

 MONTEREY DUNES COLONY



**ANNUAL BUDGET REPORT**

AND

**ANNUAL POLICY STATEMENTS**

**Fiscal Year 2017 – 2018**

July 1, 2017 through June 30, 2018

FOR

**MONTEREY DUNES COLONY  
ASSOCIATION**

AND

**MONTEREY DUNES COLONY MUTUAL  
WATER ASSOCIATION**



# HARDCOPY FORMAT TABLE OF CONTENTS

|                                                                                                  | <u>Page</u> |
|--------------------------------------------------------------------------------------------------|-------------|
| Introduction, Presidents Letter .....                                                            | 5           |
| MDCA Operating Budget .....                                                                      | 7           |
| MDCMWA Operating Budget.....                                                                     | 13          |
| Association Notes and Assumptions .....                                                          | 17          |
| Outstanding Loans.....                                                                           | 17          |
| Notice or Delivery to Individuals.....                                                           | 18          |
| General Delivery and General Notice .....                                                        | 18          |
| Designated Location for Posting General Notices.....                                             | 18          |
| Right to Submit Secondary Address for Annual Disclosures and<br>Collection Notices.....          | 18          |
| Rights to Receive General Notices by Individual Delivery upon Request.....                       | 18          |
| Notice of Rights to Receive Minutes.....                                                         | 19          |
| Name/Address of Person Designated to Receive Official<br>Communications to the Association ..... | 19          |
| Mailing Address for Overnight Mailing of Assessments.....                                        | 19          |
| Security Statement .....                                                                         | 20          |
| Notice of Collection Rights and Duties.....                                                      | 21          |
| Assessment Collection Policy .....                                                               | 23          |
| Internal Dispute Resolution .....                                                                | 27          |
| Alternate Dispute Resolution Program.....                                                        | 29          |
| Voting and Election Rules .....                                                                  | 31          |
| MDCA Reserve Summary .....                                                                       | 35          |
| Notice of Deferred Maintenance.....                                                              | 39          |
| MDCA Assessment and Reserve Funding Disclosure Summary.....                                      | 41          |
| MDCA Reserve Study Financial Report.....                                                         | 43          |
| MDCA Current Funding Report.....                                                                 | 61          |
| MDCA Reserve Report Executive Summary .....                                                      | 65          |
| MDCMWA Assessment and Reserve Funding Disclosure Summary .....                                   | 101         |
| MDCMWA Reserve Study Financial Report.....                                                       | 103         |
| MDCA Rules and Schedule of Fines .....                                                           | 125         |
| Association Policies and Reports on File .....                                                   | 137         |
| Association Web Site and Access.....                                                             | 139         |
| Association Insurance Statement.....                                                             | 139         |
| Broker Statements and Summary of Insurance.....                                                  | 141         |
| Environmental Control Committee Policy .....                                                     | 145         |
| Landscaping Policy .....                                                                         | 151         |
| Hot Tub Installation Policy.....                                                                 | 157         |
| Open House Realtor Sign Policy.....                                                              | 159         |
| Electric Vehicle Charging Station Policy.....                                                    | 161         |
| Maintenance and Repair of Structures.....                                                        | 163         |
| Sliding Door and Window Replacement Policy .....                                                 | 171         |
| Satellite Dish Policy.....                                                                       | 173         |
| Fireplace Repair and Replacement Policy.....                                                     | 179         |



# MONTEREY DUNES COLONY

May 5, 2017

Dear Fellow Homeowners,

Enclosed please find your copy of the 2017-2018 Annual Budget Report and Policy Statement that contains next year's operating budget, reserve schedule and current disclosures for your review. The enclosed documents, listed below, satisfy this year's Civil Code disclosure requirements and are intended to keep you informed of budgets, policies and laws governing the Monterey Dunes Colony Homeowners Association. Please retain them for future reference.

- 2017-2018 Monterey Dunes Colony Association Operating Budget [§5300(b)(1)].
- 2017-2018 Monterey Dunes Colony Mutual Water Association Operating Budget.
- Monterey Dunes Colony Association Assessment Collection Policy [§5310(a)(7)].
- Assessments and Foreclosure Information [§5730, §5600, §5605 and §5740].
- Name and Address of Person Designated to Receive Official Communications to the Association [§5310(a)(1); §4035].
- Notice of Right to Submit Secondary Addresses for Collection Notices [§4040(b)].
- Notice of Location Designated for Posting General Notices [§5310(a)(3); §4045].
- Notice of Right to Receive General Notices by Individual Delivery Upon Request [§5310(a)(4); §4045(b)].
- Notice of Right to Minutes of Board Meetings, [§5310(a)(5); §4950(b)].
- Mailing Address for Overnight Payment of Assessments [§5310(a)(11); §5655].
- Notice of Collection Rights & Duties [§5310(a)(6); §5730].
- Summary of Alternative Dispute Resolution, [§5965].
- Monterey Dunes Colony Association Internal Dispute Resolution Program, [§5920].
- Monterey Dunes Colony Association Voting and Election Rules [§5105(a)].
- Notice of Annual Reserve Assessment, 7-1-2017 [§5615].
- Monterey Dunes Colony Association Assessment and Reserve Funding Disclosure [§5300(e); §5570].
- Monterey Dunes Colony Association Reserve Study, (Funding Plan), 7-1-2017 [§5300(b)(3); §5550(b)(5)].
- Monterey Dunes Colony Mutual Water Association Assessment and Reserve Funding Disclosure [Information].
- Monterey Dunes Colony Mutual Water Association Reserve Study, (Funding Plan), 7-1-2017, [Information].
- Monterey Dunes Colony Association Rules and Schedule of Fines [§5310(a)(8); §5850].
- Insurance Disclosures/Information and Policy Coverage's [§5300(b)(9)].
- Environmental Control Committee Policy, (Architectural Guidelines and Procedures) [§4765(c)].

In accordance with a resolution by the Board of Directors on March 18, 2016, monthly assessments for fiscal year 2017-2018, (July 1, 2017 through June 30, 2018), will remain at \$890.00 per unit, per month (a 0% increase). The monthly operating/reserve split is: \$722.75 Association Operating - \$20.20 Water Company Operating - \$11.05 Water Company Reserves, with the remaining \$136.00 to the Association Reserve Account

Our reserve fund is projected to end the 2016-2017 fiscal year, (June 30, 2017) at approximately \$3,127,542.00. This positive cash balance is due in part to a combination of investments, deferred reserve projects where feasible and cost savings on completed projects. On March 18, 2017, the Board re-affirmed the \$5,000.00 per unit annual reserve assessment. This year's assessment will be billed on June 1, 2017 and due July 1, 2017.

As of January 1, 2017, management has staffed the front gatehouse with concierge services from 2 PM to 10:30 PM, 7-days a week and on site guard services from 4:30 PM to 1 AM, 7-days a week. Homeowners with renters and guests scheduled to visit the colony are encouraged to communicate these visits with the concierge staff through the MDCA office manager at [mdca@redshift.com](mailto:mdca@redshift.com).

This past year was devoted to what may have been some of the most complex undertakings our colony has experienced in years. The board, various committees and many of our residents participated in updating our rules and schedule of fines as well as a very complicated CC&R revision currently pending board approval and a formal vote of the membership. The CC&R amendment project was first viewed with some askance but as time went on it became apparent by most that a collaborative process would be practiced throughout this important project. I am particularly pleased that so many of our residents became personally involved, offering their opinions and valuable input. A good number of adjustments and changes were made to the draft documents because of your interaction and a sincere thank you is in order to all who assisted in this endeavor.

Outside of the projects cited above, there were many other noted accomplishments this past year. The general manager, along with input from coastal architects and other industry experts has started the replacement of our building roofs. Unit 156-158 and 160 were units chosen to pilot this replacement process and subsequently the board has adjusted the reserve funding to allow for 3 residential building roof replacements per year over the next 14 years. Our solar farm is now fully functional and preliminary true-up results for the year show a profit which rolls over to the new fiscal year.

Anticipated work activities for fiscal year 2017/18 include dunes restoration due to winter storm damage, a survey of the property to correctly identify the property line between the State Parks and the dunes colony and a study of our property values compared to market values.

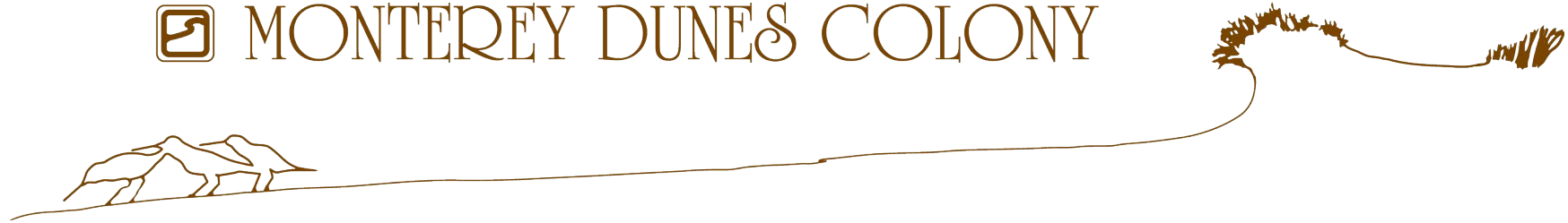
Some of the mentioned projects in this letter will create opportunities for homeowners to become involved in one or more of our ad hoc committees. Of course, throughout the year, additional work will raise its head and some priorities might change as new challenges occur. I encourage the continued use of the collaborative process which involves each of you. Send an email to any of our board members with your thoughts, ideas, or concerns or attend our regularly scheduled board meetings and become part of the process.

Thank you for your support.

*George E. Maciag*

George E. Maciag, President,  
Monterey Dunes Colony Board of Directors

 MONTEREY DUNES COLONY



**Monterey Dunes Colony Association**

**Operating Budget**

**July 1 2017 through June 30, 2018**

**Approved March 18, 2017**





**MONTEREY DUNES COLONY ASSOCIATION**  
**2017 - 2018 HISTORICAL COMPARISON BUDGET - Approved 3-18-17**

|                                               |
|-----------------------------------------------|
| <b>Dues Remain at<br/>\$890.00 per month.</b> |
|-----------------------------------------------|

|  | Proposed<br>2017-2018 | Budget<br>2016-2017 | Forecast<br>2016-2017 | Actual<br>2015-2016 | Actual<br>2014-2015 | Actual<br>2013-2014 | Actual<br>2012-2013 | Actual<br>2011-2012 | Actual<br>2010-2011 | Actual<br>2009-2010 | Actual<br>2008-2009 |
|--|-----------------------|---------------------|-----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|--|-----------------------|---------------------|-----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|

|                                             |
|---------------------------------------------|
| <b>Summary of Revenues and Expenditures</b> |
|---------------------------------------------|

**Operating Revenue**

|                                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Dues 5010                          | 1,281,600        | 1,281,600        | 1,281,600        | 1,245,600        | 1,229,760        | 1,219,680        | 1,196,640        | 1,196,640        | 1,188,000        | 1,144,800        | 1,094,400        |
| Misc Income 5060                   | 4,000            | 3,500            | 6,200            | 8,011            | 4,378            | 3,009            | 4,913            | 2,346            | 3,323            | 8,884            | 3,982            |
| Rental Income 5085                 |                  |                  |                  |                  | 8,340            | 21,600           | 21,600           | 21,600           | 900              |                  |                  |
| Loan from WC Reserves Cameras      |                  |                  |                  |                  | 27,185           |                  |                  |                  |                  |                  |                  |
| Loan from Reserves, Solar          | 18,800           |                  | 18,800           |                  | 140,000          |                  |                  |                  |                  |                  |                  |
| Interest Income 5080               | 100              | 175              | 90               | 99               | 137              | 165              | 154              | 220              | 146              | 76               | 140              |
| Rental Fee Income 5090             | 71,000           |                  | 23,000           |                  |                  |                  |                  |                  |                  |                  |                  |
| <b>Total Revenue</b>               | <b>1,375,500</b> | <b>1,285,275</b> | <b>1,329,690</b> | <b>1,253,710</b> | <b>1,409,801</b> | <b>1,244,455</b> | <b>1,223,307</b> | <b>1,220,807</b> | <b>1,192,369</b> | <b>1,153,761</b> | <b>1,098,522</b> |
| <b>Less Allocation to Reserves</b> | <b>195,840</b>   | <b>195,840</b>   | <b>195,840</b>   | <b>195,840</b>   | <b>195,840</b>   | <b>195,840</b>   | <b>195,840</b>   | <b>195,840</b>   | <b>195,840</b>   | <b>195,840</b>   | <b>195,840</b>   |
| <b>Operating Revenue</b>           | <b>1,179,660</b> | <b>1,089,435</b> | <b>1,133,850</b> | <b>1,057,870</b> | <b>1,213,961</b> | <b>1,048,615</b> | <b>1,027,467</b> | <b>1,024,967</b> | <b>996,529</b>   | <b>957,921</b>   | <b>902,682</b>   |

**Operating Expenses**

|                                |                  |                  |                  |                  |                  |                  |                |                |                |                 |                 |
|--------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------|----------------|----------------|-----------------|-----------------|
| Unit 242 Expense               |                  |                  |                  |                  | 8,340            | 21,600           | 21,600         | 21,600         | 900            |                 |                 |
| Bad Debt                       |                  |                  |                  |                  |                  |                  |                |                | (11,847)       |                 |                 |
| Clubhouse Area Expense         | 44,600           | 44,800           | 44,750           | 35,668           | 40,069           | 41,513           | 43,756         | 42,547         | 45,348         | 45,622          | 39,632          |
| General Repair Expense         | 76,900           | 57,450           | 75,275           | 41,921           | 37,417           | 42,163           | 46,480         | 75,541         | 52,738         | 38,588          | 56,412          |
| Security Camera System         |                  |                  |                  | 155              | 27,185           |                  |                |                |                |                 |                 |
| LED Conversion                 |                  |                  |                  |                  | 4,528            | 12,137           |                |                |                |                 |                 |
| Solar Project                  |                  |                  |                  | 20,691           | 250,267          |                  |                |                |                |                 |                 |
| Administrative Expenses        | 402,933          | 323,298          | 377,298          | 331,464          | 308,375          | 303,110          | 277,313        | 277,743        | 275,335        | 333,943         | 282,538         |
| Personnel Expense              | 609,919          | 615,444          | 591,076          | 574,944          | 594,804          | 550,349          | 550,722        | 528,707        | 542,572        | 525,882         | 492,156         |
| Water Company Charges          | 45,000           | 45,000           | 45,000           | 43,312           | 41,279           | 45,000           | 45,000         | 45,000         | 45,000         | 45,000          | 45,044          |
| Water System Other             |                  |                  |                  |                  |                  | 5,131            | 74             |                |                |                 |                 |
| <b>TOTAL OPERATING EXPENSE</b> | <b>1,179,352</b> | <b>1,085,992</b> | <b>1,133,399</b> | <b>1,048,155</b> | <b>1,312,264</b> | <b>1,021,001</b> | <b>984,945</b> | <b>991,138</b> | <b>950,046</b> | <b>989,035</b>  | <b>915,782</b>  |
| <b>Net Operating</b>           | <b>308</b>       | <b>3,443</b>     | <b>451</b>       | <b>9,715</b>     | <b>(98,303)</b>  | <b>27,613</b>    | <b>42,522</b>  | <b>33,829</b>  | <b>46,483</b>  | <b>(31,114)</b> | <b>(13,100)</b> |

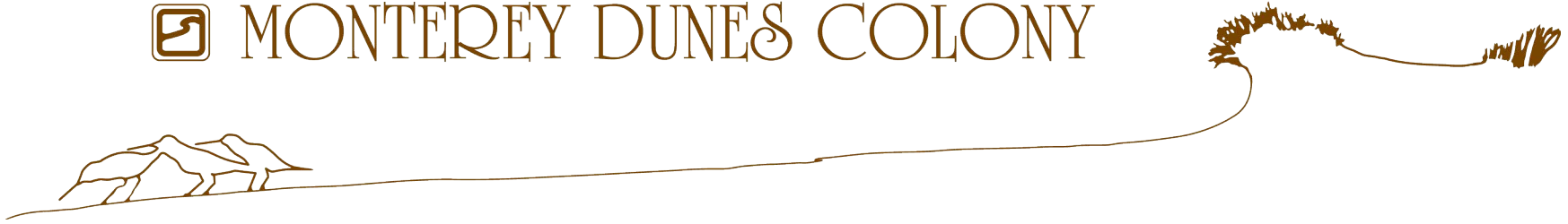


**MONTEREY DUNES COLONY ASSOCIATION**  
**2017 - 2018 HISTORICAL COMPARISON BUDGET - Draft 3-18-17**

| Dues Remain at \$890 per month.          | Unit/Mo               | Annual                | Unit/Mo             | Annual              | Unit/Mo               | Annual                | Unit/Mo             | Annual              | Unit/Mo             | Annual              | Unit/Mo             | Annual              | Unit/Mo             | Annual              | Unit/Mo             | Annual              |
|------------------------------------------|-----------------------|-----------------------|---------------------|---------------------|-----------------------|-----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|                                          | Proposed<br>2017-2018 | Proposed<br>2017-2018 | Budget<br>2016-2017 | Budget<br>2016-2017 | Forecast<br>2016-2017 | Forecast<br>2016-2017 | Actual<br>2015-2016 | Actual<br>2015-2016 | Actual<br>2014-2015 | Actual<br>2014-2015 | Actual<br>2013-2014 | Actual<br>2013-2014 | Actual<br>2012-2013 | Actual<br>2012-2013 | Actual<br>2011-2012 | Actual<br>2011-2012 |
| % Increase/Decrease over Previous Year   | 0.00%                 |                       | 0.00%               |                     |                       |                       | 1.29%               |                     | 0.83%               |                     | 1.93%               |                     | 0.00%               |                     | 0.73%               |                     |
| <b>Revenue</b>                           |                       |                       |                     |                     |                       |                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Dues 5010                                | 890                   | 1,281,600             | 890                 | 1,281,600           | 890                   | 1,281,600             | 865                 | 1,245,600           | 854                 | 1,229,760           | 847                 | 1,219,680           | 831                 | 1,196,640           | 831                 | 1,196,640           |
| Misc Income 5099                         |                       | 4,000                 |                     | 3,500               |                       | 6,200                 |                     | 8,011               |                     | 4,378               |                     | 3,009               |                     | 4,913               |                     | 2,346               |
| Rental Income 5085                       |                       |                       |                     |                     |                       |                       |                     |                     |                     | 8,340               |                     | 21,600              |                     | 21,600              |                     | 21,600              |
| Loan from WC Reserves<br>Cameras         |                       |                       |                     |                     |                       |                       |                     |                     | 19                  | 27,185              |                     |                     |                     |                     |                     |                     |
| Loan From Assn Reserves,<br>Solar        | 13                    | 18,800                | 0                   |                     | 13                    | 18,800                |                     |                     | 97                  | 140,000             |                     |                     |                     |                     |                     |                     |
| Interest Income 5080                     | 0                     | 100                   | 0                   | 175                 | 0                     | 90                    |                     | 99                  |                     | 137                 |                     | 165                 |                     | 154                 |                     | 220                 |
| Rental Fee Income 5090                   | 49                    | 71,000                | 0                   |                     | 16                    | 23,000                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Total Revenue</b>                     | <b>955</b>            | <b>1,375,500</b>      | <b>893</b>          | <b>1,285,275</b>    | <b>923</b>            | <b>1,329,690</b>      | <b>871</b>          | <b>1,253,710</b>    | <b>979</b>          | <b>1,409,800</b>    | <b>864</b>          | <b>1,244,454</b>    | <b>850</b>          | <b>1,223,307</b>    | <b>848</b>          | <b>1,220,806</b>    |
| Less Allocation to Reserves              |                       | 195,840               |                     | 195,840             |                       | 195,840               |                     | 195,840             |                     | 195,840             |                     | 195,840             |                     | 195,840             |                     | 195,840             |
| <b>Operating Revenue</b>                 |                       | <b>1,179,660</b>      |                     | <b>1,089,435</b>    |                       | <b>1,133,850</b>      |                     | <b>1,057,870</b>    |                     | <b>1,213,960</b>    |                     | <b>1,048,614</b>    |                     | <b>1,027,467</b>    |                     | <b>1,024,966</b>    |
| <b>Operating Expenses</b>                |                       |                       |                     |                     |                       |                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Unit 242 Expense                         |                       |                       |                     |                     |                       |                       |                     |                     |                     | 8,340               |                     | 21,600              |                     | 21,600              |                     | 21,600              |
| Bad Debt                                 |                       |                       |                     |                     |                       |                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Clubhouse Area Expense                   | 31                    | 44,600                | 31                  | 44,800              | 31                    | 44,750                | 25                  | 35,668              | 28                  | 40,069              | 29                  | 41,513              | 30                  | 43,756              | 30                  | 42,547              |
| General Repair Expense                   | 53                    | 76,900                | 40                  | 57,450              | 52                    | 75,275                | 29                  | 41,921              | 26                  | 37,417              | 29                  | 42,163              | 32                  | 46,480              | 52                  | 75,541              |
| Security Camera System<br>LED Conversion |                       |                       |                     |                     |                       |                       |                     | 155                 | 19                  | 27,185              |                     |                     |                     |                     |                     |                     |
| Solar Project                            |                       |                       |                     |                     |                       |                       |                     |                     | 3                   | 4,528               |                     | 12,137              |                     |                     |                     |                     |
| Administrative Expense                   | 280                   | 402,933               | 225                 | 323,298             | 262                   | 377,298               | 230                 | 331,464             | 214                 | 308,375             | 210                 | 303,110             | 193                 | 277,313             | 193                 | 277,743             |
| Personnel Expense                        | 424                   | 609,919               | 427                 | 615,444             | 410                   | 591,076               | 399                 | 574,944             | 413                 | 594,804             | 382                 | 550,349             | 382                 | 550,722             | 367                 | 528,707             |
| Water Company Charges                    | 31                    | 45,000                | 31                  | 45,000              | 31                    | 45,000                | 30                  | 43,312              | 29                  | 41,279              | 31                  | 45,000              | 31                  | 45,000              | 31                  | 45,000              |
| Water Sys Reimbursable                   |                       |                       |                     |                     |                       |                       |                     |                     |                     |                     |                     | 5,131               |                     | 74                  |                     |                     |
| Storm Damage / Repairs                   |                       |                       |                     |                     |                       |                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Water Meter Project                      |                       |                       |                     |                     |                       |                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>TOTAL EXPENSE</b>                     | <b>819</b>            | <b>1,179,352</b>      | <b>754</b>          | <b>1,085,992</b>    | <b>787</b>            | <b>1,133,399</b>      | <b>728</b>          | <b>1,048,155</b>    | <b>911</b>          | <b>1,312,264</b>    | <b>709</b>          | <b>1,021,003</b>    | <b>684</b>          | <b>984,945</b>      | <b>688</b>          | <b>991,138</b>      |
| <b>Net Operating</b>                     | <b>0</b>              | <b>308</b>            | <b>2</b>            | <b>3,443</b>        | <b>0</b>              | <b>451</b>            | <b>7</b>            | <b>9,715</b>        | <b>(68)</b>         | <b>(98,304)</b>     | <b>19</b>           | <b>27,611</b>       | <b>30</b>           | <b>42,522</b>       | <b>23</b>           | <b>33,828</b>       |



 MONTEREY DUNES COLONY



**Monterey Dunes Colony  
Mutual Water Association**

**Operating Budget**

**July 1 2017 through June 30, 2018**

**Approved March 18, 2017**



# MONTEREY DUNES COLONY MUTUAL WATER ASSOCIATION

2017 - 2018 Budget, Draft 3-18-17

|                                             |
|---------------------------------------------|
| <b>Summary of Revenues and Expenditures</b> |
|---------------------------------------------|

| Line Items                         | 2017-2018<br>Proposed | 2016-2017<br>Budget | 2016-2017<br>Forecast | 2015-2016<br>Actual | 2014-2015<br>Actual | 2013-2014<br>Actual | 2012-2013<br>Actual | 2011-2012<br>Actual | 2010-2011<br>Actual | 2009-2010<br>Actual | 2008-2009<br>Actual |
|------------------------------------|-----------------------|---------------------|-----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <b>Income</b>                      |                       |                     |                       |                     |                     |                     |                     |                     |                     |                     |                     |
| MDCA Water Fees                    | \$45,000              | \$45,000            | \$45,000              | \$45,000            | \$45,000            | \$45,000            | \$45,000            | \$45,000            | \$45,000            | \$45,000            | \$45,000            |
| Miscellaneous Water Fees           | \$4,000               | \$2,000             | \$3,900               | \$2,962             | \$1,690             | \$2,133             | \$1,520             | \$2,326             | \$2,932             | \$3,048             | \$5,260             |
| Interest Earned                    | \$10                  | \$30                | \$10                  | \$17                | \$13                | \$14                | \$13                | \$30                | \$21                | \$15                | \$24                |
| Uncategorized Income               |                       |                     |                       |                     |                     |                     |                     |                     | \$66                |                     |                     |
| Less Income Taxes Paid             | \$0                   | \$0                 | \$0                   |                     |                     |                     | \$0                 | \$0                 | \$0                 | \$0                 |                     |
| <b>Total Revenues</b>              | <b>\$49,010</b>       | <b>\$47,030</b>     | <b>\$48,910</b>       | <b>\$47,979</b>     | <b>\$46,703</b>     | <b>\$47,147</b>     | <b>\$46,532</b>     | <b>\$47,356</b>     | <b>\$48,019</b>     | <b>\$48,063</b>     | <b>\$50,283</b>     |
| <b>Less Allocation to Reserves</b> | <b>\$15,912</b>       | <b>\$15,912</b>     | <b>\$15,912</b>       | <b>\$15,912</b>     | <b>\$15,912</b>     | <b>\$15,912</b>     | <b>\$15,912</b>     | <b>\$15,912</b>     | <b>\$15,912</b>     | <b>\$15,912</b>     | <b>\$15,912</b>     |
| <b>Operating Revenue</b>           | <b>\$33,098</b>       | <b>\$31,118</b>     | <b>\$32,998</b>       | <b>\$32,067</b>     | <b>\$30,791</b>     | <b>\$31,235</b>     | <b>\$30,620</b>     | <b>\$31,444</b>     | <b>\$32,107</b>     | <b>\$32,151</b>     | <b>\$34,371</b>     |
| <b>Operating Expenses</b>          |                       |                     |                       |                     |                     |                     |                     |                     |                     |                     |                     |
| Year End Audit and Tax Returns     | \$3,100               | \$4,200             | \$2,800               | \$4,000             | \$4,200             | \$4,000             | \$3,900             | \$3,900             | \$3,840             | \$3,750             | \$3,750             |
| Legal                              | \$0                   | \$0                 | \$0                   | \$0                 | \$0                 | \$0                 | \$72                | \$71                | \$71                | \$106               | \$100               |
| Licensed Operator                  | \$9,851               | \$9,351             | \$9,351               | \$9,351             | \$9,168             | \$9,168             | \$9,168             | \$8,797             | \$8,688             | \$8,476             | \$7,938             |
| Franchise Fees                     | \$100                 | \$100               | \$100                 | \$100               | \$0                 | \$100               | \$100               | \$100               | \$100               | \$100               | \$100               |
| Licenses, Permits, Fees, Taxes     | \$5,510               | \$5,300             | \$5,400               | \$3,937             | \$4,156             | \$5,085             | \$4,895             | \$4,865             | \$4,920             | \$4,696             | \$4,629             |
| Maintenance and Repairs            | \$4,000               | \$4,000             | \$3,000               | \$2,958             | \$928               | \$7,491             | \$2,393             | \$13,089            | \$1,617             | \$3,202             | \$5,558             |
| Water Testing                      | \$3,700               | \$3,700             | \$3,700               | \$1,493             | \$3,534             | \$2,185             | \$858               | \$3,241             | \$2,878             | \$1,608             | \$3,118             |
| Utilities and Chemicals            | \$4,500               | \$4,500             | \$3,800               | \$3,513             | \$4,312             | \$3,835             | \$3,419             | \$3,024             | \$2,911             | \$3,351             | \$3,294             |
| Contingency                        | \$500                 | \$500               | \$400                 | \$2,042             | \$0                 | \$70                | \$0                 | \$601               | \$40                | \$109               | \$90                |
| Water Conservation Program         | \$1,000               | \$0                 | \$0                   |                     | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| State Income Tax                   |                       |                     |                       |                     |                     |                     |                     |                     | \$33                |                     | \$31                |
| <b>Total Operating Expenses</b>    | <b>\$32,261</b>       | <b>\$31,651</b>     | <b>\$28,551</b>       | <b>\$27,394</b>     | <b>\$26,298</b>     | <b>\$31,934</b>     | <b>\$24,804</b>     | <b>\$37,688</b>     | <b>\$25,098</b>     | <b>\$25,398</b>     | <b>\$28,609</b>     |
| State Income Taxes                 |                       |                     |                       |                     |                     |                     |                     | \$18                |                     |                     |                     |
| <b>Total Operating Expense</b>     | <b>\$32,261</b>       | <b>\$31,651</b>     | <b>\$28,551</b>       | <b>\$27,394</b>     | <b>\$26,298</b>     | <b>\$31,934</b>     | <b>\$24,804</b>     | <b>\$37,706</b>     | <b>\$25,098</b>     | <b>\$25,398</b>     | <b>\$28,609</b>     |
| Net MDCMWA Operating Income        | \$837                 | (\$533)             | \$4,447               | \$4,673             | \$4,493             | (\$699)             | \$5,816             | (\$6,262)           | \$7,009             | \$6,754             | \$5,763             |

**Monthly Charge to Association = \$3,750.00**  
**Monthly water charge to each residence (included in monthly dues) = \$31.25 (Tier 1 charges) for 200 GPD service**





# NOTES AND ASSUMPTIONS

## THE ASSOCIATION

THE MONTEREY DUNES COLONY ASSOCIATION was organized to maintain and protect real property and common areas within the confines of the development. The association derives its authority and responsibilities from its governing documents, which include its Articles of Incorporation, Declaration of Covenants, Conditions and Restrictions (CC&Rs) and Corporate Bylaws.

The association, organized in December 1974, provides essential and desired services to the community such as exterior building maintenance, capital repair and replacement projects (reserves), operation and care of common areas, (operating), swimming pool, jacuzzi, saunas, tennis courts, the operation and maintenance of the Association Mutual Water Company, its distribution system, emergency backup water and fire pump systems, backup power generator support, septic waste water disposal systems and water system testing. The association staff hosts a 24-hour a day, seven days a week on-call system for support. Office staff are available during normal business hours, 8 AM to 4:30 PM Monday through Friday. Maintenance personnel are available on Saturday and Sunday from 8 AM to 4:30 PM. A concierge is available at the front gate to assist incoming renters and guests from 2:00 PM to 10:30 PM, 7 days a week and a security guard is on duty between 4:30 PM and 12:30 AM daily. Emergency response is available after 12:30 AM by the appropriate support agency and/or the general manager by dialing 831-633-3187. Effectively, the cost to run the daily operation of the association, the Mutual Water Company, and to fund future major reserve repairs and replacements is paid for exclusively and by the owners of the 120 units.

The board of directors, in accordance with specific provisions of the governing documents, establishes all policy and directs the operations of the association through the general manager and several committees. However, most major issues and any change in the way we do business must be approved by the general membership of the association.

### Revenue

The total monthly assessment charged to the individual unit owners is not prorated or proportional. In accordance with the association's governing documents, operating and reserve budget revenue and projected reserve fund special assessments are assessed equally to each unit.

### Short Term Loans from the Reserve Fund to be use by the Operating Fund

Operating assessments are collected monthly, and reserve assessments both monthly and annually. Therefore, cash flow is continuous throughout the fiscal year. Some operating expenses can exceed the monthly cash flow provided by the dues. Usually this happens in months when large insurance premiums are

due. The association maintains that it is prudent to borrow money from the reserves and not incur interest expense from a bank.

From time to time, the association will make short term loans from the reserve fund to the operating fund in order to correct short term cash flow problems or vice versa. In each case, the temporary transfer of funds will be structured in accordance with Civil Code Section 5515.

## **NOTICE TO MEMBERS**

Providing Notice or Delivery to Individuals; California Civil Code Section §4040

(a) If a provision of the Davis Stirling Common Interest Development Act requires that the Monterey Dunes Colony Association deliver a document by “individual delivery” or “individual notice,” the document shall be delivered by one of the following methods:

(1) First-class mail, postage prepaid, registered or certified mail, express mail, or overnight delivery by an express service carrier. The document shall be addressed to the recipient at the address last shown on the books of the association.

(2) E-mail, facsimile, or other electronic means, if the recipient has consented, in writing, to that method of delivery. The consent may be revoked, in writing, by the recipient.

(b) Upon receipt of a request by a member, pursuant to Civil Code Section §5260, identifying a secondary address for delivery of notices, the association shall deliver an additional copy of those notices to the secondary address identified in the request.

## **NOTICE TO MEMBERS**

In accordance with Civil Code §4045. The Association shall provide “general delivery” or “general notice,” documents by means of one or more of the following methods:

(1) Any method provided for delivery of an individual notice pursuant to §4040.

(2) Inclusion in a billing statement, newsletter, or other document that is delivered by one of the methods stated herein.

(3) By posting the printed document at the Kiosk, located outside the Association Administrative office at 195 Monterey Dunes Way, Moss Landing, CA 95039.

## **NOTICE TO MEMBERS**

If a member requests to receive general notices by individual delivery, all general notices to that member will be delivered pursuant to Civil Code Section §4040.

## **NOTICE TO MEMBERS**

In accordance with Civil Code Section 4950(b), association members are advised of their right to receive minutes of Director's Meetings within 30 days following the meeting. Minutes are sent to members in the following format:

1. U.S. Mail.
2. Personal electronic mail, (When selected by the Member).
3. Posted on the Association Web Site

## **NOTICE TO MEMBERS**

In accordance with Civil Code §4035, (Delivery to Association), documents can be delivered to:

Monterey Dunes Colony Association  
c/o Thomas J. Bugary, GM  
195 Monterey Dunes Way  
Moss Landing, CA 95039

Documents delivered pursuant to Section §4035 may be delivered by any of the following methods:

- (1) By email, facsimile, or other electronic means.
- (2) By personal delivery. The association will provide a written receipt acknowledging delivery of a document hand delivered during normal business hours, 8:00 AM through 4:30 PM, Monday through Friday, holidays excluded.
- (3) By first-class mail, postage prepaid, registered or certified mail, express mail, or overnight delivery by an express service center.

The above address may also be used for overnight payment of assessments pursuant to Civil Code Section §5655(c).

## **SECURITY STATEMENT**

Please be advised that the association provides onsite security 8-hours a day, 7-days a week.

The purpose of onsite security is to service the common area, assist homeowners and their guests with common area issues, and to act as a liaison to the General Manager from 4:30 PM to 12:30 AM.

The colony does not have onsite security from 12:30 AM to 8:00 AM, 7- days a week and relies on an answering service to contact the General Manager in the event on an emergency.

Homeowners are advised to remain security conscious at all times. We are a gated community but remain vulnerable to the professional criminal. Please be sure to secure your unit when not at home and take any other security precaution necessary to protect yourself and your personal property.

Homeowners may want to consider installing professional security devices to ensure the safety of their home when away for extended periods of time.

## **NOTICE TO MEMBERS**

Homeowners are advised to turn off your water supply when leaving your home for extended periods. Shutoff valves are located on the exteriors of each unit near the water supply meter.

## **NOTICE TO MEMBERS**

The association inspects and tests unit smoke alarms each year for serviceability. All batteries are replaced regardless of age for each detector that has a DC volt function. Reports of this inspection are sent to individual owners with a bill for the cost of the battery(s) and for the service call. In addition, in accordance with the Carbon Monoxide Poisoning Prevention Act of 2010, (California Health and Safety Code § 13260, signed into law in 2011), carbon monoxide detectors will be installed in every "dwelling unit intended for human occupancy". The code further states that every owner having a fireplace installed in their unit must comply with this installation on or before July 1, 2011.

# **Monterey Dunes Colony Association**

## **NOTICE OF COLLECTION RIGHTS AND DUTIES**

The following Notice is provided in accordance with California Civil Code section 5730 (a) and (b).

### **NOTICE**

#### **ASSESSMENTS AND FORECLOSURE**

This notice outlines some of the rights and responsibilities of owners of property in common interest developments and the associations that manage them. Please refer to the sections of the Civil Code indicated for further information. A portion of the information in this notice applies only to liens recorded on or after January 1, 2003. You may wish to consult a lawyer if you dispute an assessment.

#### **ASSESSMENTS AND FORECLOSURE**

Assessments become delinquent 15 days after they are due. The failure to pay association assessments may result in the loss of your property through foreclosure. Foreclosure may occur either as a result of a court action, known as judicial foreclosure or without court action, often referred to as non-judicial foreclosure. For liens recorded on or after January 1, 2006, an association may not use judicial or non-judicial foreclosure to enforce a lien if the amount of the delinquent assessments or dues, exclusive of any accelerated assessments, late charges, fees, attorney's fees, interest, and costs of collection, is less than one thousand eight hundred dollars (\$1,800). For delinquent assessments or dues in excess of one thousand eight hundred dollars (\$1,800) or more than 12 months delinquent, an association may use judicial or non-judicial foreclosure subject to the conditions set forth in Civil Code Section 5705, 5715 and 5720. When using judicial or non-judicial foreclosure, the association records a lien on the owner's property. The owner's property may be sold to satisfy the lien if the amounts secured by the lien are not paid, (Civil Code Sections 5600, 5605, 5610, 5740, 5705, 5715 and 5720).

In a judicial or non-judicial foreclosure, the association may recover assessments, reasonable costs of collection, reasonable attorney's fees, late charges, and interest. The association may not use non-judicial foreclosure to collect fines or penalties, except for costs to repair common areas damaged by a member or a member's guests, if the governing documents provide for this, (Sections 5725 (a) and (b) of the Civil Code).

The association must comply with the requirements of Section 5660 of the Civil Code when collecting delinquent assessments. If the association fails to follow these requirements, it may not record a lien on the owner's property until it has satisfied those requirements. Any additional costs that result from satisfying the requirements are the responsibility of the association, (Section 5690 of the Civil Code).

At least 30 days prior to recording a lien on an owner's separate interest, the association must provide the owner of record with certain documents by certified mail, including a description of its collection and lien enforcement procedures and the method of calculating the amount. It must also provide an itemized statement of the charges owed by the owner. An owner has a right to review the association's records to verify the debt, (Section 5660 of the Civil Code).

If a lien is recorded against an owner's property in error, the person who recorded the lien is required to record a lien release within 21 days, and to provide an owner certain documents in this regard, (Section 5685 (a) and (b) of the Civil Code).

The collection practices of the association may be governed by state and federal laws regarding fair debt collection. Penalties can be imposed for debt collection practices that violate these laws.

## PAYMENTS

When an owner makes a payment, he or she may request a receipt, and the association is required to provide it. On the receipt, the association must indicate the date of payment and the person who received it. The association must inform owners of a mailing address for overnight payments, (Section 5655 (b) of the Civil Code).

An owner may dispute an assessment debt by submitting a written request for dispute resolution to the association, (Section 5670 of the Civil Code). In addition, the association may not initiate a foreclosure without participating in alternative dispute resolution with a neutral third party (Sections 5650(a) and 5660), if so requested by the owner. Binding arbitration shall not be available if the association intends to initiate a judicial foreclosure.

An owner is not liable for charges, interest, and costs of collection, if it is established that the assessment was paid properly on time, (Section 5660 (c) of the Civil Code).

## MEETINGS AND PAYMENT PLANS

An owner may request the association consider a payment plan to satisfy a delinquent assessment. The association must inform owners of the standards for payment plans, if any exist, (Section 5665 of the Civil Code).

The board of the directors must meet with an owner who makes a proper written request for a meeting to discuss a payment plan when the owner has received a notice of a delinquent assessment. These payment plans must conform to the payment plan standards of the association, if they exist, (Section 5665 of the Civil Code).



## Monterey Dunes Colony Association Assessment Collection Policy

1. Regular assessments are due, in advance, on the first (1st) day of each month and are delinquent if not received, in full, by the Association within fifteen (15) days after the due date. Special assessments or any installments thereof shall be due on the date(s) specified by the Board and are delinquent if not received as directed by the Board fifteen (15) days after the assessment or installment becomes due.
2. Delinquent assessments shall incur a late charge of ten percent (10%) of the assessment. Homeowners shall be notified by first class mail of accounts that remain unpaid fifteen (15) days after the due date.
3. At the option of the Association, interest shall be imposed on all amounts that are due but unpaid, commencing thirty (30) days after the due date of any such amounts, at the rate of twelve percent (12%) per annum. Amounts subject to interest include all delinquent assessments, collection fees and costs, attorneys' fees, and late charges as prescribed by law.
4. If any assessment remains unpaid thirty (30) days after its original due date, a "Letter of Intent" to file a Notice of Delinquent Assessment ("Lien") will be prepared and sent by certified mail to the record owner(s) of the Lot. The Letter of Intent shall include a general statement of the Association's collection and lien enforcement procedures, an itemized statement of the amounts owed as of the date of the Letter, and other disclosures required by law.
5. Upon the decision of the Board at an open Board meeting and as reflected in the minutes of that meeting, a Lien shall be recorded against the delinquent owner's property without further notice to the owner if the owner fails to pay all amounts owed within thirty (30) days after the Letter of Intent is issued. All collection fees and costs, including reasonable attorneys' fees, will be added to the total delinquent amount.
6. Upon the recording of the Lien, the Association may declare due and payable the entire balance of all sums then due or to become due from the owner, including the balance of the annual assessment and any special assessment. This total sum may be included in any foreclosure proceeding or collection action.
7. After the lien is recorded and at least 30 days have elapsed, foreclosure proceedings may commence when assessment principal either exceeds the amount, or remains unpaid for the time period, specified in state law. The Board's decision to initiate foreclosure will be made in executive session and reflected in the minutes of the Board's next open meeting.

**IMPORTANT NOTICE: IF YOUR SEPARATE INTEREST IS PLACED IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR ASSESSMENTS, IT MAY BE SOLD WITHOUT COURT ACTION.**

8. All payments received by the Association, regardless of the amount paid, will be applied first to assessment principal owed, and then to late charges, interest and costs of collection.

9. The Board may enter into a written payment agreement with an owner for periodic partial payments on the balance of the assessment account, in amounts and on a payment schedule agreed to by the Board and the owner. The agreement shall include payment of accruing assessments but may not include late charges so long as the owner is complying with the terms of the payment agreement. The Association has no obligation to enter into such an agreement, and any agreement entered into with the owner shall be reasonable, as determined by the Board in its sole discretion, and for the sole purpose of serving the best interests of the Association. The agreement shall be in writing and shall specify that failure to meet any term of the agreement shall give the Board the right to immediately continue the collection process without further notice to the owner. The agreement shall not impede the Association's ability to record a lien on the owner's Lot to secure payment of delinquent assessments.

10. A Release of Lien shall not be recorded until the entire balance of the owner's account is paid. All charges incurred in recording the Release, including reasonable attorneys' fees, shall be charged to the owner's account. Upon satisfaction in full of the entire balance owing, the Association shall within 21 days record or cause to be recorded a Release of Lien.

11. An owner may dispute the amount demanded by the Association by submitting to the Board a written explanation of the reasons for disputing the amount. State law also permits owners with assessment disputes to request participation in the Association's "meet and confer" program or alternative dispute resolution, depending on the stage of the collection. The owner should provide the following information regarding an assessment dispute:

- a. The owner's name, mailing address, and account number.
- b. The exact dollar amount claimed to be in dispute or in error.
- c. For each charge or payment in dispute, an explanation of the reasons the owner believes there is an error, with sufficient detail such as dates, names and check numbers, so that the dispute may be investigated efficiently and effectively. If the owner does not know how the error was made, that statement may be made.
- d. Copies of checks, letters or other documents referred to or claimed should accompany the written explanation.

12. The Association reserves the right to avail itself of any other remedy permitted by law and the Association's governing documents to collect assessments and related costs and charges, including but not limited to bringing an action in Small Claims or Superior Court. Such remedies may be taken in addition to or in lieu of any action already taken, and commencement of one action shall not preclude the Association from electing, at a later date, to pursue another remedy.

13. Owners may submit a secondary address to the Association for purposes of collection notices. Such information must be submitted in writing, signed by the Owner, and mailed to the Association in a manner that confirms the Association has received it. After an Owner identifies a secondary address, the Association will send copies of any collection notices to the secondary address provided, in addition to the Owner's primary address shown in the Association's records. An Owner may identify or change a secondary address at any time. If a secondary



address is identified or changed during any collection process, the Association will only be required to send notices to the designated secondary address from the point that the Association receives the request.

14. The Association shall mail notices to the address of the record owners of each Lot, at the last mailing address provided in writing to the Association by such owners and to secondary addresses, if any. The Association's mailing address for overnight payment of assessments is 195 Monterey Dunes Way, Castroville, California, 95012, the same as that for routine assessment payments, unless otherwise noted in the "Letter of Intent" or subsequent correspondence from the Association or its agent.

15. If the Association or its agent receives a check dishonored by the bank for any reason, a "returned check charge" of twenty-five dollars (\$25.00) shall be imposed. The Association may also seek damages in accordance with California Civil Code section 1719.

16. The Board of Directors of the Association may revise this policy, from time to time.

Adopted by Resolution of the Board of Directors, Monterey Dunes Colony Association

By:

*George E. Maciag*

\_\_\_\_\_  
President

April 20, 2016

By:

*Jeffrey B. Schwartz*

\_\_\_\_\_  
Vice President

April 20, 2016

By:

*Thomas J. Bugary*

\_\_\_\_\_  
Secretary

April 20, 2016

Original Signed and Seal Affixed





## **Internal Dispute Resolution Policy (CIVIL CODE § 5905)**

**PLEASE TAKE NOTICE:** Pursuant to California Civil Code Section 5900 and 5905, the Association provides an informal, Internal Dispute Resolution Program whose goal is to reach early resolution of disputes over enforcement of the governing documents and/or specified state laws. The Association’s “Internal Dispute Resolution Program” supplements and does not replace the requirement for more formal alternative dispute resolution (ADR) prior to filing an enforcement lawsuit.

California law requires community associations to establish a fast, fair and reasonable internal program for early resolution of disputes that sometimes arise between associations and their members over compliance with the governing documents or applicable state law. This internal program is intended to be an informal meeting process, one that supplements and does not replace more formal mediation or arbitration procedures or litigation but that hopefully makes such steps unnecessary. Monterey Dunes Colony offers an IDR program by which members who have disputes with the Association involving their rights, duties, or liabilities under the governing documents or specified provisions of state law can explain their positions to the board of directors (“board”) or to a board representative and attempt to resolve their concerns informally. The IDR program also applies when the board has a dispute with an owner and would like to talk it over. Here’s how it works:

- Either party can ask the other to participate in this program. If the member asks the Association, the Association is required to participate. If the Association asks the owner, the owner may choose whether or not to attend.
- Either party can initiate the program by sending the other a written request. Such requests may be personally delivered, mailed, faxed or sent by electronic transmission.
- Any reasonable costs as determined by the board which are associated with the program will be borne by the Association
- The Association may be represented at the meeting by the board in whole or in part or by one or more representatives of the board.. The general manager may be invited to the IDR to provide information relevant to the dispute under discussion but shall not be the sole representative of the board. Either party may ask other persons to attend, if doing so is reasonably likely to aid in explaining or resolving the dispute. For example, if the issue involves architectural control, the board may ask a member of the Environmental Control Committee to join the meeting. If the issue involves assessment collection, the board may ask the Association’s treasurer to attend. If the dispute concerns other matters including those involving architectural control, maintenance or repairs and such representative is a paid professional (e.g. an architect or structural engineer) the party inviting the representative shall pay any related fees.
- The board of directors shall seek out Facilitators who are homeowners and who have volunteered and been approved by the board to help facilitate conflicts that may arise between homeowners and the board. Such

Facilitators will be selected on the basis of integrity, neutrality, listening and communication skills, and the ability to understand and help articulate multiple sides of a dispute and they will each serve at the pleasure of the board. Facilitators will be made known to the MDCA membership, and homeowners or the board may invite a Facilitator to participate in the IDR at any time prior to or during the IDR process. The Facilitator shall not have any formal mediation authority but rather shall strive to help both parties understand each other and resolve a dispute without having to invoke the ADR process or subsequent litigation.

- The procedure shall provide a means by which the member and the association may explain their positions. The member and association may be assisted by an attorney or another person in explaining their positions at their own cost, although both parties are encouraged to start the process without attorneys present to foster direct discussions between the parties and to maintain the goal of speedy, inexpensive and early resolution. Attorney fees shall be paid by the party engaging such representative. In IDR proceedings, representatives of either a homeowner or the board who are members of the MDCA and who are also active or retired attorneys will not be deemed “outside” counsel provided they are serving as representatives or Facilitators without pay.
- The parties shall meet at a mutually convenient time and place, explain their positions to each other, and confer in good faith in an effort to resolve the dispute. Both shall make reasonable efforts to complete the IDR within 30 days of a request and this time frame may be extended by mutual consent of both parties.
- The IDR session(s) and interaction will not be confidential unless both parties agree in writing in advance that they should be; however, statements made during the IDR process will not be admissible during subsequent proceedings such as ADR or litigation.
- Any agreement reached at the conclusion of the IDR process shall be summarized in writing and signed by both parties including a board designee on behalf of the MDCA. Such agreement shall be available to MDCA homeowners unless both parties agree that it shall remain confidential except as otherwise required by law. If the agreement is confidential however, either party may disclose that there was a dispute that it was resolved and was agreed to be kept confidential.
- An agreement reached under IDR is judicially enforceable if both of the following conditions are met: (a) the agreement is not in conflict with the law or governing documents of the MDCA; AND (b) the agreement is either consistent with the authority granted by the board to its designee or the agreement is ratified by the board.
- If the Association initiates the IDR program and its dispute with the owner member, if left unresolved, is such that the board could consider discipline against the member, the request to the owner shall additionally indicate whether the board intends to consider such discipline following the conclusion of the meeting and, if so, what discipline might be considered. Only meetings attended by at least a majority of the board may result in disciplinary action.
- The board shall publish the IDR program guidelines for all MDCA members with the ADR guidelines and distribute them with the annual budget report each year except as required by law. It shall also post them on the Association’s web site in an easy to find link. It shall also provide these guidelines to the Dunescape Newsletter which may publish them periodically or post a reference to them as it deems appropriate.

*(Adopted by Resolution of the Board on January 19, 2013)*

*(Modified to comply with Civil Code §5910 on April 30, 2015)*

**SUMMARY OF CALIFORNIA CIVIL CODE SECTION 5930  
ENFORCEMENT OF GOVERNING DOCUMENTS AND  
SPECIFIED STATE LAWS FOR COMMUNITY  
ASSOCIATIONS THROUGH ALTERNATIVE DISPUTE  
RESOLUTION**

**PLEASE TAKE NOTICE: California Civil Code Section 5930 addresses your rights to sue the Association or another member of the Association regarding the enforcement of the governing documents and/or specified state laws. The following is a summary of Civil Code Section 5930.**

In general, § 5930 provides that an association or an owner may not file a lawsuit to enforce the governing documents or to enforce certain laws that govern community associations, unless the parties first try to submit their dispute to alternative dispute resolution (“ADR”). Recognized forms of ADR include conciliation, mediation, or arbitration. The ADR law for common interest developments applies to enforcement of most provisions of the governing documents as well as to provisions of the Davis-Stirling Common Interest Development Act (Civil Code §§ 5930 through 5985) and the Nonprofit Mutual Benefit Corporation Law (Corporations Code §§ 7110 et seq.).

The intent of the ADR law is to promote speedy and cost-effective resolution of disputes, to better preserve community cohesiveness, and to channel CC&R and compliance disputes away from our state’s court system.

The form of alternative dispute resolution may be binding or non-binding, and costs will be borne as agreed to by the parties involved. The ADR law does not generally apply to assessment disputes or to disputes that can be resolved in small claims court.

Any party to a covered dispute may initiate the ADR process by serving a Request for Resolution on another party to the dispute. A Request for Resolution must contain (1) a brief description of the nature of the dispute, (2) a request for ADR, and (3) a notice that the party receiving the Request for Resolution is required to respond within 30 days of receipt or the Request will be deemed rejected.

If the Request is accepted, the ADR must be completed within 90 days of receipt of the acceptance, unless otherwise agreed by the parties. Any Request for Resolution sent to an owner must include a copy of the ADR law in its entirety. If an applicable statute of limitations will expire, serving the Request will extend the statutory period for 30 days and, if ADR is accepted, also for the 90-day period of time allowed to complete the process and any agreed-upon extension of time.

**Failure of a member of the association to comply with the alternative dispute resolution requirements of Section 5930 of the Civil Code may result in the loss of your right to sue the association or another member of the association regarding enforcement of the governing documents or the applicable law.**

Should the Association or an individual member wish to file a lawsuit for enforcement of the governing documents or a specified statute, the law requires the Association or the individual to file a certificate with the court prior to the filing of the suit, stating: (1) that ADR has been completed, (2) that one of the other parties did not accept the terms offered for ADR, or (3) that urgent orders of the court were necessary. Failure to file this certificate can be grounds for dismissing the lawsuit.

In any lawsuit to enforce the governing documents, Civil Code section 5975 provides that the prevailing party shall be awarded attorneys’ fees and costs. Section 5930 provides that if any party has refused to participate in ADR prior to the lawsuit being filed, the court may consider whether that refusal was reasonable when it determines how large or small the award should be.



# Monterey Dunes Colony Association

## Voting and Election Rules

These Voting and Election Rules were adopted by the board at an open meeting on Wednesday April 26, 2006 and are intended to comply with the requirements of Civil Code Section 5105 (a). These Rules shall be effective as of July 1, 2006, shall supersede any other voting rules of the association, and shall remain in effect until modified by the board.

### Article 1 **MEDIA**

1.1 Access to Association Media – Candidates for the Board. The board may but is not required to make association media (i.e., posting on the association’s official bulletin board/notice board/kiosk, official website, publication in association newsletter or newspaper, or other notices mailed or delivered by the association to the owners or the Units/Lots) available to qualified candidates running for election to the board for purposes that are reasonably related to the election in which that candidate is running. If the board allows any candidate access to association media, then all qualified candidates shall be allowed equal access to the same media.

1.2 Access to Association Media – Other Matters. If the board utilizes association media to advocate a point of view on any matter (other than election of directors) that requires member approval, or allows any member access to association media for that purpose, then all members advocating a different point view shall be allowed equal access to the same media. The board shall not be required to allow access to more than one member advocating the same point of view.

1.3 “Equal Access”. “Equal access” shall mean publication of written statements not to exceed a predetermined number of words. The board shall not edit or redact any statement, but shall not be required to publish any statement that exceeds the predetermined length restrictions

1.4 Responsibility for Content. All statements published in association media pursuant to the “equal access” rules must identify the author or proponent. No anonymous statements will be permitted. The author and/or proponent of any statement or point of view shall be solely responsible and liable for the content of their statements. The association shall not be responsible or liable for the content of any statement published pursuant to the “equal access” rules. Statements on behalf of candidates for election to the board shall be limited to personal statements by the candidate concerning the candidate’s qualifications to serve on the board.

Article 2 **MEETING SPACE**

2.1 Access to Common Area Meeting Space – Campaigning by Candidates for the Board. The board shall ensure that during a campaign all qualified candidates for election to the board are given access to common area meeting space, at no cost, for purposes reasonably related to their campaigns.

2.2 Access to Common Area Meeting Space – Other Matters. Whenever the board places a matter before the members which requires member approval, the board shall ensure that members advocating a point of view on the matter are given access to common area meeting space, at no cost, for purposes reasonably related to advocating their point of view, whether or not they agree with the point of view advocated by the board on the matter at issue.

Article 3 **VOTING BY SECRET BALLOTS**

All voting by the members shall be conducted by secret ballot using a “double envelope system” as described in Civil Code Sections 5105 and 5115 (a). The ballot and envelopes shall be mailed or delivered to the members entitled to vote in the vote or election.

Article 4 **INSPECTORS OF ELECTION**

4.1 Appointment of Inspectors. Whenever there is a membership vote or election, the board shall appoint one or three inspectors of election.

4.2 Qualification of Inspectors of Election. Inspectors may be any persons the board reasonably believes to be independent with respect to the matter or matters being voted on and may include the association’s accountant, or legal counsel or members of the association, but may not be a member of the board or a candidate for election to the board or a family member of a current member of the board or of a candidate.

4.3 Indemnification of Inspectors; Liability Insurance. Inspectors of election shall be deemed to be agents of the association for purposes of Corporations Code section 7237 and shall be entitled to indemnification by the association to the fullest extent provided by law. As provided in Corporations Code section 7237(i), the association shall have the power to purchase and maintain insurance on behalf of any agent of the association against any liability asserted against or incurred by the agent in his or her capacity as an agent of the association or arising out of the agent’s status as such, whether or not the association would have the power to indemnify the agent against such liability under the provisions of Corporations Code section 7237.



Article 5

**CANDIDATES FOR THE BOARD**

5.1 Qualification of Candidates. Candidates for the board must be members in good standing (Bylaws Section 5.2) who have not been declared of unsound mind by a final order of court or been convicted of a felony (Corporations Code section 7221(a)). Co-owners of one or more lots / units may not serve on the board at the same time. “Member” means a person who holds legal title to the property (i.e., is named in the deed for the property).

5.2 Nominations. The board shall publish or post a notice recruiting candidates for the board and stating the deadline for receipt of nominations. Any member who satisfies the qualifications may place his or her name in nomination for the board by giving written notice to the board before the published deadline for receiving nominations. In addition, the board may appoint a nominating committee to nominate qualified candidates.

Article 6 **MEMBER VOTING RIGHTS**

6.1 Qualification for Voting. Only members in good standing shall be allowed to vote. A member shall be deemed to be in good standing unless, after notice to the member and an opportunity for hearing, the board has found the member to be not in good standing and has so notified the member in accordance with Civil Code Section 4820. As long as any co-owner of a lot or unit is not in good standing, no vote shall be permitted for the lot or unit.

6.2 Voting Power of Each Membership. Only one vote shall be cast for each lot or unit. Once a ballot is received by the inspector of election, it may not be rescinded. Cumulative voting is not permitted in the election of directors.

6.3 Election by Acclamation. If, as of the published deadline for receiving nominations, the number of qualified candidates for election to the board is not more than the number of directors to be elected, then the qualified candidates shall be declared elected and written notice of the election shall be given to the members.

6.4 Proxies. As defined in Corporations Code Section 5069, “proxy” means a written authorization signed by a member or the member’s attorney-in-fact giving another person or persons power to vote on behalf of such member. In any election or vote of the members conducted by the association, only official ballots issued by the association shall be counted as votes. Proxies are not ballots and are not valid as votes in any election or vote conducted by the association.

*\*Ratified by a majority vote of the Board of Directors on April 26, 2005  
\*Civil Code references updated April 2014*

Original Signed

Original Signed

Ellen Michaels, President

Thomas J. Bugary, Secretary



## **RESERVE SUMMARY**

The reserve component list and the estimate costs for replacing these components are contained in our Reserve Study and were validated by the Barrera and Company Reserve Specialists in March 2017 for implementation in fiscal year 2017-2018, (July 1, 2017 through June 30, 2018). This study is considered a baseline for determining replacement schedules, future reserve assessments and investment strategies used to increase the percent-funded level of our reserves. Current funding strategies allow the association to meet projected expenditures using a combination of monthly reserve contributions and annual reserve assessments. You will find that with the imposition of the annual reserve assessment by the board on November 20, 2010, (and reaffirmed at the March 18, 2017 directors meeting), the association is funded for budget year 2017-2018. This annual reserve assessment is reoccurring each year in order to adequately fund the reserves and to increase the percentage of reserve cash on hand. The Association is constantly reassessing it's reserve posture and investing association reserves in secure accounts to maximize earned interest.

## **FUNDING PLAN**

Since 1999, the Board of Directors has contracted with the Barrera and Company Reserve Specialists to complete tri-annual reserve studies with annual updates for both the Monterey Dunes Colony Association and the Mutual Water Association. The purpose for these studies and funding plans is to identify reserve components for replacement and to establish and update schedules for the replacement of these components. This study is updated in accordance with California Law, and funding plans are adjusted annually as reserve components are repaired or replaced. The attached Reserve Study outlines our current funding plan, and offers two other general funding plans used in the industry. These funding plans allow us to compare our plan against other strategies.

The essential elements of reserve studies are:

1. Identification of the major components, which the association is obligated to maintain.
2. Current estimate of the useful life of each component.
3. Current estimate of the remaining life of each component.
4. Current estimate of the replacement cost of each component.
5. Current estimate of the total annual contribution necessary to maintain the major components.
6. Current estimate of the amount of cash reserves necessary to maintain the major components.
7. Disclosure of the current amount of accumulated cash reserves actually funded.
8. Disclosure of the percentage of reserves actually funded.
9. Disclosure of any determined or anticipated special assessments.
10. A general statement of methodology.

## **SCOPE**

This year's Reserve Study is aligned with the Association's fiscal year and establishes July 1, 2017, through June 30, 2047 as the 30-year period for which reserve expenditures and reserve fund balances are projected.

## **METHODOLOGY**

An adjusted Threshold Funding Option was used to determine the annual reserve contribution both through monthly contributions as well as an annual reserve assessment. The underlying premise of this reserve funding approach is to meet all anticipated maintenance obligations in each budget year and to assess a level of reserve contributions that allows the Association to increase the balance of the reserve fund with a stated goal of reaching a 40 percent level of funding by the 2020-2021 budget cycle.

In developing our funding study, a list of major component items was developed by the Reserve Study Specialist. This included determining the average life expectancy of the component, the estimated remaining life of the component, the estimated replacement cost of the item and other contributing data to support a reasonable cost basis and timeline for replacement, and/or repair. In processing this information, certain assumptions have been made concerning costs, conditions, future events and circumstances, all of which may occur subsequent to the date of this report. All component life expectancies were initially based on industry experience and standards taking into account the effects of our harsh coastal environmental on materials and equipment. You will find, however, that many component items have adjusted replacement periods to allow for extended use before scheduled replacement. In most cases, these extended dates are well beyond the lifecycle estimates of the reserve study analyst and are identified as Board of Director/management adjustments to the original reserve study document. It is assumed that all components will be reasonably maintained for the remainder of their life expectancy. For a component to be included in this Study, the following criteria must be met:

1. The maintenance of the component is the responsibility of the Association.
2. The maintenance of the component is not included in the annual operating budget.
3. The estimated useful life of the component is greater than one year.
4. The estimated remaining life of the component is less than 30 years.

The Reserve Study is intended to reflect the estimated replacement cost of the components and related labor when performed. Costs will vary from year to year as it is virtually impossible to predict, with any degree of certainty, the myriad of factors that can, and will impact costs at any future date in time. Because of this qualification, it is necessary for the results of this study to be reviewed annually to reflect any meaningful changes in use, or significant increases in labor and/or material costs.

## RESERVE SUMMARY INFORMATION

The following is the most recent Reserve Study from the Barrera and Company Reserve Specialists. This report describes our projected reserve schedule from July 1, 2017 through June 30, 2018 and shows a “snapshot” of our reserve fund status as of the last day of the fiscal year, (June 30, 2017). This report does not take into account any funds outside of those physically allocated to the reserve account, effective the last day of the report for fiscal year 2016-2017. Consequently, the Barrera and Company Reserve Study assigns a Percent Funding level of 35 percent to our reserve account. This funding level is derived by taking the total estimated cash on hand as of June 30, 2017, (\$3,127,542), and dividing it by the funds which would have been in the reserve account, as of the date of the report, (June 30, 2017) had we accumulated the reserve to represent 100% of the cost to repair or replace components as they became due, (\$8,945,260).

*Assigning a 35 percent funding level to our reserve posture satisfies Civil Code disclosure requirements, but does not clearly communicate where the Association stands financially, outside of that one-year reporting period.*

The Reserve Summary quotes an estimated figure of \$3,127,542 available in current reserves as of June 30, 2017. Each year we will be at a different level of percent-funded, using funds on hand and dividing it by the amount of dollars we would have accumulated, given we were 100% funding our reserves.

In November, 2010, the board elected to assess a \$5,000 annual reserve assessment each year where, along with monthly reserve contributions, our annual reserve needs are covered while simultaneously increasing our reserve posture. It is the goal of the board to attain a reserve funding level of 40% of a “fully funded reserve” by June 30, 2021. In order to be at the 40% funding level as of June 30, 2017, the reserve account would have had to been funded at \$3,578,104 as opposed to its estimated \$3,127,542.

In addition to the attention given to the percent-funded of our reserves, we will continue to adjust our reserve requirements each year, always reassessing our posture and subsequently our repair and/or replacement schedules. The process of adjusting, and readjusting reserve schedules is not a precise science. One component may last longer than estimated and, at the same time, another component may require replacement earlier than originally scheduled. The business of estimating reserve requirements demands frequent inspection and quick adjustment to the schedule in order to realize the most from reserve dollars, especially given our corrosive coastal environment.

The following pages represent the results of this year’s Reserve Study. It contains a component list and supporting data that identifies those repairs and replacements funded by our reserve account. It also shows the financial standing of our reserves and gives an estimate of the cost of those component items that must be replaced over the next 30 years.



# MONTEREY DUNES COLONY



In accordance with Civil Code §5300, below is a list of replacement items that have been deferred from the fiscal year 2016-17 schedule until the 2017-18 schedule and the reasons for these deferrals.

|                                                   |                                                                                                                                                          |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Swimming Pool Heater</b>                       | Deferred Replacement from 2016-17 to the 2017-18 Schedule. Heater inspected and is still serviceable.                                                    |
| <b>Swimming Pool Cover</b>                        | Deferred Replacement from 2016-17 to the 2017-18 Schedule. Cover inspected and is still serviceable.                                                     |
| <b>Organizational Signs and Entrance Fixtures</b> | Deferred Replacement from 2016-17 to the 2017-18 Schedule. Signs and Fixtures were inspected and are still serviceable. Will replace when unserviceable. |
| <b>Spa Heater</b>                                 | Deferred Replacement from the 2016-17 to 2017-18 Schedule. Will Replace when unserviceable.                                                              |
| <b>Vehicle Gate Motors</b>                        | Deferred Replacement from the 2016-17 to 2017-18 Schedule. Will Replace when unserviceable.                                                              |
| <b>Sauna Heaters (2)</b>                          | Deferred Replacement from the 2016-17 to 2017-18 Schedule. Will replace when unserviceable.                                                              |
| <b>Spa - Heater</b>                               | Deferred Replacement from the 2015-16 to 2016-17 Schedule. Will Replace when unserviceable.                                                              |
| <b>Vehicle Gate Motors</b>                        | Deferred Replacement from the 2015-16 to 2016-17 Schedule. Will Replace when unserviceable.                                                              |
| <b>Sauna Heaters (2)</b>                          | Deferred Replacement from the 2015-16 to 2016-17 Schedule. Will Replace when unserviceable.                                                              |
| <b>Sauna Refurbish, Repair</b>                    | Deferred from the 2016-17 to 2017-18 Schedule. Sauna is currently fully functional and serviceable.                                                      |







**Monterey Dunes Colony Association**

Moss Landing, CA

Date: Apr 7, 2017

Units: 120

Fiscal Year End: Jun 30, 2017

Start Date: Jul 1, 2017

**1. The current average regular assessment per ownership interest is:**  Per

Note: if Assessments vary by the size or type of unit, the assessment applicable to this unit may be found on attached pages to be provided by Board or Management.

**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 | Average Amount Per Unit | Purpose Of Assessment |
|------------------------|-------------------------|-----------------------|
|------------------------|-------------------------|-----------------------|

Note: if Assessments vary by the size or type of unit, the assessment applicable to this unit may be found on attached pages, to be provided by Board or Management.

**3. Based on 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:

\* The current reserve analysis does indicate that the current funding level will meet all projected disbursements over the projected 30 years but this question cannot at this time be answered as a definitive "yes". The reserve study is prepared by utilizing estimates of replacement value and the life expectancy of of the common area components which the association is obligated to maintain, however, some items may last longer or shorter than estimated, or unanticipated events may occur which affect the reserve funds. Thus, the replacement costs and life expectancy will vary from the reserve study being performed, and other factors such as inflation or other events, economic or non-economic, or acts of third parties, or events beyond the control of the Association such as weather, will affect the financial status of the reserves over the projected 30 year time period.

**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?**

| Approximate date assessment will be due: | Amount of Assessment | Amount Per Unit |
|------------------------------------------|----------------------|-----------------|
|------------------------------------------|----------------------|-----------------|

Note: Indicates the first year of a deficit based on the Current Reserve Funding Plan. The additional assessment amount indicates what will be required in that year to assure the reserve balance for the remaining years of the report will be above zero. Actual assessments may vary from year to year.

**5. All major components are included in the reserve study and are included in its calculations (Note below the status of components with a 30+ yr. remaining life).**

| Component Name                        | Status                           |
|---------------------------------------|----------------------------------|
| Building Foundations                  | Life of Project                  |
| Decks - Phase 08                      | Included in Reserve Calculations |
| Decks - Phase 09                      | Included in Reserve Calculations |
| Decks - Phase 10                      | Included in Reserve Calculations |
| Decks - Phase 11                      | Included in Reserve Calculations |
| Decks - Phase 12                      | Included in Reserve Calculations |
| Electrical Outlets - (1-Time Expense) | Life of Project                  |
| Leach Field Replacement               | Life of Project                  |
| Septic Tanks/System                   | Life of Project                  |
| Sport Court #3                        | To be Determined                 |
| Sport Court #4                        | To be Determined                 |

6. Based on the method of calculation in paragraph (4) of subdivision (b) of section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is \$8,945,260, based in whole or in part on the last reserve study or update prepared by Barrera & Company, Inc. as of Jun 30, 2017. The projected reserve fund cash Balance at the end of the current fiscal year is \$3,127,542, resulting in reserves being 35% at this date. If an alternate, but generally accepted, method of calculation is also used, the required reserve amount is \$ N/A.



**Monterey Dunes Colony Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

7. 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 5 budget years is \$ (column E), and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is \$ (column D), leaving the reserve at (column F) percent funding. Please see the projected five year funding plan below that has been implemented and approved by the association.

|           | Allocation | Per Unit Per Month | Disbursements | Year-End Balance | Fully Funded \$ | Percentage Funded |
|-----------|------------|--------------------|---------------|------------------|-----------------|-------------------|
|           | A          | B                  | C             | D                | E               | F                 |
| 2017-2018 | \$775,840  | \$538.78           | \$793,098     | \$3,133,675      | \$9,287,476     | 34%               |
| 2018-2019 | \$799,115  | \$554.94           | \$484,839     | \$3,472,633      | \$9,984,190     | 35%               |
| 2019-2020 | \$823,089  | \$571.59           | \$476,032     | \$3,847,036      | \$10,738,409    | 36%               |
| 2020-2021 | \$847,781  | \$588.74           | \$540,322     | \$4,184,502      | \$11,477,384    | 36%               |
| 2021-2022 | \$873,215  | \$606.40           | \$711,427     | \$4,378,280      | \$12,091,477    | 36%               |

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 interest rate earned on reserve funds was 0.75% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 3% per year.

The preparer of this form will be indemnified and held harmless against all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which has been relied upon by others, or which may result from any improper use or reliance on the disclosure by you or a third party.

The reserve study report completed and reviewed for the purposes of completing the enclosed summary was finalized based on approval from the Board of Directors. Therefore, the final decisions for implementation, updating or revising the information obtained in this report, for any changes in assumptions, is the sole right and responsibility of the Board of Directors. This report and the numbers generated herein are for use only for the year it was developed. The preparer of this form is not responsible for the use of the Assessment and Reserve Disclosure Summary in any subsequent year, or in updating the summary in any subsequent year, or in updating the summary for events and circumstances occurring after the date of this report.



## **Reserve Analysis**

for the

### **Monterey Dunes Colony Association**

Moss Landing, CA

**Start Date: Jul 1, 2017**



**Table of Contents**

**Project Information** ..... 1

**Information** ..... 2

**Financial Overview** ..... 3

**Detail Component Report** ..... 5

**5 Year Disbursement Schedule** ..... 12

**Funding Models - Overview** ..... 16

**Current Funding** ..... 17

**Threshold Funding** ..... 18

**100% Funded in 10 Years** ..... 19

**Recommended Funding** ..... 20

**Reserve Study Executive Summary** ..... 21

**Percent Funded** ..... 27

**Disbursement Schedule** ..... 33



## Monterey Dunes Colony Association

Moss Landing, CA

Date: Apr 7, 2017

Units: 120

Fiscal Year End: Jun 30, 2017

Start Date: Jul 1, 2017

### Reserve Study - Step by Step Process

Step One (1): Review the common area component listing to assure all components are incorporated into the report accurately.

Step Two (2): Percent Funded Report - This report indicates the current funded status of the association. This report details by component the Fully Funded Reserve or the amount needed to be 100% funded.

Step Three (3): Funding Models: The report provides up to 4 individual funding reports that provide the Board different scenarios in which to review prior to setting the annual reserve contribution for the next fiscal year.

Step Four (4): Once the Board has made a decision on the level of funding they will be incorporating into the reserve fund, the final budget is to be forwarded to the provider so they can finalize the reserve study report and complete the reserve disclosure form.

### Project Description

|                                     |                                          |
|-------------------------------------|------------------------------------------|
| Name of Association:                | Monterey Dunes Colony Association        |
| City and State:                     | 195 Monterey Dunes Way, Moss Landing, CA |
| Type of Project:                    | PUD                                      |
| Number of Units:                    | 120                                      |
| Unit Break Down:                    | (120) PUD                                |
| Age of Project:                     | 43 Years                                 |
| Fiscal Year-End:                    | Jun 30, 2017                             |
| Level of Reserve Study:             | Level 2: Update (with site visit)        |
| Management Company:                 | MDCA                                     |
| Date of Inspection (if applicable): | Mar 9, 2017                              |



## Reserve Study Information

**Reserve Study (Definition):** A budget planning tool which identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major capital expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis.

### Included in the Reserve Study:

- **Component Worksheet Report:** Includes the quantity, estimated current replacement cost, projected future cost, service life the projected remaining life of each major component.
- **Percentage Funded Report:** Includes the total replacement cost, current reserve balance, fully funded reserve balance (to be 100%) and the percentage to which the association is fully funded.
- **Funding Plans:** One or more of the following plans may be included in the Reserve Analysis:
  - Current Funding: The funding level equal to the Association's current assessments for reserve assets.
  - 100% Funding (10-Year Plan): Funding designed to reduce the current deficit and reach the fully funded level (100%) in 10 Yrs.
  - Threshold Funding: Funding Plan designed to meet all projected disbursement requirements as they occur over the projected 20-30 years while never allowing the reserve balance to go below the designated threshold level.
  - Recommended Funding: Funding plan recommended by the reserve provider.
  - Compliance Funding - 50% (Hawaii Only): Funding Plan designed to meet all projected disbursement requirements as they occur over the projected 20 years while also maintaining a minimum percentage funded rate of 50% for years 1-20.
  - Cash Flow Plan (Hawaii Only): Funding Plan designed to meet all projected disbursement requirements as they occur over the projected 20 years while never allowing the reserve balance to go below the designated threshold level.
- **Category Summary:** Summary of reserve study by category totals.
- **Executive Summary:** For homeowners distribution (if applicable). General summary of the reserve report based on statute requirements.
- **Reserve Funding Disclosure Summary** - California State Statute 5570 - (California Only)

The purpose of this report is to provide information about the existing condition, life expectancy and estimated cost for maintenance and replacement of the physical elements that the Association is responsible for maintaining. This evaluation is designed to comply with all current state requirements.

A level 1 or 2 report is based on a diligent visual inspection of the reserve components and may rely on information supplied by the management company, Board of Directors, associated vendors, contractors and published replacement guides modified for local conditions related to reconstruction. A level-3 reserve study report does not include an on-site visual evaluation but is updated accordingly based on a previous years on-site evaluation.

Future-cost figures include an annual inflationary factor (see inflation rate), which should be updated and reincorporated into the reserve budget when deemed appropriate. Funding and disbursement projections presented have been computed with a Time Value of Money approach. An annual inflation rate and average interest rate were assumed. Inflation was applied to the projected disbursements, and annual average interest to the ending cash balance values. A straight-line method of calculation was employed for both time value rates.

Adjustments to the component service lives and listed costs should be made whenever the rate of deterioration has changed or when there have been significant changes in the cost of materials and/or labor. Some assumptions have been made about costs, conditions, and future events and circumstances that may occur. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this report. Therefore, the actual replacement costs and remaining lives may vary from this report and the variations could be material.

It is imperative that these assets be reviewed annually to consider the impact of changing conditions. The findings in the following report are applicable as of the study's completion date, and those items, which are not expected to undergo major repair or replacement within a thirty-year time frame, have been defined as 'life of the project' and may not be included. The report is to be used only for the purpose stated herein, any use or reliance for any other purpose is invalid.

The contents of the Reserve Study Report are based on estimates of the most probable reserve component replacement costs and remaining useful lives. Accordingly, the funding plans reflect consultant judgments based on circumstances at the time of inspection of the most likely costs, regular maintenance, service and remaining lives. The Association may elect to implement any of the funding plans presented, or may implement some variation developed from this information. An annual increase (based on listed inflation %) has been assumed in the funding plans provided (for future projections). Because the compilation of the reserve funding plans and related projections is limited as described above, no conclusion or any other form of assurance on the funding options or projections is provided. No responsibility to update this report for events and circumstances occurring after the date of this report is assumed.



**Monterey Dunes Colony Association**  
Moss Landing, CA

Date: Apr 7, 2017

Units: 120

Fiscal Year End: Jun 30, 2017

Start Date: Jul 1, 2017

**Financial Information - As of 2017-Jun-30**

Projected Reserve Fund Balance: **\$3,127,542**  
 Projected Fully Funded Reserve: **\$8,945,260**  
 Percentage Funded: **35%**  
 Current Replacement Cost: **\$17,946,498**

**Inflation, Interest & Contribution Rates**

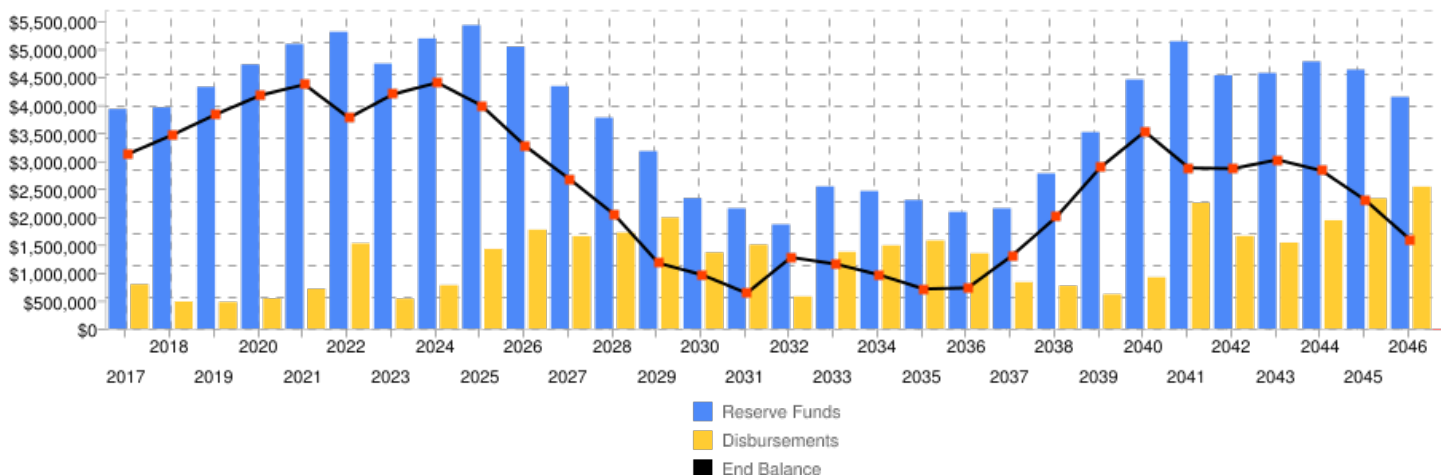
Funding and disbursement projections presented have been computed with a Time Value of Money approach. Inflation was applied to the projected disbursements, and average interest to the ending cash balance values.

Assumed Annual Inflation Rate: **3.00%**  
 Assumed Annual Interest Rate: **0.75%**  
 Assumed Annual Contribution Rate: **3.00%**

**5-Year Current Funding Plan**

| Year      | Annual Funding Amount | Average Monthly Fee Per Unit | Projected Annual Disbursements | Year-End Balance | Fully Funded Reserve | Percent Funded |
|-----------|-----------------------|------------------------------|--------------------------------|------------------|----------------------|----------------|
| 2017-2018 | \$775,840.00          | \$538.78                     | \$793,098                      | \$3,133,675      | \$9,287,476          | 34%            |
| 2018-2019 | \$799,115.20          | \$554.94                     | \$484,839                      | \$3,472,633      | \$9,984,190          | 35%            |
| 2019-2020 | \$823,088.66          | \$571.59                     | \$476,032                      | \$3,847,036      | \$10,738,409         | 36%            |
| 2020-2021 | \$847,781.32          | \$588.74                     | \$540,322                      | \$4,184,502      | \$11,477,384         | 36%            |
| 2021-2022 | \$873,214.76          | \$606.40                     | \$711,427                      | \$4,378,280      | \$12,091,477         | 36%            |

**30-Year Current Funding Chart**

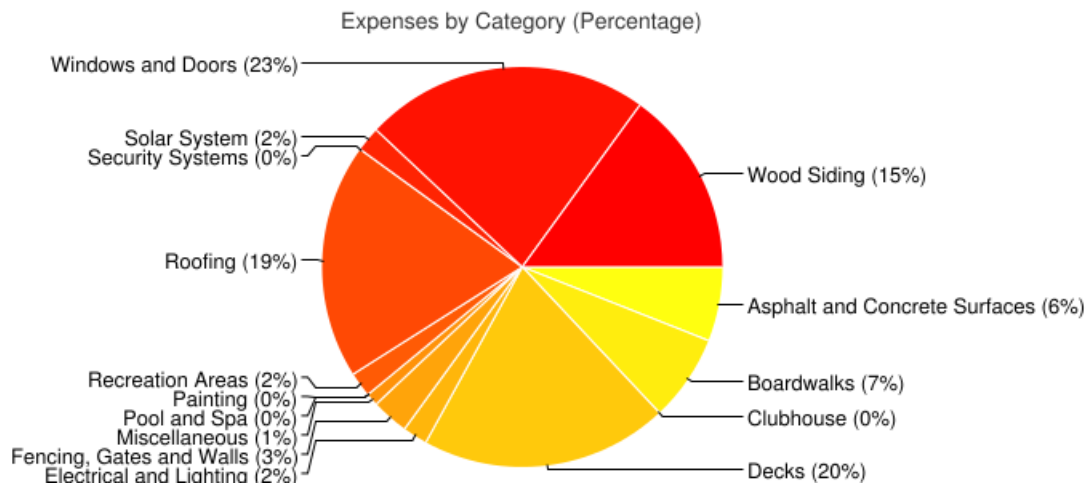




# Monterey Dunes Colony Association

Moss Landing, CA

## Category Summary



| Category                    | UL    | RL   | Current Replacement Cost | Projected Reserve Balance | Required Reserve Funding | Projected Fully Funded Reserve | Current Funding Allocation (Year 1) |
|-----------------------------|-------|------|--------------------------|---------------------------|--------------------------|--------------------------------|-------------------------------------|
| Asphalt & Concrete Surfaces | 12-40 | 0-5  | \$1,004,643              | \$315,808                 | \$36,408                 | \$903,261                      | \$32,663                            |
| Boardwalks                  | 20-25 | 0-19 | \$1,183,051              | \$241,729                 | \$55,563                 | \$691,383                      | \$49,847                            |
| Clubhouse                   | 5-20  | 0-11 | \$75,725                 | \$19,834                  | \$6,631                  | \$56,729                       | \$5,949                             |
| Decks                       | 1-40  | 0-35 | \$3,509,383              | \$329,119                 | \$98,708                 | \$941,332                      | \$88,553                            |
| Electrical & Lighting       | 1-25  | 0-19 | \$404,058                | \$92,028                  | \$22,077                 | \$263,215                      | \$19,806                            |
| Fencing, Gates & Walls      | 15-20 | 4-19 | \$456,870                | \$48,844                  | \$23,075                 | \$139,702                      | \$20,701                            |
| Miscellaneous               | 1-25  | 0-18 | \$213,180                | \$47,833                  | \$105,635                | \$136,811                      | \$94,767                            |
| Painting                    | 1     | 0-1  | \$26,226                 | \$9,169                   | \$26,226                 | \$26,226                       | \$23,528                            |
| Pool & Spa                  | 2-20  | 0-14 | \$80,949                 | \$23,799                  | \$8,047                  | \$68,068                       | \$7,219                             |
| Recreation Areas            | 5-30  | 0-20 | \$374,764                | \$77,045                  | \$23,089                 | \$220,362                      | \$20,714                            |
| Roofing                     | 1-25  | 0-24 | \$3,406,935              | \$813,918                 | \$152,900                | \$2,327,934                    | \$137,170                           |
| Security Systems            | 8-12  | 0-7  | \$34,972                 | \$6,294                   | \$3,398                  | \$18,002                       | \$3,048                             |
| Solar System                | 5-30  | 3-28 | \$300,241                | \$15,820                  | \$12,364                 | \$45,249                       | \$11,092                            |
| Windows & Doors             | 1-25  | 0-24 | \$4,166,326              | \$688,533                 | \$181,868                | \$1,969,311                    | \$163,158                           |
| Wood Siding                 | 20-25 | 6-20 | \$2,709,175              | \$397,767                 | \$108,820                | \$1,137,675                    | \$97,625                            |
| <b>Totals</b>               |       |      | <b>\$17,946,498</b>      | <b>\$3,127,542</b>        | <b>\$864,810</b>         | <b>\$8,945,260</b>             | <b>\$775,840</b>                    |





**Monterey Dunes Colony Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

**Current Replacement Cost: \$17,946,498**

| Component                                                                                                 | SL                      | RL | Cost Per Unit      | Qty     | Current Cost | Future Cost | Source    |
|-----------------------------------------------------------------------------------------------------------|-------------------------|----|--------------------|---------|--------------|-------------|-----------|
| <b>Asphalt &amp; Concrete Surfaces</b>                                                                    |                         |    |                    |         |              |             |           |
| Asphalt - Chip & Seal                                                                                     | 12                      | 0  | \$150,537.00/Total | 1       | \$150,537    | \$150,537   | Inspector |
| Asphalt - Overlay                                                                                         | 40                      | 5  | \$2.14/SF          | 379,000 | \$811,060    | \$940,241   | Inspector |
| Asphalt - Repairs                                                                                         | 12                      | 0  | \$43,046.00/Total  | 1       | \$43,046     | \$43,046    | Inspector |
| Concrete Surfaces - Repairs                                                                               | Maintenance / Operating |    |                    |         |              |             | On File   |
| Repairs and/or replacements to be completed on an "as needed" basis and funded from the operating budget. |                         |    |                    |         |              |             |           |

**Totals \$1,004,643 \$1,133,824**

|                                   |                         |    |                    |   |           |           |           |
|-----------------------------------|-------------------------|----|--------------------|---|-----------|-----------|-----------|
| <b>Boardwalks</b>                 |                         |    |                    |   |           |           |           |
| Boardwalk (LS) - 1                | 20                      | 7  | \$152,982.00/Total | 1 | \$152,982 | \$188,149 | Inspector |
| General cost include at 24 units. |                         |    |                    |   |           |           |           |
| Boardwalk (LS) - 2                | 20                      | 8  | \$152,982.00/Total | 1 | \$152,982 | \$193,793 | Inspector |
| Boardwalk (LS) - 3                | 20                      | 9  | \$152,982.00/Total | 1 | \$152,982 | \$199,607 | Inspector |
| Boardwalk (LS) - 4                | 20                      | 10 | \$152,982.00/Total | 1 | \$152,982 | \$205,595 | Inspector |
| Boardwalk (LS) - 5                | 20                      | 11 | \$90,177.00/Total  | 1 | \$90,177  | \$124,826 | Inspector |
| Boardwalk (LS) - 6                | 20                      | 19 | \$62,000.00/Total  | 1 | \$62,000  | \$108,717 | Inspector |
| Boardwalk (LS) - 7                | 20                      | 0  | \$60,000.00/Total  | 1 | \$60,000  | \$60,000  | Inspector |
| Boardwalk (OS) - 1                | 25                      | 9  | \$205,964.00/Total | 1 | \$205,964 | \$268,736 | Inspector |
| Includes 48 Units                 |                         |    |                    |   |           |           |           |
| Boardwalk (OS) - 2                | 25                      | 8  | \$152,982.00/Total | 1 | \$152,982 | \$193,793 | Inspector |
| Includes 24 Units.                |                         |    |                    |   |           |           |           |
| Boardwalks - Repairs              | Maintenance / Operating |    |                    |   |           |           | On File   |

**Totals \$1,183,051 \$1,543,216**

|                                                                                                           |                         |    |                   |   |          |          |           |
|-----------------------------------------------------------------------------------------------------------|-------------------------|----|-------------------|---|----------|----------|-----------|
| <b>Clubhouse</b>                                                                                          |                         |    |                   |   |          |          |           |
| 2-Way Radio                                                                                               | Maintenance / Operating |    |                   |   |          |          | On File   |
| Repairs and/or replacements to be completed on an "as needed" basis and funded from the operating budget. |                         |    |                   |   |          |          |           |
| Appliances                                                                                                | 12                      | 11 | \$3,502.00/Total  | 1 | \$3,502  | \$4,848  | Inspector |
| Carpeting                                                                                                 | 12                      | 11 | \$9,567.00/Total  | 1 | \$9,567  | \$13,243 | Inspector |
| Copier                                                                                                    | 10                      | 1  | \$7,195.00/EA     | 1 | \$7,195  | \$7,411  | Inspector |
| Furniture                                                                                                 | 12                      | 0  | \$16,295.00/Total | 1 | \$16,295 | \$16,295 | Inspector |
| Office Furniture                                                                                          | 12                      | 0  | \$8,117.00/Total  | 1 | \$8,117  | \$8,117  | Inspector |
| Rest Rooms (Refurbish)                                                                                    | 20                      | 8  | \$7,871.00/EA     | 2 | \$15,742 | \$19,941 | Inspector |
| Saunas (Refurbish)                                                                                        | 8                       | 0  | \$1,534.00/EA     | 2 | \$3,068  | \$3,068  | Inspector |
| Saunas - Heaters (2)                                                                                      | 5                       | 0  | \$2,562.00/EA     | 2 | \$5,124  | \$5,124  | Inspector |
| Window Coverings                                                                                          | 12                      | 0  | \$7,115.00/Total  | 1 | \$7,115  | \$7,115  | Inspector |

**Totals \$75,725 \$85,162**

|                                                                                                                   |    |    |                |    |           |           |           |
|-------------------------------------------------------------------------------------------------------------------|----|----|----------------|----|-----------|-----------|-----------|
| <b>Decks</b>                                                                                                      |    |    |                |    |           |           |           |
| Decking - Annual Repairs                                                                                          | 1  | 0  | \$11,255.00/EA | 1  | \$11,255  | \$11,255  | Inspector |
| Includes and annual contingency for deck repairs. Amount and cost to be reviewed and adjusted as needed annually. |    |    |                |    |           |           |           |
| Decks - Phase 01                                                                                                  | 40 | 24 | \$11,818.00/EA | 28 | \$330,904 | \$672,660 | Inspector |
| Decks - Phase 02                                                                                                  | 40 | 25 | \$11,818.00/EA | 28 | \$330,904 | \$692,839 | Inspector |
| Decks - Phase 03                                                                                                  | 40 | 26 | \$11,818.00/EA | 24 | \$283,632 | \$611,678 | Inspector |
| Decks - Phase 04                                                                                                  | 40 | 27 | \$11,818.00/EA | 24 | \$283,632 | \$630,029 | Inspector |
| Decks - Phase 05                                                                                                  | 40 | 28 | \$11,818.00/EA | 24 | \$283,632 | \$648,930 | Inspector |
| Decks - Phase 06                                                                                                  | 40 | 29 | \$11,818.00/EA | 24 | \$283,632 | \$668,397 | Inspector |
| Decks - Phase 07                                                                                                  | 40 | 30 | \$11,818.00/EA | 24 | \$283,632 | \$688,449 | Inspector |
| Decks - Phase 08                                                                                                  | 40 | 31 | \$11,818.00/EA | 24 | \$283,632 | \$709,103 | Inspector |
| Decks - Phase 09                                                                                                  | 40 | 32 | \$11,818.00/EA | 24 | \$283,632 | \$730,376 | Inspector |
| Decks - Phase 10                                                                                                  | 40 | 33 | \$11,818.00/EA | 24 | \$283,632 | \$752,287 | Inspector |



**Monterey Dunes Colony Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

| Component        | SL | RL | Cost Per Unit  | Qty | Current Cost       | Future Cost        | Source    |
|------------------|----|----|----------------|-----|--------------------|--------------------|-----------|
| Decks - Phase 11 | 40 | 34 | \$11,818.00/EA | 24  | \$283,632          | \$774,856          | Inspector |
| Decks - Phase 12 | 40 | 35 | \$11,818.00/EA | 24  | \$283,632          | \$798,101          | Inspector |
| <b>Totals</b>    |    |    |                |     | <b>\$3,509,383</b> | <b>\$8,388,960</b> |           |

**Electrical & Lighting**

|                                    |   |   |                  |   |         |         |           |
|------------------------------------|---|---|------------------|---|---------|---------|-----------|
| Electrical Fixtures (L/S) - Annual | 1 | 0 | \$1,352.00/Total | 1 | \$1,352 | \$1,352 | Inspector |
|------------------------------------|---|---|------------------|---|---------|---------|-----------|

Annual reserve contingency. Cycle and cost to be reviewed annually and adjusted as needed to assure all future requirements will be met.

|                                    |   |   |                  |   |         |         |           |
|------------------------------------|---|---|------------------|---|---------|---------|-----------|
| Electrical Fixtures (O/S) - Annual | 1 | 0 | \$1,167.00/Total | 1 | \$1,167 | \$1,167 | Inspector |
|------------------------------------|---|---|------------------|---|---------|---------|-----------|

Annual reserve contingency. Cycle and cost to be reviewed annually and adjusted as needed to assure all future requirements will be met.

|                                       |                 |  |  |  |  |  |         |
|---------------------------------------|-----------------|--|--|--|--|--|---------|
| Electrical Outlets - (1-Time Expense) | Life of Project |  |  |  |  |  | On File |
|---------------------------------------|-----------------|--|--|--|--|--|---------|

Component considered to be a 1-time expense and is not incorporated into the current reserve plan. Projected remaining life to exceed 40 years.

|                              |                         |  |  |  |  |  |         |
|------------------------------|-------------------------|--|--|--|--|--|---------|
| Electrical Outlets - Repairs | Maintenance / Operating |  |  |  |  |  | On File |
|------------------------------|-------------------------|--|--|--|--|--|---------|

Repairs and/or replacements to be completed on an "as needed" basis and funded from the operating budget.

|                                  |    |   |               |    |          |          |           |
|----------------------------------|----|---|---------------|----|----------|----------|-----------|
| Electrical Parking Posts - Ph. 1 | 25 | 8 | \$1,038.00/EA | 11 | \$11,418 | \$14,464 | Inspector |
|----------------------------------|----|---|---------------|----|----------|----------|-----------|

|                                  |    |    |               |   |         |          |           |
|----------------------------------|----|----|---------------|---|---------|----------|-----------|
| Electrical Parking Posts - Ph. 2 | 25 | 10 | \$1,038.00/EA | 9 | \$9,342 | \$12,555 | Inspector |
|----------------------------------|----|----|---------------|---|---------|----------|-----------|

|                                  |    |    |               |    |          |          |           |
|----------------------------------|----|----|---------------|----|----------|----------|-----------|
| Electrical Parking Posts - Ph. 3 | 25 | 11 | \$1,038.00/EA | 10 | \$10,380 | \$14,368 | Inspector |
|----------------------------------|----|----|---------------|----|----------|----------|-----------|

|                                  |    |    |               |    |          |          |           |
|----------------------------------|----|----|---------------|----|----------|----------|-----------|
| Electrical Parking Posts - Ph. 4 | 25 | 13 | \$1,038.00/EA | 12 | \$12,456 | \$18,292 | Inspector |
|----------------------------------|----|----|---------------|----|----------|----------|-----------|

|                                  |    |    |               |   |         |          |           |
|----------------------------------|----|----|---------------|---|---------|----------|-----------|
| Electrical Parking Posts - Ph. 5 | 25 | 17 | \$1,038.00/EA | 8 | \$8,304 | \$13,725 | Inspector |
|----------------------------------|----|----|---------------|---|---------|----------|-----------|

|                             |    |    |                   |   |          |          |           |
|-----------------------------|----|----|-------------------|---|----------|----------|-----------|
| Meters & Enclosures - Ph. 1 | 20 | 17 | \$18,576.00/Total | 1 | \$18,576 | \$30,703 | Inspector |
|-----------------------------|----|----|-------------------|---|----------|----------|-----------|

|                             |    |    |                   |   |          |          |           |
|-----------------------------|----|----|-------------------|---|----------|----------|-----------|
| Meters & Enclosures - Ph. 2 | 20 | 18 | \$21,731.00/Total | 1 | \$21,731 | \$36,996 | Inspector |
|-----------------------------|----|----|-------------------|---|----------|----------|-----------|

|                             |    |    |                   |   |          |          |           |
|-----------------------------|----|----|-------------------|---|----------|----------|-----------|
| Meters & Enclosures - Ph. 3 | 20 | 19 | \$35,200.00/Total | 1 | \$35,200 | \$61,723 | Inspector |
|-----------------------------|----|----|-------------------|---|----------|----------|-----------|

|                             |    |   |                   |   |          |          |           |
|-----------------------------|----|---|-------------------|---|----------|----------|-----------|
| Meters & Enclosures - Ph. 4 | 20 | 2 | \$68,533.00/Total | 1 | \$68,533 | \$72,707 | Inspector |
|-----------------------------|----|---|-------------------|---|----------|----------|-----------|

|                             |    |   |                   |   |          |          |           |
|-----------------------------|----|---|-------------------|---|----------|----------|-----------|
| Meters & Enclosures - Ph. 5 | 20 | 3 | \$68,533.00/Total | 1 | \$68,533 | \$74,888 | Inspector |
|-----------------------------|----|---|-------------------|---|----------|----------|-----------|

|                             |    |   |                   |   |          |          |           |
|-----------------------------|----|---|-------------------|---|----------|----------|-----------|
| Meters & Enclosures - Ph. 6 | 20 | 4 | \$68,533.00/Total | 1 | \$68,533 | \$77,134 | Inspector |
|-----------------------------|----|---|-------------------|---|----------|----------|-----------|

|                             |    |   |                   |   |          |          |           |
|-----------------------------|----|---|-------------------|---|----------|----------|-----------|
| Meters & Enclosures - Ph. 7 | 20 | 5 | \$68,533.00/Total | 1 | \$68,533 | \$79,449 | Inspector |
|-----------------------------|----|---|-------------------|---|----------|----------|-----------|

|                    |                         |  |  |  |  |  |           |
|--------------------|-------------------------|--|--|--|--|--|-----------|
| Unit Number Lights | Maintenance / Operating |  |  |  |  |  | Inspector |
|--------------------|-------------------------|--|--|--|--|--|-----------|

Repairs and/or replacements to be completed on an "as needed" basis and funded from the operating budget.

**Totals      \$404,058      \$509,523**

**Fencing, Gates & Walls**

|                            |    |   |                   |   |          |           |           |
|----------------------------|----|---|-------------------|---|----------|-----------|-----------|
| Chain Link - Tennis Courts | 20 | 4 | \$92,147.00/Total | 1 | \$92,147 | \$103,712 | Inspector |
|----------------------------|----|---|-------------------|---|----------|-----------|-----------|

|                                     |    |    |                  |   |         |          |           |
|-------------------------------------|----|----|------------------|---|---------|----------|-----------|
| Chain Link - Tennis Courts (Maint.) | 15 | 13 | \$7,649.00/Total | 1 | \$7,649 | \$11,233 | Inspector |
|-------------------------------------|----|----|------------------|---|---------|----------|-----------|

|                 |    |    |                  |   |         |         |           |
|-----------------|----|----|------------------|---|---------|---------|-----------|
| Retaining Walls | 15 | 14 | \$6,228.00/Total | 1 | \$6,228 | \$9,420 | Inspector |
|-----------------|----|----|------------------|---|---------|---------|-----------|

|                                 |    |    |                   |   |          |           |           |
|---------------------------------|----|----|-------------------|---|----------|-----------|-----------|
| Wood Fencing, Gates & Posts - 1 | 20 | 14 | \$92,241.00/Total | 1 | \$92,241 | \$139,523 | Inspector |
|---------------------------------|----|----|-------------------|---|----------|-----------|-----------|

Upon completion of the listed (4) phases of fencing the life cycles and replacement costs are to be re-evaluated and adjusted as needed.

|                                 |    |    |                   |   |          |          |           |
|---------------------------------|----|----|-------------------|---|----------|----------|-----------|
| Wood Fencing, Gates & Posts - 2 | 20 | 15 | \$40,574.00/Total | 1 | \$40,574 | \$63,213 | Inspector |
|---------------------------------|----|----|-------------------|---|----------|----------|-----------|

|                                 |    |    |                   |   |          |           |           |
|---------------------------------|----|----|-------------------|---|----------|-----------|-----------|
| Wood Fencing, Gates & Posts - 3 | 20 | 16 | \$73,158.00/Total | 1 | \$73,158 | \$117,397 | Inspector |
|---------------------------------|----|----|-------------------|---|----------|-----------|-----------|

|                                 |    |    |                   |   |          |          |           |
|---------------------------------|----|----|-------------------|---|----------|----------|-----------|
| Wood Fencing, Gates & Posts - 4 | 20 | 17 | \$24,082.00/Total | 1 | \$24,082 | \$39,804 | Inspector |
|---------------------------------|----|----|-------------------|---|----------|----------|-----------|

|                                 |    |    |                   |   |          |          |           |
|---------------------------------|----|----|-------------------|---|----------|----------|-----------|
| Wood Fencing, Gates & Posts - 5 | 20 | 18 | \$48,980.00/Total | 1 | \$48,980 | \$83,385 | Inspector |
|---------------------------------|----|----|-------------------|---|----------|----------|-----------|



**Monterey Dunes Colony Association**

Moss Landing, CA

| Component                                                                                                                                       | SL                      | RL | Cost Per Unit     | Qty | Current Cost     | Future Cost      | Source    |
|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|----|-------------------|-----|------------------|------------------|-----------|
| Wood Fencing, Gates & Posts - 6                                                                                                                 | 20                      | 19 | \$20,811.00/Total | 1   | \$20,811         | \$36,492         | Inspector |
| Wood Fencing, Gates & Posts - 7                                                                                                                 | 20                      | 19 | \$51,000.00/Total | 1   | \$51,000         | \$89,429         | Inspector |
| <b>Totals</b>                                                                                                                                   |                         |    |                   |     | <b>\$456,870</b> | <b>\$693,608</b> |           |
| <b>Landscaping</b>                                                                                                                              |                         |    |                   |     |                  |                  |           |
| Irrigation - Materials & Equipment                                                                                                              | Maintenance / Operating |    |                   |     |                  |                  | On File   |
| Repairs and/or replacements to be completed on an "as needed" basis and funded from the operating budget.                                       |                         |    |                   |     |                  |                  |           |
| Landscaping - Materials & Equipment                                                                                                             | Maintenance / Operating |    |                   |     |                  |                  | On File   |
| Repairs and/or replacements to be completed on an "as needed" basis and funded from the operating budget.                                       |                         |    |                   |     |                  |                  |           |
| <b>Totals</b>                                                                                                                                   |                         |    |                   |     | <b>\$0</b>       | <b>\$0</b>       |           |
| <b>Miscellaneous</b>                                                                                                                            |                         |    |                   |     |                  |                  |           |
| Building Foundations                                                                                                                            | Life of Project         |    |                   |     |                  |                  | On File   |
| Component considered to be a 1-time expense and is not incorporated into the current reserve plan. Projected remaining life to exceed 40 years. |                         |    |                   |     |                  |                  |           |
| Company Truck                                                                                                                                   | 9                       | 7  | \$19,096.00/Total | 1   | \$19,096         | \$23,486         | Inspector |
| Company Truck (Ford)                                                                                                                            | 9                       | 6  | \$19,669.00/Total | 1   | \$19,669         | \$23,486         | Inspector |
| Contingency Reserve - Annual                                                                                                                    | 1                       | 0  | \$36,896.00/Total | 1   | \$36,896         | \$36,896         | Inspector |
| Annual reserve contingency. Cycle and cost to be reviewed annually and adjusted as needed to assure all future requirements will be met.        |                         |    |                   |     |                  |                  |           |
| Fumigation - Annual                                                                                                                             | 1                       | 0  | \$26,226.00/Total | 1   | \$26,226         | \$26,226         | Inspector |
| Projected annual expense upon completion of current providers warranty service.                                                                 |                         |    |                   |     |                  |                  |           |
| Leach Field Replacement                                                                                                                         | Life of Project         |    |                   |     |                  |                  | On File   |
| Component considered to be a 1-time expense and is not incorporated into the current reserve plan. Projected remaining life to exceed 40 years. |                         |    |                   |     |                  |                  |           |
| Mailbox Clusters - Ph. 1                                                                                                                        | 25                      | 10 | \$2,170.00/EA     | 2   | \$4,340          | \$5,833          | Inspector |
| Mailbox Clusters - Ph. 2                                                                                                                        | 25                      | 14 | \$2,170.00/EA     | 2   | \$4,340          | \$6,565          | Inspector |
| Mailbox Clusters - Ph. 3                                                                                                                        | 25                      | 15 | \$2,170.00/EA     | 2   | \$4,340          | \$6,762          | Inspector |
| Mailbox Clusters - Ph. 4                                                                                                                        | 25                      | 17 | \$2,170.00/EA     | 4   | \$8,680          | \$14,347         | Inspector |
| Mailbox Clusters - Ph. 5                                                                                                                        | 25                      | 18 | \$2,170.00/EA     | 1   | \$2,170          | \$3,694          | Inspector |
| Maintenance Trailer #1                                                                                                                          | 6                       | 5  | \$2,863.00/Total  | 1   | \$2,863          | \$3,319          | Inspector |
| Maintenance Trailer #2                                                                                                                          | 6                       | 0  | \$2,863.00/Total  | 1   | \$2,863          | \$2,863          | Inspector |
| Dump trailer for loading.                                                                                                                       |                         |    |                   |     |                  |                  |           |
| Organization Signs & Entry Fixt. (A)                                                                                                            | 20                      | 16 | \$5,065.00/Total  | 1   | \$5,065          | \$8,128          | Inspector |
| Organization Signs & Entry Fixt. (B)                                                                                                            | 20                      | 0  | \$6,304.00/Total  | 1   | \$6,304          | \$6,304          | Inspector |
| Patio Lattice Repairs - Annual                                                                                                                  | 1                       | 0  | \$2,461.00/Total  | 1   | \$2,461          | \$2,461          | Inspector |
| Annual reserve contingency. Cycle and cost to be reviewed annually and adjusted as needed to assure all future requirements will be met.        |                         |    |                   |     |                  |                  |           |
| Power Tools & Equip. - Annual                                                                                                                   | 1                       | 0  | \$7,625.00/Total  | 1   | \$7,625          | \$7,625          | Inspector |
| Annual reserve contingency. Cycle and cost to be reviewed annually and adjusted as needed to assure all future requirements will be met.        |                         |    |                   |     |                  |                  |           |
| Reserve Study (Analysis) - Annual                                                                                                               | 1                       | 0  | \$650.00/Total    | 1   | \$650            | \$650            | Inspector |
| Annual Reserve Analysis Update. Level 3 report (Inspection not included in cost).                                                               |                         |    |                   |     |                  |                  |           |
| Reserve Study (Inspection)                                                                                                                      | 3                       | 2  | \$1,060.00/Total  | 1   | \$1,060          | \$1,125          | Inspector |
| This cost together with the update cost incorporates a level 2 reserve study for the association.                                               |                         |    |                   |     |                  |                  |           |
| Septic Tanks/System                                                                                                                             | Life of Project         |    |                   |     |                  |                  | On File   |
| Component considered to be a 1-time expense and is not incorporated into the current reserve plan. Projected remaining life to exceed 40 years. |                         |    |                   |     |                  |                  |           |



**Monterey Dunes Colony Association**

Moss Landing, CA

| Component                                                                                                                                                                          | SL                      | RL | Cost Per Unit     | Qty | Current Cost     | Future Cost      | Source               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|----|-------------------|-----|------------------|------------------|----------------------|
| Unit Entrance Cluster Signs                                                                                                                                                        | 20                      | 13 | \$8,609.00/Total  | 1   | \$8,609          | \$12,643         | Inspector            |
| Video Surveillance System                                                                                                                                                          | 7                       | 5  | \$30,000.00/Total | 1   | \$30,000         | \$34,778         | Inspector            |
| (3) Additional cameras to be installed in 2016-17.                                                                                                                                 |                         |    |                   |     |                  |                  |                      |
| Water Barriers - Annual                                                                                                                                                            | 1                       | 0  | \$491.50/EA       | 3   | \$1,475          | \$1,475          | Inspector            |
| Annual contingency for replacement of the water barrier units (3 per year). Amount and cycle to be reviewed and adjusted as needed to assure all funding requirements will be met. |                         |    |                   |     |                  |                  |                      |
| Wood Trim Replace - Annual                                                                                                                                                         | 1                       | 0  | \$18,448.00/Total | 1   | \$18,448         | \$18,448         | Inspector            |
| Annual reserve contingency. Cycle and cost to be reviewed annually and adjusted as needed to assure all future requirements will be met.                                           |                         |    |                   |     |                  |                  |                      |
| <b>Totals</b>                                                                                                                                                                      |                         |    |                   |     | <b>\$213,180</b> | <b>\$247,111</b> |                      |
| <b>Painting</b>                                                                                                                                                                    |                         |    |                   |     |                  |                  |                      |
| Int Surfaces- Paint                                                                                                                                                                | Maintenance / Operating |    |                   |     |                  |                  | On File              |
| Interior painting is to be completed on an "as needed" basis and funded from the operating budget.                                                                                 |                         |    |                   |     |                  |                  |                      |
| Wood Trim (Annual) - Paint                                                                                                                                                         | 1                       | 0  | \$26,226.00/Total | 1   | \$26,226         | \$26,226         | Inspector            |
| Annual funding. Expense reviewed annually and adjusted as needed.                                                                                                                  |                         |    |                   |     |                  |                  |                      |
| <b>Totals</b>                                                                                                                                                                      |                         |    |                   |     | <b>\$26,226</b>  | <b>\$26,226</b>  |                      |
| <b>Pool &amp; Spa</b>                                                                                                                                                              |                         |    |                   |     |                  |                  |                      |
| Pool - Chlorinator                                                                                                                                                                 | 6                       | 5  | \$510.00/EA       | 1   | \$510            | \$591            | Inspector            |
| Pool - Cover                                                                                                                                                                       | 4                       | 0  | \$3,368.00/EA     | 1   | \$3,368          | \$3,368          | Inspector            |
| Pool - Filter                                                                                                                                                                      | 12                      | 11 | \$2,100.00/EA     | 1   | \$2,100          | \$2,907          | Inspector            |
| Pool - Heater                                                                                                                                                                      | 4                       | 0  | \$4,533.00/EA     | 1   | \$4,533          | \$4,533          | Inspector            |
| Pool - Pump / Motor                                                                                                                                                                | 4                       | 3  | \$790.00/EA       | 1   | \$790            | \$863            | Inspector            |
| Pool - Resurface                                                                                                                                                                   | 15                      | 0  | \$33,270.00/Total | 1   | \$33,270         | \$33,270         | Inspector            |
| Pool - Tile                                                                                                                                                                        | 15                      | 14 | \$9,500.00/Total  | 1   | \$9,500          | \$14,370         | Inspector            |
| Spa - Chlorinator                                                                                                                                                                  | 6                       | 5  | \$506.00/EA       | 1   | \$506            | \$587            | Inspector            |
| Spa - Filter                                                                                                                                                                       | 10                      | 0  | \$1,595.00/EA     | 1   | \$1,595          | \$1,595          | Inspector            |
| Spa - Heater                                                                                                                                                                       | 4                       | 0  | \$3,477.00/EA     | 1   | \$3,477          | \$3,477          | Inspector            |
| Spa - Pump / Motor                                                                                                                                                                 | 2                       | 1  | \$1,300.00/EA     | 1   | \$1,300          | \$1,339          | Inspector            |
| Spa - Re-Tile                                                                                                                                                                      | 20                      | 0  | \$20,000.00/Total | 1   | \$20,000         | \$20,000         | Awaiting Information |
| <b>Totals</b>                                                                                                                                                                      |                         |    |                   |     | <b>\$80,949</b>  | <b>\$86,900</b>  |                      |
| <b>Recreation Areas</b>                                                                                                                                                            |                         |    |                   |     |                  |                  |                      |
| Bocce Ball Court                                                                                                                                                                   | 30                      | 20 | \$3,628.00/Total  | 1   | \$3,628          | \$6,553          | Inspector            |
| Mini Driving Range - Equipment                                                                                                                                                     | 5                       | 1  | \$1,366.00/Total  | 1   | \$1,366          | \$1,407          | Inspector            |
| Mini Driving Range - Resurface                                                                                                                                                     | 10                      | 0  | \$13,436.00/Total | 1   | \$13,436         | \$13,436         | Inspector            |
| Multit-use Court - Equipment                                                                                                                                                       | 5                       | 1  | \$4,567.00/Total  | 1   | \$4,567          | \$4,704          | Inspector            |
| Multit-use Court - Replace                                                                                                                                                         | 20                      | 10 | \$78,282.00/Total | 1   | \$78,282         | \$105,204        | Inspector            |
| Multit-use Court - Resurface/Stripe                                                                                                                                                | 5                       | 1  | \$3,926.00/Total  | 1   | \$3,926          | \$4,044          | Inspector            |
| Putting Green                                                                                                                                                                      | 10                      | 0  | \$20,156.00/Total | 1   | \$20,156         | \$20,156         | Inspector            |
| Sport Court #3                                                                                                                                                                     | To be Determined        |    |                   |     |                  |                  | On File              |
| Status of Court #3 is to be determined.                                                                                                                                            |                         |    |                   |     |                  |                  |                      |
| Sport Court #4                                                                                                                                                                     | To be Determined        |    |                   |     |                  |                  | On File              |
| Status of Court #4 is to be determined.                                                                                                                                            |                         |    |                   |     |                  |                  |                      |
| Tennis Courts #1 - Resurface                                                                                                                                                       | 5                       | 1  | \$3,813.00/EA     | 1   | \$3,813          | \$3,927          | Inspector            |
| Tennis Courts #2 - Resurface                                                                                                                                                       | 5                       | 1  | \$3,813.00/EA     | 1   | \$3,813          | \$3,927          | Inspector            |
| Tennis Courts (1 & 2) Rebuild                                                                                                                                                      | 20                      | 9  | \$119,796.00/EA   | 2   | \$239,592        | \$312,613        | Inspector            |
| Windscreens - Tennis Courts                                                                                                                                                        | 10                      | 7  | \$2,185.00/Total  | 1   | \$2,185          | \$2,687          | Inspector            |
| <b>Totals</b>                                                                                                                                                                      |                         |    |                   |     | <b>\$374,764</b> | <b>\$478,659</b> |                      |

**Roofing**



**Monterey Dunes Colony Association**

Moss Landing, CA

| Component                                                                                                                                                                                                  | SL | RL | Cost Per Unit      | Qty | Current Cost       | Future Cost        | Source    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----|--------------------|-----|--------------------|--------------------|-----------|
| Built-Up Roofing - Ph. 1<br>Accounts for 10 flats roofs completed each phase. The final phase of a 5 phase program was completed during the 2016-17 fiscal year.                                           | 20 | 13 | \$71,500.00/Total  | 1   | \$71,500           | \$105,000          | Inspector |
| Built-Up Roofing - Ph. 2                                                                                                                                                                                   | 20 | 14 | \$71,500.00/Total  | 1   | \$71,500           | \$108,150          | Inspector |
| Built-Up Roofing - Ph. 3                                                                                                                                                                                   | 20 | 15 | \$71,500.00/Total  | 1   | \$71,500           | \$111,395          | Inspector |
| Built-Up Roofing - Ph. 4                                                                                                                                                                                   | 20 | 16 | \$71,500.00/Total  | 1   | \$71,500           | \$114,737          | Inspector |
| Built-Up Roofing - Ph. 5                                                                                                                                                                                   | 20 | 19 | \$71,500.00/Total  | 1   | \$71,500           | \$125,376          | Inspector |
| Chimney Chase Caps - Annual<br>Contingency incorporates 4 chimneys to be completed each year. Cycle and cost to be reviewed annually and adjusted as needed to assure all future requirements will be met. | 1  | 0  | \$1,396.00/EA      | 4   | \$5,584            | \$5,584            | Inspector |
| Skylights (Flat)                                                                                                                                                                                           | 25 | 3  | \$24,546.00/Total  | 1   | \$24,546           | \$26,822           | Inspector |
| Skylights (Large)- Ph. 1                                                                                                                                                                                   | 20 | 18 | \$7,649.00/EA      | 2   | \$15,298           | \$26,044           | Inspector |
| Skylights (Large)- Ph. 2                                                                                                                                                                                   | 20 | 19 | \$7,649.00/EA      | 2   | \$15,298           | \$26,825           | Inspector |
| Skylights (Large)- Ph. 3                                                                                                                                                                                   | 20 | 3  | \$7,649.00/EA      | 2   | \$15,298           | \$16,717           | Inspector |
| Skylights (Large)- Ph. 4                                                                                                                                                                                   | 20 | 4  | \$7,649.00/EA      | 2   | \$15,298           | \$17,218           | Inspector |
| Skylights (Large)- Ph. 5                                                                                                                                                                                   | 20 | 5  | \$7,649.00/EA      | 2   | \$15,298           | \$17,735           | Inspector |
| Skylights (Large)- Ph. 6                                                                                                                                                                                   | 20 | 6  | \$7,649.00/EA      | 2   | \$15,298           | \$18,267           | Inspector |
| Skylights (Sloped) - Ph. 1                                                                                                                                                                                 | 20 | 1  | \$65,625.00/Total  | 1   | \$65,625           | \$67,594           | Inspector |
| Skylights (Sloped) - Ph. 2                                                                                                                                                                                 | 20 | 4  | \$65,625.00/Total  | 1   | \$65,625           | \$73,862           | Inspector |
| Skylights (Sloped) - Ph. 3                                                                                                                                                                                 | 20 | 7  | \$65,625.00/Total  | 1   | \$65,625           | \$80,710           | Inspector |
| Sloped Roof - Repairs (Annual)                                                                                                                                                                             | 1  | 0  | \$5,000.00/Total   | 1   | \$5,000            | \$5,000            | Inspector |
| Sloped Roofing - Ph. 01<br>Includes (1) Residential Building.                                                                                                                                              | 25 | 24 | \$51,642.00/Total  | 1   | \$51,642           | \$104,978          | Inspector |
| Sloped Roofing - Ph. 02<br>Includes (3) residential buildings and (3) garage complexes.                                                                                                                    | 25 | 0  | \$198,000.00/Total | 1   | \$198,000          | \$198,000          | Inspector |
| Sloped Roofing - Ph. 03                                                                                                                                                                                    | 25 | 1  | \$198,000.00/Total | 1   | \$198,000          | \$203,940          | Inspector |
| Sloped Roofing - Ph. 04                                                                                                                                                                                    | 25 | 2  | \$198,000.00/Total | 1   | \$198,000          | \$210,058          | Inspector |
| Sloped Roofing - Ph. 05                                                                                                                                                                                    | 25 | 3  | \$198,000.00/Total | 1   | \$198,000          | \$216,360          | Inspector |
| Sloped Roofing - Ph. 06                                                                                                                                                                                    | 25 | 4  | \$198,000.00/Total | 1   | \$198,000          | \$222,851          | Inspector |
| Sloped Roofing - Ph. 07                                                                                                                                                                                    | 25 | 5  | \$198,000.00/Total | 1   | \$198,000          | \$229,536          | Inspector |
| Sloped Roofing - Ph. 08                                                                                                                                                                                    | 25 | 6  | \$198,000.00/Total | 1   | \$198,000          | \$236,422          | Inspector |
| Sloped Roofing - Ph. 09                                                                                                                                                                                    | 25 | 7  | \$198,000.00/Total | 1   | \$198,000          | \$243,515          | Inspector |
| Sloped Roofing - Ph. 10                                                                                                                                                                                    | 25 | 8  | \$198,000.00/Total | 1   | \$198,000          | \$250,820          | Inspector |
| Sloped Roofing - Ph. 11                                                                                                                                                                                    | 25 | 9  | \$198,000.00/Total | 1   | \$198,000          | \$258,345          | Inspector |
| Sloped Roofing - Ph. 12                                                                                                                                                                                    | 25 | 10 | \$198,000.00/Total | 1   | \$198,000          | \$266,095          | Inspector |
| Sloped Roofing - Ph. 13                                                                                                                                                                                    | 25 | 11 | \$198,000.00/Total | 1   | \$198,000          | \$274,078          | Inspector |
| Sloped Roofing - Ph. 14                                                                                                                                                                                    | 25 | 12 | \$198,000.00/Total | 1   | \$198,000          | \$282,301          | Inspector |
| Sloped Roofing - Ph. 15<br>Includes (1) residential building, shop, guardhouse, pump room, generator building, swimming pool, pump room & south gate house.                                                | 25 | 13 | \$100,000.00/Total | 1   | \$100,000          | \$146,853          | Inspector |
| <b>Totals</b>                                                                                                                                                                                              |    |    |                    |     | <b>\$3,406,935</b> | <b>\$4,291,187</b> |           |
| <b>Security Systems</b>                                                                                                                                                                                    |    |    |                    |     |                    |                    |           |
| Gate Card Entry System                                                                                                                                                                                     | 8  | 7  | \$7,308.00/EA      | 1   | \$7,308            | \$8,988            | Inspector |
| Gate Telephone System                                                                                                                                                                                      | 8  | 7  | \$4,300.00/EA      | 1   | \$4,300            | \$5,288            | Inspector |
| Vehicle Gates                                                                                                                                                                                              | 12 | 7  | \$5,841.00/EA      | 2   | \$11,682           | \$14,367           | Inspector |
| Vehicle Gates - Motors                                                                                                                                                                                     | 12 | 0  | \$5,841.00/EA      | 2   | \$11,682           | \$11,682           | Inspector |
| <b>Totals</b>                                                                                                                                                                                              |    |    |                    |     | <b>\$34,972</b>    | <b>\$40,326</b>    |           |
| <b>Solar System</b>                                                                                                                                                                                        |    |    |                    |     |                    |                    |           |
| Solar - Deck Coating<br>Designed for efficiency and to reflect heat.                                                                                                                                       | 5  | 3  | \$2,627.00/Total   | 1   | \$2,627            | \$2,871            | Inspector |



**Monterey Dunes Colony Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

| Component                                                                                                                       | SL | RL | Cost Per Unit      | Qty | Current Cost     | Future Cost      | Source    |
|---------------------------------------------------------------------------------------------------------------------------------|----|----|--------------------|-----|------------------|------------------|-----------|
| Solar - Field Fencing (Paint/Repair)<br>Height 10 feet.                                                                         | 5  | 3  | \$6.29/LF          | 360 | \$2,264          | \$2,474          | Inspector |
| Solar - Field Fencing (Replace)<br>Converted from tennis to solar.                                                              | 30 | 13 | \$114.00/LF        | 360 | \$41,040         | \$60,269         | Inspector |
| Solar - Field Infrastructure<br>Treated aluminum tube framing, conduit is schedule 40, wiring, inverter building conduit boxes. | 30 | 28 | \$123,600.00/Total | 1   | \$123,600        | \$282,788        | Inspector |
| Solar - Inverters<br>Solar Edge Inverters.                                                                                      | 12 | 10 | \$2,575.00/EA      | 6   | \$15,450         | \$20,764         | Inspector |
| Solar - Panel Optimizers<br>Solar Edge Power Optimizers.                                                                        | 25 | 23 | \$52.00/EA         | 226 | \$11,752         | \$23,194         | Inspector |
| Solar - Panels<br>LG 280S1C-B3 solar panels.                                                                                    | 25 | 23 | \$458.00/EA        | 226 | \$103,508        | \$204,282        | Inspector |
| <b>Totals</b>                                                                                                                   |    |    |                    |     | <b>\$300,241</b> | <b>\$596,641</b> |           |

**Windows & Doors**

|                                                                                                                                                                                                             |    |    |                  |     |           |           |           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----|------------------|-----|-----------|-----------|-----------|
| Ext. Entry Doors - Annual<br>Annual reserve contingency. Incorporates 10 entry doors per year. Cycle and cost to be reviewed annually and adjusted as needed to assure all future requirements will be met. | 1  | 0  | \$580.80/EA      | 10  | \$5,808   | \$5,808   | Inspector |
| Garage Doors - Annual<br>Annual reserve contingency. Cycle and cost to be reviewed annually and adjusted as needed to assure all future requirements will be met.                                           | 1  | 0  | \$3,075.00/Total | 1   | \$3,075   | \$3,075   | Inspector |
| Windows/SGD - Ph. 01                                                                                                                                                                                        | 25 | 8  | \$1,857.66/EA    | 218 | \$404,970 | \$513,004 | Inspector |
| Windows/SGD - Ph. 02                                                                                                                                                                                        | 25 | 9  | \$1,857.66/EA    | 218 | \$404,970 | \$528,394 | Inspector |
| Windows/SGD - Ph. 03                                                                                                                                                                                        | 25 | 10 | \$1,857.66/EA    | 218 | \$404,970 | \$544,246 | Inspector |
| Windows/SGD - Ph. 04                                                                                                                                                                                        | 25 | 11 | \$1,857.66/EA    | 218 | \$404,970 | \$560,573 | Inspector |
| Windows/SGD - Ph. 05                                                                                                                                                                                        | 25 | 12 | \$1,857.66/EA    | 218 | \$404,970 | \$577,390 | Inspector |
| Windows/SGD - Ph. 06                                                                                                                                                                                        | 25 | 13 | \$1,857.66/EA    | 145 | \$269,361 | \$395,565 | Inspector |
| Windows/SGD - Ph. 07                                                                                                                                                                                        | 25 | 14 | \$1,857.66/EA    | 145 | \$269,361 | \$407,432 | Inspector |
| Windows/SGD - Ph. 08                                                                                                                                                                                        | 25 | 16 | \$1,857.66/EA    | 120 | \$222,919 | \$357,720 | Inspector |
| Windows/SGD - Ph. 09                                                                                                                                                                                        | 25 | 17 | \$1,857.66/EA    | 152 | \$282,364 | \$466,705 | Inspector |
| Windows/SGD - Ph. 10                                                                                                                                                                                        | 25 | 18 | \$1,857.66/EA    | 151 | \$280,507 | \$477,544 | Inspector |
| Windows/SGD - Ph. 11                                                                                                                                                                                        | 25 | 19 | \$1,857.66/EA    | 75  | \$139,325 | \$244,306 | Inspector |
| Windows/SGD - Ph. 12                                                                                                                                                                                        | 25 | 20 | \$1,857.66/EA    | 35  | \$65,018  | \$117,430 | Inspector |
| Windows/SGD - Ph. 13                                                                                                                                                                                        | 25 | 21 | \$1,857.66/EA    | 75  | \$139,325 | \$259,185 | Inspector |
| Windows/SGD - Ph. 14                                                                                                                                                                                        | 25 | 22 | \$1,857.66/EA    | 45  | \$83,595  | \$160,176 | Inspector |
| Windows/SGD - Ph. 15                                                                                                                                                                                        | 25 | 23 | \$1,857.66/EA    | 40  | \$74,306  | \$146,650 | Inspector |
| Windows/SGD - Ph. 16                                                                                                                                                                                        | 25 | 24 | \$1,857.66/EA    | 30  | \$55,730  | \$113,287 | Inspector |
| Windows/SGD Alum/Vinyl - Ph. 1                                                                                                                                                                              | 15 | 13 | \$1,857.66/EA    | 15  | \$27,865  | \$40,921  | Inspector |
| Windows/SGD Alum/Vinyl - Ph. 2                                                                                                                                                                              | 15 | 14 | \$1,857.66/EA    | 15  | \$27,865  | \$42,148  | Inspector |
| Windows/SGD Alum/Vinyl - Ph. 3                                                                                                                                                                              | 15 | 0  | \$1,857.66/EA    | 15  | \$27,865  | \$27,865  | Inspector |
| Windows/SGD Alum/Vinyl - Ph. 4                                                                                                                                                                              | 15 | 1  | \$1,857.66/EA    | 15  | \$27,865  | \$28,701  | Inspector |
| Windows/SGD Alum/Vinyl - Ph. 5                                                                                                                                                                              | 15 | 2  | \$1,857.66/EA    | 15  | \$27,865  | \$29,562  | Inspector |
| Windows/SGD Alum/Vinyl - Ph. 6                                                                                                                                                                              | 15 | 3  | \$1,857.66/EA    | 15  | \$27,865  | \$30,449  | Inspector |
| Windows/SGD Alum/Vinyl - Ph. 7                                                                                                                                                                              | 15 | 4  | \$1,857.66/EA    | 15  | \$27,865  | \$31,362  | Inspector |



**Monterey Dunes Colony Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

| Component                                            | SL | RL | Cost Per Unit      | Qty | Current Cost       | Future Cost        | Source    |
|------------------------------------------------------|----|----|--------------------|-----|--------------------|--------------------|-----------|
| Windows/SGD Alum/Vinyl - Ph. 8                       | 15 | 5  | \$1,857.66/EA      | 15  | \$27,865           | \$32,303           | Inspector |
| Windows/SGD Alum/Vinyl - Ph. 9                       | 15 | 6  | \$1,857.66/EA      | 15  | \$27,865           | \$33,272           | Inspector |
| <b>Totals</b>                                        |    |    |                    |     | <b>\$4,166,326</b> | <b>\$6,175,073</b> |           |
| <b>Wood Siding</b>                                   |    |    |                    |     |                    |                    |           |
| Wood Siding (S.) - Repairs - 1                       | 20 | 6  | \$15,120.00/Total  | 1   | \$15,120           | \$18,054           | Inspector |
| Wood Siding (S.) - Repairs - 2                       | 20 | 7  | \$15,120.00/Total  | 1   | \$15,120           | \$18,596           | Inspector |
| Wood Siding (S.) - Repairs - 3                       | 20 | 8  | \$15,084.00/Total  | 1   | \$15,084           | \$19,108           | Inspector |
| Wood Siding - Ph. 1<br>Includes cedar material only. | 25 | 10 | \$174,396.00/Total | 1   | \$174,396          | \$234,374          | Inspector |
| Wood Siding - Ph. 2                                  | 25 | 11 | \$337,469.00/Total | 1   | \$337,469          | \$467,136          | Inspector |
| Wood Siding - Ph. 3                                  | 25 | 12 | \$356,755.00/Total | 1   | \$356,755          | \$508,647          | Inspector |
| Wood Siding - Ph. 3 (a)                              | 25 | 13 | \$229,816.00/Total | 1   | \$229,816          | \$337,493          | Inspector |
| Wood Siding - Ph. 4                                  | 25 | 14 | \$358,022.00/Total | 1   | \$358,022          | \$541,540          | Inspector |
| Wood Siding - Ph. 5                                  | 25 | 16 | \$250,644.00/Total | 1   | \$250,644          | \$402,210          | Inspector |
| Wood Siding - Ph. 6                                  | 25 | 17 | \$368,760.00/Total | 1   | \$368,760          | \$609,504          | Inspector |
| Wood Siding - Ph. 7                                  | 25 | 18 | \$368,760.00/Total | 1   | \$368,760          | \$627,789          | Inspector |
| Wood Siding - Ph. 8                                  | 25 | 19 | \$147,585.00/Total | 1   | \$147,585          | \$258,791          | Inspector |
| Wood Siding - Ph. 9                                  | 25 | 20 | \$71,644.00/Total  | 1   | \$71,644           | \$129,397          | Inspector |
| <b>Totals</b>                                        |    |    |                    |     | <b>\$2,709,175</b> | <b>\$4,172,639</b> |           |

**Measure key:** Bldg = Building(s), EA = Each, LF = Linear Feet, LS = Lump Sum, Unit = Unit(s), SF = Square Feet, SY = Square Yard(s), SQ = Squares, Total = Total, Place(s) = Place(s)

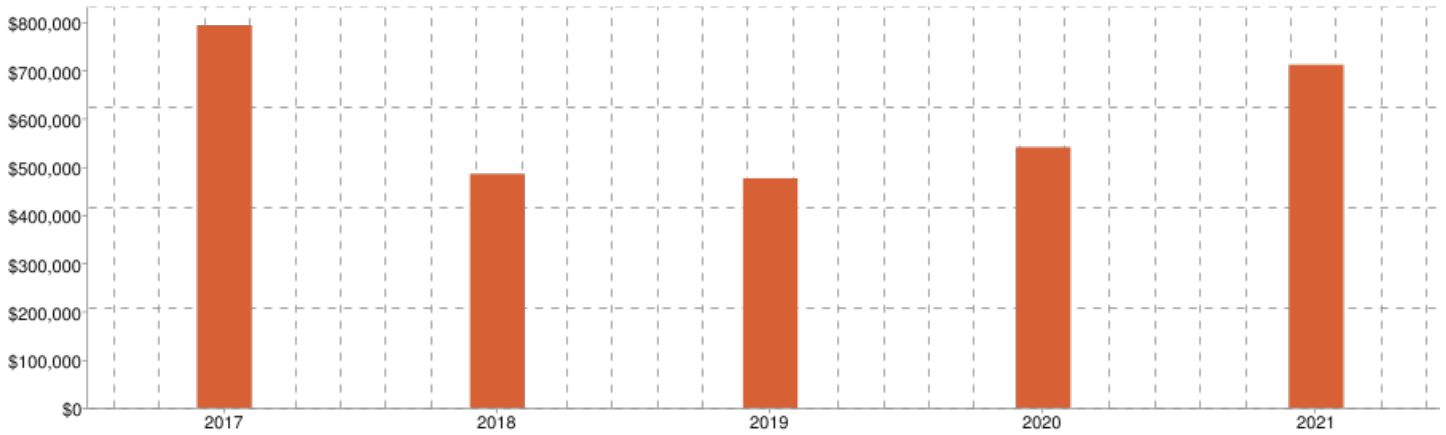


## Monterey Dunes Colony Association

Moss Landing, CA

Date: Apr 7, 2017  
 Units: 120  
 Fiscal Year End: Jun 30, 2017  
 Start Date: Jul 1, 2017

5 Yr. Disbursement Chart



| Category                    | Component                            | Replacement Cost | Projected Cost |
|-----------------------------|--------------------------------------|------------------|----------------|
| <b>2017-2018</b>            |                                      |                  |                |
| Asphalt & Concrete Surfaces | Asphalt - Chip & Seal                | \$150,537        | \$150,537      |
| Asphalt & Concrete Surfaces | Asphalt - Repairs                    | \$43,046         | \$43,046       |
| Boardwalks                  | Boardwalk (LS) - 7                   | \$60,000         | \$60,000       |
| Clubhouse                   | Furniture                            | \$16,295         | \$16,295       |
| Clubhouse                   | Office Furniture                     | \$8,117          | \$8,117        |
| Clubhouse                   | Saunas (Refurbish)                   | \$3,068          | \$3,068        |
| Clubhouse                   | Saunas - Heaters (2)                 | \$5,124          | \$5,124        |
| Clubhouse                   | Window Coverings                     | \$7,115          | \$7,115        |
| Decks                       | Decking - Annual Repairs             | \$11,255         | \$11,255       |
| Electrical & Lighting       | Electrical Fixtures (L/S) - Annual   | \$1,352          | \$1,352        |
| Electrical & Lighting       | Electrical Fixtures (O/S) - Annual   | \$1,167          | \$1,167        |
| Miscellaneous               | Contingency Reserve - Annual         | \$36,896         | \$36,896       |
| Miscellaneous               | Fumigation - Annual                  | \$26,226         | \$26,226       |
| Miscellaneous               | Maintenance Trailer #2               | \$2,863          | \$2,863        |
| Miscellaneous               | Organization Signs & Entry Fixt. (B) | \$6,304          | \$6,304        |
| Miscellaneous               | Patio Lattice Repairs - Annual       | \$2,461          | \$2,461        |
| Miscellaneous               | Power Tools & Equip. - Annual        | \$7,625          | \$7,625        |
| Miscellaneous               | Reserve Study (Analysis) - Annual    | \$650            | \$650          |
| Miscellaneous               | Water Barriers - Annual              | \$1,475          | \$1,475        |
| Miscellaneous               | Wood Trim Replace - Annual           | \$18,448         | \$18,448       |
| Painting                    | Wood Trim (Annual) - Paint           | \$26,226         | \$26,226       |
| Pool & Spa                  | Pool - Cover                         | \$3,368          | \$3,368        |
| Pool & Spa                  | Pool - Heater                        | \$4,533          | \$4,533        |
| Pool & Spa                  | Pool - Resurface                     | \$33,270         | \$33,270       |
| Pool & Spa                  | Spa - Filter                         | \$1,595          | \$1,595        |
| Pool & Spa                  | Spa - Heater                         | \$3,477          | \$3,477        |
| Pool & Spa                  | Spa - Re-Tile                        | \$20,000         | \$20,000       |
| Recreation Areas            | Mini Driving Range - Resurface       | \$13,436         | \$13,436       |
| Recreation Areas            | Putting Green                        | \$20,156         | \$20,156       |
| Roofing                     | Chimney Chase Caps - Annual          | \$5,584          | \$5,584        |
| Roofing                     | Sloped Roof - Repairs (Annual)       | \$5,000          | \$5,000        |
| Roofing                     | Sloped Roofing - Ph. 02              | \$198,000        | \$198,000      |
| Security Systems            | Vehicle Gates - Motors               | \$11,682         | \$11,682       |
| Windows & Doors             | Ext. Entry Doors - Annual            | \$5,808          | \$5,808        |



# 5 Year Disbursement Schedule



## Monterey Dunes Colony Association Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

| Category              | Component                          | Replacement Cost            | Projected Cost   |
|-----------------------|------------------------------------|-----------------------------|------------------|
| Windows & Doors       | Garage Doors - Annual              | \$3,075                     | \$3,075          |
| Windows & Doors       | Windows/SGD Alum/Vinyl - Ph. 3     | \$27,865                    | \$27,865         |
|                       |                                    | <b>Total for 2017-2018:</b> | <b>\$793,099</b> |
| <b>2018-2019</b>      |                                    |                             |                  |
| Clubhouse             | Copier                             | \$7,195                     | \$7,411          |
| Decks                 | Decking - Annual Repairs           | \$11,255                    | \$11,593         |
| Electrical & Lighting | Electrical Fixtures (L/S) - Annual | \$1,352                     | \$1,393          |
| Electrical & Lighting | Electrical Fixtures (O/S) - Annual | \$1,167                     | \$1,202          |
| Miscellaneous         | Contingency Reserve - Annual       | \$36,896                    | \$38,003         |
| Miscellaneous         | Fumigation - Annual                | \$26,226                    | \$27,013         |
| Miscellaneous         | Patio Lattice Repairs - Annual     | \$2,461                     | \$2,535          |
| Miscellaneous         | Power Tools & Equip. - Annual      | \$7,625                     | \$7,854          |
| Miscellaneous         | Reserve Study (Analysis) - Annual  | \$650                       | \$670            |
| Miscellaneous         | Water Barriers - Annual            | \$1,475                     | \$1,519          |
| Miscellaneous         | Wood Trim Replace - Annual         | \$18,448                    | \$19,001         |
| Painting              | Wood Trim (Annual) - Paint         | \$26,226                    | \$27,013         |
| Pool & Spa            | Spa - Pump / Motor                 | \$1,300                     | \$1,339          |
| Recreation Areas      | Mini Driving Range - Equipment     | \$1,366                     | \$1,407          |
| Recreation Areas      | Mult-use Court - Equipment         | \$4,567                     | \$4,704          |
| Recreation Areas      | Mult-use Court - Resurface/Stripe  | \$3,926                     | \$4,044          |
| Recreation Areas      | Tennis Courts #1 - Resurface       | \$3,813                     | \$3,927          |
| Recreation Areas      | Tennis Courts #2 - Resurface       | \$3,813                     | \$3,927          |
| Roofing               | Chimney Chase Caps - Annual        | \$5,584                     | \$5,752          |
| Roofing               | Skylights (Sloped) - Ph. 1         | \$65,625                    | \$67,594         |
| Roofing               | Sloped Roof - Repairs (Annual)     | \$5,000                     | \$5,150          |
| Roofing               | Sloped Roofing - Ph. 03            | \$198,000                   | \$203,940        |
| Windows & Doors       | Ext. Entry Doors - Annual          | \$5,808                     | \$5,982          |
| Windows & Doors       | Garage Doors - Annual              | \$3,075                     | \$3,167          |
| Windows & Doors       | Windows/SGD Alum/Vinyl - Ph. 4     | \$27,865                    | \$28,701         |
|                       |                                    | <b>Total for 2018-2019:</b> | <b>\$484,841</b> |
| <b>2019-2020</b>      |                                    |                             |                  |
| Decks                 | Decking - Annual Repairs           | \$11,255                    | \$11,940         |
| Electrical & Lighting | Electrical Fixtures (L/S) - Annual | \$1,352                     | \$1,434          |
| Electrical & Lighting | Electrical Fixtures (O/S) - Annual | \$1,167                     | \$1,238          |
| Electrical & Lighting | Meters & Enclosures - Ph. 4        | \$68,533                    | \$72,707         |
| Miscellaneous         | Contingency Reserve - Annual       | \$36,896                    | \$39,143         |
| Miscellaneous         | Fumigation - Annual                | \$26,226                    | \$27,823         |
| Miscellaneous         | Patio Lattice Repairs - Annual     | \$2,461                     | \$2,611          |
| Miscellaneous         | Power Tools & Equip. - Annual      | \$7,625                     | \$8,089          |
| Miscellaneous         | Reserve Study (Analysis) - Annual  | \$650                       | \$690            |
| Miscellaneous         | Reserve Study (Inspection)         | \$1,060                     | \$1,125          |
| Miscellaneous         | Water Barriers - Annual            | \$1,475                     | \$1,564          |
| Miscellaneous         | Wood Trim Replace - Annual         | \$18,448                    | \$19,571         |
| Painting              | Wood Trim (Annual) - Paint         | \$26,226                    | \$27,823         |
| Roofing               | Chimney Chase Caps - Annual        | \$5,584                     | \$5,924          |
| Roofing               | Sloped Roof - Repairs (Annual)     | \$5,000                     | \$5,305          |
| Roofing               | Sloped Roofing - Ph. 04            | \$198,000                   | \$210,058        |
| Windows & Doors       | Ext. Entry Doors - Annual          | \$5,808                     | \$6,162          |
| Windows & Doors       | Garage Doors - Annual              | \$3,075                     | \$3,262          |
| Windows & Doors       | Windows/SGD Alum/Vinyl - Ph. 5     | \$27,865                    | \$29,562         |

# 5 Year Disbursement Schedule



## Monterey Dunes Colony Association Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

| Category               | Component                            | Replacement Cost            | Projected Cost   |
|------------------------|--------------------------------------|-----------------------------|------------------|
|                        |                                      | <b>Total for 2019-2020:</b> | <b>\$476,031</b> |
| <b>2020-2021</b>       |                                      |                             |                  |
| Decks                  | Decking - Annual Repairs             | \$11,255                    | \$12,299         |
| Electrical & Lighting  | Electrical Fixtures (L/S) - Annual   | \$1,352                     | \$1,477          |
| Electrical & Lighting  | Electrical Fixtures (O/S) - Annual   | \$1,167                     | \$1,275          |
| Electrical & Lighting  | Meters & Enclosures - Ph. 5          | \$68,533                    | \$74,888         |
| Miscellaneous          | Contingency Reserve - Annual         | \$36,896                    | \$40,317         |
| Miscellaneous          | Fumigation - Annual                  | \$26,226                    | \$28,658         |
| Miscellaneous          | Patio Lattice Repairs - Annual       | \$2,461                     | \$2,689          |
| Miscellaneous          | Power Tools & Equip. - Annual        | \$7,625                     | \$8,332          |
| Miscellaneous          | Reserve Study (Analysis) - Annual    | \$650                       | \$710            |
| Miscellaneous          | Water Barriers - Annual              | \$1,475                     | \$1,611          |
| Miscellaneous          | Wood Trim Replace - Annual           | \$18,448                    | \$20,159         |
| Painting               | Wood Trim (Annual) - Paint           | \$26,226                    | \$28,658         |
| Pool & Spa             | Pool - Pump / Motor                  | \$790                       | \$863            |
| Pool & Spa             | Spa - Pump / Motor                   | \$1,300                     | \$1,421          |
| Roofing                | Chimney Chase Caps - Annual          | \$5,584                     | \$6,102          |
| Roofing                | Skylights (Flat)                     | \$24,546                    | \$26,822         |
| Roofing                | Skylights (Large)- Ph. 3             | \$15,298                    | \$16,717         |
| Roofing                | Sloped Roof - Repairs (Annual)       | \$5,000                     | \$5,464          |
| Roofing                | Sloped Roofing - Ph. 05              | \$198,000                   | \$216,360        |
| Solar System           | Solar - Deck Coating                 | \$2,627                     | \$2,871          |
| Solar System           | Solar - Field Fencing (Paint/Repair) | \$2,264                     | \$2,474          |
| Windows & Doors        | Ext. Entry Doors - Annual            | \$5,808                     | \$6,347          |
| Windows & Doors        | Garage Doors - Annual                | \$3,075                     | \$3,360          |
| Windows & Doors        | Windows/SGD Alum/Vinyl - Ph. 6       | \$27,865                    | \$30,449         |
|                        |                                      | <b>Total for 2020-2021:</b> | <b>\$540,323</b> |
| <b>2021-2022</b>       |                                      |                             |                  |
| Decks                  | Decking - Annual Repairs             | \$11,255                    | \$12,668         |
| Electrical & Lighting  | Electrical Fixtures (L/S) - Annual   | \$1,352                     | \$1,522          |
| Electrical & Lighting  | Electrical Fixtures (O/S) - Annual   | \$1,167                     | \$1,313          |
| Electrical & Lighting  | Meters & Enclosures - Ph. 6          | \$68,533                    | \$77,134         |
| Fencing, Gates & Walls | Chain Link - Tennis Courts           | \$92,147                    | \$103,712        |
| Miscellaneous          | Contingency Reserve - Annual         | \$36,896                    | \$41,527         |
| Miscellaneous          | Fumigation - Annual                  | \$26,226                    | \$29,518         |
| Miscellaneous          | Patio Lattice Repairs - Annual       | \$2,461                     | \$2,770          |
| Miscellaneous          | Power Tools & Equip. - Annual        | \$7,625                     | \$8,582          |
| Miscellaneous          | Reserve Study (Analysis) - Annual    | \$650                       | \$732            |
| Miscellaneous          | Water Barriers - Annual              | \$1,475                     | \$1,660          |
| Miscellaneous          | Wood Trim Replace - Annual           | \$18,448                    | \$20,763         |
| Painting               | Wood Trim (Annual) - Paint           | \$26,226                    | \$29,518         |
| Pool & Spa             | Pool - Cover                         | \$3,368                     | \$3,791          |
| Pool & Spa             | Pool - Heater                        | \$4,533                     | \$5,102          |
| Pool & Spa             | Spa - Heater                         | \$3,477                     | \$3,913          |
| Roofing                | Chimney Chase Caps - Annual          | \$5,584                     | \$6,285          |
| Roofing                | Skylights (Large)- Ph. 4             | \$15,298                    | \$17,218         |
| Roofing                | Skylights (Sloped) - Ph. 2           | \$65,625                    | \$73,862         |
| Roofing                | Sloped Roof - Repairs (Annual)       | \$5,000                     | \$5,628          |
| Roofing                | Sloped Roofing - Ph. 06              | \$198,000                   | \$222,851        |
| Windows & Doors        | Ext. Entry Doors - Annual            | \$5,808                     | \$6,537          |



Monterey Dunes Colony Association  
Moss Landing, CA

Date: Apr 7, 2017

Units: 120

Fiscal Year End: Jun 30, 2017

Start Date: Jul 1, 2017

| Category        | Component                      | Replacement Cost            | Projected Cost   |
|-----------------|--------------------------------|-----------------------------|------------------|
| Windows & Doors | Garage Doors - Annual          | \$3,075                     | \$3,461          |
| Windows & Doors | Windows/SGD Alum/Vinyl - Ph. 7 | \$27,865                    | \$31,362         |
|                 |                                | <b>Total for 2021-2022:</b> | <b>\$711,429</b> |



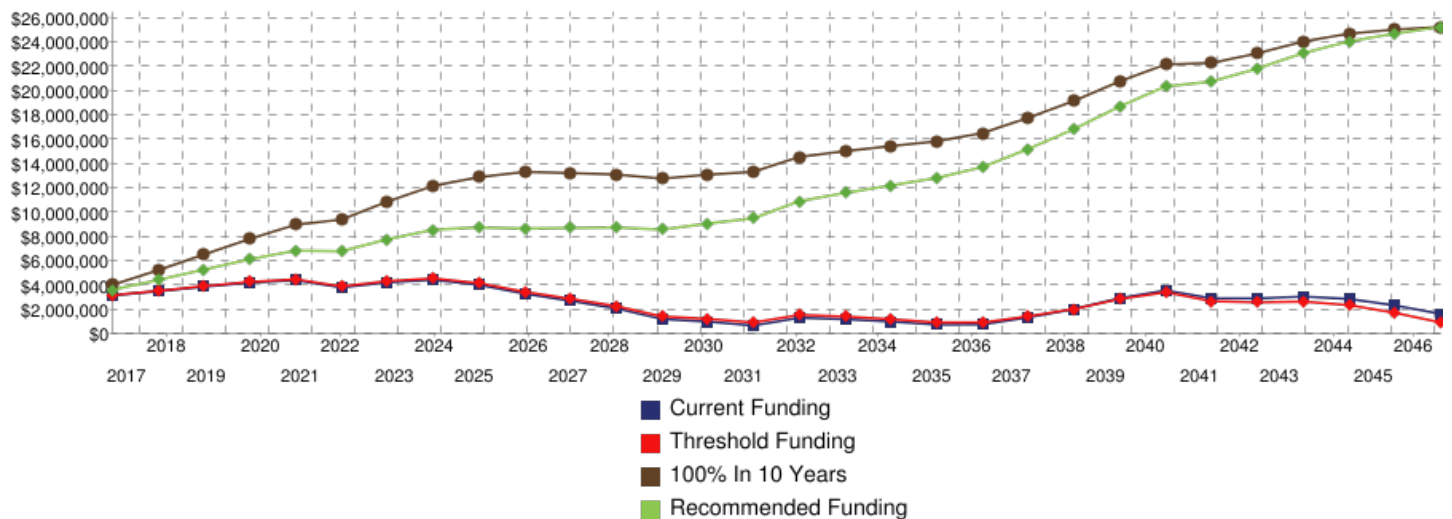
**Monterey Dunes Colony Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

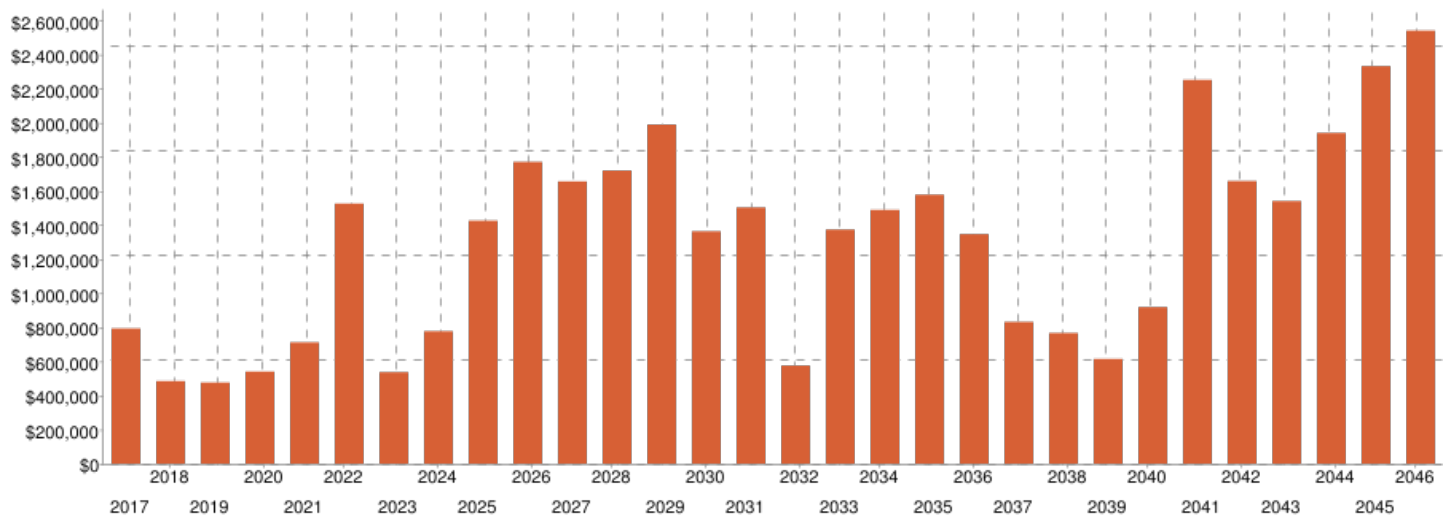
**Summary of Funding Models**

| Funding Models      | Year 1 Annual Funding | Year 1 Per Unit Per Month | Will Meet All Disbursement Requirements 30 years | 1st Year of Reserve Deficit (If Applicable) | Average Reserve Balance 30 -Years | Average Percent Funded 30 -Years |
|---------------------|-----------------------|---------------------------|--------------------------------------------------|---------------------------------------------|-----------------------------------|----------------------------------|
| Current Funding     | \$775,840             | \$538.78                  | Yes                                              | No Deficit                                  | \$3,848,178                       | 18%                              |
| Threshold Funding   | \$788,700             | \$547.71                  | Yes                                              | No Deficit                                  | \$3,845,645                       | 18%                              |
| 100% In 10 Years    | \$1,619,223           | \$1,124.46                | Yes                                              | No Deficit                                  | \$16,543,316                      | 92%                              |
| Recommended Funding | \$1,225,690           | \$851.17                  | Yes                                              | No Deficit                                  | \$14,048,562                      | 75%                              |

**Chart of Listed Funding Plans**



**Annual Disbursement Chart**

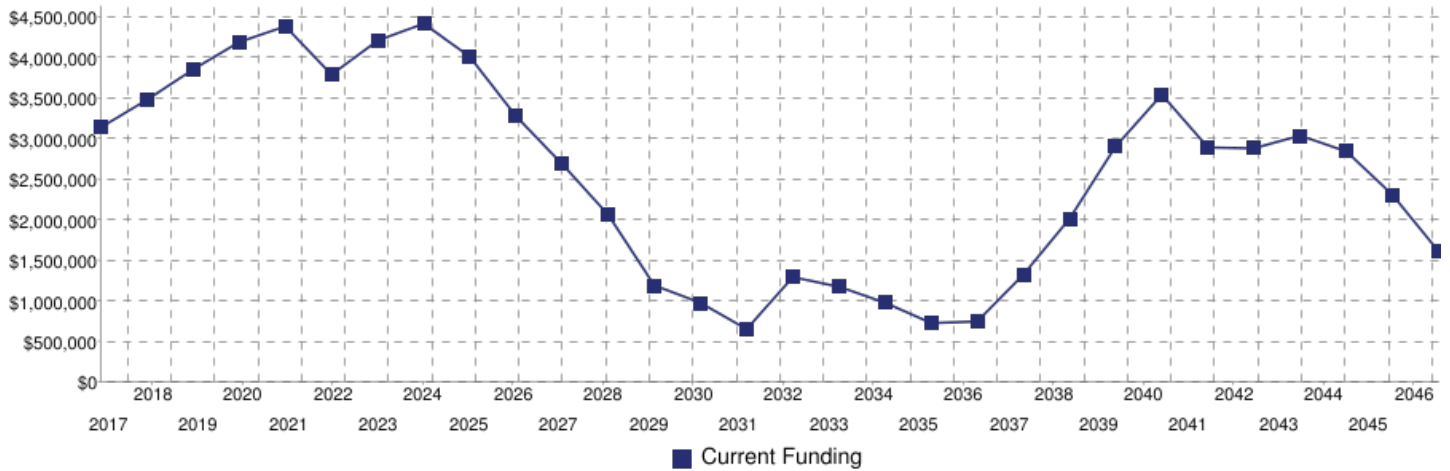




# Monterey Dunes Colony Association

Moss Landing, CA

**Current Funding:** This option projects the Reserve Fund over the next 30 years based on a funding level equal to the Association's current assessments for reserve assets. If continued, this option should be reviewed annually and adjusted accordingly to ensure all future funding requirements will be met.



| Year    | Annual Funding Amount | Avg. Monthly Fee Per Unit | Beginning Cash | Interest Earned | Reserve Funds | Projected Annual Disbursements | End Balance | Fully Funded Reserve | Percent Funded |
|---------|-----------------------|---------------------------|----------------|-----------------|---------------|--------------------------------|-------------|----------------------|----------------|
| 2017-18 | \$775,840             | \$538.78                  | \$3,127,542    | \$23,392        | \$3,926,774   | \$793,098                      | \$3,133,675 | \$9,287,476          | 34%            |
| 2018-19 | \$799,115             | \$554.94                  | \$3,133,675    | \$24,681        | \$3,957,472   | \$484,839                      | \$3,472,633 | \$9,984,190          | 35%            |
| 2019-20 | \$823,089             | \$571.59                  | \$3,472,633    | \$27,346        | \$4,323,068   | \$476,032                      | \$3,847,036 | \$10,738,409         | 36%            |
| 2020-21 | \$847,781             | \$588.74                  | \$3,847,036    | \$30,006        | \$4,724,823   | \$540,322                      | \$4,184,502 | \$11,477,384         | 36%            |
| 2021-22 | \$873,215             | \$606.40                  | \$4,184,502    | \$31,990        | \$5,089,707   | \$711,427                      | \$4,378,280 | \$12,091,477         | 36%            |
| 2022-23 | \$899,411             | \$624.59                  | \$4,378,280    | \$30,492        | \$5,308,183   | \$1,524,870                    | \$3,783,313 | \$11,916,240         | 32%            |
| 2023-24 | \$926,394             | \$643.33                  | \$3,783,313    | \$29,836        | \$4,739,542   | \$536,783                      | \$4,202,759 | \$12,784,444         | 33%            |
| 2024-25 | \$954,185             | \$662.63                  | \$4,202,759    | \$32,186        | \$5,189,130   | \$776,832                      | \$4,412,298 | \$13,463,355         | 33%            |
| 2025-26 | \$982,811             | \$682.51                  | \$4,412,298    | \$31,434        | \$5,426,544   | \$1,424,892                    | \$4,001,652 | \$13,527,997         | 30%            |
| 2026-27 | \$1,012,295           | \$702.98                  | \$4,001,652    | \$27,173        | \$5,041,120   | \$1,769,345                    | \$3,271,776 | \$13,273,657         | 25%            |
| 2027-28 | \$1,042,664           | \$724.07                  | \$3,271,776    | \$22,243        | \$4,336,683   | \$1,654,792                    | \$2,681,891 | \$13,164,535         | 20%            |
| 2028-29 | \$1,073,944           | \$745.79                  | \$2,681,891    | \$17,699        | \$3,773,534   | \$1,718,002                    | \$2,055,532 | \$13,022,927         | 16%            |
| 2029-30 | \$1,106,162           | \$768.17                  | \$2,055,532    | \$12,111        | \$3,173,805   | \$1,987,518                    | \$1,186,287 | \$12,636,481         | 9%             |
| 2030-31 | \$1,139,347           | \$791.21                  | \$1,186,287    | \$8,061         | \$2,333,695   | \$1,362,409                    | \$971,286   | \$12,920,390         | 8%             |
| 2031-32 | \$1,173,528           | \$814.95                  | \$971,286      | \$6,051         | \$2,150,864   | \$1,502,552                    | \$648,312   | \$13,107,719         | 5%             |
| 2032-33 | \$1,208,733           | \$839.40                  | \$648,312      | \$7,238         | \$1,864,283   | \$575,338                      | \$1,288,945 | \$14,296,125         | 9%             |
| 2033-34 | \$1,244,995           | \$864.58                  | \$1,288,945    | \$9,188         | \$2,543,129   | \$1,372,707                    | \$1,170,422 | \$14,740,515         | 8%             |
| 2034-35 | \$1,282,345           | \$890.52                  | \$1,170,422    | \$8,007         | \$2,460,774   | \$1,488,063                    | \$972,710   | \$15,122,316         | 6%             |
| 2035-36 | \$1,320,816           | \$917.23                  | \$972,710      | \$6,335         | \$2,299,861   | \$1,576,985                    | \$722,876   | \$15,468,131         | 5%             |
| 2036-37 | \$1,360,440           | \$944.75                  | \$722,876      | \$5,476         | \$2,088,792   | \$1,345,996                    | \$742,795   | \$16,107,747         | 5%             |
| 2037-38 | \$1,401,253           | \$973.09                  | \$742,795      | \$7,707         | \$2,151,756   | \$831,634                      | \$1,320,122 | \$17,343,190         | 8%             |
| 2038-39 | \$1,443,291           | \$1,002.29                | \$1,320,122    | \$12,439        | \$2,775,852   | \$766,519                      | \$2,009,332 | \$18,731,041         | 11%            |
| 2039-40 | \$1,486,590           | \$1,032.35                | \$2,009,332    | \$18,339        | \$3,514,261   | \$614,734                      | \$2,899,527 | \$20,366,580         | 14%            |
| 2040-41 | \$1,531,187           | \$1,063.32                | \$2,899,527    | \$24,044        | \$4,454,759   | \$918,393                      | \$3,536,366 | \$21,789,609         | 16%            |
| 2041-42 | \$1,577,123           | \$1,095.22                | \$3,536,366    | \$23,999        | \$5,137,488   | \$2,250,092                    | \$2,887,395 | \$21,936,424         | 13%            |
| 2042-43 | \$1,624,437           | \$1,128.08                | \$2,887,395    | \$21,532        | \$4,533,365   | \$1,657,230                    | \$2,876,134 | \$22,752,625         | 13%            |
| 2043-44 | \$1,673,170           | \$1,161.92                | \$2,876,134    | \$22,072        | \$4,571,376   | \$1,539,467                    | \$3,031,910 | \$23,770,542         | 13%            |
| 2044-45 | \$1,723,365           | \$1,196.78                | \$3,031,910    | \$21,931        | \$4,777,206   | \$1,938,922                    | \$2,838,284 | \$24,465,184         | 12%            |
| 2045-46 | \$1,775,066           | \$1,232.68                | \$2,838,284    | \$19,204        | \$4,632,554   | \$2,330,522                    | \$2,302,032 | \$24,836,686         | 9%             |
| 2046-47 | \$1,828,318           | \$1,269.67                | \$2,302,032    | \$14,601        | \$4,144,951   | \$2,538,694                    | \$1,606,257 | \$25,066,053         | 6%             |

**Inflation Rate: 3.00%**

**Interest Rate: 0.75%**

**Reserve Contribution Increase: 3.00%**



**Monterey Dunes Colony Association**  
Moss Landing, CA

Date: Apr 7, 2017

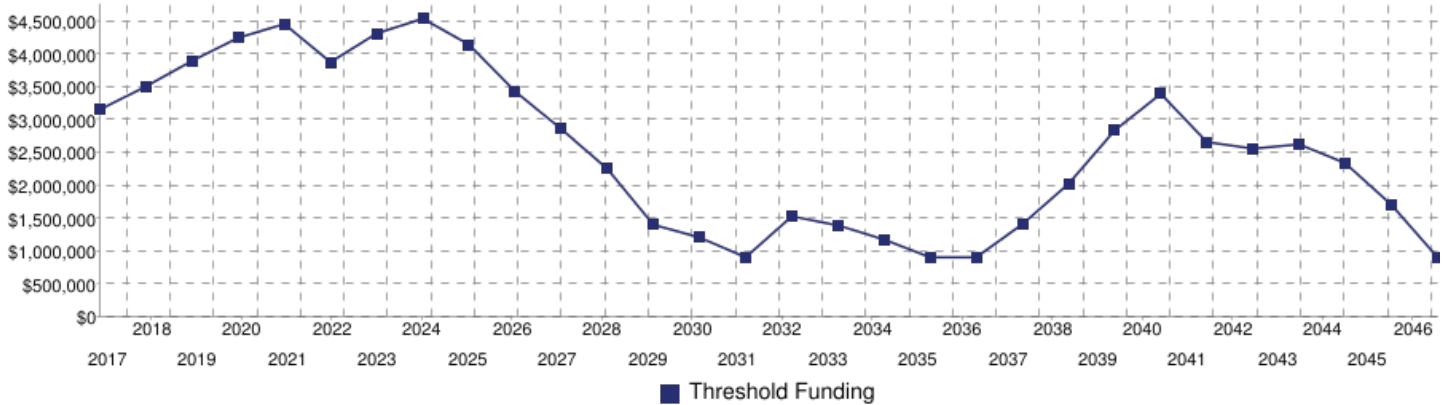
Units: 120

Fiscal Year End: Jun 30, 2017

Start Date: Jul 1, 2017

**Threshold: \$900,000**

**Threshold Funding:** This plan projects the lowest annual funding feasible over the next 30 years which will meet all reserve requirements as they occur. This funding requirement is calculated in which a minimum annual contribution is sought with the constraint that the ending reserve balance for each year (1 through 30) must be greater than or equal to five percent (5%) of the current replacement cost. The threshold amount is calculated and rounded up in increments of \$5,000. The calculation takes into consideration only the immediate total annual requirements, as opposed to projected percentage funded requirements. Due to this fact, annual allocations may fluctuate widely from year to year. This plan provides a minimal contingency for unanticipated emergency expenditures. If implemented, funding and required disbursements should be reviewed on an annual basis and adjusted as required to ensure current and future funding requirements will be met.



| Year    | Annual Funding Amount | Avg. Monthly Fee Per Unit | Beginning Cash | Interest Earned | Reserve Funds | Projected Annual Disbursements | End Balance | Fully Funded Reserve | Percent Funded |
|---------|-----------------------|---------------------------|----------------|-----------------|---------------|--------------------------------|-------------|----------------------|----------------|
| 2017-18 | \$788,700             | \$547.71                  | \$3,127,542    | \$23,440        | \$3,939,682   | \$793,098                      | \$3,146,584 | \$9,287,476          | 34%            |
| 2018-19 | \$812,361             | \$564.14                  | \$3,146,584    | \$24,828        | \$3,983,772   | \$484,839                      | \$3,498,933 | \$9,984,190          | 35%            |
| 2019-20 | \$836,732             | \$581.06                  | \$3,498,933    | \$27,595        | \$4,363,260   | \$476,032                      | \$3,887,228 | \$10,738,409         | 36%            |
| 2020-21 | \$861,834             | \$598.50                  | \$3,887,228    | \$30,360        | \$4,779,422   | \$540,322                      | \$4,239,100 | \$11,477,384         | 37%            |
| 2021-22 | \$887,689             | \$616.45                  | \$4,239,100    | \$32,454        | \$5,159,243   | \$711,427                      | \$4,447,817 | \$12,091,477         | 37%            |
| 2022-23 | \$914,319             | \$634.94                  | \$4,447,817    | \$31,069        | \$5,393,205   | \$1,524,870                    | \$3,868,335 | \$11,916,240         | 32%            |
| 2023-24 | \$941,749             | \$653.99                  | \$3,868,335    | \$30,531        | \$4,840,615   | \$536,783                      | \$4,303,832 | \$12,784,444         | 34%            |
| 2024-25 | \$970,002             | \$673.61                  | \$4,303,832    | \$33,003        | \$5,306,837   | \$776,832                      | \$4,530,005 | \$13,463,355         | 34%            |
| 2025-26 | \$999,102             | \$693.82                  | \$4,530,005    | \$32,378        | \$5,561,485   | \$1,424,892                    | \$4,136,593 | \$13,527,997         | 31%            |
| 2026-27 | \$1,029,075           | \$714.64                  | \$4,136,593    | \$28,248        | \$5,193,916   | \$1,769,345                    | \$3,424,571 | \$13,273,657         | 26%            |
| 2027-28 | \$1,059,947           | \$736.07                  | \$3,424,571    | \$23,454        | \$4,507,972   | \$1,654,792                    | \$2,853,180 | \$13,164,535         | 22%            |
| 2028-29 | \$1,091,745           | \$758.16                  | \$2,853,180    | \$19,050        | \$3,963,976   | \$1,718,002                    | \$2,245,973 | \$13,022,927         | 17%            |
| 2029-30 | \$1,124,498           | \$780.90                  | \$2,245,973    | \$13,608        | \$3,384,079   | \$1,987,518                    | \$1,396,561 | \$12,636,481         | 11%            |
| 2030-31 | \$1,158,233           | \$804.33                  | \$1,396,561    | \$9,709         | \$2,564,502   | \$1,362,409                    | \$1,202,093 | \$12,920,390         | 9%             |
| 2031-32 | \$1,192,980           | \$828.46                  | \$1,202,093    | \$7,855         | \$2,402,927   | \$1,502,552                    | \$900,375   | \$13,107,719         | 7%             |
| 2032-33 | \$1,189,500           | \$826.04                  | \$900,375      | \$9,056         | \$2,098,931   | \$575,338                      | \$1,523,593 | \$14,296,125         | 11%            |
| 2033-34 | \$1,225,185           | \$850.82                  | \$1,523,593    | \$10,874        | \$2,759,652   | \$1,372,707                    | \$1,386,945 | \$14,740,515         | 9%             |
| 2034-35 | \$1,261,941           | \$876.35                  | \$1,386,945    | \$9,554         | \$2,658,440   | \$1,488,063                    | \$1,170,377 | \$15,122,316         | 8%             |
| 2035-36 | \$1,299,799           | \$902.64                  | \$1,170,377    | \$7,738         | \$2,477,914   | \$1,576,985                    | \$900,929   | \$15,468,131         | 6%             |
| 2036-37 | \$1,338,793           | \$929.72                  | \$900,929      | \$6,730         | \$2,246,452   | \$1,345,996                    | \$900,456   | \$16,107,747         | 6%             |
| 2037-38 | \$1,327,600           | \$921.94                  | \$900,456      | \$8,613         | \$2,236,669   | \$831,634                      | \$1,405,035 | \$17,343,190         | 8%             |
| 2038-39 | \$1,367,428           | \$949.60                  | \$1,405,035    | \$12,791        | \$2,785,254   | \$766,519                      | \$2,018,735 | \$18,731,041         | 11%            |
| 2039-40 | \$1,408,451           | \$978.09                  | \$2,018,735    | \$18,117        | \$3,445,303   | \$614,734                      | \$2,830,569 | \$20,366,580         | 14%            |
| 2040-41 | \$1,450,705           | \$1,007.43                | \$2,830,569    | \$23,225        | \$4,304,499   | \$918,393                      | \$3,386,106 | \$21,789,609         | 16%            |
| 2041-42 | \$1,494,226           | \$1,037.66                | \$3,386,106    | \$22,561        | \$4,902,893   | \$2,250,092                    | \$2,652,801 | \$21,936,424         | 12%            |
| 2042-43 | \$1,539,053           | \$1,068.79                | \$2,652,801    | \$19,453        | \$4,211,307   | \$1,657,230                    | \$2,554,077 | \$22,752,625         | 11%            |
| 2043-44 | \$1,585,225           | \$1,100.85                | \$2,554,077    | \$19,327        | \$4,158,629   | \$1,539,467                    | \$2,619,162 | \$23,770,542         | 11%            |
| 2044-45 | \$1,632,782           | \$1,133.88                | \$2,619,162    | \$18,496        | \$4,270,440   | \$1,938,922                    | \$2,331,518 | \$24,465,184         | 10%            |
| 2045-46 | \$1,681,765           | \$1,167.89                | \$2,331,518    | \$15,054        | \$4,028,337   | \$2,330,522                    | \$1,697,815 | \$24,836,686         | 7%             |
| 2046-47 | \$1,732,218           | \$1,202.93                | \$1,697,815    | \$9,709         | \$3,439,742   | \$2,538,694                    | \$901,048   | \$25,066,053         | 4%             |

**Inflation Rate: 3.00%**

**Interest Rate: 0.75%**

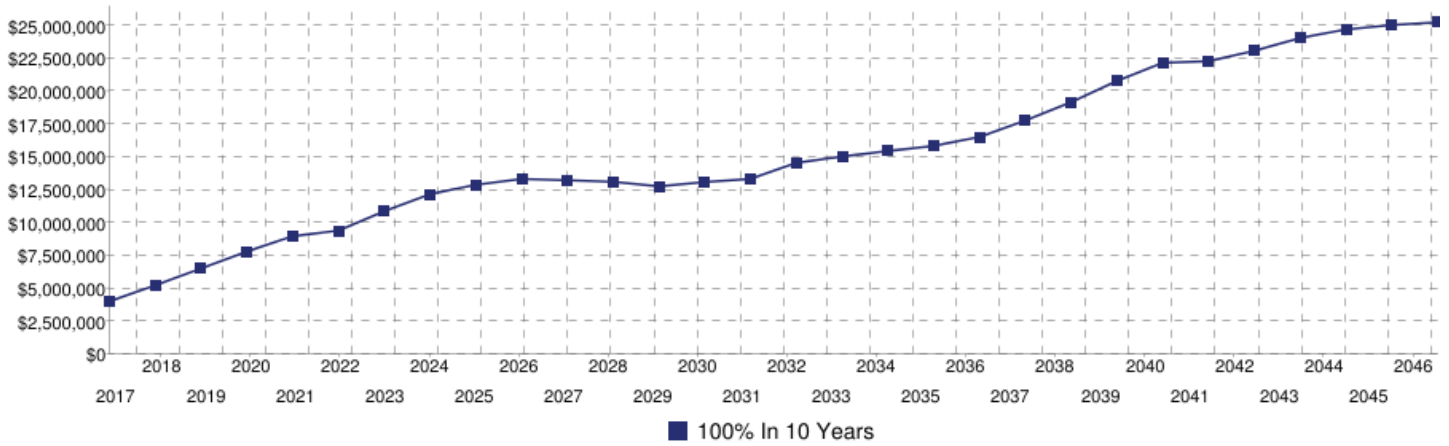
**Reserve Contribution Increase: 3.00%**



# Monterey Dunes Colony Association

Moss Landing, CA

**100% Funding (10 Year Plan):** This plan projects the Annual Funding for the Fully Funded Reserve, and is a method designed to reduce the current deficit and meet the fully funded (100%) level within 10 years. This amount will decrease as the deficit is funded (i.e. the association reaches full funding -note year 11). This funding plan is considered the ideal, compensating for any past funding deficiencies, and providing the full replacement cost of each component at the end of its projected useful life. Following year 11 the percentage funded amounts may exceed the 100% level. It is assumed that adjustments will be made to the funding amount at that time to avoid excessive funding.



| Year    | Annual Funding Amount | Avg. Monthly Fee Per Unit | Beginning Cash | Interest Earned | Reserve Funds | Projected Annual Disbursements | End Balance  | Fully Funded Reserve | Percent Funded |
|---------|-----------------------|---------------------------|----------------|-----------------|---------------|--------------------------------|--------------|----------------------|----------------|
| 2017-18 | \$1,619,223           | \$1,124.46                | \$3,127,542    | \$26,555        | \$4,773,319   | \$793,098                      | \$3,980,221  | \$9,287,476          | 43%            |
| 2018-19 | \$1,667,799           | \$1,158.19                | \$3,980,221    | \$34,288        | \$5,682,308   | \$484,839                      | \$5,197,469  | \$9,984,190          | 52%            |
| 2019-20 | \$1,717,833           | \$1,192.94                | \$5,197,469    | \$43,638        | \$6,958,940   | \$476,032                      | \$6,482,909  | \$10,738,409         | 60%            |
| 2020-21 | \$1,769,368           | \$1,228.73                | \$6,482,909    | \$53,231        | \$8,305,508   | \$540,322                      | \$7,765,186  | \$11,477,384         | 68%            |
| 2021-22 | \$1,822,449           | \$1,265.59                | \$7,765,186    | \$62,405        | \$9,650,041   | \$711,427                      | \$8,938,614  | \$12,091,477         | 74%            |
| 2022-23 | \$1,877,123           | \$1,303.56                | \$8,938,614    | \$68,361        | \$10,884,097  | \$1,524,870                    | \$9,359,227  | \$11,916,240         | 79%            |
| 2023-24 | \$1,933,437           | \$1,342.66                | \$9,359,227    | \$75,432        | \$11,368,095  | \$536,783                      | \$10,831,312 | \$12,784,444         | 85%            |
| 2024-25 | \$1,991,440           | \$1,382.94                | \$10,831,312   | \$85,790        | \$12,908,542  | \$776,832                      | \$12,131,710 | \$13,463,355         | 90%            |
| 2025-26 | \$2,051,183           | \$1,424.43                | \$12,131,710   | \$93,336        | \$14,276,229  | \$1,424,892                    | \$12,851,337 | \$13,527,997         | 95%            |
| 2026-27 | \$2,112,718           | \$1,467.17                | \$12,851,337   | \$97,673        | \$15,061,728  | \$1,769,345                    | \$13,292,383 | \$13,273,657         | 100%           |
| 2027-28 | \$1,458,460           | \$1,012.82                | \$13,292,383   | \$98,957        | \$14,849,800  | \$1,654,792                    | \$13,195,008 | \$13,164,535         | 100%           |
| 2028-29 | \$1,502,214           | \$1,043.20                | \$13,195,008   | \$98,153        | \$14,795,376  | \$1,718,002                    | \$13,077,374 | \$13,022,927         | 100%           |
| 2029-30 | \$1,547,280           | \$1,074.50                | \$13,077,374   | \$96,429        | \$14,721,083  | \$1,987,518                    | \$12,733,565 | \$12,636,481         | 101%           |
| 2030-31 | \$1,593,699           | \$1,106.74                | \$12,733,565   | \$96,369        | \$14,423,633  | \$1,362,409                    | \$13,061,224 | \$12,920,390         | 101%           |
| 2031-32 | \$1,641,510           | \$1,139.94                | \$13,061,224   | \$98,480        | \$14,801,214  | \$1,502,552                    | \$13,298,661 | \$13,107,719         | 101%           |
| 2032-33 | \$1,690,755           | \$1,174.14                | \$13,298,661   | \$103,923       | \$15,093,339  | \$575,338                      | \$14,518,001 | \$14,296,125         | 102%           |
| 2033-34 | \$1,741,478           | \$1,209.36                | \$14,518,001   | \$110,268       | \$16,369,747  | \$1,372,707                    | \$14,997,040 | \$14,740,515         | 102%           |
| 2034-35 | \$1,793,722           | \$1,245.64                | \$14,997,040   | \$113,624       | \$16,904,386  | \$1,488,063                    | \$15,416,323 | \$15,122,316         | 102%           |
| 2035-36 | \$1,847,534           | \$1,283.01                | \$15,416,323   | \$116,637       | \$17,380,494  | \$1,576,985                    | \$15,803,509 | \$15,468,131         | 102%           |
| 2036-37 | \$1,902,960           | \$1,321.50                | \$15,803,509   | \$120,615       | \$17,827,083  | \$1,345,996                    | \$16,481,087 | \$16,107,747         | 102%           |
| 2037-38 | \$1,960,049           | \$1,361.14                | \$16,481,087   | \$127,840       | \$18,568,975  | \$831,634                      | \$17,737,341 | \$17,343,190         | 102%           |
| 2038-39 | \$2,018,850           | \$1,401.98                | \$17,737,341   | \$137,726       | \$19,893,918  | \$766,519                      | \$19,127,398 | \$18,731,041         | 102%           |
| 2039-40 | \$2,079,415           | \$1,444.04                | \$19,127,398   | \$148,948       | \$21,355,762  | \$614,734                      | \$20,741,027 | \$20,366,580         | 102%           |
| 2040-41 | \$2,141,798           | \$1,487.36                | \$20,741,027   | \$160,145       | \$23,042,971  | \$918,393                      | \$22,124,578 | \$21,789,609         | 102%           |
| 2041-42 | \$2,206,052           | \$1,531.98                | \$22,124,578   | \$165,769       | \$24,496,399  | \$2,250,092                    | \$22,246,306 | \$21,936,424         | 101%           |
| 2042-43 | \$2,272,233           | \$1,577.94                | \$22,246,306   | \$169,154       | \$24,687,693  | \$1,657,230                    | \$23,030,463 | \$22,752,625         | 101%           |
| 2043-44 | \$2,340,400           | \$1,625.28                | \$23,030,463   | \$175,732       | \$25,546,595  | \$1,539,467                    | \$24,007,129 | \$23,770,542         | 101%           |
| 2044-45 | \$2,410,612           | \$1,674.04                | \$24,007,129   | \$181,822       | \$26,599,563  | \$1,938,922                    | \$24,660,641 | \$24,465,184         | 101%           |
| 2045-46 | \$2,482,931           | \$1,724.26                | \$24,660,641   | \$185,526       | \$27,329,099  | \$2,330,522                    | \$24,998,577 | \$24,836,686         | 101%           |
| 2046-47 | \$2,557,419           | \$1,775.99                | \$24,998,577   | \$187,560       | \$27,743,555  | \$2,538,694                    | \$25,204,862 | \$25,066,053         | 101%           |

Inflation Rate: 3.00%

Interest Rate: 0.75%

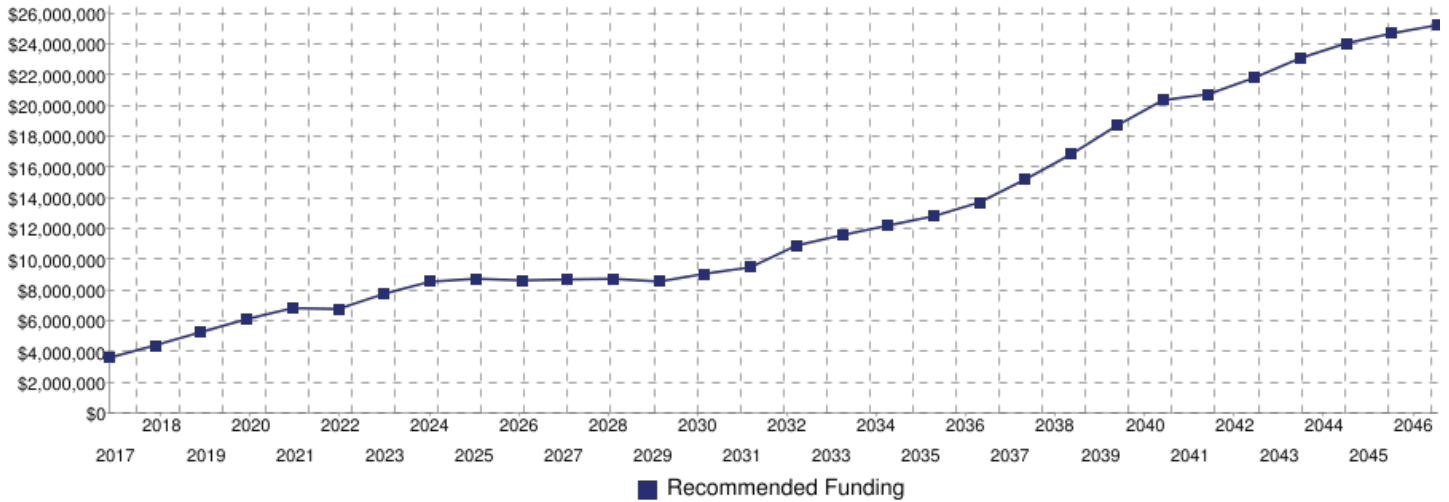
Reserve Contribution Increase: 3.00%



**Monterey Dunes Colony Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

**Recommended Funding:** Incorporates the reserve providers recommended funding level. This funding plan appears to maintain a healthy reserve balance and there is no indication of any deficit over the projected 30 years. It is recommended that this plan be evaluated annually and adjusted as needed to assure all future requirements will be met.



| Year    | Annual Funding Amount | Avg. Monthly Fee Per Unit | Beginning Cash | Interest Earned | Reserve Funds | Projected Annual Disbursements | End Balance  | Fully Funded Reserve | Percent Funded |
|---------|-----------------------|---------------------------|----------------|-----------------|---------------|--------------------------------|--------------|----------------------|----------------|
| 2017-18 | \$1,225,690           | \$851.17                  | \$3,127,542    | \$25,079        | \$4,378,311   | \$793,098                      | \$3,585,212  | \$9,287,476          | 39%            |
| 2018-19 | \$1,262,460           | \$876.71                  | \$3,585,212    | \$29,805        | \$4,877,478   | \$484,839                      | \$4,392,639  | \$9,984,190          | 44%            |
| 2019-20 | \$1,300,334           | \$903.01                  | \$4,392,639    | \$36,036        | \$5,729,009   | \$476,032                      | \$5,252,977  | \$10,738,409         | 49%            |
| 2020-21 | \$1,339,344           | \$930.10                  | \$5,252,977    | \$42,394        | \$6,634,715   | \$540,322                      | \$6,094,394  | \$11,477,384         | 53%            |
| 2021-22 | \$1,379,525           | \$958.00                  | \$6,094,394    | \$48,213        | \$7,522,132   | \$711,427                      | \$6,810,705  | \$12,091,477         | 56%            |
| 2022-23 | \$1,420,910           | \$986.74                  | \$6,810,705    | \$50,690        | \$8,282,306   | \$1,524,870                    | \$6,757,435  | \$11,916,240         | 57%            |
| 2023-24 | \$1,463,538           | \$1,016.35                | \$6,757,435    | \$54,156        | \$8,275,129   | \$536,783                      | \$7,738,346  | \$12,784,444         | 61%            |
| 2024-25 | \$1,507,444           | \$1,046.84                | \$7,738,346    | \$60,777        | \$9,306,567   | \$776,832                      | \$8,529,735  | \$13,463,355         | 63%            |
| 2025-26 | \$1,552,667           | \$1,078.24                | \$8,529,735    | \$64,452        | \$10,146,854  | \$1,424,892                    | \$8,721,963  | \$13,527,997         | 64%            |
| 2026-27 | \$1,599,247           | \$1,110.59                | \$8,721,963    | \$64,777        | \$10,385,987  | \$1,769,345                    | \$8,616,642  | \$13,273,657         | 65%            |
| 2027-28 | \$1,647,224           | \$1,143.91                | \$8,616,642    | \$64,596        | \$10,328,463  | \$1,654,792                    | \$8,673,671  | \$13,164,535         | 66%            |
| 2028-29 | \$1,696,641           | \$1,178.22                | \$8,673,671    | \$64,972        | \$10,435,285  | \$1,718,002                    | \$8,717,283  | \$13,022,927         | 67%            |
| 2029-30 | \$1,747,540           | \$1,213.57                | \$8,717,283    | \$64,480        | \$10,529,303  | \$1,987,518                    | \$8,541,784  | \$12,636,481         | 68%            |
| 2030-31 | \$1,799,967           | \$1,249.98                | \$8,541,784    | \$65,704        | \$10,407,455  | \$1,362,409                    | \$9,045,046  | \$12,920,390         | 70%            |
| 2031-32 | \$1,853,966           | \$1,287.48                | \$9,045,046    | \$69,156        | \$10,968,167  | \$1,502,552                    | \$9,465,615  | \$13,107,719         | 72%            |
| 2032-33 | \$1,909,585           | \$1,326.10                | \$9,465,615    | \$75,996        | \$11,451,195  | \$575,338                      | \$10,875,857 | \$14,296,125         | 76%            |
| 2033-34 | \$1,966,872           | \$1,365.88                | \$10,875,857   | \$83,797        | \$12,926,527  | \$1,372,707                    | \$11,553,820 | \$14,740,515         | 78%            |
| 2034-35 | \$2,025,878           | \$1,406.86                | \$11,553,820   | \$88,670        | \$13,668,368  | \$1,488,063                    | \$12,180,305 | \$15,122,316         | 81%            |
| 2035-36 | \$2,086,655           | \$1,449.07                | \$12,180,305   | \$93,264        | \$14,360,223  | \$1,576,985                    | \$12,783,238 | \$15,468,131         | 83%            |
| 2036-37 | \$2,149,254           | \$1,492.54                | \$12,783,238   | \$98,887        | \$15,031,379  | \$1,345,996                    | \$13,685,383 | \$16,107,747         | 85%            |
| 2037-38 | \$2,213,732           | \$1,537.31                | \$13,685,383   | \$107,823       | \$16,006,938  | \$831,634                      | \$15,175,304 | \$17,343,190         | 88%            |
| 2038-39 | \$2,280,144           | \$1,583.43                | \$15,175,304   | \$119,491       | \$17,574,939  | \$766,519                      | \$16,808,420 | \$18,731,041         | 90%            |
| 2039-40 | \$2,348,548           | \$1,630.94                | \$16,808,420   | \$132,565       | \$19,289,533  | \$614,734                      | \$18,674,799 | \$20,366,580         | 92%            |
| 2040-41 | \$2,419,005           | \$1,679.86                | \$18,674,799   | \$145,688       | \$21,239,492  | \$918,393                      | \$20,321,098 | \$21,789,609         | 93%            |
| 2041-42 | \$2,491,575           | \$1,730.26                | \$20,321,098   | \$153,314       | \$22,965,987  | \$2,250,092                    | \$20,715,895 | \$21,936,424         | 94%            |
| 2042-43 | \$2,566,322           | \$1,782.17                | \$20,715,895   | \$158,778       | \$23,440,995  | \$1,657,230                    | \$21,783,765 | \$22,752,625         | 96%            |
| 2043-44 | \$2,643,312           | \$1,835.63                | \$21,783,765   | \$167,518       | \$24,594,594  | \$1,539,467                    | \$23,055,128 | \$23,770,542         | 97%            |
| 2044-45 | \$2,722,611           | \$1,890.70                | \$23,055,128   | \$175,852       | \$25,953,591  | \$1,938,922                    | \$24,014,669 | \$24,465,184         | 98%            |
| 2045-46 | \$2,804,289           | \$1,947.42                | \$24,014,669   | \$181,887       | \$27,000,845  | \$2,330,522                    | \$24,670,323 | \$24,836,686         | 99%            |
| 2046-47 | \$2,888,418           | \$2,005.85                | \$24,670,323   | \$186,339       | \$27,745,080  | \$2,538,694                    | \$25,206,387 | \$25,066,053         | 101%           |

**Inflation Rate: 3.00%**

**Interest Rate: 0.75%**

**Reserve Contribution Increase: 3.00%**





# Monterey Dunes Colony Association

Moss Landing, CA

Date: Apr 7, 2017

Units: 120

Fiscal Year End: Jun 30, 2017

Start Date: Jul 1, 2017

## Property Information

Number of Units: **120**  
 Fiscal Year End: **Jun 30, 2017**  
 Fiscal Year Start: **Jul 1, 2017**  
 Location: **Moss Landing, CA**  
 Age of Project: **43 Years**

## Financial Information

Projected Reserve Fund Balance: **\$3,127,542**  
 Projected Fully Funded Reserve: **\$8,945,260**  
 Deficit/Surplus vs. Fully Funded Reserve: **(\$5,817,718) or (\$48,481.00) Per Unit Avg.**  
 Percentage Funded: **35%**  
 Current Replacement Cost: **\$17,946,498**

## Current Funding Chart

| Year      | Annual Funding Amount | Average Monthly Fee Per Unit | Projected Annual Disbursements | Year-End Balance | Fully Funded Reserve | Percent Funded |
|-----------|-----------------------|------------------------------|--------------------------------|------------------|----------------------|----------------|
| 2017-2018 | \$775,840             | \$538.78                     | \$793,098                      | \$3,133,675      | \$9,287,476          | 34%            |
| 2018-2019 | \$799,115             | \$554.94                     | \$484,839                      | \$3,472,633      | \$9,984,190          | 35%            |
| 2019-2020 | \$823,089             | \$571.59                     | \$476,032                      | \$3,847,036      | \$10,738,409         | 36%            |
| 2020-2021 | \$847,781             | \$588.74                     | \$540,322                      | \$4,184,502      | \$11,477,384         | 36%            |
| 2021-2022 | \$873,215             | \$606.40                     | \$711,427                      | \$4,378,280      | \$12,091,477         | 36%            |
| 2022-2023 | \$899,411             | \$624.59                     | \$1,524,870                    | \$3,783,313      | \$11,916,240         | 32%            |
| 2023-2024 | \$926,394             | \$643.33                     | \$536,783                      | \$4,202,759      | \$12,784,444         | 33%            |
| 2024-2025 | \$954,185             | \$662.63                     | \$776,832                      | \$4,412,298      | \$13,463,355         | 33%            |
| 2025-2026 | \$982,811             | \$682.51                     | \$1,424,892                    | \$4,001,652      | \$13,527,997         | 30%            |
| 2026-2027 | \$1,012,295           | \$702.98                     | \$1,769,345                    | \$3,271,776      | \$13,273,657         | 25%            |
| 2027-2028 | \$1,042,664           | \$724.07                     | \$1,654,792                    | \$2,681,891      | \$13,164,535         | 20%            |
| 2028-2029 | \$1,073,944           | \$745.79                     | \$1,718,002                    | \$2,055,532      | \$13,022,927         | 16%            |
| 2029-2030 | \$1,106,162           | \$768.17                     | \$1,987,518                    | \$1,186,287      | \$12,636,481         | 9%             |
| 2030-2031 | \$1,139,347           | \$791.21                     | \$1,362,409                    | \$971,286        | \$12,920,390         | 8%             |
| 2031-2032 | \$1,173,528           | \$814.95                     | \$1,502,552                    | \$648,312        | \$13,107,719         | 5%             |
| 2032-2033 | \$1,208,733           | \$839.40                     | \$575,338                      | \$1,288,945      | \$14,296,125         | 9%             |
| 2033-2034 | \$1,244,995           | \$864.58                     | \$1,372,707                    | \$1,170,422      | \$14,740,515         | 8%             |
| 2034-2035 | \$1,282,345           | \$890.52                     | \$1,488,063                    | \$972,710        | \$15,122,316         | 6%             |
| 2035-2036 | \$1,320,816           | \$917.23                     | \$1,576,985                    | \$722,876        | \$15,468,131         | 5%             |
| 2036-2037 | \$1,360,440           | \$944.75                     | \$1,345,996                    | \$742,795        | \$16,107,747         | 5%             |
| 2037-2038 | \$1,401,253           | \$973.09                     | \$831,634                      | \$1,320,122      | \$17,343,190         | 8%             |
| 2038-2039 | \$1,443,291           | \$1,002.29                   | \$766,519                      | \$2,009,332      | \$18,731,041         | 11%            |
| 2039-2040 | \$1,486,590           | \$1,032.35                   | \$614,734                      | \$2,899,527      | \$20,366,580         | 14%            |
| 2040-2041 | \$1,531,187           | \$1,063.32                   | \$918,393                      | \$3,536,366      | \$21,789,609         | 16%            |
| 2041-2042 | \$1,577,123           | \$1,095.22                   | \$2,250,092                    | \$2,887,395      | \$21,936,424         | 13%            |
| 2042-2043 | \$1,624,437           | \$1,128.08                   | \$1,657,230                    | \$2,876,134      | \$22,752,625         | 13%            |
| 2043-2044 | \$1,673,170           | \$1,161.92                   | \$1,539,467                    | \$3,031,910      | \$23,770,542         | 13%            |
| 2044-2045 | \$1,723,365           | \$1,196.78                   | \$1,938,922                    | \$2,838,284      | \$24,465,184         | 12%            |
| 2045-2046 | \$1,775,066           | \$1,232.68                   | \$2,330,522                    | \$2,302,032      | \$24,836,686         | 9%             |
| 2046-2047 | \$1,828,318           | \$1,269.67                   | \$2,538,694                    | \$1,606,257      | \$25,066,053         | 6%             |



# Monterey Dunes Colony Association

Moss Landing, CA

Date: Apr 7, 2017

Units: 120

Fiscal Year End: Jun 30, 2017

Start Date: Jul 1, 2017

## Reserve Components

| Component                              | Service Life            | Rem. Life | Current Cost |
|----------------------------------------|-------------------------|-----------|--------------|
| <b>Asphalt &amp; Concrete Surfaces</b> |                         |           |              |
| Asphalt - Chip & Seal                  | 12                      | 0         | \$150,537    |
| Asphalt - Overlay                      | 40                      | 5         | \$811,060    |
| Asphalt - Repairs                      | 12                      | 0         | \$43,046     |
| Concrete Surfaces - Repairs            | Maintenance / Operating |           |              |
| <b>Boardwalks</b>                      |                         |           |              |
| Boardwalk (LS) - 1                     | 20                      | 7         | \$152,982    |
| Boardwalk (LS) - 2                     | 20                      | 8         | \$152,982    |
| Boardwalk (LS) - 3                     | 20                      | 9         | \$152,982    |
| Boardwalk (LS) - 4                     | 20                      | 10        | \$152,982    |
| Boardwalk (LS) - 5                     | 20                      | 11        | \$90,177     |
| Boardwalk (LS) - 6                     | 20                      | 19        | \$62,000     |
| Boardwalk (LS) - 7                     | 20                      | 0         | \$60,000     |
| Boardwalk (OS) - 1                     | 25                      | 9         | \$205,964    |
| Boardwalk (OS) - 2                     | 25                      | 8         | \$152,982    |
| Boardwalks - Repairs                   | Maintenance / Operating |           |              |
| <b>Clubhouse</b>                       |                         |           |              |
| 2-Way Radio                            | Maintenance / Operating |           |              |
| Appliances                             | 12                      | 11        | \$3,502      |
| Carpeting                              | 12                      | 11        | \$9,567      |
| Copier                                 | 10                      | 1         | \$7,195      |
| Furniture                              | 12                      | 0         | \$16,295     |
| Office Furniture                       | 12                      | 0         | \$8,117      |
| Rest Rooms (Refurbish)                 | 20                      | 8         | \$15,742     |
| Saunas (Refurbish)                     | 8                       | 0         | \$3,068      |
| Saunas - Heaters (2)                   | 5                       | 0         | \$5,124      |
| Window Coverings                       | 12                      | 0         | \$7,115      |
| <b>Decks</b>                           |                         |           |              |
| Decking - Annual Repairs               | 1                       | 0         | \$11,255     |
| Decks - Phase 01                       | 40                      | 24        | \$330,904    |
| Decks - Phase 02                       | 40                      | 25        | \$330,904    |
| Decks - Phase 03                       | 40                      | 26        | \$283,632    |
| Decks - Phase 04                       | 40                      | 27        | \$283,632    |
| Decks - Phase 05                       | 40                      | 28        | \$283,632    |
| Decks - Phase 06                       | 40                      | 29        | \$283,632    |
| Decks - Phase 07                       | 40                      | 30        | \$283,632    |
| Decks - Phase 08                       | 40                      | 31        | \$283,632    |
| Decks - Phase 09                       | 40                      | 32        | \$283,632    |
| Decks - Phase 10                       | 40                      | 33        | \$283,632    |
| Decks - Phase 11                       | 40                      | 34        | \$283,632    |
| Decks - Phase 12                       | 40                      | 35        | \$283,632    |
| <b>Electrical &amp; Lighting</b>       |                         |           |              |
| Electrical Fixtures (L/S) - Annual     | 1                       | 0         | \$1,352      |
| Electrical Fixtures (O/S) - Annual     | 1                       | 0         | \$1,167      |
| Electrical Outlets - (1-Time Expense)  | Life of Project         |           |              |
| Electrical Outlets - Repairs           | Maintenance / Operating |           |              |
| Electrical Parking Posts - Ph. 1       | 25                      | 8         | \$11,418     |
| Electrical Parking Posts - Ph. 2       | 25                      | 10        | \$9,342      |
| Electrical Parking Posts - Ph. 3       | 25                      | 11        | \$10,380     |
| Electrical Parking Posts - Ph. 4       | 25                      | 13        | \$12,456     |
| Electrical Parking Posts - Ph. 5       | 25                      | 17        | \$8,304      |
| Meters & Enclosures - Ph. 1            | 20                      | 17        | \$18,576     |



# Monterey Dunes Colony Association

Moss Landing, CA

Date: Apr 7, 2017

Units: 120

Fiscal Year End: Jun 30, 2017

Start Date: Jul 1, 2017

| Component                            | Service Life            | Rem. Life | Current Cost |
|--------------------------------------|-------------------------|-----------|--------------|
| Meters & Enclosures - Ph. 2          | 20                      | 18        | \$21,731     |
| Meters & Enclosures - Ph. 3          | 20                      | 19        | \$35,200     |
| Meters & Enclosures - Ph. 4          | 20                      | 2         | \$68,533     |
| Meters & Enclosures - Ph. 5          | 20                      | 3         | \$68,533     |
| Meters & Enclosures - Ph. 6          | 20                      | 4         | \$68,533     |
| Meters & Enclosures - Ph. 7          | 20                      | 5         | \$68,533     |
| Unit Number Lights                   | Maintenance / Operating |           |              |
| <b>Fencing, Gates &amp; Walls</b>    |                         |           |              |
| Chain Link - Tennis Courts           | 20                      | 4         | \$92,147     |
| Chain Link - Tennis Courts (Maint.)  | 15                      | 13        | \$7,649      |
| Retaining Walls                      | 15                      | 14        | \$6,228      |
| Wood Fencing, Gates & Posts - 1      | 20                      | 14        | \$92,241     |
| Wood Fencing, Gates & Posts - 2      | 20                      | 15        | \$40,574     |
| Wood Fencing, Gates & Posts - 3      | 20                      | 16        | \$73,158     |
| Wood Fencing, Gates & Posts - 4      | 20                      | 17        | \$24,082     |
| Wood Fencing, Gates & Posts - 5      | 20                      | 18        | \$48,980     |
| Wood Fencing, Gates & Posts - 6      | 20                      | 19        | \$20,811     |
| Wood Fencing, Gates & Posts - 7      | 20                      | 19        | \$51,000     |
| <b>Landscaping</b>                   |                         |           |              |
| Irrigation - Materials & Equipment   | Maintenance / Operating |           |              |
| Landscaping - Materials & Equipment  | Maintenance / Operating |           |              |
| <b>Miscellaneous</b>                 |                         |           |              |
| Building Foundations                 | Life of Project         |           |              |
| Company Truck                        | 9                       | 7         | \$19,096     |
| Company Truck (Ford)                 | 9                       | 6         | \$19,669     |
| Contingency Reserve - Annual         | 1                       | 0         | \$36,896     |
| Fumigation - Annual                  | 1                       | 0         | \$26,226     |
| Leach Field Replacement              | Life of Project         |           |              |
| Mailbox Clusters - Ph. 1             | 25                      | 10        | \$4,340      |
| Mailbox Clusters - Ph. 2             | 25                      | 14        | \$4,340      |
| Mailbox Clusters - Ph. 3             | 25                      | 15        | \$4,340      |
| Mailbox Clusters - Ph. 4             | 25                      | 17        | \$8,680      |
| Mailbox Clusters - Ph. 5             | 25                      | 18        | \$2,170      |
| Maintenance Trailer #1               | 6                       | 5         | \$2,863      |
| Maintenance Trailer #2               | 6                       | 0         | \$2,863      |
| Organization Signs & Entry Fixt. (A) | 20                      | 16        | \$5,065      |
| Organization Signs & Entry Fixt. (B) | 20                      | 0         | \$6,304      |
| Patio Lattice Repairs - Annual       | 1                       | 0         | \$2,461      |
| Power Tools & Equip. - Annual        | 1                       | 0         | \$7,625      |
| Reserve Study (Analysis) - Annual    | 1                       | 0         | \$650        |
| Reserve Study (Inspection)           | 3                       | 2         | \$1,060      |
| Septic Tanks/System                  | Life of Project         |           |              |
| Unit Entrance Cluster Signs          | 20                      | 13        | \$8,609      |
| Video Surveillance System            | 7                       | 5         | \$30,000     |
| Water Barriers - Annual              | 1                       | 0         | \$1,475      |
| Wood Trim Replace - Annual           | 1                       | 0         | \$18,448     |
| <b>Painting</b>                      |                         |           |              |
| Int Surfaces- Paint                  | Maintenance / Operating |           |              |
| Wood Trim (Annual) - Paint           | 1                       | 0         | \$26,226     |
| <b>Pool &amp; Spa</b>                |                         |           |              |
| Pool - Chlorinator                   | 6                       | 5         | \$510        |
| Pool - Cover                         | 4                       | 0         | \$3,368      |
| Pool - Filter                        | 12                      | 11        | \$2,100      |
| Pool - Heater                        | 4                       | 0         | \$4,533      |



# Monterey Dunes Colony Association

Moss Landing, CA

| Component                           | Service Life     | Rem. Life | Current Cost |
|-------------------------------------|------------------|-----------|--------------|
| Pool - Pump / Motor                 | 4                | 3         | \$790        |
| Pool - Resurface                    | 15               | 0         | \$33,270     |
| Pool - Tile                         | 15               | 14        | \$9,500      |
| Spa - Chlorinator                   | 6                | 5         | \$506        |
| Spa - Filter                        | 10               | 0         | \$1,595      |
| Spa - Heater                        | 4                | 0         | \$3,477      |
| Spa - Pump / Motor                  | 2                | 1         | \$1,300      |
| Spa - Re-Tile                       | 20               | 0         | \$20,000     |
| <b>Recreation Areas</b>             |                  |           |              |
| Bocce Ball Court                    | 30               | 20        | \$3,628      |
| Mini Driving Range - Equipment      | 5                | 1         | \$1,366      |
| Mini Driving Range - Resurface      | 10               | 0         | \$13,436     |
| Multit-use Court - Equipment        | 5                | 1         | \$4,567      |
| Multit-use Court - Replace          | 20               | 10        | \$78,282     |
| Multit-use Court - Resurface/Stripe | 5                | 1         | \$3,926      |
| Putting Green                       | 10               | 0         | \$20,156     |
| Sport Court #3                      | To be Determined |           |              |
| Sport Court #4                      | To be Determined |           |              |
| Tennis Courts #1 - Resurface        | 5                | 1         | \$3,813      |
| Tennis Courts #2 - Resurface        | 5                | 1         | \$3,813      |
| Tennis Courts (1 & 2) Rebuild       | 20               | 9         | \$239,592    |
| Windscreens - Tennis Courts         | 10               | 7         | \$2,185      |
| <b>Roofing</b>                      |                  |           |              |
| Built-Up Roofing - Ph. 1            | 20               | 13        | \$71,500     |
| Built-Up Roofing - Ph. 2            | 20               | 14        | \$71,500     |
| Built-Up Roofing - Ph. 3            | 20               | 15        | \$71,500     |
| Built-Up Roofing - Ph. 4            | 20               | 16        | \$71,500     |
| Built-Up Roofing - Ph. 5            | 20               | 19        | \$71,500     |
| Chimney Chase Caps - Annual         | 1                | 0         | \$5,584      |
| Skylights (Flat)                    | 25               | 3         | \$24,546     |
| Skylights (Large)- Ph. 1            | 20               | 18        | \$15,298     |
| Skylights (Large)- Ph. 2            | 20               | 19        | \$15,298     |
| Skylights (Large)- Ph. 3            | 20               | 3         | \$15,298     |
| Skylights (Large)- Ph. 4            | 20               | 4         | \$15,298     |
| Skylights (Large)- Ph. 5            | 20               | 5         | \$15,298     |
| Skylights (Large)- Ph. 6            | 20               | 6         | \$15,298     |
| Skylights (Sloped) - Ph. 1          | 20               | 1         | \$65,625     |
| Skylights (Sloped) - Ph. 2          | 20               | 4         | \$65,625     |
| Skylights (Sloped) - Ph. 3          | 20               | 7         | \$65,625     |
| Sloped Roof - Repairs (Annual)      | 1                | 0         | \$5,000      |
| Sloped Roofing - Ph. 01             | 25               | 24        | \$51,642     |
| Sloped Roofing - Ph. 02             | 25               | 0         | \$198,000    |
| Sloped Roofing - Ph. 03             | 25               | 1         | \$198,000    |
| Sloped Roofing - Ph. 04             | 25               | 2         | \$198,000    |
| Sloped Roofing - Ph. 05             | 25               | 3         | \$198,000    |
| Sloped Roofing - Ph. 06             | 25               | 4         | \$198,000    |
| Sloped Roofing - Ph. 07             | 25               | 5         | \$198,000    |
| Sloped Roofing - Ph. 08             | 25               | 6         | \$198,000    |
| Sloped Roofing - Ph. 09             | 25               | 7         | \$198,000    |
| Sloped Roofing - Ph. 10             | 25               | 8         | \$198,000    |
| Sloped Roofing - Ph. 11             | 25               | 9         | \$198,000    |
| Sloped Roofing - Ph. 12             | 25               | 10        | \$198,000    |
| Sloped Roofing - Ph. 13             | 25               | 11        | \$198,000    |
| Sloped Roofing - Ph. 14             | 25               | 12        | \$198,000    |



# Monterey Dunes Colony Association

Moss Landing, CA

Date: Apr 7, 2017

Units: 120

Fiscal Year End: Jun 30, 2017

Start Date: Jul 1, 2017

| Component                            | Service Life | Rem. Life | Current Cost |
|--------------------------------------|--------------|-----------|--------------|
| Sloped Roofing - Ph. 15              | 25           | 13        | \$100,000    |
| <b>Security Systems</b>              |              |           |              |
| Gate Card Entry System               | 8            | 7         | \$7,308      |
| Gate Telephone System                | 8            | 7         | \$4,300      |
| Vehicle Gates                        | 12           | 7         | \$11,682     |
| Vehicle Gates - Motors               | 12           | 0         | \$11,682     |
| <b>Solar System</b>                  |              |           |              |
| Solar - Deck Coating                 | 5            | 3         | \$2,627      |
| Solar - Field Fencing (Paint/Repair) | 5            | 3         | \$2,264      |
| Solar - Field Fencing (Replace)      | 30           | 13        | \$41,040     |
| Solar - Field Infrastructure         | 30           | 28        | \$123,600    |
| Solar - Inverters                    | 12           | 10        | \$15,450     |
| Solar - Panel Optimizers             | 25           | 23        | \$11,752     |
| Solar - Panels                       | 25           | 23        | \$103,508    |
| <b>Windows &amp; Doors</b>           |              |           |              |
| Ext. Entry Doors - Annual            | 1            | 0         | \$5,808      |
| Garage Doors - Annual                | 1            | 0         | \$3,075      |
| Windows/SGD - Ph. 01                 | 25           | 8         | \$404,970    |
| Windows/SGD - Ph. 02                 | 25           | 9         | \$404,970    |
| Windows/SGD - Ph. 03                 | 25           | 10        | \$404,970    |
| Windows/SGD - Ph. 04                 | 25           | 11        | \$404,970    |
| Windows/SGD - Ph. 05                 | 25           | 12        | \$404,970    |
| Windows/SGD - Ph. 06                 | 25           | 13        | \$269,361    |
| Windows/SGD - Ph. 07                 | 25           | 14        | \$269,361    |
| Windows/SGD - Ph. 08                 | 25           | 16        | \$222,919    |
| Windows/SGD - Ph. 09                 | 25           | 17        | \$282,364    |
| Windows/SGD - Ph. 10                 | 25           | 18        | \$280,507    |
| Windows/SGD - Ph. 11                 | 25           | 19        | \$139,325    |
| Windows/SGD - Ph. 12                 | 25           | 20        | \$65,018     |
| Windows/SGD - Ph. 13                 | 25           | 21        | \$139,325    |
| Windows/SGD - Ph. 14                 | 25           | 22        | \$83,595     |
| Windows/SGD - Ph. 15                 | 25           | 23        | \$74,306     |
| Windows/SGD - Ph. 16                 | 25           | 24        | \$55,730     |
| Windows/SGD Alum/Vinyl - Ph. 1       | 15           | 13        | \$27,865     |
| Windows/SGD Alum/Vinyl - Ph. 2       | 15           | 14        | \$27,865     |
| Windows/SGD Alum/Vinyl - Ph. 3       | 15           | 0         | \$27,865     |
| Windows/SGD Alum/Vinyl - Ph. 4       | 15           | 1         | \$27,865     |
| Windows/SGD Alum/Vinyl - Ph. 5       | 15           | 2         | \$27,865     |
| Windows/SGD Alum/Vinyl - Ph. 6       | 15           | 3         | \$27,865     |
| Windows/SGD Alum/Vinyl - Ph. 7       | 15           | 4         | \$27,865     |
| Windows/SGD Alum/Vinyl - Ph. 8       | 15           | 5         | \$27,865     |
| Windows/SGD Alum/Vinyl - Ph. 9       | 15           | 6         | \$27,865     |
| <b>Wood Siding</b>                   |              |           |              |
| Wood Siding (S.) - Repairs - 1       | 20           | 6         | \$15,120     |
| Wood Siding (S.) - Repairs - 2       | 20           | 7         | \$15,120     |
| Wood Siding (S.) - Repairs - 3       | 20           | 8         | \$15,084     |
| Wood Siding - Ph. 1                  | 25           | 10        | \$174,396    |
| Wood Siding - Ph. 2                  | 25           | 11        | \$337,469    |
| Wood Siding - Ph. 3                  | 25           | 12        | \$356,755    |
| Wood Siding - Ph. 3 (a)              | 25           | 13        | \$229,816    |
| Wood Siding - Ph. 4                  | 25           | 14        | \$358,022    |
| Wood Siding - Ph. 5                  | 25           | 16        | \$250,644    |
| Wood Siding - Ph. 6                  | 25           | 17        | \$368,760    |
| Wood Siding - Ph. 7                  | 25           | 18        | \$368,760    |



**Monterey Dunes Colony Association**

Moss Landing, CA

Date: Apr 7, 2017

Units: 120

Fiscal Year End: Jun 30, 2017

Start Date: Jul 1, 2017

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| <b>Component</b>                      | <b>Service Life</b> | <b>Rem. Life</b> | <b>Current Cost</b> |
|---------------------------------------|---------------------|------------------|---------------------|
| Wood Siding - Ph. 8                   | 25                  | 19               | \$147,585           |
| Wood Siding - Ph. 9                   | 25                  | 20               | \$71,644            |
| <b>Current Replacement Cost Total</b> |                     |                  | <b>\$17,946,498</b> |

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# Monterey Dunes Colony Association

Moss Landing, CA

**Percentage Funded: 35%**

| Component                              | SL | RL | Calc.           | Current            | Projected        | Required        | Projected            | Annual                     |
|----------------------------------------|----|----|-----------------|--------------------|------------------|-----------------|----------------------|----------------------------|
|                                        | A  | B  | Yrs. in Service | Replacement Cost   | Reserve Balance  | Reserve Funding | Fully Funded Reserve | Current Funding Allocation |
|                                        | A  | B  | C               | D                  | E                | F               | G                    | H                          |
| <b>Asphalt &amp; Concrete Surfaces</b> |    |    |                 |                    |                  |                 |                      |                            |
| Asphalt - Chip & Seal                  | 12 | 0  | 12              | \$150,537          | \$52,632         | \$12,545        | \$150,537            | \$11,254                   |
| Asphalt - Overlay                      | 40 | 5  | 35              | \$811,060          | \$248,126        | \$20,277        | \$709,678            | \$18,190                   |
| Asphalt - Repairs                      | 12 | 0  | 12              | \$43,046           | \$15,050         | \$3,587         | \$43,046             | \$3,218                    |
|                                        |    |    | <b>Total</b>    | <b>\$1,004,643</b> | <b>\$315,808</b> | <b>\$36,408</b> | <b>\$903,261</b>     | <b>\$32,663</b>            |
| <b>Boardwalks</b>                      |    |    |                 |                    |                  |                 |                      |                            |
| Boardwalk (LS) - 1                     | 20 | 7  | 13              | \$152,982          | \$34,767         | \$7,649         | \$99,438             | \$6,862                    |
| Boardwalk (LS) - 2                     | 20 | 8  | 12              | \$152,982          | \$32,092         | \$7,649         | \$91,789             | \$6,862                    |
| Boardwalk (LS) - 3                     | 20 | 9  | 11              | \$152,982          | \$29,418         | \$7,649         | \$84,140             | \$6,862                    |
| Boardwalk (LS) - 4                     | 20 | 10 | 10              | \$152,982          | \$26,744         | \$7,649         | \$76,491             | \$6,862                    |
| Boardwalk (LS) - 5                     | 20 | 11 | 9               | \$90,177           | \$14,188         | \$4,509         | \$40,580             | \$4,045                    |
| Boardwalk (LS) - 6                     | 20 | 19 | 1               | \$62,000           | \$1,084          | \$3,100         | \$3,100              | \$2,781                    |
| Boardwalk (LS) - 7                     | 20 | 0  | 20              | \$60,000           | \$20,978         | \$3,000         | \$60,000             | \$2,691                    |
| Boardwalk (OS) - 1                     | 25 | 9  | 16              | \$205,964          | \$46,087         | \$8,239         | \$131,817            | \$7,391                    |
| Boardwalk (OS) - 2                     | 25 | 8  | 17              | \$152,982          | \$36,371         | \$6,119         | \$104,028            | \$5,490                    |
|                                        |    |    | <b>Total</b>    | <b>\$1,183,051</b> | <b>\$241,729</b> | <b>\$55,563</b> | <b>\$691,383</b>     | <b>\$49,847</b>            |
| <b>Clubhouse</b>                       |    |    |                 |                    |                  |                 |                      |                            |
| Appliances                             | 12 | 11 | 1               | \$3,502            | \$102            | \$292           | \$292                | \$262                      |
| Carpeting                              | 12 | 11 | 1               | \$9,567            | \$279            | \$797           | \$797                | \$715                      |
| Copier                                 | 10 | 1  | 9               | \$7,195            | \$2,264          | \$720           | \$6,476              | \$645                      |
| Furniture                              | 12 | 0  | 12              | \$16,295           | \$5,697          | \$1,358         | \$16,295             | \$1,218                    |
| Office Furniture                       | 12 | 0  | 12              | \$8,117            | \$2,838          | \$676           | \$8,117              | \$607                      |
| Rest Rooms (Refurbish)                 | 20 | 8  | 12              | \$15,742           | \$3,302          | \$787           | \$9,445              | \$706                      |
| Saunas (Refurbish)                     | 8  | 0  | 8               | \$3,068            | \$1,073          | \$384           | \$3,068              | \$344                      |
| Saunas - Heaters (2)                   | 5  | 0  | 5               | \$5,124            | \$1,792          | \$1,025         | \$5,124              | \$919                      |
| Window Coverings                       | 12 | 0  | 12              | \$7,115            | \$2,488          | \$593           | \$7,115              | \$532                      |
|                                        |    |    | <b>Total</b>    | <b>\$75,725</b>    | <b>\$19,834</b>  | <b>\$6,631</b>  | <b>\$56,729</b>      | <b>\$5,949</b>             |
| <b>Decks</b>                           |    |    |                 |                    |                  |                 |                      |                            |
| Decking - Annual Repairs               | 1  | 0  | 1               | \$11,255           | \$3,935          | \$11,255        | \$11,255             | \$10,097                   |
| Decks - Phase 01                       | 40 | 24 | 16              | \$330,904          | \$46,278         | \$8,273         | \$132,362            | \$7,422                    |
| Decks - Phase 02                       | 40 | 25 | 15              | \$330,904          | \$43,385         | \$8,273         | \$124,089            | \$7,422                    |
| Decks - Phase 03                       | 40 | 26 | 14              | \$283,632          | \$34,708         | \$7,091         | \$99,271             | \$6,361                    |
| Decks - Phase 04                       | 40 | 27 | 13              | \$283,632          | \$32,229         | \$7,091         | \$92,180             | \$6,361                    |
| Decks - Phase 05                       | 40 | 28 | 12              | \$283,632          | \$29,750         | \$7,091         | \$85,090             | \$6,361                    |
| Decks - Phase 06                       | 40 | 29 | 11              | \$283,632          | \$27,271         | \$7,091         | \$77,999             | \$6,361                    |
| Decks - Phase 07                       | 40 | 30 | 10              | \$283,632          | \$24,792         | \$7,091         | \$70,908             | \$6,361                    |
| Decks - Phase 08                       | 40 | 31 | 9               | \$283,632          | \$22,312         | \$7,091         | \$63,817             | \$6,361                    |
| Decks - Phase 09                       | 40 | 32 | 8               | \$283,632          | \$19,833         | \$7,091         | \$56,726             | \$6,361                    |
| Decks - Phase 10                       | 40 | 33 | 7               | \$283,632          | \$17,354         | \$7,091         | \$49,636             | \$6,361                    |
| Decks - Phase 11                       | 40 | 34 | 6               | \$283,632          | \$14,875         | \$7,091         | \$42,545             | \$6,361                    |
| Decks - Phase 12                       | 40 | 35 | 5               | \$283,632          | \$12,396         | \$7,091         | \$35,454             | \$6,361                    |
|                                        |    |    | <b>Total</b>    | <b>\$3,509,383</b> | <b>\$329,119</b> | <b>\$98,708</b> | <b>\$941,332</b>     | <b>\$88,553</b>            |
| <b>Electrical &amp; Lighting</b>       |    |    |                 |                    |                  |                 |                      |                            |
| Electrical Fixtures (L/S) - Annual     | 1  | 0  | 1               | \$1,352            | \$473            | \$1,352         | \$1,352              | \$1,213                    |
| Electrical Fixtures (O/S) - Annual     | 1  | 0  | 1               | \$1,167            | \$408            | \$1,167         | \$1,167              | \$1,047                    |
| Electrical Parking Posts - Ph. 1       | 25 | 8  | 17              | \$11,418           | \$2,715          | \$457           | \$7,764              | \$410                      |
| Electrical Parking Posts - Ph. 2       | 25 | 10 | 15              | \$9,342            | \$1,960          | \$374           | \$5,605              | \$335                      |
| Electrical Parking Posts - Ph. 3       | 25 | 11 | 14              | \$10,380           | \$2,032          | \$415           | \$5,813              | \$372                      |



# Monterey Dunes Colony Association

Moss Landing, CA

| Component                            | SL | RL | Calc.           | Current          | Projected       | Required         | Projected            | Annual                     |
|--------------------------------------|----|----|-----------------|------------------|-----------------|------------------|----------------------|----------------------------|
|                                      | A  | B  | Yrs. in Service | Replacement Cost | Reserve Balance | Reserve Funding  | Fully Funded Reserve | Current Funding Allocation |
|                                      | A  | B  | C               | D                | E               | F                | G                    | H                          |
| Electrical Parking Posts - Ph. 4     | 25 | 13 | 12              | \$12,456         | \$2,090         | \$498            | \$5,979              | \$447                      |
| Electrical Parking Posts - Ph. 5     | 25 | 17 | 8               | \$8,304          | \$929           | \$332            | \$2,657              | \$298                      |
| Meters & Enclosures - Ph. 1          | 20 | 17 | 3               | \$18,576         | \$974           | \$929            | \$2,786              | \$833                      |
| Meters & Enclosures - Ph. 2          | 20 | 18 | 2               | \$21,731         | \$760           | \$1,087          | \$2,173              | \$975                      |
| Meters & Enclosures - Ph. 3          | 20 | 19 | 1               | \$35,200         | \$615           | \$1,760          | \$1,760              | \$1,579                    |
| Meters & Enclosures - Ph. 4          | 20 | 2  | 18              | \$68,533         | \$21,565        | \$3,427          | \$61,680             | \$3,074                    |
| Meters & Enclosures - Ph. 5          | 20 | 3  | 17              | \$68,533         | \$20,367        | \$3,427          | \$58,253             | \$3,074                    |
| Meters & Enclosures - Ph. 6          | 20 | 4  | 16              | \$68,533         | \$19,169        | \$3,427          | \$54,826             | \$3,074                    |
| Meters & Enclosures - Ph. 7          | 20 | 5  | 15              | \$68,533         | \$17,971        | \$3,427          | \$51,400             | \$3,074                    |
| <b>Total</b>                         |    |    |                 | <b>\$404,058</b> | <b>\$92,028</b> | <b>\$22,077</b>  | <b>\$263,215</b>     | <b>\$19,806</b>            |
| <b>Fencing, Gates &amp; Walls</b>    |    |    |                 |                  |                 |                  |                      |                            |
| Chain Link - Tennis Courts           | 20 | 4  | 16              | \$92,147         | \$25,774        | \$4,607          | \$73,718             | \$4,133                    |
| Chain Link - Tennis Courts (Maint.)  | 15 | 13 | 2               | \$7,649          | \$357           | \$510            | \$1,020              | \$457                      |
| Retaining Walls                      | 15 | 14 | 1               | \$6,228          | \$145           | \$415            | \$415                | \$372                      |
| Wood Fencing, Gates & Posts - 1      | 20 | 14 | 6               | \$92,241         | \$9,675         | \$4,612          | \$27,672             | \$4,138                    |
| Wood Fencing, Gates & Posts - 2      | 20 | 15 | 5               | \$40,574         | \$3,547         | \$2,029          | \$10,144             | \$1,820                    |
| Wood Fencing, Gates & Posts - 3      | 20 | 16 | 4               | \$73,158         | \$5,116         | \$3,658          | \$14,632             | \$3,282                    |
| Wood Fencing, Gates & Posts - 4      | 20 | 17 | 3               | \$24,082         | \$1,263         | \$1,204          | \$3,612              | \$1,080                    |
| Wood Fencing, Gates & Posts - 5      | 20 | 18 | 2               | \$48,980         | \$1,712         | \$2,449          | \$4,898              | \$2,197                    |
| Wood Fencing, Gates & Posts - 6      | 20 | 19 | 1               | \$20,811         | \$364           | \$1,041          | \$1,041              | \$933                      |
| Wood Fencing, Gates & Posts - 7      | 20 | 19 | 1               | \$51,000         | \$892           | \$2,550          | \$2,550              | \$2,288                    |
| <b>Total</b>                         |    |    |                 | <b>\$456,870</b> | <b>\$48,844</b> | <b>\$23,075</b>  | <b>\$139,702</b>     | <b>\$20,701</b>            |
| <b>Miscellaneous</b>                 |    |    |                 |                  |                 |                  |                      |                            |
| Company Truck                        | 9  | 7  | 2               | \$19,096         | \$1,484         | \$2,122          | \$4,244              | \$1,903                    |
| Company Truck (Ford)                 | 9  | 6  | 3               | \$19,669         | \$2,292         | \$2,185          | \$6,556              | \$1,961                    |
| Contingency Reserve - Annual         | 1  | 0  | 1               | \$36,896         | \$12,900        | \$36,896         | \$36,896             | \$33,100                   |
| Fumigation - Annual                  | 1  | 0  | 1               | \$26,226         | \$9,169         | \$26,226         | \$26,226             | \$23,528                   |
| Mailbox Clusters - Ph. 1             | 25 | 10 | 15              | \$4,340          | \$910           | \$174            | \$2,604              | \$156                      |
| Mailbox Clusters - Ph. 2             | 25 | 14 | 11              | \$4,340          | \$668           | \$174            | \$1,910              | \$156                      |
| Mailbox Clusters - Ph. 3             | 25 | 15 | 10              | \$4,340          | \$607           | \$174            | \$1,736              | \$156                      |
| Mailbox Clusters - Ph. 4             | 25 | 17 | 8               | \$8,680          | \$971           | \$347            | \$2,778              | \$311                      |
| Mailbox Clusters - Ph. 5             | 25 | 18 | 7               | \$2,170          | \$213           | \$87             | \$608                | \$78                       |
| Maintenance Trailer #1               | 6  | 5  | 1               | \$2,863          | \$167           | \$477            | \$477                | \$428                      |
| Maintenance Trailer #2               | 6  | 0  | 6               | \$2,863          | \$1,001         | \$477            | \$2,863              | \$428                      |
| Organization Signs & Entry Fixt. (A) | 20 | 16 | 4               | \$5,065          | \$354           | \$253            | \$1,013              | \$227                      |
| Organization Signs & Entry Fixt. (B) | 20 | 0  | 20              | \$6,304          | \$2,204         | \$315            | \$6,304              | \$283                      |
| Patio Lattice Repairs - Annual       | 1  | 0  | 1               | \$2,461          | \$860           | \$2,461          | \$2,461              | \$2,208                    |
| Power Tools & Equip. - Annual        | 1  | 0  | 1               | \$7,625          | \$2,666         | \$7,625          | \$7,625              | \$6,841                    |
| Reserve Study (Analysis) - Annual    | 1  | 0  | 1               | \$650            | \$227           | \$650            | \$650                | \$583                      |
| Reserve Study (Inspection)           | 3  | 2  | 1               | \$1,060          | \$123           | \$353            | \$353                | \$317                      |
| Unit Entrance Cluster Signs          | 20 | 13 | 7               | \$8,609          | \$1,053         | \$430            | \$3,013              | \$386                      |
| Water Barriers - Annual              | 1  | 0  | 1               | \$1,475          | \$516           | \$1,475          | \$1,475              | \$1,323                    |
| Wood Trim Replace - Annual           | 1  | 0  | 1               | \$18,448         | \$6,450         | \$18,448         | \$18,448             | \$16,550                   |
| Video Surveillance System            | 7  | 5  | 2               | \$30,000         | \$2,997         | \$4,286          | \$8,571              | \$3,845                    |
| <b>Total</b>                         |    |    |                 | <b>\$213,180</b> | <b>\$47,833</b> | <b>\$105,635</b> | <b>\$136,811</b>     | <b>\$94,767</b>            |
| <b>Painting</b>                      |    |    |                 |                  |                 |                  |                      |                            |
| Wood Trim (Annual) - Paint           | 1  | 0  | 1               | \$26,226         | \$9,169         | \$26,226         | \$26,226             | \$23,528                   |
| <b>Total</b>                         |    |    |                 | <b>\$26,226</b>  | <b>\$9,169</b>  | <b>\$26,226</b>  | <b>\$26,226</b>      | <b>\$23,528</b>            |
| <b>Pool &amp; Spa</b>                |    |    |                 |                  |                 |                  |                      |                            |
| Pool - Chlorinator                   | 6  | 5  | 1               | \$510            | \$30            | \$85             | \$85                 | \$76                       |





# Monterey Dunes Colony Association

Moss Landing, CA

| Component                         | SL | RL | Calc.<br>Yrs. in<br>Service | Current<br>Replacement<br>Cost | Projected<br>Reserve<br>Balance | Required<br>Reserve<br>Funding | Projected<br>Fully<br>Funded<br>Reserve | Annual<br>Current<br>Funding<br>Allocation |
|-----------------------------------|----|----|-----------------------------|--------------------------------|---------------------------------|--------------------------------|-----------------------------------------|--------------------------------------------|
|                                   | A  | B  |                             |                                |                                 |                                |                                         |                                            |
| Pool - Cover                      | 4  | 0  | 4                           | \$3,368                        | \$1,178                         | \$842                          | \$3,368                                 | \$755                                      |
| Pool - Filter                     | 12 | 11 | 1                           | \$2,100                        | \$61                            | \$175                          | \$175                                   | \$157                                      |
| Pool - Heater                     | 4  | 0  | 4                           | \$4,533                        | \$1,585                         | \$1,133                        | \$4,533                                 | \$1,017                                    |
| Pool - Pump / Motor               | 4  | 3  | 1                           | \$790                          | \$69                            | \$198                          | \$198                                   | \$177                                      |
| Pool - Resurface                  | 15 | 0  | 15                          | \$33,270                       | \$11,632                        | \$2,218                        | \$33,270                                | \$1,990                                    |
| Pool - Tile                       | 15 | 14 | 1                           | \$9,500                        | \$221                           | \$633                          | \$633                                   | \$568                                      |
| Spa - Chlorinator                 | 6  | 5  | 1                           | \$506                          | \$29                            | \$84                           | \$84                                    | \$76                                       |
| Spa - Filter                      | 10 | 0  | 10                          | \$1,595                        | \$558                           | \$160                          | \$1,595                                 | \$143                                      |
| Spa - Heater                      | 4  | 0  | 4                           | \$3,477                        | \$1,216                         | \$869                          | \$3,477                                 | \$780                                      |
| Spa - Pump / Motor                | 2  | 1  | 1                           | \$1,300                        | \$227                           | \$650                          | \$650                                   | \$583                                      |
| Spa - Re-Tile                     | 20 | 0  | 20                          | \$20,000                       | \$6,993                         | \$1,000                        | \$20,000                                | \$897                                      |
| <b>Total</b>                      |    |    |                             | <b>\$80,949</b>                | <b>\$23,799</b>                 | <b>\$8,047</b>                 | <b>\$68,068</b>                         | <b>\$7,219</b>                             |
| <b>Recreation Areas</b>           |    |    |                             |                                |                                 |                                |                                         |                                            |
| Bocce Ball Court                  | 30 | 20 | 10                          | \$3,628                        | \$423                           | \$121                          | \$1,209                                 | \$108                                      |
| Mini Driving Range - Equipment    | 5  | 1  | 4                           | \$1,366                        | \$382                           | \$273                          | \$1,093                                 | \$245                                      |
| Mini Driving Range - Resurface    | 10 | 0  | 10                          | \$13,436                       | \$4,698                         | \$1,344                        | \$13,436                                | \$1,205                                    |
| Mult-use Court - Equipment        | 5  | 1  | 4                           | \$4,567                        | \$1,278                         | \$913                          | \$3,654                                 | \$819                                      |
| Mult-use Court - Replace          | 20 | 10 | 10                          | \$78,282                       | \$13,685                        | \$3,914                        | \$39,141                                | \$3,511                                    |
| Mult-use Court - Resurface/Stripe | 5  | 1  | 4                           | \$3,926                        | \$1,098                         | \$785                          | \$3,141                                 | \$704                                      |
| Putting Green                     | 10 | 0  | 10                          | \$20,156                       | \$7,047                         | \$2,016                        | \$20,156                                | \$1,808                                    |
| Tennis Courts #1 - Resurface      | 5  | 1  | 4                           | \$3,813                        | \$1,066                         | \$763                          | \$3,050                                 | \$684                                      |
| Tennis Courts #2 - Resurface      | 5  | 1  | 4                           | \$3,813                        | \$1,066                         | \$763                          | \$3,050                                 | \$684                                      |
| Tennis Courts (1 & 2) Rebuild     | 20 | 9  | 11                          | \$239,592                      | \$46,073                        | \$11,980                       | \$131,776                               | \$10,747                                   |
| Windscreens - Tennis Courts       | 10 | 7  | 3                           | \$2,185                        | \$229                           | \$219                          | \$656                                   | \$196                                      |
| <b>Total</b>                      |    |    |                             | <b>\$374,764</b>               | <b>\$77,045</b>                 | <b>\$23,089</b>                | <b>\$220,362</b>                        | <b>\$20,714</b>                            |
| <b>Roofing</b>                    |    |    |                             |                                |                                 |                                |                                         |                                            |
| Built-Up Roofing - Ph. 1          | 20 | 13 | 7                           | \$71,500                       | \$8,750                         | \$3,575                        | \$25,025                                | \$3,207                                    |
| Built-Up Roofing - Ph. 2          | 20 | 14 | 6                           | \$71,500                       | \$7,500                         | \$3,575                        | \$21,450                                | \$3,207                                    |
| Built-Up Roofing - Ph. 3          | 20 | 15 | 5                           | \$71,500                       | \$6,250                         | \$3,575                        | \$17,875                                | \$3,207                                    |
| Built-Up Roofing - Ph. 4          | 20 | 16 | 4                           | \$71,500                       | \$5,000                         | \$3,575                        | \$14,300                                | \$3,207                                    |
| Built-Up Roofing - Ph. 5          | 20 | 19 | 1                           | \$71,500                       | \$1,250                         | \$3,575                        | \$3,575                                 | \$3,207                                    |
| Chimney Chase Caps - Annual       | 1  | 0  | 1                           | \$5,584                        | \$1,952                         | \$5,584                        | \$5,584                                 | \$5,010                                    |
| Skylights (Flat)                  | 25 | 3  | 22                          | \$24,546                       | \$7,552                         | \$982                          | \$21,600                                | \$881                                      |
| Skylights (Large)- Ph. 1          | 20 | 18 | 2                           | \$15,298                       | \$535                           | \$765                          | \$1,530                                 | \$686                                      |
| Skylights (Large)- Ph. 2          | 20 | 19 | 1                           | \$15,298                       | \$267                           | \$765                          | \$765                                   | \$686                                      |
| Skylights (Large)- Ph. 3          | 20 | 3  | 17                          | \$15,298                       | \$4,546                         | \$765                          | \$13,003                                | \$686                                      |
| Skylights (Large)- Ph. 4          | 20 | 4  | 16                          | \$15,298                       | \$4,279                         | \$765                          | \$12,238                                | \$686                                      |
| Skylights (Large)- Ph. 5          | 20 | 5  | 15                          | \$15,298                       | \$4,012                         | \$765                          | \$11,474                                | \$686                                      |
| Skylights (Large)- Ph. 6          | 20 | 6  | 14                          | \$15,298                       | \$3,744                         | \$765                          | \$10,709                                | \$686                                      |
| Skylights (Sloped) - Ph. 1        | 20 | 1  | 19                          | \$65,625                       | \$21,797                        | \$3,281                        | \$62,344                                | \$2,944                                    |
| Skylights (Sloped) - Ph. 2        | 20 | 4  | 16                          | \$65,625                       | \$18,356                        | \$3,281                        | \$52,500                                | \$2,944                                    |
| Skylights (Sloped) - Ph. 3        | 20 | 7  | 13                          | \$65,625                       | \$14,914                        | \$3,281                        | \$42,656                                | \$2,944                                    |
| Sloped Roof - Repairs (Annual)    | 1  | 0  | 1                           | \$5,000                        | \$1,748                         | \$5,000                        | \$5,000                                 | \$4,486                                    |
| Sloped Roofing - Ph. 01           | 25 | 24 | 1                           | \$51,642                       | \$722                           | \$2,066                        | \$2,066                                 | \$1,853                                    |
| Sloped Roofing - Ph. 02           | 25 | 0  | 25                          | \$198,000                      | \$69,227                        | \$7,920                        | \$198,000                               | \$7,105                                    |
| Sloped Roofing - Ph. 03           | 25 | 1  | 24                          | \$198,000                      | \$66,458                        | \$7,920                        | \$190,080                               | \$7,105                                    |
| Sloped Roofing - Ph. 04           | 25 | 2  | 23                          | \$198,000                      | \$63,689                        | \$7,920                        | \$182,160                               | \$7,105                                    |
| Sloped Roofing - Ph. 05           | 25 | 3  | 22                          | \$198,000                      | \$60,920                        | \$7,920                        | \$174,240                               | \$7,105                                    |
| Sloped Roofing - Ph. 06           | 25 | 4  | 21                          | \$198,000                      | \$58,151                        | \$7,920                        | \$166,320                               | \$7,105                                    |
| Sloped Roofing - Ph. 07           | 25 | 5  | 20                          | \$198,000                      | \$55,382                        | \$7,920                        | \$158,400                               | \$7,105                                    |



# Monterey Dunes Colony Association

Moss Landing, CA

| Component                            | SL | RL | Calc.           | Current            | Projected        | Required         | Projected            | Annual                     |
|--------------------------------------|----|----|-----------------|--------------------|------------------|------------------|----------------------|----------------------------|
|                                      | A  | B  | Yrs. in Service | Replacement Cost   | Reserve Balance  | Reserve Funding  | Fully Funded Reserve | Current Funding Allocation |
|                                      | A  | B  | C               | D                  | E                | F                | G                    | H                          |
| Sloped Roofing - Ph. 08              | 25 | 6  | 19              | \$198,000          | \$52,613         | \$7,920          | \$150,480            | \$7,105                    |
| Sloped Roofing - Ph. 09              | 25 | 7  | 18              | \$198,000          | \$49,843         | \$7,920          | \$142,560            | \$7,105                    |
| Sloped Roofing - Ph. 10              | 25 | 8  | 17              | \$198,000          | \$47,074         | \$7,920          | \$134,640            | \$7,105                    |
| Sloped Roofing - Ph. 11              | 25 | 9  | 16              | \$198,000          | \$44,305         | \$7,920          | \$126,720            | \$7,105                    |
| Sloped Roofing - Ph. 12              | 25 | 10 | 15              | \$198,000          | \$41,536         | \$7,920          | \$118,800            | \$7,105                    |
| Sloped Roofing - Ph. 13              | 25 | 11 | 14              | \$198,000          | \$38,767         | \$7,920          | \$110,880            | \$7,105                    |
| Sloped Roofing - Ph. 14              | 25 | 12 | 13              | \$198,000          | \$35,998         | \$7,920          | \$102,960            | \$7,105                    |
| Sloped Roofing - Ph. 15              | 25 | 13 | 12              | \$100,000          | \$16,782         | \$4,000          | \$48,000             | \$3,588                    |
| <b>Total</b>                         |    |    |                 | <b>\$3,406,935</b> | <b>\$813,918</b> | <b>\$152,900</b> | <b>\$2,327,934</b>   | <b>\$137,170</b>           |
| <b>Security Systems</b>              |    |    |                 |                    |                  |                  |                      |                            |
| Gate Card Entry System               | 8  | 7  | 1               | \$7,308            | \$320            | \$914            | \$914                | \$820                      |
| Gate Telephone System                | 8  | 7  | 1               | \$4,300            | \$188            | \$538            | \$538                | \$482                      |
| Vehicle Gates                        | 12 | 7  | 5               | \$11,682           | \$1,702          | \$974            | \$4,868              | \$873                      |
| Vehicle Gates - Motors               | 12 | 0  | 12              | \$11,682           | \$4,084          | \$974            | \$11,682             | \$873                      |
| <b>Total</b>                         |    |    |                 | <b>\$34,972</b>    | <b>\$6,294</b>   | <b>\$3,398</b>   | <b>\$18,002</b>      | <b>\$3,048</b>             |
| <b>Solar System</b>                  |    |    |                 |                    |                  |                  |                      |                            |
| Solar - Panels                       | 25 | 23 | 2               | \$103,508          | \$2,895          | \$4,140          | \$8,281              | \$3,714                    |
| Solar - Inverters                    | 12 | 10 | 2               | \$15,450           | \$900            | \$1,288          | \$2,575              | \$1,155                    |
| Solar - Panel Optimizers             | 25 | 23 | 2               | \$11,752           | \$329            | \$470            | \$940                | \$422                      |
| Solar - Field Infrastructure         | 30 | 28 | 2               | \$123,600          | \$2,881          | \$4,120          | \$8,240              | \$3,696                    |
| Solar - Deck Coating                 | 5  | 3  | 2               | \$2,627            | \$367            | \$525            | \$1,051              | \$471                      |
| Solar - Field Fencing (Paint/Repair) | 5  | 3  | 2               | \$2,264            | \$317            | \$453            | \$906                | \$406                      |
| Solar - Field Fencing (Replace)      | 30 | 13 | 17              | \$41,040           | \$8,131          | \$1,368          | \$23,256             | \$1,227                    |
| <b>Total</b>                         |    |    |                 | <b>\$300,241</b>   | <b>\$15,820</b>  | <b>\$12,364</b>  | <b>\$45,249</b>      | <b>\$11,092</b>            |
| <b>Windows &amp; Doors</b>           |    |    |                 |                    |                  |                  |                      |                            |
| Ext. Entry Doors - Annual            | 1  | 0  | 1               | \$5,808            | \$2,031          | \$5,808          | \$5,808              | \$5,210                    |
| Garage Doors - Annual                | 1  | 0  | 1               | \$3,075            | \$1,075          | \$3,075          | \$3,075              | \$2,759                    |
| Windows/SGD - Ph. 01                 | 25 | 8  | 17              | \$404,970          | \$96,281         | \$16,199         | \$275,380            | \$14,532                   |
| Windows/SGD - Ph. 02                 | 25 | 9  | 16              | \$404,970          | \$90,618         | \$16,199         | \$259,181            | \$14,532                   |
| Windows/SGD - Ph. 03                 | 25 | 10 | 15              | \$404,970          | \$84,954         | \$16,199         | \$242,982            | \$14,532                   |
| Windows/SGD - Ph. 04                 | 25 | 11 | 14              | \$404,970          | \$79,290         | \$16,199         | \$226,783            | \$14,532                   |
| Windows/SGD - Ph. 05                 | 25 | 12 | 13              | \$404,970          | \$73,627         | \$16,199         | \$210,584            | \$14,532                   |
| Windows/SGD - Ph. 06                 | 25 | 13 | 12              | \$269,361          | \$45,205         | \$10,774         | \$129,293            | \$9,666                    |
| Windows/SGD - Ph. 07                 | 25 | 14 | 11              | \$269,361          | \$41,438         | \$10,774         | \$118,519            | \$9,666                    |
| Windows/SGD - Ph. 08                 | 25 | 16 | 9               | \$222,919          | \$28,058         | \$8,917          | \$80,251             | \$7,999                    |
| Windows/SGD - Ph. 09                 | 25 | 17 | 8               | \$282,364          | \$31,592         | \$11,295         | \$90,357             | \$10,133                   |
| Windows/SGD - Ph. 10                 | 25 | 18 | 7               | \$280,507          | \$27,461         | \$11,220         | \$78,542             | \$10,066                   |
| Windows/SGD - Ph. 11                 | 25 | 19 | 6               | \$139,325          | \$11,691         | \$5,573          | \$33,438             | \$5,000                    |
| Windows/SGD - Ph. 12                 | 25 | 20 | 5               | \$65,018           | \$4,547          | \$2,601          | \$13,004             | \$2,333                    |
| Windows/SGD - Ph. 13                 | 25 | 21 | 4               | \$139,325          | \$7,794          | \$5,573          | \$22,292             | \$5,000                    |
| Windows/SGD - Ph. 14                 | 25 | 22 | 3               | \$83,595           | \$3,507          | \$3,344          | \$10,031             | \$3,000                    |
| Windows/SGD - Ph. 15                 | 25 | 23 | 2               | \$74,306           | \$2,079          | \$2,972          | \$5,945              | \$2,666                    |
| Windows/SGD - Ph. 16                 | 25 | 24 | 1               | \$55,730           | \$779            | \$2,229          | \$2,229              | \$2,000                    |
| Windows/SGD Alum/Vinyl - Ph. 1       | 15 | 13 | 2               | \$27,865           | \$1,299          | \$1,858          | \$3,715              | \$1,667                    |
| Windows/SGD Alum/Vinyl - Ph. 2       | 15 | 14 | 1               | \$27,865           | \$650            | \$1,858          | \$1,858              | \$1,667                    |
| Windows/SGD Alum/Vinyl - Ph. 3       | 15 | 0  | 15              | \$27,865           | \$9,742          | \$1,858          | \$27,865             | \$1,667                    |
| Windows/SGD Alum/Vinyl - Ph. 4       | 15 | 1  | 14              | \$27,865           | \$9,093          | \$1,858          | \$26,007             | \$1,667                    |
| Windows/SGD Alum/Vinyl - Ph. 5       | 15 | 2  | 13              | \$27,865           | \$8,444          | \$1,858          | \$24,150             | \$1,667                    |
| Windows/SGD Alum/Vinyl - Ph. 6       | 15 | 3  | 12              | \$27,865           | \$7,794          | \$1,858          | \$22,292             | \$1,667                    |
| Windows/SGD Alum/Vinyl - Ph. 7       | 15 | 4  | 11              | \$27,865           | \$7,144          | \$1,858          | \$20,434             | \$1,667                    |



# Monterey Dunes Colony Association

Moss Landing, CA

| Component                      | SL | RL | Calc.           | Current             | Projected          | Required         | Projected            | Annual                     |
|--------------------------------|----|----|-----------------|---------------------|--------------------|------------------|----------------------|----------------------------|
|                                | A  | B  | Yrs. in Service | Replacement Cost    | Reserve Balance    | Reserve Funding  | Fully Funded Reserve | Current Funding Allocation |
|                                | A  | B  | C               | D                   | E                  | F                | G                    | H                          |
| Windows/SGD Alum/Vinyl - Ph. 8 | 15 | 5  | 10              | \$27,865            | \$6,495            | \$1,858          | \$18,577             | \$1,667                    |
| Windows/SGD Alum/Vinyl - Ph. 9 | 15 | 6  | 9               | \$27,865            | \$5,845            | \$1,858          | \$16,719             | \$1,667                    |
|                                |    |    | <b>Total</b>    | <b>\$4,166,326</b>  | <b>\$688,533</b>   | <b>\$181,868</b> | <b>\$1,969,311</b>   | <b>\$163,158</b>           |
| <b>Wood Siding</b>             |    |    |                 |                     |                    |                  |                      |                            |
| Wood Siding (S.) - Repairs - 1 | 20 | 6  | 14              | \$15,120            | \$3,700            | \$756            | \$10,584             | \$678                      |
| Wood Siding (S.) - Repairs - 2 | 20 | 7  | 13              | \$15,120            | \$3,436            | \$756            | \$9,828              | \$678                      |
| Wood Siding (S.) - Repairs - 3 | 20 | 8  | 12              | \$15,084            | \$3,164            | \$754            | \$9,050              | \$677                      |
| Wood Siding - Ph. 1            | 25 | 10 | 15              | \$174,396           | \$36,585           | \$6,976          | \$104,638            | \$6,258                    |
| Wood Siding - Ph. 2            | 25 | 11 | 14              | \$337,469           | \$66,074           | \$13,499         | \$188,983            | \$12,110                   |
| Wood Siding - Ph. 3            | 25 | 12 | 13              | \$356,755           | \$64,861           | \$14,270         | \$185,513            | \$12,802                   |
| Wood Siding - Ph. 3 (a)        | 25 | 13 | 12              | \$229,816           | \$38,569           | \$9,193          | \$110,312            | \$8,247                    |
| Wood Siding - Ph. 4            | 25 | 14 | 11              | \$358,022           | \$55,077           | \$14,321         | \$157,530            | \$12,848                   |
| Wood Siding - Ph. 5            | 25 | 16 | 9               | \$250,644           | \$31,548           | \$10,026         | \$90,232             | \$8,994                    |
| Wood Siding - Ph. 6            | 25 | 17 | 8               | \$368,760           | \$41,258           | \$14,750         | \$118,003            | \$13,233                   |
| Wood Siding - Ph. 7            | 25 | 18 | 7               | \$368,760           | \$36,100           | \$14,750         | \$103,253            | \$13,233                   |
| Wood Siding - Ph. 8            | 25 | 19 | 6               | \$147,585           | \$12,384           | \$5,903          | \$35,420             | \$5,296                    |
| Wood Siding - Ph. 9            | 25 | 20 | 5               | \$71,644            | \$5,010            | \$2,866          | \$14,329             | \$2,571                    |
|                                |    |    | <b>Total</b>    | <b>\$2,709,175</b>  | <b>\$397,767</b>   | <b>\$108,820</b> | <b>\$1,137,675</b>   | <b>\$97,625</b>            |
|                                |    |    | <b>Totals</b>   | <b>\$17,946,498</b> | <b>\$3,127,542</b> | <b>\$864,810</b> | <b>\$8,945,260</b>   | <b>\$775,840</b>           |



## Monterey Dunes Colony Association

Moss Landing, CA

Date: Apr 7, 2017

Units: 120

Fiscal Year End: Jun 30, 2017

Start Date: Jul 1, 2017

**Column A - Service Life:** Normal time period the association reserve component can be expected to remain in functional or useful condition.

**Column B - Remaining Life (B):** An estimate of years remaining before repair, replacement or refurbishment will be necessary.

**Column C - Calculated Years In Service (C):** A calculation derived by subtracting Remaining Life from Service Life. (Note: Years In service is a calculated value, not necessary the actual age of the component.) Calculation:  $(A) + (B) = (C)$ .

**Column D - Current Replacement Cost (D):** The current cost of repairing, replacing or refurbishment a component.

**Column E - Projected Reserve Balance (E):** Current Amount of reserve funds available for each component. This is calculated by:  $(\text{Individual component Fully Funded Reserve}) / (\text{the total Fully Funded Reserve for all components}) * (\text{the Total Current Actual Reserve Balance for all reserve components})$ . Calculation:  $G / G (\text{Total}) * E (\text{Total}) = (E)$  Individual Component Current Actual Reserve Balance.

**Column F - Required Reserve Funding (Annual) (F):** The annual amount of reserve funding requires as of the Fiscal Year End which, when Fully Funded from the first year of service for all components will achieve full funding. This annualized value is calculated by dividing Current Replacement Cost by the Useful Life. this funding level makes no adjustment to eliminate any current reserve deficits. Calculation:  $(D) / (A) = (F)$ .

**Column G - Fully Funded Reserve (G):** This value is calculated by multiplying the Calculated Years In Service by the Day 1 Reserve Funding Amount. If an association is 100% funded, this number will be equal or less than the Current Allocated Reserve Fund Balance for each component. Calculation:  $(C) * (F) = (G)$

**Column H - Annual breakdown of the current contribution into the reserve fund by component.**



**Monterey Dunes Colony Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

| Component                            | Category                    | Replacement Cost | Projected Cost   |
|--------------------------------------|-----------------------------|------------------|------------------|
| <b>2017-2018</b>                     |                             |                  |                  |
| Asphalt - Chip & Seal                | Asphalt & Concrete Surfaces | \$150,537        | \$150,537        |
| Asphalt - Repairs                    | Asphalt & Concrete Surfaces | \$43,046         | \$43,046         |
| Boardwalk (LS) - 7                   | Boardwalks                  | \$60,000         | \$60,000         |
| Chimney Chase Caps - Annual          | Roofing                     | \$5,584          | \$5,584          |
| Contingency Reserve - Annual         | Miscellaneous               | \$36,896         | \$36,896         |
| Decking - Annual Repairs             | Decks                       | \$11,255         | \$11,255         |
| Electrical Fixtures (L/S) - Annual   | Electrical & Lighting       | \$1,352          | \$1,352          |
| Electrical Fixtures (O/S) - Annual   | Electrical & Lighting       | \$1,167          | \$1,167          |
| Ext. Entry Doors - Annual            | Windows & Doors             | \$5,808          | \$5,808          |
| Fumigation - Annual                  | Miscellaneous               | \$26,226         | \$26,226         |
| Furniture                            | Clubhouse                   | \$16,295         | \$16,295         |
| Garage Doors - Annual                | Windows & Doors             | \$3,075          | \$3,075          |
| Maintenance Trailer #2               | Miscellaneous               | \$2,863          | \$2,863          |
| Mini Driving Range - Resurface       | Recreation Areas            | \$13,436         | \$13,436         |
| Office Furniture                     | Clubhouse                   | \$8,117          | \$8,117          |
| Organization Signs & Entry Fixt. (B) | Miscellaneous               | \$6,304          | \$6,304          |
| Patio Lattice Repairs - Annual       | Miscellaneous               | \$2,461          | \$2,461          |
| Pool - Cover                         | Pool & Spa                  | \$3,368          | \$3,368          |
| Pool - Heater                        | Pool & Spa                  | \$4,533          | \$4,533          |
| Pool - Resurface                     | Pool & Spa                  | \$33,270         | \$33,270         |
| Power Tools & Equip. - Annual        | Miscellaneous               | \$7,625          | \$7,625          |
| Putting Green                        | Recreation Areas            | \$20,156         | \$20,156         |
| Reserve Study (Analysis) - Annual    | Miscellaneous               | \$650            | \$650            |
| Saunas (Refurbish)                   | Clubhouse                   | \$3,068          | \$3,068          |
| Saunas - Heaters (2)                 | Clubhouse                   | \$5,124          | \$5,124          |
| Sloped Roof - Repairs (Annual)       | Roofing                     | \$5,000          | \$5,000          |
| Sloped Roofing - Ph. 02              | Roofing                     | \$198,000        | \$198,000        |
| Spa - Filter                         | Pool & Spa                  | \$1,595          | \$1,595          |
| Spa - Heater                         | Pool & Spa                  | \$3,477          | \$3,477          |
| Spa - Re-Tile                        | Pool & Spa                  | \$20,000         | \$20,000         |
| Vehicle Gates - Motors               | Security Systems            | \$11,682         | \$11,682         |
| Water Barriers - Annual              | Miscellaneous               | \$1,475          | \$1,475          |
| Window Coverings                     | Clubhouse                   | \$7,115          | \$7,115          |
| Windows/SGD Alum/Vinyl - Ph. 3       | Windows & Doors             | \$27,865         | \$27,865         |
| Wood Trim (Annual) - Paint           | Painting                    | \$26,226         | \$26,226         |
| Wood Trim Replace - Annual           | Miscellaneous               | \$18,448         | \$18,448         |
| <b>Total for 2017-2018:</b>          |                             |                  | <b>\$793,099</b> |
| <b>2018-2019</b>                     |                             |                  |                  |
| Chimney Chase Caps - Annual          | Roofing                     | \$5,584          | \$5,752          |



## Monterey Dunes Colony Association

Moss Landing, CA

Date: Apr 7, 2017  
 Units: 120  
 Fiscal Year End: Jun 30, 2017  
 Start Date: Jul 1, 2017

| Component                           | Category              | Replacement Cost | Projected Cost   |
|-------------------------------------|-----------------------|------------------|------------------|
| Contingency Reserve - Annual        | Miscellaneous         | \$36,896         | \$38,003         |
| Copier                              | Clubhouse             | \$7,195          | \$7,411          |
| Decking - Annual Repairs            | Decks                 | \$11,255         | \$11,593         |
| Electrical Fixtures (L/S) - Annual  | Electrical & Lighting | \$1,352          | \$1,393          |
| Electrical Fixtures (O/S) - Annual  | Electrical & Lighting | \$1,167          | \$1,202          |
| Ext. Entry Doors - Annual           | Windows & Doors       | \$5,808          | \$5,982          |
| Fumigation - Annual                 | Miscellaneous         | \$26,226         | \$27,013         |
| Garage Doors - Annual               | Windows & Doors       | \$3,075          | \$3,167          |
| Mini Driving Range - Equipment      | Recreation Areas      | \$1,366          | \$1,407          |
| Multit-use Court - Equipment        | Recreation Areas      | \$4,567          | \$4,704          |
| Multit-use Court - Resurface/Stripe | Recreation Areas      | \$3,926          | \$4,044          |
| Patio Lattice Repairs - Annual      | Miscellaneous         | \$2,461          | \$2,535          |
| Power Tools & Equip. - Annual       | Miscellaneous         | \$7,625          | \$7,854          |
| Reserve Study (Analysis) - Annual   | Miscellaneous         | \$650            | \$670            |
| Skylights (Sloped) - Ph. 1          | Roofing               | \$65,625         | \$67,594         |
| Sloped Roof - Repairs (Annual)      | Roofing               | \$5,000          | \$5,150          |
| Sloped Roofing - Ph. 03             | Roofing               | \$198,000        | \$203,940        |
| Spa - Pump / Motor                  | Pool & Spa            | \$1,300          | \$1,339          |
| Tennis Courts #1 - Resurface        | Recreation Areas      | \$3,813          | \$3,927          |
| Tennis Courts #2 - Resurface        | Recreation Areas      | \$3,813          | \$3,927          |
| Water Barriers - Annual             | Miscellaneous         | \$1,475          | \$1,519          |
| Windows/SGD Alum/Vinyl - Ph. 4      | Windows & Doors       | \$27,865         | \$28,701         |
| Wood Trim (Annual) - Paint          | Painting              | \$26,226         | \$27,013         |
| Wood Trim Replace - Annual          | Miscellaneous         | \$18,448         | \$19,001         |
| <b>Total for 2018-2019:</b>         |                       |                  | <b>\$484,841</b> |
| <b>2019-2020</b>                    |                       |                  |                  |
| Chimney Chase Caps - Annual         | Roofing               | \$5,584          | \$5,924          |
| Contingency Reserve - Annual        | Miscellaneous         | \$36,896         | \$39,143         |
| Decking - Annual Repairs            | Decks                 | \$11,255         | \$11,940         |
| Electrical Fixtures (L/S) - Annual  | Electrical & Lighting | \$1,352          | \$1,434          |
| Electrical Fixtures (O/S) - Annual  | Electrical & Lighting | \$1,167          | \$1,238          |
| Ext. Entry Doors - Annual           | Windows & Doors       | \$5,808          | \$6,162          |
| Fumigation - Annual                 | Miscellaneous         | \$26,226         | \$27,823         |
| Garage Doors - Annual               | Windows & Doors       | \$3,075          | \$3,262          |
| Meters & Enclosures - Ph. 4         | Electrical & Lighting | \$68,533         | \$72,707         |
| Patio Lattice Repairs - Annual      | Miscellaneous         | \$2,461          | \$2,611          |
| Power Tools & Equip. - Annual       | Miscellaneous         | \$7,625          | \$8,089          |
| Reserve Study (Analysis) - Annual   | Miscellaneous         | \$650            | \$690            |

# Disbursement Schedule



## Monterey Dunes Colony Association Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

| Component                            | Category               | Replacement Cost | Projected Cost   |
|--------------------------------------|------------------------|------------------|------------------|
| Reserve Study (Inspection)           | Miscellaneous          | \$1,060          | \$1,125          |
| Sloped Roof - Repairs (Annual)       | Roofing                | \$5,000          | \$5,305          |
| Sloped Roofing - Ph. 04              | Roofing                | \$198,000        | \$210,058        |
| Water Barriers - Annual              | Miscellaneous          | \$1,475          | \$1,564          |
| Windows/SGD Alum/Vinyl - Ph. 5       | Windows & Doors        | \$27,865         | \$29,562         |
| Wood Trim (Annual) - Paint           | Painting               | \$26,226         | \$27,823         |
| Wood Trim Replace - Annual           | Miscellaneous          | \$18,448         | \$19,571         |
| <b>Total for 2019-2020:</b>          |                        |                  | <b>\$476,031</b> |
| <b>2020-2021</b>                     |                        |                  |                  |
| Chimney Chase Caps - Annual          | Roofing                | \$5,584          | \$6,102          |
| Contingency Reserve - Annual         | Miscellaneous          | \$36,896         | \$40,317         |
| Decking - Annual Repairs             | Decks                  | \$11,255         | \$12,299         |
| Electrical Fixtures (L/S) - Annual   | Electrical & Lighting  | \$1,352          | \$1,477          |
| Electrical Fixtures (O/S) - Annual   | Electrical & Lighting  | \$1,167          | \$1,275          |
| Ext. Entry Doors - Annual            | Windows & Doors        | \$5,808          | \$6,347          |
| Fumigation - Annual                  | Miscellaneous          | \$26,226         | \$28,658         |
| Garage Doors - Annual                | Windows & Doors        | \$3,075          | \$3,360          |
| Meters & Enclosures - Ph. 5          | Electrical & Lighting  | \$68,533         | \$74,888         |
| Patio Lattice Repairs - Annual       | Miscellaneous          | \$2,461          | \$2,689          |
| Pool - Pump / Motor                  | Pool & Spa             | \$790            | \$863            |
| Power Tools & Equip. - Annual        | Miscellaneous          | \$7,625          | \$8,332          |
| Reserve Study (Analysis) - Annual    | Miscellaneous          | \$650            | \$710            |
| Skylights (Flat)                     | Roofing                | \$24,546         | \$26,822         |
| Skylights (Large)- Ph. 3             | Roofing                | \$15,298         | \$16,717         |
| Sloped Roof - Repairs (Annual)       | Roofing                | \$5,000          | \$5,464          |
| Sloped Roofing - Ph. 05              | Roofing                | \$198,000        | \$216,360        |
| Solar - Deck Coating                 | Solar System           | \$2,627          | \$2,871          |
| Solar - Field Fencing (Paint/Repair) | Solar System           | \$2,264          | \$2,474          |
| Spa - Pump / Motor                   | Pool & Spa             | \$1,300          | \$1,421          |
| Water Barriers - Annual              | Miscellaneous          | \$1,475          | \$1,611          |
| Windows/SGD Alum/Vinyl - Ph. 6       | Windows & Doors        | \$27,865         | \$30,449         |
| Wood Trim (Annual) - Paint           | Painting               | \$26,226         | \$28,658         |
| Wood Trim Replace - Annual           | Miscellaneous          | \$18,448         | \$20,159         |
| <b>Total for 2020-2021:</b>          |                        |                  | <b>\$540,323</b> |
| <b>2021-2022</b>                     |                        |                  |                  |
| Chain Link - Tennis Courts           | Fencing, Gates & Walls | \$92,147         | \$103,712        |
| Chimney Chase Caps - Annual          | Roofing                | \$5,584          | \$6,285          |
| Contingency Reserve - Annual         | Miscellaneous          | \$36,896         | \$41,527         |
| Decking - Annual Repairs             | Decks                  | \$11,255         | \$12,668         |

# Disbursement Schedule



## Monterey Dunes Colony Association Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

| Component                          | Category                    | Replacement Cost | Projected Cost   |
|------------------------------------|-----------------------------|------------------|------------------|
| Electrical Fixtures (L/S) - Annual | Electrical & Lighting       | \$1,352          | \$1,522          |
| Electrical Fixtures (O/S) - Annual | Electrical & Lighting       | \$1,167          | \$1,313          |
| Ext. Entry Doors - Annual          | Windows & Doors             | \$5,808          | \$6,537          |
| Fumigation - Annual                | Miscellaneous               | \$26,226         | \$29,518         |
| Garage Doors - Annual              | Windows & Doors             | \$3,075          | \$3,461          |
| Meters & Enclosures - Ph. 6        | Electrical & Lighting       | \$68,533         | \$77,134         |
| Patio Lattice Repairs - Annual     | Miscellaneous               | \$2,461          | \$2,770          |
| Pool - Cover                       | Pool & Spa                  | \$3,368          | \$3,791          |
| Pool - Heater                      | Pool & Spa                  | \$4,533          | \$5,102          |
| Power Tools & Equip. - Annual      | Miscellaneous               | \$7,625          | \$8,582          |
| Reserve Study (Analysis) - Annual  | Miscellaneous               | \$650            | \$732            |
| Skylights (Large)- Ph. 4           | Roofing                     | \$15,298         | \$17,218         |
| Skylights (Sloped) - Ph. 2         | Roofing                     | \$65,625         | \$73,862         |
| Sloped Roof - Repairs (Annual)     | Roofing                     | \$5,000          | \$5,628          |
| Sloped Roofing - Ph. 06            | Roofing                     | \$198,000        | \$222,851        |
| Spa - Heater                       | Pool & Spa                  | \$3,477          | \$3,913          |
| Water Barriers - Annual            | Miscellaneous               | \$1,475          | \$1,660          |
| Windows/SGD Alum/Vinyl - Ph. 7     | Windows & Doors             | \$27,865         | \$31,362         |
| Wood Trim (Annual) - Paint         | Painting                    | \$26,226         | \$29,518         |
| Wood Trim Replace - Annual         | Miscellaneous               | \$18,448         | \$20,763         |
| <b>Total for 2021-2022:</b>        |                             |                  | <b>\$711,429</b> |
| <b>2022-2023</b>                   |                             |                  |                  |
| Asphalt - Overlay                  | Asphalt & Concrete Surfaces | \$811,060        | \$940,241        |
| Chimney Chase Caps - Annual        | Roofing                     | \$5,584          | \$6,473          |
| Contingency Reserve - Annual       | Miscellaneous               | \$36,896         | \$42,773         |
| Decking - Annual Repairs           | Decks                       | \$11,255         | \$13,048         |
| Electrical Fixtures (L/S) - Annual | Electrical & Lighting       | \$1,352          | \$1,567          |
| Electrical Fixtures (O/S) - Annual | Electrical & Lighting       | \$1,167          | \$1,353          |
| Ext. Entry Doors - Annual          | Windows & Doors             | \$5,808          | \$6,733          |
| Fumigation - Annual                | Miscellaneous               | \$26,226         | \$30,403         |
| Garage Doors - Annual              | Windows & Doors             | \$3,075          | \$3,565          |
| Maintenance Trailer #1             | Miscellaneous               | \$2,863          | \$3,319          |
| Meters & Enclosures - Ph. 7        | Electrical & Lighting       | \$68,533         | \$79,449         |
| Patio Lattice Repairs - Annual     | Miscellaneous               | \$2,461          | \$2,853          |
| Pool - Chlorinator                 | Pool & Spa                  | \$510            | \$591            |
| Power Tools & Equip. - Annual      | Miscellaneous               | \$7,625          | \$8,839          |
| Reserve Study (Analysis) - Annual  | Miscellaneous               | \$650            | \$754            |
| Reserve Study (Inspection)         | Miscellaneous               | \$1,060          | \$1,229          |
| Saunas - Heaters (2)               | Clubhouse                   | \$5,124          | \$5,940          |
| Skylights (Large)- Ph. 5           | Roofing                     | \$15,298         | \$17,735         |



# Disbursement Schedule



## Monterey Dunes Colony Association

Moss Landing, CA

Date: Apr 7, 2017

Units: 120

Fiscal Year End: Jun 30, 2017

Start Date: Jul 1, 2017

| Component                          | Category              | Replacement Cost | Projected Cost     |
|------------------------------------|-----------------------|------------------|--------------------|
| Sloped Roof - Repairs (Annual)     | Roofing               | \$5,000          | \$5,796            |
| Sloped Roofing - Ph. 07            | Roofing               | \$198,000        | \$229,536          |
| Spa - Chlorinator                  | Pool & Spa            | \$506            | \$587              |
| Spa - Pump / Motor                 | Pool & Spa            | \$1,300          | \$1,507            |
| Video Surveillance System          | Miscellaneous         | \$30,000         | \$34,778           |
| Water Barriers - Annual            | Miscellaneous         | \$1,475          | \$1,709            |
| Windows/SGD Alum/Vinyl - Ph. 8     | Windows & Doors       | \$27,865         | \$32,303           |
| Wood Trim (Annual) - Paint         | Painting              | \$26,226         | \$30,403           |
| Wood Trim Replace - Annual         | Miscellaneous         | \$18,448         | \$21,386           |
| <b>Total for 2022-2023:</b>        |                       |                  | <b>\$1,524,870</b> |
| <b>2023-2024</b>                   |                       |                  |                    |
| Chimney Chase Caps - Annual        | Roofing               | \$5,584          | \$6,668            |
| Company Truck (Ford)               | Miscellaneous         | \$19,669         | \$23,486           |
| Contingency Reserve - Annual       | Miscellaneous         | \$36,896         | \$44,056           |
| Decking - Annual Repairs           | Decks                 | \$11,255         | \$13,439           |
| Electrical Fixtures (L/S) - Annual | Electrical & Lighting | \$1,352          | \$1,614            |
| Electrical Fixtures (O/S) - Annual | Electrical & Lighting | \$1,167          | \$1,393            |
| Ext. Entry Doors - Annual          | Windows & Doors       | \$5,808          | \$6,935            |
| Fumigation - Annual                | Miscellaneous         | \$26,226         | \$31,315           |
| Garage Doors - Annual              | Windows & Doors       | \$3,075          | \$3,672            |
| Maintenance Trailer #2             | Miscellaneous         | \$2,863          | \$3,419            |
| Mini Driving Range - Equipment     | Recreation Areas      | \$1,366          | \$1,631            |
| Mult-use Court - Equipment         | Recreation Areas      | \$4,567          | \$5,453            |
| Mult-use Court - Resurface/Stripe  | Recreation Areas      | \$3,926          | \$4,688            |
| Patio Lattice Repairs - Annual     | Miscellaneous         | \$2,461          | \$2,939            |
| Power Tools & Equip. - Annual      | Miscellaneous         | \$7,625          | \$9,105            |
| Reserve Study (Analysis) - Annual  | Miscellaneous         | \$650            | \$776              |
| Skylights (Large)- Ph. 6           | Roofing               | \$15,298         | \$18,267           |
| Sloped Roof - Repairs (Annual)     | Roofing               | \$5,000          | \$5,970            |
| Sloped Roofing - Ph. 08            | Roofing               | \$198,000        | \$236,422          |
| Tennis Courts #1 - Resurface       | Recreation Areas      | \$3,813          | \$4,553            |
| Tennis Courts #2 - Resurface       | Recreation Areas      | \$3,813          | \$4,553            |
| Water Barriers - Annual            | Miscellaneous         | \$1,475          | \$1,761            |
| Windows/SGD Alum/Vinyl - Ph. 9     | Windows & Doors       | \$27,865         | \$33,272           |
| Wood Siding (S.) - Repairs - 1     | Wood Siding           | \$15,120         | \$18,054           |
| Wood Trim (Annual) - Paint         | Painting              | \$26,226         | \$31,315           |
| Wood Trim Replace - Annual         | Miscellaneous         | \$18,448         | \$22,028           |
| <b>Total for 2023-2024:</b>        |                       |                  | <b>\$536,784</b>   |
| <b>2024-2025</b>                   |                       |                  |                    |
| Boardwalk (LS) - 1                 | Boardwalks            | \$152,982        | \$188,149          |

# Disbursement Schedule



## Monterey Dunes Colony Association Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

| Component                          | Category              | Replacement Cost | Projected Cost   |
|------------------------------------|-----------------------|------------------|------------------|
| Chimney Chase Caps - Annual        | Roofing               | \$5,584          | \$6,868          |
| Company Truck                      | Miscellaneous         | \$19,096         | \$23,486         |
| Contingency Reserve - Annual       | Miscellaneous         | \$36,896         | \$45,377         |
| Decking - Annual Repairs           | Decks                 | \$11,255         | \$13,842         |
| Electrical Fixtures (L/S) - Annual | Electrical & Lighting | \$1,352          | \$1,663          |
| Electrical Fixtures (O/S) - Annual | Electrical & Lighting | \$1,167          | \$1,435          |
| Ext. Entry Doors - Annual          | Windows & Doors       | \$5,808          | \$7,143          |
| Fumigation - Annual                | Miscellaneous         | \$26,226         | \$32,255         |
| Garage Doors - Annual              | Windows & Doors       | \$3,075          | \$3,782          |
| Gate Card Entry System             | Security Systems      | \$7,308          | \$8,988          |
| Gate Telephone System              | Security Systems      | \$4,300          | \$5,288          |
| Patio Lattice Repairs - Annual     | Miscellaneous         | \$2,461          | \$3,027          |
| Pool - Pump / Motor                | Pool & Spa            | \$790            | \$972            |
| Power Tools & Equip. - Annual      | Miscellaneous         | \$7,625          | \$9,378          |
| Reserve Study (Analysis) - Annual  | Miscellaneous         | \$650            | \$799            |
| Skylights (Sloped) - Ph. 3         | Roofing               | \$65,625         | \$80,710         |
| Sloped Roof - Repairs (Annual)     | Roofing               | \$5,000          | \$6,149          |
| Sloped Roofing - Ph. 09            | Roofing               | \$198,000        | \$243,515        |
| Spa - Pump / Motor                 | Pool & Spa            | \$1,300          | \$1,599          |
| Vehicle Gates                      | Security Systems      | \$11,682         | \$14,367         |
| Water Barriers - Annual            | Miscellaneous         | \$1,475          | \$1,813          |
| Windscreens - Tennis Courts        | Recreation Areas      | \$2,185          | \$2,687          |
| Wood Siding (S.) - Repairs - 2     | Wood Siding           | \$15,120         | \$18,596         |
| Wood Trim (Annual) - Paint         | Painting              | \$26,226         | \$32,255         |
| Wood Trim Replace - Annual         | Miscellaneous         | \$18,448         | \$22,689         |
| <b>Total for 2024-2025:</b>        |                       |                  | <b>\$776,832</b> |
| <b>2025-2026</b>                   |                       |                  |                  |
| Boardwalk (LS) - 2                 | Boardwalks            | \$152,982        | \$193,793        |
| Boardwalk (OS) - 2                 | Boardwalks            | \$152,982        | \$193,793        |
| Chimney Chase Caps - Annual        | Roofing               | \$5,584          | \$7,074          |
| Contingency Reserve - Annual       | Miscellaneous         | \$36,896         | \$46,739         |
| Decking - Annual Repairs           | Decks                 | \$11,255         | \$14,257         |
| Electrical Fixtures (L/S) - Annual | Electrical & Lighting | \$1,352          | \$1,713          |
| Electrical Fixtures (O/S) - Annual | Electrical & Lighting | \$1,167          | \$1,478          |
| Electrical Parking Posts - Ph. 1   | Electrical & Lighting | \$11,418         | \$14,464         |
| Ext. Entry Doors - Annual          | Windows & Doors       | \$5,808          | \$7,357          |
| Fumigation - Annual                | Miscellaneous         | \$26,226         | \$33,222         |
| Garage Doors - Annual              | Windows & Doors       | \$3,075          | \$3,895          |
| Patio Lattice Repairs - Annual     | Miscellaneous         | \$2,461          | \$3,118          |
| Pool - Cover                       | Pool & Spa            | \$3,368          | \$4,266          |
| Pool - Heater                      | Pool & Spa            | \$4,533          | \$5,742          |

# Disbursement Schedule



## Monterey Dunes Colony Association Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

| Component                            | Category              | Replacement Cost | Projected Cost     |
|--------------------------------------|-----------------------|------------------|--------------------|
| Power Tools & Equip. - Annual        | Miscellaneous         | \$7,625          | \$9,659            |
| Reserve Study (Analysis) - Annual    | Miscellaneous         | \$650            | \$823              |
| Reserve Study (Inspection)           | Miscellaneous         | \$1,060          | \$1,343            |
| Rest Rooms (Refurbish)               | Clubhouse             | \$15,742         | \$19,941           |
| Saunas (Refurbish)                   | Clubhouse             | \$3,068          | \$3,886            |
| Sloped Roof - Repairs (Annual)       | Roofing               | \$5,000          | \$6,334            |
| Sloped Roofing - Ph. 10              | Roofing               | \$198,000        | \$250,820          |
| Solar - Deck Coating                 | Solar System          | \$2,627          | \$3,328            |
| Solar - Field Fencing (Paint/Repair) | Solar System          | \$2,264          | \$2,868            |
| Spa - Heater                         | Pool & Spa            | \$3,477          | \$4,405            |
| Water Barriers - Annual              | Miscellaneous         | \$1,475          | \$1,868            |
| Windows/SGD - Ph. 01                 | Windows & Doors       | \$404,970        | \$513,004          |
| Wood Siding (S.) - Repairs - 3       | Wood Siding           | \$15,084         | \$19,108           |
| Wood Trim (Annual) - Paint           | Painting              | \$26,226         | \$33,222           |
| Wood Trim Replace - Annual           | Miscellaneous         | \$18,448         | \$23,369           |
| <b>Total for 2025-2026:</b>          |                       |                  | <b>\$1,424,889</b> |
| <b>2026-2027</b>                     |                       |                  |                    |
| Boardwalk (LS) - 3                   | Boardwalks            | \$152,982        | \$199,607          |
| Boardwalk (OS) - 1                   | Boardwalks            | \$205,964        | \$268,736          |
| Chimney Chase Caps - Annual          | Roofing               | \$5,584          | \$7,286            |
| Contingency Reserve - Annual         | Miscellaneous         | \$36,896         | \$48,141           |
| Decking - Annual Repairs             | Decks                 | \$11,255         | \$14,685           |
| Electrical Fixtures (L/S) - Annual   | Electrical & Lighting | \$1,352          | \$1,764            |
| Electrical Fixtures (O/S) - Annual   | Electrical & Lighting | \$1,167          | \$1,523            |
| Ext. Entry Doors - Annual            | Windows & Doors       | \$5,808          | \$7,578            |
| Fumigation - Annual                  | Miscellaneous         | \$26,226         | \$34,219           |
| Garage Doors - Annual                | Windows & Doors       | \$3,075          | \$4,012            |
| Patio Lattice Repairs - Annual       | Miscellaneous         | \$2,461          | \$3,211            |
| Power Tools & Equip. - Annual        | Miscellaneous         | \$7,625          | \$9,949            |
| Reserve Study (Analysis) - Annual    | Miscellaneous         | \$650            | \$848              |
| Sloped Roof - Repairs (Annual)       | Roofing               | \$5,000          | \$6,524            |
| Sloped Roofing - Ph. 11              | Roofing               | \$198,000        | \$258,345          |
| Spa - Pump / Motor                   | Pool & Spa            | \$1,300          | \$1,696            |
| Tennis Courts (1 & 2) Rebuild        | Recreation Areas      | \$239,592        | \$312,613          |
| Water Barriers - Annual              | Miscellaneous         | \$1,475          | \$1,924            |
| Windows/SGD - Ph. 02                 | Windows & Doors       | \$404,970        | \$528,394          |
| Wood Trim (Annual) - Paint           | Painting              | \$26,226         | \$34,219           |
| Wood Trim Replace - Annual           | Miscellaneous         | \$18,448         | \$24,070           |
| <b>Total for 2026-2027:</b>          |                       |                  | <b>\$1,769,344</b> |
| <b>2027-2028</b>                     |                       |                  |                    |



## Monterey Dunes Colony Association

Moss Landing, CA

Date: Apr 7, 2017  
 Units: 120  
 Fiscal Year End: Jun 30, 2017  
 Start Date: Jul 1, 2017

| Component                          | Category              | Replacement Cost | Projected Cost     |
|------------------------------------|-----------------------|------------------|--------------------|
| Boardwalk (LS) - 4                 | Boardwalks            | \$152,982        | \$205,595          |
| Chimney Chase Caps - Annual        | Roofing               | \$5,584          | \$7,504            |
| Contingency Reserve - Annual       | Miscellaneous         | \$36,896         | \$49,585           |
| Decking - Annual Repairs           | Decks                 | \$11,255         | \$15,126           |
| Electrical Fixtures (L/S) - Annual | Electrical & Lighting | \$1,352          | \$1,817            |
| Electrical Fixtures (O/S) - Annual | Electrical & Lighting | \$1,167          | \$1,568            |
| Electrical Parking Posts - Ph. 2   | Electrical & Lighting | \$9,342          | \$12,555           |
| Ext. Entry Doors - Annual          | Windows & Doors       | \$5,808          | \$7,805            |
| Fumigation - Annual                | Miscellaneous         | \$26,226         | \$35,246           |
| Garage Doors - Annual              | Windows & Doors       | \$3,075          | \$4,133            |
| Mailbox Clusters - Ph. 1           | Miscellaneous         | \$4,340          | \$5,833            |
| Mini Driving Range - Resurface     | Recreation Areas      | \$13,436         | \$18,057           |
| Multit-use Court - Replace         | Recreation Areas      | \$78,282         | \$105,204          |
| Patio Lattice Repairs - Annual     | Miscellaneous         | \$2,461          | \$3,307            |
| Power Tools & Equip. - Annual      | Miscellaneous         | \$7,625          | \$10,247           |
| Putting Green                      | Recreation Areas      | \$20,156         | \$27,088           |
| Reserve Study (Analysis) - Annual  | Miscellaneous         | \$650            | \$874              |
| Saunas - Heaters (2)               | Clubhouse             | \$5,124          | \$6,886            |
| Sloped Roof - Repairs (Annual)     | Roofing               | \$5,000          | \$6,720            |
| Sloped Roofing - Ph. 12            | Roofing               | \$198,000        | \$266,095          |
| Solar - Inverters                  | Solar System          | \$15,450         | \$20,764           |
| Spa - Filter                       | Pool & Spa            | \$1,595          | \$2,144            |
| Water Barriers - Annual            | Miscellaneous         | \$1,475          | \$1,982            |
| Windows/SGD - Ph. 03               | Windows & Doors       | \$404,970        | \$544,246          |
| Wood Siding - Ph. 1                | Wood Siding           | \$174,396        | \$234,374          |
| Wood Trim (Annual) - Paint         | Painting              | \$26,226         | \$35,246           |
| Wood Trim Replace - Annual         | Miscellaneous         | \$18,448         | \$24,793           |
| <b>Total for 2027-2028:</b>        |                       |                  | <b>\$1,654,794</b> |
| <b>2028-2029</b>                   |                       |                  |                    |
| Appliances                         | Clubhouse             | \$3,502          | \$4,848            |
| Boardwalk (LS) - 5                 | Boardwalks            | \$90,177         | \$124,826          |
| Carpeting                          | Clubhouse             | \$9,567          | \$13,243           |
| Chimney Chase Caps - Annual        | Roofing               | \$5,584          | \$7,730            |
| Contingency Reserve - Annual       | Miscellaneous         | \$36,896         | \$51,073           |
| Copier                             | Clubhouse             | \$7,195          | \$9,960            |
| Decking - Annual Repairs           | Decks                 | \$11,255         | \$15,580           |
| Electrical Fixtures (L/S) - Annual | Electrical & Lighting | \$1,352          | \$1,871            |
| Electrical Fixtures (O/S) - Annual | Electrical & Lighting | \$1,167          | \$1,615            |
| Electrical Parking Posts - Ph. 3   | Electrical & Lighting | \$10,380         | \$14,368           |



## Monterey Dunes Colony Association

Moss Landing, CA

Date: Apr 7, 2017  
 Units: 120  
 Fiscal Year End: Jun 30, 2017  
 Start Date: Jul 1, 2017

| Component                           | Category                    | Replacement Cost | Projected Cost     |
|-------------------------------------|-----------------------------|------------------|--------------------|
| Ext. Entry Doors - Annual           | Windows & Doors             | \$5,808          | \$8,040            |
| Fumigation - Annual                 | Miscellaneous               | \$26,226         | \$36,303           |
| Garage Doors - Annual               | Windows & Doors             | \$3,075          | \$4,257            |
| Maintenance Trailer #1              | Miscellaneous               | \$2,863          | \$3,963            |
| Mini Driving Range - Equipment      | Recreation Areas            | \$1,366          | \$1,891            |
| Multit-use Court - Equipment        | Recreation Areas            | \$4,567          | \$6,322            |
| Multit-use Court - Resurface/Stripe | Recreation Areas            | \$3,926          | \$5,435            |
| Patio Lattice Repairs - Annual      | Miscellaneous               | \$2,461          | \$3,407            |
| Pool - Chlorinator                  | Pool & Spa                  | \$510            | \$706              |
| Pool - Filter                       | Pool & Spa                  | \$2,100          | \$2,907            |
| Pool - Pump / Motor                 | Pool & Spa                  | \$790            | \$1,094            |
| Power Tools & Equip. - Annual       | Miscellaneous               | \$7,625          | \$10,555           |
| Reserve Study (Analysis) - Annual   | Miscellaneous               | \$650            | \$900              |
| Reserve Study (Inspection)          | Miscellaneous               | \$1,060          | \$1,467            |
| Sloped Roof - Repairs (Annual)      | Roofing                     | \$5,000          | \$6,921            |
| Sloped Roofing - Ph. 13             | Roofing                     | \$198,000        | \$274,078          |
| Spa - Chlorinator                   | Pool & Spa                  | \$506            | \$700              |
| Spa - Pump / Motor                  | Pool & Spa                  | \$1,300          | \$1,800            |
| Tennis Courts #1 - Resurface        | Recreation Areas            | \$3,813          | \$5,278            |
| Tennis Courts #2 - Resurface        | Recreation Areas            | \$3,813          | \$5,278            |
| Water Barriers - Annual             | Miscellaneous               | \$1,475          | \$2,041            |
| Windows/SGD - Ph. 04                | Windows & Doors             | \$404,970        | \$560,573          |
| Wood Siding - Ph. 2                 | Wood Siding                 | \$337,469        | \$467,136          |
| Wood Trim (Annual) - Paint          | Painting                    | \$26,226         | \$36,303           |
| Wood Trim Replace - Annual          | Miscellaneous               | \$18,448         | \$25,536           |
| <b>Total for 2028-2029:</b>         |                             |                  | <b>\$1,718,005</b> |
| <b>2029-2030</b>                    |                             |                  |                    |
| Asphalt - Chip & Seal               | Asphalt & Concrete Surfaces | \$150,537        | \$214,630          |
| Asphalt - Repairs                   | Asphalt & Concrete Surfaces | \$43,046         | \$61,373           |
| Chimney Chase Caps - Annual         | Roofing                     | \$5,584          | \$7,961            |
| Contingency Reserve - Annual        | Miscellaneous               | \$36,896         | \$52,605           |
| Decking - Annual Repairs            | Decks                       | \$11,255         | \$16,047           |
| Electrical Fixtures (L/S) - Annual  | Electrical & Lighting       | \$1,352          | \$1,928            |
| Electrical Fixtures (O/S) - Annual  | Electrical & Lighting       | \$1,167          | \$1,664            |
| Ext. Entry Doors - Annual           | Windows & Doors             | \$5,808          | \$8,281            |
| Fumigation - Annual                 | Miscellaneous               | \$26,226         | \$37,392           |
| Furniture                           | Clubhouse                   | \$16,295         | \$23,233           |
| Garage Doors - Annual               | Windows & Doors             | \$3,075          | \$4,384            |
| Maintenance Trailer #2              | Miscellaneous               | \$2,863          | \$4,082            |
| Office Furniture                    | Clubhouse                   | \$8,117          | \$11,573           |
| Patio Lattice Repairs - Annual      | Miscellaneous               | \$2,461          | \$3,509            |
| Pool - Cover                        | Pool & Spa                  | \$3,368          | \$4,802            |
| Pool - Heater                       | Pool & Spa                  | \$4,533          | \$6,463            |



**Monterey Dunes Colony Association**

Moss Landing, CA

| <b>Component</b>                     | <b>Category</b>        | <b>Replacement Cost</b> | <b>Projected Cost</b> |
|--------------------------------------|------------------------|-------------------------|-----------------------|
| Power Tools & Equip. - Annual        | Miscellaneous          | \$7,625                 | \$10,871              |
| Reserve Study (Analysis) - Annual    | Miscellaneous          | \$650                   | \$927                 |
| Sloped Roof - Repairs (Annual)       | Roofing                | \$5,000                 | \$7,129               |
| Sloped Roofing - Ph. 14              | Roofing                | \$198,000               | \$282,301             |
| Spa - Heater                         | Pool & Spa             | \$3,477                 | \$4,957               |
| Vehicle Gates - Motors               | Security Systems       | \$11,682                | \$16,656              |
| Video Surveillance System            | Miscellaneous          | \$30,000                | \$42,773              |
| Water Barriers - Annual              | Miscellaneous          | \$1,475                 | \$2,102               |
| Window Coverings                     | Clubhouse              | \$7,115                 | \$10,144              |
| Windows/SGD - Ph. 05                 | Windows & Doors        | \$404,970               | \$577,390             |
| Wood Siding - Ph. 3                  | Wood Siding            | \$356,755               | \$508,647             |
| Wood Trim (Annual) - Paint           | Painting               | \$26,226                | \$37,392              |
| Wood Trim Replace - Annual           | Miscellaneous          | \$18,448                | \$26,302              |
| <b>Total for 2029-2030:</b>          |                        |                         | <b>\$1,987,518</b>    |
| <b>2030-2031</b>                     |                        |                         |                       |
| Built-Up Roofing - Ph. 1             | Roofing                | \$71,500                | \$105,000             |
| Chain Link - Tennis Courts (Maint.)  | Fencing, Gates & Walls | \$7,649                 | \$11,233              |
| Chimney Chase Caps - Annual          | Roofing                | \$5,584                 | \$8,200               |
| Contingency Reserve - Annual         | Miscellaneous          | \$36,896                | \$54,183              |
| Decking - Annual Repairs             | Decks                  | \$11,255                | \$16,528              |
| Electrical Fixtures (L/S) - Annual   | Electrical & Lighting  | \$1,352                 | \$1,985               |
| Electrical Fixtures (O/S) - Annual   | Electrical & Lighting  | \$1,167                 | \$1,714               |
| Electrical Parking Posts - Ph. 4     | Electrical & Lighting  | \$12,456                | \$18,292              |
| Ext. Entry Doors - Annual            | Windows & Doors        | \$5,808                 | \$8,529               |
| Fumigation - Annual                  | Miscellaneous          | \$26,226                | \$38,514              |
| Garage Doors - Annual                | Windows & Doors        | \$3,075                 | \$4,516               |
| Patio Lattice Repairs - Annual       | Miscellaneous          | \$2,461                 | \$3,614               |
| Power Tools & Equip. - Annual        | Miscellaneous          | \$7,625                 | \$11,198              |
| Reserve Study (Analysis) - Annual    | Miscellaneous          | \$650                   | \$955                 |
| Sloped Roof - Repairs (Annual)       | Roofing                | \$5,000                 | \$7,343               |
| Sloped Roofing - Ph. 15              | Roofing                | \$100,000               | \$146,853             |
| Solar - Deck Coating                 | Solar System           | \$2,627                 | \$3,858               |
| Solar - Field Fencing (Paint/Repair) | Solar System           | \$2,264                 | \$3,325               |
| Solar - Field Fencing (Replace)      | Solar System           | \$41,040                | \$60,269              |
| Spa - Pump / Motor                   | Pool & Spa             | \$1,300                 | \$1,909               |
| Unit Entrance Cluster Signs          | Miscellaneous          | \$8,609                 | \$12,643              |
| Water Barriers - Annual              | Miscellaneous          | \$1,475                 | \$2,165               |
| Windows/SGD - Ph. 06                 | Windows & Doors        | \$269,361               | \$395,565             |

# Disbursement Schedule



## Monterey Dunes Colony Association Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

| Component                          | Category               | Replacement Cost | Projected Cost     |
|------------------------------------|------------------------|------------------|--------------------|
| Windows/SGD Alum/Vinyl - Ph. 1     | Windows & Doors        | \$27,865         | \$40,921           |
| Wood Siding - Ph. 3 (a)            | Wood Siding            | \$229,816        | \$337,493          |
| Wood Trim (Annual) - Paint         | Painting               | \$26,226         | \$38,514           |
| Wood Trim Replace - Annual         | Miscellaneous          | \$18,448         | \$27,092           |
| <b>Total for 2030-2031:</b>        |                        |                  | <b>\$1,362,411</b> |
| <b>2031-2032</b>                   |                        |                  |                    |
| Built-Up Roofing - Ph. 2           | Roofing                | \$71,500         | \$108,150          |
| Chimney Chase Caps - Annual        | Roofing                | \$5,584          | \$8,446            |
| Contingency Reserve - Annual       | Miscellaneous          | \$36,896         | \$55,809           |
| Decking - Annual Repairs           | Decks                  | \$11,255         | \$17,024           |
| Electrical Fixtures (L/S) - Annual | Electrical & Lighting  | \$1,352          | \$2,045            |
| Electrical Fixtures (O/S) - Annual | Electrical & Lighting  | \$1,167          | \$1,765            |
| Ext. Entry Doors - Annual          | Windows & Doors        | \$5,808          | \$8,785            |
| Fumigation - Annual                | Miscellaneous          | \$26,226         | \$39,669           |
| Garage Doors - Annual              | Windows & Doors        | \$3,075          | \$4,651            |
| Mailbox Clusters - Ph. 2           | Miscellaneous          | \$4,340          | \$6,565            |
| Patio Lattice Repairs - Annual     | Miscellaneous          | \$2,461          | \$3,722            |
| Pool - Tile                        | Pool & Spa             | \$9,500          | \$14,370           |
| Power Tools & Equip. - Annual      | Miscellaneous          | \$7,625          | \$11,533           |
| Reserve Study (Analysis) - Annual  | Miscellaneous          | \$650            | \$983              |
| Reserve Study (Inspection)         | Miscellaneous          | \$1,060          | \$1,603            |
| Retaining Walls                    | Fencing, Gates & Walls | \$6,228          | \$9,420            |
| Sloped Roof - Repairs (Annual)     | Roofing                | \$5,000          | \$7,563            |
| Water Barriers - Annual            | Miscellaneous          | \$1,475          | \$2,230            |
| Windows/SGD - Ph. 07               | Windows & Doors        | \$269,361        | \$407,432          |
| Windows/SGD Alum/Vinyl - Ph. 2     | Windows & Doors        | \$27,865         | \$42,148           |
| Wood Fencing, Gates & Posts - 1    | Fencing, Gates & Walls | \$92,241         | \$139,523          |
| Wood Siding - Ph. 4                | Wood Siding            | \$358,022        | \$541,540          |
| Wood Trim (Annual) - Paint         | Painting               | \$26,226         | \$39,669           |
| Wood Trim Replace - Annual         | Miscellaneous          | \$18,448         | \$27,904           |
| <b>Total for 2031-2032:</b>        |                        |                  | <b>\$1,502,549</b> |
| <b>2032-2033</b>                   |                        |                  |                    |
| Built-Up Roofing - Ph. 3           | Roofing                | \$71,500         | \$111,395          |
| Chimney Chase Caps - Annual        | Roofing                | \$5,584          | \$8,700            |
| Company Truck (Ford)               | Miscellaneous          | \$19,669         | \$30,644           |
| Contingency Reserve - Annual       | Miscellaneous          | \$36,896         | \$57,483           |
| Decking - Annual Repairs           | Decks                  | \$11,255         | \$17,535           |
| Electrical Fixtures (L/S) - Annual | Electrical & Lighting  | \$1,352          | \$2,106            |
| Electrical Fixtures (O/S) - Annual | Electrical & Lighting  | \$1,167          | \$1,818            |



## Monterey Dunes Colony Association

Moss Landing, CA

Date: Apr 7, 2017  
 Units: 120  
 Fiscal Year End: Jun 30, 2017  
 Start Date: Jul 1, 2017

| Component                            | Category               | Replacement Cost | Projected Cost   |
|--------------------------------------|------------------------|------------------|------------------|
| Ext. Entry Doors - Annual            | Windows & Doors        | \$5,808          | \$9,049          |
| Fumigation - Annual                  | Miscellaneous          | \$26,226         | \$40,859         |
| Garage Doors - Annual                | Windows & Doors        | \$3,075          | \$4,791          |
| Gate Card Entry System               | Security Systems       | \$7,308          | \$11,386         |
| Gate Telephone System                | Security Systems       | \$4,300          | \$6,699          |
| Mailbox Clusters - Ph. 3             | Miscellaneous          | \$4,340          | \$6,762          |
| Patio Lattice Repairs - Annual       | Miscellaneous          | \$2,461          | \$3,834          |
| Pool - Pump / Motor                  | Pool & Spa             | \$790            | \$1,231          |
| Pool - Resurface                     | Pool & Spa             | \$33,270         | \$51,834         |
| Power Tools & Equip. - Annual        | Miscellaneous          | \$7,625          | \$11,880         |
| Reserve Study (Analysis) - Annual    | Miscellaneous          | \$650            | \$1,013          |
| Saunas - Heaters (2)                 | Clubhouse              | \$5,124          | \$7,983          |
| Sloped Roof - Repairs (Annual)       | Roofing                | \$5,000          | \$7,790          |
| Spa - Pump / Motor                   | Pool & Spa             | \$1,300          | \$2,025          |
| Water Barriers - Annual              | Miscellaneous          | \$1,475          | \$2,297          |
| Windows/SGD Alum/Vinyl - Ph. 3       | Windows & Doors        | \$27,865         | \$43,413         |
| Wood Fencing, Gates & Posts - 2      | Fencing, Gates & Walls | \$40,574         | \$63,213         |
| Wood Trim (Annual) - Paint           | Painting               | \$26,226         | \$40,859         |
| Wood Trim Replace - Annual           | Miscellaneous          | \$18,448         | \$28,741         |
| <b>Total for 2032-2033:</b>          |                        |                  | <b>\$575,340</b> |
| <b>2033-2034</b>                     |                        |                  |                  |
| Built-Up Roofing - Ph. 4             | Roofing                | \$71,500         | \$114,737        |
| Chimney Chase Caps - Annual          | Roofing                | \$5,584          | \$8,961          |
| Company Truck                        | Miscellaneous          | \$19,096         | \$30,643         |
| Contingency Reserve - Annual         | Miscellaneous          | \$36,896         | \$59,207         |
| Decking - Annual Repairs             | Decks                  | \$11,255         | \$18,061         |
| Electrical Fixtures (L/S) - Annual   | Electrical & Lighting  | \$1,352          | \$2,170          |
| Electrical Fixtures (O/S) - Annual   | Electrical & Lighting  | \$1,167          | \$1,873          |
| Ext. Entry Doors - Annual            | Windows & Doors        | \$5,808          | \$9,320          |
| Fumigation - Annual                  | Miscellaneous          | \$26,226         | \$42,085         |
| Garage Doors - Annual                | Windows & Doors        | \$3,075          | \$4,934          |
| Mini Driving Range - Equipment       | Recreation Areas       | \$1,366          | \$2,192          |
| Multit-use Court - Equipment         | Recreation Areas       | \$4,567          | \$7,329          |
| Multit-use Court - Resurface/Stripe  | Recreation Areas       | \$3,926          | \$6,300          |
| Organization Signs & Entry Fixt. (A) | Miscellaneous          | \$5,065          | \$8,128          |
| Patio Lattice Repairs - Annual       | Miscellaneous          | \$2,461          | \$3,949          |
| Pool - Cover                         | Pool & Spa             | \$3,368          | \$5,405          |
| Pool - Heater                        | Pool & Spa             | \$4,533          | \$7,274          |
| Power Tools & Equip. - Annual        | Miscellaneous          | \$7,625          | \$12,236         |





## Monterey Dunes Colony Association

Moss Landing, CA

Date: Apr 7, 2017

Units: 120

Fiscal Year End: Jun 30, 2017

Start Date: Jul 1, 2017

| Component                          | Category               | Replacement Cost | Projected Cost     |
|------------------------------------|------------------------|------------------|--------------------|
| Reserve Study (Analysis) - Annual  | Miscellaneous          | \$650            | \$1,043            |
| Saunas (Refurbish)                 | Clubhouse              | \$3,068          | \$4,923            |
| Sloped Roof - Repairs (Annual)     | Roofing                | \$5,000          | \$8,024            |
| Spa - Heater                       | Pool & Spa             | \$3,477          | \$5,580            |
| Tennis Courts #1 - Resurface       | Recreation Areas       | \$3,813          | \$6,119            |
| Tennis Courts #2 - Resurface       | Recreation Areas       | \$3,813          | \$6,119            |
| Water Barriers - Annual            | Miscellaneous          | \$1,475          | \$2,366            |
| Windows/SGD - Ph. 08               | Windows & Doors        | \$222,919        | \$357,720          |
| Windows/SGD Alum/Vinyl - Ph. 4     | Windows & Doors        | \$27,865         | \$44,715           |
| Wood Fencing, Gates & Posts - 3    | Fencing, Gates & Walls | \$73,158         | \$117,397          |
| Wood Siding - Ph. 5                | Wood Siding            | \$250,644        | \$402,210          |
| Wood Trim (Annual) - Paint         | Painting               | \$26,226         | \$42,085           |
| Wood Trim Replace - Annual         | Miscellaneous          | \$18,448         | \$29,604           |
| <b>Total for 2033-2034:</b>        |                        |                  | <b>\$1,372,709</b> |
| <b>2034-2035</b>                   |                        |                  |                    |
| Chimney Chase Caps - Annual        | Roofing                | \$5,584          | \$9,230            |
| Contingency Reserve - Annual       | Miscellaneous          | \$36,896         | \$60,983           |
| Decking - Annual Repairs           | Decks                  | \$11,255         | \$18,603           |
| Electrical Fixtures (L/S) - Annual | Electrical & Lighting  | \$1,352          | \$2,235            |
| Electrical Fixtures (O/S) - Annual | Electrical & Lighting  | \$1,167          | \$1,929            |
| Electrical Parking Posts - Ph. 5   | Electrical & Lighting  | \$8,304          | \$13,725           |
| Ext. Entry Doors - Annual          | Windows & Doors        | \$5,808          | \$9,600            |
| Fumigation - Annual                | Miscellaneous          | \$26,226         | \$43,348           |
| Garage Doors - Annual              | Windows & Doors        | \$3,075          | \$5,083            |
| Mailbox Clusters - Ph. 4           | Miscellaneous          | \$8,680          | \$14,347           |
| Maintenance Trailer #1             | Miscellaneous          | \$2,863          | \$4,732            |
| Meters & Enclosures - Ph. 1        | Electrical & Lighting  | \$18,576         | \$30,703           |
| Patio Lattice Repairs - Annual     | Miscellaneous          | \$2,461          | \$4,068            |
| Pool - Chlorinator                 | Pool & Spa             | \$510            | \$843              |
| Power Tools & Equip. - Annual      | Miscellaneous          | \$7,625          | \$12,603           |
| Reserve Study (Analysis) - Annual  | Miscellaneous          | \$650            | \$1,074            |
| Reserve Study (Inspection)         | Miscellaneous          | \$1,060          | \$1,752            |
| Sloped Roof - Repairs (Annual)     | Roofing                | \$5,000          | \$8,264            |
| Spa - Chlorinator                  | Pool & Spa             | \$506            | \$836              |
| Spa - Pump / Motor                 | Pool & Spa             | \$1,300          | \$2,149            |
| Water Barriers - Annual            | Miscellaneous          | \$1,475          | \$2,437            |
| Windows/SGD - Ph. 09               | Windows & Doors        | \$282,364        | \$466,705          |
| Windows/SGD Alum/Vinyl - Ph. 5     | Windows & Doors        | \$27,865         | \$46,056           |
| Windscreens - Tennis Courts        | Recreation Areas       | \$2,185          | \$3,611            |

# Disbursement Schedule



## Monterey Dunes Colony Association Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

| Component                            | Category               | Replacement Cost | Projected Cost     |
|--------------------------------------|------------------------|------------------|--------------------|
| Wood Fencing, Gates & Posts - 4      | Fencing, Gates & Walls | \$24,082         | \$39,804           |
| Wood Siding - Ph. 6                  | Wood Siding            | \$368,760        | \$609,504          |
| Wood Trim (Annual) - Paint           | Painting               | \$26,226         | \$43,348           |
| Wood Trim Replace - Annual           | Miscellaneous          | \$18,448         | \$30,492           |
| <b>Total for 2034-2035:</b>          |                        |                  | <b>\$1,488,064</b> |
| <b>2035-2036</b>                     |                        |                  |                    |
| Chimney Chase Caps - Annual          | Roofing                | \$5,584          | \$9,506            |
| Contingency Reserve - Annual         | Miscellaneous          | \$36,896         | \$62,813           |
| Decking - Annual Repairs             | Decks                  | \$11,255         | \$19,161           |
| Electrical Fixtures (L/S) - Annual   | Electrical & Lighting  | \$1,352          | \$2,302            |
| Electrical Fixtures (O/S) - Annual   | Electrical & Lighting  | \$1,167          | \$1,987            |
| Ext. Entry Doors - Annual            | Windows & Doors        | \$5,808          | \$9,888            |
| Fumigation - Annual                  | Miscellaneous          | \$26,226         | \$44,648           |
| Garage Doors - Annual                | Windows & Doors        | \$3,075          | \$5,235            |
| Mailbox Clusters - Ph. 5             | Miscellaneous          | \$2,170          | \$3,694            |
| Maintenance Trailer #2               | Miscellaneous          | \$2,863          | \$4,874            |
| Meters & Enclosures - Ph. 2          | Electrical & Lighting  | \$21,731         | \$36,996           |
| Patio Lattice Repairs - Annual       | Miscellaneous          | \$2,461          | \$4,190            |
| Power Tools & Equip. - Annual        | Miscellaneous          | \$7,625          | \$12,981           |
| Reserve Study (Analysis) - Annual    | Miscellaneous          | \$650            | \$1,107            |
| Skylights (Large)- Ph. 1             | Roofing                | \$15,298         | \$26,044           |
| Sloped Roof - Repairs (Annual)       | Roofing                | \$5,000          | \$8,512            |
| Solar - Deck Coating                 | Solar System           | \$2,627          | \$4,472            |
| Solar - Field Fencing (Paint/Repair) | Solar System           | \$2,264          | \$3,855            |
| Water Barriers - Annual              | Miscellaneous          | \$1,475          | \$2,510            |
| Windows/SGD - Ph. 10                 | Windows & Doors        | \$280,507        | \$477,544          |
| Windows/SGD Alum/Vinyl - Ph. 6       | Windows & Doors        | \$27,865         | \$47,438           |
| Wood Fencing, Gates & Posts - 5      | Fencing, Gates & Walls | \$48,980         | \$83,385           |
| Wood Siding - Ph. 7                  | Wood Siding            | \$368,760        | \$627,789          |
| Wood Trim (Annual) - Paint           | Painting               | \$26,226         | \$44,648           |
| Wood Trim Replace - Annual           | Miscellaneous          | \$18,448         | \$31,406           |
| <b>Total for 2035-2036:</b>          |                        |                  | <b>\$1,576,985</b> |
| <b>2036-2037</b>                     |                        |                  |                    |
| Boardwalk (LS) - 6                   | Boardwalks             | \$62,000         | \$108,717          |
| Built-Up Roofing - Ph. 5             | Roofing                | \$71,500         | \$125,376          |
| Chimney Chase Caps - Annual          | Roofing                | \$5,584          | \$9,792            |
| Contingency Reserve - Annual         | Miscellaneous          | \$36,896         | \$64,697           |
| Decking - Annual Repairs             | Decks                  | \$11,255         | \$19,736           |
| Electrical Fixtures (L/S) - Annual   | Electrical & Lighting  | \$1,352          | \$2,371            |



## Monterey Dunes Colony Association

Moss Landing, CA

Date: Apr 7, 2017

Units: 120

Fiscal Year End: Jun 30, 2017

Start Date: Jul 1, 2017

| Component                            | Category               | Replacement Cost | Projected Cost     |
|--------------------------------------|------------------------|------------------|--------------------|
| Electrical Fixtures (O/S) - Annual   | Electrical & Lighting  | \$1,167          | \$2,046            |
| Ext. Entry Doors - Annual            | Windows & Doors        | \$5,808          | \$10,184           |
| Fumigation - Annual                  | Miscellaneous          | \$26,226         | \$45,987           |
| Garage Doors - Annual                | Windows & Doors        | \$3,075          | \$5,392            |
| Meters & Enclosures - Ph. 3          | Electrical & Lighting  | \$35,200         | \$61,723           |
| Patio Lattice Repairs - Annual       | Miscellaneous          | \$2,461          | \$4,315            |
| Pool - Pump / Motor                  | Pool & Spa             | \$790            | \$1,385            |
| Power Tools & Equip. - Annual        | Miscellaneous          | \$7,625          | \$13,370           |
| Reserve Study (Analysis) - Annual    | Miscellaneous          | \$650            | \$1,140            |
| Skylights (Large)- Ph. 2             | Roofing                | \$15,298         | \$26,825           |
| Sloped Roof - Repairs (Annual)       | Roofing                | \$5,000          | \$8,768            |
| Spa - Pump / Motor                   | Pool & Spa             | \$1,300          | \$2,280            |
| Vehicle Gates                        | Security Systems       | \$11,682         | \$20,484           |
| Video Surveillance System            | Miscellaneous          | \$30,000         | \$52,605           |
| Water Barriers - Annual              | Miscellaneous          | \$1,475          | \$2,586            |
| Windows/SGD - Ph. 11                 | Windows & Doors        | \$139,325        | \$244,306          |
| Windows/SGD Alum/Vinyl - Ph. 7       | Windows & Doors        | \$27,865         | \$48,861           |
| Wood Fencing, Gates & Posts - 6      | Fencing, Gates & Walls | \$20,811         | \$36,492           |
| Wood Fencing, Gates & Posts - 7      | Fencing, Gates & Walls | \$51,000         | \$89,429           |
| Wood Siding - Ph. 8                  | Wood Siding            | \$147,585        | \$258,791          |
| Wood Trim (Annual) - Paint           | Painting               | \$26,226         | \$45,987           |
| Wood Trim Replace - Annual           | Miscellaneous          | \$18,448         | \$32,349           |
| <b>Total for 2036-2037:</b>          |                        |                  | <b>\$1,345,994</b> |
| <b>2037-2038</b>                     |                        |                  |                    |
| Boardwalk (LS) - 7                   | Boardwalks             | \$60,000         | \$108,367          |
| Bocce Ball Court                     | Recreation Areas       | \$3,628          | \$6,553            |
| Chimney Chase Caps - Annual          | Roofing                | \$5,584          | \$10,085           |
| Contingency Reserve - Annual         | Miscellaneous          | \$36,896         | \$66,638           |
| Decking - Annual Repairs             | Decks                  | \$11,255         | \$20,328           |
| Electrical Fixtures (L/S) - Annual   | Electrical & Lighting  | \$1,352          | \$2,442            |
| Electrical Fixtures (O/S) - Annual   | Electrical & Lighting  | \$1,167          | \$2,108            |
| Ext. Entry Doors - Annual            | Windows & Doors        | \$5,808          | \$10,490           |
| Fumigation - Annual                  | Miscellaneous          | \$26,226         | \$47,367           |
| Garage Doors - Annual                | Windows & Doors        | \$3,075          | \$5,554            |
| Mini Driving Range - Resurface       | Recreation Areas       | \$13,436         | \$24,267           |
| Organization Signs & Entry Fixt. (B) | Miscellaneous          | \$6,304          | \$11,386           |
| Patio Lattice Repairs - Annual       | Miscellaneous          | \$2,461          | \$4,445            |
| Pool - Cover                         | Pool & Spa             | \$3,368          | \$6,083            |
| Pool - Heater                        | Pool & Spa             | \$4,533          | \$8,187            |



## Monterey Dunes Colony Association

Moss Landing, CA

Date: Apr 7, 2017

Units: 120

Fiscal Year End: Jun 30, 2017

Start Date: Jul 1, 2017

| Component                           | Category              | Replacement Cost | Projected Cost   |
|-------------------------------------|-----------------------|------------------|------------------|
| Power Tools & Equip. - Annual       | Miscellaneous         | \$7,625          | \$13,772         |
| Putting Green                       | Recreation Areas      | \$20,156         | \$36,404         |
| Reserve Study (Analysis) - Annual   | Miscellaneous         | \$650            | \$1,174          |
| Reserve Study (Inspection)          | Miscellaneous         | \$1,060          | \$1,914          |
| Saunas - Heaters (2)                | Clubhouse             | \$5,124          | \$9,255          |
| Sloped Roof - Repairs (Annual)      | Roofing               | \$5,000          | \$9,031          |
| Spa - Filter                        | Pool & Spa            | \$1,595          | \$2,881          |
| Spa - Heater                        | Pool & Spa            | \$3,477          | \$6,280          |
| Spa - Re-Tile                       | Pool & Spa            | \$20,000         | \$36,122         |
| Water Barriers - Annual             | Miscellaneous         | \$1,475          | \$2,663          |
| Windows/SGD - Ph. 12                | Windows & Doors       | \$65,018         | \$117,430        |
| Windows/SGD Alum/Vinyl - Ph. 8      | Windows & Doors       | \$27,865         | \$50,327         |
| Wood Siding - Ph. 9                 | Wood Siding           | \$71,644         | \$129,397        |
| Wood Trim (Annual) - Paint          | Painting              | \$26,226         | \$47,367         |
| Wood Trim Replace - Annual          | Miscellaneous         | \$18,448         | \$33,319         |
| <b>Total for 2037-2038:</b>         |                       |                  | <b>\$831,636</b> |
| <b>2038-2039</b>                    |                       |                  |                  |
| Chimney Chase Caps - Annual         | Roofing               | \$5,584          | \$10,388         |
| Contingency Reserve - Annual        | Miscellaneous         | \$36,896         | \$68,637         |
| Copier                              | Clubhouse             | \$7,195          | \$13,385         |
| Decking - Annual Repairs            | Decks                 | \$11,255         | \$20,938         |
| Electrical Fixtures (L/S) - Annual  | Electrical & Lighting | \$1,352          | \$2,515          |
| Electrical Fixtures (O/S) - Annual  | Electrical & Lighting | \$1,167          | \$2,171          |
| Ext. Entry Doors - Annual           | Windows & Doors       | \$5,808          | \$10,805         |
| Fumigation - Annual                 | Miscellaneous         | \$26,226         | \$48,788         |
| Garage Doors - Annual               | Windows & Doors       | \$3,075          | \$5,720          |
| Mini Driving Range - Equipment      | Recreation Areas      | \$1,366          | \$2,541          |
| Multit-use Court - Equipment        | Recreation Areas      | \$4,567          | \$8,496          |
| Multit-use Court - Resurface/Stripe | Recreation Areas      | \$3,926          | \$7,304          |
| Patio Lattice Repairs - Annual      | Miscellaneous         | \$2,461          | \$4,578          |
| Power Tools & Equip. - Annual       | Miscellaneous         | \$7,625          | \$14,185         |
| Reserve Study (Analysis) - Annual   | Miscellaneous         | \$650            | \$1,209          |
| Skylights (Sloped) - Ph. 1          | Roofing               | \$65,625         | \$122,082        |
| Sloped Roof - Repairs (Annual)      | Roofing               | \$5,000          | \$9,301          |
| Spa - Pump / Motor                  | Pool & Spa            | \$1,300          | \$2,418          |
| Tennis Courts #1 - Resurface        | Recreation Areas      | \$3,813          | \$7,093          |
| Tennis Courts #2 - Resurface        | Recreation Areas      | \$3,813          | \$7,093          |
| Water Barriers - Annual             | Miscellaneous         | \$1,475          | \$2,743          |
| Windows/SGD - Ph. 13                | Windows & Doors       | \$139,325        | \$259,185        |



## Monterey Dunes Colony Association

Moss Landing, CA

Date: Apr 7, 2017  
 Units: 120  
 Fiscal Year End: Jun 30, 2017  
 Start Date: Jul 1, 2017

| Component                          | Category              | Replacement Cost | Projected Cost   |
|------------------------------------|-----------------------|------------------|------------------|
| Windows/SGD Alum/Vinyl - Ph. 9     | Windows & Doors       | \$27,865         | \$51,837         |
| Wood Trim (Annual) - Paint         | Painting              | \$26,226         | \$48,788         |
| Wood Trim Replace - Annual         | Miscellaneous         | \$18,448         | \$34,319         |
| <b>Total for 2038-2039:</b>        |                       |                  | <b>\$766,519</b> |
| <b>2039-2040</b>                   |                       |                  |                  |
| Chimney Chase Caps - Annual        | Roofing               | \$5,584          | \$10,700         |
| Contingency Reserve - Annual       | Miscellaneous         | \$36,896         | \$70,697         |
| Decking - Annual Repairs           | Decks                 | \$11,255         | \$21,566         |
| Electrical Fixtures (L/S) - Annual | Electrical & Lighting | \$1,352          | \$2,591          |
| Electrical Fixtures (O/S) - Annual | Electrical & Lighting | \$1,167          | \$2,236          |
| Ext. Entry Doors - Annual          | Windows & Doors       | \$5,808          | \$11,129         |
| Fumigation - Annual                | Miscellaneous         | \$26,226         | \$50,252         |
| Garage Doors - Annual              | Windows & Doors       | \$3,075          | \$5,892          |
| Meters & Enclosures - Ph. 4        | Electrical & Lighting | \$68,533         | \$131,316        |
| Patio Lattice Repairs - Annual     | Miscellaneous         | \$2,461          | \$4,716          |
| Power Tools & Equip. - Annual      | Miscellaneous         | \$7,625          | \$14,610         |
| Reserve Study (Analysis) - Annual  | Miscellaneous         | \$650            | \$1,245          |
| Sloped Roof - Repairs (Annual)     | Roofing               | \$5,000          | \$9,581          |
| Solar - Inverters                  | Solar System          | \$15,450         | \$29,604         |
| Water Barriers - Annual            | Miscellaneous         | \$1,475          | \$2,825          |
| Windows/SGD - Ph. 14               | Windows & Doors       | \$83,595         | \$160,176        |
| Wood Trim (Annual) - Paint         | Painting              | \$26,226         | \$50,252         |
| Wood Trim Replace - Annual         | Miscellaneous         | \$18,448         | \$35,348         |
| <b>Total for 2039-2040:</b>        |                       |                  | <b>\$614,736</b> |
| <b>2040-2041</b>                   |                       |                  |                  |
| Appliances                         | Clubhouse             | \$3,502          | \$6,911          |
| Carpeting                          | Clubhouse             | \$9,567          | \$18,881         |
| Chimney Chase Caps - Annual        | Roofing               | \$5,584          | \$11,021         |
| Contingency Reserve - Annual       | Miscellaneous         | \$36,896         | \$72,817         |
| Decking - Annual Repairs           | Decks                 | \$11,255         | \$22,213         |
| Electrical Fixtures (L/S) - Annual | Electrical & Lighting | \$1,352          | \$2,668          |
| Electrical Fixtures (O/S) - Annual | Electrical & Lighting | \$1,167          | \$2,303          |
| Ext. Entry Doors - Annual          | Windows & Doors       | \$5,808          | \$11,463         |
| Fumigation - Annual                | Miscellaneous         | \$26,226         | \$51,759         |
| Garage Doors - Annual              | Windows & Doors       | \$3,075          | \$6,069          |
| Gate Card Entry System             | Security Systems      | \$7,308          | \$14,423         |
| Gate Telephone System              | Security Systems      | \$4,300          | \$8,486          |
| Maintenance Trailer #1             | Miscellaneous         | \$2,863          | \$5,650          |
| Meters & Enclosures - Ph. 5        | Electrical & Lighting | \$68,533         | \$135,256        |
| Patio Lattice Repairs - Annual     | Miscellaneous         | \$2,461          | \$4,857          |



**Monterey Dunes Colony Association**

Moss Landing, CA

| Component                            | Category                    | Replacement Cost | Projected Cost   |
|--------------------------------------|-----------------------------|------------------|------------------|
| Pool - Chlorinator                   | Pool & Spa                  | \$510            | \$1,007          |
| Pool - Filter                        | Pool & Spa                  | \$2,100          | \$4,145          |
| Pool - Pump / Motor                  | Pool & Spa                  | \$790            | \$1,559          |
| Power Tools & Equip. - Annual        | Miscellaneous               | \$7,625          | \$15,049         |
| Reserve Study (Analysis) - Annual    | Miscellaneous               | \$650            | \$1,283          |
| Reserve Study (Inspection)           | Miscellaneous               | \$1,060          | \$2,092          |
| Skylights (Large)- Ph. 3             | Roofing                     | \$15,298         | \$30,192         |
| Sloped Roof - Repairs (Annual)       | Roofing                     | \$5,000          | \$9,868          |
| Solar - Deck Coating                 | Solar System                | \$2,627          | \$5,185          |
| Solar - Field Fencing (Paint/Repair) | Solar System                | \$2,264          | \$4,469          |
| Solar - Panel Optimizers             | Solar System                | \$11,752         | \$23,194         |
| Solar - Panels                       | Solar System                | \$103,508        | \$204,282        |
| Spa - Chlorinator                    | Pool & Spa                  | \$506            | \$999            |
| Spa - Pump / Motor                   | Pool & Spa                  | \$1,300          | \$2,566          |
| Water Barriers - Annual              | Miscellaneous               | \$1,475          | \$2,910          |
| Windows/SGD - Ph. 15                 | Windows & Doors             | \$74,306         | \$146,650        |
| Wood Trim (Annual) - Paint           | Painting                    | \$26,226         | \$51,759         |
| Wood Trim Replace - Annual           | Miscellaneous               | \$18,448         | \$36,409         |
| <b>Total for 2040-2041:</b>          |                             |                  | <b>\$918,395</b> |
| <b>2041-2042</b>                     |                             |                  |                  |
| Asphalt - Chip & Seal                | Asphalt & Concrete Surfaces | \$150,537        | \$306,011        |
| Asphalt - Repairs                    | Asphalt & Concrete Surfaces | \$43,046         | \$87,504         |
| Chain Link - Tennis Courts           | Fencing, Gates & Walls      | \$92,147         | \$187,316        |
| Chimney Chase Caps - Annual          | Roofing                     | \$5,584          | \$11,351         |
| Company Truck (Ford)                 | Miscellaneous               | \$19,669         | \$39,983         |
| Contingency Reserve - Annual         | Miscellaneous               | \$36,896         | \$75,002         |
| Decking - Annual Repairs             | Decks                       | \$11,255         | \$22,879         |
| Decks - Phase 01                     | Decks                       | \$330,904        | \$672,660        |
| Electrical Fixtures (L/S) - Annual   | Electrical & Lighting       | \$1,352          | \$2,748          |
| Electrical Fixtures (O/S) - Annual   | Electrical & Lighting       | \$1,167          | \$2,372          |
| Ext. Entry Doors - Annual            | Windows & Doors             | \$5,808          | \$11,806         |
| Fumigation - Annual                  | Miscellaneous               | \$26,226         | \$53,312         |
| Furniture                            | Clubhouse                   | \$16,295         | \$33,124         |
| Garage Doors - Annual                | Windows & Doors             | \$3,075          | \$6,251          |
| Maintenance Trailer #2               | Miscellaneous               | \$2,863          | \$5,820          |
| Meters & Enclosures - Ph. 6          | Electrical & Lighting       | \$68,533         | \$139,313        |
| Office Furniture                     | Clubhouse                   | \$8,117          | \$16,500         |
| Patio Lattice Repairs - Annual       | Miscellaneous               | \$2,461          | \$5,003          |
| Pool - Cover                         | Pool & Spa                  | \$3,368          | \$6,846          |
| Pool - Heater                        | Pool & Spa                  | \$4,533          | \$9,215          |
| Power Tools & Equip. - Annual        | Miscellaneous               | \$7,625          | \$15,500         |
| Reserve Study (Analysis) - Annual    | Miscellaneous               | \$650            | \$1,321          |



## Monterey Dunes Colony Association

Moss Landing, CA

Date: Apr 7, 2017

Units: 120

Fiscal Year End: Jun 30, 2017

Start Date: Jul 1, 2017

| Component                          | Category              | Replacement Cost | Projected Cost     |
|------------------------------------|-----------------------|------------------|--------------------|
| Saunas (Refurbish)                 | Clubhouse             | \$3,068          | \$6,237            |
| Skylights (Large)- Ph. 4           | Roofing               | \$15,298         | \$31,098           |
| Skylights (Sloped) - Ph. 2         | Roofing               | \$65,625         | \$133,402          |
| Sloped Roof - Repairs (Annual)     | Roofing               | \$5,000          | \$10,164           |
| Sloped Roofing - Ph. 01            | Roofing               | \$51,642         | \$104,978          |
| Spa - Heater                       | Pool & Spa            | \$3,477          | \$7,068            |
| Vehicle Gates - Motors             | Security Systems      | \$11,682         | \$23,747           |
| Water Barriers - Annual            | Miscellaneous         | \$1,475          | \$2,997            |
| Window Coverings                   | Clubhouse             | \$7,115          | \$14,463           |
| Windows/SGD - Ph. 16               | Windows & Doors       | \$55,730         | \$113,287          |
| Wood Trim (Annual) - Paint         | Painting              | \$26,226         | \$53,312           |
| Wood Trim Replace - Annual         | Miscellaneous         | \$18,448         | \$37,501           |
| <b>Total for 2041-2042:</b>        |                       |                  | <b>\$2,250,091</b> |
| <b>2042-2043</b>                   |                       |                  |                    |
| Chimney Chase Caps - Annual        | Roofing               | \$5,584          | \$11,692           |
| Company Truck                      | Miscellaneous         | \$19,096         | \$39,983           |
| Contingency Reserve - Annual       | Miscellaneous         | \$36,896         | \$77,252           |
| Decking - Annual Repairs           | Decks                 | \$11,255         | \$23,565           |
| Decks - Phase 02                   | Decks                 | \$330,904        | \$692,839          |
| Electrical Fixtures (L/S) - Annual | Electrical & Lighting | \$1,352          | \$2,831            |
| Electrical Fixtures (O/S) - Annual | Electrical & Lighting | \$1,167          | \$2,443            |
| Ext. Entry Doors - Annual          | Windows & Doors       | \$5,808          | \$12,161           |
| Fumigation - Annual                | Miscellaneous         | \$26,226         | \$54,911           |
| Garage Doors - Annual              | Windows & Doors       | \$3,075          | \$6,438            |
| Meters & Enclosures - Ph. 7        | Electrical & Lighting | \$68,533         | \$143,493          |
| Patio Lattice Repairs - Annual     | Miscellaneous         | \$2,461          | \$5,153            |
| Power Tools & Equip. - Annual      | Miscellaneous         | \$7,625          | \$15,965           |
| Reserve Study (Analysis) - Annual  | Miscellaneous         | \$650            | \$1,361            |
| Saunas - Heaters (2)               | Clubhouse             | \$5,124          | \$10,729           |
| Skylights (Large)- Ph. 5           | Roofing               | \$15,298         | \$32,031           |
| Sloped Roof - Repairs (Annual)     | Roofing               | \$5,000          | \$10,469           |
| Sloped Roofing - Ph. 02            | Roofing               | \$198,000        | \$414,568          |
| Spa - Pump / Motor                 | Pool & Spa            | \$1,300          | \$2,722            |
| Water Barriers - Annual            | Miscellaneous         | \$1,475          | \$3,087            |
| Wood Trim (Annual) - Paint         | Painting              | \$26,226         | \$54,911           |
| Wood Trim Replace - Annual         | Miscellaneous         | \$18,448         | \$38,626           |
| <b>Total for 2042-2043:</b>        |                       |                  | <b>\$1,657,230</b> |
| <b>2043-2044</b>                   |                       |                  |                    |
| Chimney Chase Caps - Annual        | Roofing               | \$5,584          | \$12,042           |
| Contingency Reserve - Annual       | Miscellaneous         | \$36,896         | \$79,570           |
| Decking - Annual Repairs           | Decks                 | \$11,255         | \$24,272           |
| Decks - Phase 03                   | Decks                 | \$283,632        | \$611,678          |



## Monterey Dunes Colony Association

Moss Landing, CA

Date: Apr 7, 2017

Units: 120

Fiscal Year End: Jun 30, 2017

Start Date: Jul 1, 2017

| Component                           | Category              | Replacement Cost | Projected Cost     |
|-------------------------------------|-----------------------|------------------|--------------------|
| Electrical Fixtures (L/S) - Annual  | Electrical & Lighting | \$1,352          | \$2,916            |
| Electrical Fixtures (O/S) - Annual  | Electrical & Lighting | \$1,167          | \$2,517            |
| Ext. Entry Doors - Annual           | Windows & Doors       | \$5,808          | \$12,525           |
| Fumigation - Annual                 | Miscellaneous         | \$26,226         | \$56,559           |
| Garage Doors - Annual               | Windows & Doors       | \$3,075          | \$6,632            |
| Mini Driving Range - Equipment      | Recreation Areas      | \$1,366          | \$2,946            |
| Multit-use Court - Equipment        | Recreation Areas      | \$4,567          | \$9,849            |
| Multit-use Court - Resurface/Stripe | Recreation Areas      | \$3,926          | \$8,467            |
| Patio Lattice Repairs - Annual      | Miscellaneous         | \$2,461          | \$5,307            |
| Power Tools & Equip. - Annual       | Miscellaneous         | \$7,625          | \$16,444           |
| Reserve Study (Analysis) - Annual   | Miscellaneous         | \$650            | \$1,402            |
| Reserve Study (Inspection)          | Miscellaneous         | \$1,060          | \$2,286            |
| Skylights (Large)- Ph. 6            | Roofing               | \$15,298         | \$32,992           |
| Sloped Roof - Repairs (Annual)      | Roofing               | \$5,000          | \$10,783           |
| Sloped Roofing - Ph. 03             | Roofing               | \$198,000        | \$427,005          |
| Tennis Courts #1 - Resurface        | Recreation Areas      | \$3,813          | \$8,223            |
| Tennis Courts #2 - Resurface        | Recreation Areas      | \$3,813          | \$8,223            |
| Video Surveillance System           | Miscellaneous         | \$30,000         | \$64,698           |
| Water Barriers - Annual             | Miscellaneous         | \$1,475          | \$3,180            |
| Wood Siding (S.) - Repairs - 1      | Wood Siding           | \$15,120         | \$32,608           |
| Wood Trim (Annual) - Paint          | Painting              | \$26,226         | \$56,559           |
| Wood Trim Replace - Annual          | Miscellaneous         | \$18,448         | \$39,785           |
| <b>Total for 2043-2044:</b>         |                       |                  | <b>\$1,539,468</b> |
| <b>2044-2045</b>                    |                       |                  |                    |
| Boardwalk (LS) - 1                  | Boardwalks            | \$152,982        | \$339,817          |
| Chimney Chase Caps - Annual         | Roofing               | \$5,584          | \$12,404           |
| Contingency Reserve - Annual        | Miscellaneous         | \$36,896         | \$81,957           |
| Decking - Annual Repairs            | Decks                 | \$11,255         | \$25,001           |
| Decks - Phase 04                    | Decks                 | \$283,632        | \$630,029          |
| Electrical Fixtures (L/S) - Annual  | Electrical & Lighting | \$1,352          | \$3,003            |
| Electrical Fixtures (O/S) - Annual  | Electrical & Lighting | \$1,167          | \$2,592            |
| Ext. Entry Doors - Annual           | Windows & Doors       | \$5,808          | \$12,901           |
| Fumigation - Annual                 | Miscellaneous         | \$26,226         | \$58,256           |
| Garage Doors - Annual               | Windows & Doors       | \$3,075          | \$6,830            |
| Patio Lattice Repairs - Annual      | Miscellaneous         | \$2,461          | \$5,467            |
| Pool - Pump / Motor                 | Pool & Spa            | \$790            | \$1,755            |
| Power Tools & Equip. - Annual       | Miscellaneous         | \$7,625          | \$16,937           |
| Reserve Study (Analysis) - Annual   | Miscellaneous         | \$650            | \$1,444            |
| Skylights (Sloped) - Ph. 3          | Roofing               | \$65,625         | \$145,772          |



# Disbursement Schedule



## Monterey Dunes Colony Association

Moss Landing, CA

Date: Apr 7, 2017

Units: 120

Fiscal Year End: Jun 30, 2017

Start Date: Jul 1, 2017

| Component                            | Category               | Replacement Cost | Projected Cost     |
|--------------------------------------|------------------------|------------------|--------------------|
| Sloped Roof - Repairs (Annual)       | Roofing                | \$5,000          | \$11,106           |
| Sloped Roofing - Ph. 04              | Roofing                | \$198,000        | \$439,815          |
| Spa - Pump / Motor                   | Pool & Spa             | \$1,300          | \$2,888            |
| Water Barriers - Annual              | Miscellaneous          | \$1,475          | \$3,275            |
| Windscreens - Tennis Courts          | Recreation Areas       | \$2,185          | \$4,854            |
| Wood Siding (S.) - Repairs - 2       | Wood Siding            | \$15,120         | \$33,586           |
| Wood Trim (Annual) - Paint           | Painting               | \$26,226         | \$58,256           |
| Wood Trim Replace - Annual           | Miscellaneous          | \$18,448         | \$40,978           |
| <b>Total for 2044-2045:</b>          |                        |                  | <b>\$1,938,923</b> |
| <b>2045-2046</b>                     |                        |                  |                    |
| Boardwalk (LS) - 2                   | Boardwalks             | \$152,982        | \$350,012          |
| Chain Link - Tennis Courts (Maint.)  | Fencing, Gates & Walls | \$7,649          | \$17,500           |
| Chimney Chase Caps - Annual          | Roofing                | \$5,584          | \$12,776           |
| Contingency Reserve - Annual         | Miscellaneous          | \$36,896         | \$84,415           |
| Decking - Annual Repairs             | Decks                  | \$11,255         | \$25,751           |
| Decks - Phase 05                     | Decks                  | \$283,632        | \$648,930          |
| Electrical Fixtures (L/S) - Annual   | Electrical & Lighting  | \$1,352          | \$3,093            |
| Electrical Fixtures (O/S) - Annual   | Electrical & Lighting  | \$1,167          | \$2,670            |
| Ext. Entry Doors - Annual            | Windows & Doors        | \$5,808          | \$13,288           |
| Fumigation - Annual                  | Miscellaneous          | \$26,226         | \$60,003           |
| Garage Doors - Annual                | Windows & Doors        | \$3,075          | \$7,035            |
| Patio Lattice Repairs - Annual       | Miscellaneous          | \$2,461          | \$5,631            |
| Pool - Cover                         | Pool & Spa             | \$3,368          | \$7,706            |
| Pool - Heater                        | Pool & Spa             | \$4,533          | \$10,371           |
| Power Tools & Equip. - Annual        | Miscellaneous          | \$7,625          | \$17,445           |
| Reserve Study (Analysis) - Annual    | Miscellaneous          | \$650            | \$1,487            |
| Rest Rooms (Refurbish)               | Clubhouse              | \$15,742         | \$36,017           |
| Skylights (Flat)                     | Roofing                | \$24,546         | \$56,159           |
| Sloped Roof - Repairs (Annual)       | Roofing                | \$5,000          | \$11,440           |
| Sloped Roofing - Ph. 05              | Roofing                | \$198,000        | \$453,010          |
| Solar - Deck Coating                 | Solar System           | \$2,627          | \$6,010            |
| Solar - Field Fencing (Paint/Repair) | Solar System           | \$2,264          | \$5,181            |
| Solar - Field Infrastructure         | Solar System           | \$123,600        | \$282,788          |
| Spa - Heater                         | Pool & Spa             | \$3,477          | \$7,955            |
| Water Barriers - Annual              | Miscellaneous          | \$1,475          | \$3,374            |
| Windows/SGD Alum/Vinyl - Ph. 1       | Windows & Doors        | \$27,865         | \$63,753           |
| Wood Siding (S.) - Repairs - 3       | Wood Siding            | \$15,084         | \$34,511           |
| Wood Trim (Annual) - Paint           | Painting               | \$26,226         | \$60,003           |
| Wood Trim Replace - Annual           | Miscellaneous          | \$18,448         | \$42,208           |
| <b>Total for 2045-2046:</b>          |                        |                  | <b>\$2,330,522</b> |
| <b>2046-2047</b>                     |                        |                  |                    |



## Monterey Dunes Colony Association

Moss Landing, CA

Date: Apr 7, 2017  
 Units: 120  
 Fiscal Year End: Jun 30, 2017  
 Start Date: Jul 1, 2017

| Component                          | Category               | Replacement Cost | Projected Cost     |
|------------------------------------|------------------------|------------------|--------------------|
| Boardwalk (LS) - 3                 | Boardwalks             | \$152,982        | \$360,512          |
| Chimney Chase Caps - Annual        | Roofing                | \$5,584          | \$13,159           |
| Contingency Reserve - Annual       | Miscellaneous          | \$36,896         | \$86,948           |
| Decking - Annual Repairs           | Decks                  | \$11,255         | \$26,523           |
| Decks - Phase 06                   | Decks                  | \$283,632        | \$668,397          |
| Electrical Fixtures (L/S) - Annual | Electrical & Lighting  | \$1,352          | \$3,186            |
| Electrical Fixtures (O/S) - Annual | Electrical & Lighting  | \$1,167          | \$2,750            |
| Ext. Entry Doors - Annual          | Windows & Doors        | \$5,808          | \$13,687           |
| Fumigation - Annual                | Miscellaneous          | \$26,226         | \$61,803           |
| Garage Doors - Annual              | Windows & Doors        | \$3,075          | \$7,246            |
| Maintenance Trailer #1             | Miscellaneous          | \$2,863          | \$6,747            |
| Patio Lattice Repairs - Annual     | Miscellaneous          | \$2,461          | \$5,800            |
| Pool - Chlorinator                 | Pool & Spa             | \$510            | \$1,202            |
| Pool - Tile                        | Pool & Spa             | \$9,500          | \$22,387           |
| Power Tools & Equip. - Annual      | Miscellaneous          | \$7,625          | \$17,969           |
| Reserve Study (Analysis) - Annual  | Miscellaneous          | \$650            | \$1,532            |
| Reserve Study (Inspection)         | Miscellaneous          | \$1,060          | \$2,498            |
| Retaining Walls                    | Fencing, Gates & Walls | \$6,228          | \$14,677           |
| Sloped Roof - Repairs (Annual)     | Roofing                | \$5,000          | \$11,783           |
| Sloped Roofing - Ph. 06            | Roofing                | \$198,000        | \$466,600          |
| Spa - Chlorinator                  | Pool & Spa             | \$506            | \$1,192            |
| Spa - Pump / Motor                 | Pool & Spa             | \$1,300          | \$3,064            |
| Tennis Courts (1 & 2) Rebuild      | Recreation Areas       | \$239,592        | \$564,614          |
| Water Barriers - Annual            | Miscellaneous          | \$1,475          | \$3,475            |
| Windows/SGD Alum/Vinyl - Ph. 2     | Windows & Doors        | \$27,865         | \$65,665           |
| Wood Trim (Annual) - Paint         | Painting               | \$26,226         | \$61,803           |
| Wood Trim Replace - Annual         | Miscellaneous          | \$18,448         | \$43,474           |
| <b>Total for 2046-2047:</b>        |                        |                  | <b>\$2,538,693</b> |
| <b>2047-2048</b>                   |                        |                  |                    |
| Boardwalk (LS) - 4                 | Boardwalks             | \$152,982        | \$371,327          |
| Chimney Chase Caps - Annual        | Roofing                | \$5,584          | \$13,554           |
| Contingency Reserve - Annual       | Miscellaneous          | \$36,896         | \$89,556           |
| Decking - Annual Repairs           | Decks                  | \$11,255         | \$27,319           |
| Decks - Phase 07                   | Decks                  | \$283,632        | \$688,449          |
| Electrical Fixtures (L/S) - Annual | Electrical & Lighting  | \$1,352          | \$3,282            |
| Electrical Fixtures (O/S) - Annual | Electrical & Lighting  | \$1,167          | \$2,833            |
| Ext. Entry Doors - Annual          | Windows & Doors        | \$5,808          | \$14,098           |
| Fumigation - Annual                | Miscellaneous          | \$26,226         | \$63,657           |
| Garage Doors - Annual              | Windows & Doors        | \$3,075          | \$7,464            |
| Maintenance Trailer #2             | Miscellaneous          | \$2,863          | \$6,949            |



**Monterey Dunes Colony Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

| <b>Component</b>                  | <b>Category</b>  | <b>Replacement Cost</b> | <b>Projected Cost</b> |
|-----------------------------------|------------------|-------------------------|-----------------------|
| Mini Driving Range - Resurface    | Recreation Areas | \$13,436                | \$32,613              |
| Multit-use Court - Replace        | Recreation Areas | \$78,282                | \$190,011             |
| Patio Lattice Repairs - Annual    | Miscellaneous    | \$2,461                 | \$5,973               |
| Pool - Resurface                  | Pool & Spa       | \$33,270                | \$80,755              |
| Power Tools & Equip. - Annual     | Miscellaneous    | \$7,625                 | \$18,508              |
| Putting Green                     | Recreation Areas | \$20,156                | \$48,924              |
| Reserve Study (Analysis) - Annual | Miscellaneous    | \$650                   | \$1,578               |
| Saunas - Heaters (2)              | Clubhouse        | \$5,124                 | \$12,437              |
| Sloped Roof - Repairs (Annual)    | Roofing          | \$5,000                 | \$12,136              |
| Sloped Roofing - Ph. 07           | Roofing          | \$198,000               | \$480,598             |
| Spa - Filter                      | Pool & Spa       | \$1,595                 | \$3,871               |
| Water Barriers - Annual           | Miscellaneous    | \$1,475                 | \$3,579               |
| Windows/SGD Alum/Vinyl - Ph. 3    | Windows & Doors  | \$27,865                | \$67,635              |
| Wood Trim (Annual) - Paint        | Painting         | \$26,226                | \$63,657              |
| Wood Trim Replace - Annual        | Miscellaneous    | \$18,448                | \$44,778              |
| <b>Total for 2047-2048:</b>       |                  |                         | <b>\$2,355,541</b>    |





**Monterey Dunes Colony Water  
Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

**1. The current average regular assessment per ownership interest is:**  Per

Note: if Assessments vary by the size or type of unit, the assessment applicable to this unit may be found on attached pages to be provided by Board or Management.

**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 | Average Amount Per Unit | Purpose Of Assessment |
|------------------------|-------------------------|-----------------------|
|------------------------|-------------------------|-----------------------|

Note: if Assessments vary by the size or type of unit, the assessment applicable to this unit may be found on attached pages, to be provided by Board or Management.

**3. Based on 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:  X

**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?**

| Approximate date assessment will be due: | Amount of Assessment | Amount Per Unit |
|------------------------------------------|----------------------|-----------------|
| 2022                                     | \$748,692            | \$6,239         |

Note: Indicates the first year of a deficit based on the Current Reserve Funding Plan. The additional assessment amount indicates what will be required in that year to assure the reserve balance for the remaining years of the report will be above zero. Actual assessments may vary from year to year.

**5. All major components are included in the reserve study and are included in its calculations (Note below the status of components with a 30+ yr. remaining life).**

| Component Name                       | Status                           |
|--------------------------------------|----------------------------------|
| Compression Water Tank               | Life of Project                  |
| Roofing (Maint. Bldgs.)              | Other                            |
| Water Distribution System            | Life of Project                  |
| Water Feed System (Old N. Well)      | Life of Project                  |
| Water Feed System (Wells to Storage) | Life of Project                  |
| Water Storage Tank (Refurbish)       | Included in Reserve Calculations |
| Wells - Replace                      | Life of Project                  |

6. Based on the method of calculation in paragraph (4) of subdivision (b) of section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is \$306,936, based in whole or in part on the last reserve study or update prepared by Barrera & Company, Inc. as of Jun 30, 2017. The projected reserve fund cash Balance at the end of the current fiscal year is \$134,320, resulting in reserves being 44% at this date. If an alternate, but generally accepted, method of calculation is also used, the required reserve amount is \$ N/A.

7. 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 5 budget years is \$ (column E), and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is \$ (column D), leaving the reserve at (column F) percent funding. Please see the projected five year funding plan below that has been implemented and approved by the association.

|           | Allocation | Per Unit Per Month | Disbursements | Year-End Balance | Fully Funded \$ | Percentage Funded |
|-----------|------------|--------------------|---------------|------------------|-----------------|-------------------|
|           | A          | B                  | C             | D                | E               | F                 |
| 2017-2018 | \$20,000   | \$13.89            | \$15,577      | \$139,767        | \$342,331       | 41%               |
| 2018-2019 | \$20,600   | \$14.31            | \$20,029      | \$141,388        | \$375,471       | 38%               |
| 2019-2020 | \$21,218   | \$14.73            | \$62,606      | \$100,905        | \$367,060       | 27%               |
| 2020-2021 | \$21,855   | \$15.18            | \$19,385      | \$104,141        | \$404,253       | 26%               |



**Monterey Dunes Colony Water  
Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

|           |          |         |          |           |           |     |
|-----------|----------|---------|----------|-----------|-----------|-----|
| 2021-2022 | \$22,510 | \$15.63 | \$19,452 | \$107,992 | \$443,880 | 24% |
|-----------|----------|---------|----------|-----------|-----------|-----|

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 interest rate earned on reserve funds was 0.75% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 3% per year.

The preparer of this form will be indemnified and held harmless against all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which has been relied upon by others, or which may result from any improper use or reliance on the disclosure by you or a third party.

The reserve study report completed and reviewed for the purposes of completing the enclosed summary was finalized based on approval from the Board of Directors. Therefore, the final decisions for implementation, updating or revising the information obtained in this report, for any changes in assumptions, is the sole right and responsibility of the Board of Directors. This report and the numbers generated herein are for use only for the year it was developed. The preparer of this form is not responsible for the use of the Assessment and Reserve Disclosure Summary in any subsequent year, or in updating the summary in any subsequent year, or in updating the summary for events and circumstances occurring after the date of this report.



## **Reserve Analysis**

for the

### **Monterey Dunes Colony Water Association**

Moss Landing, CA

**Start Date: Jul 1, 2017**



**Monterey Dunes Colony Water  
Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

**Table of Contents**

**Project Information** ..... 1  
**Information** ..... 2  
**Financial Overview** ..... 3  
**Detail Component Report** ..... 5  
**5 Year Disbursement Schedule** ..... 6  
**Funding Models - Overview** ..... 7  
**Current Funding** ..... 8  
**Threshold Funding** ..... 9  
**100% Funded in 10 Years** ..... 10  
**Recommended Funding** ..... 11  
**Reserve Study Executive Summary** ..... 12  
**Percent Funded** ..... 14  
**Disbursement Schedule** ..... 16





**Monterey Dunes Colony Water  
Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

## Reserve Study - Step by Step Process

Step One (1): Review the common area component listing to assure all components are incorporated into the report accurately.

Step Two (2): Percent Funded Report - This report indicates the current funded status of the association. This report details by component the Fully Funded Reserve or the amount needed to be 100% funded.

Step Three (3): Funding Models: The report provides up to 4 individual funding reports that provide the Board different scenarios in which to review prior to setting the annual reserve contribution for the next fiscal year.

Step Four (4): Once the Board has made a decision on the level of funding they will be incorporating into the reserve fund, the final budget is to be forwarded to the provider so they can finalize the reserve study report and complete the reserve disclosure form.

## Project Description

|                                     |                                          |
|-------------------------------------|------------------------------------------|
| Name of Association:                | Monterey Dunes Colony Water Association  |
| City and State:                     | 195 Monterey Dunes Way, Moss Landing, CA |
| Type of Project:                    | Other                                    |
| Number of Units:                    | 120                                      |
| Unit Break Down:                    | (120) Other                              |
| Age of Project:                     | 43 Years                                 |
| Fiscal Year-End:                    | Jun 30, 2017                             |
| Level of Reserve Study:             | Level 2: Update (with site visit)        |
| Management Company:                 | MDCA                                     |
| Date of Inspection (if applicable): | Mar 9, 2017                              |



**Monterey Dunes Colony Water  
Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

## Reserve Study Information

**Reserve Study (Definition):** A budget planning tool which identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major capital expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis.

### Included in the Reserve Study:

- **Component Worksheet Report:** Includes the quantity, estimated current replacement cost, projected future cost, service life the projected remaining life of each major component.
- **Percentage Funded Report:** Includes the total replacement cost, current reserve balance, fully funded reserve balance (to be 100%) and the percentage to which the association is fully funded.
- **Funding Plans:** One or more of the following plans may be included in the Reserve Analysis:
  - Current Funding: The funding level equal to the Association's current assessments for reserve assets.
  - 100% Funding (10-Year Plan): Funding designed to reduce the current deficit and reach the fully funded level (100%) in 10 Yrs.
  - Threshold Funding: Funding Plan designed to meet all projected disbursement requirements as they occur over the projected 20-30 years while never allowing the reserve balance to go below the designated threshold level.
  - Recommended Funding: Funding plan recommended by the reserve provider.
  - Compliance Funding - 50% (Hawaii Only): Funding Plan designed to meet all projected disbursement requirements as they occur over the projected 20 years while also maintaining a minimum percentage funded rate of 50% for years 1-20.
  - Cash Flow Plan (Hawaii Only): Funding Plan designed to meet all projected disbursement requirements as they occur over the projected 20 years while never allowing the reserve balance to go below the designated threshold level.
- **Category Summary:** Summary of reserve study by category totals.
- **Executive Summary:** For homeowners distribution (if applicable). General summary of the reserve report based on statute requirements.
- **Reserve Funding Disclosure Summary** - California State Statute 5570 - (California Only)

The purpose of this report is to provide information about the existing condition, life expectancy and estimated cost for maintenance and replacement of the physical elements that the Association is responsible for maintaining. This evaluation is designed to comply with all current state requirements.

A level 1 or 2 report is based on a diligent visual inspection of the reserve components and may rely on information supplied by the management company, Board of Directors, associated vendors, contractors and published replacement guides modified for local conditions related to reconstruction. A level-3 reserve study report does not include an on-site visual evaluation but is updated accordingly based on a previous years on-site evaluation.

Future-cost figures include an annual inflationary factor (see inflation rate), which should be updated and reincorporated into the reserve budget when deemed appropriate. Funding and disbursement projections presented have been computed with a Time Value of Money approach. An annual inflation rate and average interest rate were assumed. Inflation was applied to the projected disbursements, and annual average interest to the ending cash balance values. A straight-line method of calculation was employed for both time value rates.

Adjustments to the component service lives and listed costs should be made whenever the rate of deterioration has changed or when there have been significant changes in the cost of materials and/or labor. Some assumptions have been made about costs, conditions, and future events and circumstances that may occur. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this report. Therefore, the actual replacement costs and remaining lives may vary from this report and the variations could be material.

It is imperative that these assets be reviewed annually to consider the impact of changing conditions. The findings in the following report are applicable as of the study's completion date, and those items, which are not expected to undergo major repair or replacement within a thirty-year time frame, have been defined as 'life of the project' and may not be included. The report is to be used only for the purpose stated herein, any use or reliance for any other purpose is invalid.

The contents of the Reserve Study Report are based on estimates of the most probable reserve component replacement costs and remaining useful lives. Accordingly, the funding plans reflect consultant judgments based on circumstances at the time of inspection of the most likely costs, regular maintenance, service and remaining lives. The Association may elect to implement any of the funding plans presented, or may implement some variation developed from this information. An annual increase (based on listed inflation %) has been assumed in the funding plans provided (for future projections). Because the compilation of the reserve funding plans and related projections is limited as described above, no conclusion or any other form of assurance on the funding options or projections is provided. No responsibility to update this report for events and circumstances occurring after the date of this report is assumed.



**Monterey Dunes Colony Water Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

**Financial Information - As of 2017-Jun-30**

Projected Reserve Fund Balance: **\$134,320**  
 Projected Fully Funded Reserve: **\$306,936**  
 Percentage Funded: **44%**  
 Current Replacement Cost: **\$532,327**

**Inflation, Interest & Contribution Rates**

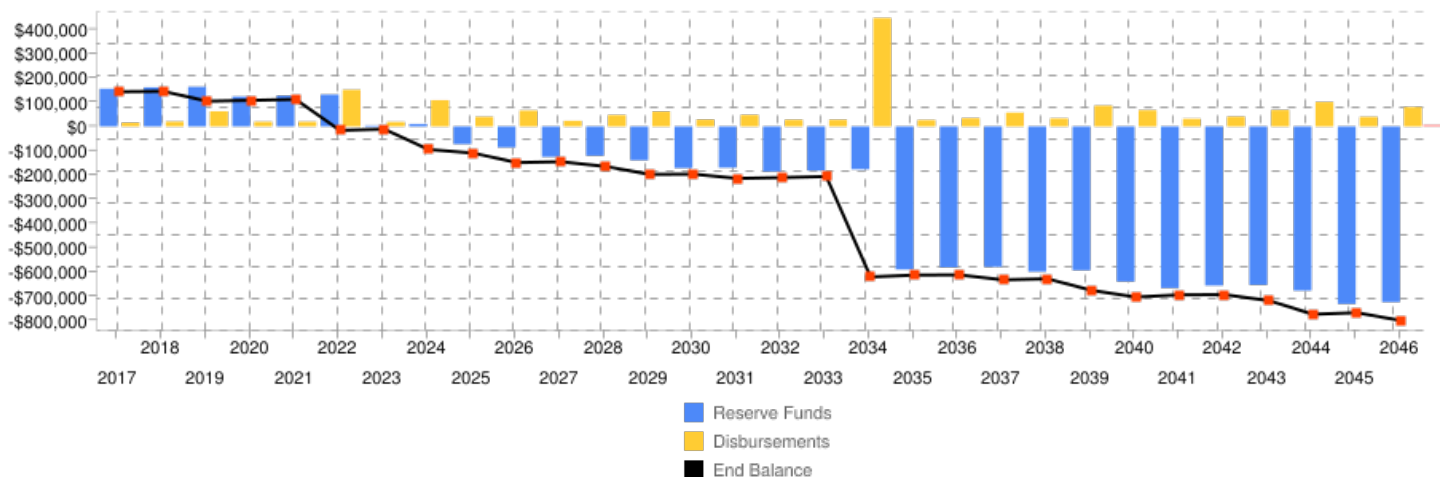
Funding and disbursement projections presented have been computed with a Time Value of Money approach. Inflation was applied to the projected disbursements, and average interest to the ending cash balance values.

Assumed Annual Inflation Rate: **3.00%**  
 Assumed Annual Interest Rate: **0.75%**  
 Assumed Annual Contribution Rate: **3.00%**

**5-Year Current Funding Plan**

| Year      | Annual Funding Amount | Average Monthly Fee Per Unit | Projected Annual Disbursements | Year-End Balance | Fully Funded Reserve | Percent Funded |
|-----------|-----------------------|------------------------------|--------------------------------|------------------|----------------------|----------------|
| 2017-2018 | \$20,000.00           | \$13.89                      | \$15,577                       | \$139,767        | \$342,331            | 41%            |
| 2018-2019 | \$20,600.00           | \$14.31                      | \$20,029                       | \$141,388        | \$375,471            | 38%            |
| 2019-2020 | \$21,218.00           | \$14.73                      | \$62,606                       | \$100,905        | \$367,060            | 27%            |
| 2020-2021 | \$21,854.54           | \$15.18                      | \$19,385                       | \$104,141        | \$404,253            | 26%            |
| 2021-2022 | \$22,510.18           | \$15.63                      | \$19,452                       | \$107,992        | \$443,880            | 24%            |

**30-Year Current Funding Chart**



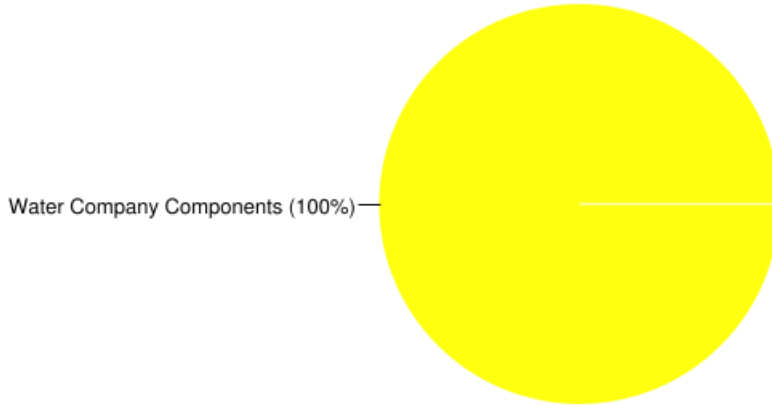


**Monterey Dunes Colony Water Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

**Category Summary**

Expenses by Category (Percentage)



| Category                 | UL   | RL   | Current Replacement Cost | Projected Reserve Balance | Required Reserve Funding | Projected Fully Funded Reserve | Current Funding Allocation (Year 1) |
|--------------------------|------|------|--------------------------|---------------------------|--------------------------|--------------------------------|-------------------------------------|
| Water Company Components | 1-40 | 0-37 | \$532,327                | \$134,320                 | \$41,004                 | \$306,936                      | \$20,000                            |
| <b>Totals</b>            |      |      | <b>\$532,327</b>         | <b>\$134,320</b>          | <b>\$41,004</b>          | <b>\$306,936</b>               | <b>\$20,000</b>                     |



**Monterey Dunes Colony Water Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

**Current Replacement Cost: \$532,327**

| Component                                                        | SL                      | RL | Cost Per Unit     | Qty | Current Cost     | Future Cost      | Source     |
|------------------------------------------------------------------|-------------------------|----|-------------------|-----|------------------|------------------|------------|
| <b>Water Company Components</b>                                  |                         |    |                   |     |                  |                  |            |
| 50 KW Generator (Overhaul)                                       | 3                       | 1  | \$3,713.00/Total  | 1   | \$3,713          | \$3,824          | Inspector  |
| 50 KW Generator (Rebuild/Replace)                                | 30                      | 5  | \$41,792.00/EA    | 1   | \$41,792         | \$48,448         | Inspector  |
| Annual Contingency                                               | 1                       | 0  | \$7,568.00/Total  | 1   | \$7,568          | \$7,568          | Inspector  |
| CL2 Pumps                                                        | 3                       | 0  | \$2,007.00/EA     | 1   | \$2,007          | \$2,007          | Inspector  |
| Compression Water Tank                                           | Life of Project         |    |                   |     |                  |                  | Management |
| Dist Water System Valves                                         | 25                      | 9  | \$32,618.00/Total | 1   | \$32,618         | \$42,559         | Inspector  |
| Paint Compression Water Tank                                     | 5                       | 2  | \$4,686.00/EA     | 1   | \$4,686          | \$4,971          | Inspector  |
| Paint Storage Tank (Exterior)                                    | 5                       | 2  | \$19,001.00/EA    | 1   | \$19,001         | \$20,158         | Inspector  |
| Pressure Tank Compressor                                         | 2                       | 1  | \$2,163.00/EA     | 1   | \$2,163          | \$2,228          | Inspector  |
| Pump #1 - 10 HP Booster                                          | 30                      | 5  | \$4,566.00/EA     | 1   | \$4,566          | \$5,293          | Inspector  |
| Pump #2 - 10 HP Booster                                          | 30                      | 5  | \$4,566.00/EA     | 1   | \$4,566          | \$5,293          | Inspector  |
| Pumps (Annual Maintenance)                                       | 1                       | 0  | \$6,002.00/Total  | 1   | \$6,002          | \$6,002          | Inspector  |
| Roofing (Maint. Bldgs.)                                          | Other                   |    |                   |     |                  |                  | Management |
| Incorporated within the roofing calculation for the Association. |                         |    |                   |     |                  |                  |            |
| Tank Cut-Off Valves                                              | Maintenance / Operating |    |                   |     |                  |                  | Management |
| Water Distribution System                                        | Life of Project         |    |                   |     |                  |                  | Management |
| Water Feed System (Old N. Well)                                  | Life of Project         |    |                   |     |                  |                  | Management |
| Water Feed System (Wells to Storage)                             | Life of Project         |    |                   |     |                  |                  | Management |
| Water Storage Tank (Refurbish)                                   | 40                      | 37 | \$72,239.00/EA    | 1   | \$72,239         | \$215,650        | Inspector  |
| Water Storage Tank (Replace)                                     | 40                      | 17 | \$208,960.00/EA   | 1   | \$208,960        | \$345,379        | Inspector  |
| Water System Control Panel                                       | 30                      | 7  | \$41,101.00/Total | 1   | \$41,101         | \$50,549         | Inspector  |
| Water System Fire Pump                                           | 30                      | 5  | \$45,642.00/EA    | 1   | \$45,642         | \$52,912         | Inspector  |
| Water System Fire Pump (Overhaul)                                | 3                       | 2  | \$4,223.00/EA     | 1   | \$4,223          | \$4,480          | Inspector  |
| Water Tank - Eval./Maintenance                                   | 5                       | 2  | \$3,913.00/Total  | 1   | \$3,913          | \$4,151          | Inspector  |
| Well #3 (Pump & Motor)                                           | 6                       | 5  | \$13,948.00/Total | 1   | \$13,948         | \$16,170         | Inspector  |
| Well #4 (Pump & Motor)                                           | 6                       | 2  | \$13,619.00/Total | 1   | \$13,619         | \$14,448         | Inspector  |
| Wells - Replace                                                  | Life of Project         |    |                   |     |                  |                  | Management |
| <b>Totals</b>                                                    |                         |    |                   |     | <b>\$532,327</b> | <b>\$852,092</b> |            |

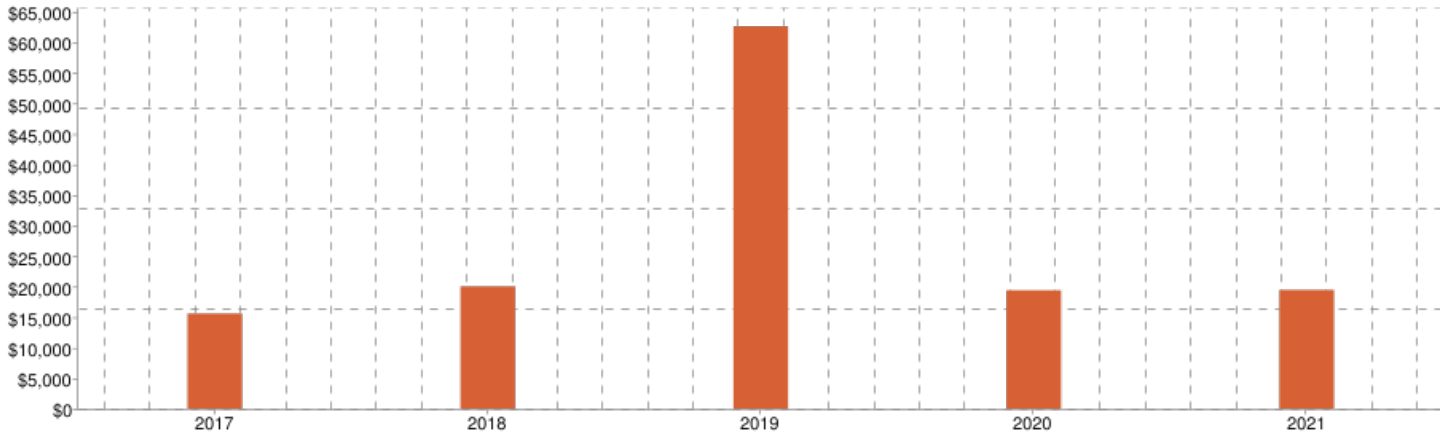
**Measure key:** Bldg = Building(s), EA = Each, LF = Linear Feet, LS = Lump Sum, Unit = Unit(s), SF = Square Feet, SY = Square Yard(s), SQ = Squares, Total = Total, Place(s) = Place(s)



**Monterey Dunes Colony Water Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

5 Yr. Disbursement Chart



| Category                 | Component                         | Replacement Cost            | Projected Cost  |
|--------------------------|-----------------------------------|-----------------------------|-----------------|
| <b>2017-2018</b>         |                                   |                             |                 |
| Water Company Components | Annual Contingency                | \$7,568                     | \$7,568         |
| Water Company Components | CL2 Pumps                         | \$2,007                     | \$2,007         |
| Water Company Components | Pumps (Annual Maintenance)        | \$6,002                     | \$6,002         |
|                          |                                   | <b>Total for 2017-2018:</b> | <b>\$15,577</b> |
| <b>2018-2019</b>         |                                   |                             |                 |
| Water Company Components | 50 KW Generator (Overhaul)        | \$3,713                     | \$3,824         |
| Water Company Components | Annual Contingency                | \$7,568                     | \$7,795         |
| Water Company Components | Pressure Tank Compressor          | \$2,163                     | \$2,228         |
| Water Company Components | Pumps (Annual Maintenance)        | \$6,002                     | \$6,182         |
|                          |                                   | <b>Total for 2018-2019:</b> | <b>\$20,029</b> |
| <b>2019-2020</b>         |                                   |                             |                 |
| Water Company Components | Annual Contingency                | \$7,568                     | \$8,029         |
| Water Company Components | Paint Compression Water Tank      | \$4,686                     | \$4,971         |
| Water Company Components | Paint Storage Tank (Exterior)     | \$19,001                    | \$20,158        |
| Water Company Components | Pumps (Annual Maintenance)        | \$6,002                     | \$6,368         |
| Water Company Components | Water System Fire Pump (Overhaul) | \$4,223                     | \$4,480         |
| Water Company Components | Water Tank - Eval./Maintenance    | \$3,913                     | \$4,151         |
| Water Company Components | Well #4 (Pump & Motor)            | \$13,619                    | \$14,448        |
|                          |                                   | <b>Total for 2019-2020:</b> | <b>\$62,605</b> |
| <b>2020-2021</b>         |                                   |                             |                 |
| Water Company Components | Annual Contingency                | \$7,568                     | \$8,270         |
| Water Company Components | CL2 Pumps                         | \$2,007                     | \$2,193         |
| Water Company Components | Pressure Tank Compressor          | \$2,163                     | \$2,364         |
| Water Company Components | Pumps (Annual Maintenance)        | \$6,002                     | \$6,559         |
|                          |                                   | <b>Total for 2020-2021:</b> | <b>\$19,386</b> |
| <b>2021-2022</b>         |                                   |                             |                 |
| Water Company Components | 50 KW Generator (Overhaul)        | \$3,713                     | \$4,179         |
| Water Company Components | Annual Contingency                | \$7,568                     | \$8,518         |
| Water Company Components | Pumps (Annual Maintenance)        | \$6,002                     | \$6,755         |
|                          |                                   | <b>Total for 2021-2022:</b> | <b>\$19,452</b> |



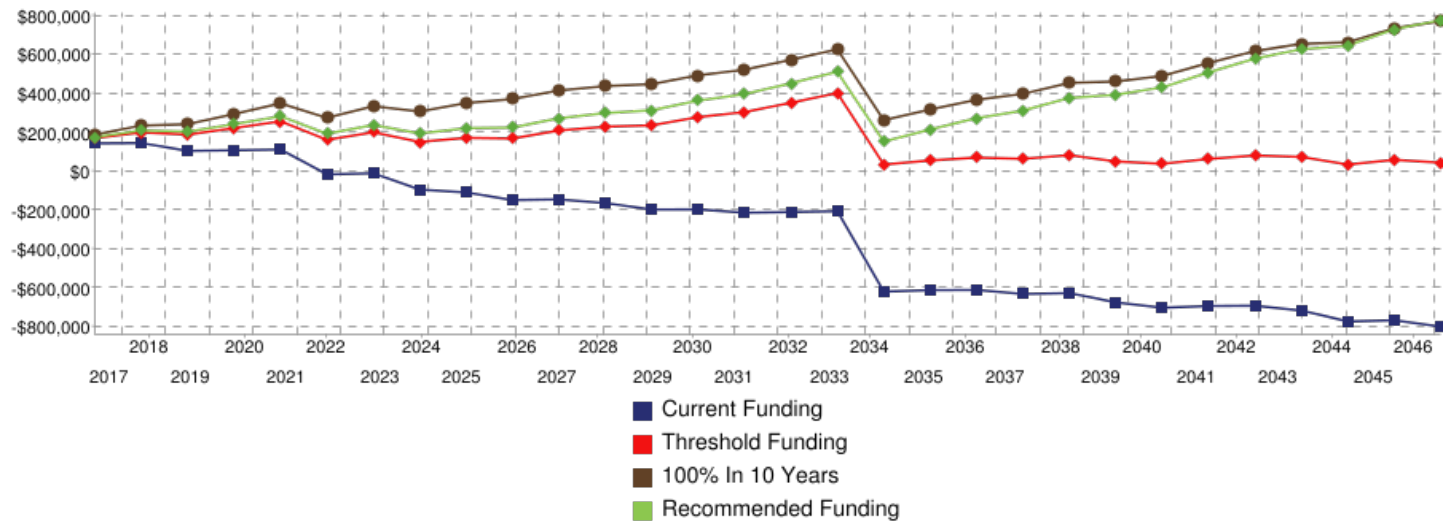
**Monterey Dunes Colony Water Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

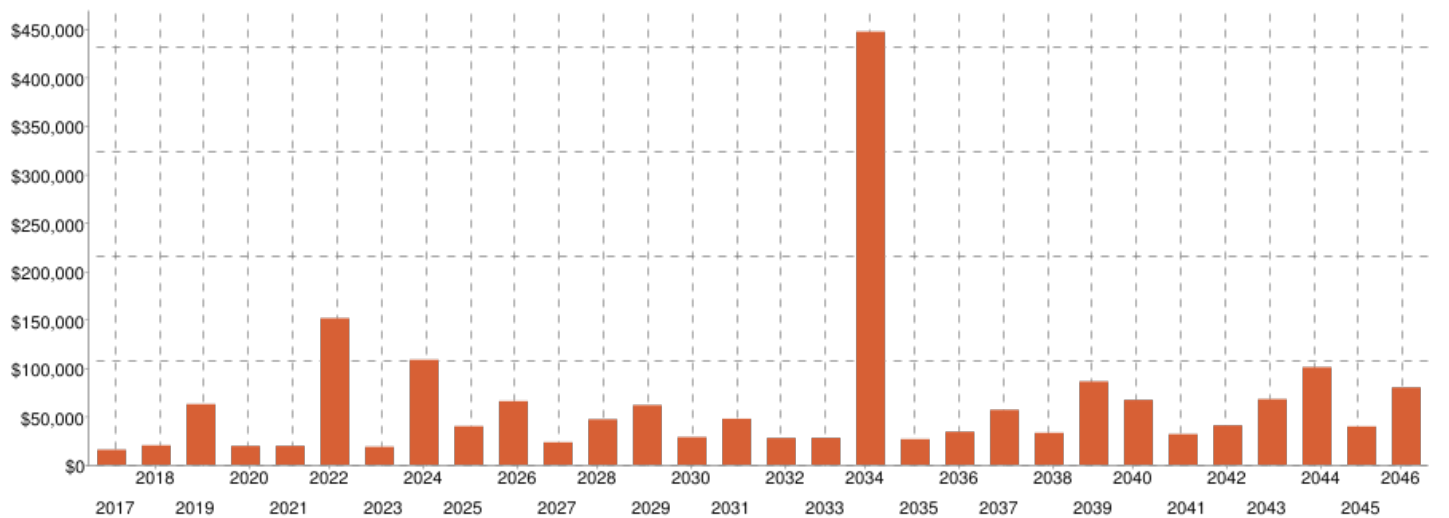
**Summary of Funding Models**

| Funding Models      | Year 1 Annual Funding | Year 1 Per Unit Per Month | Will Meet All Disbursement Requirements 30 years | 1st Year of Reserve Deficit (If Applicable) | Average Reserve Balance 30 -Years | Average Percent Funded 30 -Years |
|---------------------|-----------------------|---------------------------|--------------------------------------------------|---------------------------------------------|-----------------------------------|----------------------------------|
| Current Funding     | \$20,000              | \$13.89                   | No                                               | 2022                                        | (\$274,732)                       | 5%                               |
| Threshold Funding   | \$46,900              | \$32.57                   | Yes                                              | No Deficit                                  | \$214,673                         | 35%                              |
| 100% In 10 Years    | \$63,980              | \$44.43                   | Yes                                              | No Deficit                                  | \$500,259                         | 94%                              |
| Recommended Funding | \$51,633              | \$35.86                   | Yes                                              | No Deficit                                  | \$420,170                         | 74%                              |

**Chart of Listed Funding Plans**



**Annual Disbursement Chart**

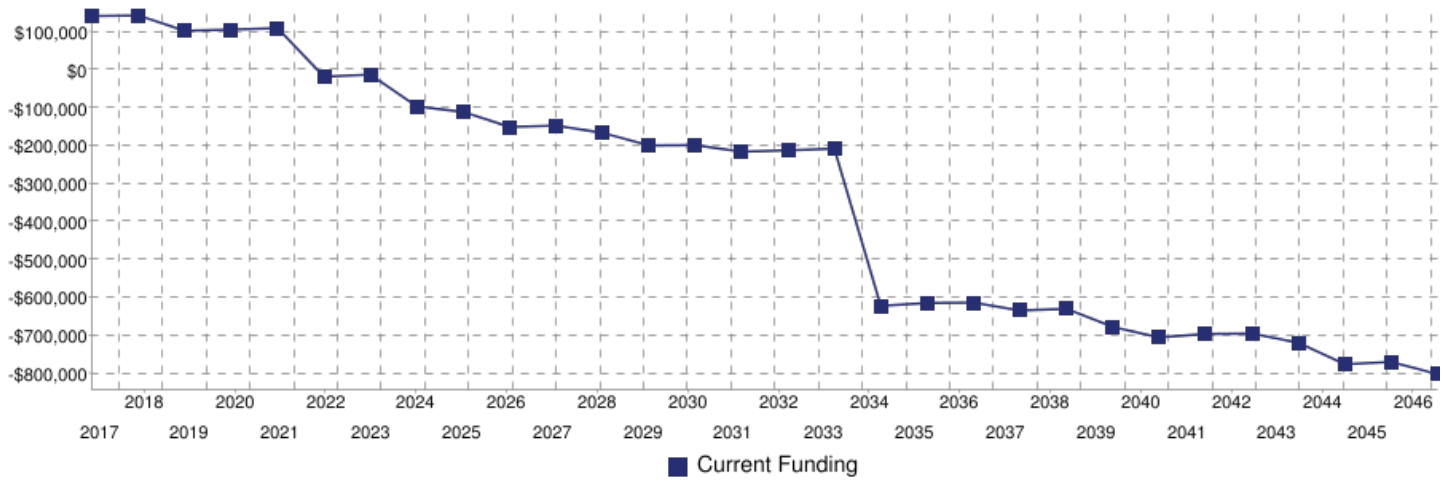




**Monterey Dunes Colony Water Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

**Current Funding:** This option projects the Reserve Fund over the next 30 years based on a funding level equal to the Association's current assessments for reserve assets. If continued, this option should be reviewed annually and adjusted accordingly to ensure all future funding requirements will be met.



| Year    | Annual Funding Amount | Avg. Monthly Fee Per Unit | Beginning Cash | Interest Earned | Reserve Funds | Projected Annual Disbursements | End Balance | Fully Funded Reserve | Percent Funded |
|---------|-----------------------|---------------------------|----------------|-----------------|---------------|--------------------------------|-------------|----------------------|----------------|
| 2017-18 | \$20,000              | \$13.89                   | \$134,320      | \$1,024         | \$155,344     | \$15,577                       | \$139,767   | \$342,331            | 41%            |
| 2018-19 | \$20,600              | \$14.31                   | \$139,767      | \$1,050         | \$161,417     | \$20,029                       | \$141,388   | \$375,471            | 38%            |
| 2019-20 | \$21,218              | \$14.73                   | \$141,388      | \$905           | \$163,511     | \$62,606                       | \$100,905   | \$367,060            | 27%            |
| 2020-21 | \$21,855              | \$15.18                   | \$100,905      | \$766           | \$123,526     | \$19,385                       | \$104,141   | \$404,253            | 26%            |
| 2021-22 | \$22,510              | \$15.63                   | \$104,141      | \$793           | \$127,444     | \$19,452                       | \$107,992   | \$443,880            | 24%            |
| 2022-23 | \$23,185              | \$16.10                   | \$107,992      | \$330           | \$131,507     | \$151,250                      | (\$19,744)  | \$350,371            | 0%             |
| 2023-24 | \$23,881              | \$16.58                   | (\$19,744)     | \$0             | \$4,137       | \$18,600                       | (\$14,463)  | \$392,153            | 0%             |
| 2024-25 | \$24,597              | \$17.08                   | (\$14,463)     | \$0             | \$10,135      | \$108,410                      | (\$98,275)  | \$344,197            | 0%             |
| 2025-26 | \$25,335              | \$17.59                   | (\$98,275)     | \$0             | (\$72,939)    | \$39,792                       | (\$112,731) | \$367,040            | 0%             |
| 2026-27 | \$26,095              | \$18.12                   | (\$112,731)    | \$0             | (\$86,636)    | \$65,706                       | (\$152,341) | \$365,479            | 0%             |
| 2027-28 | \$26,878              | \$18.67                   | (\$152,341)    | \$0             | (\$125,463)   | \$23,227                       | (\$148,690) | \$409,277            | 0%             |
| 2028-29 | \$27,685              | \$19.23                   | (\$148,690)    | \$0             | (\$121,005)   | \$46,931                       | (\$167,936) | \$431,679            | 0%             |
| 2029-30 | \$28,515              | \$19.80                   | (\$167,936)    | \$0             | (\$139,421)   | \$61,560                       | (\$200,981) | \$441,438            | 0%             |
| 2030-31 | \$29,371              | \$20.40                   | (\$200,981)    | \$0             | (\$171,611)   | \$28,557                       | (\$200,168) | \$487,291            | 0%             |
| 2031-32 | \$30,252              | \$21.01                   | (\$200,168)    | \$0             | (\$169,916)   | \$47,513                       | (\$217,429) | \$516,853            | 0%             |
| 2032-33 | \$31,159              | \$21.64                   | (\$217,429)    | \$0             | (\$186,270)   | \$27,638                       | (\$213,908) | \$569,690            | 0%             |
| 2033-34 | \$32,094              | \$22.29                   | (\$213,908)    | \$0             | (\$181,814)   | \$27,734                       | (\$209,548) | \$625,990            | 0%             |
| 2034-35 | \$33,057              | \$22.96                   | (\$209,548)    | \$0             | (\$176,491)   | \$447,036                      | (\$623,527) | \$254,128            | 0%             |
| 2035-36 | \$34,049              | \$23.64                   | (\$623,527)    | \$0             | (\$589,479)   | \$26,519                       | (\$615,997) | \$306,339            | 0%             |
| 2036-37 | \$35,070              | \$24.35                   | (\$615,997)    | \$0             | (\$580,927)   | \$34,099                       | (\$615,026) | \$354,462            | 0%             |
| 2037-38 | \$36,122              | \$25.08                   | (\$615,026)    | \$0             | (\$578,904)   | \$56,734                       | (\$635,637) | \$382,941            | 0%             |
| 2038-39 | \$37,206              | \$25.84                   | (\$635,637)    | \$0             | (\$598,431)   | \$33,002                       | (\$631,433) | \$439,006            | 0%             |
| 2039-40 | \$38,322              | \$26.61                   | (\$631,433)    | \$0             | (\$593,111)   | \$86,000                       | (\$679,111) | \$444,521            | 0%             |
| 2040-41 | \$39,472              | \$27.41                   | (\$679,111)    | \$0             | (\$639,640)   | \$66,912                       | (\$706,552) | \$472,287            | 0%             |
| 2041-42 | \$40,656              | \$28.23                   | (\$706,552)    | \$0             | (\$665,896)   | \$31,665                       | (\$697,561) | \$539,696            | 0%             |
| 2042-43 | \$41,876              | \$29.08                   | (\$697,561)    | \$0             | (\$655,686)   | \$40,716                       | (\$696,401) | \$602,379            | 0%             |
| 2043-44 | \$43,132              | \$29.95                   | (\$696,401)    | \$0             | (\$653,269)   | \$67,743                       | (\$721,012) | \$641,757            | 0%             |
| 2044-45 | \$44,426              | \$30.85                   | (\$721,012)    | \$0             | (\$676,586)   | \$100,713                      | (\$777,300) | \$651,086            | 0%             |
| 2045-46 | \$45,759              | \$31.78                   | (\$777,300)    | \$0             | (\$731,541)   | \$39,542                       | (\$771,083) | \$726,519            | 0%             |
| 2046-47 | \$47,131              | \$32.73                   | (\$771,083)    | \$0             | (\$723,952)   | \$79,897                       | (\$803,849) | \$765,550            | 0%             |

**Inflation Rate: 3.00%**

**Interest Rate: 0.75%**

**Reserve Contribution Increase: 3.00%**



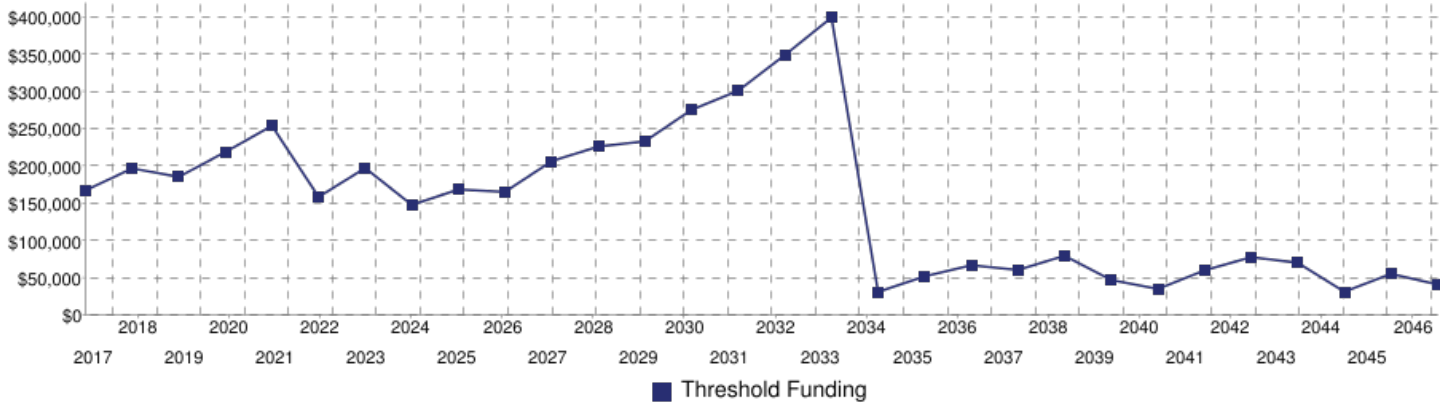


**Monterey Dunes Colony Water Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

**Threshold: \$30,000**

**Threshold Funding:** This plan projects the lowest annual funding feasible over the next 30 years which will meet all reserve requirements as they occur. This funding requirement is calculated in which a minimum annual contribution is sought with the constraint that the ending reserve balance for each year (1 through 30) must be greater than or equal to five percent (5%) of the current replacement cost. The threshold amount is calculated and rounded up in increments of \$5,000. The calculation takes into consideration only the immediate total annual requirements, as opposed to projected percentage funded requirements. Due to this fact, annual allocations may fluctuate widely from year to year. This plan provides a minimal contingency for unanticipated emergency expenditures. If implemented, funding and required disbursements should be reviewed on an annual basis and adjusted as required to ensure current and future funding requirements will be met.



| Year    | Annual Funding Amount | Avg. Monthly Fee Per Unit | Beginning Cash | Interest Earned | Reserve Funds | Projected Annual Disbursements | End Balance | Fully Funded Reserve | Percent Funded |
|---------|-----------------------|---------------------------|----------------|-----------------|---------------|--------------------------------|-------------|----------------------|----------------|
| 2017-18 | \$46,900              | \$32.57                   | \$134,320      | \$1,125         | \$182,345     | \$15,577                       | \$166,768   | \$342,331            | 49%            |
| 2018-19 | \$48,307              | \$33.55                   | \$166,768      | \$1,357         | \$216,432     | \$20,029                       | \$196,402   | \$375,471            | 52%            |
| 2019-20 | \$49,756              | \$34.55                   | \$196,402      | \$1,425         | \$247,583     | \$62,606                       | \$184,977   | \$367,060            | 50%            |
| 2020-21 | \$51,249              | \$35.59                   | \$184,977      | \$1,507         | \$237,733     | \$19,385                       | \$218,348   | \$404,253            | 54%            |
| 2021-22 | \$52,786              | \$36.66                   | \$218,348      | \$1,763         | \$272,897     | \$19,452                       | \$253,445   | \$443,880            | 57%            |
| 2022-23 | \$54,370              | \$37.76                   | \$253,445      | \$1,538         | \$309,353     | \$151,250                      | \$158,102   | \$350,371            | 45%            |
| 2023-24 | \$56,001              | \$38.89                   | \$158,102      | \$1,326         | \$215,429     | \$18,600                       | \$196,829   | \$392,153            | 50%            |
| 2024-25 | \$57,681              | \$40.06                   | \$196,829      | \$1,286         | \$255,796     | \$108,410                      | \$147,387   | \$344,197            | 43%            |
| 2025-26 | \$59,412              | \$41.26                   | \$147,387      | \$1,179         | \$207,977     | \$39,792                       | \$168,185   | \$367,040            | 46%            |
| 2026-27 | \$61,194              | \$42.50                   | \$168,185      | \$1,244         | \$230,624     | \$65,706                       | \$164,918   | \$365,479            | 45%            |
| 2027-28 | \$63,030              | \$43.77                   | \$164,918      | \$1,386         | \$229,334     | \$23,227                       | \$206,107   | \$409,277            | 50%            |
| 2028-29 | \$64,921              | \$45.08                   | \$206,107      | \$1,613         | \$272,641     | \$46,931                       | \$225,710   | \$431,679            | 52%            |
| 2029-30 | \$66,868              | \$46.44                   | \$225,710      | \$1,713         | \$294,291     | \$61,560                       | \$232,731   | \$441,438            | 53%            |
| 2030-31 | \$68,874              | \$47.83                   | \$232,731      | \$1,897         | \$303,501     | \$28,557                       | \$274,944   | \$487,291            | 56%            |
| 2031-32 | \$70,940              | \$49.26                   | \$274,944      | \$2,150         | \$348,035     | \$47,513                       | \$300,521   | \$516,853            | 58%            |
| 2032-33 | \$73,069              | \$50.74                   | \$300,521      | \$2,424         | \$376,014     | \$27,638                       | \$348,376   | \$569,690            | 61%            |
| 2033-34 | \$75,261              | \$52.26                   | \$348,376      | \$2,791         | \$426,428     | \$27,734                       | \$398,693   | \$625,990            | 64%            |
| 2034-35 | \$77,519              | \$53.83                   | \$398,693      | \$1,605         | \$477,817     | \$447,036                      | \$30,781    | \$254,128            | 12%            |
| 2035-36 | \$47,100              | \$32.71                   | \$30,781       | \$308           | \$78,189      | \$26,519                       | \$51,670    | \$306,339            | 17%            |
| 2036-37 | \$48,513              | \$33.69                   | \$51,670       | \$442           | \$100,625     | \$34,099                       | \$66,526    | \$354,462            | 19%            |
| 2037-38 | \$49,968              | \$34.70                   | \$66,526       | \$474           | \$116,968     | \$56,734                       | \$60,234    | \$382,941            | 16%            |
| 2038-39 | \$51,467              | \$35.74                   | \$60,234       | \$521           | \$112,222     | \$33,002                       | \$79,220    | \$439,006            | 18%            |
| 2039-40 | \$53,011              | \$36.81                   | \$79,220       | \$470           | \$132,701     | \$86,000                       | \$46,701    | \$444,521            | 11%            |
| 2040-41 | \$54,601              | \$37.92                   | \$46,701       | \$304           | \$101,606     | \$66,912                       | \$34,694    | \$472,287            | 7%             |
| 2041-42 | \$56,239              | \$39.05                   | \$34,694       | \$352           | \$91,285      | \$31,665                       | \$59,620    | \$539,696            | 11%            |
| 2042-43 | \$57,926              | \$40.23                   | \$59,620       | \$512           | \$118,058     | \$40,716                       | \$77,342    | \$602,379            | 13%            |
| 2043-44 | \$59,664              | \$41.43                   | \$77,342       | \$550           | \$137,556     | \$67,743                       | \$69,813    | \$641,757            | 11%            |
| 2044-45 | \$61,454              | \$42.68                   | \$69,813       | \$376           | \$131,643     | \$100,713                      | \$30,930    | \$651,086            | 5%             |
| 2045-46 | \$63,298              | \$43.96                   | \$30,930       | \$321           | \$94,549      | \$39,542                       | \$55,007    | \$726,519            | 8%             |
| 2046-47 | \$65,197              | \$45.28                   | \$55,007       | \$357           | \$120,561     | \$79,897                       | \$40,664    | \$765,550            | 5%             |

**Inflation Rate: 3.00%**

**Interest Rate: 0.75%**

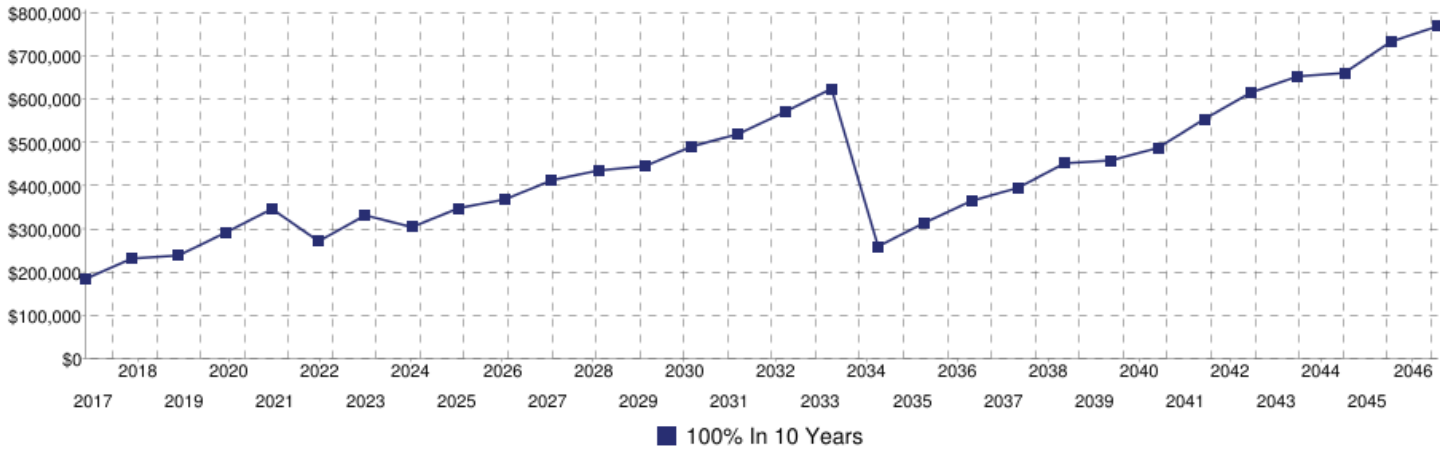
**Reserve Contribution Increase: 3.00%**



**Monterey Dunes Colony Water Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

**100% Funding (10 Year Plan):** This plan projects the Annual Funding for the Fully Funded Reserve, and is a method designed to reduce the current deficit and meet the fully funded (100%) level within 10 years. This amount will decrease as the deficit is funded (i.e. the association reaches full funding -note year 11). This funding plan is considered the ideal, compensating for any past funding deficiencies, and providing the full replacement cost of each component at the end of its projected useful life. Following year 11 the percentage funded amounts may exceed the 100% level. It is assumed that adjustments will be made to the funding amount at that time to avoid excessive funding.



| Year    | Annual Funding Amount | Avg. Monthly Fee Per Unit | Beginning Cash | Interest Earned | Reserve Funds | Projected Annual Disbursements | End Balance | Fully Funded Reserve | Percent Funded |
|---------|-----------------------|---------------------------|----------------|-----------------|---------------|--------------------------------|-------------|----------------------|----------------|
| 2017-18 | \$63,980              | \$44.43                   | \$134,320      | \$1,189         | \$199,489     | \$15,577                       | \$183,912   | \$342,331            | 54%            |
| 2018-19 | \$65,900              | \$45.76                   | \$183,912      | \$1,551         | \$251,364     | \$20,029                       | \$231,334   | \$375,471            | 62%            |
| 2019-20 | \$67,877              | \$47.14                   | \$231,334      | \$1,755         | \$300,966     | \$62,606                       | \$238,360   | \$367,060            | 65%            |
| 2020-21 | \$69,913              | \$48.55                   | \$238,360      | \$1,977         | \$310,250     | \$19,385                       | \$290,865   | \$404,253            | 72%            |
| 2021-22 | \$72,011              | \$50.01                   | \$290,865      | \$2,379         | \$365,255     | \$19,452                       | \$345,802   | \$443,880            | 78%            |
| 2022-23 | \$74,171              | \$51.51                   | \$345,802      | \$2,304         | \$422,278     | \$151,250                      | \$271,027   | \$350,371            | 77%            |
| 2023-24 | \$76,396              | \$53.05                   | \$271,027      | \$2,249         | \$349,673     | \$18,600                       | \$331,073   | \$392,153            | 84%            |
| 2024-25 | \$78,688              | \$54.64                   | \$331,073      | \$2,372         | \$412,133     | \$108,410                      | \$303,723   | \$344,197            | 88%            |
| 2025-26 | \$81,049              | \$56.28                   | \$303,723      | \$2,433         | \$387,204     | \$39,792                       | \$347,412   | \$367,040            | 95%            |
| 2026-27 | \$83,480              | \$57.97                   | \$347,412      | \$2,672         | \$433,564     | \$65,706                       | \$367,859   | \$365,479            | 101%           |
| 2027-28 | \$64,435              | \$44.75                   | \$367,859      | \$2,913         | \$435,207     | \$23,227                       | \$411,980   | \$409,277            | 101%           |
| 2028-29 | \$66,368              | \$46.09                   | \$411,980      | \$3,163         | \$481,511     | \$46,931                       | \$434,580   | \$431,679            | 101%           |
| 2029-30 | \$68,359              | \$47.47                   | \$434,580      | \$3,285         | \$506,224     | \$61,560                       | \$444,664   | \$441,438            | 101%           |
| 2030-31 | \$70,410              | \$48.90                   | \$444,664      | \$3,492         | \$518,565     | \$28,557                       | \$490,008   | \$487,291            | 101%           |
| 2031-32 | \$72,522              | \$50.36                   | \$490,008      | \$3,769         | \$566,299     | \$47,513                       | \$518,786   | \$516,853            | 100%           |
| 2032-33 | \$74,698              | \$51.87                   | \$518,786      | \$4,067         | \$597,551     | \$27,638                       | \$569,912   | \$569,690            | 100%           |
| 2033-34 | \$76,939              | \$53.43                   | \$569,912      | \$4,459         | \$651,310     | \$27,734                       | \$623,576   | \$625,990            | 100%           |
| 2034-35 | \$79,247              | \$55.03                   | \$623,576      | \$3,298         | \$706,120     | \$447,036                      | \$259,084   | \$254,128            | 102%           |
| 2035-36 | \$79,337              | \$55.10                   | \$259,084      | \$2,141         | \$340,563     | \$26,519                       | \$314,044   | \$306,339            | 103%           |
| 2036-37 | \$81,717              | \$56.75                   | \$314,044      | \$2,534         | \$398,295     | \$34,099                       | \$364,196   | \$354,462            | 103%           |
| 2037-38 | \$84,169              | \$58.45                   | \$364,196      | \$2,834         | \$451,200     | \$56,734                       | \$394,466   | \$382,941            | 103%           |
| 2038-39 | \$86,694              | \$60.20                   | \$394,466      | \$3,160         | \$484,320     | \$33,002                       | \$451,318   | \$439,006            | 103%           |
| 2039-40 | \$89,295              | \$62.01                   | \$451,318      | \$3,397         | \$544,010     | \$86,000                       | \$458,010   | \$444,521            | 103%           |
| 2040-41 | \$91,974              | \$63.87                   | \$458,010      | \$3,529         | \$553,512     | \$66,912                       | \$486,600   | \$472,287            | 103%           |
| 2041-42 | \$94,733              | \$65.79                   | \$486,600      | \$3,886         | \$585,219     | \$31,665                       | \$553,554   | \$539,696            | 103%           |
| 2042-43 | \$97,575              | \$67.76                   | \$553,554      | \$4,365         | \$655,494     | \$40,716                       | \$614,778   | \$602,379            | 102%           |
| 2043-44 | \$100,502             | \$69.79                   | \$614,778      | \$4,734         | \$720,014     | \$67,743                       | \$652,271   | \$641,757            | 102%           |
| 2044-45 | \$103,517             | \$71.89                   | \$652,271      | \$4,903         | \$760,691     | \$100,713                      | \$659,977   | \$651,086            | 101%           |
| 2045-46 | \$106,623             | \$74.04                   | \$659,977      | \$5,201         | \$771,801     | \$39,542                       | \$732,259   | \$726,519            | 101%           |
| 2046-47 | \$109,821             | \$76.26                   | \$732,259      | \$5,604         | \$847,685     | \$79,897                       | \$767,788   | \$765,550            | 100%           |

Inflation Rate: 3.00%

Interest Rate: 0.75%

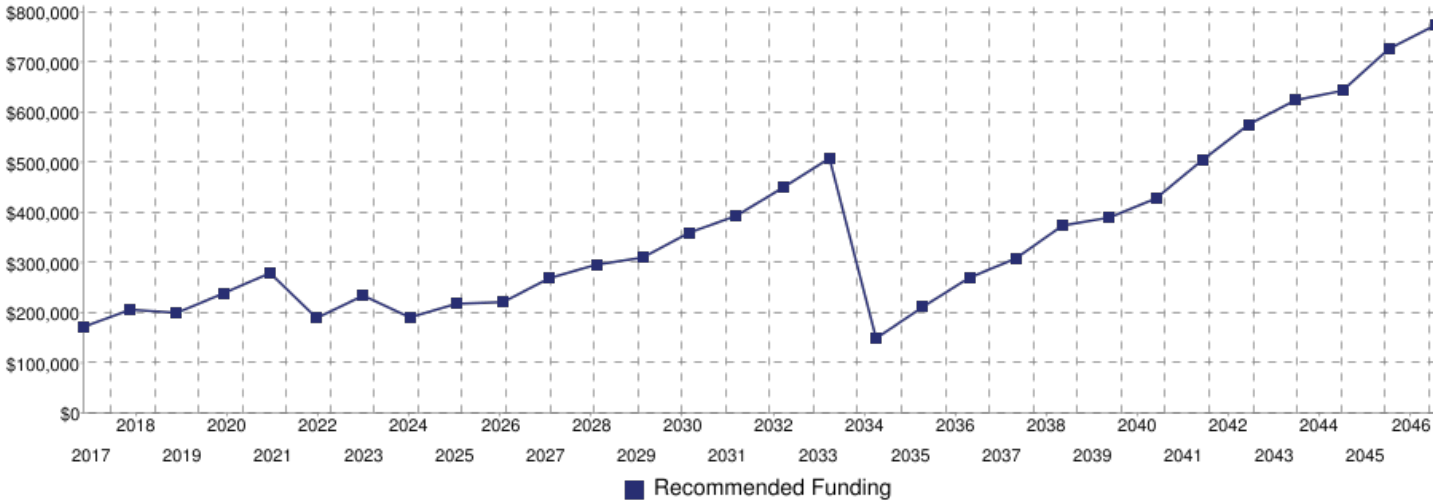
Reserve Contribution Increase: 3.00%



**Monterey Dunes Colony Water Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

**Recommended Funding:** Incorporates the reserve providers recommended funding level. This funding plan appears to maintain a healthy reserve balance and there is no indication of any deficit over the projected 30 years. It is recommended that this plan be evaluated annually and adjusted as needed to assure all future requirements will be met.



| Year    | Annual Funding Amount | Avg. Monthly Fee Per Unit | Beginning Cash | Interest Earned | Reserve Funds | Projected Annual Disbursements | End Balance | Fully Funded Reserve | Percent Funded |
|---------|-----------------------|---------------------------|----------------|-----------------|---------------|--------------------------------|-------------|----------------------|----------------|
| 2017-18 | \$51,633              | \$35.86                   | \$134,320      | \$1,143         | \$187,095     | \$15,577                       | \$171,518   | \$342,331            | 50%            |
| 2018-19 | \$53,182              | \$36.93                   | \$171,518      | \$1,411         | \$226,111     | \$20,029                       | \$206,081   | \$375,471            | 55%            |
| 2019-20 | \$54,777              | \$38.04                   | \$206,081      | \$1,516         | \$262,375     | \$62,606                       | \$199,769   | \$367,060            | 54%            |
| 2020-21 | \$56,420              | \$39.18                   | \$199,769      | \$1,637         | \$257,826     | \$19,385                       | \$238,441   | \$404,253            | 59%            |
| 2021-22 | \$58,113              | \$40.36                   | \$238,441      | \$1,933         | \$298,488     | \$19,452                       | \$279,036   | \$443,880            | 63%            |
| 2022-23 | \$59,856              | \$41.57                   | \$279,036      | \$1,750         | \$340,642     | \$151,250                      | \$189,391   | \$350,371            | 54%            |
| 2023-24 | \$61,652              | \$42.81                   | \$189,391      | \$1,582         | \$252,625     | \$18,600                       | \$234,026   | \$392,153            | 60%            |
| 2024-25 | \$63,502              | \$44.10                   | \$234,026      | \$1,587         | \$299,114     | \$108,410                      | \$190,704   | \$344,197            | 55%            |
| 2025-26 | \$65,407              | \$45.42                   | \$190,704      | \$1,526         | \$257,638     | \$39,792                       | \$217,846   | \$367,040            | 59%            |
| 2026-27 | \$67,369              | \$46.78                   | \$217,846      | \$1,640         | \$286,855     | \$65,706                       | \$221,149   | \$365,479            | 61%            |
| 2027-28 | \$69,390              | \$48.19                   | \$221,149      | \$1,832         | \$292,371     | \$23,227                       | \$269,144   | \$409,277            | 66%            |
| 2028-29 | \$71,472              | \$49.63                   | \$269,144      | \$2,111         | \$342,726     | \$46,931                       | \$295,795   | \$431,679            | 69%            |
| 2029-30 | \$73,616              | \$51.12                   | \$295,795      | \$2,264         | \$371,675     | \$61,560                       | \$310,114   | \$441,438            | 70%            |
| 2030-31 | \$75,824              | \$52.66                   | \$310,114      | \$2,503         | \$388,442     | \$28,557                       | \$359,885   | \$487,291            | 74%            |
| 2031-32 | \$78,099              | \$54.24                   | \$359,885      | \$2,814         | \$440,798     | \$47,513                       | \$393,284   | \$516,853            | 76%            |
| 2032-33 | \$80,442              | \$55.86                   | \$393,284      | \$3,148         | \$476,874     | \$27,638                       | \$449,235   | \$569,690            | 79%            |
| 2033-34 | \$82,855              | \$57.54                   | \$449,235      | \$3,576         | \$535,667     | \$27,734                       | \$507,933   | \$625,990            | 81%            |
| 2034-35 | \$85,341              | \$59.26                   | \$507,933      | \$2,453         | \$595,727     | \$447,036                      | \$148,691   | \$254,128            | 59%            |
| 2035-36 | \$87,901              | \$61.04                   | \$148,691      | \$1,345         | \$237,937     | \$26,519                       | \$211,419   | \$306,339            | 69%            |
| 2036-37 | \$90,538              | \$62.87                   | \$211,419      | \$1,797         | \$303,754     | \$34,099                       | \$269,655   | \$354,462            | 76%            |
| 2037-38 | \$93,254              | \$64.76                   | \$269,655      | \$2,159         | \$365,069     | \$56,734                       | \$308,336   | \$382,941            | 81%            |
| 2038-39 | \$96,052              | \$66.70                   | \$308,336      | \$2,549         | \$406,936     | \$33,002                       | \$373,935   | \$439,006            | 85%            |
| 2039-40 | \$98,934              | \$68.70                   | \$373,935      | \$2,853         | \$475,721     | \$86,000                       | \$389,721   | \$444,521            | 88%            |
| 2040-41 | \$101,902             | \$70.76                   | \$389,721      | \$3,054         | \$494,677     | \$66,912                       | \$427,764   | \$472,287            | 91%            |
| 2041-42 | \$104,959             | \$72.89                   | \$427,764      | \$3,483         | \$536,206     | \$31,665                       | \$504,541   | \$539,696            | 93%            |
| 2042-43 | \$108,107             | \$75.07                   | \$504,541      | \$4,037         | \$616,685     | \$40,716                       | \$575,969   | \$602,379            | 96%            |
| 2043-44 | \$111,351             | \$77.33                   | \$575,969      | \$4,483         | \$691,803     | \$67,743                       | \$624,060   | \$641,757            | 97%            |
| 2044-45 | \$114,691             | \$79.65                   | \$624,060      | \$4,733         | \$743,484     | \$100,713                      | \$642,771   | \$651,086            | 99%            |
| 2045-46 | \$118,132             | \$82.04                   | \$642,771      | \$5,115         | \$766,018     | \$39,542                       | \$726,476   | \$726,519            | 100%           |
| 2046-47 | \$121,676             | \$84.50                   | \$726,476      | \$5,605         | \$853,757     | \$79,897                       | \$773,860   | \$765,550            | 101%           |

Inflation Rate: 3.00%

Interest Rate: 0.75%

Reserve Contribution Increase: 3.00%



**Monterey Dunes Colony Water  
Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

## Property Information

Number of Units: **120**  
Fiscal Year End: **Jun 30, 2017**  
Fiscal Year Start: **Jul 1, 2017**  
Location: **Moss Landing, CA**  
Age of Project: **43 Years**

## Financial Information

Projected Reserve Fund Balance: **\$134,320**  
Projected Fully Funded Reserve: **\$306,936**  
Deficit/Surplus vs. Fully Funded Reserve: **(\$172,616) or (\$1,438.45) Per Unit Avg.**  
Percentage Funded: **44%**  
Current Replacement Cost: **\$532,327**

## Current Funding Chart

| Year      | Annual Funding Amount | Average Monthly Fee Per Unit | Projected Annual Disbursements | Year-End Balance | Fully Funded Reserve | Percent Funded |
|-----------|-----------------------|------------------------------|--------------------------------|------------------|----------------------|----------------|
| 2017-2018 | \$20,000              | \$13.89                      | \$15,577                       | \$139,767        | \$342,331            | 41%            |
| 2018-2019 | \$20,600              | \$14.31                      | \$20,029                       | \$141,388        | \$375,471            | 38%            |
| 2019-2020 | \$21,218              | \$14.73                      | \$62,606                       | \$100,905        | \$367,060            | 27%            |
| 2020-2021 | \$21,855              | \$15.18                      | \$19,385                       | \$104,141        | \$404,253            | 26%            |
| 2021-2022 | \$22,510              | \$15.63                      | \$19,452                       | \$107,992        | \$443,880            | 24%            |
| 2022-2023 | \$23,185              | \$16.10                      | \$151,250                      | (\$19,744)       | \$350,371            | 0%             |
| 2023-2024 | \$23,881              | \$16.58                      | \$18,600                       | (\$14,463)       | \$392,153            | 0%             |
| 2024-2025 | \$24,597              | \$17.08                      | \$108,410                      | (\$98,275)       | \$344,197            | 0%             |
| 2025-2026 | \$25,335              | \$17.59                      | \$39,792                       | (\$112,731)      | \$367,040            | 0%             |
| 2026-2027 | \$26,095              | \$18.12                      | \$65,706                       | (\$152,341)      | \$365,479            | 0%             |
| 2027-2028 | \$26,878              | \$18.67                      | \$23,227                       | (\$148,690)      | \$409,277            | 0%             |
| 2028-2029 | \$27,685              | \$19.23                      | \$46,931                       | (\$167,936)      | \$431,679            | 0%             |
| 2029-2030 | \$28,515              | \$19.80                      | \$61,560                       | (\$200,981)      | \$441,438            | 0%             |
| 2030-2031 | \$29,371              | \$20.40                      | \$28,557                       | (\$200,168)      | \$487,291            | 0%             |
| 2031-2032 | \$30,252              | \$21.01                      | \$47,513                       | (\$217,429)      | \$516,853            | 0%             |
| 2032-2033 | \$31,159              | \$21.64                      | \$27,638                       | (\$213,908)      | \$569,690            | 0%             |
| 2033-2034 | \$32,094              | \$22.29                      | \$27,734                       | (\$209,548)      | \$625,990            | 0%             |
| 2034-2035 | \$33,057              | \$22.96                      | \$447,036                      | (\$623,527)      | \$254,128            | 0%             |
| 2035-2036 | \$34,049              | \$23.64                      | \$26,519                       | (\$615,997)      | \$306,339            | 0%             |
| 2036-2037 | \$35,070              | \$24.35                      | \$34,099                       | (\$615,026)      | \$354,462            | 0%             |
| 2037-2038 | \$36,122              | \$25.08                      | \$56,734                       | (\$635,637)      | \$382,941            | 0%             |
| 2038-2039 | \$37,206              | \$25.84                      | \$33,002                       | (\$631,433)      | \$439,006            | 0%             |
| 2039-2040 | \$38,322              | \$26.61                      | \$86,000                       | (\$679,111)      | \$444,521            | 0%             |
| 2040-2041 | \$39,472              | \$27.41                      | \$66,912                       | (\$706,552)      | \$472,287            | 0%             |
| 2041-2042 | \$40,656              | \$28.23                      | \$31,665                       | (\$697,561)      | \$539,696            | 0%             |
| 2042-2043 | \$41,876              | \$29.08                      | \$40,716                       | (\$696,401)      | \$602,379            | 0%             |
| 2043-2044 | \$43,132              | \$29.95                      | \$67,743                       | (\$721,012)      | \$641,757            | 0%             |
| 2044-2045 | \$44,426              | \$30.85                      | \$100,713                      | (\$777,300)      | \$651,086            | 0%             |
| 2045-2046 | \$45,759              | \$31.78                      | \$39,542                       | (\$771,083)      | \$726,519            | 0%             |
| 2046-2047 | \$47,131              | \$32.73                      | \$79,897                       | (\$803,849)      | \$765,550            | 0%             |



# Monterey Dunes Colony Water

## Association

Moss Landing, CA

Date: Apr 7, 2017

Units: 120

Fiscal Year End: Jun 30, 2017

Start Date: Jul 1, 2017

### Reserve Components

| Component                             | Service Life            | Rem. Life | Current Cost     |
|---------------------------------------|-------------------------|-----------|------------------|
| <b>Water Company Components</b>       |                         |           |                  |
| 50 KW Generator (Overhaul)            | 3                       | 1         | \$3,713          |
| 50 KW Generator (Rebuild/Replace)     | 30                      | 5         | \$41,792         |
| Annual Contingency                    | 1                       | 0         | \$7,568          |
| CL2 Pumps                             | 3                       | 0         | \$2,007          |
| Compression Water Tank                | Life of Project         |           |                  |
| Dist Water System Valves              | 25                      | 9         | \$32,618         |
| Paint Compression Water Tank          | 5                       | 2         | \$4,686          |
| Paint Storage Tank (Exterior)         | 5                       | 2         | \$19,001         |
| Pressure Tank Compressor              | 2                       | 1         | \$2,163          |
| Pump #1 - 10 HP Booster               | 30                      | 5         | \$4,566          |
| Pump #2 - 10 HP Booster               | 30                      | 5         | \$4,566          |
| Pumps (Annual Maintenance)            | 1                       | 0         | \$6,002          |
| Roofing (Maint. Bldgs.)               | Other                   |           |                  |
| Tank Cut-Off Valves                   | Maintenance / Operating |           |                  |
| Water Distribution System             | Life of Project         |           |                  |
| Water Feed System (Old N. Well)       | Life of Project         |           |                  |
| Water Feed System (Wells to Storage)  | Life of Project         |           |                  |
| Water Storage Tank (Refurbish)        | 40                      | 37        | \$72,239         |
| Water Storage Tank (Replace)          | 40                      | 17        | \$208,960        |
| Water System Control Panel            | 30                      | 7         | \$41,101         |
| Water System Fire Pump                | 30                      | 5         | \$45,642         |
| Water System Fire Pump (Overhaul)     | 3                       | 2         | \$4,223          |
| Water Tank - Eval./Maintenance        | 5                       | 2         | \$3,913          |
| Well #3 (Pump & Motor)                | 6                       | 5         | \$13,948         |
| Well #4 (Pump & Motor)                | 6                       | 2         | \$13,619         |
| Wells - Replace                       | Life of Project         |           |                  |
| <b>Current Replacement Cost Total</b> |                         |           | <b>\$532,327</b> |



**Monterey Dunes Colony Water Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

Percentage Funded: 44%

| Component                         | SL | RL | Calc.           | Current          | Projected        | Required        | Projected            | Annual                     |
|-----------------------------------|----|----|-----------------|------------------|------------------|-----------------|----------------------|----------------------------|
|                                   | A  | B  | Yrs. in Service | Replacement Cost | Reserve Balance  | Reserve Funding | Fully Funded Reserve | Current Funding Allocation |
|                                   | A  | B  | C               | D                | E                | F               | G                    | H                          |
| <b>Water Company Components</b>   |    |    |                 |                  |                  |                 |                      |                            |
| 50 KW Generator (Overhaul)        | 3  | 1  | 2               | \$3,713          | \$1,083          | \$1,238         | \$2,475              | \$604                      |
| 50 KW Generator (Rebuild/Replace) | 30 | 5  | 25              | \$41,792         | \$15,241         | \$1,393         | \$34,827             | \$679                      |
| Annual Contingency                | 1  | 0  | 1               | \$7,568          | \$3,312          | \$7,568         | \$7,568              | \$3,691                    |
| CL2 Pumps                         | 3  | 0  | 3               | \$2,007          | \$878            | \$669           | \$2,007              | \$326                      |
| Dist Water System Valves          | 25 | 9  | 16              | \$32,618         | \$9,136          | \$1,305         | \$20,876             | \$636                      |
| Paint Compression Water Tank      | 5  | 2  | 3               | \$4,686          | \$1,231          | \$937           | \$2,812              | \$457                      |
| Paint Storage Tank (Exterior)     | 5  | 2  | 3               | \$19,001         | \$4,989          | \$3,800         | \$11,401             | \$1,854                    |
| Pressure Tank Compressor          | 2  | 1  | 1               | \$2,163          | \$474            | \$1,082         | \$1,082              | \$528                      |
| Pump #1 - 10 HP Booster           | 30 | 5  | 25              | \$4,566          | \$1,665          | \$152           | \$3,805              | \$74                       |
| Pump #2 - 10 HP Booster           | 30 | 5  | 25              | \$4,566          | \$1,665          | \$152           | \$3,805              | \$74                       |
| Pumps (Annual Maintenance)        | 1  | 0  | 1               | \$6,002          | \$2,627          | \$6,002         | \$6,002              | \$2,928                    |
| Water Storage Tank (Refurbish)    | 40 | 37 | 3               | \$72,239         | \$2,371          | \$1,806         | \$5,418              | \$881                      |
| Water Storage Tank (Replace)      | 40 | 17 | 23              | \$208,960        | \$52,580         | \$5,224         | \$120,152            | \$2,548                    |
| Water System Control Panel        | 30 | 7  | 23              | \$41,101         | \$13,790         | \$1,370         | \$31,511             | \$668                      |
| Water System Fire Pump            | 30 | 5  | 25              | \$45,642         | \$16,645         | \$1,521         | \$38,035             | \$742                      |
| Water System Fire Pump (Overhaul) | 3  | 2  | 1               | \$4,223          | \$616            | \$1,408         | \$1,408              | \$687                      |
| Water Tank - Eval./Maintenance    | 5  | 2  | 3               | \$3,913          | \$1,028          | \$783           | \$2,348              | \$382                      |
| Well #3 (Pump & Motor)            | 6  | 5  | 1               | \$13,948         | \$1,017          | \$2,325         | \$2,325              | \$1,134                    |
| Well #4 (Pump & Motor)            | 6  | 2  | 4               | \$13,619         | \$3,973          | \$2,270         | \$9,079              | \$1,107                    |
|                                   |    |    | <b>Total</b>    | <b>\$532,327</b> | <b>\$134,320</b> | <b>\$41,004</b> | <b>\$306,936</b>     | <b>\$20,000</b>            |
|                                   |    |    | <b>Totals</b>   | <b>\$532,327</b> | <b>\$134,320</b> | <b>\$41,004</b> | <b>\$306,936</b>     | <b>\$20,000</b>            |



## Monterey Dunes Colony Water

### Association

Moss Landing, CA

Date: Apr 7, 2017

Units: 120

Fiscal Year End: Jun 30, 2017

Start Date: Jul 1, 2017

**Column A - Service Life:** Normal time period the association reserve component can be expected to remain in functional or useful condition.

**Column B - Remaining Life (B):** An estimate of years remaining before repair, replacement or refurbishment will be necessary.

**Column C - Calculated Years In Service (C):** A calculation derived by subtracting Remaining Life from Service Life. (Note: Years In service is a calculated value, not necessary the actual age of the component.) Calculation:  $(A) + (B) = (C)$ .

**Column D - Current Replacement Cost (D):** The current cost of repairing, replacing or refurbishment a component.

**Column E - Projected Reserve Balance (E):** Current Amount of reserve funds available for each component. This is calculated by:  $(\text{Individual component Fully Funded Reserve}) / (\text{the total Fully Funded Reserve for all components}) * (\text{the Total Current Actual Reserve Balance for all reserve components})$ . Calculation:  $G / G (\text{Total}) * E (\text{Total}) = (E) \text{ Individual Component Current Actual Reserve Balance}$ .

**Column F - Required Reserve Funding (Annual) (F):** The annual amount of reserve funding requires as of the Fiscal Year End which, when Fully Funded from the first year of service for all components will achieve full funding. This annualized value is calculated by dividing Current Replacement Cost by the Useful Life. this funding level makes no adjustment to eliminate any current reserve deficits. Calculation:  $(D) / (A) = (F)$ .

**Column G - Fully Funded Reserve (G):** This value is calculated by multiplying the Calculated Years In Service by the Day 1 Reserve Funding Amount. If an association is 100% funded, this number will be equal or less than the Current Allocated Reserve Fund Balance for each component. Calculation:  $(C) * (F) = (G)$

**Column H - Annual breakdown of the current contribution into the reserve fund by component.**



## Monterey Dunes Colony Water Association Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

| Component                         | Category                 | Replacement Cost | Projected Cost   |
|-----------------------------------|--------------------------|------------------|------------------|
| <b>2017-2018</b>                  |                          |                  |                  |
| Annual Contingency                | Water Company Components | \$7,568          | \$7,568          |
| CL2 Pumps                         | Water Company Components | \$2,007          | \$2,007          |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$6,002          |
| <b>Total for 2017-2018:</b>       |                          |                  | <b>\$15,577</b>  |
| <b>2018-2019</b>                  |                          |                  |                  |
| 50 KW Generator (Overhaul)        | Water Company Components | \$3,713          | \$3,824          |
| Annual Contingency                | Water Company Components | \$7,568          | \$7,795          |
| Pressure Tank Compressor          | Water Company Components | \$2,163          | \$2,228          |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$6,182          |
| <b>Total for 2018-2019:</b>       |                          |                  | <b>\$20,029</b>  |
| <b>2019-2020</b>                  |                          |                  |                  |
| Annual Contingency                | Water Company Components | \$7,568          | \$8,029          |
| Paint Compression Water Tank      | Water Company Components | \$4,686          | \$4,971          |
| Paint Storage Tank (Exterior)     | Water Company Components | \$19,001         | \$20,158         |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$6,368          |
| Water System Fire Pump (Overhaul) | Water Company Components | \$4,223          | \$4,480          |
| Water Tank - Eval./Maintenance    | Water Company Components | \$3,913          | \$4,151          |
| Well #4 (Pump & Motor)            | Water Company Components | \$13,619         | \$14,448         |
| <b>Total for 2019-2020:</b>       |                          |                  | <b>\$62,605</b>  |
| <b>2020-2021</b>                  |                          |                  |                  |
| Annual Contingency                | Water Company Components | \$7,568          | \$8,270          |
| CL2 Pumps                         | Water Company Components | \$2,007          | \$2,193          |
| Pressure Tank Compressor          | Water Company Components | \$2,163          | \$2,364          |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$6,559          |
| <b>Total for 2020-2021:</b>       |                          |                  | <b>\$19,386</b>  |
| <b>2021-2022</b>                  |                          |                  |                  |
| 50 KW Generator (Overhaul)        | Water Company Components | \$3,713          | \$4,179          |
| Annual Contingency                | Water Company Components | \$7,568          | \$8,518          |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$6,755          |
| <b>Total for 2021-2022:</b>       |                          |                  | <b>\$19,452</b>  |
| <b>2022-2023</b>                  |                          |                  |                  |
| 50 KW Generator (Rebuild/Replace) | Water Company Components | \$41,792         | \$48,448         |
| Annual Contingency                | Water Company Components | \$7,568          | \$8,773          |
| Pressure Tank Compressor          | Water Company Components | \$2,163          | \$2,508          |
| Pump #1 - 10 HP Booster           | Water Company Components | \$4,566          | \$5,293          |
| Pump #2 - 10 HP Booster           | Water Company Components | \$4,566          | \$5,293          |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$6,958          |
| Water System Fire Pump            | Water Company Components | \$45,642         | \$52,912         |
| Water System Fire Pump (Overhaul) | Water Company Components | \$4,223          | \$4,896          |
| Well #3 (Pump & Motor)            | Water Company Components | \$13,948         | \$16,170         |
| <b>Total for 2022-2023:</b>       |                          |                  | <b>\$151,251</b> |
| <b>2023-2024</b>                  |                          |                  |                  |
| Annual Contingency                | Water Company Components | \$7,568          | \$9,037          |





**Monterey Dunes Colony Water Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

| Component                         | Category                 | Replacement Cost | Projected Cost   |
|-----------------------------------|--------------------------|------------------|------------------|
| CL2 Pumps                         | Water Company Components | \$2,007          | \$2,396          |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$7,167          |
| <b>Total for 2023-2024:</b>       |                          |                  | <b>\$18,600</b>  |
| <b>2024-2025</b>                  |                          |                  |                  |
| 50 KW Generator (Overhaul)        | Water Company Components | \$3,713          | \$4,567          |
| Annual Contingency                | Water Company Components | \$7,568          | \$9,308          |
| Paint Compression Water Tank      | Water Company Components | \$4,686          | \$5,763          |
| Paint Storage Tank (Exterior)     | Water Company Components | \$19,001         | \$23,369         |
| Pressure Tank Compressor          | Water Company Components | \$2,163          | \$2,660          |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$7,382          |
| Water System Control Panel        | Water Company Components | \$41,101         | \$50,549         |
| Water Tank - Eval./Maintenance    | Water Company Components | \$3,913          | \$4,812          |
| <b>Total for 2024-2025:</b>       |                          |                  | <b>\$108,410</b> |
| <b>2025-2026</b>                  |                          |                  |                  |
| Annual Contingency                | Water Company Components | \$7,568          | \$9,587          |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$7,603          |
| Water System Fire Pump (Overhaul) | Water Company Components | \$4,223          | \$5,350          |
| Well #4 (Pump & Motor)            | Water Company Components | \$13,619         | \$17,252         |
| <b>Total for 2025-2026:</b>       |                          |                  | <b>\$39,792</b>  |
| <b>2026-2027</b>                  |                          |                  |                  |
| Annual Contingency                | Water Company Components | \$7,568          | \$9,875          |
| CL2 Pumps                         | Water Company Components | \$2,007          | \$2,619          |
| Dist Water System Valves          | Water Company Components | \$32,618         | \$42,559         |
| Pressure Tank Compressor          | Water Company Components | \$2,163          | \$2,822          |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$7,831          |
| <b>Total for 2026-2027:</b>       |                          |                  | <b>\$65,706</b>  |
| <b>2027-2028</b>                  |                          |                  |                  |
| 50 KW Generator (Overhaul)        | Water Company Components | \$3,713          | \$4,990          |
| Annual Contingency                | Water Company Components | \$7,568          | \$10,171         |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$8,066          |
| <b>Total for 2027-2028:</b>       |                          |                  | <b>\$23,227</b>  |
| <b>2028-2029</b>                  |                          |                  |                  |
| Annual Contingency                | Water Company Components | \$7,568          | \$10,476         |
| Pressure Tank Compressor          | Water Company Components | \$2,163          | \$2,994          |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$8,308          |
| Water System Fire Pump (Overhaul) | Water Company Components | \$4,223          | \$5,846          |
| Well #3 (Pump & Motor)            | Water Company Components | \$13,948         | \$19,307         |
| <b>Total for 2028-2029:</b>       |                          |                  | <b>\$46,931</b>  |
| <b>2029-2030</b>                  |                          |                  |                  |
| Annual Contingency                | Water Company Components | \$7,568          | \$10,790         |
| CL2 Pumps                         | Water Company Components | \$2,007          | \$2,862          |
| Paint Compression Water Tank      | Water Company Components | \$4,686          | \$6,681          |
| Paint Storage Tank (Exterior)     | Water Company Components | \$19,001         | \$27,091         |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$8,557          |



## Monterey Dunes Colony Water Association

Moss Landing, CA

Date: Apr 7, 2017  
 Units: 120  
 Fiscal Year End: Jun 30, 2017  
 Start Date: Jul 1, 2017

| Component                         | Category                 | Replacement Cost | Projected Cost   |
|-----------------------------------|--------------------------|------------------|------------------|
| Water Tank - Eval./Maintenance    | Water Company Components | \$3,913          | \$5,579          |
| <b>Total for 2029-2030:</b>       |                          |                  | <b>\$61,560</b>  |
| <b>2030-2031</b>                  |                          |                  |                  |
| 50 KW Generator (Overhaul)        | Water Company Components | \$3,713          | \$5,453          |
| Annual Contingency                | Water Company Components | \$7,568          | \$11,114         |
| Pressure Tank Compressor          | Water Company Components | \$2,163          | \$3,176          |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$8,814          |
| <b>Total for 2030-2031:</b>       |                          |                  | <b>\$28,557</b>  |
| <b>2031-2032</b>                  |                          |                  |                  |
| Annual Contingency                | Water Company Components | \$7,568          | \$11,447         |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$9,079          |
| Water System Fire Pump (Overhaul) | Water Company Components | \$4,223          | \$6,388          |
| Well #4 (Pump & Motor)            | Water Company Components | \$13,619         | \$20,600         |
| <b>Total for 2031-2032:</b>       |                          |                  | <b>\$47,514</b>  |
| <b>2032-2033</b>                  |                          |                  |                  |
| Annual Contingency                | Water Company Components | \$7,568          | \$11,791         |
| CL2 Pumps                         | Water Company Components | \$2,007          | \$3,127          |
| Pressure Tank Compressor          | Water Company Components | \$2,163          | \$3,370          |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$9,351          |
| <b>Total for 2032-2033:</b>       |                          |                  | <b>\$27,639</b>  |
| <b>2033-2034</b>                  |                          |                  |                  |
| 50 KW Generator (Overhaul)        | Water Company Components | \$3,713          | \$5,958          |
| Annual Contingency                | Water Company Components | \$7,568          | \$12,144         |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$9,631          |
| <b>Total for 2033-2034:</b>       |                          |                  | <b>\$27,733</b>  |
| <b>2034-2035</b>                  |                          |                  |                  |
| Annual Contingency                | Water Company Components | \$7,568          | \$12,509         |
| Paint Compression Water Tank      | Water Company Components | \$4,686          | \$7,745          |
| Paint Storage Tank (Exterior)     | Water Company Components | \$19,001         | \$31,406         |
| Pressure Tank Compressor          | Water Company Components | \$2,163          | \$3,575          |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$9,920          |
| Water Storage Tank (Replace)      | Water Company Components | \$208,960        | \$345,379        |
| Water System Fire Pump (Overhaul) | Water Company Components | \$4,223          | \$6,980          |
| Water Tank - Eval./Maintenance    | Water Company Components | \$3,913          | \$6,468          |
| Well #3 (Pump & Motor)            | Water Company Components | \$13,948         | \$23,054         |
| <b>Total for 2034-2035:</b>       |                          |                  | <b>\$447,036</b> |
| <b>2035-2036</b>                  |                          |                  |                  |
| Annual Contingency                | Water Company Components | \$7,568          | \$12,884         |
| CL2 Pumps                         | Water Company Components | \$2,007          | \$3,417          |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$10,218         |
| <b>Total for 2035-2036:</b>       |                          |                  | <b>\$26,519</b>  |
| <b>2036-2037</b>                  |                          |                  |                  |
| 50 KW Generator (Overhaul)        | Water Company Components | \$3,713          | \$6,511          |



**Monterey Dunes Colony Water Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

| Component                         | Category                 | Replacement Cost | Projected Cost  |
|-----------------------------------|--------------------------|------------------|-----------------|
| Annual Contingency                | Water Company Components | \$7,568          | \$13,271        |
| Pressure Tank Compressor          | Water Company Components | \$2,163          | \$3,793         |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$10,525        |
| <b>Total for 2036-2037:</b>       |                          |                  | <b>\$34,100</b> |
| <b>2037-2038</b>                  |                          |                  |                 |
| Annual Contingency                | Water Company Components | \$7,568          | \$13,669        |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$10,840        |
| Water System Fire Pump (Overhaul) | Water Company Components | \$4,223          | \$7,627         |
| Well #4 (Pump & Motor)            | Water Company Components | \$13,619         | \$24,597        |
| <b>Total for 2037-2038:</b>       |                          |                  | <b>\$56,733</b> |
| <b>2038-2039</b>                  |                          |                  |                 |
| Annual Contingency                | Water Company Components | \$7,568          | \$14,079        |
| CL2 Pumps                         | Water Company Components | \$2,007          | \$3,734         |
| Pressure Tank Compressor          | Water Company Components | \$2,163          | \$4,024         |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$11,165        |
| <b>Total for 2038-2039:</b>       |                          |                  | <b>\$33,002</b> |
| <b>2039-2040</b>                  |                          |                  |                 |
| 50 KW Generator (Overhaul)        | Water Company Components | \$3,713          | \$7,114         |
| Annual Contingency                | Water Company Components | \$7,568          | \$14,501        |
| Paint Compression Water Tank      | Water Company Components | \$4,686          | \$8,979         |
| Paint Storage Tank (Exterior)     | Water Company Components | \$19,001         | \$36,408        |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$11,500        |
| Water Tank - Eval./Maintenance    | Water Company Components | \$3,913          | \$7,498         |
| <b>Total for 2039-2040:</b>       |                          |                  | <b>\$86,000</b> |
| <b>2040-2041</b>                  |                          |                  |                 |
| Annual Contingency                | Water Company Components | \$7,568          | \$14,936        |
| Pressure Tank Compressor          | Water Company Components | \$2,163          | \$4,269         |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$11,845        |
| Water System Fire Pump (Overhaul) | Water Company Components | \$4,223          | \$8,334         |
| Well #3 (Pump & Motor)            | Water Company Components | \$13,948         | \$27,528        |
| <b>Total for 2040-2041:</b>       |                          |                  | <b>\$66,912</b> |
| <b>2041-2042</b>                  |                          |                  |                 |
| Annual Contingency                | Water Company Components | \$7,568          | \$15,384        |
| CL2 Pumps                         | Water Company Components | \$2,007          | \$4,080         |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$12,201        |
| <b>Total for 2041-2042:</b>       |                          |                  | <b>\$31,665</b> |
| <b>2042-2043</b>                  |                          |                  |                 |
| 50 KW Generator (Overhaul)        | Water Company Components | \$3,713          | \$7,774         |
| Annual Contingency                | Water Company Components | \$7,568          | \$15,846        |
| Pressure Tank Compressor          | Water Company Components | \$2,163          | \$4,529         |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$12,567        |
| <b>Total for 2042-2043:</b>       |                          |                  | <b>\$40,716</b> |
| <b>2043-2044</b>                  |                          |                  |                 |
| Annual Contingency                | Water Company Components | \$7,568          | \$16,321        |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$12,944        |



**Monterey Dunes Colony Water Association**  
Moss Landing, CA

Date: Apr 7, 2017  
Units: 120  
Fiscal Year End: Jun 30, 2017  
Start Date: Jul 1, 2017

| Component                         | Category                 | Replacement Cost | Projected Cost   |
|-----------------------------------|--------------------------|------------------|------------------|
| Water System Fire Pump (Overhaul) | Water Company Components | \$4,223          | \$9,107          |
| Well #4 (Pump & Motor)            | Water Company Components | \$13,619         | \$29,371         |
| <b>Total for 2043-2044:</b>       |                          |                  | <b>\$67,743</b>  |
| <b>2044-2045</b>                  |                          |                  |                  |
| Annual Contingency                | Water Company Components | \$7,568          | \$16,811         |
| CL2 Pumps                         | Water Company Components | \$2,007          | \$4,458          |
| Paint Compression Water Tank      | Water Company Components | \$4,686          | \$10,409         |
| Paint Storage Tank (Exterior)     | Water Company Components | \$19,001         | \$42,207         |
| Pressure Tank Compressor          | Water Company Components | \$2,163          | \$4,805          |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$13,332         |
| Water Tank - Eval./Maintenance    | Water Company Components | \$3,913          | \$8,692          |
| <b>Total for 2044-2045:</b>       |                          |                  | <b>\$100,714</b> |
| <b>2045-2046</b>                  |                          |                  |                  |
| 50 KW Generator (Overhaul)        | Water Company Components | \$3,713          | \$8,495          |
| Annual Contingency                | Water Company Components | \$7,568          | \$17,315         |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$13,732         |
| <b>Total for 2045-2046:</b>       |                          |                  | <b>\$39,542</b>  |
| <b>2046-2047</b>                  |                          |                  |                  |
| Annual Contingency                | Water Company Components | \$7,568          | \$17,834         |
| Pressure Tank Compressor          | Water Company Components | \$2,163          | \$5,097          |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$14,144         |
| Water System Fire Pump (Overhaul) | Water Company Components | \$4,223          | \$9,952          |
| Well #3 (Pump & Motor)            | Water Company Components | \$13,948         | \$32,869         |
| <b>Total for 2046-2047:</b>       |                          |                  | <b>\$79,896</b>  |
| <b>2047-2048</b>                  |                          |                  |                  |
| Annual Contingency                | Water Company Components | \$7,568          | \$18,370         |
| CL2 Pumps                         | Water Company Components | \$2,007          | \$4,872          |
| Pumps (Annual Maintenance)        | Water Company Components | \$6,002          | \$14,568         |
| <b>Total for 2047-2048:</b>       |                          |                  | <b>\$37,810</b>  |



## MONTEREY DUNES COLONY ASSOCIATION RULES AND SCHEDULE OF FINES

Revised Nov 19, 2016  
Effective January 1, 2017  
Prior Revision July 16, 2016  
Prior Revision May 21, 2016

The following rules apply to all Monterey Dunes Colony Association (“MDCA” or “Colony”) owners, who are responsible for their guests, renters, visitors, contractors, service people, and pets. MDCA is first and foremost a residential community and the rights of owners to enjoy their privacy and the tranquility of the Colony’s unique natural environment shall be the primary consideration in any conflict or dispute. Owners and their representatives are required by law to inform prospective new owners of these Rules and Schedule of Fines as well as the MDCA Covenants, Conditions and Restrictions (CC&Rs) prior to any sale or long-term lease of a unit. Owners are also responsible for informing renters and guests of all applicable rules.

### OCCUPANCY

1. Residences shall be occupied and used for residential use only. The maximum number of persons who may occupy a residence may not exceed two persons per bedroom, plus one additional person.

**Homeowners may be subject to a fine of \$200.00 per person in excess of the maximum allowed for violations to this rule. After five such violations, the board may increase the penalty to \$400 per person in excess of the maximum allowed.**

### RENTERS & GUESTS OF OWNERS

All rentals are subject to the CCRs of the MDCA and also to local, county, and state (including California Coastal Commission) restrictions. Such rentals shall not interfere with or impede the privacy and enjoyment of MDCA residential owners. Long-term rentals are over 30 days and short-term rentals are 30 days or less.

1. No residence may be rented or leased for less than two consecutive nights (i.e. “two-night minimum”).

**A fine of \$500.00 per incident may be assessed against a homeowner for violation of this rule.**

2. Homeowners, or their designated management representative, shall inform the MDCA management of all renters and overnight guests (except for family members of owners when owners are present) prior to their arrival on the property as part of their responsibility as owners and to ensure the safety and security of the colony. Renters who have daytime guests are also required to notify MDCA management in advance. When advance notice is required under this paragraph, the required information shall include the owner name, unit number, total number in party, names of short-term renter(s) who signed a rental contract and renters or guests that will enter the Colony in separate vehicles, as well as dates of arrival/departure. Management and/or security guards may request or take vehicle license numbers to enforce parking rules. All vehicles belonging to guests or renters shall display a parking pass showing the unit number associated with the vehicle as well as the dates of the intended stay.

**A fine of \$350.00 per unit per day may be assessed against a homeowner for violation of this rule in the first occurrence. Repeat violations may carry a fine of \$500 per unit per day.**

3. Homeowners having parties, weddings, celebrations and other group gatherings in excess of ten (10) people shall acquire prior written approval from MDCA Management. All gatherings with more than 10 people require the active presence of an owner or owner's child over the age of 21. This rule also applies to families or groups renting multiple units; i.e. their combined number may not exceed the Maximum Occupancy of the unit where they are gathering without an owner or owner's adult child present.

**A fine of \$750.00 per incident per day may be assessed against a homeowner for violation of this rule.**

4. Owners will provide MDCA office and their renters and guests a telephone number and be able to respond within one hour to address any emergency or complaint whenever alerted to a possible problem or emergency by a tenant, a neighbor, an MDCA staff person, or by a law enforcement officer. Acceptable contacts include the owners, their agents or family members, similar to the procedure that alarm companies use for emergency contacts.

**A fine of \$500 per incident per day may be assessed against a homeowner for violation of this rule.**

5. Owners shall indemnify the MDCA against all accidents, injuries, death, property damage, fire, theft, and other acts caused or committed by owner's renters, contractors, service providers, other third parties or by owner's own neglect. Furthermore, each owner who rents shall maintain a rental agreement stating that the occupancy is subject to the provisions of the Rules.
6. Homeowners who rent their units shall maintain a minimum of \$1,000,000 per unit in injury, death, property damage, theft and other liability insurance and shall have on file with MDCA Management a Certificate of Insurance naming the MDCA as an additional insured under the owner's insurance policy. The Certificate of Insurance must specifically state that the coverage extends to periods when the unit is rented.

**A fine of \$250 per day may be charged for not having a current Certificate of Insurance on file with MDCA and may be applied retroactively if it is discovered that such Certificate of**

**Insurance is not provided continuously starting 30 days from the date of this rule or from the time an owner first offers a unit for rent.**

7. With respect to a lease of more than 30 days (i.e. Long Term Rentals), the homeowner must provide the Board with a copy of the signed lease or rental agreement (at a minimum, one day in advance of the lease). The lease or rental agreement must state that the occupancy is subject to the provisions of the Governing Documents and that the breach of any provision of the Governing Documents shall constitute a default under the lease or rental agreement.

**Homeowners will be subject to the loss of common area usage rights and privileges for a period of time of equal duration of the violation.**

8. No owner may rent/lease less than his or her entire residence.

Short-term Rental Fees.

9. A per day short-term rental fee shall be charged to each owner that is calculated on the basis of the expenses that the Association bears for the cost of supporting short-term rental units, including, but not limited to, management and administrative oversight and record keeping, safety, monitoring and enforcement of parking regulations and other rules, and incremental wear and tear on common areas and utilities that management can reasonably document. The initial fee will be set at \$25 per short-term rental night.

**Failure to pay rental fees may result in interest charges, loss of use of common area facilities, and other possible sanctions.**

### **NOISE AND NUISANCE RULES**

1. Homeowners have the right to enjoy their property without being disturbed by renters and other owners or their guests. Noise, including amplified music, shouting, and hot tub activities, shall not disturb or wake neighbors.

**A fine of \$150 for the first reported incident at a unit may be assessed. A fine of \$350 may be assessed for each subsequent incident/renter reported in the same unit.**

2. Garbage cans are to be located in the designated gated garbage area attached to each unit's garage.

**A fine of \$350 may be assessed against the owner of a unit whose owner, renters or guests put their trash in a neighbor's garbage cans or on their premises. Fines of \$500 may be assessed for repeated instances of such placement of garbage in a neighbor's garbage cans.**

## **THE SAND DUNES AND BEACH**

1. Walking anywhere out on the Sand Dunes is prohibited. Homeowners and their guests and renters will restrict themselves to boardwalks and sand pathways that have been constructed by the Association for access to and from the homes to the beach or parking facilities. Homeowners are responsible for the strict compliance of their relatives and guests in adhering to this ground rule.

**A fine of \$250.00 per person per incident may be assessed against a homeowner for violation of this ground rule.**

2. The Sand Dunes are a sanctuary with many indigenous eco-systems all supporting a natural coastal dune environment. The Monterey Dunes Colony has invested much time and money in ensuring the survival of this natural environment for all to enjoy. Homeowners or their guests and renters are restricted from removing any plant, driftwood, or other naturally deposited item from Monterey Dunes Colony common property without the direct written permission of the Association.

**A fine of \$250.00 per incident may be assessed against a homeowner for violation of this ground rule. In addition, owners may be charged for dune restoration expenses following damage caused by owners, renters or guests.**

3. Skateboards, skates and all forms of bicycles or scooters are prohibited on all boardwalks. Boardwalks are for foot traffic only.

**A fine of \$150.00 per incident may be assessed against a homeowner for violation of this ground rule.**

4. It is against California State Law to light fires on our beach. Authority: State of California Public Resources Code Section 5003 and 5008(a). Reference: California Code of Regulations, title 14, Section 4301 (i), 4326 (a), and 4311 (a) and (b).

Specifically, "No person shall light, build, use, or maintain a fire on Salinas River State Beach in front of Monterey Dunes Colony from the south Salinas River State Beach access parking lot to the Salinas River mouth."

**The Association staff is instructed to immediately call 911 in the event there is a fire on the beach.**

## **CLUBHOUSE**

1. The Clubhouse is open daily from 8:30 a.m. to 5:00 p.m. for homeowners and their authorized guests, however, the doors remain locked on weekends. Homeowners and their authorized guests may call on-duty maintenance staff, or the association guard at 831-633-3187 for access to the clubhouse between 8:30 a.m. and 5:00 p.m. Saturdays, Sundays and holidays. For use at times other than above, or for personal use, a homeowner must formally request the exclusive use of the clubhouse by filling out a Request Form, and subsequently have this request approved by a vote of the Board of Directors. These forms can be obtained at the Association Administrative Office.
2. Any homeowner who reserves the Clubhouse must be present during the function.



3. The privilege of reserving the clubhouse by members of the Association is non-transferrable and non-cumulative, and is limited to two (2) reservations per unit per calendar year. There is a \$100 cleaning fee payable at the time of reservation.
4. If food or drink is provided and/or served by any individual person, catering organization, DBA, corporation or company for a fee at any event held in the clubhouse, the name and business license number of the person, organization or corporation must be included on the request form. The Monterey Dunes Colony Association will only permit licensed catering services to operate at the clubhouse.
5. The maximum number of persons in attendance at private functions in the Clubhouse is not to exceed 40.
6. The removal of kitchen equipment from the Clubhouse is prohibited.
7. The Clubhouse furniture is not to be removed.
8. Sound equipment is not allowed on the clubhouse premises.

**A fine of \$500 may be imposed for violation of any of these Clubhouse use rules.**

### **JACUZZI, SAUNA & POOL**

1. Jacuzzi is open from 10:00 AM to 10:00 PM 7-days a week. Saunas are open to homeowners, their immediate families and authorized guests (through a Letter of Responsibility) from 10:00 AM to 10:00 PM 7-days a week. Any homeowner, members of their immediate family, or authorized guests (over the age of 18 years old), may request access to the saunas from on-duty association staff by calling the office (831-633-4000), or security (831-633-3187), or by visiting the association office and coordinating access to the saunas; at no time are children under the age of 18 years old allowed in the saunas without the presence of an adult sponsor. Homeowners who are using the saunas for the first time, or who may need instructions on how to operate the facility can receive this written information from the on-duty association staff. The pool is open from April 1<sup>st</sup> to October 31<sup>st</sup> in any given year dependent on the weather. The pool opens at 10:00 AM and closes at 7:00 PM. There is no lifeguard on duty. Homeowners are responsible for themselves as well as their renters and guests, all of whom swim at their own risk. Parents are responsible for the safety of their children.
2. Children under 14 years of age must be accompanied by an adult (over the age of 18 years old) at all times when using the pool or Jacuzzi. The Jacuzzi holds a maximum of eight persons at any one time.
3. State law dictates the maximum number of people who can use the Jacuzzi at any one time. The maximum number is based on the capacity of the Jacuzzi in gallons of water. Exceeding this number of people will overwork the chemical feeding equipment and the treated water's ability to maintain a sanitary state. For these reasons, homeowners and their guests and renters are warned not to exceed the Jacuzzi's capacity of eight (8) persons at one time.

4. Eating or smoking in the area of the pool, saunas or Jacuzzi is prohibited. In addition, glass or metal containers of any type are strictly prohibited while using any of these three facilities. Beverages are permitted in plastic or paper containers.
5. Proper swimwear is required when using the Jacuzzi or pool.
6. Homeowners and their renters and guests are advised to read all warning signs posted in the areas of the pool, Jacuzzi, and sauna before entering the area or using the equipment.
7. There is a 30-minute time limit for the use of the Jacuzzi when another party is waiting for the facility. Upon notification, the using party must yield the facility after 30 minutes of use.

**A fine of \$250 may be imposed for violation of any of these Pool, Spa, and Jacuzzi rules; the fine may be doubled for any broken glass in these areas.**

### **TENNIS**

1. Tennis shoes with non-marking soles are required when using the tennis courts.
2. Sign up on board for play. Enter time, name and unit number. Yield court after one hour if anyone is waiting.
3. One unit may use only one court at a time when others are waiting; a unit cannot use a court and hang a racquet for another court at the same time.
4. After play is finished, players may hang racquet on the rack and wait for another court to open. You must wait on the premises or else be placed at the end of the line.
5. The clock on the Clubhouse is the official time.
6. Starting time cannot be changed on the board during the hour of play.
7. There are no reservations. First come, first serve.
8. The use of the courts by any outside group without prior approval by the Board of Directors is prohibited.

**A fine of \$250 may be imposed for violation of any of these Tennis Court rules.**

### **PETS**

1. Pets are not permitted at the Colony except for those belonging to owners, their immediate family, and/or an Associate Member (any other adult who permanently resides in the unit or long term lessees of three months or longer). Renters of three months or more may maintain a pet, with written permission of the unit owner. Homeowners may invite guests to their unit, accompanied by a pet; however, the homeowner must be present at the unit for the duration of the visit and is responsible for the overall control of the animal. In all cases, the Association must be informed of any visits involving pets (in

advance), as soon as possible, in order to allow management adequate time to notify security of the visit.

**The Association may impose a fine on each unit homeowner in the amount of \$250.00 per day for pets brought into the Colony by any of their guests or renters without prior notification to MDCA management.**

2. (For the purposes of this rule, long term lessees of three months or longer will be treated the same as homeowners, subject to the tenant having the written approval of the homeowner/sponsor to have a pet on the premises.) Upon notification of a violation of a pet rule, the pet must be removed from the Colony immediately by the pet owner or by the pet's sponsor.

**Failure to comply with the ground rule may subject the responsible homeowner to a fine of \$250.00 per day for each day the member is in violation of this rule.**

3. All pets of owners must be registered with the Association, at the Administrative office. This registration will include the name of the homeowner, the pet, and the size, color and breed of the pet. A picture of the animal will be required prior to the completion of this registration.

**A fine of \$50.00 per incident may be assessed against a homeowner for violation of this rule.**

4. All dogs must be leashed and restrained when in common areas. Cats must be contained at all times in the interior of the unit.

**Homeowners may be subject to a fine of \$250.00 per incident for violation of this rule.**

5. Pets are not to be a nuisance to other homeowners. This includes excessive noise, which may disturb other owners or their guests.

**Homeowners may be subject to a fine of \$250.00 per incident for violation of this pet noise and nuisance rule.**

6. Pet owners are required to clean up after their pets.

**Homeowners may be subject to a fine of \$250.00 per incident for violations of this clean up rule.**

7. Stray cats located within the confines of the Monterey Dunes Colony common area are routinely trapped by MDCA maintenance staff by means of baited animal traps approved by the California Humane Society. All trapped domestic cats will be immediately checked against identification on file at the Association administrative office. All trapped domestic cats not matching identifications on file, as reasonably determined by the General Manager or his agents, shall be turned over to the S.P.C.A. All trapped domestic cats with matching identification on file shall be detained for three days after telephonic notification has been given to the owner or to his or her designated representative. If identification is confirmed during said three-day period the house cat shall be returned to the owner at owner's (or designee's) request. In addition to any designated fine, homeowners are responsible for charges incurred by the Association in baiting, trapping

and caring for the cat prior to the animal being returned to the possession of the homeowner.

**Homeowners may be subject to a fine of \$50.00 for the return of each house cat trapped by the Association after the first return.**

It is determined that house cats, tame or wild out on the dunes constitute a serious threat to the survival of the native fauna, principally bird life, which nest, breed or feed in the dunes and beach area of Monterey Dunes Colony. It is in the best interest of the Colony that steps be taken to mitigate this threat to the natural wildlife that is resident here at the Colony. The Board of Directors, upon resolution adopting a “cat trapping policy” in June 1992, did not want this action to be construed as a determination that domestic cats are a “nuisance”, and thus to be removed entirely from the Colony, as permitted by article III, section I, subdivision (d) of the Declaration of Covenants and Restrictions (CC&R’s) applicable to the Colony, but only as a procedure to control the number and predation of domestic cats, both tame and wild, that are found in the common areas of the Colony.

**DRONES**

1. Flying of drones or unmanned aerial vehicles (UAVs) in the airspace of the Monterey Dunes Colony is prohibited as drones may pose a physical danger to people and pets, and camera- ready UAVs represent a potential invasion of privacy.

**A fine of \$250 may be imposed for each violation of this rule.**

**VEHICLE AND PARKING RULES**

1. No dilapidated, inoperable, abandoned, excessively noisy or smoky vehicles shall be parked, kept, stored or permitted to remain upon any area within the Monterey Dunes Colony Development.
2. No mobile home, trailer, camper, recreational vehicle, boat or other watercraft and no commercial vehicle shall be parked, kept, stored or permitted to remain upon any area within the Development in excess of two (2) hours except as expressly allowed by the Board of Directors pursuant to an owner’s advance written request.
  - a) For the purposes of these Rules, “commercial vehicles” shall include any of the following:
    - i Any vehicle or truck required to be registered with the Department of Motor Vehicles as a “commercial vehicle” or “commercial truck”;
    - ii Any non-standard sized truck or vehicle bearing commercial signs or markings that is not used for both business and personal purposes; or
    - iii Vehicles used for the transportation of persons for hire, compensation or profit (including but not limited to buses, taxis, shuttles and limousines).
3. No vehicle shall be parked where it effectively blocks access to, or otherwise prevents the use of any street, driveway or garage by other vehicles.

4. No vehicles shall be parked in a fire lane or within fifteen (15) feet of a fire hydrant.
5. Vehicles parked on common area streets must be parked in marked parking spaces perpendicular to concrete curbs.
6. No vehicle shall be parked in any area where there is no concrete curb, except for short term loading or unloading not to exceed fifteen (15) minutes.
7. All vehicles parked on the common area of the Development must be identified at all times by either:
  - a. An owner's vehicle identification sticker; or
  - b. A temporary vehicle identification tag.

(Owners or Owners' agents may request a vehicle identification sticker or temporary vehicle identification tag by contacting the Association office.)

8. All non-owners who come onto the common area must display in their vehicle at all times a temporary vehicle identification tag specifying the address of the unit being occupied, arrival date and departure date.
9. Any owner who allows non-owners to use his/her unit is responsible for ensuring that a temporary vehicle identification tag is provided to the non-owner.
10. Owner, renter and guest vehicles shall be parked in the unit owner's garage, its numbered parking space, and then, if needed, in a space marked for visitors, (indicated as "guest" on the curbs). Additional visitor parking can be found around the Clubhouse at 195 Monterey Dunes Way. Owners, renters and guests are not permitted to park in another homeowner's marked space without that owner's express prior consent. Renters and guests shall have a parking permit clearly displayed on its mirror or on the dashboard.

#### **ENFORCEMENT OF VEHICLE AND PARKING RULES**

**Any vehicle in violation of these Vehicle Rules is deemed to be "unauthorized" and subject to towing from the Development at owner's sole expense pursuant to Vehicle Code section 22658.**

**In addition to any other remedies available to the Association pursuant to its governing documents, owners may be subject to a fine of \$150.00 per incident/per day for any violation of these vehicle and parking rules.**

**When practical, MDCA staff will attempt to give a one-time warning to parking violators to immediately correct the violation.**

#### **RESOLUTION OF TOWING DISPUTES**

**In the event an owner disputes the towing of his/her vehicle, the owner may submit a written request for and receive a hearing with the Board of Directors to consider the propriety of the vehicle's removal.**

## **ENTRY GATE ACCESS**

1. Access to MDCA property is the first line of safety and security for the Colony. Identification of each entrant must be through the guard at the gate or authorized electronic access codes. Management may alter the technology of the access system as directed by the Board to maintain the maximum level of safety and security.
2. Owners shall be responsible for the legitimate access of their renters and guests and for reporting the needed information to MDCA management to maintain Colony safety and security.

**A fine of \$200 per violation may be assessed against any owner whose guests, renters or guests of renters gain unauthorized access.**

**A fine of \$5000 may be assessed and full liability shall be assumed by a homeowner for related injury and/or loss of life or property resulting from intentional or negligent sharing of private codes or access and entry cards or tokens.**

## **CONTRACTOR ACTIVITY AND INSURANCE**

Normally, contractors may work on the property (common areas, exclusive use common areas, and on individual units) from 8:00 A.M. to 5:00 P.M. Monday through Saturday. However, there will be no scheduled construction activity or noise-producing trade work on the exterior or interior of the buildings on Saturdays, Sundays, or Holidays without advance written permission from management. Examples of noise producing trade work is defined as hammering, use of electric, hydraulic, or gas-powered tools, generators, power washers, or any tool or device that disturbs the peace and tranquility of surround units occupied by other members or their guests.

1. Exceptions to this policy will be made on a case-by-case basis and affected homeowners will be notified of any exceptions in advance of the scheduled work.
2. In the event of emergency when after-hours contractor related services, may cause considerable noise, the General Manager will be notified of the specific situation by on-site staff and will monitor this emergency repair as an exception to policy.
3. Contractors are required to obey the same ground rules as their sponsors. Homeowners who employ contractors are responsible to insure those workers are aware of, and abide by all Association ground rules.
4. The following insurance shall be maintained by contractors and others performing services for homeowners of their residences or personal property. The term "homeowners" includes the long-term tenant of a homeowner. The term "contractors" includes all those individuals and entities listed below:
  - a. Domestic Employees, Housekeepers, Window Washers and Health Care Providers:  
Limits not less than \$100,000 per occurrence.
  - b. Rental Agencies, Realtors, and Property Managers:  
Limits not less than \$1,000,000 per occurrence and a \$2,000,000 aggregate.

- c. All Contractors including General Contractors and Sub Contractors (This category includes all artisan contractors such as landscapers, plumbers, handymen, etc.): Limits of not less than \$1,000,000 per occurrence and a \$2,000,000 aggregate.

For each contractor engaged by a member, the member shall, prior to commencement of the contractor's services within the development provide the association with a certificate of insurance evidencing that the association has been named as an additional insured on the contractor's liability insurance policies. Such certificate shall be kept current at all times.

**Homeowners may be subject to a fine of \$100.00 for violations to this rule.**

**Homeowners may be subject to subsequent, incremental fines of \$100.00 for each hour the contractor continues to work after the initial "Stop Work" order is issued by management or Association staff.**

### **REAL ESTATE AGENTS AND BROKERS**

1. No signage for rental property shall be allowed.
2. Signage for the sale of properties shall require the written approval of MDCA management and shall be located as directed by management. Brokers and agents shall get advance approval from Management for open houses and shall have an agent present during open houses.

**Fines of \$150/day for violations of signage may be assessed. Management has the right to deny access to MDCA property to agents and brokers in violation of rules.**

### **DELINQUENT PAYMENT OF FINES AND PENALTIES**

**Fines imposed by the board of directors may be appealed in a hearing process. If the fine is upheld, the owner shall pay fine within 30 days of ruling. The board of directors shall charge maximum interest allowed by law on unpaid fines. Failure to pay fines within 30 days of assessment of such fines may result in the loss of privileges, including, but not limited to, loss of use of common property until such fines are paid.**

## **MISCELLANEOUS RULES AND REMINDERS**

### **FIRE SAFETY**

Ashes from fireplaces or barbecues are not to be placed in garbage cans until they are (absolutely) cold.

Only metal garbage cans are authorized for use on Monterey Dunes Common Property. Plastic cans are not authorized for use because they will not contain a fire if someone puts hot ashes in them. All refuse stored in cans must be in sealed plastic bags. Excess refuse (more than can reasonably fit in two metal cans) can be placed on top of the can in sealed plastic bags. The contract refuse company will charge an additional fee for each can-equivalent of excess refuse.

The collection day is Thursday. Homeowners are responsible to keep the garbage enclosure area in good order.

### **SEPTIC TANK CAUTION**

Do not put grease down drain.

Do not dispose of non-degradable items in drains.

Paper products, excluding toilet paper, should not be flushed in toilets

Place excess food scrapings in the garbage instead of the disposal whenever possible.

### **RECYCLING PROGRAM**

All occupants are strongly encouraged to deposit any glass, paper and aluminum recyclable material in the Colony's recycling area located inside an enclosure near the clubhouse. Please flatten all cardboard boxes before putting them into the container.

Please flatten all cardboard boxes before putting them into the containers.



### Policies on file in the Administrative Office:

1. ECC Policy.
2. ECC Landscaping Policy.
3. Electric Vehicle Charging System Policy
4. Investment Policy.
5. Hot Tub Installation Policy.
6. Assessment Collection Policy.
7. Cross Connection Control Policy.
8. Inspection, Repair and Replacement of Individual Unit Fireplaces.
9. Satellite Installation Policy.
10. Open House/Realtor Sign Policy.
11. Association and Member Responsibilities for the Maintenance and Repair of Structures.
12. Sliding Door and Window Replacement Policy.
13. Election Rules.
14. Exclusive use of the Clubhouse.
15. Business and Commercial Activity.
16. Association Rules and Schedule of Fines.
17. Feral Cat Policy.
18. Insurance Policy
19. Document Retention Policy
20. Internal Dispute Resolution
21. Alternative Dispute Resolution
22. Banking and Investment Policy

### Reports on File in the Administrative Office

1. Annual Waste Water Discharger Report
2. Annual Consumer Confidence Water Quality Report
3. Annual Water Extraction Report
4. Annual Water Conservation Report
5. Annual Audit Report
6. Annual Election Timelines
7. Electronic Annual Water System Report, (EAR)



PLEASE NOTE THAT THE ALL CURRENT ASSOCIATIONS POLICIES, PROCEDURES, GOVERNING DOCUMENTS, COMMITTEE & BOARD MINUTES, AND FORMS CAN BE FOUND ON THE ASSOCIATION'S WEBSITE AT:

<http://www.montereydunescolony.com>

HOMEOWNERS CAN ACCESS THIS SITE BY USING THEIR UNIT NUMBER FOLLOWED BY THE FIRST 3-LETTERS OF THEIR FIRST NAME AS THE LOGON. THE PASSWORD IS THEIR UNIT NUMBER. ONCE INSIDE THE HOMEOWNERS SECTION OF THE SITE, MEMBERS CAN CHANGE THEIR PASSWORD IF THEY SO DESIRE.

## **INSURANCE**

This summary of the association's policies of insurance provides only certain information, as required by Section 5300 (b) (9) of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association's policies of insurance may not cover your property, including personal property or, real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage.





**INSURANCE**  
1006 Freedom Blvd - PO Box 310  
Watsonville, CA 95077

PHONE (831) 724-1085  
FAX (831) 724-1089  
CA LIC # 0426333

April 13, 2017

Dear Unit Owner:

We have been asked by your Board of Directors to describe in simple terms what the Homeowners Association's Master insurance policy will cover. The following is an outline of pertinent information concerning your coverage.

1. The master policy is written on a Blanket Building form for one amount of insurance covering all of the buildings for the following:
  - A. Fire, All Risk (Special Form including water damage).
  - B. \$ 25,000 Deductible
  - C. Earthquake and Flood are covered under separate policies.
  - D. There is replacement cost for all perils covered.
  - E. Liability coverage for accidents to the persons or property for which the Association is held responsible.
  
2. The master insurance policy insures the following items for All Risk (Special Form) perils:
  - A. The building in which you live.
  - B. All exterior walls.
  - C. All permanent structural changes and upgrades.

*If your association agreement (CC&R's) requires the Association to insure them, the following items are also covered under the master insurance policy.*

- D. All permanent, built in cabinets and fixtures.
- E. All built in appliances.
- F. All permanent floor coverings, (carpet, linoleum, hardwood, etc.).
- G. Paint, wallpaper, and coverings.



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3. The master policy does not cover:
  - A. Your individual contents.
  - B. Your drapes or curtains.
  - C. Your personal liability within your own unit.
  
4. Coverage for your personal items and personal liability should be covered by purchasing a Condominium Unit Owners policy, commonly referred to an HO-6 policy.

Please feel free to give me a call if you should have any questions about your personal insurance and how it may interact with the master insurance policy. **All unit owners should also refer to the Association's CC&R's for any restrictions or conditions that may affect the above coverage.**

Sincerely,

Sondra Carter  
Client Service Agent



**INSURANCE**  
1006 Freedom Blvd - PO Box 310  
Watsonville, CA 95077

**PHONE (831) 724-1085**  
**FAX (831) 724-1089**  
**CA LIC # 0426333**

April 13, 2017

**Please be advised that Monterey Dunes Colony Association currently complies with the Liability Insurance requirements as set forth by California Civil Code section 5805**

The following is a brief summary of the amounts and type of insurance provided for your Association.

| <u>TYPE</u>                    | <u>AMOUNT</u>                                   | <u>DEDUCTIBLE</u> | <u>INSURANCE CARRIER</u> |
|--------------------------------|-------------------------------------------------|-------------------|--------------------------|
| Blanket Buildings              | \$40,467,639                                    | \$25,000          | Travelers Insurance      |
| Earthquake                     | \$25,000,000                                    | 10%               | Insurance Co of the West |
| Liability                      | \$1,000,000 OCCURRENCE<br>\$2,000,000 AGGREGATE | N/A               | Travelers Insurance      |
| Directors & Officers Liability | \$3,000,000                                     | \$5,000           | CNA Surety               |
| Excess / Umbrella              | \$10,000,000                                    | N/A               | Travelers Insurance      |
| Employee Dishonesty            | \$800,000                                       | \$5,000           | CNA Surety               |

The Association carries the levels of insurance specified by Civil Code Section 5805, and pursuant to that section, owners may be individually liable only for their proportional share of assessment levied to pay the amount of any judgment which may be rendered in favor of a plaintiff bringing an action in tort arising solely by reason of an ownership interest in the common area which exceeds the limits of the Association's insurance.

**This summary of the association's policies of insurance provides only certain information, as required by Section 5300 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association's policies of insurance may not cover your property, including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage.**

Sondra Carter  
Agent

04/13/2017  
Date

## Monterey Dunes Colony Association

|                        | <u>Coverage</u>         | <u>Insurance Carrier</u> | <u>Policy Number</u> | <u>Exp Date</u> |
|------------------------|-------------------------|--------------------------|----------------------|-----------------|
| Blanket Buildings      | \$40,669,031            | Travelers                | 680838C48561742      | 2/1/2018        |
| Deductible             | \$25,000                | Travelers                | 680838C48561742      |                 |
| Liability Limits       | \$1,000,000/\$2,000,000 | Travelers                | 680838C48561742      | 2/1/2018        |
| Directors and Officers | \$3,000,000             | C N A                    | O251106621           | 8/1/2017        |
| Automobile Liability   | \$1,000,000             | Travelers                | BA838C485617SEL      | 2/1/2018        |
| Fidelity/Dishonesty    | \$800,000               | C N A Surety             | O25089955            | 8/1/2017        |
| Umbrella Limits        | \$10,000,000            | Travelers                | CUP7618Y48A1742      | 2/1/2018        |
| Boiler and Machinery   | \$1,000,000             | Hartford                 | FBP2286934           | 2/1/2018        |
| Earthquake             | \$25,000,000 Loss Limit | Insurance Co of the West | XHO800179802         | 2/1/2018        |
| Flood                  | \$30,000,000            | Wright National Flood    | Various - 41 Bldgs.  | 8/1/2017        |
| Workers Compensation   | \$1,000,000             | Employers Insurance      | EIG129153300         | 2/1/2018        |



# ENVIRONMENTAL CONTROL COMMITTEE POLICY

Revised December 3, 2005

## I. General

1. Significant architectural modifications will generally not be approved. In particular, modifications that change the shape of individual units, enlarge the building size, extend the fence line, add a second story, add an additional room outside the building envelope or otherwise significantly increase the building profile will not be approved. As to fence lines which have been extended into common area, the Board reserves the right to relocate these fences to their original location or on the unit property line; such relocation (including removal and replacement as necessary) shall be made at the Associations expense and undertaken, if at all, at the time transfer of title to the property changes.
2. Upon receipt of an application, the Association will send notification to four units on each side of the unit requesting the change. The neighbors will be advised of the nature of the proposed change and invited to comment. All comments must be submitted in writing and sent to the Association office. Neighbor approval or disapproval will be valuable information but will not be the primary consideration in the approval/disapproval of a proposed change.
3. No alteration of common area, or areas maintained by the Association will be authorized without the written consent of the Board and any such alteration without approval is subject to removal by the Board.
4. Visual appearance, privacy, noise and landscape harmony will be major considerations in considering any request for modification.
5. Garages are MDC common area (see item 3 above). External modifications other than access doors will not be approved. The views of neighbors will be particularly important in the consideration of proposed access doors. Internal modifications require approval and will generally be approved for storage purposes, provided that the structure is not modified, that two cars can still use the garage simultaneously, and that the garage may be returned to its original condition by removing the storage unit.
6. The Association will permit reasonable modifications to the Associations governing documents, policies and procedures when necessary to accommodate a request to modify any portion of the project based on a disability. Homeowners requesting

accommodation for themselves, or members of their immediate family must complete the application process with the appropriate design drawings and submit this Request for Architectural Change to the ECC for consideration and approval. When approved, all ramps, handrails, boardwalks or landings, extending out onto common property from any unit must be constructed by the Association. The costs for any ramp, handrail, boardwalk, landing or other accommodation constructed by the Association will be billed to the homeowner on a time and materials basis at prevailing rates. Handrails, ramps, landings, and other accommodations located within the confines of the individual courtyard areas, (or individual lots), must be approved by the ECC for design, but construction and cost will be the sole responsibility of the homeowner. The Association reserves the right to remove any Association-constructed hand railing, ramp, landing, or other accommodation at its sole discretion and expense, and return the property to its original condition at a time when it is determined that the need for the accommodation, as originally approved, no longer exists.

7. All approvals assume, require and are conditional upon the homeowner or the Association, as appropriate, obtaining all legally required permits. Failure to obtain a legally required building permit will make any Environmental Committee approval void.
8. All approved projects must be started within six months from final approval and completed within six months from the start of construction. "Final approval" includes the obtaining of legally required permits. If construction is not substantially completed within six months of commencement, the ECC may recommend to the Board of Directors that work be halted and the application reconsidered.
9. Items specifically prohibited in the CC&Rs will not be approved (such as antennas, awnings, etc.).

## **II. Building/Architectural Modifications**

Any change in the "building envelope"\* or construction outside the building envelope but within the "building foot print"\*\* must meet the special conditions below:

1. The applicant shall agree to reimburse MDCA for the out-of-pocket costs incurred in reviewing the application including, but not limited to, architectural fees.
2. Any modification that increases the height or extends the width of a building may not adversely affect the view of another unit.
3. The modification must not impair the structural integrity of the building.

4. The modification must be harmonious with the original architecture of the Colony. Changes in windows, doors, skylights and other exterior materials will not be approved if the appearance of the unit as modified would be substantially different from the appearance of similar units.
5. Modifications that involve replacement of windows, flashing, fireplaces or skylights should specify replacement materials consistent with materials then being installed by the Colony.
6. Any plan for modification that proposes to increase the building envelope\* by extending onto an Oceanside deck must retain a portion of the deck in the new design. Major extensions will generally not be approved. (See I. General, Item 1.)
7. Modifications that add features previously incorporated in other units will not be automatically approved. Each unit and its placement in relation to other units is unique. The Environmental Committee will not be restricted by precedents.
8. Modification of external fences will be approved only if there is no material effect on other units.
9. Additional small structures (such as hot tub pumping enclosures or decks) must be constructed of materials identical to those used in the immediate or adjacent area. For example, a pump shed next to a fence must be constructed of fence material; if it is next to a house, it must be shingled.
10. Modification of Oceanside decks and benches will only be considered if they are minor in scope and do not cause a loss of privacy to neighboring units.

\* BUILDING ENVELOPE: The building as originally constructed.

\*\*BUILDING FOOT PRINT: The foundation of the building as originally constructed, including attached decks.

11. Courtyard deck modifications will be considered if they do not interfere with neighbor privacy.
12. Only approved external lighting may be used. Additional patio lights will be considered if of low wattage and comparable to the existing common area lighting.
13. No external fence, deck, or structure painting will be approved except where building modifications and repair require it to match with adjoining detail and trim.

### III. Decorative Additions and Changes

1. All items attached to the structures must be removable without damage to the structure.
2. Physical objects of appropriate motif and natural color, and reasonable in size, quantity and color intensity, will generally be approved. These would include such items as weather vanes, ships' wheels, and shell collages. Flotsam, jetsam, and general debris will generally be disapproved.
3. Items below patio fence height inside the courtyard and not visible from outside the fenced patio generally will be approved in greater quantity and brighter colors. Such items must not, however, constitute a fire or safety hazard.
4. No woodpiles of any kind or driftwood may be stored on decks.
5. All climbing patio plants must be attached to approved trellises. Climbing plants must not be attached to the structure. Potted plants on deck must be in footed saucers.
6. Trim may not be painted except as described under "Building/Architectural Modifications."
7. Entrance door colors have been established. All other colors must be approved. Approved, non-standard colors must be maintained by the homeowner to Association standards.
8. Family or house name signs may be used on the patio gate or in the immediate area of the gate. Construction materials must match fence or gate redwood materials. Maximum size is 8" high x 30" wide. Lettering may be carved or painted. Except for lettering, the board materials must be identical to associated materials and not painted.
9. All items must be maintained in good repair.
10. Enclosed patio and porch bird feeders will be considered. Common area bird feeders will not be approved.

#### **IV. Planting**

1. All planting external to the fence line must be approved, natural to the area and the dunes, and compatible with natural planting in character. Planting must be consistent with the "Plan for Landscaping Near House Areas," dated 07/21/01.
2. Planting below the fence line, inside the patio, can be at the owner's discretion but must be maintained in good condition.
3. Containers for plants outside the patio/building/fence will generally not be approved. Those inside the patio will generally be approved.
4. Plants or trees inside the fence line whose growth exceeds the patio fence line will not be approved unless they are approved as listed on the "Plan for Landscaping the Near House Areas," dated 07/21/2001.

#### **V. The Dunes and Land Outside the Fence and Building**

1. These areas must be generally kept clean, free of driftwood, flotsam, jetsam, logs, bird feeders, etc., in accordance with the CC&Rs.
2. Plantings, strewing of non-indigenous seeds, or otherwise disturbing the natural environment of the common area will not be approved and will be specifically removed by the MDC maintenance staff.
3. Only plantings that are consistent with the 2001 "Plan for Landscaping the Near House Areas" will be approved.

Originally Adopted 1977

Reconfirmed 1979-1984

Revised November 19, 1994

Revised July 21, 2001

Revised December 3, 2005



**Plan for Landscaping the Near House Areas**  
**Environmental Control Committee**  
**Monterey Dunes Colony Association**  
**November 10, 1990**

## **I. Introduction**

The following Plan has been developed at the request of the Board of Directors of the Monterey Dunes Colony Association. The purpose of the Plan is to state:

- a. The goals of the Association regarding the landscaping of the near-house areas,
- b. The specific steps recommended by the Environmental Control Committee (ECC), and
- c. The actions individual owners may take regarding landscaping of the areas closest to their homes.

Monterey Dunes Colony is governed by certain rules and regulations known as the CC&R's, By-Laws, and Guidelines. The following Plan is intended to convey a positive interpretation of the rules in a way whereby owners and environment can co-exist in a constructive harmony.

## **II. Environmental Policy Statement**

Monterey Dunes Colony is a unique complex of residences situated in a fragile environment of coastal sand dunes distinct from most other areas of California. For this reason, it has been the policy of the Association to preserve and protect the natural landscape.

## **III. Background**

When the colony was created, the developer needed to provide a natural-looking landscape for the areas disturbed by the construction. In hindsight, a number of decisions were made which were not consistent with a truly native environment.

A number of species were introduced, some of which are harmful. The Association has underway an aggressive program to eradicate the Hottentot fig (a very large ice-plant). The Holland dune grass may pose a potential fire hazard, in addition to its ability to expand its growth area had smother native plants, California buckwheat (*Eriogonum fasciculatum*) may spread and crowd out the two local buckwheat species (*E. parvifolium* and *E. latifolium*). Other plant species were introduced which have not been harmful but which are not natural to the coastal strand - - i.e., the acacias, Australian tea trees, and Hollywood junipers. Other examples of harmful plants are Pampas Grass, bamboo, and Scottish broom.

#### **IV. Plan for Landscaping the Near-House Areas**

By developing this Plan, the ECC hopes to provide a framework under which individual owners can assist the Association in improving the environment in a way consistent with the Association's long-term goals and programs of ice plant eradication and the re-introduction of native plants to the area. Since the Association has undertaken the program to eliminate the "exotics", it is also the Association's responsibility to encourage the re-establishment of the native plants.

1. The landscaping of the near-house common areas at Monterey Dunes Colony is the responsibility of the Association. However, individual owners may assist in certain limited areas as outlined below.
2. The Environmental Control Committee encourages the Association to become more active in the development and maintenance of appropriate natural landscaping outside of individual homes.
3. The Association should continue its program to eliminate the Hottentot fig. The ECC takes note that the Holland dune grass may pose a potential fire hazard and encourages a program to remove it from areas near fences and structures.
4. Non-native landscaping installed by the developer or the Association should not be allowed to spread. (This includes the acacias, Australian tea tree, and Hollywood juniper, but not the Monterey cypress trees.) When such trees reach the end of their natural life, they should be replaced with permissible substitutes. Monterey cypress trees should be cared for and generally replaced when they die, but should not be allowed to spread beyond current or approved distribution.
5. The Association should provide resources through its budget to develop or improve the landscaping near the entries and between structures.
6. Once the Hottentot fig and Holland dune grass are removed from areas near the unit entry gates, there should be intensive planting of native plants and seeds. This type of planting is more labor intensive than envisioned in "Method 2" approved by the Board at its May 1990 meeting. This type of intensive planting has been tried successfully by the Association outside of unit 200 and by several individual homeowners. "Method 2" should continue to be used in all areas other than outside the entry gates.
7. The Association should maintain and expand its program of seed collection from indigenous natives so that a supply will be available for use by individual homeowners.
8. Homeowners should use only Association-provided plants or seeds or purchase approved plants from Association-approved sources, Non-approved sources and sources outside the area should never be used.



9. A balanced approach to watering needs to be developed so that desired plant growth in the near-house area is encouraged, but also so that excessive watering does not take place which only encourages the problem plants.
10. The ECC will maintain appropriate knowledge and expertise to provide guidance in the implementation of the Plan. The ECC will utilize consultants, the Association General Manager, and other resources.
11. The ECC will provide support to homeowners, including consultation, lists of outside resources for plants or seed, training in the special requirements of our sensitive area, etc.

## **V. Defined Areas and Recommendations**

The “near-house” areas are defined as follows:

- a. Ocean side: *All areas on the ocean side, up to the structure or deck.* This area is the primary responsibility of the Association and its personnel. However, homeowners may supplement the Association’s efforts by planting between the structures and boardwalks, using only Association-provided native seeds/plants. No trees.
- b. Between houses: *The areas between the separate buildings.* This area is the primary responsibility of the Association and its personnel. However, homeowners may supplement the Association’s efforts using native seeds/plants. Before doing so, the homeowner must get the written agreement to the planting plan from the appropriate affected neighbor. This agreement must accompany the planting plan at the time it is submitted to the ECC in the form of an Application for Exterior Change. In addition, the Association will send notification to four (4) units on each side of the unit requesting the change inviting comments concerning the change. All comments must be submitted in writing to the Association office. Neighbor approval or disapproval is considered valuable information but will not be the primary consideration for approval/disapproval.
- c. Unit entries: *The area adjacent to the unit entry gate, out to the nearest driveway or main boardwalk, whichever is closer.* Plants or seeds in this highly visible area must be from the permissible list and only from the permissible sources in order to avoid accidental introduction of another problem such as California buckwheat. These owner-sponsored projects are highly encouraged but are subject to the same approval process as any other Architectural Change.

In cases where homeowners have already installed plants in the common area which are not on the permissible list, the goal is for the homeowner to develop a program to phase out these non-native plants and substitute one of the plants on the Association list. There should be no new plantings of plants not on the approved list, nor should the existing plants be allowed to spread. In situations where, existing plantings are deemed particularly invasive or harmful (whether in the common area or in a private courtyard), The ECC will work with the individual homeowner to remedy the problem.

## VI. Permitted Plants

The following list identifies colorful plants of various sizes which are (1) indigenous to the Colony and/or (2) native to the coastal strand community of the Monterey region. No non-native plants should be used as they may develop into a nuisance. As previously noted the Hottentot fig, Holland dune grass, and California buckwheat were all planted with good intentions, but now pose a long-term problem that will take considerable resources to remedy.

The following footnote symbols indicate special situations:

\* Especially colorful or otherwise recommended for highly visible areas such as near entries.

C Known to be available from commercial sources approved by the Association.

S Will do well in shade as well as in sun.

W Requires more water than most plants in our area.

ww Suitable only for very wet areas.

R Best when protected from wind (e.g., rear dune environment).

A Best treated as an annual.

B Biannual.

1. **Indigenous to the Colony (e.g., Salinas River Beach area)** The following plants are all found naturally in our dunes. These plants may be used in any landscape situation in the near-house areas. These plants may be used in any landscape situation in the near-house areas.

|                                                                            |                 |
|----------------------------------------------------------------------------|-----------------|
| * beach aster ( <i>Corethrogyne californica</i> )                          | purple blossoms |
| beach bur ( <i>Ambrosia chamissonis</i> )                                  | yellow/green    |
| *C beach knotweed ( <i>Polygonum paronychia</i> )                          | white           |
| beach morning glory ( <i>Convolvulus soldanella</i> )                      | pink to purple  |
| A beach pea ( <i>Lathyrus litoralis</i> )                                  | light purple    |
| *C beach poppy ( <i>Eschscholzia Californica</i> var. ( <i>Maritima</i> )) | yellow          |
| C,A beach primrose ( <i>Camissonia cheiranthifolia</i> )                   | yellow          |
| *C buckwheat, dune ( <i>Eriogonum parvifolium</i> )                        | white           |
| *C buckwheat, coast ( <i>Eriogonum latifolium</i> )                        | white           |
| *C coyote bush ( <i>Baccharis pilularis</i> )                              | white fluff     |
| * A fiddleneck, common ( <i>Amsinckia intermedia</i> )                     | yellow          |
| * C,S live forever ( <i>Dudleya caespitosa</i> )                           | yellow          |
| * C lizard tail ( <i>Eriophyllum staechadifolium</i> )                     | yellow          |
| * C lupine, blue bush ( <i>Lupinus chamissonis</i> )                       | light blue      |
| lupine, silver ( <i>Lupinus albifrons</i> )                                | white           |

|       |                                                           |                      |
|-------|-----------------------------------------------------------|----------------------|
| * C,R | lupine, yellow bush ( <i>Lupinus arboreus</i> )           | yellow               |
| * C   | mock heather ( <i>Haplopappus ericoides</i> )             | light yellow         |
| * C,A | Monterey spine flower ( <i>Chorizanthe pungens</i> )      | white                |
| * C   | painted cup or paintbrush ( <i>Castilleja latifolia</i> ) | orange to red        |
| * C   | sagewort, beach ( <i>Artemisia pycnocephala</i> )         | yellow-white         |
|       | seaside dandelion ( <i>Agoseris apargiodes</i> )          | yellow               |
| *ww,S | sedge, dune or sea ( <i>Carex pansa</i> )                 | { a clumping grass } |
| * C   | thrift or sea-pink ( <i>Armeria maritime</i> )            | light pink           |
| * C   | verbena, pink sand ( <i>Abronia umbellata</i> )           | pink                 |
| C     | verbena, yellow sand ( <i>Abronia latifolia</i> )         | yellow               |
| * C,B | wallflower, coast ( <i>Erysimum ammophilum</i> )          | yellow               |
| * C   | yarrow, coast ( <i>Achillea millefolium</i> )             | white                |

2. **Native to the Coastal Strand Community of the Monterey Bay Region:** The following plants are considered as native to the Monterey Bay Region, although they are not indigenous to the Colony (Salinas River Beach area). These plants may be used only in the areas near the entry gates:

|        |                                                                           |                           |
|--------|---------------------------------------------------------------------------|---------------------------|
| *C,S,W | beach strawberry ( <i>Fragaria chiloensis</i> )                           | white                     |
| ww     | blue-eyed grass ( <i>Sisyrinchium bellum</i> )                            | purple                    |
| * C    | Carmel creeper ( <i>Ceanothus griseus horizontalis</i> )                  | blue                      |
| * C    | Yankee Point ceanothus                                                    | blue                      |
| A      | Coast crypantha ( <i>Cryptantha leiocarpa</i> )                           | white                     |
| *C,S,W | coastal iris ( <i>Iris Douglasiana</i> )                                  | blue to purple            |
| ww     | dune gum plant ( <i>Grindelia latifolia</i> )                             | yellow                    |
| ww     | golden mimulus ( <i>Mimulus guttatus</i> )                                | yellow                    |
| * A    | sky lupine ( <i>Lupinus nanus</i> )                                       | blue                      |
| * C    | Menzie's wallflower ( <i>Erysimum menziesii</i> ) {an endangered species} | yellow                    |
|        | milk vetch ( <i>Astragalus nuttallii</i> )                                | green/yellow              |
| ww     | Pacific silverweed ( <i>Potentilla egedii</i> )                           | yellow/orange             |
| C,S    | black sage ( <i>Salvia mellifera</i> )                                    | purple                    |
| A      | sea rocket ( <i>Cakile maritima</i> ) {acceptable, but not a native}      | purple                    |
| A      | seaside amsinckia ( <i>Amsinckia spectabilis</i> )                        | yellow                    |
| * C,S  | seaside daisy ( <i>Erigeron glaucus</i> )                                 | pink-purple               |
| * C    | soaproot ( <i>Chlorgalum pomeridianum</i> or <i>C. divaricatum</i> )      | blue (evening bloom only) |
| * A    | toad flax ( <i>Linaria canadensis</i> )                                   | blue                      |
|        | wooly lotus ( <i>Lotus scoparius</i> )                                    | pink                      |

### 3. Trees

- Monterey cypress (*Cupressus macrocarpa*)
- Monterey pine
- Coast live oak

Note: Trees may be planted only by the Association. If a homeowner wishes an additional tree near their entry or between units, a written request must first be submitted to the ECC. No trees may be planted on the ocean side. Trees may not be removed from common area property without the written permission of the ECC.

## **VII. Approved Sources of Plants and Seeds**

In developing the following list, the ECC took note of the need that sources respect the genetic issues of varieties of plants in our development. Seeds from outside the region or from other seed sources should not be used.

Sunset Coast Nursery (Patti Kreilberg)  
P.O. Box 221  
Watsonville, CA 95077  
(831) 726- 1672

Tom Moss  
(831) 373-8573

Note: Both of these suppliers operate only on an appointment basis. Please call first.

## **VIII. Watering**

The ECC recognizes that new plantings may require watering until the plant becomes established. Homeowners may provide such watering for a limited time. However, prolonged excessive watering harms the native plants, encourages fungus and diseases, and spurs the growth of the Hottentot fig and Holland dune grass. Thus except for situations where plants are getting established, frequent heavy watering is generally harmful and is not permitted.

## **IX. Procedures for Revisions to This Plan and to List of Permitted Plants**

This plan is subject to periodic revision.

If a homeowner wishes to use a native plant not on the permissible list, the ECC must be consulted. Any new plants so allowed will be automatically added to the list for possible use by other homeowners.

*Reviewed and Approved by the Board of Directors, November 10, 1990*

*Reviewed and Revised by the Board of Directors July 21, 2001*



## **Monterey Dunes Colony** **Policy for Hot Tub Installation**

An ECC application for Architectural change must be filed before the installation of a Hot Tub. All appropriate electrical circuitry outside of the structure must fully conform to the Health and Building Codes of Monterey County and be in full compliance with the National Electric Code. Any additional accommodations for electrical hookups are the direct expense of the homeowner and will require a County Permit. Electrical power is to be taken off of the sub-panel on a dedicated circuit.

A building permit is required if the Hot Tub is a hard wired installation. No County permit is required for the plug in type of Hot Tub.

Hot Tub installations may be completed by the homeowner, a person employed by the homeowner, or a licensed contractor. Regardless of who installs the hot tub, it may not be operated until the County permit has been finalized and a copy of the permit filed with the General Manager in the Association Administration office.

4/11/91  
ECC:fg





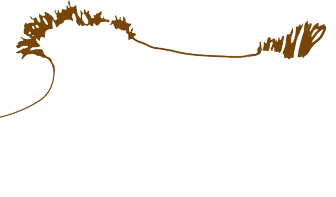
## OPEN HOUSE/REALTOR SIGN POLICY

1. Colony management to be notified of open houses three days in advance by owner or realtor.
2. Temporary signs to be limited to open house signs only as follows:
  - a. One sign at intersection of Monterey Dunes Way and Molera Road.
  - b. One sign at gatehouse.
  - c. Two signs on the entrance road to the property being shown.
  - d. One sign allowed on Highway 1 from 12:00 noon to 5:00 p.m. on Saturday, Sunday, and Holidays.
3. Permanent standard real estate sign, 18" x 24", allowed at entrance to property for sale (not to be attached on fences or gates or disturb dunes or vegetation).
4. Person holding open house to respond to telephone and gate access.
5. Open houses limited to 12:00 noon to 5:00 p.m. on Saturday, Sunday and Holidays.
6. No realtor to use the Monterey Dunes Colony name or logo except the official agency appointed by the Board.
7. Persons violating this policy will be asked by the management to cease showing the house; the homeowner and the Board are to be notified of violations.

Adopted 10/5/85  
Revised 4/17/93







## GUIDELINES FOR ELECTRIC VEHICLE CHARGING STATION LOCATION, INSTALLATION AND MAINTENANCE

*This document sets forth Monterey Dunes Colony Association's policies for the location, installation and maintenance of electric vehicle charging stations, pursuant to Section 4745 of the California Civil Code et seq., and the Declaration of Covenants, Conditions and Restrictions of the Association. These Guidelines were adopted by the Association's Board of Directors ("Board") at a meeting of the Board, notice of which with a copy of these Guidelines were provided the membership as required by law.*

1. **Electric Vehicle Charging Station Definition.** The term "electric vehicle charging station" means a station that is designed in compliance with the California Building Standards Code and delivers electricity from a source outside an electric vehicle into one or more electric vehicles. This includes wall-mounted and free standing electric vehicle charging stations, as well as existing National Electrical Manufacturers Association standard alternating current power plugs, which are common wall sockets ("Wall Socket").

2. **Location of Installation.** Any electric vehicle charging station must be installed in the lot owner's designated parking space, unless doing so significantly increases the cost of the station or significantly decreases its efficiency or specified performance.

3. **Installation and Use Requirements.** The lot owner shall be responsible for installing any circuit breakers, conduit and wiring from the owner's own electrical panel to the owner's designated parking space, including any trenching required (the "**Wiring**"). The electric vehicle charging station and related Wiring are collectively referred to herein as the "**EVCS**" or "**station**". Prior architectural approval is required for the installation and use of an EVCS. The Association shall have 60 days following its receipt of a completed application to approve or deny it, or thereafter the application shall be deemed approved by law, unless the delay in approval is the result of a reasonable request for additional information. In the architectural approval process, the applying lot owner must agree in writing to all of the following requirements, as well as any additional requirements the Association may impose which in its discretion are reasonably related to use of the Common Area:

a. That the EVCS will be installed by a licensed and insured contractor and will meet all applicable health and safety standards, building codes and other requirements imposed by state and local authorities, as well as all other applicable zoning, land use or other ordinances, or land use permits. The Association reserves the right to require use of its own licensed contractor for installation of the Wiring in the common area.

b. That within 14 days following approval, the lot owner will provide a certificate of insurance that names the Association as an additional insured under the lot owner's insurance policy in the amount set forth in subparagraph (e), unless the owner is installing a Wall Socket, in which case no insurance shall be required.

c. That the lot owner will be responsible for disclosing to prospective buyers the existence of the lot owner's EVCS and the related responsibilities of the lot owner and of successive lot owners by recording a covenant in the chain of title, as described in section 5 below.

d. That the lot owner and each successive lot owner will be responsible for the cost of damage to the EVCS, the common area, or to any residences resulting from the installation,

maintenance, repair, removal, or replacement of the EVCS, and for the costs to restore the common area to substantially the same condition as it existed prior to any such installation, maintenance, repair, replacement or removal, reasonable wear and tear excepted.

e. That the lot owner and each successive lot owner of the EVCS will, at all times, maintain a homeowner liability coverage policy in the amount of One Million Dollars (\$1,000,000.00) and shall name the Association as an additional insured under the policy with a right to notice of cancellation. A lot owner shall not be required to maintain such liability coverage policy for a Wall Socket installation.

f. That the lot owner and each successive lot owner of the EVCS shall be responsible for the cost of all electricity associated with the EVCS.

**4. Maintenance.** Lot owners are responsible, at their sole expense, for the maintenance, repair, replacement and removal of any EVCS they install or which was installed by their predecessor in interest. Upon removal of any EVCS, the owner responsible such removal shall return the common area to the condition as it existed prior to installation, reasonable wear and tear excepted. If the Board determines that the EVCS creates or is reasonably likely to create a safety hazard, the cost of removing, and if applicable, replacing the EVCS shall be the responsibility of the lot owner. Should a lot owner fail to remove the EVCS upon the Association's request, the Association may enter the lot owner's parking space and remove the EVCS. The Association shall not be responsible for any damage to the EVCS or for the lot owner's cost of charging an electric vehicle from alternative sources. The lot owner shall be responsible for any expenses the Association incurs in removing the EVCS and the Wiring, including but not limited to the Association's legal fees and costs, and the Association may recover such expenses in any manner allowed by law or the governing documents. If the Association must remove the EVCS, the Association is not responsible for replacement.

**5. Recording.** The Association will require, as a condition precedent to installation of an EVCS, that each lot owner who installs an EVCS record a covenant in the lot owner's chain of title giving record notice of the installation, use, and maintenance requirements set forth in these Guidelines in a form to be provided by the Association.

**6. Enforcement.** These Guidelines apply to any lot owner who installs, maintains or uses an EVCS and to all subsequent purchasers of the owner's lot for as long as the EVCS remains. Failure to comply with the applicable requirements set forth in these Guidelines may result in legal action and/or disciplinary action, including suspension of membership rights, and/or monetary penalties.

**7. Subsequent and Prior Owners.** An owner who obtains permission to install and maintain an EVCS agrees on behalf of themselves and their successors-in-interest to abide by these Guidelines and any approval given by Association for installation of an EVCS. Any owner who purchases a lot with an EVCS agrees to the terms of these Guidelines and any approval given by the Association for installation of the EVCS to their predecessor in interest.

Adopted by the Board of Directors at an Open Meeting on Saturday January 18, 2014

Frank B. Williams

\_\_\_\_\_

President

Thomas J. Bugary

\_\_\_\_\_

Secretary

|                                     |
|-------------------------------------|
| ORIGINAL SIGNED AND<br>SEAL AFFIXED |
|-------------------------------------|



**Board of Directors Resolution**  
**Amending the Statement of Policies Regarding Association and Member**  
**Responsibilities for the Maintenance and Repair of Structures**

**Whereas;** The Board of Directors is required to provide sound, and prudent, business-like management of the Association in all of its affairs, in a manner consistent with the By-Laws of the Association and the Declaration of the Covenants and Restrictions; and

**Whereas;** The Monterey Dunes Colony Declaration of Covenants and Restrictions, Article 5, Section 5.1, in that the Association shall have all the powers set forth in the Governing Documents together with general power to do any and all things that a non profit mutual benefit corporation may lawfully do under the laws of the State of California, subject to the limits as set forth in the Governing Documents, and Article 7, Sections 7.1 through 7.2, defining Association and Owner Responsibilities in regards to the replacement of exterior building components, and Article 7, Section 7.3, providing for Board discretion in the selection and replacement of exterior building components; and

**Whereas;** The Board of Directors intends to amend the Association Policy regarding Association and Member Responsibilities for the Maintenance and Repair of Structures within the common area, exclusive use common areas, and on individual units, where the Association has exterior maintenance responsibility for the repair and replacement of exterior components.

**Now, Therefore, Be it Resolved;** The Board of Directors amends the Statement of Policies Regarding Association and Member Responsibilities for the Maintenance and Repair of Structures dated September 11, 2004.

**This resolution was moved, seconded, and carried by a vote of the Board of Directors at a meeting on: September 11, 2004**

*Original Signed*

\_\_\_\_\_  
Mary Jansing Balgooyen, President

*Original Signed*

\_\_\_\_\_  
Ellen Michaels, Vice President

*Original Signed*

\_\_\_\_\_  
Thomas J. Bugary, Secretary





**MONTEREY DUNES COLONY ASSOCIATION**

**STATEMENT OF POLICIES  
REGARDING ASSOCIATION AND MEMBER RESPONSIBILITIES FOR  
THE MAINTENANCE AND REPAIR OF STRUCTURES**

(September 13, 1986)  
Revised - September 26, 1998  
Revised – September 11, 2004

**Responsibilities Mandated By The Declaration**

The respective rights and responsibilities of the Association and of the Members of the Association with respect to the maintenance of structures within the Colony are derived ultimately from the provisions of the Declaration of Covenants and Restrictions ("the Declaration") that was amended and recorded on June 8, 2004.

The Declaration provides that its provisions:

"... shall constitute enforceable equitable servitudes as provided in section 1354 of the California Civil Code, shall constitute covenants that shall run with the said real property, and shall be binding upon and inure to the benefit of each owner of any portion of the said real property or of any interest therein and their heirs, successors, and assigns."

While many of the separately identified paragraphs of the Declaration bear in one way or another on the respective rights and responsibilities of the Members and of the Association with respect to the maintenance and repair of structures within the Colony, Article 4, Section 4.8, and Article 7, Sections 7.1 through 7.3 are highlighted below;

4.8. Condition and Repair. "No building or structure within the Development shall be permitted to fall into disrepair, and each such building and structure shall at all times be kept in good condition and repair and adequately painted. The Association may, under circumstances set forth in Section 7.3, make repairs to Residences at the sole expense of the Homeowners".

7.1.1. Common Area Maintenance. The Association shall provide maintenance, repair, and replacement of the Common Area and all facilities, improvements, and landscaping thereon and all other real and/or personal property that may be acquired by the Association, keeping such property in good condition and repair. The Association shall maintain all utility installations located in the Common Area except for those installations, which are maintained by public or private utility companies or agencies, including the Water Company.

7.1.2. Maintenance of Lots. The Association shall have the following responsibilities with respect to Lots and Residences:

(a) Except as expressly excluded in this Subsection, the Association shall maintain, repair and replace all exterior components of the Lots and Residences, including roofs, siding, windows, doors, decks and railings, porches, steps and walkways, lighting fixtures and bulbs, fences, gates, and refuse disposal areas, as a common expense of all Owners. Notwithstanding the foregoing, the Association shall not be responsible for cleaning the surface of any deck on the Lots.

(b) The Association shall not be responsible for any patio surface or for any landscaping, including trees, located within an enclosed patio on a Lot.

(c) The Association shall not be responsible to maintain, repair or replace any exterior component of a Residence or Lot that an individual Owner elects to improve or replace. Examples include expanded building envelopes and adding skylights.

7.2.1 Maintenance of Lots. Except to the extent that maintenance of any improvement on a Lot is expressly and clearly made the responsibility of the Association in Subsection 7.1.2, each Owner shall be responsible for the maintenance, repair and replacement of his or her Lot and all improvements thereon.

7.2.4 Owner Liability. In the event the need for any maintenance, repair, or replacement is caused by the willful or negligent act or omission of an Owner or an Owner's family, tenants, guests, invitees, or household pets, the cost of such maintenance, repair, or replacement, including the cost of materials, labor, supplies, and services shall be charged to, and paid by, such Owner in the form of a Reimbursement Assessment.

7.3 Board Discretion. "The Board shall have the absolute discretion to determine whether any maintenance, repair, or replacement, which is the responsibility of an Owner, is necessary to preserve the appearance and value of the property within the Development or any portion thereof and may notify an Owner of the work the Board deems necessary. In the event an Owner fails to perform such work within sixty (60) days after notification by the Board to the Owner, the Board may, after Notice and Hearing, cause such work to be done and charge the cost thereof to the Owner as a Reimbursement Assessment".

### General Policy of the Association

Because the Association has the duty to see that all buildings and other structures in the Colony are kept in good condition and repair and has the sole financial responsibility to maintain the exterior portions of all buildings in the Colony, and

Because the natural environment in which such buildings and structures exist is highly corrosive and the natural forces to which such buildings and structures are subject almost continuously erode their surfaces and threaten their structural elements with severe damage, and

Because it is the judgment of the directors, officers and managers of the Association that preventative maintenance not only enhances the value, desirability and attrac-

tiveness of the individual living units in the Colony but, over the long run, is also less expensive than structural repairs.

It is the general policy of the Association not only to make every type and kind of repair that may be prudent or necessary to keep all such buildings and structures in good condition and repair, but also to take all actions reasonably prudent or necessary in order to preserve and protect all such buildings and structures against elemental wear and tear.

Where such actions are prudent or necessary in order to preserve and protect the exterior portions of individual units and keep the same in good condition and repair (whether such actions are performed inside or outside a unit), the cost of such actions will be borne by the Association and supported by the general assessment that is levied equally on all units, except

1. To the extent such actions are required because a unit owner has failed to keep all interior portions of the unit [(including, without limitation, the interior electrical wiring, fixtures and attached appliances and the interior water piping, related fixtures and water heater(s)] in good condition and repair, or

2. To the extent such actions are required because of actual or threatened damage to the exterior portions of a unit caused by the intentional act, or by the negligent act or omission, of the owner of such unit or of any person whom such owner or such owner's agent has permitted to occupy such unit, or

3. To the extent the cost of any such action is increased by reason of the failure of the unit owner to provide the Association's staff with timely access to the unit, or

4. To the extent the cost of any such action is increased by reason of the original (developer) design of the unit having been substantially modified by the unit's current or former owner.

In the exceptional cases, described immediately above, the cost of the maintenance or repair actions will be individually paid for by, or collected directly from the owner(s) of the unit involved.

### Special Implementing Action By Environmental Control Committee

The Environmental Control Committee will require each unit owner requesting approval of any structural modification of his/her unit to execute a notarized written agreement that:

(a) acknowledges the responsibility and obligation of the current and future owner(s) to take all responsibility for and/or to pay immediately, upon demand by the Association, any special maintenance assessment that may be levied by the Association in conjunction with the repair and/or maintenance of portions of units that have been modified from their original design, and

(b) subjects the unit to liens securing payment of any such special maintenance assessments, which liens shall be enforceable to the same extent and in the same manner as the liens otherwise provided the Association by the Declaration.

### Examples

The following are examples of portions of individual units for which the Association has complete maintenance responsibility:

- Foundational supports, joists, sills and related hardware;
- Roofs and all components thereof;
- Siding elements, patio lattice work and related hardware;
- Exterior window and door frames, jams, sills and related seals;
- Exterior windows, doors and related screens and hardware;
- Patio, balcony and deck floors, supports, benches and related hardware (the Association is not responsible for cleaning the surface of any patio, balcony deck, or deck on the Lots);
- Association or developer installed exhaust vent screens or other screens intended to prevent an intrusion of animal life;
- Association or developer-installed exterior water pipes, hose bibs, sill cocks and valves;
- Association or developer-installed exterior electrical wiring, up to the internal circuit breaker box;
- Association or developer-installed exterior lighting fixtures and bulbs; and
- Association installed exterior TV Satellite Dishes and associated cable wiring, distribution boards and wires up to the individual units;

The following are some examples of portions of units for which the unit owner(s) has complete maintenance responsibility:

- All telephone wiring and related equipment, including the exterior wiring to the extent responsibility therefore is not actually accepted by the supplier of the service;
- Interior plumbing pipes, fixtures and related hardware;
- Water heaters and other domestic appliances;



- Fireplace systems, both interior and exterior portions, flue sections and caps;
- Interior electrical wiring and related fixtures, including the interior circuit breaker; and
- Interior TV signal distribution equipment.



AMENDMENT TO THE STATEMENT OF POLICIES  
REGARDING ASSOCIATION AND MEMBER RESPONSIBILITIES  
FOR THE MAINTENANCE AND REPAIR OF STRUCTURES:

SLIDING DOOR AND WINDOW REPLACEMENTS

ADDENDUM - July 24, 2004

PREFACE

Many of the ocean-facing windows in Colony units will leak "during periods of sustained exposure to high winds and rain." Often this is the result of the high winds drawing the rainwater backward through the weep holes and under the sliding glass doors. Accordingly, for purposes of this policy, windows subject to this sort of leaking are not considered to be "leaking abnormally due to corrosion or part failure".

POLICY

The Board of Directors adopted the following policy with respect to the expenditure of Association funds for the replacement of windows and sliding glass doors ("windows") within the Colony:

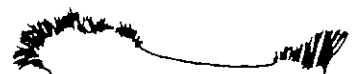
1. The Association approved "standard" replacement window is a Milgard "Ultra" fiberglass-framed dual pane window/sliding glass door. Currently the only approved upgrade to the Association's "standard replacement window" is the Blomberg aluminum-framed dual pane window/sliding glass door with strengthened commercial-grade frames and anti corrosion paint packages. The only exception to these specified replacement windows are where the gable ends of the window glass are less than one inch and are only manufactured in an aluminum anodized frame. These special order gable windows will be of the Blomberg aluminum dual pane series.
2. Regardless of the unit or location, windows may not be replaced without the prior consent of the Association's General Manager. Homeowners requesting changes to design, size, or type of windows are subject to California energy efficiency standards, Title 24, section 6 covering fenestration requirements for residential buildings. In addition, every replacement window must be of a type that has been expressly approved, in advance, by the Environmental Control Committee.
3. Windows that are leaking abnormally due to corrosion or part failure, seriously damaged or malfunctioning (other than as a result of willful or negligent abuse by an occupant of the unit) will be repaired at the expense of the Association, unless they are at the end of their useful life, as determined by the General Manager.

4. Windows that are leaking abnormally due to corrosion or part failure, seriously damaged or malfunctioning (other than as a result of willful or negligent abuse by an occupant of the unit) and are at the end of their useful life, as determined by the General Manager:
  - a. will be replaced at the expense of the Association with the Association "standard" window, or
  - b. may be replaced with the Association-approved higher grade window. The upgrade portion of the cost of the window will be a direct expense of the unit owner and the owner will pay the Association an amount equivalent to 100% of the difference between the cost (as estimated by the General Manager) of replacing the window with the Association "standard" window and the actual cost of replacing the window.
  - c. Owners electing upgrades to the Blomberg aluminum window line will be invoiced at the time that the Association places the order for the upgraded window. Payments for any upgrades billed to owners are due the Association no-later-than 30 days following the completion of the installation.
5. Windows that are leaking abnormally due to corrosion or part failure, or that are seriously damaged or malfunctioning will be repaired or, if at the end of their useful life, replaced with the Association "standard" window or a higher-grade window, in an order of priority that is determined by the Association's General Manager. This priority list will be by reference to the severity of the threat to the interior of the unit posed by the condition of the window.
6. Windows that are not leaking abnormally due to corrosion or part failure, or are not seriously damaged or malfunctioning, may be replaced by, and at the expense of the unit owner, in which case, if the windows being replaced were originally installed by the developer, the Association will pay an amount equivalent to 50% of the cost (as estimated by the General Manager) of replacing the window with the Association "standard" window. Payment shall be made to the owner of record not later than 5 years after the date of actual replacement of the window.
7. If any window, regardless of its condition, is being replaced and the Association's General Manager determines that the future cost of replacing an adjacent developer-installed window would be reduced if it were replaced at the same time, the adjacent window will be considered to be at the end of its useful life, regardless of its actual condition.

Revised by a vote of the Board on July 24, 2004  
Revised by vote of the Board on January 8, 2000  
Revised by a vote of the Board on September 26, 1998  
First adopted September 1995



# MONTEREY DUNES COLONY



## MONTEREY DUNES COLONY ASSOCIATION BOARD OF DIRECTORS RESOLUTION TO ADOPT ENVIRONMENTAL CONTROL GUIDELINES RELATED TO THE INSTALLATION AND UPGRADE OF SATELLITE DISHES AND OTHER ANTENNAS.

**WHEREAS**, the Federal Communications Commission ("FCC") has released rules ("FCC Rules") limiting Association restrictions on the installation, maintenance and use of direct broadcast satellite dishes and wireless cable equipment designed for video reception and fixed wireless devices designed for voice and data transmissions, each of 39.6 inches or less in diameter or diagonal dimension, and television aerial antennas of any size capable of receiving video signals from the local area (collectively "satellite dishes") with respect to property in which the user has a direct or indirect ownership interest and which the user has an exclusive right to occupy and enjoy; and


**WHEREAS**, the FCC Rules largely supersede California state law (Civil Code §1376) for the installation and use of certain kinds and sizes of satellite dishes on privately-owned property in developments like Monterey Dunes Colony; and

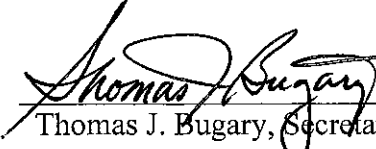
**WHEREAS**, the FCC Rules permit the Association to enforce architectural guidelines for placement of satellite dishes as long as the Association does not (a) unreasonably delay or unreasonably increase the cost of installing, maintaining or using a satellite dish or (b) preclude a user from receiving an acceptable quality signal by means of a satellite dish; and

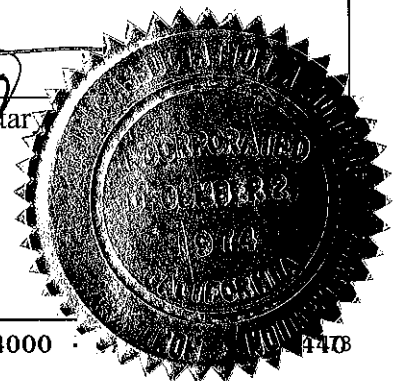
**WHEREAS**, the Monterey Dunes Colony Association, by and through its Board of Directors and Environmental Control Committee, pursuant to their authority in the Governing Documents, now desires to update its satellite dish rules and regulations that conform to the FCC Rules to permit the installation and upgrade of satellite dishes as set forth in Exhibit A, attached hereto and made a part hereof by this reference.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors hereby amend the Association's Environmental Control Policy regarding satellite dishes to allow their installation, upgrade, maintenance and use pursuant to the FCC Rules and these guidelines, as set forth in Exhibit A. This policy supercedes Monterey Dunes Colony Association Resolution to Adopt ECC Guidelines related to the Installation of Satellite Dishes dated July 20, 2002.

Dated: March 22, 2008

BY:   
Ellen Michaels, President

BY:   
Thomas J. Bugary, Secretary



## **Exhibit A**

### **SATELLITE DISHES**

#### Definitions

The term ***“satellite dish”*** as used within these Guidelines includes any direct broadcast system (DBS) satellite dish, wireless cable antenna system (MDS or MMDS), fixed wireless device (voice/data disk), television broadcast antenna system [TVBS, including any high definition television antenna (HDTV)], and any component of or addition to such antenna, including, without limitation, poles, masts, brackets, cables, or wiring.

These Guidelines apply to DBS, MDS and MMDS dishes designed primarily for video reception and fixed wireless devices that are 39.6 inches or less in diameter or diagonal measurement, and to TVBS antennas sufficient in dimension to receive an acceptable quality signal in the local viewing area. Larger satellite dishes, radio antennas, or antennas used for purposes other than for video, voice or data signals are not permitted (herein “conforming satellite dish”).

#### Association-Installed Satellite Dishes

The Association shall install and maintain a satellite dish for both DirecTV and Dish Network signals on each building with cabling to each individual unit. Homeowners desiring service from these two service providers will be required to hook up to this infrastructure. Each installed satellite dish provides for an acceptable signal, is installed and maintained by the Association, and is available for immediate hookup by the provider of choice. Homeowners desiring to upgrade basic services to high definition signals at their expense are required to inform the general manager of this desire and are required to have their installers discuss these upgrades with management prior to any installation. Management will provide information to the assigned installer as to existing equipment configurations, locations of shared cables and switches and association policies as they pertain to contractors working in the colony. Management will also ensure equipment compatibility and if necessary procure additional switches that will be required to ensure the proper network connection for the multiple units using one dish. The association will provide additional (capacity) switches for installations subsequent to the primary upgrade installation on any given building. Subsequent upgrades to HD after the initial unit in the building is upgraded will require this type of expanded switches to accommodate the increase in connections. In exchange for the larger switch, the Association will keep the smaller switch provided with the upgrade installation for use in other installs as necessary.

#### Installation of Personally-Owned Satellite Dishes

To expedite siting of any personally-owned satellite dish, and to assist the Association,

the owner is asked to submit an informational Satellite Dish Form in the format attached hereto and made a part hereof by this reference (hereinafter, collectively, "Siting Form"). The Monterey Dunes Colony General Manager shall work together with the homeowner or his/her installer to jointly site the satellite dish as set forth below.

Within (1) business day of the Association's receipt of a Siting Form to install a conforming satellite dish, other than DirecTV and Dish Network, the Association shall arrange with the homeowner a date and time for the Environmental Control Committee or its representative to assist the homeowner in siting a location for the satellite dish which will be the least obtrusive to the surrounding neighborhood and minimize any negative impact. The Association shall have the right to require the installation of the satellite dish in a predetermined location, as long as the quality of the reception is not impacted and there is not an unreasonable increase in the cost or delay of the installation, use and maintenance of the satellite dish.

To the maximum extent reasonably possible, wiring or cabling shall be installed so as to be minimally visible and blend into the material to which it is mounted or placed. Where not unreasonable to do so, the antenna shall be painted, preferably in a non-metallic Tudor Brown paint color, to blend into the color scheme of the Colony, and masts shall be painted to match the antenna mounted on it.

If an acceptable quality signal can be received by placing the antenna inside a residence, without an unreasonable increase in delay or cost, then indoor installation is preferred. In the case of a fixed wireless device, if similar services of reasonably similar cost and speed are available over in-ground systems (e.g., DSL or broadband services), then fixed wireless devices may be restricted or prohibited.

The Association may require the owner to install screens or landscaping, at the owner's expense, that do not unreasonably delay the antenna's installation, unreasonably increase the cost of its installation, maintenance or use, or unreasonably interfere with the user's receipt of an acceptable quality signal.

Installation shall be accomplished by a qualified person who is knowledgeable about the proper installation of satellite dishes and antennas, to the extent that using a qualified installer does not unreasonably delay the antenna's installation or unreasonably increase the cost of its installation, maintenance or use. Notwithstanding the foregoing, fixed wireless devices must be professionally installed and labeled in accordance with federal law. The installation or use of any fixed wireless device in a location or manner that exceeds federal health and safety standards is prohibited.

Any mast or pole extending more than 12 feet above the lot's roofline shall require the prior written approval of the Committee and, if required by Monterey County, a use permit. No mast or pole may be erected nearer to a lot line than the total height of the antenna above the roof. Masts or poles may not be located near power lines.

Installation shall be made in accordance with applicable building, fire, electrical and related codes. No satellite dish shall be permitted that unreasonably interferes with the reception or transmission of video, voice, data or radio signals in another unit or, if applicable, the common area.

### Preferred Locations

To the extent requiring such locations and installation methods does not unreasonably delay the satellite dish's installation, unreasonably increase the cost of its installation, maintenance or use, or unreasonably interfere with the user's receipt of an acceptable quality signal, satellite dish positioning, wiring or cabling shall be installed in the predetermined location and manner described as follows: (1) Behind the exterior chimney chase; either on the east side of the chase when the stacks are located on the western slope of the unit, or on the west side of the chase when the stack is located on the eastern slope of the unit. The wiring or cabling will penetrate the exterior of the chase above the roof-level, travel down the interior of the respective chase, through the sub floor, into the crawl space under the unit, to a individual unit splitter box or unit amplifier. (2) If this location does not allow for an acceptable signal, the second predetermined location and wiring scheme will be in the eastside courtyard below the perimeter fence line. All wiring from the satellite dish to the unit will travel from the satellite dish down into the crawl space under the unit, to a splitter box or amplifier. (3) If positions (1) and (2) do not afford an acceptable signal, the third but least acceptable predetermined mounting position and wiring scheme will be in the eastside courtyard above the fence line. All wiring from the satellite dish to the respective unit connections will travel down the wall and then into the crawl space under the unit, to a splitter box or amplifier servicing the unit.

### Inspection

The Committee may, following written notice to the owner, enter the owner's lot to inspect the satellite dish to ensure that it was installed in the least obtrusive location and manner possible and in accordance with these guidelines. If the Committee determines that the satellite dish could have been installed in a preferred location, the Committee may require the owner, at the owner's expense, to move the antenna to that location or to change the manner of its installation.

### Owner Responsibilities for Damage, Repairs, Removal

The owner shall be responsible, at the owner's sole expense, for the maintenance and repair of any privately-owned satellite dish and for any damage that results from the installation, relocation or removal of any satellite dish.

It shall be the owner's responsibility to remove the satellite dish if, in the sole discretion of the Association, the owner fails to maintain it to the minimum architectural standards in effect for the Colony, if the antenna creates a safety hazard, or if for any reason the



Association must maintain, repair, or replace the area where the satellite dish is installed. Except in emergency situations, the Association shall notify the owner at least seventy-two (72) hours in advance of the need to remove the satellite dish. The cost of removing and, if applicable, replacing the satellite dish shall be the responsibility of the owner. The owner shall permanently remove any prohibited satellite dish.

Should an owner fail to remove the satellite dish upon the Association's request, the Association may, to the extent and in the manner permitted in the Governing Documents, enter the owner's lot and remove the satellite dish. The Association shall not be responsible for any damage to the satellite dish or loss of signal incurred in removing the satellite dish. The owner shall be responsible for any expenses the Association incurs in removing the satellite dish, and the Association may recover such expenses in any manner allowed by law or the Governing Documents. If the Association must remove the satellite dish, the Association shall not be responsible for replacing it.



# MONTEREY DUNES COLONY



## Monterey Dunes Colony Association

### Policy on the

### Inspection, Repair and Replacement of Individual Unit Fireplaces.

(November 18, 2000)

#### Background.

There are 120 fireplace inserts, wood stoves and heating systems installed in the residences within the confines of the Monterey Dunes Colony Homeowners Association. Most of the Fireplaces that were originally installed in units 102 through 340 by the Developer are, for the most part, of three specific makes/models. These makes were Heatolator with a solid pack flue, (solid pack has an insulation-type material between the inner stainless and outer galvanized flue walls), Superior, three-wall air space insulated, and Superior, two-wall air space insulated fireplaces (air space insulated fireplaces are simply airspace between the walls of the flue that are especially designed to dissipate the heat and to expel this heat up through the walls of the flue). As best as can be determined there is no reason as to why a certain type of fireplace was installed in any specific unit over another, other than possibly because of the availability of these units to the developer at the time of construction.

Association Policy prior to November 18, 2000 regarding fireplaces, chimneys and chimney flue caps charged the Environmental Control Committee with the overall design approval of replacement fireplace inserts by individual homeowners, and the Association staff with the complete maintenance of exterior portions of the fireplace chimney flues and caps. Depending on the length requirements of the flue, [due to the proximity of the ridge line of the roofs], this can be as much as 8-10 feet above the roof line, to as little as less than 1 foot above the copper chase cap. With this said it is safe to assume that some owners would receive the maintenance and replacement of as much as 3 sections of pipe, storm collar and cap, while others the maintenance of a chimney cap. Past policy of equal maintenance for all units, and not necessarily equal cost was justified by an interpretation of the CC&Rs, Section III-1-(h) (which states in relevant part):

“No building or structure upon any property... shall be permitted to fall into disrepair, and each such building and structure shall at all times be kept in good condition and repair and adequately painted; the Association may, under the circumstances set forth in Article V, Section 3 (b) [which provides for special assessments against individual units] make repairs to units at the expense of the owner, except that an owner shall not be charged for repairs to the exterior surface of a unit.”

In addition to Section III-1-(h), all fireplaces on the property were initially of three types where the cost for replacement and repair of any flue pipe, storm collars or caps were considered within the scope of the Section V-1-(b) as stated,

“Notwithstanding the ownership of exterior portions of the units by owners, the Association shall, in order to preserve and enhance the appearance of the entire development, maintain and repair exterior portions of the units in accordance with standards applicable equally to all units, said standards to be promulgated by the Association.”

In recent years, many homeowners have remodeled their units with various heating systems. Makes and models such as Marco, Majestic, Heat-and-Glo, Lopi, as well as wood and pellet burning stoves have replaced the traditional ornamental fireplace systems originally installed in the Colony. With these many changes comes a huge inequity in the maintenance and repair of the exterior portions of these systems and makes it impractical for the Association to continue to take responsibility and absorb the unbudgeted expense for the replacement and repair of any part of these fireplaces.

There is, however, a liability issue that requires the Association to step up and be responsible for annual inspections of our resident fireplaces. Our insurance premiums would increase without a general inspection program that identified potential fire hazards. In addition, painting or otherwise protecting the exposed flues and caps provides for the basic maintenance of the external portions of these systems.

Therefore:

Effective immediately, the Board of directors adopts the following policy concerning the maintenance and repair of fireplace systems and amends any previous policy concerning the care and maintenance of chimney flues, caps and storm collars as follows:

- ❑ Fireplace systems will be inspected annually. The Association will contract with a fireplace inspection firm to perform and report on these inspections. The cost of this inspection, and any subsequent cleaning or repair, is a direct cost to the owner. The Association will continue to manage these inspections and follow up on any required repairs mandated in the inspection reports.
- ❑ The Association will continue to be responsible for the basic maintenance of external portions of the fireplace in compliance with our CC&Rs, Section V-1-(b) [as stated], “the Association shall, in order to preserve and enhance the appearance of the entire development, maintain and repair exterior portions of the units in accordance with standards applicable equally to all units”. This maintenance will be limited to painting chimney flues and caps and caulking storm collars. Effective December 1, 2000, the Association staff will not engage in any replacement of parts or modifications, which

affect the specialized maintenance of the chimney systems. In the interim, the Association will repair as many fireplaces as possible given the availability of UL approved parts and reasonable fees, not to exceed the normal replacement costs for existing fireplace parts.

- ❑ All fireplace replacements will require a county permit and related safety inspections.
- ❑ Prior to any replacement, owners must first submit a request for architectural change and obtain ECC approval for the replacement. This ECC approval will ensure that the flue and cap model/type fit aesthetically with the surrounding theme.

#### END OF POLICY STATEMENT

November 18, 2000

*Original Signed*

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Jeff Schwartz, President

*Original Signed*

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Thomas J. Bugary, Secretary

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|--------------|
| Seal Affixed |
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