



April 16, 2019

Ms. Julie Edmonds-Mares, City Manager

City of Milpitas

455 East Calaveras Blvd.

Milpitas, CA 95035

Re: Terrace Gardens Apartments

186 Beresford Court, Milpitas

Audited Surplus Cash Calculation – 2018



Dear Ms. Edmonds-Mares

Enclosed please find the audited financial statement for Terrace Gardens for the fiscal year 2018. Please note on page 13 that there is actually surplus cash in the amount of \$96,747. This amount represents in part an increase in income from the Housing Authority of the County of Santa Clara for the Section 8 portable vouchers used by 21 of our senior residents. While we appreciate this income, we do not expect that it is permanent or will continue in this amount. Residents on these vouchers can move at any time and with the increased voucher payments, residents and applicants are able to find other units more readily.

Therefore, we are asking the City to permit Terrace Gardens to deposit this amount of money into its reserve for replacement account. Attached are pages from the 2019 property reserve study which shows deposits to reserves and planned expenditures – for the next 30 years. You can see by the charts enclosed that reserves are not plentiful for a property that is now 30 years old that will continue to need increasing expenditures to maintain its operations and integrity.

With your approval, we will immediately deposit these funds into the reserve for replacement account.

Thank you for your consideration. Please let me know if you have any questions or if I can be of assistance.

Sincerely,

Mari Tustin

Senior Vice President, John Stewart Company, Management Agent

Cc: Board of Directors