Life	11	Monthly Member Contribution	\$31.03
Replacement Year	2031	Monthly Interest Contribution	\$0.52
		Total Monthly Contribution	\$31.55

Comments:



108 lin. ft. of wall tile	@	\$22.15	=	\$2,392.20
344 lin. ft. of floor tile	@	\$20.48	=	\$7,045.12
		TOTAL	=	\$9,437.32

The unit cost indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Prosa Cabana - Plumbing Fixtures

Category	070 Prosa Pool	Quantity	1 total
		Unit Cost	\$6,900.00
		% of Replacement	100.00%
		Current Cost	\$6,900.00
		Future Cost	\$14,026.28
Placed In Service	04/19		
Useful Life	25		
		Assigned Reserves at FYB	\$0.00
Remaining Life	24	Monthly Member Contribution	\$27.67
Replacement Year	2044	Monthly Interest Contribution	\$0.19
		Total Monthly Contribution	\$27.86

Comments:



The restrooms at the Prosa cabana were remodeled in 2019.

4 counter rectangle sinks	@	\$700.00	=	\$2,800.00
3 toilets, flush valve type	@	\$1,000.00	=	\$3,000.00
1 wall mounted urinal	@	\$1,100.00	=	\$1,100.00
		TOTAL	=	\$6,900.00

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Prosa Cabana - Restroom Partitions

Category	070 Prosa Pool	Quantity	1 total
		Unit Cost	\$5,600.00
		% of Replacement	100.00%
		Current Cost	\$5,600.00
		Future Cost	\$11,383.65
Placed In Service	04/19		
Useful Life	25		
		Assigned Reserves at FYB	\$0.00
Remaining Life	24	Monthly Member Contribution	\$22.46
Replacement Year	2044	Monthly Interest Contribution	\$0.15
		Total Monthly Contribution	\$22.61

Comments:



The restrooms at the Prosa cabana were remodeled in 2019.

These are solid plastic partitions:

3 toilet partitions	@	\$1,600.00	=	\$4,800.00
1 urinal partition	@	\$800.00	=	\$800.00
		TOTAL	=	\$5,600.00

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Prosa Cabana - Termite Control/Fumigation

Category	070 Prosa Pool	Quantity	1 cabana
		Unit Cost	\$1,350.00
		% of Replacement	100.00%
		Current Cost	\$1,350.00
Placed In Service	01/96	Future Cost	\$2,103.26
Useful Life	15		
		Assigned Reserves at FYB	\$1,350.00
Remaining Life	0	Monthly Member Contribution	\$8.10
Replacement Year	2020	Monthly Interest Contribution	\$0.06
		Total Monthly Contribution	\$8.16

Comments:



The cost for this component has been provided by the client and incorporated into this analysis at their request.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Prosa Cabana - Water Heater

Category	070 Prosa Pool	Quantity	1 heater
		Unit Cost	\$4,700.000
		% of Replacement	100.00%
		Current Cost	\$4,700.00
Placed In Service	06/15	Future Cost	\$6,505.90
Useful Life	16		
		Assigned Reserves at FYB	\$1,382.35
Remaining Life	11	Monthly Member Contribution	\$28.08
Replacement Year	2031	Monthly Interest Contribution	\$1.80
		Total Monthly Contribution	\$29.88

Comments:



The Noritz tankless water heater was replaced in June 2015 for \$4,395.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Prosa Cabana - Wood Repairs

Category	070 Prosa Pool	Quantity	1 provision
		Unit Cost	\$3,000.00
		% of Replacement	100.00%
		Current Cost	\$3,000.00
Placed In Service	01/20	Future Cost	\$3,477.82
Useful Life	5		
		Assigned Reserves at FYB	\$0.00
Remaining Life	5	Monthly Member Contribution	\$50.09
Replacement Year	2025	Monthly Interest Contribution	\$0.34
		Total Monthly Contribution	\$50.42

Comments:



This is a provision for wood repairs to the Prosa cabana.

The association plans to spend approximately \$3,000 for wood repairs to the Prosa cabana by the end of 2019.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Prosa Pool - Filters

Category	070 Prosa Pool	Quantity	2 filters
		Unit Cost	\$1,500.00
		% of Replacement	100.00%
		Current Cost	\$3,000.00
		Future Cost	\$3,182.70
Placed In Service	01/10	Assigned Reserves at FYB	\$2,500.00
Useful Life	12	Monthly Member Contribution	\$23.52
Remaining Life	2	Monthly Interest Contribution	\$3.08
Replacement Year	2022	Total Monthly Contribution	\$26.60

#### Comments:



These are Purex 60 sq. ft. filters.

The actual date this component was placed into service is not available. For budgeting purposes, this date has been estimated based on its condition at our most recent field inspection.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Prosa Pool - Heater

Category	070 Prosa Pool	Quantity	1 heater
		Unit Cost	\$6,000.00
		% of Replacement	100.00%
		Current Cost	\$6,000.00
Placed In Service	07/18	Future Cost	\$8,063.50
Useful Life	12		
		Assigned Reserves at FYB	\$782.61
Remaining Life	10	Monthly Member Contribution	\$46.22
Replacement Year	2030	Monthly Interest Contribution	\$1.22
		Total Monthly Contribution	\$47.45

Comments:



This is a Raypak 400K BTU heater.

The pool heater was replaced in July 2018 for a discounted price \$3,816. We have budgeted \$6,000 for the next replacement cycle.



# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Prosa Pool - Motors/Pumps

Category	070 Prosa Pool	Quantity	2 systems
		Unit Cost	\$1,300.00
		% of Replacement	100.00%
		Current Cost	\$2,600.00
		Future Cost	\$2,758.34
Placed In Service	01/05		
Useful Life	8		
Adjustment	+9	Assigned Reserves at FYB	\$2,294.12
Remaining Life	2	Monthly Member Contribution	\$15.34
Replacement Year	2022	Monthly Interest Contribution	\$2.79
		Total Monthly Contribution	\$18.13

Comments:



These are 2HP pump systems.

The motor on pump 1 was replaced in July 2018 for \$715 and the motor for pump 2 was replaced for \$341.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Prosa Pool - Refiberglass & Tile Replace

Category	070 Prosa Pool	Quantity	1 pool
		Unit Cost	\$36,300.00
		% of Replacement	100.00%
		Current Cost	\$36,300.00
Placed In Service	01/13	Future Cost	\$42,081.65
Useful Life	12		
		Assigned Reserves at FYB	\$21,175.00
Remaining Life	5	Monthly Member Contribution	\$278.99
Replacement Year	2025	Monthly Interest Contribution	\$26.62
		Total Monthly Contribution	\$305.61

Comments:



The pool was refiberglassed in October 2012 for \$31,350.

- 1,560 sq. ft. of refiberglassing
- 170 lin. ft. of trim tile
- 36 lin. ft. of bench tile

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Prosa Pool Area - Aluminum Trellis

Category	070 Prosa Pool	Quantity	1 total
		Unit Cost	\$13,000.00
		% of Replacement	100.00%
		Current Cost	\$13,000.00
		Future Cost	\$23,479.45
Placed In Service	01/10		
Useful Life	30		
		Assigned Reserves at FYB	\$0.00
Remaining Life	20	Monthly Member Contribution	\$60.75
Replacement Year	2040	Monthly Interest Contribution	\$0.41
		Total Monthly Contribution	\$61.16

Comments:



1,105 sq. ft.

The original wood trellis was replaced with an aluminum structure in November 2009 for \$10,280.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Prosa Pool Area - Barbecues

Category	070 Prosa Pool	Quantity	2 barbecues
		Unit Cost	\$2,100.00
		% of Replacement	100.00%
		Current Cost	\$4,200.00
		Future Cost	\$4,455.78
Placed In Service	08/11		
Useful Life	8		
Adjustment	+3	Assigned Reserves at FYB	\$3,393.60
Remaining Life	2	Monthly Member Contribution	\$37.13
Replacement Year	2022	Monthly Interest Contribution	\$4.22
		Total Monthly Contribution	\$41.35

Comments:



These are AOG gas pedestal barbecues.

The barbecues were repaired recently.

The barbecues at the pool area were replaced in August 2011 for \$3,540.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Prosa Pool Area - Deck Caulking

Category	070 Prosa Pool	Quantity	492 lin. ft.
		Unit Cost	\$6.500
		% of Replacement	100.00%
		Current Cost	\$3,198.00
Placed In Service	03/16	Future Cost	\$3,599.38
Useful Life	4		
		Assigned Reserves at FYB	\$3,198.00
Remaining Life	0	Monthly Member Contribution	\$66.23
Replacement Year	2020	Monthly Interest Contribution	\$0.45
		Total Monthly Contribution	\$66.67

Comments:



The deck caulking at the pool area was replaced in March 2016 for \$2,952.

Mastic material (deck caulking) prevents moisture from seeping through the expansion joints in the concrete pool deck, which otherwise could result in cracking these surfaces. The mastic material should be carefully monitored for deterioration and replaced as soon as water tight integrity is lost.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Prosa Pool Area - Deck, Repairs

Category	070 Prosa Pool	Quantity	1 provision
		Unit Cost	\$2,500.00
		% of Replacement	100.00%
		Current Cost	\$2,500.00
		Future Cost	\$3,359.79
Placed In Service	01/20		
Useful Life	10		
		Assigned Reserves at FYB	\$0.00
Remaining Life	10	Monthly Member Contribution	\$21.68
Replacement Year	2030	Monthly Interest Contribution	\$0.15
		Total Monthly Contribution	\$21.83

Comments:



This component is for repairs to the pavers once they are installed.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Prosa Pool Area - Deck, Replace		One Time Replacement	
Category	070 Prosa Pool	Quantity	1 total
		Unit Cost	\$70,000.00
		% of Replacement	100.00%
		Current Cost	\$70,000.00
Placed In Service	01/77	Future Cost	\$0.00
Useful Life	30		
		Assigned Reserves at FYB	\$70,000.00
Remaining Life	0	Monthly Member Contribution	\$0.00
Replacement Year	2020	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:



This component is for the replacement of the concrete deck at the Prosa pool area with pavers.

The current cost for this component was originally provided by the client, and has been adjusted to allow for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Prosa Pool Area - Furniture

Category	070 Prosa Pool	Quantity	1 total
		Unit Cost	\$18,450.00
		% of Replacement	100.00%
		Current Cost	\$18,450.00
Placed In Service	05/15	Future Cost	\$19,573.61
Useful Life	7		
		Assigned Reserves at FYB	\$12,915.00
Remaining Life	2	Monthly Member Contribution	\$241.88
Replacement Year	2022	Monthly Interest Contribution	\$16.72
		Total Monthly Contribution	\$258.60

Comments:



The pool furniture was replaced in May 2015 for \$16,888:

- 25 chaise lounges
- 16 lounge chairs
- 4 square tables
- 7 tea tables
- 6 umbrellas w/stands

The umbrellas were replaced in 2019 at a cost of \$120 each and paid for through operating.

The cost estimate for this component has been calculated based on the inventory identified herein. It is likely that future replacements will vary and, therefore, the cost used should be considered as a general indication of budgetary needs rather than specific to this inventory.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.



# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Tennis Courts - Benches

Category	080 Tennis	Quantity	14 benches
		Unit Cost	\$1,550.00
		% of Replacement	100.00%
		Current Cost	\$21,700.00
Placed In Service	01/11	Future Cost	\$26,688.26
Useful Life	16		
		Assigned Reserves at FYB	\$12,206.25
Remaining Life	7	Monthly Member Contribution	\$130.22
Replacement Year	2027	Monthly Interest Contribution	\$15.14
		Total Monthly Contribution	\$145.36

Comments:



These are synthetic wood benches w/back located at the tennis courts.

Four benches were added, five were replaced and the remaining benches were repaired in 2010 for \$18,000.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Tennis Courts - Chain Link Fencing

Category	080 Tennis	Quantity	1 total
		Unit Cost	\$22,668.00
		% of Replacement	100.00%
		Current Cost	\$22,668.00
		Future Cost	\$32,319.15
Placed In Service	01/77		
Useful Life	35		
Adjustment	+20	Assigned Reserves at FYB	\$17,722.25
Remaining Life	12	Monthly Member Contribution	\$58.44
Replacement Year	2032	Monthly Interest Contribution	\$21.10
		Total Monthly Contribution	\$79.54

Comments:



480 lin. ft. of 10' fencing	@	\$38.00	=	\$18,240.00
246 lin. ft. of 3' fencing	@	\$18.00	=	\$4,428.00
		<b>TOTAL</b>	<b>=</b>	<b>\$22,668.00</b>

The remaining life of this component has been extended due to its condition at our most recent field inspection.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Tennis Courts - Deck Caulking

Category	080 Tennis	Quantity	343 lin. ft.
		Unit Cost	\$7.400
		% of Replacement	100.00%
		Current Cost	\$2,538.20
Placed In Service	01/17	Future Cost	\$2,614.35
Useful Life	4		
		Assigned Reserves at FYB	\$1,903.65
Remaining Life	1	Monthly Member Contribution	\$53.74
Replacement Year	2021	Monthly Interest Contribution	\$2.59
		Total Monthly Contribution	\$56.32

Comments:



The deck caulking at the tennis courts was replaced in September 2016 for \$2,401.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Tennis Courts - Lighting

Category	080 Tennis	Quantity	16 fixtures
		Unit Cost	\$1,500.000
		% of Replacement	100.00%
		Current Cost	\$24,000.00
		Future Cost	\$25,461.60
Placed In Service	01/77		
Useful Life	30		
Adjustment	+15	Assigned Reserves at FYB	\$22,933.33
Remaining Life	2	Monthly Member Contribution	\$72.17
Replacement Year	2022	Monthly Interest Contribution	\$27.28
		Total Monthly Contribution	\$99.45

#### Comments:



These are vapor box style fixtures.

The remaining life of this component has been extended at the request of the client.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Tennis Courts - Resurfacing

Category	080 Tennis	Quantity	14,400 sq. ft.
		Unit Cost	\$0.650
		% of Replacement	100.00%
		Current Cost	\$9,360.00
Placed In Service	01/15	Future Cost	\$9,930.02
Useful Life	6		
Adjustment	+1	Assigned Reserves at FYB	\$6,685.71
Remaining Life	2	Monthly Member Contribution	\$117.42
Replacement Year	2022	Monthly Interest Contribution	\$8.61
		Total Monthly Contribution	\$126.03

Comments:



The tennis courts were resurfaced and windscreens replaced in January 2015 for \$12,140.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

The remaining life of this component has been extended at the request of the client.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Tennis Courts - Windscreen

Category	080 Tennis	Quantity	3,954 sq. ft.
		Unit Cost	\$1.000
		% of Replacement	100.00%
		Current Cost	\$3,954.00
Placed In Service	01/15	Future Cost	\$4,194.80
Useful Life	6		
Adjustment	+1	Assigned Reserves at FYB	\$2,824.29
Remaining Life	2	Monthly Member Contribution	\$49.60
Replacement Year	2022	Monthly Interest Contribution	\$3.63
		Total Monthly Contribution	\$53.24

Comments:



The tennis courts were resurfaced and windscreens replaced in January 2015 for \$12,140.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

The remaining life of this component has been extended at the request of the client.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Park Areas - Benches

Category	085 Park Areas	Quantity	1 total
		Unit Cost	\$12,600.00
		% of Replacement	100.00%
		Current Cost	\$12,600.00
Placed In Service	02/11	Future Cost	\$15,496.41
Useful Life	16		
		Assigned Reserves at FYB	\$7,058.64
Remaining Life	7	Monthly Member Contribution	\$75.93
Replacement Year	2027	Monthly Interest Contribution	\$8.76
		Total Monthly Contribution	\$84.68

Comments:



These synthetic wood benches w/backs are located along the greenbelts, pool/tennis areas and playgrounds.

Twelve benches were added in February 2011 for a cost of \$10,277. This included the concrete footings.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Park Areas - Play Equipment, Alba

Category	085 Park Areas	Quantity	1 total
		Unit Cost	\$40,000.00
		% of Replacement	100.00%
		Current Cost	\$40,000.00
		Future Cost	\$42,436.00
Placed In Service	01/99		
Useful Life	18		
Adjustment	+5	Assigned Reserves at FYB	\$36,521.74
Remaining Life	2	Monthly Member Contribution	\$187.51
Replacement Year	2022	Monthly Interest Contribution	\$43.94
		Total Monthly Contribution	\$231.45

Comments:



This play equipment was purchased in January 1999 for \$13,997

- 1 large play structure
- 1 swing set, 2 swings
- 1 spring mate

The remaining life of this component has been extended due to its condition at our most recent field inspection.



# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Park Areas - Play Equipment, Main

Category	085 Park Areas	Quantity	1 total
		Unit Cost	\$55,000.00
		% of Replacement	100.00%
		Current Cost	\$55,000.00
		Future Cost	\$61,902.98
Placed In Service	07/97		
Useful Life	18		
Adjustment	+9	Assigned Reserves at FYB	\$46,698.11
Remaining Life	4	Monthly Member Contribution	\$230.30
Replacement Year	2024	Monthly Interest Contribution	\$56.11
		Total Monthly Contribution	\$286.42

Comments:



This play equipment was purchased in July 1997:

**Main Pool:**

- 1 large play structure
- 1 monkey bar structure

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Park Areas - Play Equipment, Prosa

Category	085 Park Areas	Quantity	1 total
		Unit Cost	\$25,000.00
		% of Replacement	100.00%
		Current Cost	\$25,000.00
		Future Cost	\$26,522.50
Placed In Service	07/97		
Useful Life	18		
Adjustment	+7	Assigned Reserves at FYB	\$22,959.18
Remaining Life	2	Monthly Member Contribution	\$111.93
Replacement Year	2022	Monthly Interest Contribution	\$27.58
		Total Monthly Contribution	\$139.51

Comments:



This play equipment was purchased in July 1997:

Prosa Pool:  
1 small play structure

The slide was replaced and installed in 2019 for \$3,241.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Park Areas - Play Flooring, Main, Replace

Category	085 Park Areas	Quantity	1 total
		Unit Cost	\$45,000.00
		% of Replacement	100.00%
		Current Cost	\$45,000.00
		Future Cost	\$58,714.79
Placed In Service	10/15		
Useful Life	14		
		Assigned Reserves at FYB	\$14,433.96
Remaining Life	9	Monthly Member Contribution	\$310.35
Replacement Year	2029	Monthly Interest Contribution	\$18.95
		Total Monthly Contribution	\$329.30

Comments:



The sand was replaced with rubberized play flooring in October 2015 for \$41,458.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

<b>Park Areas - Play Flooring, Main, Seal</b>
---

Category	085 Park Areas	Quantity	1 total
		Unit Cost	\$2,520.00
		% of Replacement	100.00%
		Current Cost	\$2,520.00
Placed In Service	04/19	Future Cost	\$2,595.60
Useful Life	2		
		Assigned Reserves at FYB	\$1,080.00
Remaining Life	1	Monthly Member Contribution	\$117.90
Replacement Year	2021	Monthly Interest Contribution	\$2.06
		Total Monthly Contribution	\$119.96

Comments:



The rubber floor cover was sealed in April 2019 for \$2,520.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

<b>Park Areas - Play Sand, Replenish, Prosa</b>
---

Category	085 Park Areas	Quantity	1 total
		Unit Cost	\$9,000.00
		% of Replacement	100.00%
		Current Cost	\$9,000.00
Placed In Service	09/14	Future Cost	\$10,129.58
Useful Life	10		
		Assigned Reserves at FYB	\$5,142.86
Remaining Life	4	Monthly Member Contribution	\$86.31
Replacement Year	2024	Monthly Interest Contribution	\$6.59
		Total Monthly Contribution	\$92.89

Comments:



The sand was replaced in September 2014 for \$8,200.

70 cu. yds.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Park Areas - Trash Receptacles

Category	085 Park Areas	Quantity	9 receptacles
		Unit Cost	\$1,295.00
		% of Replacement	100.00%
		Current Cost	\$11,655.00
		Future Cost	\$16,133.25
Placed In Service	01/11		
Useful Life	20		
		Assigned Reserves at FYB	\$5,244.75
Remaining Life	11	Monthly Member Contribution	\$57.48
Replacement Year	2031	Monthly Interest Contribution	\$6.52
		Total Monthly Contribution	\$64.00

Comments:



These concrete trash receptacles were purchased in 2010.

The lids have rusted and been replaced twice since they have been purchased. The board recommends brushed aluminum or similar material for future replacement.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Park Areas - Wood Chips, Alba

Category	085 Park Areas	Quantity	1 total
		Unit Cost	\$4,450.00
		% of Replacement	100.00%
		Current Cost	\$4,450.00
Placed In Service	09/16	Future Cost	\$4,721.01
Useful Life	6		
		Assigned Reserves at FYB	\$2,781.25
Remaining Life	2	Monthly Member Contribution	\$71.53
Replacement Year	2022	Monthly Interest Contribution	\$3.73
		Total Monthly Contribution	\$75.26

Comments:



The wood chips were replenished in 2018 for \$4,224.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

<b>Landscape - Irrigation, Controller Enclosures</b>
--

Category	095 Landscaping	Quantity	6 enclosures
		Unit Cost	\$2,600.00
		% of Replacement	100.00%
		Current Cost	\$15,600.00
		Future Cost	\$16,068.00
Placed In Service	01/77		
Useful Life	30		
Adjustment	+14	Assigned Reserves at FYB	\$15,245.45
Remaining Life	1	Monthly Member Contribution	\$47.76
Replacement Year	2021	Monthly Interest Contribution	\$18.14
		Total Monthly Contribution	\$65.89

Comments:



These are metal enclosures.

5 of the irrigation controllers have small wall-mounted enclosures that have been excluded from budgeting due to the minimal size of this expense.

The remaining life of this component has been extended at the request of the client.



# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Landscape - Irrigation, Controllers

Category	095 Landscaping	Quantity	1 total
		Unit Cost	\$33,660.00
		% of Replacement	100.00%
		Current Cost	\$33,660.00
Placed In Service	01/13	Future Cost	\$42,639.48
Useful Life	15		
		Assigned Reserves at FYB	\$15,708.00
Remaining Life	8	Monthly Member Contribution	\$211.31
Replacement Year	2028	Monthly Interest Contribution	\$19.78
		Total Monthly Contribution	\$231.09

Comments:



The controllers were replaced in 2013 for \$29,700:

11 Weathertrak 24 station controllers	@	\$3,060.00	=	\$33,660.00
		TOTAL	=	\$33,660.00

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Landscape - Tree Removal & Replacement

Category	095 Landscaping	Quantity	1 total
		Unit Cost	\$10,000.00
		% of Replacement	100.00%
		Current Cost	\$10,000.00
Placed In Service	01/19	Future Cost	\$11,255.09
Useful Life	5		
		Assigned Reserves at FYB	\$2,000.00
Remaining Life	4	Monthly Member Contribution	\$168.17
Replacement Year	2024	Monthly Interest Contribution	\$3.47
		Total Monthly Contribution	\$171.64

Comments:



At the request of the association, we have budgeted \$10,000 every 5 years for tree removal & replacement.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Landscape - Tree Trimming, Blue Gum

Category	095 Landscaping	Quantity	1 total
		Unit Cost	\$37,000.00
		% of Replacement	100.00%
		Current Cost	\$37,000.00
Placed In Service	02/17	Future Cost	\$39,253.30
Useful Life	2		
		Assigned Reserves at FYB	\$37,000.00
Remaining Life	0	Monthly Member Contribution	\$1,508.98
Replacement Year	2020	Monthly Interest Contribution	\$10.19
		Total Monthly Contribution	\$1,519.16

Comments:



The following amounts were spent for Blue Gum tree trimming:

2017 - \$36,774

2012 - \$10,175

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

<b>Landscape - Tree Trimming, Common</b>
--

Category	095 Landscaping	Quantity	1 total
		Unit Cost	\$34,000.00
		% of Replacement	100.00%
		Current Cost	\$34,000.00
Placed In Service	06/16	Future Cost	\$37,152.72
Useful Life	3		
		Assigned Reserves at FYB	\$34,000.00
Remaining Life	0	Monthly Member Contribution	\$931.59
Replacement Year	2020	Monthly Interest Contribution	\$6.29
		Total Monthly Contribution	\$937.88

Comments:



The following amounts were spent for Common tree trimming:

- 2016 - \$34,162
- 2014 - \$34,000
- 2010 - \$34,000
- 2006 - \$35,725

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Landscape - Tree Trimming, Jacaranda

Category	095 Landscaping	Quantity	1 total
		Unit Cost	\$15,000.00
		% of Replacement	100.00%
		Current Cost	\$15,000.00
Placed In Service	03/16	Future Cost	\$16,882.63
Useful Life	4		
		Assigned Reserves at FYB	\$15,000.00
Remaining Life	0	Monthly Member Contribution	\$310.63
Replacement Year	2020	Monthly Interest Contribution	\$2.10
		Total Monthly Contribution	\$312.73

Comments:



This is for the Jacaranda tree trimming, usually completed concurrently with the City of Irvine when they trim the islands and entries.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

<b>Landscape - Tree Trimming, Red Ironbark</b>
--

Category	095 Landscaping	Quantity	1 total
		Unit Cost	\$7,500.00
		% of Replacement	100.00%
		Current Cost	\$7,500.00
Placed In Service	03/18	Future Cost	\$7,956.75
Useful Life	4		
		Assigned Reserves at FYB	\$3,586.96
Remaining Life	2	Monthly Member Contribution	\$164.07
Replacement Year	2022	Monthly Interest Contribution	\$5.30
		Total Monthly Contribution	\$169.37

Comments:



This is for the Red Ironbark tree trimming.

# Park Paseo Homeowners Association

## Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

### Signs - Monument

Category	100 Grounds	Quantity	1 provision
		Unit Cost	\$28,634.00
		% of Replacement	100.00%
		Current Cost	\$28,634.00
		Future Cost	\$58,207.03
Placed In Service	04/19	Assigned Reserves at FYB	\$0.00
Useful Life	25	Monthly Member Contribution	\$114.83
Remaining Life	24	Monthly Interest Contribution	\$0.78
Replacement Year	2044	Total Monthly Contribution	\$115.60

Comments:



These signs are located at the clubhouse and the east & west sides of Yale.

Three new monument signs were installed in April 2019 for \$28,634.

# Park Paseo Homeowners Association

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# Park Paseo Homeowners Association

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# Park Paseo Homeowners Association

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Number of components included in this reserve analysis is 127.