



Hiller Highlands II Association

Reserve Study Financial Update

January 21, 2020

SECTION 1

General Information

The following reserve study assessment is based upon information and data available to us during the course of the study. Factual information provided by the association, managing agent, and association contracted service providers, regarding past or current reserve projects, financial data, physical characteristics, component quantities, or historical issues are assumed to be correct and complete. The conclusions and recommendations presented in this report have been based on visual observations of the property at the time of inspection when the study includes an on-site inspection. Financial updates exclude on-site visual inspections.

Property Description

Hiller Highlands II Association is a 42-member association located in Oakland, California. The association is a planned-unit development (PUD) with no responsibilities towards the units.

The association was built in 1968 and substantially rebuilt after the Oakland Firestorm. The date of the rebuilding is assumed to be 1995.

Level of Service

This reserve study has been prepared to meet California Civil Code section 5500 & 5600, and the National Reserve Study Standards published by the Community Associations Institute (CAI), and the Association of Professional Reserve Analysts (APRA).

The level of service provided in this study is classified as a level 3, reserve study financial update, in which the following three objectives were performed:

- Life and Valuation Estimates
- Reserve Fund Status
- Funding Plan

This study is not intended for the purpose of performing quality/forensic analyses, background check of historical records, or an audit or review of a previous reserve study. No visual inspection, invasive or destructive testing has been performed as part of this update.

Since no destructive testing was undertaken, this study does not purport to address any latent and/or patent defects, nor does it address any life expectancies, which are abnormally short due to either

improper design or installation, or to subsequent improper maintenance. This study assumes that all components will be properly maintained for the remainder of their life expectancy.

The Reserve Study Financial Update

The reserve study financial update consists of a financial analysis only.

The financial analysis is a determination and opinion of the association's current Reserve Fund Status (measured in cash and as a percent funded) and a recommendation for an appropriate reserve funding plan. This plan is evaluated based on a cash flow method, whereby contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

The funding goal selected in this report is designed to maintain a minimum threshold balance equal to 5% of the total replacement cost of all components included in the study. The reserve funding plan provides a 5 year reserve fund contribution schedule and recommendations for special assessments, if such a need is anticipated, in order to meet an adequate reserve funding level.

Basis for Life Expectancies and Cost Estimates

Life expectancy and cost estimates are based on a previous reserve study or update as prepared by Associa Reserve Studies in the year 2018. The remaining life of each component and the component unit costs have been updated to reflect the added age and inflation costs to the component since the last study. Additionally, updates may be made to reflect information provided to us about completed or ongoing repairs.

Status of the Reserve Fund

The status of the reserve fund cash balance is evaluated as either adequate or inadequate. The reserve fund cash balance is considered adequate if the anticipated cash balance of the reserve fund is greater than or equal to a threshold balance of 5% for each year over the next thirty years, without requiring increases to the annual reserve contribution equal to or greater than the going inflation rate (percentage rate as defined within this study), and/or without requiring a special assessment. The result of this calculation should also provide the association with percentage funded calculations that near 100% within the 30 years covered by this study.

The Association's current reserve fund cash balance is inadequate. It is recommended that the association adopt the proposed funding plan in order to raise assessments to an adequate level.

Conflict of Interest

Associa Reserve Studies and its agents have no other direct involvement(s) with the association which could result in actual or perceived conflicts of interest.

Agent Involvement

This reserve study financial update was prepared by Reginald Niles. Reginald Niles is a Professional Reserve Analyst. He has been VP of a mid-sized commercial construction firm and founder and operator of a multi-employee home inspection company.

Associa provides full service management and accounting services to the Association.

SECTION 2

Immediate Concerns

GENERAL NOTE REGARDING LANDSCAPING AND WATER USEAGE

The California State Assembly has passed, and the governor has signed into law, Assembly Bill 1881, The Model Water Efficient Landscape Ordinance (WELO) which requires all properties (of certain types) that have 2500 square feet (1000 square feet in San Francisco) of landscape area to reduce their water usage for irrigation by 10% by the year 2016 and by 20% by the year 2020.

This will likely require all complying properties to submit plans and pull permits for irrigation system upgrades, to install smart controllers and to remodel/renovate the irrigation distribution systems with more efficient types.

It is assumed the following may occur:

1. Smart Controller(s) may be installed.
2. Irrigation System plans, specifications, and permits may be required.

No costs are included within this study for the above described work. If and when mandated by the jurisdictional water district, implementation may require a special assessment by the HOA.

SECTION 3

Component Detail Reports



Hiller Highlands II Association
Oakland, California

Date: 1/21/2020
Units: 42
Fiscal Year End: 12/31/2020

Community Information

Fiscal Year Start	January 1, 2020
Fiscal Year End	December 31, 2020
Year Built	1968/1995
Number of Units	42
Last Inspected	5/18/2018

Computation Parameters

Inflation Rate	2.50 %
Interest Rate	1.50 %
Threshold Factor	5.00 %
2019 Fund Contribution	\$ 35,292

Status of the Reserve Fund at December 31, 2019

Reserve Fund Cash Balance as of October 31, 2019	180,595.03
Anticipated Interest Revenue prior to December 31, 2019	452.72
Reserve Fund Contribution (from regular assessments) prior to December 31, 2019	5,898.12
Reserve Fund Contribution (from Special Assessments) prior to December 31, 2019	0.00
Reserve Fund Contribution (from other sources) prior to December 31, 2019	0.00
Anticipated Reserve Fund Expenditures prior to December 31, 2019	5,050.00 **
Projected Reserve Fund Cash Balance at December 31, 2019	181,895.87
Projected Fully Funded Balance	462,504.30
Percent Funded	39 %
Avg. Reserve Fund Surplus / (Deficit) per Member	(6,681.15)

Cashflow Funding Plan - Five Year Funding Plan Summary

Fiscal Year Ending	Per Unit Monthly Contribution	Per Unit Special Assess.	Percent Funded
2020	123.19	0.00	46%
2021	135.51	0.00	52%
2022	149.06	0.00	58%
2023	149.06	0.00	60%
2024	149.06	0.00	66%

* Summary Notice: This five year funding plan summary is provided in accordance with California Civil Code Section 5300(b)(3). The full reserve study plan is available and will be provided, by the Association, to any member upon request.

**Cost to install irrigation master valves and submeters, 3 each.

Five Year Annual Expenditure Detail Report

Hiller Highlands II Association

Oakland, California

Date: 1/21/2020

Units: 42

Fiscal Year End: 12/31/2020

2020 Anticipated Reserve Expenditure

12 Minor Wood Wall Repair Allowance	RETAINING WALLS	2,000
22 Irrigation System Repair Allowance	IRRIGATION AND LANDSCAPING	6,000
25 Tree Care Allowance	IRRIGATION AND LANDSCAPING	20,000
31 Meter Enclosure - Paint - Lower	MISCELLANEOUS COMPONENTS	100
32 Meter Enclosure - Repairs - Lower	MISCELLANEOUS COMPONENTS	215
33 Meter Enclosure - Paint - Upper	MISCELLANEOUS COMPONENTS	100
34 Meter Enclosure - Replace - Upper	MISCELLANEOUS COMPONENTS	900
39 Miscellaneous Electrical Repairs	MISCELLANEOUS COMPONENTS	1,000
68 Miscellaneous Plumbing Repairs	LATERAL SEWER LINES - REPLACEMENT ONLY	2,500
2020 Total Expenditure		32,815

2021 Anticipated Reserve Expenditure

16 Backflow Preventer - Ongoing Repairs	IRRIGATION AND LANDSCAPING	807
20 Inline Drip System Installations - Phase 2	IRRIGATION AND LANDSCAPING	13,453
22 Irrigation System Repair Allowance	IRRIGATION AND LANDSCAPING	6,150
27 Planting Replacement Allowance - Major -	IRRIGATION AND LANDSCAPING	5,381
36 Street Light Replacement Allowances	MISCELLANEOUS COMPONENTS	538
39 Miscellaneous Electrical Repairs	MISCELLANEOUS COMPONENTS	1,025
2021 Total Expenditure		27,354

2022 Anticipated Reserve Expenditure

9 Concrete Retaining Wall Repair Allowance	CONCRETE	1,655
12 Minor Wood Wall Repair Allowance	RETAINING WALLS	2,102
21 Inline Drip System Installations- Phase 3	IRRIGATION AND LANDSCAPING	13,789
22 Irrigation System Repair Allowance	IRRIGATION AND LANDSCAPING	6,303
25 Tree Care Allowance	IRRIGATION AND LANDSCAPING	21,013
28 Planting Replacement Allowance - Major -	IRRIGATION AND LANDSCAPING	5,516
39 Miscellaneous Electrical Repairs	MISCELLANEOUS COMPONENTS	1,050
2022 Total Expenditure		51,428

2023 Anticipated Reserve Expenditure

1 Asphalt Sealing	ROADS - YANKEE HILL	1,942
2 Asphalt Repair Allowance	ROADS - YANKEE HILL	7,915
5 Asphalt Sealing	ROADS - TREASURE HILL	2,098
7 Asphalt Replacement	ROADS - TREASURE HILL	62,026
8 Asphalt Curbs	ROADS - TREASURE HILL	1,784
10 Concrete V Ditch/Drain Repair Allowance	CONCRETE	2,261

Five Year Annual Expenditure Detail Report

Hiller Highlands II Association

Oakland, California

Date: 1/21/2020

Units: 42

Fiscal Year End: 12/31/2020

22 Irrigation System Repair Allowance	IRRIGATION AND LANDSCAPING	6,461
29 Planting Replacement Allowance - Major -	IRRIGATION AND LANDSCAPING	5,654
38 Paint Street Light Poles	MISCELLANEOUS COMPONENTS	1,018
39 Miscellaneous Electrical Repairs	MISCELLANEOUS COMPONENTS	1,076
2023 Total Expenditure		92,236

2024 Anticipated Reserve Expenditure

12 Minor Wood Wall Repair Allowance	RETAINING WALLS	2,208
13 Irrigation Controller (Install Smart Controlle	IRRIGATION AND LANDSCAPING	4,172
22 Irrigation System Repair Allowance	IRRIGATION AND LANDSCAPING	6,623
25 Tree Care Allowance	IRRIGATION AND LANDSCAPING	22,077
30 Planting Replacement Allowance - Ongoing	IRRIGATION AND LANDSCAPING	5,795
39 Miscellaneous Electrical Repairs	MISCELLANEOUS COMPONENTS	1,103
2024 Total Expenditure		41,978

Hiller Highlands II Association
Oakland, California

Date: 1/21/2020
Units: 42
Fiscal Year End: 12/31/2020

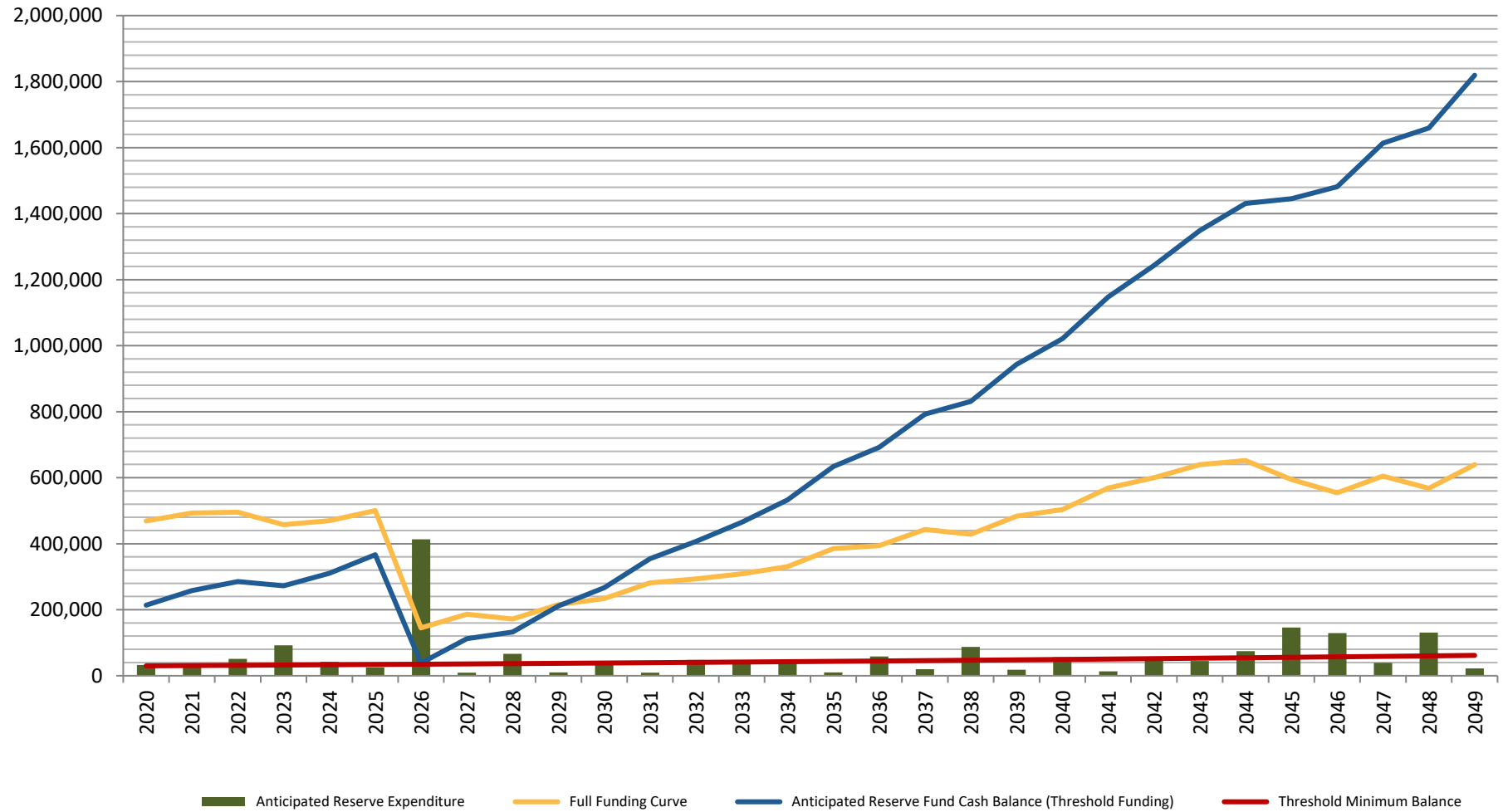
Fiscal Year Ending	Annual Reserve Contribution	Monthly Reserve Assmnt.	Percent Increase	Anticipated Beginning Cash Bal.	Estimated Interest	Anticipated Reserve Expense	Anticipated Special Assmnt.	Anticipated FYE Reserve Balance	Fully Funded Balance	Surplus/ (Deficit) of FFB	Projected FYE Percent Funded
2020	62,089	123.19	75.93%	181,896	2,728	32,815		213,899	468,761	-254,863	46%
2021	68,298	135.51	10.00%	213,899	3,208	27,354		258,051	493,175	-235,124	52%
2022	75,128	149.06	10.00%	258,051	3,871	51,428		285,621	495,126	-209,505	58%
2023	75,128	149.06	0.00%	285,621	4,284	92,236		272,798	457,345	-184,547	60%
2024	75,128	149.06	0.00%	272,798	4,092	41,978		310,039	469,928	-159,889	66%
2025	77,382	153.53	3.00%	310,039	4,651	25,234		366,838	500,649	-133,811	73%
2026	79,703	158.14	3.00%	366,838	5,503	413,487		38,557	144,990	-106,433	27%
2027	82,094	162.89	3.00%	38,557	578	8,944		112,285	186,115	-73,830	60%
2028	84,557	167.77	3.00%	112,285	1,684	66,386		132,140	171,987	-39,847	77%
2029	87,094	172.80	3.00%	132,140	1,982	9,725		211,491	215,357	-3,866	98%
2030	89,706	177.99	3.00%	211,491	3,172	37,122		267,248	233,634	33,614	114%
2031	92,398	183.33	3.00%	267,248	4,009	9,184		354,470	281,556	72,914	126%
2032	95,170	188.83	3.00%	354,470	5,317	47,830		407,126	293,312	113,814	139%
2033	98,025	194.49	3.00%	407,126	6,107	46,103		465,155	308,403	156,752	151%
2034	100,965	200.33	3.00%	465,155	6,977	40,976		532,121	330,344	201,777	161%
2035	103,994	206.34	3.00%	532,121	7,982	10,137		633,960	385,053	248,907	165%
2036	107,114	212.53	3.00%	633,960	9,509	58,638		691,946	394,044	297,902	176%
2037	110,328	218.90	3.00%	691,946	10,379	19,837		792,816	443,511	349,305	179%
2038	113,637	225.47	3.00%	792,816	11,892	87,030		831,315	428,507	402,808	194%
2039	117,046	232.24	3.00%	831,315	12,470	18,072		942,760	483,610	459,150	195%
2040	120,558	239.20	3.00%	942,760	14,141	56,123		1,021,337	503,602	517,735	203%
2041	124,175	246.38	3.00%	1,021,337	15,320	13,079		1,147,753	568,737	579,015	202%
2042	127,900	253.77	3.00%	1,147,753	17,216	49,925		1,242,943	600,295	642,648	207%
2043	131,737	261.38	3.00%	1,242,943	18,644	44,447		1,348,877	639,802	709,075	211%
2044	135,689	269.22	3.00%	1,348,877	20,233	74,421		1,430,379	652,047	778,332	219%
2045	139,760	277.30	3.00%	1,430,379	21,456	146,336		1,445,259	594,449	850,809	243%
2046	143,952	285.62	3.00%	1,445,259	21,679	129,074		1,481,816	554,484	927,331	267%
2047	148,271	294.19	3.00%	1,481,816	22,227	39,198		1,613,116	605,252	1,007,864	267%
2048	152,719	303.01	3.00%	1,613,116	24,197	130,715		1,659,317	567,675	1,091,641	292%
2049	157,301	312.10	3.00%	1,659,317	24,890	22,188		1,819,319	639,636	1,179,683	284%

30 Year Cash Flow Chart (Threshold Funding)



Hiller Highlands II Association
Oakland, California

Date: 1/21/2020
Units: 42
Fiscal Year End: 12/31/2020



Hiller Highlands II Association
Oakland, California

Date: 1/21/2020
Units: 42
Fiscal Year End: 12/31/2020

	Year New	RL	UL	Def.	Quantity	Cost	PM&A	Anticipated Total Cost
ROADS - YANKEE HILL								
1 Asphalt Sealing	2023	3	5		6,870 S.F.	0.25	5%	1,803
2 Asphalt Repair Allowance	2023	3	5		1 L.S.	7,000.00	5%	7,350
3 Asphalt Replacement	1995	25	50		6,870 S.F.	6.75	15%	53,328
4 Asphalt Curbs	1995	25	50		245 L.F.	6.00	5%	1,542
ROADS - TREASURE HILL								
5 Asphalt Sealing	2023	3	5		7,420 S.F.	0.25	5%	1,948
6 Asphalt Repair Allowance	2028	8	10		1 L.S.	7,500.00	5%	7,875
7 Asphalt Replacement	2023	3	40		7,420 S.F.	6.75	15%	57,598
8 Asphalt Curbs	2023	3	40		263 L.F.	6.00	5%	1,657
CONCRETE								
9 Concrete Retaining Wall Repair Allowance	1995	2	27		1 L.S.	1,500.00	5%	1,575
10 Concrete V Ditch/Drain Repair Allowance	2013	3	10		1 L.S.	2,000.00	5%	2,100
RETAINING WALLS								
11 Major Wood Retaining Walls	1995	5	30		137 L.F.	50.00	5%	7,166
12 Minor Wood Wall Repair Allowance	2020	0	2		1 L.S.	1,905.00	5%	2,000
IRRIGATION AND LANDSCAPING								
13 Irrigation Controller (Install Smart Controller)	2009	4	15		2 EA.	1,800.00	5%	3,780
14 Backflow Preventer - Existing	1995	5	30		2 EA.	3,250.00	5%	6,825
15 Backflow Preventer - Installation	2019	29	30		1 EA.	1,410.00	5%	1,481
16 Backflow Preventer - Ongoing Repairs	2017	1	4		1 L.S.	750.00	5%	788
17 Irrigation Master Valve Installation	2018	8	10		1 L.S.	1,200.00	5%	1,260
18 Irrigation Submeter Installation	2018	23	25		1 L.S.	3,850.00	5%	4,043
19 Inline Drip System Installations - Phase 1	2019	24	25		1 L.S.	5,315.00	5%	5,581
20 Inline Drip System Installations - Phase 2	2021	1	25		1 L.S.	12,500.00	5%	13,125
21 Inline Drip System Installations- Phase 3	2022	2	25		1 L.S.	12,500.00	5%	13,125
22 Irrigation System Repair Allowance	2020	0	1		1 L.S.	5,714.00	5%	6,000
23 Submit Irrigation Plan for "WELO" Permit - Not Funded	2019	0	1		1 L.S.	0.00	5%	0

Hiller Highlands II Association
Oakland, California

Date: 1/21/2020
Units: 42
Fiscal Year End: 12/31/2020

	Year New	RL	UL	Def.	Quantity	Cost	PM&A	Anticipated Total Cost
24 Irrig. Syst. Renovate per "WELO" Permit - Not Funded	2019	0	30		1 L.S.	0.00	5%	0
25 Tree Care Allowance	2020	0	2		1 L.S.	19,048.00	5%	20,000
26 Planting Replacement on Yankee Hill - Major	2018	13	15		1 L.S.	10,463.00	5%	10,986
27 Planting Replacement Allowance - Major - Phase 1	2021	1	15		1 L.S.	5,000.00	5%	5,250
28 Planting Replacement Allowance - Major - Phase 2	2022	2	15		1 L.S.	5,000.00	5%	5,250
29 Planting Replacement Allowance - Major - Phase 3	2023	3	15		1 L.S.	5,000.00	5%	5,250
30 Planting Replacement Allowance - Ongoing	2024	4	4		1 L.S.	5,000.00	5%	5,250
MISCELLANEOUS COMPONENTS								
31 Meter Enclosure - Paint - Lower	2013	0	6		1 L.S.	95.00	5%	100
32 Meter Enclosure - Repairs - Lower	2013	0	6		1 L.S.	205.00	5%	215
33 Meter Enclosure - Paint - Upper	2020	0	6		1 L.S.	95.00	5%	100
34 Meter Enclosure - Replace - Upper	2020	0	6		1 L.S.	857.00	5%	900
35 Signage Replacement	1995	5	30		1 L.S.	500.00	5%	525
36 Street Light Replacement Allowances	2015	1	6		1 EA.	500.00	5%	525
37 Street Light Poles	1995	25	50		12 EA.	1,250.00	5%	15,750
38 Paint Street Light Poles	2013	3	10		12 EA.	75.00	5%	945
39 Miscellaneous Electrical Repairs	2020	0	1		1 L.S.	952.00	5%	1,000
LATERAL SEWER LINES - INVESTIGATION ONLY								
40 Camera Investigation	2026	6	20		42 EA.	85.00	5%	3,749
41 Pressure Testing	2026	6	20		42 EA.	500.00	5%	22,050
LATERAL SEWER LINES - REPLACEMENT ONLY								
42 1850/1852 Grand View Drive	2026	6	40		2 EA.	4,596.00	15%	10,571
43 1854/1856 Grand View Drive	2026	6	40		2 EA.	4,596.00	15%	10,571
44 1858/1860 Grand View Drive	2026	6	40		2 EA.	4,596.00	15%	10,571
45 1862/1864 Grand View Drive	2026	6	40		2 EA.	4,596.00	15%	10,571
46 1872/1874 Grand View Drive	2026	6	40		2 EA.	4,596.00	15%	10,571
47 1876/1878 Grand View Drive	2026	6	40		2 EA.	4,596.00	15%	10,571
48 1880 Grand View Drive	2026	6	40		1 EA.	4,596.00	15%	5,285
49 1861/1863 Grand View Drive	2026	6	40		2 EA.	4,596.00	15%	10,571

Hiller Highlands II Association
Oakland, California

Date: 1/21/2020
Units: 42
Fiscal Year End: 12/31/2020

	Year New	RL	UL	Def.	Quantity	Cost	PM&A	Anticipated Total Cost
50 1865/1867 Grand View Drive	2026	6	40		2 EA.	4,596.00	15%	10,571
51 1869/1871 Grand View Drive	2026	6	40		2 EA.	4,596.00	15%	10,571
52 1873/1875 Grand View Drive	2026	6	40		2 EA.	4,596.00	15%	10,571
53 1877/1879 Grand View Drive	2026	6	40		2 EA.	4,596.00	15%	10,571
54 1881/1883 Grand View Drive	2026	6	40		2 EA.	4,596.00	15%	10,571
55 1885 Grand View Drive	2026	6	40		1 EA.	4,596.00	15%	5,285
56 10/14/20 Yankee Hill	2026	6	40		3 EA.	4,975.00	15%	17,164
57 12/16/22 Yankee Hill	2026	6	40		3 EA.	11,700.00	15%	40,365
58 1 Treasure Hill	2026	6	40		1 EA.	4,650.00	15%	5,348
59 3 Treasure Hill	2026	6	40		1 EA.	5,250.00	15%	6,038
60 5 Treasure Hill	2026	6	40		1 EA.	4,650.00	15%	5,348
61 7 Treasure Hill	2026	6	40		1 EA.	4,650.00	15%	5,348
62 9 Treasure Hill	2026	6	40		1 EA.	4,650.00	15%	5,348
63 11 Treasure Hill	2026	6	40		1 EA.	5,250.00	15%	6,038
64 15 Treasure Hill	2026	6	40		1 EA.	4,650.00	15%	5,348
65 16 Hiller Drive	2026	6	40		1 EA.	4,975.00	15%	5,721
66 18 Hiller Drive	2026	6	40		1 EA.	4,975.00	15%	5,721
67 20 Hiller Drive	2026	6	40		1 EA.	4,975.00	15%	5,721
68 Miscellaneous Plumbing Repairs	2020	0	40		1 EA.	2,174.00	15%	2,500
LATERAL SEWER LINES - ADDITIONAL FEES								
69 Sewer Lateral Permits	2026	6	40		42 EA.	475.05	15%	22,945
70 EBMUD Verification Test	2026	6	40		42 EA.	250.00	15%	12,075
71 Clean Outs	2026	6	40		2 EA.	675.00	15%	1,553
72 Wyes (Connected Unit)	2026	6	40		25 EA.	450.00	15%	12,938
Total								602,728



Hiller Highlands II Association
Oakland, California

Date: 1/21/2020
Units: 42
Fiscal Year End: 12/31/2020

	Remain. Life	Useful Life	Component Total Cost	Accrued Reserve
ROADS - YANKEE HILL				
1 Asphalt Sealing	3	5	1,803	721
2 Asphalt Repair Allowance	3	5	7,350	2,940
3 Asphalt Replacement	25	50	53,328	26,664
4 Asphalt Curbs	25	50	1,542	771
ROADS - TREASURE HILL				
5 Asphalt Sealing	3	5	1,948	779
6 Asphalt Repair Allowance	8	10	7,875	1,575
7 Asphalt Replacement	3	40	57,598	53,278
8 Asphalt Curbs	3	40	1,657	1,533
CONCRETE				
9 Concrete Retaining Wall Repair Allowance	2	27	1,575	1,458
10 Concrete V Ditch/Drain Repair Allowance	3	10	2,100	1,470
RETAINING WALLS				
11 Major Wood Retaining Walls	5	30	7,166	5,972
12 Minor Wood Wall Repair Allowance	0	2	2,000	2,000
IRRIGATION AND LANDSCAPING				
13 Irrigation Controller (Install Smart Controller)	4	15	3,780	2,772
14 Backflow Preventer - Existing	5	30	6,825	5,688
15 Backflow Preventer - Installation	29	30	1,481	49
16 Backflow Preventer - Ongoing Repairs	1	4	788	591
17 Irrigation Master Valve Installation	8	10	1,260	252
18 Irrigation Submeter Installation	23	25	4,043	323
19 Inline Drip System Installations - Phase 1	24	25	5,581	223
20 Inline Drip System Installations - Phase 2	1	25	13,125	12,600
21 Inline Drip System Installations- Phase 3	2	25	13,125	12,075
22 Irrigation System Repair Allowance	0	1	6,000	6,000
23 Submit Irrigation Plan for "WELO" Permit - Not	0	1	0	0
24 Irrig. Syst. Renovate per "WELO" Permit - Not I	0	30	0	0
25 Tree Care Allowance	0	2	20,000	20,000
26 Planting Replacement on Yankee Hill - Major	13	15	10,986	1,465
27 Planting Replacement Allowance - Major - Pha:	1	15	5,250	4,900
28 Planting Replacement Allowance - Major - Pha:	2	15	5,250	4,550
29 Planting Replacement Allowance - Major - Pha:	3	15	5,250	4,200
30 Planting Replacement Allowance - Ongoing	4	4	5,250	0
MISCELLANEOUS COMPONENTS				
31 Meter Enclosure - Paint - Lower	0	6	100	100
32 Meter Enclosure - Repairs - Lower	0	6	215	215
33 Meter Enclosure - Paint - Upper	0	6	100	100
34 Meter Enclosure - Replace - Upper	0	6	900	900
35 Signage Replacement	5	30	525	438
36 Street Light Replacement Allowances	1	6	525	438
37 Street Light Poles	25	50	15,750	7,875



Hiller Highlands II Association
Oakland, California

Date: 1/21/2020
Units: 42
Fiscal Year End: 12/31/2020

	Remain. Life	Useful Life	Component Total Cost	Accrued Reserve
38 Paint Street Light Poles	3	10	945	662
39 Miscellaneous Electrical Repairs	0	1	1,000	1,000
LATERAL SEWER LINES - INVESTIGATION ONLY				
40 Camera Investigation	6	20	3,749	2,624
41 Pressure Testing	6	20	22,050	15,435
LATERAL SEWER LINES - REPLACEMENT ONLY				
42 1850/1852 Grand View Drive	6	40	10,571	8,985
43 1854/1856 Grand View Drive	6	40	10,571	8,985
44 1858/1860 Grand View Drive	6	40	10,571	8,985
45 1862/1864 Grand View Drive	6	40	10,571	8,985
46 1872/1874 Grand View Drive	6	40	10,571	8,985
47 1876/1878 Grand View Drive	6	40	10,571	8,985
48 1880 Grand View Drive	6	40	5,285	4,493
49 1861/1863 Grand View Drive	6	40	10,571	8,985
50 1865/1867 Grand View Drive	6	40	10,571	8,985
51 1869/1871 Grand View Drive	6	40	10,571	8,985
52 1873/1875 Grand View Drive	6	40	10,571	8,985
53 1877/1879 Grand View Drive	6	40	10,571	8,985
54 1881/1883 Grand View Drive	6	40	10,571	8,985
55 1885 Grand View Drive	6	40	5,285	4,493
56 10/14/20 Yankee Hill	6	40	17,164	14,589
57 12/16/22 Yankee Hill	6	40	40,365	34,310
58 1 Treasure Hill	6	40	5,348	4,545
59 3 Treasure Hill	6	40	6,038	5,132
60 5 Treasure Hill	6	40	5,348	4,545
61 7 Treasure Hill	6	40	5,348	4,545
62 9 Treasure Hill	6	40	5,348	4,545
63 11 Treasure Hill	6	40	6,038	5,132
64 15 Treasure Hill	6	40	5,348	4,545
65 16 Hiller Drive	6	40	5,721	4,863
66 18 Hiller Drive	6	40	5,721	4,863
67 20 Hiller Drive	6	40	5,721	4,863
68 Miscellaneous Plumbing Repairs	0	40	2,500	2,500
LATERAL SEWER LINES - ADDITIONAL FEES				
69 Sewer Lateral Permits	6	40	22,945	19,503
70 EBMUD Verification Test	6	40	12,075	10,264
71 Clean Outs	6	40	1,553	1,320
72 Wyes (Connected Unit)	6	40	12,938	10,997

Projected Fully Funded Balance (Total)	462,504.30
Projected Reserve Fund Balance	181,895.87
Percent Funded	39%



Hiller Highlands II Association
Oakland, California

Date: 1/21/2020
Units: 42
Fiscal Year End: 12/31/2020

Fiscal Year Ending	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
ROADS - YANKEE HILL										
1 Asphalt Sealing	0	0	0	1,942	0	0	0	0	2,197	0
2 Asphalt Repair Allowance	0	0	0	7,915	0	0	0	0	8,955	0
3 Asphalt Replacement	0	0	0	0	0	0	0	0	0	0
4 Asphalt Curbs	0	0	0	0	0	0	0	0	0	0
ROADS - TREASURE HILL										
5 Asphalt Sealing	0	0	0	2,098	0	0	0	0	2,373	0
6 Asphalt Repair Allowance	0	0	0	0	0	0	0	0	9,595	0
7 Asphalt Replacement	0	0	0	62,026	0	0	0	0	0	0
8 Asphalt Curbs	0	0	0	1,784	0	0	0	0	0	0
CONCRETE										
9 Concrete Retaining Wall Repair Allowance	0	0	1,655	0	0	0	0	0	0	0
10 Concrete V Ditch/Drain Repair Allowance	0	0	0	2,261	0	0	0	0	0	0
RETAINING WALLS										
11 Major Wood Retaining Walls	0	0	0	0	0	8,108	0	0	0	0
12 Minor Wood Wall Repair Allowance	2,000	0	2,102	0	2,208	0	2,320	0	2,437	0
IRRIGATION AND LANDSCAPING										
13 Irrigation Controller (Install Smart Controller)	0	0	0	0	4,172	0	0	0	0	0
14 Backflow Preventer - Existing	0	0	0	0	0	7,722	0	0	0	0
15 Backflow Preventer - Installation	0	0	0	0	0	0	0	0	0	0
16 Backflow Preventer - Ongoing Repairs	0	807	0	0	0	891	0	0	0	983
17 Irrigation Master Valve Installation	0	0	0	0	0	0	0	0	1,535	0
18 Irrigation Submeter Installation	0	0	0	0	0	0	0	0	0	0
19 Inline Drip System Installations - Phase 1	0	0	0	0	0	0	0	0	0	0
20 Inline Drip System Installations - Phase 2	0	13,453	0	0	0	0	0	0	0	0
21 Inline Drip System Installations- Phase 3	0	0	13,789	0	0	0	0	0	0	0
22 Irrigation System Repair Allowance	6,000	6,150	6,303	6,461	6,623	6,788	6,958	7,132	7,310	7,493
23 Submit Irrigation Plan for "WELO" Permit - Not Fur	0	0	0	0	0	0	0	0	0	0
24 Irrig. Syst. Renovate per "WELO" Permit - Not Fun	0	0	0	0	0	0	0	0	0	0
25 Tree Care Allowance	20,000	0	21,013	0	22,077	0	23,194	0	24,369	0
26 Planting Replacement on Yankee Hill - Major	0	0	0	0	0	0	0	0	0	0
27 Planting Replacement Allowance - Major - Phase 1	0	5,381	0	0	0	0	0	0	0	0
28 Planting Replacement Allowance - Major - Phase 2	0	0	5,516	0	0	0	0	0	0	0
29 Planting Replacement Allowance - Major - Phase 3	0	0	0	5,654	0	0	0	0	0	0



Hiller Highlands II Association
Oakland, California

Date: 1/21/2020
Units: 42
Fiscal Year End: 12/31/2020

Fiscal Year Ending	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
30 Planting Replacement Allowance - Ongoing	0	0	0	0	5,795	0	0	0	6,397	0
MISCELLANEOUS COMPONENTS										
31 Meter Enclosure - Paint - Lower	100	0	0	0	0	0	116	0	0	0
32 Meter Enclosure - Repairs - Lower	215	0	0	0	0	0	250	0	0	0
33 Meter Enclosure - Paint - Upper	100	0	0	0	0	0	116	0	0	0
34 Meter Enclosure - Replace - Upper	900	0	0	0	0	0	1,044	0	0	0
35 Signage Replacement	0	0	0	0	0	594	0	0	0	0
36 Street Light Replacement Allowances	0	538	0	0	0	0	0	624	0	0
37 Street Light Poles	0	0	0	0	0	0	0	0	0	0
38 Paint Street Light Poles	0	0	0	1,018	0	0	0	0	0	0
39 Miscellaneous Electrical Repairs	1,000	1,025	1,050	1,076	1,103	1,131	1,159	1,188	1,218	1,248
LATERAL SEWER LINES - INVESTIGATION ONLY										
40 Camera Investigation	0	0	0	0	0	0	4,347	0	0	0
41 Pressure Testing	0	0	0	0	0	0	25,571	0	0	0
LATERAL SEWER LINES - REPLACEMENT ONLY										
42 1850/1852 Grand View Drive	0	0	0	0	0	0	12,259	0	0	0
43 1854/1856 Grand View Drive	0	0	0	0	0	0	12,259	0	0	0
44 1858/1860 Grand View Drive	0	0	0	0	0	0	12,259	0	0	0
45 1862/1864 Grand View Drive	0	0	0	0	0	0	12,259	0	0	0
46 1872/1874 Grand View Drive	0	0	0	0	0	0	12,259	0	0	0
47 1876/1878 Grand View Drive	0	0	0	0	0	0	12,259	0	0	0
48 1880 Grand View Drive	0	0	0	0	0	0	6,129	0	0	0
49 1861/1863 Grand View Drive	0	0	0	0	0	0	12,259	0	0	0
50 1865/1867 Grand View Drive	0	0	0	0	0	0	12,259	0	0	0
51 1869/1871 Grand View Drive	0	0	0	0	0	0	12,259	0	0	0
52 1873/1875 Grand View Drive	0	0	0	0	0	0	12,259	0	0	0
53 1877/1879 Grand View Drive	0	0	0	0	0	0	12,259	0	0	0
54 1881/1883 Grand View Drive	0	0	0	0	0	0	12,259	0	0	0
55 1885 Grand View Drive	0	0	0	0	0	0	6,129	0	0	0
56 10/14/20 Yankee Hill	0	0	0	0	0	0	19,905	0	0	0
57 12/16/22 Yankee Hill	0	0	0	0	0	0	46,811	0	0	0
58 1 Treasure Hill	0	0	0	0	0	0	6,201	0	0	0
59 3 Treasure Hill	0	0	0	0	0	0	7,002	0	0	0
60 5 Treasure Hill	0	0	0	0	0	0	6,201	0	0	0
61 7 Treasure Hill	0	0	0	0	0	0	6,201	0	0	0



Hiller Highlands II Association
Oakland, California

Date: 1/21/2020
Units: 42
Fiscal Year End: 12/31/2020

Fiscal Year Ending	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
62 9 Treasure Hill	0	0	0	0	0	0	6,201	0	0	0
63 11 Treasure Hill	0	0	0	0	0	0	7,002	0	0	0
64 15 Treasure Hill	0	0	0	0	0	0	6,201	0	0	0
65 16 Hiller Drive	0	0	0	0	0	0	6,635	0	0	0
66 18 Hiller Drive	0	0	0	0	0	0	6,635	0	0	0
67 20 Hiller Drive	0	0	0	0	0	0	6,635	0	0	0
68 Miscellaneous Plumbing Repairs	2,500	0	0	0	0	0	0	0	0	0
LATERAL SEWER LINES - ADDITIONAL FEES										
69 Sewer Lateral Permits	0	0	0	0	0	0	26,609	0	0	0
70 EBMUD Verification Test	0	0	0	0	0	0	14,003	0	0	0
71 Clean Outs	0	0	0	0	0	0	1,800	0	0	0
72 Wyes (Connected Unit)	0	0	0	0	0	0	15,004	0	0	0



Hiller Highlands II Association
Oakland, California

Date: 1/21/2020
Units: 42
Fiscal Year End: 12/31/2020

Fiscal Year Ending	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
ROADS - YANKEE HILL										
1 Asphalt Sealing	0	0	0	2,486	0	0	0	0	2,813	0
2 Asphalt Repair Allowance	0	0	0	10,132	0	0	0	0	11,463	0
3 Asphalt Replacement	0	0	0	0	0	0	0	0	0	0
4 Asphalt Curbs	0	0	0	0	0	0	0	0	0	0
ROADS - TREASURE HILL										
5 Asphalt Sealing	0	0	0	2,685	0	0	0	0	3,038	0
6 Asphalt Repair Allowance	0	0	0	0	0	0	0	0	12,282	0
7 Asphalt Replacement	0	0	0	0	0	0	0	0	0	0
8 Asphalt Curbs	0	0	0	0	0	0	0	0	0	0
CONCRETE										
9 Concrete Retaining Wall Repair Allowance	0	0	0	0	0	0	0	0	0	0
10 Concrete V Ditch/Drain Repair Allowance	0	0	0	2,895	0	0	0	0	0	0
RETAINING WALLS										
11 Major Wood Retaining Walls	0	0	0	0	0	0	0	0	0	0
12 Minor Wood Wall Repair Allowance	2,560	0	2,690	0	2,826	0	2,969	0	3,120	0
IRRIGATION AND LANDSCAPING										
13 Irrigation Controller (Install Smart Controller)	0	0	0	0	0	0	0	0	0	6,043
14 Backflow Preventer - Existing	0	0	0	0	0	0	0	0	0	0
15 Backflow Preventer - Installation	0	0	0	0	0	0	0	0	0	0
16 Backflow Preventer - Ongoing Repairs	0	0	0	1,086	0	0	0	1,198	0	0
17 Irrigation Master Valve Installation	0	0	0	0	0	0	0	0	1,965	0
18 Irrigation Submeter Installation	0	0	0	0	0	0	0	0	0	0
19 Inline Drip System Installations - Phase 1	0	0	0	0	0	0	0	0	0	0
20 Inline Drip System Installations - Phase 2	0	0	0	0	0	0	0	0	0	0
21 Inline Drip System Installations- Phase 3	0	0	0	0	0	0	0	0	0	0
22 Irrigation System Repair Allowance	7,680	7,872	8,069	8,271	8,477	8,689	8,907	9,129	9,357	9,591
23 Submit Irrigation Plan for "WELO" Permit - Not Fun	0	0	0	0	0	0	0	0	0	0
24 Irrig. Syst. Renovate per "WELO" Permit - Not Func	0	0	0	0	0	0	0	0	0	0
25 Tree Care Allowance	25,602	0	26,898	0	28,260	0	29,691	0	31,194	0
26 Planting Replacement on Yankee Hill - Major	0	0	0	15,145	0	0	0	0	0	0
27 Planting Replacement Allowance - Major - Phase 1	0	0	0	0	0	0	7,794	0	0	0
28 Planting Replacement Allowance - Major - Phase 2	0	0	0	0	0	0	0	7,988	0	0
29 Planting Replacement Allowance - Major - Phase 3	0	0	0	0	0	0	0	0	8,188	0



Hiller Highlands II Association
Oakland, California

Date: 1/21/2020
Units: 42
Fiscal Year End: 12/31/2020

Fiscal Year Ending	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
30 Planting Replacement Allowance - Ongoing	0	0	7,061	0	0	0	7,794	0	0	0
MISCELLANEOUS COMPONENTS										
31 Meter Enclosure - Paint - Lower	0	0	134	0	0	0	0	0	156	0
32 Meter Enclosure - Repairs - Lower	0	0	289	0	0	0	0	0	336	0
33 Meter Enclosure - Paint - Upper	0	0	134	0	0	0	0	0	156	0
34 Meter Enclosure - Replace - Upper	0	0	1,210	0	0	0	0	0	1,403	0
35 Signage Replacement	0	0	0	0	0	0	0	0	0	0
36 Street Light Replacement Allowances	0	0	0	724	0	0	0	0	0	839
37 Street Light Poles	0	0	0	0	0	0	0	0	0	0
38 Paint Street Light Poles	0	0	0	1,303	0	0	0	0	0	0
39 Miscellaneous Electrical Repairs	1,280	1,312	1,344	1,378	1,412	1,448	1,484	1,521	1,559	1,598
LATERAL SEWER LINES - INVESTIGATION ONLY										
40 Camera Investigation	0	0	0	0	0	0	0	0	0	0
41 Pressure Testing	0	0	0	0	0	0	0	0	0	0
LATERAL SEWER LINES - REPLACEMENT ONLY										
42 1850/1852 Grand View Drive	0	0	0	0	0	0	0	0	0	0
43 1854/1856 Grand View Drive	0	0	0	0	0	0	0	0	0	0
44 1858/1860 Grand View Drive	0	0	0	0	0	0	0	0	0	0
45 1862/1864 Grand View Drive	0	0	0	0	0	0	0	0	0	0
46 1872/1874 Grand View Drive	0	0	0	0	0	0	0	0	0	0
47 1876/1878 Grand View Drive	0	0	0	0	0	0	0	0	0	0
48 1880 Grand View Drive	0	0	0	0	0	0	0	0	0	0
49 1861/1863 Grand View Drive	0	0	0	0	0	0	0	0	0	0
50 1865/1867 Grand View Drive	0	0	0	0	0	0	0	0	0	0
51 1869/1871 Grand View Drive	0	0	0	0	0	0	0	0	0	0
52 1873/1875 Grand View Drive	0	0	0	0	0	0	0	0	0	0
53 1877/1879 Grand View Drive	0	0	0	0	0	0	0	0	0	0
54 1881/1883 Grand View Drive	0	0	0	0	0	0	0	0	0	0
55 1885 Grand View Drive	0	0	0	0	0	0	0	0	0	0
56 10/14/20 Yankee Hill	0	0	0	0	0	0	0	0	0	0
57 12/16/22 Yankee Hill	0	0	0	0	0	0	0	0	0	0
58 1 Treasure Hill	0	0	0	0	0	0	0	0	0	0
59 3 Treasure Hill	0	0	0	0	0	0	0	0	0	0
60 5 Treasure Hill	0	0	0	0	0	0	0	0	0	0
61 7 Treasure Hill	0	0	0	0	0	0	0	0	0	0



Hiller Highlands II Association
Oakland, California

Date: 1/21/2020
Units: 42
Fiscal Year End: 12/31/2020

Fiscal Year Ending	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
62 9 Treasure Hill	0	0	0	0	0	0	0	0	0	0
63 11 Treasure Hill	0	0	0	0	0	0	0	0	0	0
64 15 Treasure Hill	0	0	0	0	0	0	0	0	0	0
65 16 Hiller Drive	0	0	0	0	0	0	0	0	0	0
66 18 Hiller Drive	0	0	0	0	0	0	0	0	0	0
67 20 Hiller Drive	0	0	0	0	0	0	0	0	0	0
68 Miscellaneous Plumbing Repairs	0	0	0	0	0	0	0	0	0	0
LATERAL SEWER LINES - ADDITIONAL FEES										
69 Sewer Lateral Permits	0	0	0	0	0	0	0	0	0	0
70 EBMUD Verification Test	0	0	0	0	0	0	0	0	0	0
71 Clean Outs	0	0	0	0	0	0	0	0	0	0
72 Wyes (Connected Unit)	0	0	0	0	0	0	0	0	0	0



Hiller Highlands II Association
Oakland, California

Date: 1/21/2020
Units: 42
Fiscal Year End: 12/31/2020

Fiscal Year Ending	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
ROADS - YANKEE HILL										
1 Asphalt Sealing	0	0	0	3,182	0	0	0	0	3,600	0
2 Asphalt Repair Allowance	0	0	0	12,970	0	0	0	0	14,674	0
3 Asphalt Replacement	0	0	0	0	0	98,868	0	0	0	0
4 Asphalt Curbs	0	0	0	0	0	2,859	0	0	0	0
ROADS - TREASURE HILL										
5 Asphalt Sealing	0	0	0	3,437	0	0	0	0	3,889	0
6 Asphalt Repair Allowance	0	0	0	0	0	0	0	0	15,722	0
7 Asphalt Replacement	0	0	0	0	0	0	0	0	0	0
8 Asphalt Curbs	0	0	0	0	0	0	0	0	0	0
CONCRETE										
9 Concrete Retaining Wall Repair Allowance	0	0	0	0	0	0	0	0	0	3,223
10 Concrete V Ditch/Drain Repair Allowance	0	0	0	3,706	0	0	0	0	0	0
RETAINING WALLS										
11 Major Wood Retaining Walls	0	0	0	0	0	0	0	0	0	0
12 Minor Wood Wall Repair Allowance	3,278	0	3,444	0	3,618	0	3,801	0	3,993	0
IRRIGATION AND LANDSCAPING										
13 Irrigation Controller (Install Smart Controller)	0	0	0	0	0	0	0	0	0	0
14 Backflow Preventer - Existing	0	0	0	0	0	0	0	0	0	0
15 Backflow Preventer - Installation	0	0	0	0	0	0	0	0	0	3,030
16 Backflow Preventer - Ongoing Repairs	0	1,323	0	0	0	1,460	0	0	0	1,612
17 Irrigation Master Valve Installation	0	0	0	0	0	0	0	0	2,516	0
18 Irrigation Submeter Installation	0	0	0	7,133	0	0	0	0	0	0
19 Inline Drip System Installations - Phase 1	0	0	0	0	10,094	0	0	0	0	0
20 Inline Drip System Installations - Phase 2	0	0	0	0	0	0	24,941	0	0	0
21 Inline Drip System Installations- Phase 3	0	0	0	0	0	0	0	25,565	0	0
22 Irrigation System Repair Allowance	9,831	10,077	10,329	10,587	10,852	11,123	11,401	11,686	11,978	12,278
23 Submit Irrigation Plan for "WELO" Permit - Not Func	0	0	0	0	0	0	0	0	0	0
24 Irrig. Syst. Renovate per "WELO" Permit - Not Func	0	0	0	0	0	0	0	0	0	0
25 Tree Care Allowance	32,773	0	34,432	0	36,175	0	38,007	0	39,931	0
26 Planting Replacement on Yankee Hill - Major	0	0	0	0	0	0	0	0	21,934	0
27 Planting Replacement Allowance - Major - Phase 1	0	0	0	0	0	0	0	0	0	0
28 Planting Replacement Allowance - Major - Phase 2	0	0	0	0	0	0	0	0	0	0
29 Planting Replacement Allowance - Major - Phase 3	0	0	0	0	0	0	0	0	0	0



Hiller Highlands II Association
Oakland, California

Date: 1/21/2020
Units: 42
Fiscal Year End: 12/31/2020

Fiscal Year Ending	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
30 Planting Replacement Allowance - Ongoing	8,603	0	0	0	9,496	0	0	0	10,482	0
MISCELLANEOUS COMPONENTS										
31 Meter Enclosure - Paint - Lower	0	0	0	0	180	0	0	0	0	0
32 Meter Enclosure - Repairs - Lower	0	0	0	0	389	0	0	0	0	0
33 Meter Enclosure - Paint - Upper	0	0	0	0	180	0	0	0	0	0
34 Meter Enclosure - Replace - Upper	0	0	0	0	1,628	0	0	0	0	0
35 Signage Replacement	0	0	0	0	0	0	0	0	0	0
36 Street Light Replacement Allowances	0	0	0	0	0	973	0	0	0	0
37 Street Light Poles	0	0	0	0	0	29,200	0	0	0	0
38 Paint Street Light Poles	0	0	0	1,668	0	0	0	0	0	0
39 Miscellaneous Electrical Repairs	1,638	1,679	1,721	1,764	1,808	1,853	1,900	1,947	1,996	2,046
LATERAL SEWER LINES - INVESTIGATION ONLY										
40 Camera Investigation	0	0	0	0	0	0	7,123	0	0	0
41 Pressure Testing	0	0	0	0	0	0	41,901	0	0	0
LATERAL SEWER LINES - REPLACEMENT ONLY										
42 1850/1852 Grand View Drive	0	0	0	0	0	0	0	0	0	0
43 1854/1856 Grand View Drive	0	0	0	0	0	0	0	0	0	0
44 1858/1860 Grand View Drive	0	0	0	0	0	0	0	0	0	0
45 1862/1864 Grand View Drive	0	0	0	0	0	0	0	0	0	0
46 1872/1874 Grand View Drive	0	0	0	0	0	0	0	0	0	0
47 1876/1878 Grand View Drive	0	0	0	0	0	0	0	0	0	0
48 1880 Grand View Drive	0	0	0	0	0	0	0	0	0	0
49 1861/1863 Grand View Drive	0	0	0	0	0	0	0	0	0	0
50 1865/1867 Grand View Drive	0	0	0	0	0	0	0	0	0	0
51 1869/1871 Grand View Drive	0	0	0	0	0	0	0	0	0	0
52 1873/1875 Grand View Drive	0	0	0	0	0	0	0	0	0	0
53 1877/1879 Grand View Drive	0	0	0	0	0	0	0	0	0	0
54 1881/1883 Grand View Drive	0	0	0	0	0	0	0	0	0	0
55 1885 Grand View Drive	0	0	0	0	0	0	0	0	0	0
56 10/14/20 Yankee Hill	0	0	0	0	0	0	0	0	0	0
57 12/16/22 Yankee Hill	0	0	0	0	0	0	0	0	0	0
58 1 Treasure Hill	0	0	0	0	0	0	0	0	0	0
59 3 Treasure Hill	0	0	0	0	0	0	0	0	0	0
60 5 Treasure Hill	0	0	0	0	0	0	0	0	0	0
61 7 Treasure Hill	0	0	0	0	0	0	0	0	0	0



Hiller Highlands II Association
Oakland, California

Date: 1/21/2020
Units: 42
Fiscal Year End: 12/31/2020

Fiscal Year Ending	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
62 9 Treasure Hill	0	0	0	0	0	0	0	0	0	0
63 11 Treasure Hill	0	0	0	0	0	0	0	0	0	0
64 15 Treasure Hill	0	0	0	0	0	0	0	0	0	0
65 16 Hiller Drive	0	0	0	0	0	0	0	0	0	0
66 18 Hiller Drive	0	0	0	0	0	0	0	0	0	0
67 20 Hiller Drive	0	0	0	0	0	0	0	0	0	0
68 Miscellaneous Plumbing Repairs	0	0	0	0	0	0	0	0	0	0
LATERAL SEWER LINES - ADDITIONAL FEES										
69 Sewer Lateral Permits	0	0	0	0	0	0	0	0	0	0
70 EBMUD Verification Test	0	0	0	0	0	0	0	0	0	0
71 Clean Outs	0	0	0	0	0	0	0	0	0	0
72 Wyes (Connected Unit)	0	0	0	0	0	0	0	0	0	0

Assessment and Reserve Funding Disclosure Summary



Hiller Highlands II Association
Oakland, California

Date: 1/21/2020
Units: 42
Fiscal Year End: 12/31/2020

Assessment and Reserve Funding Disclosure Summary for the fiscal year ending 2020

(1) The current avg. regular assessment per ownership interest is: \$380.00 per month

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found in your operating budget.

(2) Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members are as follows:

Date Assessment is Due	Amount per ownership interest per month or year (If assessments are variable, see note immediately below)	Purpose of the assessment
Please refer to the enclosed cash flow scenario for anticipated future reserve fund contribution levels		

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found in your operating budget.

(3) Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years? Yes No

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

Approximate Year Assessment will be needed	Amount per ownership interest per month or year (If assessments are variable, see note immediately below)

(5) All major components, with less than 30 years remaining life, are included in the reserve study and are included in it's calculations.

(6) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570, the estimated amount needed in the reserve fund at the end of the current fiscal year is: \$462,504.30, based in whole or in part on the last reserve study or update prepared by Associa Reserve studies as of January 21, 2020. The projected reserve fund cash balance at the end of the current fiscal year is \$181,895.87, resulting in reserves being 39 percent funded at this date.



Hiller Highlands II Association
Oakland, California

Date: 1/21/2020
Units: 42
Fiscal Year End: 12/31/2020

Assessment and Reserve Funding Disclosure Summary for the fiscal year ending 2020

(7) For the purposes of preparing this summary pursuant to Section 5570 of the Davis-Stirling Act, the following are assumed to be true.

1. "Estimated remaining Useful life" means the time reasonably calculated to remain before a major component will require replacement.
2. "Major component" is defined in Section 5500 of the Davis-Stirling Act. Components with an estimated remaining life of more than thirty (30) years may be included in a study as a capital asset or disregarded from the reserve calculations, so long as the decision is revealed in the reserve fund study report and is reported in this Assessment and Reserve Fund Disclosure Summary.
3. This form shall accompany each Pro Forma Operating Budget or Summary thereof that is delivered pursuant to the requirements of the Davis-Stirling Act. This form may be supplemented or modified to clarify the information delivered, so long as the minimum requirements are met.
4. For the purpose of this report and summary, the amount of reserve needed to be accumulated for any component at any given time shall be computed as the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful of the component. This shall not be construed as to require the Board of Directors to fund their reserve fund in accordance with this calculation.

ASSESSMENT AND RESERVE FUNDING DISCLOSURE SUMMARY DISCLAIMERS

DISCLAIMER 1

The association as part of its reserve study and funding analysis has prepared a cash flow statement to meet the needs of the association's reserve components over the course of the next 30 years. The currently elected board is not empowered to approve future years assessments but it is assumed that future Board of Directors will update and follow the assumptions contained within the cash flow summary.

DISCLAIMER 2

The associations board of directors has relied on information, opinions, reports and statements presented to it by vendors, contractors, reserve analysts, CPAs and/or other professionals ("Professionals") in preparing the reserve study and is relying upon this information, financial data and reports pursuant to the California Corporations Code in providing the association membership and/or prospective purchasers the information contained in this Assessment and Reserve Funding Disclosure Summary. The information contained within the reserve study includes estimates of replacement value and life expectancies of the components and includes assumptions regarding future events based on information supplied to the association board of directors from said Professionals. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this disclosure summary. Since the information provided has been based on assumptions over a thirty (30) year period the accuracy of the information may be less than reliable. Furthermore, the occurrence of vandalism, severe weather conditions, earthquakes, floods or other acts of God can not be accounted for and are excluded when assessing life expectancy of each component. The reserve study includes only items that the association has a clear and express responsibility to maintain, pursuant to the association's CC&R's.

The answer to this question was based on the attached cash flow analysis using the data in the reserve study and is only accurate to the extent the assumptions over the next thirty (30) years hold true.



Hiller Highlands II Association
Oakland, California

Date: 1/21/2020
Units: 42
Fiscal Year End: 12/31/2020

Assessment and Reserve Funding Disclosure Summary
for the fiscal year ending 2020

DISCLAIMER 3

The association intends to review its reserve fund on an annual basis, consistent with California Civil Code section 5500, as well as causing a new reserve study to be conducted every three (3) years, the association could increase regular assessments to facilitate additional reserve funding and/or levy special assessments to fund reserve over the course of the next thirty (30) years. Please see the attached cash flow analysis for any potential future special assessments and/or regular assessment increases.

DISCLAIMER 4

The information contained within the disclosure statement, cash flow projections and percent funded calculation is based on a reserve study prepared by Associa Reserve Studies during the 2018 fiscal year. The Davis-Stirling act requires that every association to "at least once every three years, the board of directors shall cause to be conducted a reasonably competent and diligent visual inspection of the accessible areas of the major components which the association is obligated to repair, replace, or maintain as part of a study of the reserve account requirements of the common interest development". The association is required to conduct their next reserve study inspection in the 2021 fiscal year.

DISCLAIMER 5

The following assumptions were made in this study.

Inflation Rate is computed at	2.50%
Net Rate of return on Investments	1.50%
Unscheduled Maintenance Allowance.	5.00%

DISCLAIMER 6

The complete reserve study is available to you through your management company. Please contact your community manager at the address below for a copy of the complete study. Please note there may be a fee for this service.

Associa NorCal
4305 Hacienda Drive, Suite 140
Pleasanton, CA 94588
(925) 460-8890

SECTION 5

Terms and Definitions

ANTICIPATED RESERVE BALANCE: Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Based upon information provided and not audited.

ANTICIPATED TOTAL COST: The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Anticipated Total Cost would be the cost to replace, repair, or restore the component during that particular year.

CASH FLOW METHOD: A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

COMPONENT: The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

COMPONENT INVENTORY: The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s) of the association or cooperative.

COMPONENT METHOD: A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. See "Cash Flow Method."

FINANCIAL ANALYSIS: The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

FULLY FUNDED: 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

FULLY FUNDED BALANCE (FFB): Total Accrued Reserve. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate}) ^ \text{Remaining Life}] - [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate}) ^ \text{Remaining Life}]$$

FUNDING PLAN: An association’s plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

LIFE AND VALUATION ESTIMATES: The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

PERCENT FUNDED: The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

PHYSICAL ANALYSIS: The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

PROJECT MANAGEMENT & ADMINISTRATION (PM&A): The anticipated “soft” costs associated with the maintenance, repair, or replacement of a reserve component. This allowance is set aside for the hiring of a construction / project manager and necessary administration costs. PM&A is expressed as a percentage of the contractors costs.

REMAINING LIFE (RL): The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have “zero” Remaining Useful Life.

RESERVE STUDY: 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 common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis.

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

USEFUL LIFE (UL): Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.