

OAK HILLS HOA - SHADOW OAK PRIVATE DRIVE

RESERVE STUDY

and/or

RESERVE SUMMARY/UPDATE ANNUAL DISCLOSURE

For Fiscal Year Beginning January 1, 2023

Based On Fiscal Year Ending December 31, 2022

30 Year Maintenance Funding Plan For Fiscal Year 2023 - 2052

Prepared and/or Reviewed By
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on

8/8/2022

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OAK HILLS HOA - SHADOW OAK PRIVATE DRIVE

General Association Information

This Reserve Study and Cash Flow Analysis have been prepared for the board and their members. Oak Hills Homeowners Association-Shadow Oak Private Drive located in Monterey County in the city of Salinas, CA. Each owner receives title to his unit, a membership in the Oak Hills Homeowners Association-Shadow Oak Private Drive, and an undivided percentage interest as tenant in common in the common area on which their unit is located. The Board of Directors is accountable to the membership for the management and operation of the association. The reserve study and/or update summary and its recommended funding plan provides financial guidance which is often indispensable and shows due diligence from the board and its members.

Name of Association	OAK HILLS HOA - SHADOW OAK PRIVATE DRIVE
Address of Association	14460 Charter Oak Blvd
City of Association	Salinas
County of Association	Monterey
Number of Units	14
Built / Renovation	1979
Fiscal Year	January 1 - December 31
Last Reserve Study	7/12/05
General Budget/Reserves	Shared Operating and Reserve Expenses
Reserve Study Type	7. Based on the method of calculation in (4) of subdivision
Reserve Percent Funded	81%
Overall Condition	Maintained
Management Company	Self-Managed

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

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

For more information: See Davis-Stirling.com

Reference & Reprinted by Adams Kessler, PLC

Board Alterations to Study and/or Updates

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

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

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

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

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

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

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

OAK HILLS HOA - SHADOW OAK PRIVATE DRIVE

Percent Funding of Reserves

The Oak Hills Homeowners Association-Shadow Oak Private Drive was originally built in and/or renovated in 1979 became an active Homeowner Association in 1979. An on-site visual inspection of the common reserve components was performed on September 24, 2020 by Golden Consulting Group.

The percent funded for Oak Hills Homeowners Association-Shadow Oak Private Drive at Fiscal Year Ending, December 31, 2022 is estimated at 81%. Golden Consulting Group has based this method of calculation by dividing the actual reserve account balance as of fiscal year end by the estimated amount required in the reserve fund at the end of the current fiscal year. Based on the enclosed current 30 Year Reserve Study Funding Plan it is estimated that the reserve account balance SHOULD BE sufficient at the end of each year to meet the Association's obligation for repair and/or replacement of major components during the next 30 years.

However, in order to ensure the association's projected reserve expenditures, the association should approve annual increases starting in fiscal year 2023 and continuing thru fiscal year 2052. By using the enclosed 30 Year Reserve Study Funding Plan, a Special Assessment WILL NOT likely be necessary to fund the reserves.

In general, the Oak Hills Homeowners Association-Shadow Oak Private Drive is overall in GOOD CONDITION. The baseline funding strategy sets a funding goal of keeping enough cash to maintain the association's reserve components always. The approximate replacement/repair costs for Association reserve components is estimated at approximately \$125,328.

Golden Consulting Group has estimated the projected average future cost of repairs and replacement of those components for the Association. The annual reserves are based on a straight-line approach: Replacement Costs divided by Life Expectancy per each component. Based upon the Golden Consulting Group's calculations the annual reserve contribution would be approximately \$7,641 a year. The estimated fully funded accrued amount or the aged components is approximately 66,493. This is calculated Life Expectancy minus Remaining Life times (x) annual reserve contribution. The recommended annual reserve contribution for fiscal year beginning, January 1, 2023, should be increased from \$4,200 to \$5,040 or \$30 per unit per month a 20% increase from previous year with annual increases each year starting in fiscal year 2023 to ensure the capital improvements/maintenance obligations of the Association.

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

PERCENT FUNDED	81%
Current US Inflation Rates: 2000-2020	3.00%
Estimated Interest Rate Reserve Account(s)	0.00%
Annual Reserves Required (Based on Straight Line Funding Method)	\$7,641
Reserve Account Balance as of June 1, 2022	\$51,530
2022 Reserve Contribution	\$2,450
2022 Average Interest Rate on Reserve Account @ .00%	\$0
2022 Reserve Expenditures	\$0
Estimated Reserve Balance as of FYE, December 31, 2022	\$53,980
Fully Funded Accrued Reserve Amount as of FYE, December 31, 2022	\$66,493
Reserve Balance - Fully Funded Balance Deficit:	-\$12,513
Reserve Balance - Fully Funded Balance Deficit Per Unit	-\$894

The estimated reserve account balance does not take into consideration any monies owed to the reserve fund and/or any delinquent accounts. The estimated reserve balance only includes actual cash on hand located in the reserve account as of **June 1, 2022** and any future reserve contributions minus any anticipated reserve expenditures.

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

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

EXTERIOR ELEVATED ELEMENTS "EEE" INSPECTION REPORT

N/A

Applicable

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

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

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

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

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

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

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

For Fiscal Year Ending 2022: The board **HAS** chosen to defer maintenance and/or replacement of the anticipated reserve expenditures. (see study for more information)

The Anticipated Reserve Expenditures were as follows for Fiscal Year: 2022

Cleaning of the Grease Traps	Deferred
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Maintenance will only be deferred 1 Year unless the Board of Directors specifies otherwise.

It is our recommendation that all anticipated reserve expenditures scheduled for fiscal year 2023 be inspected, repaired, or replaced as indicated by a professional. Fully funded reserve components are components that have reached its useful life and/or exceeded its average life expectancy. The board should inspect and review each component before approving deferment, replacement and/or repair of the reserve components.

The Anticipated Reserve Expenditures are as follows for Fiscal Year: 2023

Asphalt Seal & Repair	\$19,690
Paint STOP (asphalt)	\$550
Cleaning of the Grease Traps	\$2,700
<hr/>	
Anticipated Reserve Expenditure Total For FYE: 2023	\$22,940

OAK HILLS HOA - SHADOW OAK PRIVATE DRIVE

Assessment and Reserve Funding Disclosure Summary

Based On Fiscal Year Ending December 31, 2022

Civil Code §5570

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

1. The Regular Monthly Assessment for Fiscal Year Beginning January 1, 2023 \$0.00 Per Month

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

The Reserve Assessment Per Unit Per Month is \$30.00 Per Month

The Monthly Variable Assessment is as follows:

Unit Number	Monthly Assessment

Unit Number	Monthly Assessment

Unit Number	Monthly Assessment

2. Additional assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Date Assessment is Due	Amount per unit per month	Purpose

3. Based upon the most recent reserve study and other information available to the Board of Directors, will currently projected reserve account balances be sufficient at the end of each year to meet the Association's obligation for repair and/or replacement of major components during the next 30 years?

Yes No

4. If the answer to (3) is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not yet been approved by the board or the members.

Approximate date assessment will be due:	Amount per unit:

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

Yes No

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

OAK HILLS HOA - SHADOW OAK PRIVATE DRIVE

Assessment and Reserve Funding Disclosure Summary

Based On Fiscal Year Ending December 31, 2022

Civil Code §5570

6. Based on the method of calculation in (4) of subdivision (b) of Section §5570, the estimated amount required in the reserve fund at the end of the current fiscal year is: \$66,493 based in whole or in part on the last reserve study or update prepared by Golden Consulting Group as of August 2022. The projected reserve fund cash balance is \$53,980 resulting in the reserves being 81% at this date.

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

FYE	Projected Contribution	Projected Cash Balance	Estimated Required	Percent Funded
2023	\$5,040	\$36,080	\$74,134	49%
2024	\$6,048	\$42,128	\$60,600	70%
2025	\$7,056	\$49,184	\$68,470	72%
2026	\$8,064	\$57,248	\$76,340	75%
2027	\$9,072	\$66,320	\$84,210	79%

Note: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, the assumed long-term before tax estimated interest rate earned on reserve funds is 0.00% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 3.00% per year.

FUNDING DISCLOSURE SUMMARY

[Civil Code §5300(e)]

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

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

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

The information in the Assessment and Reserve Funding Disclosure Summary is deemed reliable as of the date of the disclosure, but is not guaranteed. Golden Consulting Group has obtained information, documentation, and materials from the Association and/or agent and this disclosure summary is based upon the accuracy of such information. The Association, by accepting this disclosure summary, agrees to release Golden Consulting Group from any claims, demands or damages and further agrees to indemnify, defend and hold harmless Golden Consulting Group from and against any and all liability, damages, losses, claims, demands, or lawsuits arising out of or relating to this disclosure. 6

OAK HILLS HOA - SHADOW OAK PRIVATE DRIVE

FINANCIAL ANALYSIS

30-YEAR MAINTENANCE & PERCENT FUNDING WORKSHEET

RESERVE COMPONENTS AND FINANCIAL ANALYSIS CHART

VISUAL ANALYSIS COMMENTARY REPORT

COMPONENT SUMMARY ANALYSIS BY CATEGORY CHART

COMPONENT CATEGORY SUMMARY CHART

RESERVE CONTRIBUTION/FUNDING ANALYSIS CHART

ANTICIPATED RESERVE EXPENDITURES BY YEAR REPORT

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AK HILLS HOMEOWNERS ASSOCIATION - SHADOW OAK PRIVATE DRIVE

30-YEAR MAINTENANCE & PERCENT FUNDING WORKSHEET

For Fiscal Year Beginning January 1, 2023

Based on Fiscal Year Ending December 31, 2022

Reserve Study Type:	Reserve Update Only	PERCENT FUNDED	81%
Fiscal Year	January 1 - December 31	Annual Reserves Required (Based on Straight Line Funding Method)	\$7,641
Built Date:	1979	Estimated Reserve Balance as of FYE, December 31, 2022	\$53,980
Number Of Units	14	Fully Funded Accrued Reserve Amount for Aged Components	\$66,493
Current US Inflation Rates: 2000-2020	3.0%	Reserve Balance - Fully Funded Balance Deficit:	-\$12,513
2022 Annual Reserve Contribution	\$4,200	Reserve Balance - Fully Funded Balance Deficit Per Unit	-\$894
Reserve Account Balance as of June 1, 2022	\$51,530	<input type="checkbox"/> RECOMMENDED	<input type="checkbox"/> APPROVED
2022 Reserve Contribution	\$2,450	2023 Annual Reserve Contribution	\$5,040
2022 Average Interest Rate on Reserve Account @ .00%	\$0.00	2023 Monthly Reserve Contribution	\$420
2022 Reserve Expenditures	\$0.00	2023 Monthly Reserve Contribution Per Unit	30.00
Estimated Reserve Balance as of FYE, December 31, 2022	\$53,980	2023 Annual Reserve Contribution (Increase/Decrease)	20%

30 YEAR FINANCIAL RESERVE FUNDING

Fiscal Year Ending 31-Dec	Reserve Contribution	Projected Per Unit Per Month	Anticipated Reserve Expenditures	Estimated Interest 0.00%	Estimated Reserve Account Balance @ FYE	Estimated Required Reserve Balance @ Year End	Estimated Reserve % Funded
2023	\$5,040	30.00	\$22,940	\$0	\$36,080	\$74,134	49%
2024	\$6,048	36.00	\$0	\$0	\$42,128	\$60,600	70%
2025	\$7,056	42.00	\$0	\$0	\$49,184	\$68,470	72%
2026	\$8,064	48.00	\$0	\$0	\$57,248	\$76,340	75%
2027	\$9,072	54.00	\$0	\$0	\$66,320	\$84,210	79%
2028	\$10,080	60.00	\$23,464	\$0	\$52,936	\$92,081	57%
2029	\$11,088	66.00	\$0	\$0	\$64,024	\$79,104	81%
2030	\$12,096	72.00	\$0	\$0	\$76,120	\$86,974	88%
2031	\$13,104	78.00	\$0	\$0	\$89,224	\$94,844	94%
2032	\$14,112	84.00	\$0	\$0	\$103,336	\$102,714	101%
2033	\$15,120	90.00	\$27,201	\$0	\$91,255	\$110,584	83%
2034	\$15,960	95.00	\$0	\$0	\$107,215	\$97,607	110%
2035	\$15,960	95.00	\$0	\$0	\$123,175	\$105,477	117%
2036	\$15,960	95.00	\$0	\$0	\$139,135	\$113,348	123%
2037	\$15,960	95.00	\$0	\$0	\$155,095	\$121,218	128%
2038	\$15,960	95.00	\$164,581	\$0	\$6,475	\$129,088	5%
2039	\$15,960	95.00	\$0	\$0	\$22,435	\$7,870	285%
2040	\$15,960	95.00	\$0	\$0	\$38,395	\$15,740	244%
2041	\$15,960	95.00	\$0	\$0	\$54,355	\$23,610	230%
2042	\$15,960	95.00	\$0	\$0	\$70,315	\$31,481	223%
2043	\$15,960	95.00	\$36,556	\$0	\$49,719	\$39,351	126%
2044	\$15,960	95.00	\$0	\$0	\$65,679	\$26,374	249%
2045	\$15,960	95.00	\$0	\$0	\$81,639	\$34,244	238%
2046	\$15,960	95.00	\$0	\$0	\$97,599	\$42,114	232%
2047	\$15,960	95.00	\$0	\$0	\$113,559	\$49,984	227%
2048	\$15,960	95.00	\$42,378	\$0	\$87,141	\$57,854	151%
2049	\$15,960	95.00	\$0	\$0	\$103,101	\$44,877	230%
2050	\$15,960	95.00	\$0	\$0	\$119,061	\$52,748	226%
2051	\$15,960	95.00	\$0	\$0	\$135,021	\$60,618	223%
2052	\$15,960	95.00	\$0	\$0	\$150,981	\$68,488	220%

OAK HILLS HOMEOWNERS ASSOCIATION - SHADOW OAK PRIVATE DRIVE

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
Asphalt (Replace, Resurface, Overlay)	30	1996	16	2038	Update Only
Asphalt Seal & Repair	5	2018	1	2023	Update Only
Paint STOP (asphalt)	5	2016	1	2023	Update Only
Cleaning of the Grease Traps	15	2005	1	2023	Deferred

Major Component	Asphalt (Replace, Resurface, Overlay)	Asphalt Seal & Repair	Paint STOP (asphalt)	Cleaning of the Grease Traps			
Quantity	15,752	15,752	1	1			
Unit of Measure	Sq. Ft.	Sq. Ft.	Each	Fund			
Unit Cost	\$6.50	\$1.25	\$550	\$2,700			
Replacement Cost	\$102,388	\$19,690	\$550	\$2,700			
Useful Life	30	5	5	15			
Remaining Life	16	1	1	1			
Annual Reserves	\$3,413	\$3,938	\$110	\$180			
Accrued Reserves	\$47,781	\$15,752	\$440	\$2,520			
Next Disbursement	2038	2023	2023	2023			
2023	-	\$19,690	\$550	\$2,700			
2024	-	-	-	-			
2025	-	-	-	-			
2026	-	-	-	-			
2027	-	-	-	-			
2028	-	\$22,826	\$638	-			
2029	-	-	-	-			
2030	-	-	-	-			
2031	-	-	-	-			
2032	-	-	-	-			
2033	-	\$26,462	\$739	-			
2034	-	-	-	-			
2035	-	-	-	-			
2036	-	-	-	-			
2037	-	-	-	-			
2038	\$159,517	OVERLAY	\$857	\$4,207			
2039	-	-	-	-			
2040	-	-	-	-			
2041	-	-	-	-			
2042	-	-	-	-			
2043	-	\$35,562	\$993	-			
2044	-	-	-	-			
2045	-	-	-	-			
2046	-	-	-	-			
2047	-	-	-	-			
2048	-	\$41,226	\$1,152	-			
2049	-	-	-	-			
2050	-	-	-	-			
2051	-	-	-	-			
2052	-	-	-	-			

OAK HILLS HOMEOWNERS ASSOCIATION - SHADOW OAK PRIVATE DRIVE

RESERVE COMPONENTS AND FINANCIAL ANALYSIS WORKSHEET

Based on Fiscal Year Ending, December 31, 2022 for Fiscal Year Beginning January 1, 2023

Fiscal Year:	January 1 - December 31	Association Address	14460 Charter Oak Blvd
Study Type:	Reserve Update Only		Salinas CA
On-Site Inspection Date	September 24, 2020		Monterey COUNTY
Overall Condition	Maintained	Contact Name:	Rod Karg
Management Company:	Self-Managed	Contact Telephone:	0
Number of Units:	14		
Built or Renovation Date:	1979	Active Date:	1979
		Last Study Prepared:	2020
			Age: 43

Estimated Replacement Cost	\$125,328
Annual Reserves (Based on Straight Line)	\$7,641
Monthly Reserves (Based on Straight Line)	\$637
Monthly Reserves Per Unit (Based on Straight Line)	\$45.48
Fully Funded Accrued Reserve Amount for Aged Components	\$66,493
Reserve Account Balance as of June 1, 2022	\$51,530
2022 Reserve Contribution	\$2,450
2022 Average Interest Rate on Reserve Account @ .00%	\$0
2022 Reserve Expenditures	\$0
Projected Reserve Account Balance	\$53,980
Percent Funded	81%

Estimated Total Replacement Costs of Reserve Components

Annual reserves funds based on straight line full-funding method (replacement cost divided by life expectancy)	
Monthly Reserve based on straight line (Annual reserves divided 12 months)	
Monthly Reserve Per Unit based on straight line (Monthly reserves divided units)	
Fully Funded Accrued Reserve Amount as of FYE, December 31, 2022	
Reserve Account Balance as of June 1, 2022	
2022 Reserve Contribution	\$4,200 Year \$350 Month \$25.00 Per Unit
2022 Average Interest Rate on Reserve Account	0.00%
2022 Reserve Expenditures	
Estimated Reserve Balance as of FYE, December 31, 2022	
Percent Funded as of FYE, December 31, 2022	

Based on Straight Line is Calculated by the following:

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

OAK HILLS HOMEOWNERS ASSOCIATION - SHADOW OAK PRIVATE DRIVE

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

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

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

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

Next Replacement Date may be calculated by the following:

Current Year (2022) + Estimated Remaining Life (depends on adjustments) OR Last Known Placed In Service Date + Average Life Expectancy

No	Category	Sub-Category Description	Estimated Quantity Unit of Measure	Unit Cost	Replace Cost	Annual Reserve Amount	Monthly Reserve Amount	Fully Funded Amount	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date
1	Pavement	Asphalt (Replace, Resurface, Overlay)	15,752 Sq. Ft.	6.50	\$102,388	\$3,413	\$284	\$47,781	30	1996	16	2038
2	Pavement	Asphalt Seal & Repair	15,752 Sq. Ft.	1.25	\$19,690	\$3,938	\$328	\$15,752	5	2018	1	2023
3	Painting	Paint STOP (asphalt)	1 Each	550.00	\$550	\$110	\$9	\$440	5	2016	1	2023
4	Utilities	Cleaning of the Grease Traps	1 Fund	2,700.00	\$2,700	\$180	\$15	\$2,520	15	2005	1	2023

OAK HILLS HOMEOWNERS ASSOCIATION - SHADOW OAK PRIVATE DRIVE

VISUAL ANALYSIS COMMENTARY WORKSHEET

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

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

Next Replacement Date may be calculated by the following:

Current Year (2022) + Estimated Remaining Life (depends on adjustments) OR Last Known Placed In Service Date + Average Life Expectancy

No.	Sub-Category Description	Estimated Quantity Unit of Measure	Replace Cost	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition	COMMENTS/NOTES
1	Asphalt (Replace, Resurface, Overlay)	15,752 Sq. Ft.	\$102,388	30	1996	16	2038	Update Only	2020: Asphalt in good / fair condition / seal and repair on completed on a 10 year cycle. Adj UL 30 with 2 more seal / repair cycles. 2019: Board decided to fund. 2017: The board has agreed to not fund for the replacement/overlay of the private drives Shadow Oak consists of several small courts: Mimosa (5 Units) and Madera (5 Units) Court and 4 other units*Cost has been adjusted based on the resurface of Arrowleaf Road which has been completed in 2010. Adjust 1 Year - so that seal and repair /coincide on same schedule.
2	Asphalt Seal & Repair	15,752 Sq. Ft.	\$19,690	5	2018	1	2023	Update Only	2020: Per the board - Changed useful life from 10 to 5 2020: Asphalt in good / fair condition / seal and repair on completed on a 10 year cycle. 2018: Mimosa Court repaired for \$2,933 and Madras was repaired in 2018 for \$2,194. Per Board change the replacement cost to \$5127 2017: The asphalt is in good to fair condition with some cracks observed. Adj UL to 10 with 3 Years Remaining 2016: Deferred 1 Year - Per Board not needed at this time 2015-Deferred one year in working condition. Shadow Oak consists of several small courts: Mimosa (5 Units) and Madera (5 Units) Court and 4 other units. It is recommended that the asphalt be sealed at least once every 5 to 7 years.
3	Paint STOP (asphalt)	1 Each	\$550	5	2016	1	2023	Update Only	2020: The painting on the asphalt court is in fair condition / next paint 2023 2017: The painting of the stop and crosswalks is in good condition with no major fading. It is noted that the STOP on pavement was painted in July 2016 for \$450
4	Cleaning of the Grease Traps	1 Fund	\$2,700	15	2005	1	2023	Deferred	2021-2022: Cleaning of grease traps deferred per board they are in good/working condition. 2020: Per the board - Changed useful life from 7 to 15 2020: Condition of the Grease Traps are unknown-Recommend cleaning of grease traps. 2019: Board decided to fund. 2017: The board has agreed to not fund for the cleaning of the grease traps as they were empty the last time that they were cleaned. 2016-2015 Deferred 1 Year - Per Board not needed at this time-Deferred one year in working condition. There are 2 grease trap areas in the curb drain system. Recommended to clean and pumped every 7 years. Inspected in 2013 and were very clean deferred maintenance.

COMPONENT SUMMARY ANALYSIS BY CATEGORY

Estimated Replacement Cost	\$125,328	Units 14
Annual Reserves (Based on Straight Line)	\$7,641	Annual Reserves Required (Based on Straight Line Funding Method)
Monthly Reserves (Based on Straight Line)	\$637	Monthly Reserve based on straight line (Annual reserves divided 12 months)
Monthly Reserves Per Unit (Based on Straight Line)	\$45	Monthly Reserve Per Unit based on straight line (Monthly reserves divided units)
Fully Funded Accrued Reserve Amount as of FYE, December 31, 2022	\$66,493	Fully Funded Accrued Reserve Amount as of FYE, December 31, 2022
Estimated Reserve Balance as of FYE, December 31, 2022	\$53,980	Estimated Reserve Balance as of FYE, December 31, 2022
Percent Funded as of FYE, December 31, 2022	81%	Percent Funded as of FYE, December 31, 2022

OAK HILLS HOMEOWNERS ASSOCIATION - SHADOW OAK PRIVATE DRIVE

Component/Maintenance		Replace Cost	Annual Reserve	Monthly Reserve	Fully Funded Amount	Average Life Expectancy	Estimated Remaining Life	Next Replace Date
TOTAL		\$125,328	\$7,641	\$637	\$66,493			
Pavement	Asphalt (Replace, Resurface, Overlay)	\$102,388	\$3,413	\$284	\$47,781	30	16	2038
	Asphalt Seal & Repair	\$19,690	\$3,938	\$328	\$15,752	5	1	2023
Pavement Total		\$122,078	\$7,351	\$613	\$63,533			
Painting	Paint STOP (asphalt)	\$550	\$110	\$9	\$440	5	1	2023
Painting Total		\$550	\$110	\$9	\$440			
Utilities	Cleaning of the Grease Traps	\$2,700	\$180	\$15	\$2,520	15	1	2023
Utilities Total		\$2,700	\$180	\$15	\$2,520			
Grand Total		\$125,328	\$7,641	\$637	\$66,493			

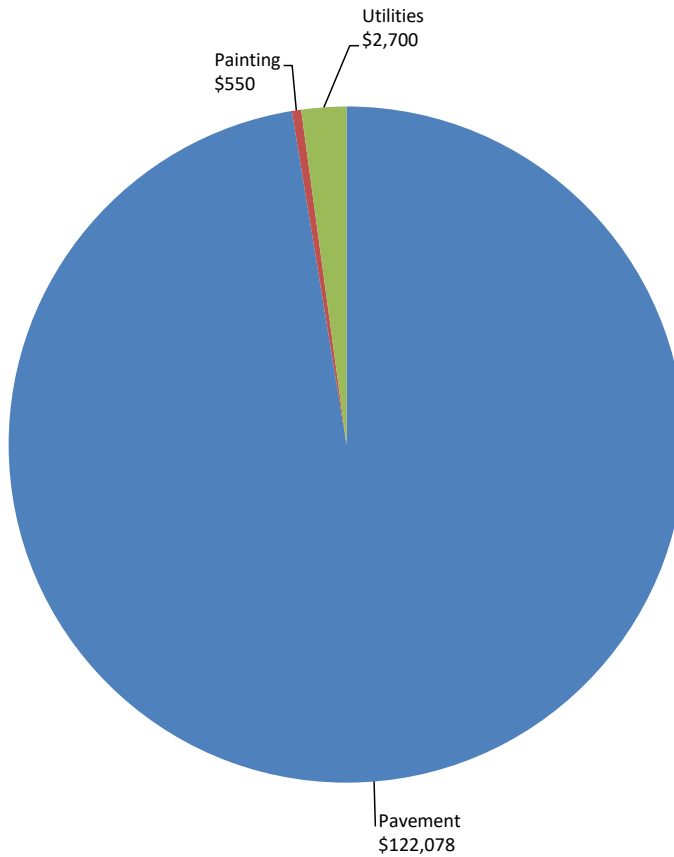
OAK HILLS HOMEOWNERS ASSOCIATION - SHADOW OAK PRIVATE DRIVE

COMPONENT CATEGORY SUMMARY

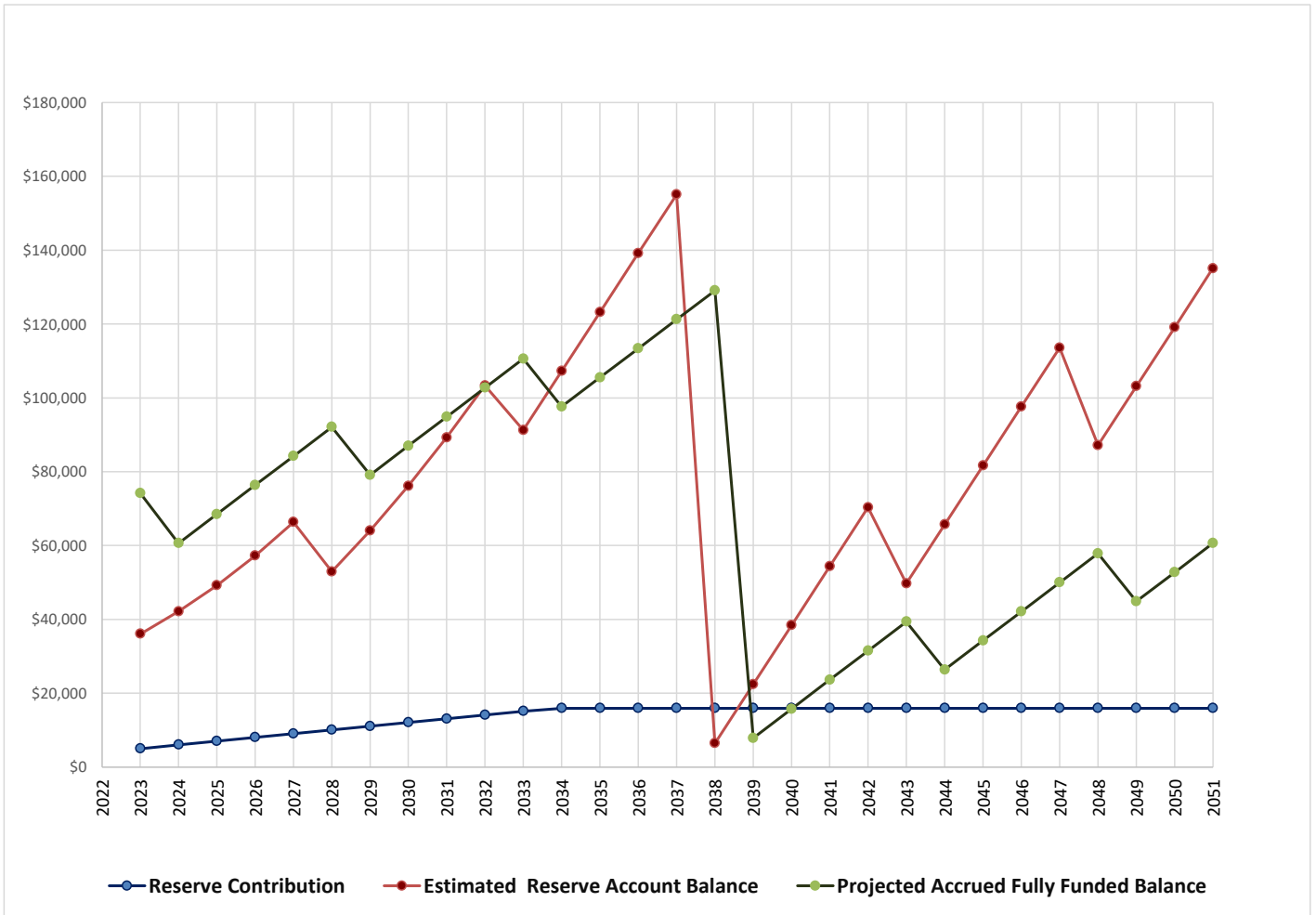
For Fiscal Year Beginning January 1, 2022

				Units	14	2022	2023
				Annual Reserve Contribution		\$4,200	\$5,040
Description	Replacement Cost	Annual Reserve	Monthly Reserve	Fully Funded Amount	% Based on Assessment	Monthly Assessment Per Unit	Monthly Assessment Per Unit
TOTAL	\$125,328	\$7,641	\$637	\$66,493	100%	\$25.00	\$30.00
Pavement	\$122,078	\$7,351	\$613	\$63,533	96.20%	\$24.05	\$28.86
Painting	\$550	\$110	\$9	\$440	1.44%	\$0.36	\$0.43
Utilities	\$2,700	\$180	\$15	\$2,520	2.36%	\$0.59	\$0.71

BASED ON REPLACEMENT COST



RESERVE CONTRIBUTION/FUNDING ANALYSIS CHART



OAK HILLS HOMEOWNERS ASSOCIATION - SHADOW OAK PRIVATE DRIVE

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 2000-2020 3.00%

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

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

Anticipated Reserve Expenditures By Fiscal Year Ending

2023		2024	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$22,940	Total	\$0
Asphalt Seal & Repair	\$19,690		
Paint STOP (asphalt)	\$550		
Cleaning of the Grease Traps	\$2,700		

OAK HILLS HOMEOWNERS ASSOCIATION - SHADOW OAK PRIVATE DRIVE

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 2000-2020 3.00%

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Anticipated Reserve Expenditures By Fiscal Year Ending

2025		2026	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$0	Total	\$0

OAK HILLS HOMEOWNERS ASSOCIATION - SHADOW OAK PRIVATE DRIVE

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 2000-2020 3.00%

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

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Anticipated Reserve Expenditures By Fiscal Year Ending

2027		2028	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$0.00	Total	\$23,464
		Asphalt Seal & Repair	\$22,826
		Paint STOP (asphalt)	\$638