

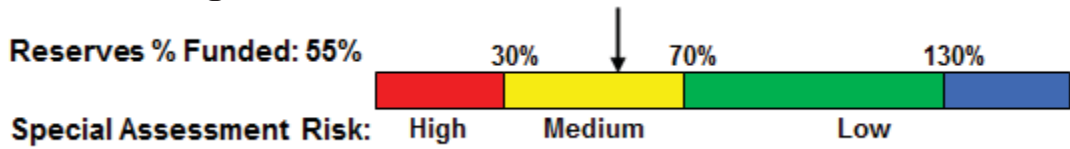
# Executive Summary

**Association:** Broadmoor Huntington Harbour #: 6744-1  
 HOA  
**Location:** Huntington Beach, CA # of Units: 244  
**Report Period:** September 1, 2015 through August 31, 2016

**Findings/Recommendations as-of 9/1/2015:**

Projected Starting Reserve Balance: .....	\$1,128,320
Current Fully Funded Reserve Balance: .....	\$2,035,632
Average Reserve Deficit (Surplus) Per Unit:.....	\$3,718
Recommended 2015 Monthly “Full Funding” Contributions:.....	\$35,600
Alternate minimum contribs* to keep Reserves above \$0:.....	\$28,500
Recommended 2015 Special Assessment for Reserves: .....	\$0

Most Recent Budgeted Reserve Contribution Rate: .....\$30,130



**Economic Assumptions:**

Net Annual “After Tax” Interest Earnings Accruing to Reserves..... 1.00%  
 Annual Inflation Rate ..... 3.00%

- This is an “Update No-Site-Visit” Reserve Study, based on a prior Report prepared by Association Reserves for your 2014-2015 Fiscal Year. No site inspection was performed as part of this Reserve Study, which was prepared by a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is above the 30% funded level at 55% Funded, this means the association’s special assessment & deferred maintenance risk is currently medium. The objective of your multi-year Funding Plan is to Fully Fund your Reserves, where associations enjoy a low risk of such Reserve cash flow problems.
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions to \$35,600. The association is paying for roof replacement over the next three years with a special assessment therefore we are showing the tile roofs as new over that time period.

\*officially called “Baseline Funding”

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
<b><i>Asphalt &amp; Concrete</i></b>				
3016	Concrete Streets (2019/20) - Repair	N/A	4	\$231,000
3016	Concrete Streets/Swales/Aprn - Rep	1	0	\$25,000
3016	Entry Pavers - Repair/Replace	30	5	\$110,000
3014	Street Concrete Grimaude Cono - Rep	30	14	\$87,000
3014	Street Pavers - Repair	30	14	\$370,000
3016	Concrete Sidewalks - Repair	1	0	\$5,200
3016	Grimaud Condo Asphalt - Resurface	28	16	\$92,000
3016	Grimaud Condo Asphalt - Seal/Repair	4	0	\$8,700
<b><i>Seawall &amp; Docks</i></b>				
3002	Grimaud Sand Beach Pier	30	20	\$14,000
3006	Sea Wall Metal Railing - Repair	20	11	\$54,000
3006	Dock Gate Locks (Condos) - Replace	15	4	\$7,150
3006	East End Sea Wall - Repair	N/A	0	\$26,000
3006	Sea Wall - Repair	1	0	\$2,600
3006	Dock Ramps A (2006) - Replace	17	8	\$20,250
3006	Dock Ramps Beach (2013) - Replace	17	15	\$6,750
<b><i>Roofing</i></b>				
3024	Garage Tile Roofs (2020) - Replace	25	5	\$150,000
3024	Garage Tile Roofs (2021) - Replace	25	6	\$150,000
3024	Tile Roof - Replace	25	27	\$2,800,000
3024	Spark Arrestors - Replace	10	5	\$22,500
<b><i>Paint &amp; Building Repair</i></b>				
3036	Metal Surfaces - Repaint	5	0	\$10,700
3036	Stucco - Repaint & Minor Repair	10	0	\$450,000
3036	Wood Surfaces - Repaint & Repair	5	0	\$90,000
<b><i>Pool &amp; Spa Area</i></b>				
3004	Concrete Pool Deck/Coping - Repair	24	11	\$31,000
3004	Patio Furniture - Replace	3	2	\$1,450
3004	Bathroom - Refurbish	18	13	\$7,250
3004	Pool Tile Shower - Refurbish	18	13	\$915
3004	Pool - Resurface & Retile	12	1	\$24,000
3004	Spa - Resurface & Retile	12	1	\$9,100
3004	Pool Filter - Replace	12	4	\$1,900
3004	Spa Filter - Replace	12	0	\$1,600
3004	Pool Heater - Replace	12	11	\$3,300
3004	Spa Heater - Replace	12	9	\$2,900
3004	Pool Pump - Replace (1)	10	0	\$1,450
3004	Spa Pumps - Replace (3)	10	1	\$2,900
3004	Chlorinators - Replace	10	9	\$2,100
3004	Pool Area, Mastic - Replace	4	0	\$1,650
3004	Pool Area Wood Deck - Repair/Replac	25	9	\$17,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
<b><i>Tennis Facilities</i></b>				
3022	Tennis Court Benches - Replace	16	4	\$3,100
3022	Chain Link Fence - Replace	30	9	\$10,350
3022	Tennis Ct & Restroom Locks - Replac	10	8	\$1,000
3022	Tennis Court - Resurface	5	0	\$12,500
3022	Tennis Court Windscreen - Replace	5	0	\$2,200
3022	Tennis Court Nets - Replace	10	5	\$1,100
3022	Tennis Court Poles - Replace	30	29	\$3,500
3022	Tennis Court Sump Pump - Replace	20	4	\$965
<b><i>Buildings</i></b>				
3042	Awning Fabric - Replace (Annual)	1	3	\$3,500
3042	Awning Fabric (2018) - Replace	10	3	\$1,900
3042	Awning Fabric (2019) - Replace	10	4	\$1,900
3042	Awning Fabric (2020) - Replace	10	5	\$1,900
3042	Awning Fabric (2021) - Replace	10	6	\$1,900
3042	Awning Fabric (2022) - Replace	10	7	\$1,900
3042	Awning Fabric (2023) - Replace	10	8	\$6,000
3042	Awning Frames (2015) - Replace	20	0	\$23,000
3042	Awning Frames (2016) - Replace	20	1	\$40,000
3042	Awning Frames (2017) - Replace	20	2	\$40,000
3042	Awning Frames (2023) - Replace	20	13	\$40,000
3044	Utility Doors - Replace	10	3	\$15,500
3038	Waterproof Stairs/Landings - Resurf	12	7	\$23,000
3038	Wood Stairs/Landings - Resurface	15	4	\$21,000
3038	Waterproof Stairs/Land - Seal/Rep	4	1	\$7,600
3038	Window Boxes - Repair	5	0	\$9,400
3028	Termite Treatment - Fumigation	10	4	\$210,000
<b><i>Grounds</i></b>				
3034	Wood Benches - Replace/Refurbish	10	0	\$4,650
3030	Mailboxes - Replace	18	1	\$12,500
3030	Mailbox Kiosks - Replace/Refurbish	25	14	\$16,500
3012	Metal Pedestrian Gates - Replace	20	9	\$8,050
3038	Wood Trellis - Refurbish/Replace	20	5	\$8,150
3038	Wood Trellises - Refurbish	18	10	\$2,100
3038	Main Sewer Line - Clean & Repair	10	10	\$12,000
3038	Main Sewer Line CCTV - Inspection	10	0	\$8,000
<b><i>Lagoon</i></b>				
3034	Lagoon Bridges - Refurbish	20	9	\$6,250
3034	Lagoon Concrete - Repair	20	10	\$150,000
3034	Lagoon Electrical Repair - Repair	30	5	\$10,000
3034	Lagoon Leak Contingency - Repair	N/A	0	\$10,000
3034	Lagoon Skimmer/Plumbing - Repair	10	5	\$10,000
3034	Lagoon Pump/Motors - Replace	5	4	\$8,350

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
3034	Lagoon Vacuum and Robot - Rep	7	5	\$10,000
3034	Lift - Replace	20	5	\$10,000
<b>Lighting</b>				
3020	Pole Lights - Refurbish	N/A	5	\$38,250
3020	Pole Lights - Replace	20	16	\$119,000
3020	Lighted Walkway Lights - Replace	20	4	\$11,200
3020	Landscape Lights - Replace	8	0	\$3,450
<b>Access Area</b>				
3012	Metal Vehicle Gates - Replace	20	9	\$15,500
3012	Gate Operators (2011) - Replace	10	6	\$3,100
3012	Gate Operators (2015) - Replace	10	9	\$12,900
3012	Gate Loop Systems - Replace	16	15	\$10,150
3038	Guardhouse - Remodel/Refurbish	15	0	\$3,000
<b>Landscape &amp; Irrigation</b>				
3009	Backflow Devices - Replace	20	4	\$5,000
3009	Irrigation Controllers - Replace	12	5	\$11,150
3009	Irrigation System - Rebuild (Ph 2)	N/A	0	\$30,000
3009	Irrigation System - Rebuild (Ph 3)	N/A	1	\$30,000
3009	Irrigation System - Rebuild (Ph 4)	N/A	1	\$30,000
3009	Landscape	5	0	\$30,000
93	<b>Total Funded Components</b>			

Note 1: a Useful Life of "N/A" means a one-time expense, not expected to repeat.

Note 2: Yellow highlighted line items are expected to require attention in the initial year, green highlighted items are expected to occur within the first five years.