

Level 3 Update without Onsite Inspection

Thank you for considering California Reserves LLC for your association's Reserve Study Update without Onsite Inspection!

For associations that meet the criteria below, California Reserves LLC makes the process of updating your Reserve Study Report quick and simple.

- Your association must have a current Reserve Study Report that was completed within the last two years by a certified reserve specialist.
- Your association must have completed an onsite inspection of the reserve components within the last two years.
- Your association must have only one cost center. (If you have multiple cost centers, please contact us directly for a proposal)
- *NOTE: If your association has recently completed major construction or added phases you may need an onsite inspection. Please call (855) 4-YOUR-RS to discuss.*



Why choose California Reserves LLC?

Your association is part of your home and you need a Reserve Study Report to understand your unique challenges and goals. California Reserves LLC looks beyond the raw component data to recognize the specific goals and needs of the owners and individuals who make up your association. We want to get to know your association so that we can help you utilize the Reserve Study Report as an important tool in your budgeting process. Our inspectors are certified by Community Associations Institute (CAI) and have worked with hundreds of associations throughout California. We've guided associations through major construction, special assessments, rebuilding reserves, minimizing dues, and other situations and have the answers you need.



What's Included in our Level 3 Update?



- Update of Prior Reserve Study (*no site inspection*)
 - Component age advanced 1 year
 - Components adjusted for inflation
 - Addition of incurred or planned reserve expenses
 - Incorporation of Association's current financials

\$299



- Updated Funding Plan
- Preparation of Year End Disclosures
- No limit on report adjustments
- No charges for phone calls or email help
- Option to have a representative attend your meeting in person (additional fee)

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Reliance on Client Data

Information provided by your official representative of the association regarding financial, physical, quantity, or historical issues will be deemed reliable by California Reserves LLC and assembled for the association's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records. For *Level 3 Financial Update with no Onsite Inspection* level of service, the client is considered to have deemed previously developed component quantities as accurate and reliable. Information provided by your association's official representative regarding reserve projects will be deemed reliable. The actual or projected total reserve balance presented in our Reserve Study Report is based upon information provided by your official representative and was not audited.

Limitation of Liability

To the fullest extent permitted by law, the total liability, in the aggregate, of Consultant, Consultant's officers, directors, partners, employees, agents, and subconsultants, to Client, and anyone claiming by, through, or under Client for any claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way related to this Project or Agreement from any cause or causes, including but not limited to negligence, professional errors and omissions, strict liability, breach of contract, or breach of warranty, shall not exceed the total fee for services rendered on this project.

Attorney's Fees

In the event that any suit or action is instituted under or in relation to this Agreement, including without limitation to enforce any provision in this Agreement, the prevailing party in such dispute shall be entitled to recover from the losing party all fees, costs and expenses of enforcing any right of such prevailing party under or with respect to this Agreement, including without limitation, such reasonable fees and expenses of attorneys and accountants, which shall include, without limitation, all fees, costs and expenses of appeals.

Payment Terms

Payment is due at the time of approval of this proposal. Please make checks out to California Reserves LLC and mail to 1608 Campbell Ave Suite 310, Campbell, CA 95008. If you are unable to make a payment within 30 days, please contact us.

Additional Services

MEETINGS California Reserves does not charge for conference calls or phone calls. If you would like to have a representative attend an in-person meeting, our hourly rate of \$150/hour will apply including travel to and from Campbell, CA. Associations further than 50 miles from Campbell can contact us for discounts based on availability.

REPORT HARD COPIES California Reserves LLC is fully committed to minimizing our impact on the environment. All reports will be delivered via email in a PDF format. Spiral bound hard copies can be requested for a fee of \$50 each.

Let's get started, it's easy!

Client Name _____ Price **\$299**

PRINT & SIGN

Full Name

Date Approved

Signature

scan & email to: proposals@californiarestores.com