

PROPERTY INFORMATION

<i>PROPERTY NAME:</i>	Balboa Terrace Homes Association		
<i>STREET ADDRESS:</i>	Santa Ana Ave & Darien Way		
<i>CITY, STATE, ZIP:</i>	San Francisco, CA		
<i>GOVERNING ENTITY:</i>	Board of Directors		
<i>YEAR CONSTRUCTED:</i>	1920	<i>NUMBER OF CONSTRUCTION PHASES:</i>	1
<i>NUMBER OF UNITS:</i>	288	<i>NUMBER OF RESIDENTIAL BUILDINGS:</i>	

CONTACT INFORMATION

<i>CURRENT PROPERTY CONTACT:</i>	Mr. Kevin Bulivant Balboa Terrace Homes Association Santa Ana Ave & Darien Way San Francisco, CA 94127 Phone: (415) 577-8490	Email: kevin@smvsf.org
----------------------------------	--	------------------------

RESERVE STUDY INFORMATION

<i>TYPE OF STUDY:</i>	Annual Review Study 2017 (no site inspection performed with this review)		
<i>BEGINNING YEAR OF STUDY:</i>	2017		
<i>YEAR OF LAST PHYSICAL INSPECTION:</i>	2015		
<i>YEAR OF NEXT PHYSICAL INSPECTION:</i>	2018 (as required by the Davis-Stirling Act)		
<i>RESERVE STUDY PREPARER:</i>	Reserve Analysis Consulting, L.L.C. 1750 Bridgeway, Suite B106 • Sausalito, CA 94965 Sausalito, California 94965 Office Phone: (415) 332-7800 FAX: (415) 332-7801		
<i>PERFORMED BY:</i>	Casey O'Neill Direct Phone: (415) 289-7443 Email: caseyo@reserveanalysis.com		

RESERVE FUND FINANCIAL INFORMATION

<i>BUDGET YEAR ENDING DATE:</i>	12/31	2016	2017
<i>ANNUAL RESERVE CONTRIBUTION:</i>		\$23,175	\$23,870
<i>MONTHLY RESERVE CONTRIBUTION:</i>		\$1,931	\$1,989
<i>PER UNIT MONTHLY (AVG.) CONTRIBUTION:</i>		\$6.71	\$6.91
<i>TOTAL SPECIAL ASSESSMENT:</i>		N/A	N/A
<i>PER UNIT (AVG.) SPECIAL ASSESSMENT:</i>		N/A	N/A
<i>PROPOSED RESERVE FUND EXPENDITURES:</i>			(\$47,441)
<i>ESTIMATED YEAR ENDING BALANCE:</i>		\$111,510	\$89,016
<i>REQUESTED MINIMUM "THRESHOLD" FUTURE BALANCE:</i>			N/A

RESERVE PERCENT FUNDED CALCULATION

<i>AMOUNT NEEDED TO BE 100% FUNDED:</i>	\$74,725	\$61,219
<i>THEORETICAL PER UNIT UNDERFUNDED:</i>	\$0	\$0
<i>CALCULATED PERCENT FUNDED:</i>	100.00%	100.00%

RESERVE PROJECTED INTEREST & INFLATION

<i>"ASSUMED LONG-TERM INTEREST RATE":</i>	2.00%
<i>"ASSUMED LONG-TERM INFLATION RATE":</i>	3.00%

2.00 PROCEDURES & METHODOLOGIES

DAVIS-STIRLING ACT PROCEDURES & REQUIREMENTS

Current Davis-Stirling statutes 5300 & 5550 ((old 1365 & 1365.5)) require the Association to Review the Reserve Study on an annual basis and implement any necessary adjustments regarding component performance, replacement and/or deferral; as well as recalculation of financial figures based on that review and current financial data. Additionally, Statute 5550 ((old 1365.5)) continues to require a Site Inspection based Update of the complete Study at a minimum every three years. The Reserve Study is to include:

- Identification of the major components.
- Establishment of reasonable life expectancies and remaining life of all components.
- Projected estimated cost of all repair and replacements.
- Development of a 30 year Funding Plan which identifies date and amount of regular and special assessments.
- Calculation of Percent Funded and amount of per unit deficiency.
- Statement of methodology.
- Additionally, calculation of 5570 ((old 1365.2.5)) Reserve Summary and Disclosure Document.

SCOPE OF STUDY

The time frame covered by this analysis is from 2017 through 2046. These are the beginning and ending points for all repairs and replacements included in the 30 Year Funding Plan included in this study.

STATEMENT OF RESERVE STUDY METHODOLOGY

The components included in this analysis were identified by age, quantity, and type. Upon completion of the component list and the Reserve Fund Requirement Analysis, the report was presented to the Homeowners Association's Board for approval. The following sources were used, when applicable, to make our determinations:

- Original plans and specifications
- Original contractors, current contractors and vendors
- Association maintenance staff
- Association management
- Association Board of Directors

While gathering this information there were some assumptions made regarding existing conditions, future conditions and additional circumstances that may occur that would affect the cost of repairs. Some of these assumptions may come true and others may not; therefore, the cost of repairs and life of certain components could vary substantially. Life expectancies of all components were based on industry standard experiences, and on the components being in reasonable and ordinary condition.

All component conditions were based on visual inspection. There was no disassembly of components or demolition involved. This report does not address any factory or product defects or any damage due to improper maintenance, system design, or installation. It's also assumed all components will receive reasonable maintenance for their remaining life.

Only components that met the following criteria were included in this report:

- The component maintenance is the responsibility of the Association.
- The component is not covered by the Association's Annual Operating Budget.
- The component's useful life is greater than one year, except in the case of variable ongoing repair of a major component
- The component has an identifiable expected cost and replacement cost.
- Inclusion in the Funding plan requires the component's remaining estimated useful life is less than 30 years.

The Reserve Study includes a 30 year component expenditure projection from which a Funding Plan was developed which proposes a "schedule of the date and amount of any change in regular or special assessments that would be needed to sufficiently fund the Reserve Funding Plan." The premise of this replacement cost projection is to ensure a positive cash balance in the Reserve Fund Account that will enable the Association to fulfill its "obligation for the repair and replacement of all major components with an expected remaining life of 30 years or less." It is equally important that a positive cash fund be maintained without relying on Special Assessments or overfunding of Reserves. The cost projections in this report are inflated based on an "assumed long-term inflation rate" based on a 30 year average and adjusted for local economies. The Funding Plan in this report includes an "assumed long-term interest rate" which is not to exceed "2% above the discount rate published by the Federal Reserve Bank of San Francisco." Both rates were reviewed in the Preliminary Draft and approved by the Board of Directors.

PROPERTY DESCRIPTION & COMPONENT INCLUSION:

Balboa Terrace Homes Association is a 288-member association located in San Francisco, CA. The Association is responsible for common areas only that were originally built in 1 phase in 1920. The Association is responsible for all components as the Board of Directors has interpreted the CC&Rs. For specific component inclusion based on that interpretation please refer to the Component Data or Schedule Sections.

5300(b)(4) - COMPONENT CONDITION:

The property is composed of a variety of components that are in a range of conditions due to their various ages and expected lives. The projections in this Reserve Study intend to maintain these components at an appropriate condition in the future; however, it is the Board's responsibility to investigate and cause the actual maintenance, repair and replacement projects at the appropriate time(s).

Per Davis-Stirling Section 5500 ((old 1365.5)), on a quarterly basis the Board will review actual reserve expenses compared to the year's proposed reserve expenses. Depending on each component's condition and available information at that time, the Board will determine to undertake repair and replacement projects as appropriate. Please refer to the Sections of Component Data and/or Component Schedule for specific details on component ages, expected lives, and remaining lives. A component with a negative remaining life does not necessarily mean the component is being deferred, but rather signifies that the component is past its statistically average life and will be reviewed annually until it is appropriate for replacement. If the Board has specifically determined to defer or not undertake a component's repair or replacement, that decision and its justification is required to be in meeting minutes and disclosed separately in the Annual Budget Report.

5300(b)(3,5,6,7,8) - FUNDING PLAN ANALYSIS & CALCULATIONS:

5300(b)(3) - "the association shall provide the full reserve study plan upon request."

Specific Details regarding the following statements can be viewed in the "30 YEAR FUNDING PLAN" (included with this Reserve Summary).

5300(b)(5) - If applicable, the amount and commencement date of Board determined or anticipated special assessments will be shown and if a vote of the membership is required.

5300(b)(6) - The mechanism(s) by which the board will fund the reserves, including assessments, borrowing, and/or use of other assets. Refer to 5300(b)(4) above for deferral/selected repair/replacements.

5300(b)(7) - Procedures & methodology used for these calculations can be found in section "Procedures & Methodologies" (included with this Reserve Summary).

5300(b)(8) - If applicable, details regarding outstanding loans can be found in the 5570 "Reserve Summary and Disclosure" (included with this summary) and/or separately in the Annual Budget Report.

The Reserve Study is a SERIES OF PROJECTIONS, and consequently the estimated lives and costs of components will likely CHANGE OVER TIME depending on a variety of factors such as future inflation rates, the level of preventative maintenance completed by future boards, unknown material defects, changes in technology, efficiency, and/or government regulations.

The Reserve Study is an evolving document that represents a moment in time covering a 30 year period. As required by The Davis-Stirling Act, we recommend that the Association review and update this Reserve Analysis on an annual basis to make adjustments for component expenditures and fluctuations in annual revenue, interest, and inflation.

2016 Average unit per month reserve contribution *1 = \$6.71

2016 Total annual reserve contribution *1 = \$23,175

* All future numbers are PROPOSED and/or PROJECTED.

DESCRIPTION - 1ST 10 YEARS	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Projected Beginning Fund Balance *1	\$111,510	\$89,016	\$92,914	\$97,940	\$104,209	\$111,846	\$117,764	\$94,233	\$106,372	\$120,484
Contribution % increase over previous yr.	3.00%	3.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
Contribution avg. unit/month \$ increase	\$0.20	\$0.21	\$0.50	\$0.53	\$0.57	\$0.61	\$0.65	\$0.70	\$0.75	\$0.80
Contribution avg. per unit/month	\$6.91	\$7.11	\$7.61	\$8.14	\$8.72	\$9.33	\$9.98	\$10.68	\$11.42	\$12.22
Reserve Contribution - Annual	\$23,870	\$24,586	\$26,307	\$28,149	\$30,119	\$32,228	\$34,484	\$36,897	\$39,480	\$42,244
Does increase require membership vote?										
Proposed avg. special assess per unit										
Special Assessment - Total Proposed										
Does special assessment require vote?										
Income from other sources										
Total Reserve Fund Available	\$135,380	\$113,602	\$119,221	\$126,088	\$134,328	\$144,074	\$152,248	\$131,130	\$145,853	\$162,728
Projected Expenditures - inflated	-\$47,441	-\$21,812	-\$22,466	-\$23,140	-\$23,834	-\$27,734	-\$59,154	-\$26,044	-\$26,826	-\$27,630
Balance after expenditures	\$87,939	\$91,790	\$96,755	\$102,948	\$110,494	\$116,340	\$93,093	\$105,086	\$119,027	\$135,098
Interest on balance after tax	\$1,076	\$1,124	\$1,184	\$1,260	\$1,352	\$1,424	\$1,139	\$1,286	\$1,457	\$1,654
Minimum requested balance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent funded (if implemented) *2	100.00%	100.00%	100.00%	99.61%	92.66%	87.47%	78.42%	77.13%	76.92%	77.55%
Projected Year Ending Balance *3	\$89,016	\$92,914	\$97,940	\$104,209	\$111,846	\$117,764	\$94,233	\$106,372	\$120,484	\$136,751

* All future numbers are PROPOSED and/or PROJECTED.

DESCRIPTION - 2ND 10 YEARS	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Projected Beginning Fund Balance *1	\$136,751	\$155,372	\$176,559	\$162,636	\$185,116	\$206,895	\$240,204	\$277,411	\$318,848	\$319,612
Contribution % increase over previous yr.	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
Contribution avg. unit/month \$ increase	\$0.86	\$0.92	\$0.98	\$1.05	\$1.12	\$1.20	\$1.28	\$1.37	\$1.47	\$1.57
Contribution avg. per unit/month	\$13.08	\$13.99	\$14.97	\$16.02	\$17.14	\$18.34	\$19.63	\$21.00	\$22.47	\$24.05
Reserve Contribution - Annual	\$45,201	\$48,365	\$51,751	\$55,373	\$59,249	\$63,397	\$67,835	\$72,583	\$77,664	\$83,100
Does increase require membership vote?										
Proposed avg. special assess per unit										
Special Assessment - Total Proposed										
Does special assessment require vote?										
Income from other sources										
Total Reserve Fund Available	\$181,952	\$203,737	\$228,309	\$218,010	\$244,365	\$270,292	\$308,038	\$349,994	\$396,512	\$402,712
Projected Expenditures - inflated	-\$28,459	-\$29,313	-\$67,639	-\$35,132	-\$39,972	-\$32,992	-\$33,982	-\$35,001	-\$80,765	-\$339,160
Balance after expenditures	\$153,493	\$174,424	\$160,670	\$182,878	\$204,393	\$237,299	\$274,057	\$314,993	\$315,747	\$63,552
Interest on balance after tax	\$1,879	\$2,135	\$1,967	\$2,238	\$2,502	\$2,905	\$3,354	\$3,856	\$3,865	\$778
Minimum requested balance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent funded (if implemented) *2	78.83%	80.64%	78.85%	82.09%	85.45%	89.86%	94.43%	99.14%	100.00%	100.00%
Projected Year Ending Balance *3	\$155,372	\$176,559	\$162,636	\$185,116	\$206,895	\$240,204	\$277,411	\$318,848	\$319,612	\$64,329

* All future numbers are PROPOSED and/or PROJECTED.

DESCRIPTION - 3RD 10 YEARS	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Projected Beginning Fund Balance *1	\$64,329	\$110,519	\$150,940	\$191,759	\$235,919	\$225,306	\$267,300	\$308,461	\$348,739	\$388,082
Contribution % increase over previous yr.	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Contribution avg. unit/month \$ increase	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Contribution avg. per unit/month	\$24.05	\$24.05	\$24.05	\$24.05	\$24.05	\$24.05	\$24.05	\$24.05	\$24.05	\$24.05
Reserve Contribution - Annual	\$83,100	\$83,100	\$83,100	\$83,100	\$83,100	\$83,100	\$83,100	\$83,100	\$83,100	\$83,100
Does increase require membership vote?										
Proposed avg. special assess per unit										
Special Assessment - Total Proposed										
Does special assessment require vote?										
Income from other sources										
Total Reserve Fund Available	\$147,430	\$193,619	\$234,041	\$274,860	\$319,019	\$308,406	\$350,400	\$391,561	\$431,839	\$471,182
Projected Expenditures - inflated	-\$38,247	-\$44,504	-\$44,600	-\$41,793	-\$96,438	-\$44,339	-\$45,669	-\$47,039	-\$48,450	-\$63,800
Balance after expenditures	\$109,183	\$149,115	\$189,441	\$233,066	\$222,581	\$264,067	\$304,731	\$344,522	\$383,389	\$407,382
Interest on balance after tax	\$1,336	\$1,825	\$2,319	\$2,853	\$2,724	\$3,232	\$3,730	\$4,217	\$4,693	\$4,986
Minimum requested balance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent funded (if implemented) *2	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Projected Year Ending Balance *3	\$110,519	\$150,940	\$191,759	\$235,919	\$225,306	\$267,300	\$308,461	\$348,739	\$388,082	\$412,369

**ASSESSMENT and RESERVE FUNDING DISCLOSURE SUMMARY
For the Budget Year 2017 ending 12/31/17**

Per Davis-Stirling Statute 5570 ((old 1365.2.5)) Disclosure Form

(1) The 2016 budgeted regular assessment per ownership interest is avg. \$ 19.03 per month.
The 2017 budgeted assessment per ownership interest can be found in the Annual Budget Report.
Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found in the attached Annual Budget Report.

(2) Additional regular or special 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 will be due	Amount per ownership interest per year:	Purpose of assessment
N/A	N/A	N/A
_____	_____	_____
_____	_____	_____
_____	_____	_____
TOTAL	_____	_____

NOTE: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found in the attached Annual Budget Report. These assessments might be for purposes outside the scope of the current Reserve Study and have been included by the party preparing the Association's Annual Budget Report.

(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

(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 ownership interest per year:** _____

(5) All major components are included in the Reserve Study and are included in its calculations.

(6) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570 ((old 1365.2.5)), the estimated amount required in the reserve fund at the end of the 2016 fiscal year is \$ **74,725** based in whole or in part on the last reserve study or update prepared by **Reserve Analysis Consulting, LLC** as of **November, 2016**. The projected reserve fund cash balance at the end of the current fiscal year is \$ **111,510** , resulting in reserves being **100.00%** funded at this date. If an alternate, but generally accepted, method of calculation is also used, the required reserve amount is \$ N/A .

Balboa Terrace Homes Association

(7.a.) Based on the method of calculation in paragraph (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 is \$*1 See Below, and the projected reserve fund cash balance in each of those years, **taking into account only assessments already approved** and other known revenues, is \$*2 See Below, leaving the reserve at *3 See Below percent funding.

Budget Year	2017	2018	2019	2020	2021
*1 Estimated Amount Req'd in Fund to be 100%	\$61,219	\$74,908	\$89,364	\$104,619	\$120,710
*2 Reserve Balance (w/PREV. APPROVED DUES ONLY)	\$88,312	\$90,773	\$92,602	\$93,770	\$94,251
*3 Estimated Percent Funded	100.00%	100.00%	100.00%	89.63%	78.08%

(7.b.) **If the Reserve Funding Plan approved by the Association is implemented**, the projected reserve fund cash balance in each of those years will be \$*4 See Below leaving the reserve at *5 See Below percent funding.

Budget Year	2017	2018	2019	2020	2021
*1 Estimated Amount Req'd in Fund to be 100%	\$61,219	\$74,908	\$89,364	\$104,619	\$120,710
*4 Reserve Balance (IF FUND PLAN IMPLEMENTED)	\$89,016	\$92,914	\$97,940	\$104,209	\$111,846
*5 Estimated Percent Funded	100.00%	100.00%	100.00%	99.61%	92.66%

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 interest rate earned on reserve funds was 2 percent per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 3 percent per year.**

(b) For the 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 5550 ((old 1365.5)): Components with an estimated remaining useful life of more than 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 Summary.
- (3) The form set out in 5570 subdivision (a) shall accompany each Annual Budget Report or summary thereof that is delivered pursuant to section 5300. The form may be supplemented or modified to clarify the information delivered, so long as the minimum information set out in subdivision 5570 (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.

Further Notes: Please read the Requirements & Methodology in Section 2.00 and the Narrative Statements in Section 4.00 of this Financial Summary for important details concerning this Reserve Study's development.