

**Serving Northern California**  
2339 Jones Street, Suite #2  
San Francisco, CA 94133

Tel: (415) 694-8931  
Fax: (415) 762-3662  
www.reservestudy.com



**ASSOCIATION  
RESERVES™**

*Planning For The Inevitable™*

**Regional Offices**

Fresno  
Lake Tahoe  
Monterey  
Sacramento  
San Francisco  
San Jose  
Walnut Creek



**Magee Ranch**  
**HOA**  
***Danville , CA***



Report #: 20912-13  
Beginning: January 1, 2025  
Expires: December 31, 2025

**RESERVE STUDY**  
**Update "No-Site-Visit"**

July 11, 2024

# Welcome to your Reserve Study!

**A** Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

**R**egardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

## Questions?

Please contact your Project Manager directly.



Est. 1986

**ASSOCIATION  
RESERVES™**

*Planning For The Inevitable™*

[www.reservestudy.com](http://www.reservestudy.com)

## Table of Contents

<b>Executive Summary</b>	<b>4</b>
Executive Summary (Component List)	5
<b>Introduction, Objectives, and Methodology</b>	<b>6</b>
Which Physical Assets are Funded by Reserves?	7
How do we establish Useful Life and Remaining Useful Life estimates?	7
How do we establish Current Repair/Replacement Cost Estimates?	7
How much Reserves are enough?	8
How much should we transfer to Reserves?	9
What is our Recommended Funding Goal?	9
<b>Projected Expenses</b>	<b>10</b>
Annual Reserve Expenses Graph	10
<b>Reserve Fund Status &amp; Recommended Funding Plan</b>	<b>11</b>
Annual Reserve Funding Graph	11
30-Yr Cash Flow Graph	12
Percent Funded Graph	12
<b>Table Descriptions</b>	<b>13</b>
Reserve Component List Detail	14
Fully Funded Balance	15
Component Significance	16
Accounting & Tax Summary	17
30-Year Reserve Plan Summary	18
30-Year Income/Expense Detail	19
<b>Accuracy, Limitations, and Disclosures</b>	<b>25</b>
<b>Terms and Definitions</b>	<b>26</b>
<b>Component Details</b>	<b>27</b>
General Common Area	28



### Magee Ranch - HOA

Danville , CA

Level of Service: **Update "No-Site-Visit"**

Report #: **20912-13**

# of Units: 259

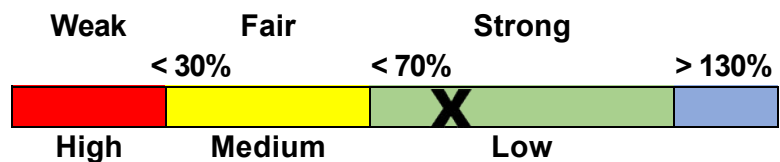
**January 1, 2025 through December 31, 2025**

### Findings & Recommendations

as of January 1, 2025

Projected Starting Reserve Balance .....	\$372,189
Current Fully Funded Reserve Balance .....	\$432,599
Average Reserve Deficit (Surplus) Per Unit .....	\$233
Percent Funded .....	86.0 %
Recommended 2025 "Monthly Fully Funding Contributions" .....	\$5,812
Recommended 2025 Special Assessments for Reserves .....	\$0
2024 Monthly Contribution Rate .....	\$5,698

**Reserve Fund Strength: 86.0%**



**Risk of Special Assessment:**

### Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves .....	3.00 %
Annual Inflation Rate .....	3.00 %

- This is an Update "No-Site-Visit" Reserve Study.
- This Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 86.0 % Funded, this means the association's special assessment & deferred maintenance risk is currently Low.
- Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is for you to increase your Reserve contributions to \$5,812/Monthly.
- No assets appropriate for Reserve designation were excluded.
- We recommend that this Reserve Study be updated annually, with an on-site inspection update every three years.



#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>General Common Area</b>				
203	Fire Road - Seal/Repair	5	0	\$82,400
211	Concrete - Repair	5	0	\$7,210
321	Ground Lights - Replace (25%)	5	2	\$16,500
331	Entry Lights - Replace	15	12	\$22,650
332	Strip Lights - Replace	20	14	\$25,250
413	Flag Pole - Replace	25	17	\$8,240
501	Stone Pillars - Repair	5	1	\$8,240
505	Wood Rail - Replace/Repair	35	6	\$14,200
514	Wood Retaining Wall - Replace (20%)	5	2	\$9,770
517	Masonry Wall (2ft.) - Repair	5	1	\$6,025
517	Masonry Wall (Perimeter) - Repair	15	1	\$12,900
1001	Backflow Devices - Replace	30	2	\$18,550
1003	Irrigation Controllers (A) -Replace	12	0	\$14,450
1003	Irrigation Controllers (B) -Replace	12	0	\$14,450
1005	Irrigation Valves - Replace	3	0	\$2,520
1009	Landscaping (20yr) - Replenish	20	0	\$10,000
1009	Landscaping (50yr) - Replenish	50	18	\$237,000
1009	Landscaping (5yr) - Replenish	5	0	\$14,450
1011	Bark/Mulch - Replenish	6	5	\$45,900
1115	Monument Pillars - Repaint	5	0	\$12,850
1116	Wood Surfaces - Repaint	4	2	\$3,605
1402	Signage - Replace	15	1	\$10,680
1403	Monument Signs - Replace	15	10	\$36,600
1617	Dog Stations - Replace	15	1	\$8,500

**24 Total Funded Components**

Note 1: Yellow highlighted line items are expected to require attention in this initial year.

## Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve funding is not "for the future". Ongoing Reserve transfers are intended to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

## Methodology



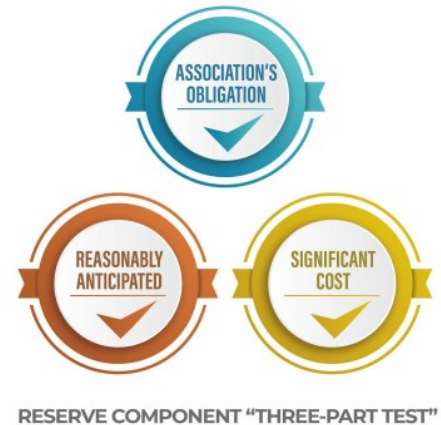
For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.



### *Which Physical Assets are Funded by Reserves?*

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



### *How do we establish Useful Life and Remaining Useful Life estimates?*

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

### *How do we establish Current Repair/Replacement Cost Estimates?*

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

## How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!



## How much should we transfer to Reserves?



According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers are inadequate to offset ongoing common area deterioration.

### What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

# Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your property as defined by your Reserve Component List. A summary of these components is shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

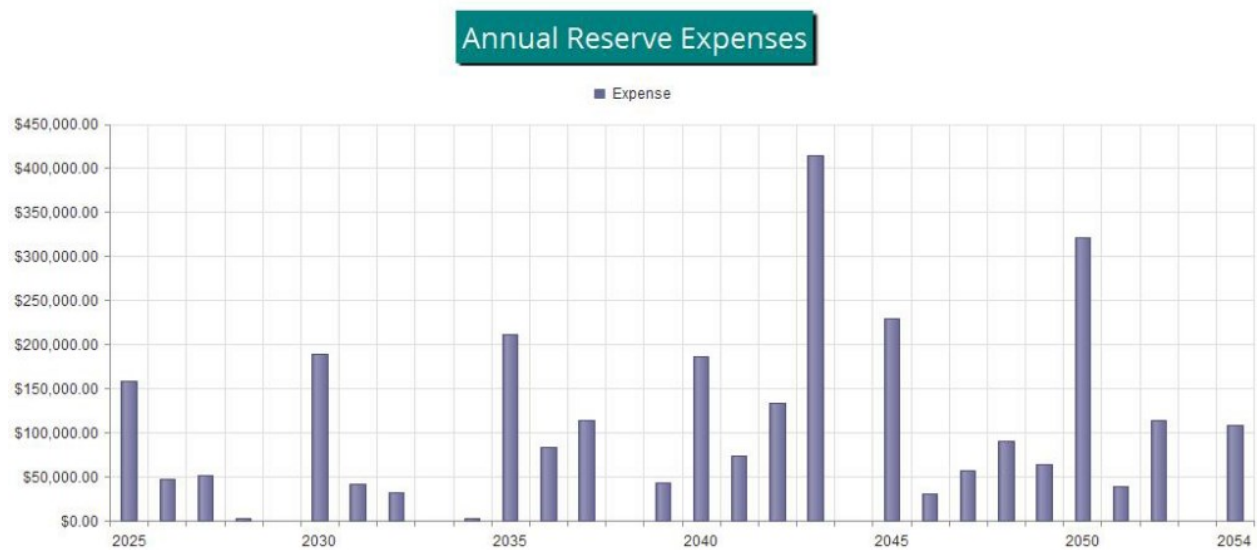


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$372,189 as-of the start of your fiscal year. This is based on your actual balance on 5/31/2024 of \$332,303 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 1/1/2025, your Fully Funded Balance is computed to be \$432,599. (see Acct/Tax Summary table). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates you are 86.0 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$5,812/Monthly this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

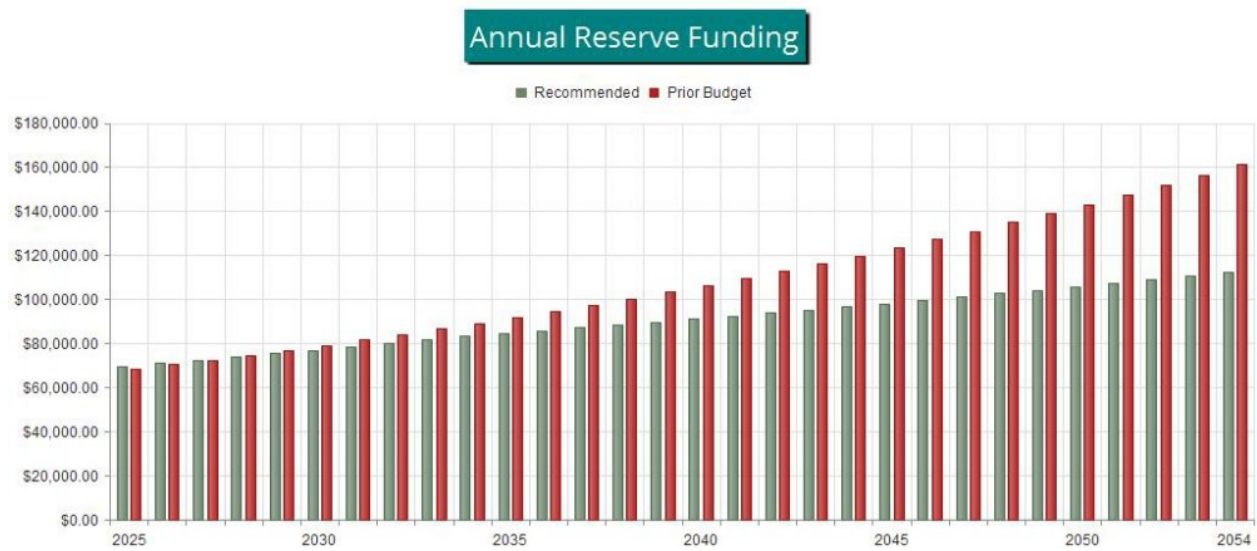


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan and at your current budgeted contribution rate, compared to your always-changing Fully Funded Balance target.

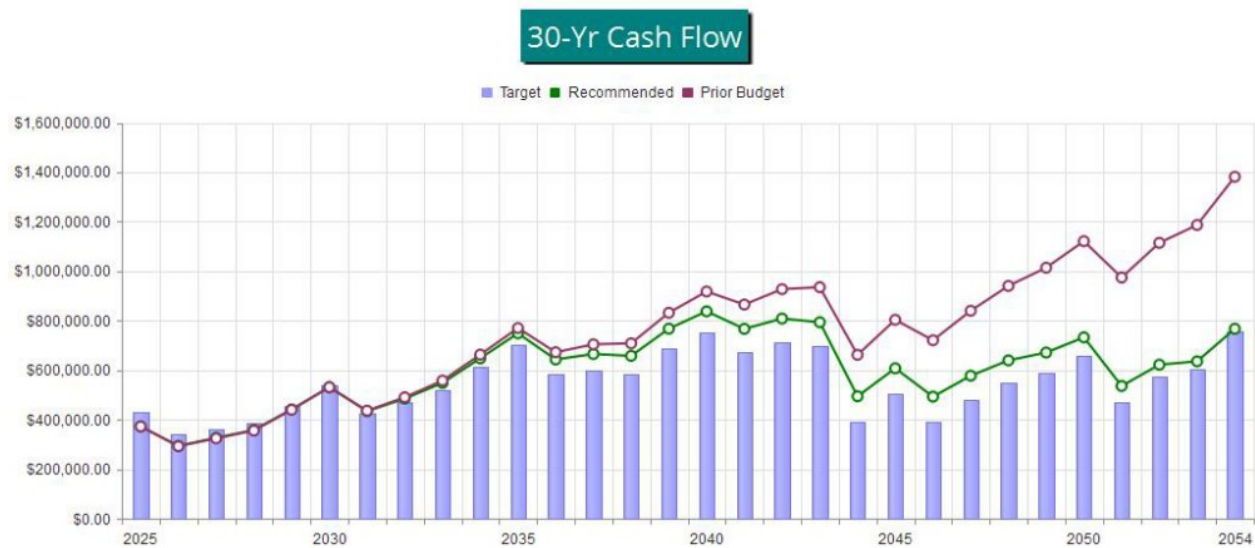


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

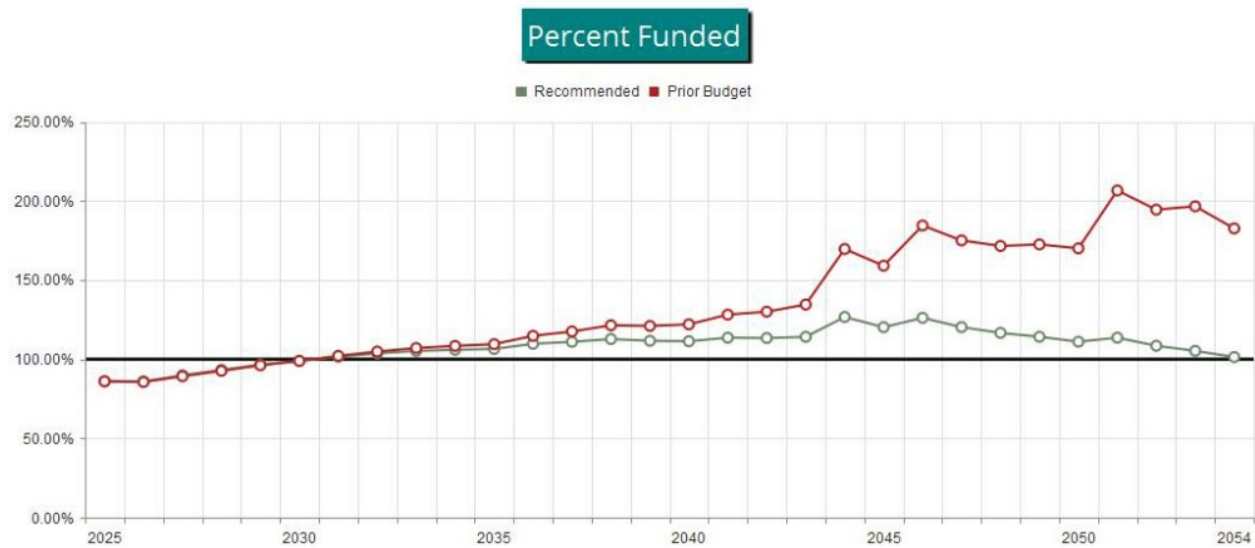


Figure 4



## Table Descriptions

Executive Summary is a summary of your Reserve Components

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their specific proportion related to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve funding requirements. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

Accounting & Tax Summary provides information on each Component's proportion of key totals. If shown, the Current Fund Balance is a re-distribution of the current Reserve total to near-term (low RUL) projects first. Any Reserve transfer shown is a portion of the total current transfer rate, assigned proportionally on the basis of that component's deterioration cost/yr. As this is a Cash Flow analysis in which no funds are assigned or restricted to particular components, all values shown are only representative and have no merit outside of tax preparation purposes. They are not useful for Reserve funding calculations.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
General Common Area					
203	Fire Road - Seal/Repair	Extensive GSF	5	0	\$82,400
211	Concrete - Repair	Extensive GSF	5	0	\$7,210
321	Ground Lights - Replace (25%)	(52) Fixtures x 25%	5	2	\$16,500
331	Entry Lights - Replace	(20) Fixtures	15	12	\$22,650
332	Strip Lights - Replace	(27) Locations	20	14	\$25,250
413	Flag Pole - Replace	(1) Flag Pole	25	17	\$8,240
501	Stone Pillars - Repair	Approx 5,000 GSF	5	1	\$8,240
505	Wood Rail - Replace/Repair	Approx 125 LF	35	6	\$14,200
514	Wood Retaining Wall - Replace (20%)	Approx 420 LF x 20%	5	2	\$9,770
517	Masonry Wall (2ft.) - Repair	Approx 1,040 LF	5	1	\$6,025
517	Masonry Wall (Perimeter) - Repair	Approx 1,565 LF	15	1	\$12,900
1001	Backflow Devices - Replace	(4) Devices	30	2	\$18,550
1003	Irrigation Controllers (A) -Replace	(4) Controllers	12	0	\$14,450
1003	Irrigation Controllers (B) -Replace	(4) Controllers	12	0	\$14,450
1005	Irrigation Valves - Replace	(57) Valves	3	0	\$2,520
1009	Landscaping (20yr) - Replenish	Extensive GSF	20	0	\$10,000
1009	Landscaping (50yr) - Replenish	Extensive GSF	50	18	\$237,000
1009	Landscaping (5yr) - Replenish	Extensive GSF	5	0	\$14,450
1011	Bark/Mulch - Replenish	Extensive GSF	6	5	\$45,900
1115	Monument Pillars - Repaint	(27) Pillars	5	0	\$12,850
1116	Wood Surfaces - Repaint	Approx 315 GSF	4	2	\$3,605
1402	Signage - Replace	(15) Signs	15	1	\$10,680
1403	Monument Signs - Replace	(3) Signs	15	10	\$36,600
1617	Dog Stations - Replace	(5) Stations	15	1	\$8,500
24	Total Funded Components				





#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
General Common Area								
203	Fire Road - Seal/Repair	\$82,400	X	5	/	5	=	\$82,400
211	Concrete - Repair	\$7,210	X	5	/	5	=	\$7,210
321	Ground Lights - Replace (25%)	\$16,500	X	3	/	5	=	\$9,900
331	Entry Lights - Replace	\$22,650	X	3	/	15	=	\$4,530
332	Strip Lights - Replace	\$25,250	X	6	/	20	=	\$7,575
413	Flag Pole - Replace	\$8,240	X	8	/	25	=	\$2,637
501	Stone Pillars - Repair	\$8,240	X	4	/	5	=	\$6,592
505	Wood Rail - Replace/Repair	\$14,200	X	29	/	35	=	\$11,766
514	Wood Retaining Wall - Replace (20%)	\$9,770	X	3	/	5	=	\$5,862
517	Masonry Wall (2ft.) - Repair	\$6,025	X	4	/	5	=	\$4,820
517	Masonry Wall (Perimeter) - Repair	\$12,900	X	14	/	15	=	\$12,040
1001	Backflow Devices - Replace	\$18,550	X	28	/	30	=	\$17,313
1003	Irrigation Controllers (A) -Replace	\$14,450	X	12	/	12	=	\$14,450
1003	Irrigation Controllers (B) -Replace	\$14,450	X	12	/	12	=	\$14,450
1005	Irrigation Valves - Replace	\$2,520	X	3	/	3	=	\$2,520
1009	Landscaping (20yr) - Replenish	\$10,000	X	20	/	20	=	\$10,000
1009	Landscaping (50yr) - Replenish	\$237,000	X	32	/	50	=	\$151,680
1009	Landscaping (5yr) - Replenish	\$14,450	X	5	/	5	=	\$14,450
1011	Bark/Mulch - Replenish	\$45,900	X	1	/	6	=	\$7,650
1115	Monument Pillars - Repaint	\$12,850	X	5	/	5	=	\$12,850
1116	Wood Surfaces - Repaint	\$3,605	X	2	/	4	=	\$1,803
1402	Signage - Replace	\$10,680	X	14	/	15	=	\$9,968
1403	Monument Signs - Replace	\$36,600	X	5	/	15	=	\$12,200
1617	Dog Stations - Replace	\$8,500	X	14	/	15	=	\$7,933
								\$432,599



# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
General Common Area				
203 Fire Road - Seal/Repair	5	\$82,400	\$16,480	28.79 %
211 Concrete - Repair	5	\$7,210	\$1,442	2.52 %
321 Ground Lights - Replace (25%)	5	\$16,500	\$3,300	5.77 %
331 Entry Lights - Replace	15	\$22,650	\$1,510	2.64 %
332 Strip Lights - Replace	20	\$25,250	\$1,263	2.21 %
413 Flag Pole - Replace	25	\$8,240	\$330	0.58 %
501 Stone Pillars - Repair	5	\$8,240	\$1,648	2.88 %
505 Wood Rail - Replace/Repair	35	\$14,200	\$406	0.71 %
514 Wood Retaining Wall - Replace (20%)	5	\$9,770	\$1,954	3.41 %
517 Masonry Wall (2ft.) - Repair	5	\$6,025	\$1,205	2.11 %
517 Masonry Wall (Perimeter) - Repair	15	\$12,900	\$860	1.50 %
1001 Backflow Devices - Replace	30	\$18,550	\$618	1.08 %
1003 Irrigation Controllers (A) -Replace	12	\$14,450	\$1,204	2.10 %
1003 Irrigation Controllers (B) -Replace	12	\$14,450	\$1,204	2.10 %
1005 Irrigation Valves - Replace	3	\$2,520	\$840	1.47 %
1009 Landscaping (20yr) - Replenish	20	\$10,000	\$500	0.87 %
1009 Landscaping (50yr) - Replenish	50	\$237,000	\$4,740	8.28 %
1009 Landscaping (5yr) - Replenish	5	\$14,450	\$2,890	5.05 %
1011 Bark/Mulch - Replenish	6	\$45,900	\$7,650	13.37 %
1115 Monument Pillars - Repaint	5	\$12,850	\$2,570	4.49 %
1116 Wood Surfaces - Repaint	4	\$3,605	\$901	1.57 %
1402 Signage - Replace	15	\$10,680	\$712	1.24 %
1403 Monument Signs - Replace	15	\$36,600	\$2,440	4.26 %
1617 Dog Stations - Replace	15	\$8,500	\$567	0.99 %
24 Total Funded Components			\$57,233	100.00 %



## Accounting & Tax Summary

Report # 20912-13  
No-Site-Visit

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
General Common Area							
203	Fire Road - Seal/Repair	5	0	\$82,400	\$82,400	\$82,400	\$1,673.53
211	Concrete - Repair	5	0	\$7,210	\$7,210	\$7,210	\$146.43
321	Ground Lights - Replace (25%)	5	2	\$16,500	\$9,900	\$9,900	\$335.11
331	Entry Lights - Replace	15	12	\$22,650	\$4,530	\$4,530	\$153.34
332	Strip Lights - Replace	20	14	\$25,250	\$7,575	\$7,575	\$128.21
413	Flag Pole - Replace	25	17	\$8,240	\$2,637	\$2,637	\$33.47
501	Stone Pillars - Repair	5	1	\$8,240	\$6,592	\$6,592	\$167.35
505	Wood Rail - Replace/Repair	35	6	\$14,200	\$11,766	\$11,766	\$41.20
514	Wood Retaining Wall - Replace (20%)	5	2	\$9,770	\$5,862	\$5,862	\$198.43
517	Masonry Wall (2ft.) - Repair	5	1	\$6,025	\$4,820	\$4,820	\$122.37
517	Masonry Wall (Perimeter) - Repair	15	1	\$12,900	\$12,040	\$12,040	\$87.33
1001	Backflow Devices - Replace	30	2	\$18,550	\$17,313	\$17,313	\$62.79
1003	Irrigation Controllers (A) -Replace	12	0	\$14,450	\$14,450	\$14,450	\$122.28
1003	Irrigation Controllers (B) -Replace	12	0	\$14,450	\$14,450	\$14,450	\$122.28
1005	Irrigation Valves - Replace	3	0	\$2,520	\$2,520	\$2,520	\$85.30
1009	Landscaping (20yr) - Replenish	20	0	\$10,000	\$10,000	\$10,000	\$50.77
1009	Landscaping (50yr) - Replenish	50	18	\$237,000	\$151,680	\$91,271	\$481.34
1009	Landscaping (5yr) - Replenish	5	0	\$14,450	\$14,450	\$14,450	\$293.48
1011	Bark/Mulch - Replenish	6	5	\$45,900	\$7,650	\$7,650	\$776.85
1115	Monument Pillars - Repaint	5	0	\$12,850	\$12,850	\$12,850	\$260.98
1116	Wood Surfaces - Repaint	4	2	\$3,605	\$1,803	\$1,803	\$91.52
1402	Signage - Replace	15	1	\$10,680	\$9,968	\$9,968	\$72.30
1403	Monument Signs - Replace	15	10	\$36,600	\$12,200	\$12,200	\$247.78
1617	Dog Stations - Replace	15	1	\$8,500	\$7,933	\$7,933	\$57.54
24 Total Funded Components					\$432,599	\$372,189	\$5,812



## 30-Year Reserve Plan Summary

Report # 20912-13  
No-Site-Visit

Fiscal Year Start: 2025

Interest:

3.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

	% Increase									
	Starting	Fully			Special	In Annual		Loan or		
Year	Reserve	Funded	Percent		Assmt	Reserve	Reserve	Special	Interest	Reserve
	Balance	Balance	Funded		Risk	Funding	Funding	Assmts	Income	Expenses
2025	\$372,189	\$432,599	86.0 %	<div></div>	Low	2.00 %	\$69,744	\$0	\$9,973	\$158,330
2026	\$293,577	\$341,447	86.0 %	<div></div>	Low	2.00 %	\$71,139	\$0	\$9,285	\$47,735
2027	\$326,266	\$363,242	89.8 %	<div></div>	Low	2.00 %	\$72,562	\$0	\$10,246	\$51,374
2028	\$357,699	\$383,764	93.2 %	<div></div>	Low	2.00 %	\$74,013	\$0	\$11,963	\$2,754
2029	\$440,922	\$456,858	96.5 %	<div></div>	Low	2.00 %	\$75,493	\$0	\$14,559	\$0
2030	\$530,974	\$536,913	98.9 %	<div></div>	Low	2.00 %	\$77,003	\$0	\$14,451	\$188,741
2031	\$433,686	\$426,956	101.6 %	<div></div>	Low	2.00 %	\$78,543	\$0	\$13,757	\$41,302
2032	\$484,685	\$467,613	103.7 %	<div></div>	Low	2.00 %	\$80,114	\$0	\$15,469	\$32,309
2033	\$547,959	\$520,865	105.2 %	<div></div>	Low	2.00 %	\$81,716	\$0	\$17,909	\$0
2034	\$647,584	\$611,168	106.0 %	<div></div>	Low	2.00 %	\$83,351	\$0	\$20,914	\$3,288
2035	\$748,561	\$703,033	106.5 %	<div></div>	Low	1.50 %	\$84,601	\$0	\$20,844	\$211,149
2036	\$642,857	\$585,865	109.7 %	<div></div>	Low	1.50 %	\$85,870	\$0	\$19,592	\$83,282
2037	\$665,036	\$599,261	111.0 %	<div></div>	Low	1.50 %	\$87,158	\$0	\$19,811	\$114,546
2038	\$657,460	\$583,306	112.7 %	<div></div>	Low	1.50 %	\$88,465	\$0	\$21,343	\$0
2039	\$767,268	\$687,376	111.6 %	<div></div>	Low	1.50 %	\$89,792	\$0	\$24,039	\$43,646
2040	\$837,453	\$752,209	111.3 %	<div></div>	Low	1.50 %	\$91,139	\$0	\$24,028	\$186,068
2041	\$766,552	\$674,968	113.6 %	<div></div>	Low	1.50 %	\$92,506	\$0	\$23,591	\$74,370
2042	\$808,280	\$713,214	113.3 %	<div></div>	Low	1.50 %	\$93,894	\$0	\$23,991	\$132,905
2043	\$793,259	\$695,154	114.1 %	<div></div>	Low	1.50 %	\$95,302	\$0	\$19,282	\$413,904
2044	\$493,940	\$390,047	126.6 %	<div></div>	Low	1.50 %	\$96,732	\$0	\$16,495	\$0
2045	\$607,166	\$505,118	120.2 %	<div></div>	Low	1.50 %	\$98,183	\$0	\$16,475	\$229,214
2046	\$492,610	\$390,653	126.1 %	<div></div>	Low	1.50 %	\$99,655	\$0	\$16,024	\$31,225
2047	\$577,064	\$479,876	120.3 %	<div></div>	Low	1.50 %	\$101,150	\$0	\$18,220	\$57,244
2048	\$639,191	\$548,266	116.6 %	<div></div>	Low	1.50 %	\$102,668	\$0	\$19,625	\$90,588
2049	\$670,896	\$587,752	114.1 %	<div></div>	Low	1.50 %	\$104,208	\$0	\$21,019	\$63,870
2050	\$732,252	\$659,432	111.0 %	<div></div>	Low	1.50 %	\$105,771	\$0	\$18,993	\$321,416
2051	\$535,600	\$471,586	113.6 %	<div></div>	Low	1.50 %	\$107,357	\$0	\$17,337	\$38,538
2052	\$621,756	\$573,171	108.5 %	<div></div>	Low	1.50 %	\$108,968	\$0	\$18,831	\$114,263
2053	\$635,291	\$603,621	105.2 %	<div></div>	Low	1.50 %	\$110,602	\$0	\$21,005	\$0
2054	\$766,898	\$756,604	101.4 %	<div></div>	Low	1.50 %	\$112,261	\$0	\$23,388	\$108,166



## 30-Year Income/Expense Detail

Report # 20912-13  
No-Site-Visit

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$372,189	\$293,577	\$326,266	\$357,699	\$440,922
Annual Reserve Funding	\$69,744	\$71,139	\$72,562	\$74,013	\$75,493
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,973	\$9,285	\$10,246	\$11,963	\$14,559
Total Income	\$451,907	\$374,001	\$409,073	\$443,675	\$530,974
# Component					
<b>General Common Area</b>					
203 Fire Road - Seal/Repair	\$82,400	\$0	\$0	\$0	\$0
211 Concrete - Repair	\$7,210	\$0	\$0	\$0	\$0
321 Ground Lights - Replace (25%)	\$0	\$0	\$17,505	\$0	\$0
331 Entry Lights - Replace	\$0	\$0	\$0	\$0	\$0
332 Strip Lights - Replace	\$0	\$0	\$0	\$0	\$0
413 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
501 Stone Pillars - Repair	\$0	\$8,487	\$0	\$0	\$0
505 Wood Rail - Replace/Repair	\$0	\$0	\$0	\$0	\$0
514 Wood Retaining Wall - Replace (20%)	\$0	\$0	\$10,365	\$0	\$0
517 Masonry Wall (2ft.) - Repair	\$0	\$6,206	\$0	\$0	\$0
517 Masonry Wall (Perimeter) - Repair	\$0	\$13,287	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$19,680	\$0	\$0
1003 Irrigation Controllers (A) -Replace	\$14,450	\$0	\$0	\$0	\$0
1003 Irrigation Controllers (B) -Replace	\$14,450	\$0	\$0	\$0	\$0
1005 Irrigation Valves - Replace	\$2,520	\$0	\$0	\$2,754	\$0
1009 Landscaping (20yr) - Replenish	\$10,000	\$0	\$0	\$0	\$0
1009 Landscaping (50yr) - Replenish	\$0	\$0	\$0	\$0	\$0
1009 Landscaping (5yr) - Replenish	\$14,450	\$0	\$0	\$0	\$0
1011 Bark/Mulch - Replenish	\$0	\$0	\$0	\$0	\$0
1115 Monument Pillars - Repaint	\$12,850	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$0	\$3,825	\$0	\$0
1402 Signage - Replace	\$0	\$11,000	\$0	\$0	\$0
1403 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$0
1617 Dog Stations - Replace	\$0	\$8,755	\$0	\$0	\$0
Total Expenses	\$158,330	\$47,735	\$51,374	\$2,754	\$0
Ending Reserve Balance	\$293,577	\$326,266	\$357,699	\$440,922	\$530,974

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$530,974	\$433,686	\$484,685	\$547,959	\$647,584
Annual Reserve Funding	\$77,003	\$78,543	\$80,114	\$81,716	\$83,351
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$14,451	\$13,757	\$15,469	\$17,909	\$20,914
Total Income	\$622,428	\$525,987	\$580,268	\$647,584	\$751,850
# Component					
<b>General Common Area</b>					
203 Fire Road - Seal/Repair	\$95,524	\$0	\$0	\$0	\$0
211 Concrete - Repair	\$8,358	\$0	\$0	\$0	\$0
321 Ground Lights - Replace (25%)	\$0	\$0	\$20,293	\$0	\$0
331 Entry Lights - Replace	\$0	\$0	\$0	\$0	\$0
332 Strip Lights - Replace	\$0	\$0	\$0	\$0	\$0
413 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
501 Stone Pillars - Repair	\$0	\$9,839	\$0	\$0	\$0
505 Wood Rail - Replace/Repair	\$0	\$16,956	\$0	\$0	\$0
514 Wood Retaining Wall - Replace (20%)	\$0	\$0	\$12,016	\$0	\$0
517 Masonry Wall (2ft.) - Repair	\$0	\$7,194	\$0	\$0	\$0
517 Masonry Wall (Perimeter) - Repair	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers (A) -Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers (B) -Replace	\$0	\$0	\$0	\$0	\$0
1005 Irrigation Valves - Replace	\$0	\$3,009	\$0	\$0	\$3,288
1009 Landscaping (20yr) - Replenish	\$0	\$0	\$0	\$0	\$0
1009 Landscaping (50yr) - Replenish	\$0	\$0	\$0	\$0	\$0
1009 Landscaping (5yr) - Replenish	\$16,752	\$0	\$0	\$0	\$0
1011 Bark/Mulch - Replenish	\$53,211	\$0	\$0	\$0	\$0
1115 Monument Pillars - Repaint	\$14,897	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$4,305	\$0	\$0	\$0
1402 Signage - Replace	\$0	\$0	\$0	\$0	\$0
1403 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$0
1617 Dog Stations - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$188,741	\$41,302	\$32,309	\$0	\$3,288
Ending Reserve Balance	\$433,686	\$484,685	\$547,959	\$647,584	\$748,561



Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$748,561	\$642,857	\$665,036	\$657,460	\$767,268
Annual Reserve Funding	\$84,601	\$85,870	\$87,158	\$88,465	\$89,792
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$20,844	\$19,592	\$19,811	\$21,343	\$24,039
Total Income	\$854,006	\$748,319	\$772,005	\$767,268	\$881,099
# Component					
<b>General Common Area</b>					
203 Fire Road - Seal/Repair	\$110,739	\$0	\$0	\$0	\$0
211 Concrete - Repair	\$9,690	\$0	\$0	\$0	\$0
321 Ground Lights - Replace (25%)	\$0	\$0	\$23,525	\$0	\$0
331 Entry Lights - Replace	\$0	\$0	\$32,293	\$0	\$0
332 Strip Lights - Replace	\$0	\$0	\$0	\$0	\$38,193
413 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
501 Stone Pillars - Repair	\$0	\$11,406	\$0	\$0	\$0
505 Wood Rail - Replace/Repair	\$0	\$0	\$0	\$0	\$0
514 Wood Retaining Wall - Replace (20%)	\$0	\$0	\$13,930	\$0	\$0
517 Masonry Wall (2ft.) - Repair	\$0	\$8,340	\$0	\$0	\$0
517 Masonry Wall (Perimeter) - Repair	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers (A) -Replace	\$0	\$0	\$20,602	\$0	\$0
1003 Irrigation Controllers (B) -Replace	\$0	\$0	\$20,602	\$0	\$0
1005 Irrigation Valves - Replace	\$0	\$0	\$3,593	\$0	\$0
1009 Landscaping (20yr) - Replenish	\$0	\$0	\$0	\$0	\$0
1009 Landscaping (50yr) - Replenish	\$0	\$0	\$0	\$0	\$0
1009 Landscaping (5yr) - Replenish	\$19,420	\$0	\$0	\$0	\$0
1011 Bark/Mulch - Replenish	\$0	\$63,536	\$0	\$0	\$0
1115 Monument Pillars - Repaint	\$17,269	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$4,845	\$0	\$0	\$0	\$5,453
1402 Signage - Replace	\$0	\$0	\$0	\$0	\$0
1403 Monument Signs - Replace	\$49,187	\$0	\$0	\$0	\$0
1617 Dog Stations - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$211,149	\$83,282	\$114,546	\$0	\$43,646
Ending Reserve Balance	\$642,857	\$665,036	\$657,460	\$767,268	\$837,453

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$837,453	\$766,552	\$808,280	\$793,259	\$493,940
Annual Reserve Funding	\$91,139	\$92,506	\$93,894	\$95,302	\$96,732
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$24,028	\$23,591	\$23,991	\$19,282	\$16,495
Total Income	\$952,620	\$882,650	\$926,165	\$907,844	\$607,166
# Component					
<b>General Common Area</b>					
203 Fire Road - Seal/Repair	\$128,377	\$0	\$0	\$0	\$0
211 Concrete - Repair	\$11,233	\$0	\$0	\$0	\$0
321 Ground Lights - Replace (25%)	\$0	\$0	\$27,272	\$0	\$0
331 Entry Lights - Replace	\$0	\$0	\$0	\$0	\$0
332 Strip Lights - Replace	\$0	\$0	\$0	\$0	\$0
413 Flag Pole - Replace	\$0	\$0	\$13,619	\$0	\$0
501 Stone Pillars - Repair	\$0	\$13,223	\$0	\$0	\$0
505 Wood Rail - Replace/Repair	\$0	\$0	\$0	\$0	\$0
514 Wood Retaining Wall - Replace (20%)	\$0	\$0	\$16,148	\$0	\$0
517 Masonry Wall (2ft.) - Repair	\$0	\$9,668	\$0	\$0	\$0
517 Masonry Wall (Perimeter) - Repair	\$0	\$20,701	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers (A) -Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers (B) -Replace	\$0	\$0	\$0	\$0	\$0
1005 Irrigation Valves - Replace	\$3,926	\$0	\$0	\$4,290	\$0
1009 Landscaping (20yr) - Replenish	\$0	\$0	\$0	\$0	\$0
1009 Landscaping (50yr) - Replenish	\$0	\$0	\$0	\$403,477	\$0
1009 Landscaping (5yr) - Replenish	\$22,513	\$0	\$0	\$0	\$0
1011 Bark/Mulch - Replenish	\$0	\$0	\$75,866	\$0	\$0
1115 Monument Pillars - Repaint	\$20,020	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$0	\$0	\$6,137	\$0
1402 Signage - Replace	\$0	\$17,138	\$0	\$0	\$0
1403 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$0
1617 Dog Stations - Replace	\$0	\$13,640	\$0	\$0	\$0
Total Expenses	\$186,068	\$74,370	\$132,905	\$413,904	\$0
Ending Reserve Balance	\$766,552	\$808,280	\$793,259	\$493,940	\$607,166

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$607,166	\$492,610	\$577,064	\$639,191	\$670,896
Annual Reserve Funding	\$98,183	\$99,655	\$101,150	\$102,668	\$104,208
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$16,475	\$16,024	\$18,220	\$19,625	\$21,019
Total Income	\$721,824	\$608,289	\$696,434	\$761,484	\$796,123
# Component					
<b>General Common Area</b>					
203 Fire Road - Seal/Repair	\$148,824	\$0	\$0	\$0	\$0
211 Concrete - Repair	\$13,022	\$0	\$0	\$0	\$0
321 Ground Lights - Replace (25%)	\$0	\$0	\$31,616	\$0	\$0
331 Entry Lights - Replace	\$0	\$0	\$0	\$0	\$0
332 Strip Lights - Replace	\$0	\$0	\$0	\$0	\$0
413 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
501 Stone Pillars - Repair	\$0	\$15,329	\$0	\$0	\$0
505 Wood Rail - Replace/Repair	\$0	\$0	\$0	\$0	\$0
514 Wood Retaining Wall - Replace (20%)	\$0	\$0	\$18,720	\$0	\$0
517 Masonry Wall (2ft.) - Repair	\$0	\$11,208	\$0	\$0	\$0
517 Masonry Wall (Perimeter) - Repair	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers (A) -Replace	\$0	\$0	\$0	\$0	\$29,374
1003 Irrigation Controllers (B) -Replace	\$0	\$0	\$0	\$0	\$29,374
1005 Irrigation Valves - Replace	\$0	\$4,688	\$0	\$0	\$5,123
1009 Landscaping (20yr) - Replenish	\$18,061	\$0	\$0	\$0	\$0
1009 Landscaping (50yr) - Replenish	\$0	\$0	\$0	\$0	\$0
1009 Landscaping (5yr) - Replenish	\$26,098	\$0	\$0	\$0	\$0
1011 Bark/Mulch - Replenish	\$0	\$0	\$0	\$90,588	\$0
1115 Monument Pillars - Repaint	\$23,209	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$0	\$6,908	\$0	\$0
1402 Signage - Replace	\$0	\$0	\$0	\$0	\$0
1403 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$0
1617 Dog Stations - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$229,214	\$31,225	\$57,244	\$90,588	\$63,870
Ending Reserve Balance	\$492,610	\$577,064	\$639,191	\$670,896	\$732,252

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$732,252	\$535,600	\$621,756	\$635,291	\$766,898
Annual Reserve Funding	\$105,771	\$107,357	\$108,968	\$110,602	\$112,261
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$18,993	\$17,337	\$18,831	\$21,005	\$23,388
Total Income	\$857,016	\$660,294	\$749,554	\$766,898	\$902,548
# Component					
<b>General Common Area</b>					
203 Fire Road - Seal/Repair	\$172,527	\$0	\$0	\$0	\$0
211 Concrete - Repair	\$15,096	\$0	\$0	\$0	\$0
321 Ground Lights - Replace (25%)	\$0	\$0	\$36,651	\$0	\$0
331 Entry Lights - Replace	\$0	\$0	\$50,312	\$0	\$0
332 Strip Lights - Replace	\$0	\$0	\$0	\$0	\$0
413 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
501 Stone Pillars - Repair	\$0	\$17,770	\$0	\$0	\$0
505 Wood Rail - Replace/Repair	\$0	\$0	\$0	\$0	\$0
514 Wood Retaining Wall - Replace (20%)	\$0	\$0	\$21,702	\$0	\$0
517 Masonry Wall (2ft.) - Repair	\$0	\$12,993	\$0	\$0	\$0
517 Masonry Wall (Perimeter) - Repair	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers (A) -Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers (B) -Replace	\$0	\$0	\$0	\$0	\$0
1005 Irrigation Valves - Replace	\$0	\$0	\$5,598	\$0	\$0
1009 Landscaping (20yr) - Replenish	\$0	\$0	\$0	\$0	\$0
1009 Landscaping (50yr) - Replenish	\$0	\$0	\$0	\$0	\$0
1009 Landscaping (5yr) - Replenish	\$30,255	\$0	\$0	\$0	\$0
1011 Bark/Mulch - Replenish	\$0	\$0	\$0	\$0	\$108,166
1115 Monument Pillars - Repaint	\$26,905	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$7,775	\$0	\$0	\$0
1402 Signage - Replace	\$0	\$0	\$0	\$0	\$0
1403 Monument Signs - Replace	\$76,632	\$0	\$0	\$0	\$0
1617 Dog Stations - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$321,416	\$38,538	\$114,263	\$0	\$108,166
Ending Reserve Balance	\$535,600	\$621,756	\$635,291	\$766,898	\$794,381



## Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Derek Eckert, R.S., company president, is a credentialed Reserve Specialist (#114). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

Where any uncertainties exist, we urge the association to obtain a legal review and written opinion of the legitimacy of the funding policies, as stipulated or permitted under your Declaration and local statutes. As these are legal questions, we highly recommend use of an experienced real property attorney specializing in association law.

Re-use of reserve study, figures or calculations in any other format absolves ARSF of all responsibility.



## Terms and Definitions

<b>BTU</b>	British Thermal Unit (a standard unit of energy)
<b>DIA</b>	Diameter
<b>GSF</b>	Gross Square Feet (area). Equivalent to Square Feet
<b>GSY</b>	Gross Square Yards (area). Equivalent to Square Yards
<b>HP</b>	Horsepower
<b>LF</b>	Linear Feet (length)
<b>Effective Age</b>	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
<b>Fully Funded Balance (FFB)</b>	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
<b>Inflation</b>	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
<b>Interest</b>	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
<b>Percent Funded</b>	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
<b>Remaining Useful Life (RUL)</b>	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
<b>Useful Life (UL)</b>	The estimated time, in years, that a common area component can be expected to serve its intended function.





## Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The Component Details herein represent a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

- 1) Common area maintenance repair & replacement responsibility
- 2) The component must have a limited life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of annual operating expenses).

Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair, or replacement cycles (UL = Useful Life of how often the project is expected to occur, RUL = Remaining Useful Life pr how many years from our reporting period) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, we are attempting to represent a market to be a one-time expense. Where no pricing, the component is deemed inappropriate for Reserve Funding.

## General Common Area

**Comp #: 203 Fire Road - Seal/Repair****Quantity: Extensive GSF**

Location:

Funded?: Yes.

History: 2019

Comments: We recommend sealing every 4-5 years to help maximize the useful life of the asphalt surfaces.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 72,100

Worst Case: \$92,700

Cost Source: ARSF Cost Database

**Comp #: 207 Concrete Pavers - Replace****Quantity: Approx 4,630 GSF**

Location: Association Streets

Funded?: No. Concrete pavers are the maintenance responsibility of the city. No Reserve funding necessary at this time.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 211 Concrete - Repair****Quantity: Extensive GSF**

Location: Concrete sidewalks throughout association

Funded?: Yes.

History:

Comments: We recommend periodic inspections by a licensed professional to ensure the surfaces are aging correctly. This component provides funding for repairs only, funding will need to be adjusted should major replacement become necessary.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 6,180

Worst Case: \$8,240

Cost Source: ARSF Cost Database

**Comp #: 320 Street Lights - Replace****Quantity: (21) Fixtures**

Location: Perimeter of Association Streets

Funded?: No. The street lights are the maintenance responsibility of the city. No Reserve funding provided at this time.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 321 Ground Lights - Replace (25%)****Quantity: (52) Fixtures x 25%**

Location: Brightwood circle, Balackhawk, Crownridge Circle, Brooktree Dr

Funded?: Yes.

History:

Comments: We recommend periodic cleaning and painting to maintain an attractive appearance.

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 15,500

Worst Case: \$17,500

Cost Source: ARSF Cost Database

**Comp #: 331 Entry Lights - Replace****Quantity: (20) Fixtures**

Location: Entry to Magee Ranch Rd and Magee Terrace

Funded?: Yes.

History:

Comments: We recommend periodic cleaning and painting to maintain an attractive appearance.

Useful Life: 15 years

Remaining Life: 12 years

Best Case: \$ 21,600

Worst Case: \$23,700

Cost Source: ARSF Cost Database

**Comp #: 332 Strip Lights - Replace****Quantity: (27) Locations**

Location: Attached to pillars

Funded?: Yes.

History:

Comments: We recommend replacing all fixtures at one time to maintain an uniform appearance.

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 22,700

Worst Case: \$27,800

Cost Source: ARSF Cost Database

**Comp #: 413 Flag Pole - Replace****Quantity: (1) Flag Pole**

Location:

Funded?: Yes.

History: Installed in 2017

Comments: Inspect and repair as needed as an Operating expense, and plan to replace at the approximate interval shown below.

Useful Life: 25 years

Remaining Life: 17 years

Best Case: \$ 6,180

Worst Case: \$10,300

Cost Source: ARSF Cost Database

---

**Comp #: 501 Stone Pillars - Repair****Quantity: Approx 5,000 GSF**

Location: Stone faced pillars throughout common area

Funded?: Yes.

History: 2021

Comments: We recommend having the pillars professionally inspected to better establish a maintenance/replacement plan.

Useful Life: 5 years

Remaining Life: 1 years

Best Case: \$ 7,210

Worst Case: \$9,270

Cost Source: ARSF Cost Database

---

**Comp #: 503 Metal Gate - Replace****Quantity: (1) Gate**

Location: Entrance to asphalt trail on Sunhaven Road

Funded?: No. Replacement interval cannot be reasonably determined at this time. Adjust funding once a pattern of deterioration is established.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 505 Wood Rail - Replace/Repair****Quantity: Approx 125 LF**

Location: Adjacent to main entry

Funded?: Yes.

History:

Comments: We recommend periodic sealing to maximize the useful life of the wood.

Useful Life: 35 years

Remaining Life: 6 years

Best Case: \$ 12,900

Worst Case: \$15,500

Cost Source: ARSF Cost Database

---

**Comp #: 514 Wood Retaining Wall - Replace (20%)****Quantity: Approx 420 LF x 20%**

Location: Various locations throughout Association

Funded?: Yes.

History: 02/2024

Comments: We recommend having the wall professionally inspected to better establish a maintenance/replacement plan.

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 8,240

Worst Case: \$11,300

Cost Source: ARSF Cost Database

---

**Comp #: 517 Masonry Wall (2ft.) - Repair****Quantity: Approx 1,040 LF**

Location: Stone faced walls throughout common area

Funded?: Yes.

History:

Comments: We recommend having the wall professionally inspected to better establish a maintenance/replacement plan.

Useful Life: 5 years

Remaining Life: 1 years

Best Case: \$ 5,250

Worst Case: \$6,800

Cost Source: ARSF Cost Database

---

**Comp #: 517 Masonry Wall (Perimeter) - Repair****Quantity: Approx 1,565 LF**

Location: Front perimeter of Association

Funded?: Yes.

History:

Comments: We recommend having the wall professionally inspected to better establish a maintenance/replacement plan.

Useful Life: 15 years

Remaining Life: 1 years

Best Case: \$ 10,300

Worst Case: \$15,500

Cost Source: ARSF Cost Database

**Comp #: 1001 Backflow Devices - Replace****Quantity: (4) Devices**

Location: Magee Ranch Road and Magee Ranch Terrace

Funded?: Yes.

History:

Comments: We recommend annual inspections by a licensed professional to ensure the devices are functioning properly.

Useful Life: 30 years

Remaining Life: 2 years

Best Case: \$ 16,500

Worst Case: \$20,600

Cost Source: ARSF Cost Database

---

**Comp #: 1003 Irrigation Controllers (A) -Replace****Quantity: (4) Controllers**

Location: (3) Main Association , (1) Terraces

Funded?: Yes.

History:

Comments: Inspect regularly and repair as needed as an Operating expense.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 12,400

Worst Case: \$16,500

Cost Source: ARSF Cost Database

---

**Comp #: 1003 Irrigation Controllers (B) -Replace****Quantity: (4) Controllers**

Location: Throughout common area

Funded?: Yes.

History:

Comments: Inspect regularly and repair as needed as an Operating expense.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 12,400

Worst Case: \$16,500

Cost Source: ARSF Cost Database

---

**Comp #: 1005 Irrigation Valves - Replace****Quantity: (57) Valves**

Location: Throughout common area

Funded?: Yes.

History:

Comments: Inspect regularly and repair as needed as an Operating expense.

Useful Life: 3 years

Remaining Life: 0 years

Best Case: \$ 2,160

Worst Case: \$2,880

Cost Source: ARSF Cost Database

---

**Comp #: 1009 Landscaping (20yr) - Replenish****Quantity: Extensive GSF**

Location: Throughout common area

Funded?: Yes.

History: Partially replenished in 2021

Comments: No expectation to replace all areas of landscaping at one time. This component provides an allowance for periodic replenishment. Adjust funding as needed in future years.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 9,000

Worst Case: \$11,000

Cost Source: Estimate Provided by Client

---

**Comp #: 1009 Landscaping (50yr) - Replenish****Quantity: Extensive GSF**

Location: Throughout common area

Funded?: Yes.

History:

Comments: No expectation to replace all areas of landscaping at one time. This component provides an allowance for periodic replenishment. Adjust funding as needed in future years.

Useful Life: 50 years

Remaining Life: 18 years

Best Case: \$ 216,000

Worst Case: \$258,000

Cost Source: ARSF Cost Database

---

**Comp #: 1009 Landscaping (5yr) - Replenish****Quantity: Extensive GSF**

Location: Throughout common area

Funded?: Yes.

History:

Comments: No expectation to replace all areas of landscaping at one time. This component provides an allowance for periodic replenishment. Adjust funding as needed in future years.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 12,400

Worst Case: \$16,500

Cost Source: ARSF Cost Database

**Comp #: 1011 Bark/Mulch - Replenish****Quantity: Extensive GSF**

Location: Common area

Funded?: Yes.

History: Replenished in 05/2024.

Comments: Association has typically been having large scale replenishment every other year as shown here and desire at this time is to fund within reserves as meets typical reserve funding threshold and occurs at intervals greater than annually.

Useful Life: 6 years

Remaining Life: 5 years

Best Case: \$ 41,300

Worst Case: \$50,500

Cost Source: Cost History, plus Inflation

---

**Comp #: 1115 Monument Pillars - Repaint****Quantity: (27) Pillars**

Location: Throughout common area

Funded?: Yes.

History: Repainted in 2020

Comments: We recommend repainting in the interval outlined below to maintain an attractive appearance.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 11,300

Worst Case: \$14,400

Cost Source: ARSF Cost Database

---

**Comp #: 1116 Wood Surfaces - Repaint****Quantity: Approx 315 GSF**

Location: Wood rail adjacent to main entry bridge

Funded?: Yes.

History: Repainted in 2017

Comments: We recommend resealing at this time to protect against moisture and other factors that accelerate deterioration.

Useful Life: 4 years

Remaining Life: 2 years

Best Case: \$ 3,090

Worst Case: \$4,120

Cost Source: ARSF Cost Database

---

**Comp #: 1402 Signage - Replace****Quantity: (15) Signs**

Location: Throughout common area

Funded?: Yes.

History:

Comments: We recommend periodic painting to maintain an attractive appearance.

Useful Life: 15 years

Remaining Life: 1 years

Best Case: \$ 8,960

Worst Case: \$12,400

Cost Source: ARSF Cost Database

---

**Comp #: 1403 Monument Signs - Replace****Quantity: (3) Signs**

Location: Entrance to association

Funded?: Yes.

History: Replaced in 2020

Comments: We recommend periodic painting to maintain an attractive appearance.

Useful Life: 15 years

Remaining Life: 10 years

Best Case: \$ 33,000

Worst Case: \$40,200

Cost Source: ARSF Cost Database

---

**Comp #: 1617 Dog Stations - Replace****Quantity: (5) Stations**

Location: Throughout common area

Funded?: Yes.

History:

Comments: We recommend periodic cleaning to maintain an attractive appearance.

Useful Life: 15 years

Remaining Life: 1 years

Best Case: \$ 7,520

Worst Case: \$9,480

Cost Source: ARSF Cost Database

---

**Comp #: 1925 Reserve Study - Update****Quantity: Flat Fee Annual Update**

Location: Association Reserves (415) 694-8931

Funded?: No. Handle annual cost as an operating expense, no separate Reserve Funding necessary at this time.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

