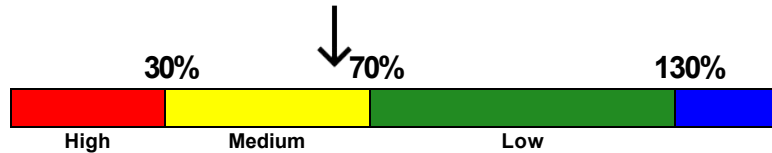


### 3- Minute Executive Summary

**Property:** Almaden Cabana Club **Property #: 21022-0**  
**Location:** San Jose, CA **# of Units: 1**  
**Report Period:** January 1, 2022 through December 31, 2022

Projected Starting Reserve Balance .....	\$331,974
Current Fully Funded Reserve Balance .....	\$514,714
Average Reserve Deficit (Surplus) Per Unit .....	\$182,741
Percent Funded .....	64.5 %
Recommended 2022 "Annual Fully Funding Contributions" .....	\$76,500
Recommended 2022 Special Assessments for Reserves .....	\$0
2021 Annual Contribution Rate .....	\$60,000

**Reserves % Funded: 64.5%**



**Special Assessment Risk:**

***Economic Assumptions:***

**Net Annual "After Tax" Interest Earnings Accruing to Reserves .....** .050 %  
**Annual Inflation Rate .....** .400 %

- This is a "Full" Capital Plan Reserve Study.
- The information in this Capital Reserve Study is based on our site inspection on 1/5/2022.
- This Capital Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 64.5 % Funded, this means the association's special assessment & deferred maintenance risk is currently Medium.
- Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is for you to set your Reserve contributions to \$76,500/Annually.
- No assets appropriate for Reserve designation were excluded.
- We recommend that this Capital Reserve Study be updated annually, with an on-site inspection update every three years.

# Executive Summary

21022-0

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Common Area</b>				
103	Concrete - Repair/Replace 33%	12	9	\$30,000
202	Asphalt - Remove & Replace	30	15	\$68,800
203	Asphalt - Seal	5	0	\$5,500
204	Asphalt - Repair	10	0	\$8,000
305	Security System - Replace	10	6	\$6,000
407	BBQ Grill - Replace	15	6	\$6,250
407	BBQs - Weber - Replace 25%	3	1	\$2,250
505	Wood Fence - Replace 25%	5	1	\$12,850
514	Retaining Wall - Replace/Repair 15%	10	6	\$5,500
518	Pergolas - Repair/Replace	30	9	\$40,000
709	Entry Gate - Replace	30	9	\$2,000
1141	Storage Shed - Replace/Rebuild	25	15	\$5,000
1601	Volleyball Court - Refurbish	3	1	\$1,500
1611	Synthetic Grass - Replace	10	9	\$8,250
<b>Pool House/Office/Rest Rooms</b>				
324	Exterior Lights - Replace	25	6	\$6,600
325	Interior Lights - Replace	20	10	\$4,050
601	Carpet - Replace	10	2	\$1,250
703	Exterior Doors - Replace 25%	10	0	\$3,800
909	Bathrooms - Refurbish	20	5	\$40,000
1110	Interior Surfaces - Repaint	10	5	\$3,150
1116	Wood Surfaces - Repaint	8	0	\$5,800
1117	Wood Siding/Trim - Repair 5%	8	0	\$2,800
1137	Windows - Replace	30	27	\$16,200
1306	Wood Shingle Roof - Replace	25	0	\$40,050
<b>Mechanical/Appliances</b>				
803	Water Heater - Replace	15	3	\$8,000
1615	Electronics - Replace	5	2	\$4,000
2621	Refrigerator/Freezer – Replace	15	9	\$1,250
2621	Refrigerator/Freezer – Replace	15	10	\$1,250
2622	Freezer - Replace	15	0	\$500
2622	Freezer - Replace	15	11	\$500
2623	Metal Tables/Sink – Replace	30	15	\$4,950
2625	Ice Machine – Replace	15	6	\$3,000
<b>Pool Area</b>				
1214	Dive Stands - Replace 50%	5	3	\$11,550
1217	Pool Covers - Replace	5	2	\$4,950
1219	Pool Furniture - Replace	1	0	\$1,750
1221	Lifeguard Stand - Replace 50%	5	2	\$3,500
1223	Outdoor Showers - Replace	30	15	\$5,000
<b>Lap Pool</b>				
1202	Pool - Resurface	15	3	\$300,000
1206	Pool Filter - Replace	10	9	\$4,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1208	Pool Heater - Replace	10	9	\$12,000
1210	Pool Pumps - Replace	10	9	\$4,800
1212	Pool Chlorinators - Replace	10	9	\$5,500
1216	Pool Lane Dividers - Replace	10	4	\$2,200
<b>Diving Pool</b>				
1202	Pool - Resurface	15	14	\$142,000
1206	Pool Filters - Replace	10	9	\$4,000
1210	Pool Pumps - Replace	10	9	\$4,800
1212	Pool Chlorinators - Replace	10	9	\$7,450
1215	Pool Diving Board - Replace	15	2	\$12,500
<b>Wading Pool</b>				
1202	Pool - Resurface	15	14	\$10,500
1206	Pool Filter - Replace	15	6	\$2,000
1208	Pool Heater - Replace	10	6	\$6,000
1210	Pool Pump - Replace	10	0	\$2,000
1212	Pool Chlorinator System - Replace	10	9	\$5,000
<b>Landscape</b>				
1003	Irrigation Controller - Replace	12	6	\$1,400
1006	Irrigation System - Repair/Replace	10	3	\$5,000
1008	Trees - Trim/Remove	3	1	\$5,000
1009	Landscaping - Replenish	10	3	\$5,000
<b>57 Total Funded Components</b>				

Note 1: Yellow highlighted line items are expected to require attention in this initial year.