RESERVE STUDY

Cypress Ridge HOA

Mission Viejo, CA · 28 units

Report Number SAMPLE-2026-001	**Fiscal Year** Jan 01, 2026 – Dec 31, 2026
Study Level Level 1 — Full Reserve Study (With Site Visit)	**Site Visit** June 10, 2026
Report Date July 01, 2026	**Prepared By** Crestline Reserve Consulting

Crestline Reserve Consulting

Reserve Studies & Capital Planning

PREPARER'S NOTE

Welcome to your Reserve Study

Hi Jordan Ellis,

Thanks for trusting us with the Cypress Ridge HOA reserve study. This report covers your 28-unit community for fiscal year 2026 and complies with California Civil Code §5550 (Davis-Stirling) and the National Reserve Study Standards.

Here's the quick honest read on where things stand: your reserve fund is at **32.0% Funded** against a Fully Funded Balance of **$129,645**. That puts the association in a **fair** position, with **medium** risk of special assessment over the next few years if no adjustments are made. The Executive Summary on the next page lays out the specific numbers, and the funding plan tables show how to get from here to a strong, defensible position.

A reserve study is a living document. The component list, costs, and remaining useful lives in this report reflect the best information available at the time of the study; they should be revisited annually as projects fire and conditions change. We recommend an annual no-site-visit update and a full update on the regular cycle — every 3 years per California Davis-Stirling §5570.

If anything in this report is unclear, or you want to walk through scenarios different from the ones presented, give me a call directly. I'd rather talk it through than have the document sit on a shelf.

Talk soon,

Crestline Reserve Consulting

Reserve Study Consulting

Crestline Reserve Consulting

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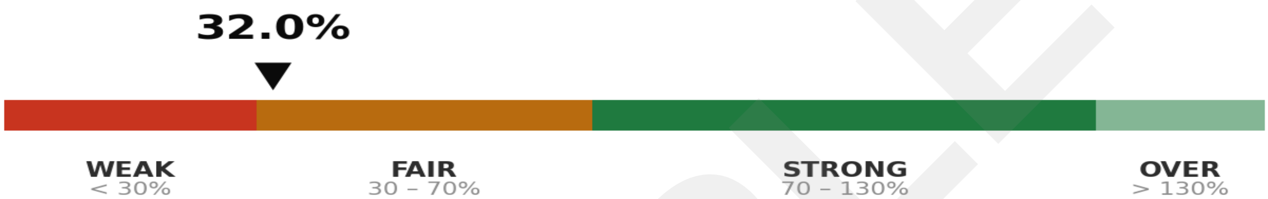
Findings & Recommendation

Cypress Ridge HOA · Mission Viejo, CA · 28 units · Level 1 — Full Reserve Study (With Site Visit) · FY 2026

RESERVE FUND STRENGTH

32.0% Funded · Fair



STARTING BALANCE	FULLY FUNDED BALANCE	DEFICIT PER UNIT	ANNUAL DETERIORATION
$41,500	$129,645	$3,148 28 units	$16,515 $ per year

RECOMMENDED MONTHLY	THRESHOLD (70%) MONTHLY	BASELINE MONTHLY	SPECIAL ASSESSMENT
$1,846 per month · $22,147/yr	$1,562	$901 avoids insolvency	— not required

RISK OF SPECIAL ASSESSMENT

ECONOMIC ASSUMPTIONS

INTEREST RATE	2.05%
ANNUAL INFLATION	3.50%

RECOMMENDATION

The Reserve Fund is at **32.0% Funded**, which is a **fair** position — associations in this range carry **medium** risk of special assessment and deferred maintenance. Based on a deterioration rate of **$16,515/yr**, anticipated future expenses, and current allocations of **$445/month**, we recommend increasing reserve allocations to **$1,846/month**. The alternate baseline allocation, which keeps Reserves above $0 in every year, is **$901/month**.

OBJECTIVES & METHOD

Methodology & Objectives

This reserve study is prepared in accordance with the National Reserve Study Standards (NRSS), published by the Community Associations Institute (CAI). It estimates the cost and timing of the association's major repair and replacement responsibilities and recommends a funding plan to pay for them. This study covers a **30-year** projection horizon and **29** reserve components.

What belongs in the reserves

A component is included in this study only if it meets all three parts of the NRSS component test: **(1)** the association has the obligation to maintain or replace it; **(2)** the need and schedule for the work can be reasonably anticipated; and **(3)** the total cost is material to the association, can be reasonably estimated, and includes all direct and related costs. Routine operating costs — utilities, ordinary maintenance, management — are funded from the operating budget, not reserves.

Useful life, remaining life, and the Fully Funded Balance

Each component is assigned a **Useful Life (UL)** — the number of years it can be expected to serve its intended function — and a **Remaining Useful Life (RUL)** — the years left before its next replacement. The portion of life already consumed (its effective age divided by its useful life), multiplied by today's replacement cost, is the amount that should ideally be saved for that component now. Summed across every component, this is the **Fully Funded Balance (FFB)** — the benchmark this study measures the association's reserves against.

Costs and assumptions

Replacement costs are stated in today's dollars — drawn from contractor pricing, cost databases, and project history — and projected forward using an assumed inflation rate of **3.5%** per year. Interest earned on reserve savings is credited at **2.05%** per year (after tax).

Percent Funded — how much is enough?

“Percent Funded” compares the money actually in reserves to the Fully Funded Balance. About 100% is fully funded; as a common practitioner rule of thumb, roughly 70% or more is regarded as strong and below about 30% as weaker, where the risk of special assessments rises. As of this study the association is **32% funded**. Percent funded measures the adequacy of savings; because timing matters too, this study also projects year-by-year cash flow to confirm money is on hand when each project comes due.

Principles of a sound funding plan

Under the National Reserve Study Standards, a sound reserve funding plan reflects four principles: it provides **sufficient funds when required**; maintains a **stable funding rate over the years**, avoiding sudden spikes and special assessments; keeps an **equitable funding rate over the years**, so each owner contributes a fair share for the wear that occurs during their ownership rather than shifting the bill to future owners; and is **fiscally responsible**, reflecting the board's duty to maintain the property.

The three funding goals

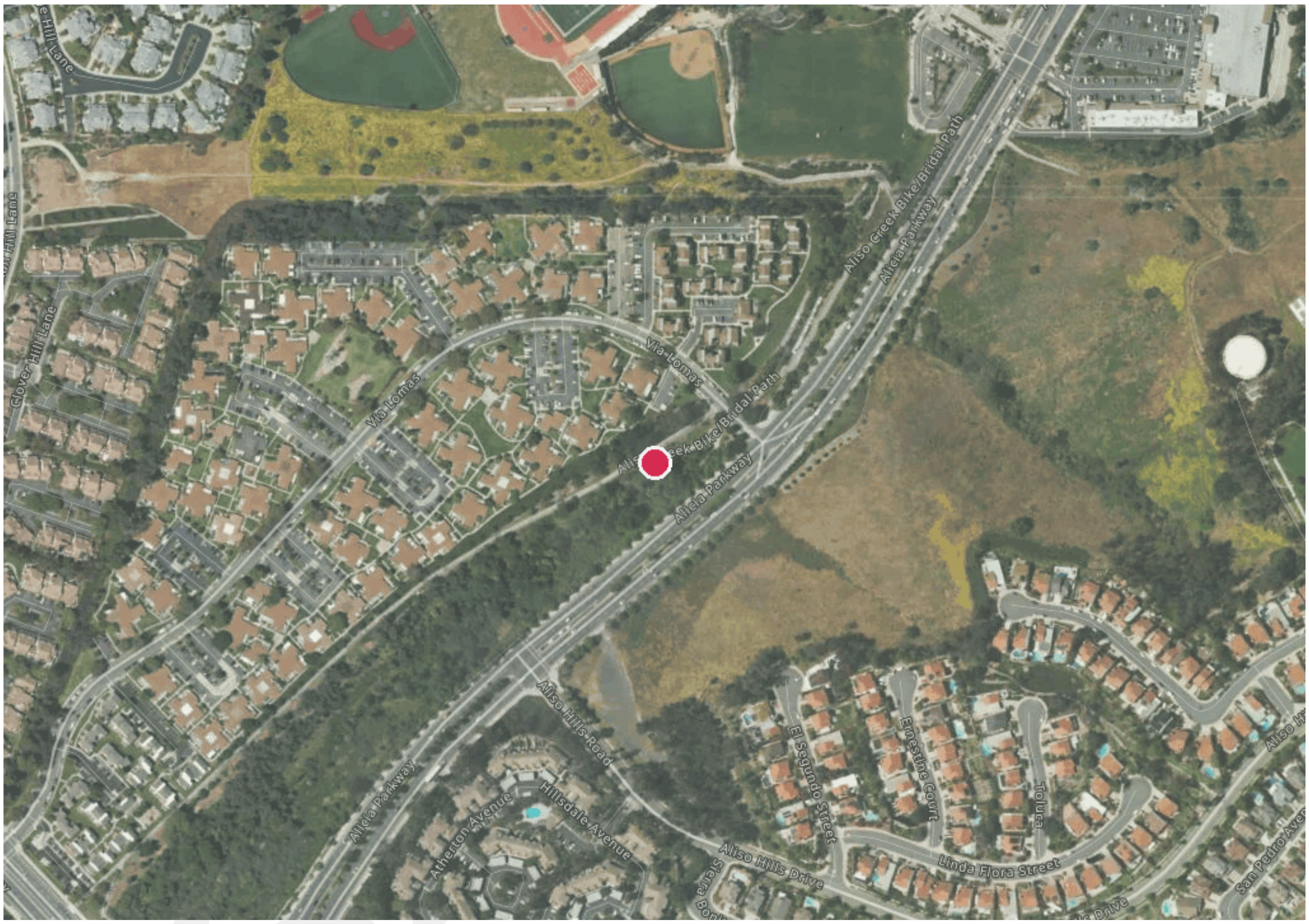
The National Reserve Study Standards describe three funding goals, ranging from most conservative to most aggressive. **Full Funding** aims to attain and maintain reserves at or near 100% of the Fully Funded Balance — the strongest position. This study's recommended plan drives the fund toward approximately **100% funded by year 30**. **Threshold Funding** keeps reserves above a chosen floor (here, **70% funded**) — a middle path that costs less than full funding while staying out of the danger zone. **Baseline Funding** contributes only enough to keep the cash balance above zero; it avoids outright insolvency but lets percent funded drift low and carries the highest risk of special assessments, so it is not recommended as a long-term plan.

Funding projections in this study use the cash-flow (pooling) method. This study follows the National Reserve Study Standards (NRSS); where local law imposes additional requirements, those requirements govern.

SITE LOCATION

Property Site Map

Satellite view of the property and its surroundings.



27145 Cypress Ridge Lane, Mission Viejo, CA 92692

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Component Analysis

The foundation of every reserve study is the component list. The pages that follow detail the property's reserve components — what they are, how long they last, what they cost to replace, and how much of each component's life has already been consumed. The Fully Funded Balance is then calculated from these inputs.

COMPONENT LIST

Reserve Components & Schedule

All reserve components on the property's funded list. Highlighted rows are scheduled to be repaired or replaced in the current fiscal year.

#	Component	UL	RUL	Current Cost
Paved Surfaces				
3110	Public Sidewalks - Partial Replace (15%)	12	11	$1,250
3125	Private Concrete Flatwork - Partial Replace (15%)	12	11	$2,350
5110	Sand-Set Concrete Pavers - Replace	20	7	$25,400
Roofing Projects				
2210	Asphalt Shingle Roofs - Replace	27	19	$30,100
2225	Standing-Seam Metal Roof - Replace	45	37	$2,050
2240	Rain Gutters & Downspouts - Replace	24	16	$6,100
2255	Fixed Skylights - Replace	24	16	$7,700
Painting Projects				
1120	Exterior Wood Siding - Paint & Seal	6	0	$19,900
3325	Wood Perimeter Fencing - Stain & Seal	5	1	$2,500
6010	Metal Stair & Balcony Railings - Paint	9	5	$2,400
Buildings				
1015	Metal Awnings - Replace	45	37	$20,400
1135	Exterior Wood Siding - Replace	45	37	$92,000
2410	Dual-Pane Vinyl Windows - Phased Replace	45	37	$71,500
6025	Metal Stair & Balcony Railings - Replace	45	37	$24,800
Lighting Projects				

#	Component	UL	RUL	Current Cost
2010	Exterior LED Light Fixtures - Replace	22	15	$3,300
Landscape & Irrigation				
4010	Irrigation Backflow Device - Replace	18	10	$1,050
4025	Irrigation Mainline & Laterals - Replace	38	30	$1,300
4040	Site Drainage System - Rehabilitate	18	10	$8,800
4055	Common-Area Landscaping - Renovate	18	10	$4,100
5125	Planter Box Waterproofing - Recoat	18	10	$5,600
Grounds & Miscellaneous				
3010	Domestic Water Backflow Device - Replace	22	14	$3,600
3310	Chain-Link Fencing - Replace	40	34	$1,750
3340	Wood Perimeter Fencing - Replace	25	11	$13,400
5010	Cluster Mailboxes - Replace	22	14	$1,700
5210	Pool - Resurface (plaster)	12	4	$14,500
5225	Pool Heater - Replace	10	2	$4,800
6110	Masonry Retaining Walls - Replace	38	30	$17,400
7010	Sewer Lateral Lines - Replace	55	47	$6,900
7025	Domestic Water Laterals - Replace	55	47	$6,900
29 Funded Components				$403,550

FUNDING SUMMARY

Budget Summary by Category

Reserve components rolled up by category, showing this year's expenditures and the proportional share of the recommended annual funding allocation.

Category	UL Range	RUL Range	Current Cost	FY2026	FFB	Funding
Paved Surfaces	12–20	7–11	$29,000	$0	$16,810	$2,105
Roofing Projects	24–45	16–37	$45,950	$0	$13,883	$2,327
Painting Projects	5–9	0–5	$24,800	$19,900	$22,967	$5,476
Buildings	45	37	$208,700	$0	$37,102	$6,220
Lighting Projects	22	15	$3,300	$0	$1,050	$201
Landscape & Irrigation	18–38	10–30	$20,850	$0	$8,963	$1,502
Grounds & Miscellaneous	10–55	2–47	$70,950	$0	$28,871	$4,315
Total			$403,550	$19,900	$129,645	$22,147

Percent Funded: 32.0%

COMPONENT DETAIL

Reserve Component List

Per-component identifier, approximate quantity, useful life, remaining useful life, and current-dollar cost. This list is the foundation of the financial analysis.

#	Component	Approx. Quantity	UL	RUL	Current Cost
Paved Surfaces					
3110	Public Sidewalks - Partial Replace (15%)	285 sf	12	11	$1,250
3125	Private Concrete Flatwork - Partial Replace (15%)	540 sf	12	11	$2,350
5110	Sand-Set Concrete Pavers - Replace	880 sf	20	7	$25,400
Roofing Projects					
2210	Asphalt Shingle Roofs - Replace	46 sq	27	19	$30,100
2225	Standing-Seam Metal Roof - Replace	1 sq	45	37	$2,050
2240	Rain Gutters & Downspouts - Replace	440 lf	24	16	$6,100
2255	Fixed Skylights - Replace	48 sf	24	16	$7,700
Painting Projects					
1120	Exterior Wood Siding - Paint & Seal	6,100 gsf	6	0	$19,900
3325	Wood Perimeter Fencing - Stain & Seal	185 lf	5	1	$2,500
6010	Metal Stair & Balcony Railings - Paint	138 lf	9	5	$2,400
Buildings					
1015	Metal Awnings - Replace	165 sf	45	37	$20,400
1135	Exterior Wood Siding - Replace	6,100 gsf	45	37	$92,000
2410	Dual-Pane Vinyl Windows - Phased Replace	660 sf	45	37	$71,500
6025	Metal Stair & Balcony Railings - Replace	138 lf	45	37	$24,800
Lighting Projects					

#	Component	Approx. Quantity	UL	RUL	Current Cost
2010	Exterior LED Light Fixtures - Replace	26 ea	22	15	$3,300
Landscape & Irrigation					
4010	Irrigation Backflow Device - Replace	1 ea	18	10	$1,050
4025	Irrigation Mainline & Laterals - Replace	520 sf	38	30	$1,300
4040	Site Drainage System - Rehabilitate	1 ls	18	10	$8,800
4055	Common-Area Landscaping - Renovate	1,040 sf	18	10	$4,100
5125	Planter Box Waterproofing - Recoat	430 sf	18	10	$5,600
Grounds & Miscellaneous					
3010	Domestic Water Backflow Device - Replace	1 ea	22	14	$3,600
3310	Chain-Link Fencing - Replace	12 lf	40	34	$1,750
3340	Wood Perimeter Fencing - Replace	185 lf	25	11	$13,400
5010	Cluster Mailboxes - Replace	1 ea	22	14	$1,700
5210	Pool - Resurface (plaster)	1,050 sf	12	4	$14,500
5225	Pool Heater - Replace	1 ea	10	2	$4,800
6110	Masonry Retaining Walls - Replace	320 sf	38	30	$17,400
7010	Sewer Lateral Lines - Replace	60 lf	55	47	$6,900
7025	Domestic Water Laterals - Replace	60 lf	55	47	$6,900
29 Funded Components					$403,550

FFB DERIVATION

Fully Funded Balance Calculation

FFB = current_cost × (effective_age / useful_life). Summed across all funded components, this is the cash position that would put the association at 100% Funded.

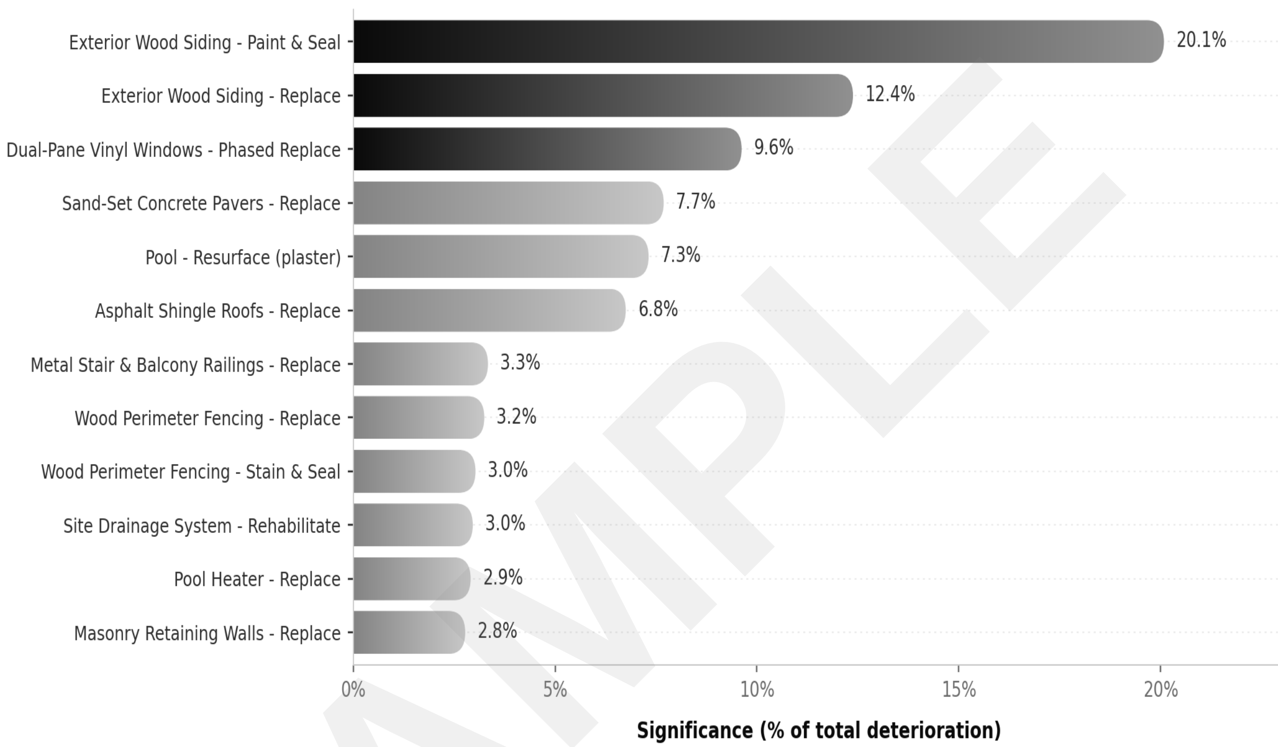
#	Component	Cost	Age	UL	FFB
Paved Surfaces					
3110	Public Sidewalks - Partial Replace (15%)	$1,250	1	12	$104
3125	Private Concrete Flatwork - Partial Replace (15%)	$2,350	1	12	$196
5110	Sand-Set Concrete Pavers - Replace	$25,400	13	20	$16,510
Roofing Projects					
2210	Asphalt Shingle Roofs - Replace	$30,100	8	27	$8,919
2225	Standing-Seam Metal Roof - Replace	$2,050	8	45	$364
2240	Rain Gutters & Downspouts - Replace	$6,100	8	24	$2,033
2255	Fixed Skylights - Replace	$7,700	8	24	$2,567
Painting Projects					
1120	Exterior Wood Siding - Paint & Seal	$19,900	6	6	$19,900
3325	Wood Perimeter Fencing - Stain & Seal	$2,500	4	5	$2,000
6010	Metal Stair & Balcony Railings - Paint	$2,400	4	9	$1,067
Buildings					
1015	Metal Awnings - Replace	$20,400	8	45	$3,627
1135	Exterior Wood Siding - Replace	$92,000	8	45	$16,356
2410	Dual-Pane Vinyl Windows - Phased Replace	$71,500	8	45	$12,711
6025	Metal Stair & Balcony Railings - Replace	$24,800	8	45	$4,409
Lighting Projects					

#	Component	Cost	Age	UL	FFB
2010	Exterior LED Light Fixtures - Replace	$3,300	7	22	$1,050
Landscape & Irrigation					
4010	Irrigation Backflow Device - Replace	$1,050	8	18	$467
4025	Irrigation Mainline & Laterals - Replace	$1,300	8	38	$274
4040	Site Drainage System - Rehabilitate	$8,800	8	18	$3,911
4055	Common-Area Landscaping - Renovate	$4,100	8	18	$1,822
5125	Planter Box Waterproofing - Recoat	$5,600	8	18	$2,489
Grounds & Miscellaneous					
3010	Domestic Water Backflow Device - Replace	$3,600	8	22	$1,309
3310	Chain-Link Fencing - Replace	$1,750	6	40	$262
3340	Wood Perimeter Fencing - Replace	$13,400	14	25	$7,504
5010	Cluster Mailboxes - Replace	$1,700	8	22	$618
5210	Pool - Resurface (plaster)	$14,500	8	12	$9,667
5225	Pool Heater - Replace	$4,800	8	10	$3,840
6110	Masonry Retaining Walls - Replace	$17,400	8	38	$3,663
7010	Sewer Lateral Lines - Replace	$6,900	8	55	$1,004
7025	Domestic Water Laterals - Replace	$6,900	8	55	$1,004
Total FFB					$129,645

COMPONENT SIGNIFICANCE

Top Drivers of Reserve Funding

Annual deterioration = current cost ÷ useful life. The chart below ranks the 12 components that drive the most reserve funding need.



#	Component	UL	Current Cost	Deterioration $/yr	Significance
Buildings					
1015	Metal Awnings - Replace	45	$20,400	$453	2.75%
1135	Exterior Wood Siding - Replace	45	$92,000	$2,044	12.38%
2410	Dual-Pane Vinyl Windows - Phased Replace	45	$71,500	$1,589	9.62%
6025	Metal Stair & Balcony Railings - Replace	45	$24,800	$551	3.34%
Painting Projects					
1120	Exterior Wood Siding - Paint & Seal	6	$19,900	$3,317	20.08%

#	Component	UL	Current Cost	Deterioration $/yr	Significance
3325	Wood Perimeter Fencing - Stain & Seal	5	$2,500	$500	3.03%
6010	Metal Stair & Balcony Railings - Paint	9	$2,400	$267	1.61%
Lighting Projects					
2010	Exterior LED Light Fixtures - Replace	22	$3,300	$150	0.91%
Roofing Projects					
2210	Asphalt Shingle Roofs - Replace	27	$30,100	$1,115	6.75%
2225	Standing-Seam Metal Roof - Replace	45	$2,050	$46	0.28%
2240	Rain Gutters & Downspouts - Replace	24	$6,100	$254	1.54%
2255	Fixed Skylights - Replace	24	$7,700	$321	1.94%
Grounds & Miscellaneous					
3010	Domestic Water Backflow Device - Replace	22	$3,600	$164	0.99%
3310	Chain-Link Fencing - Replace	40	$1,750	$44	0.26%
3340	Wood Perimeter Fencing - Replace	25	$13,400	$536	3.25%
5010	Cluster Mailboxes - Replace	22	$1,700	$77	0.47%
5210	Pool - Resurface (plaster)	12	$14,500	$1,208	7.32%
5225	Pool Heater - Replace	10	$4,800	$480	2.91%
6110	Masonry Retaining Walls - Replace	38	$17,400	$458	2.77%
7010	Sewer Lateral Lines - Replace	55	$6,900	$125	0.76%
7025	Domestic Water Laterals - Replace	55	$6,900	$125	0.76%
Paved Surfaces					
3110	Public Sidewalks - Partial Replace (15%)	12	$1,250	$104	0.63%
3125	Private Concrete Flatwork - Partial Replace (15%)	12	$2,350	$196	1.19%
5110	Sand-Set Concrete Pavers - Replace	20	$25,400	$1,270	7.69%

#	Component	UL	Current Cost	Deterioration $/yr	Significance
Landscape & Irrigation					
4010	Irrigation Backflow Device - Replace	18	$1,050	$58	0.35%
4025	Irrigation Mainline & Laterals - Replace	38	$1,300	$34	0.21%
4040	Site Drainage System - Rehabilitate	18	$8,800	$489	2.96%
4055	Common-Area Landscaping - Renovate	18	$4,100	$228	1.38%
5125	Planter Box Waterproofing - Recoat	18	$5,600	$311	1.88%
29 Funded Components			$403,550	$16,515	100.00%

APPENDIX · INSPECTION

Condition Assessment Summary

At-a-glance condition roster for all 29 reserve components — the index to the detailed component sheets. Condition is rated 1 (Poor) to 5 (Excellent); a dash marks a component not yet field-rated.

Component	Category	Condition	Last inspected
Public Sidewalks - Partial Replace (15%) · #3110	Paved Surfaces	Good	Jun 10, 2026
Private Concrete Flatwork - Partial Replace (15%) · #3125	Paved Surfaces	Good	Jun 10, 2026
Sand-Set Concrete Pavers - Replace · #5110	Paved Surfaces	Good	Jun 10, 2026
Asphalt Shingle Roofs - Replace · #2210	Roofing Projects	Very Good	Jun 10, 2026
Standing-Seam Metal Roof - Replace · #2225	Roofing Projects	Excellent	Jun 10, 2026
Rain Gutters & Downspouts - Replace · #2240	Roofing Projects	Very Good	Jun 10, 2026
Fixed Skylights - Replace · #2255	Roofing Projects	Very Good	Jun 10, 2026
Exterior Wood Siding - Paint & Seal · #1120	Painting Projects	Fair	Jun 10, 2026
Wood Perimeter Fencing - Stain & Seal · #3325	Painting Projects	Good	Jun 10, 2026
Metal Stair & Balcony Railings - Paint · #6010	Painting Projects	Good	Jun 10, 2026
Metal Awnings - Replace · #1015	Buildings	Very Good	Jun 10, 2026
Exterior Wood Siding - Replace · #1135	Buildings	Very Good	Jun 10, 2026
Dual-Pane Vinyl Windows - Phased Replace · #2410	Buildings	Very Good	Jun 10, 2026
Metal Stair & Balcony Railings - Replace · #6025	Buildings	Very Good	Jun 10, 2026
Exterior LED Light Fixtures - Replace · #2010	Lighting Projects	Excellent	Jun 10, 2026
Irrigation Backflow Device - Replace · #4010	Landscape & Irrigation	Very Good	Jun 10, 2026
Irrigation Mainline & Laterals - Replace · #4025	Landscape & Irrigation	Very Good	Jun 10, 2026

Component	Category	Condition	Last inspected
Site Drainage System - Rehabilitate · #4040	Landscape & Irrigation	Very Good	Jun 10, 2026
Common-Area Landscaping - Renovate · #4055	Landscape & Irrigation	Good	Jun 10, 2026
Planter Box Waterproofing - Recoat · #5125	Landscape & Irrigation	Very Good	Jun 10, 2026
Domestic Water Backflow Device - Replace · #3010	Grounds & Miscellaneous	Very Good	Jun 10, 2026
Chain-Link Fencing - Replace · #3310	Grounds & Miscellaneous	Excellent	Jun 10, 2026
Wood Perimeter Fencing - Replace · #3340	Grounds & Miscellaneous	Very Good	Jun 10, 2026
Cluster Mailboxes - Replace · #5010	Grounds & Miscellaneous	Very Good	Jun 10, 2026
Pool - Resurface (plaster) · #5210	Grounds & Miscellaneous	Good	Jun 10, 2026
Pool Heater - Replace · #5225	Grounds & Miscellaneous	Good	Jun 10, 2026
Masonry Retaining Walls - Replace · #6110	Grounds & Miscellaneous	Very Good	Jun 10, 2026
Sewer Lateral Lines - Replace · #7010	Grounds & Miscellaneous	Very Good	Jun 10, 2026
Domestic Water Laterals - Replace · #7025	Grounds & Miscellaneous	Very Good	Jun 10, 2026

APPENDIX · INSPECTION

Component Detail Sheets

A record of each reserve component: its quantity and useful life, replacement-cost basis, observed condition, and the location, history, and comments gathered for it. Components carried in the reserve plan pass the NRSS three-part test — a common-area maintenance obligation, a need reasonably anticipated, and a cost material to the association.

Paved Surfaces

Public Sidewalks - Partial Replace (15%) · #3110 · 285 sf

Useful life 12 yrs · **Remaining** 11 yrs · **Replacement** $1,250 · **Range** $1,125 – $1,375

Condition Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Street frontage

History. Spot repairs address trip hazards.

Comments. Coordinate grinding + panel replacement with city.

Cost source. Sample data (fictional property)

Private Concrete Flatwork - Partial Replace (15%) · #3125 · 540 sf

Useful life 12 yrs · **Remaining** 11 yrs · **Replacement** $2,350 · **Range** $2,115 – $2,585

Condition Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Interior walkways + patios

Comments. Monitor settling near downspout discharge.

Cost source. Sample data (fictional property)

Sand-Set Concrete Pavers - Replace · #5110 · 880 sf

Useful life 20 yrs · **Remaining** 7 yrs · **Replacement** $25,400 · **Range** $22,860 – $27,940

Condition Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Pool deck + courtyard

History. Settling observed in northeast corner.

Comments. Releveling planned; full replacement projected within the decade.

Cost source. Sample data (fictional property)

Roofing Projects

Asphalt Shingle Roofs - Replace · **#2210 · 46 sq**

Useful life 27 yrs · **Remaining** 19 yrs · **Replacement** $30,100 · **Range** $27,090 – $33,110

Condition Very Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Buildings 1-4

History. Installed 2018.

Comments. Architectural shingle. Monitor chimney flashing.

Cost source. Sample data (fictional property)

Standing-Seam Metal Roof - Replace · **#2225 · 1 sq**

Useful life 45 yrs · **Remaining** 37 yrs · **Replacement** $2,050 · **Range** $1,845 – $2,255

Condition Excellent □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Trash enclosure

Comments. 24ga galvalume standing seam.

Cost source. Sample data (fictional property)

Rain Gutters & Downspouts - Replace · **#2240 · 440 lf**

Useful life 24 yrs · **Remaining** 16 yrs · **Replacement** $6,100 · **Range** $5,490 – $6,710

Condition Very Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. All buildings

Comments. Cleaned semi-annually; slope verified after storms.

Cost source. Sample data (fictional property)

Fixed Skylights - Replace · **#2255 · 48 sf**

Useful life 24 yrs · **Remaining** 16 yrs · **Replacement** $7,700 · **Range** $6,930 – $8,470

Condition Very Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Clubhouse + upper units

Comments. Sealant at flashings checked each spring.

Cost source. Sample data (fictional property)

Painting Projects

Exterior Wood Siding - Paint & Seal · **#1120 · 6100 gsf**

Useful life 6 yrs · **Remaining** 0 yrs · **Replacement** $19,900 · **Range** $17,910 – $21,890

Condition Fair □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. All buildings

History. Last full repaint 2020. Due this fiscal year.

Comments. Schedule with vendor by Q3.

Cost source. Sample data (fictional property)

Wood Perimeter Fencing - Stain & Seal · #3325 · 185 lf

Useful life 5 yrs · **Remaining** 1 yrs · **Replacement** $2,500 · **Range** $2,250 – $2,750

Condition Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Side yards + pool perimeter

History. Last stained 2022.

Comments. Semi-transparent penetrating stain.

Cost source. Sample data (fictional property)

Metal Stair & Balcony Railings - Paint · #6010 · 138 lf

Useful life 9 yrs · **Remaining** 5 yrs · **Replacement** $2,400 · **Range** $2,160 – $2,640

Condition Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Stair landings + balconies

History. Last painted 2022.

Comments. DTM acrylic over spot-primed rails.

Cost source. Sample data (fictional property)

Buildings

Metal Awnings - Replace · #1015 · 165 sf

Useful life 45 yrs · **Remaining** 37 yrs · **Replacement** $20,400 · **Range** $18,360 – $22,440

Condition Very Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Clubhouse + mailbox cluster

History. Original 2018 install.

Comments. Fasteners inspected annually for corrosion.

Cost source. Sample data (fictional property)

Exterior Wood Siding - Replace · #1135 · 6100 gsf

Useful life 45 yrs · **Remaining** 37 yrs · **Replacement** $92,000 · **Range** $82,800 – $101,200

Condition Very Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. All buildings — siding + trim

Comments. Long-lived when kept on the paint cycle.

Cost source. Sample data (fictional property)

Dual-Pane Vinyl Windows - Phased Replace · #2410 · 660 sf

Useful life 45 yrs · **Remaining** 37 yrs · **Replacement** $71,500 · **Range** $64,350 – $78,650

Condition Very Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. All units + common areas

History. Vinyl dual-pane.

Comments. Budget one-off replacements from operating as needed.

Cost source. Sample data (fictional property)

Metal Stair & Balcony Railings - Replace · #6025 · 138 lf

Useful life 45 yrs · **Remaining** 37 yrs · **Replacement** $24,800 · **Range** $22,320 – $27,280

Condition Very Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Stair landings + balconies

Comments. Powder-coated steel. Long life if maintained.

Cost source. Sample data (fictional property)

Lighting Projects

Exterior LED Light Fixtures - Replace · #2010 · 26 ea

Useful life 22 yrs · **Remaining** 15 yrs · **Replacement** $3,300 · **Range** $2,970 – $3,630

Condition Excellent □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Walkways + entries

History. LED retrofit 2019.

Comments. Photocell function checked on quarterly walks.

Cost source. Sample data (fictional property)

Landscape & Irrigation

Irrigation Backflow Device - Replace · #4010 · 1 ea

Useful life 18 yrs · **Remaining** 10 yrs · **Replacement** $1,050 · **Range** $945 – $1,155

Condition Very Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Irrigation main

Comments. Annual certification + freeze prep.

Cost source. Sample data (fictional property)

Irrigation Mainline & Laterals - Replace · #4025 · 520 sf

Useful life 38 yrs · **Remaining** 30 yrs · **Replacement** $1,300 · **Range** $1,170 – $1,430

Condition Very Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Common-area irrigation network

Comments. Localized failures repaired from operating.

Cost source. Sample data (fictional property)

Site Drainage System - Rehabilitate · #4040 · 1 ls

Useful life 18 yrs · **Remaining** 10 yrs · **Replacement** $8,800 · **Range** $7,920 – $9,680

Condition Very Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Subsurface drains + catch basins

Comments. Catch basins inspected each fall.

Cost source. Sample data (fictional property)

Common-Area Landscaping - Renovate · #4055 · 1040 sf

Useful life 18 yrs · **Remaining** 10 yrs · **Replacement** $4,100 · **Range** $3,690 – $4,510

Condition Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Entry monument + clubhouse beds

Comments. Mulch refresh + die-back replacement from operating.

Cost source. Sample data (fictional property)

Planter Box Waterproofing - Recoat · #5125 · 430 sf

Useful life 18 yrs · **Remaining** 10 yrs · **Replacement** $5,600 · **Range** $5,040 – $6,160

Condition Very Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Pool deck + entry monument

Comments. Fluid-applied membrane. Inspect for hairline cracks.

Cost source. Sample data (fictional property)

Grounds & Miscellaneous

Domestic Water Backflow Device - Replace · #3010 · 1 ea

Useful life 22 yrs · **Remaining** 14 yrs · **Replacement** $3,600 · **Range** $3,240 – $3,960

Condition Very Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Main water entry

History. Annual certification by licensed tester.

Comments. Annual cert paid from operating budget.

Cost source. Sample data (fictional property)

Chain-Link Fencing - Replace · #3310 · 12 lf

Useful life 40 yrs · **Remaining** 34 yrs · **Replacement** $1,750 · **Range** $1,575 – $1,925

Condition Excellent □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Trash enclosure + pool equipment

History. Galvanized — long-lived.

Cost source. Sample data (fictional property)

Wood Perimeter Fencing - Replace · #3340 · 185 lf

Useful life 25 yrs · **Remaining** 11 yrs · **Replacement** $13,400 · **Range** $12,060 – $14,740

Condition Very Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Side yards + pool perimeter

Comments. Cedar — failing sections replaced case-by-case.

Cost source. Sample data (fictional property)

Cluster Mailboxes - Replace · #5010 · 1 ea

Useful life 22 yrs · **Remaining** 14 yrs · **Replacement** $1,700 · **Range** $1,530 – $1,870

Condition Very Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Entry near clubhouse

History. USPS-approved cluster unit.

Comments. Lock cores rekeyed 2023.

Cost source. Sample data (fictional property)

Pool - Resurface (plaster) · #5210 · 1050 sf

Useful life 12 yrs · **Remaining** 4 yrs · **Replacement** $14,500 · **Range** $13,050 – $15,950

Condition Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Community pool

History. Original 2018 plaster.

Comments. Quartz plaster; monitor for etching at the waterline.

Cost source. Sample data (fictional property)

Pool Heater - Replace · #5225 · 1 ea

Useful life 10 yrs · **Remaining** 2 yrs · **Replacement** $4,800 · **Range** $4,320 – $5,280

Condition Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Pool equipment pad

Comments. 400k BTU natural-gas heater.

Cost source. Sample data (fictional property)

Masonry Retaining Walls - Replace · #6110 · 320 sf

Useful life 38 yrs · **Remaining** 30 yrs · **Replacement** $17,400 · **Range** $15,660 – $19,140

Condition Very Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Slope behind buildings 3-4

History. Original to 2018 grading.

Comments. Weep holes checked annually.

Cost source. Sample data (fictional property)

Sewer Lateral Lines - Replace · #7010 · 60 lf

Useful life 55 yrs · **Remaining** 47 yrs · **Replacement** $6,900 · **Range** $6,210 – $7,590

Condition Very Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Connection to city main

Comments. PVC SDR-35. Long-lived.

Cost source. Sample data (fictional property)

Domestic Water Laterals - Replace · #7025 · 60 lf

Useful life 55 yrs · **Remaining** 47 yrs · **Replacement** $6,900 · **Range** $6,210 – $7,590

Condition Very Good □□□□□ · last inspected Jun 2026 · **Reserve-funded** Yes

Location. Meter to building service

Comments. Type-K copper service line.

Cost source. Sample data (fictional property)

02

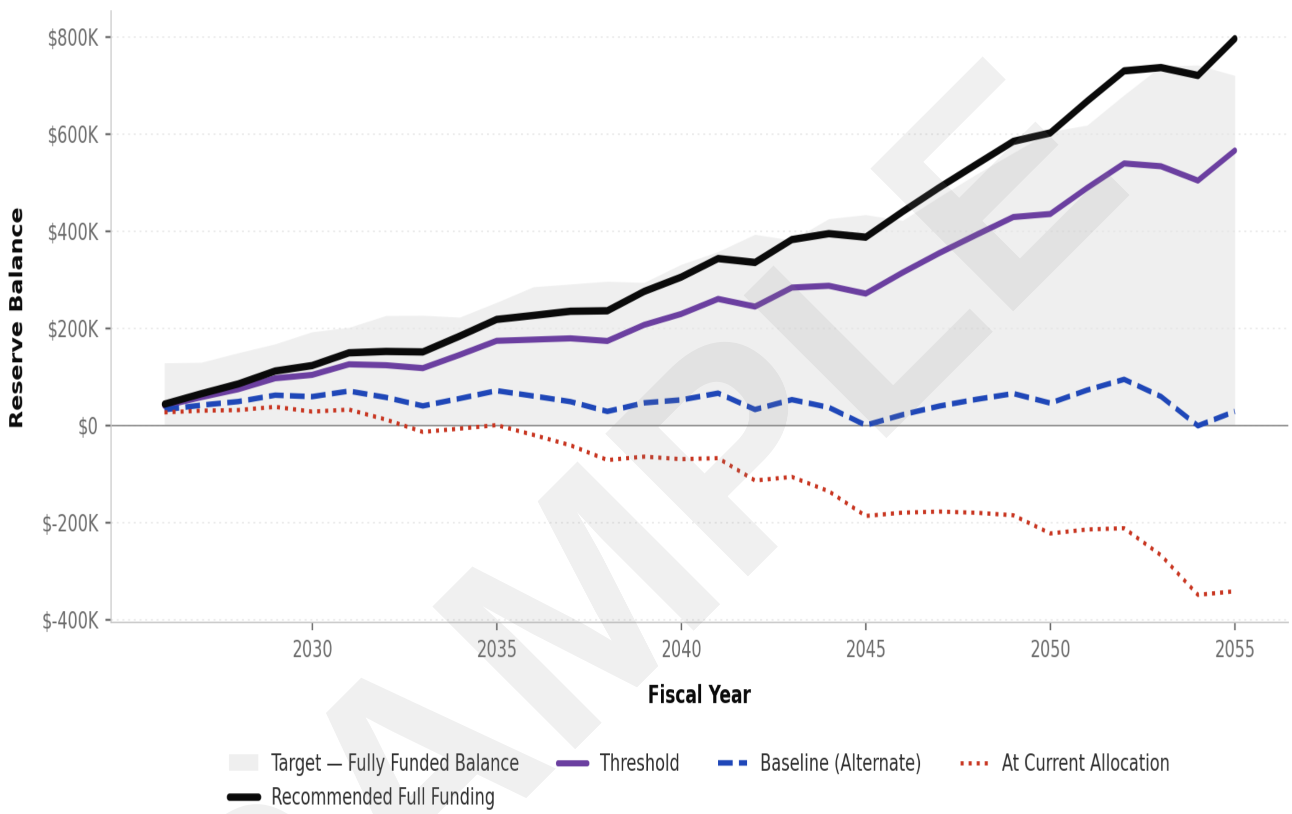
Financial Plans

Three funding plans are modeled side by side: a Recommended Full Funding plan that drives the reserve fund toward 100% Funded by the end of the projection horizon, a Threshold plan that maintains a defined funded-percentage floor, and a Baseline plan that avoids cash insolvency only. Each is detailed in charts and a year-by-year summary table.

30-YEAR PROJECTION

Reserve Cash Flow

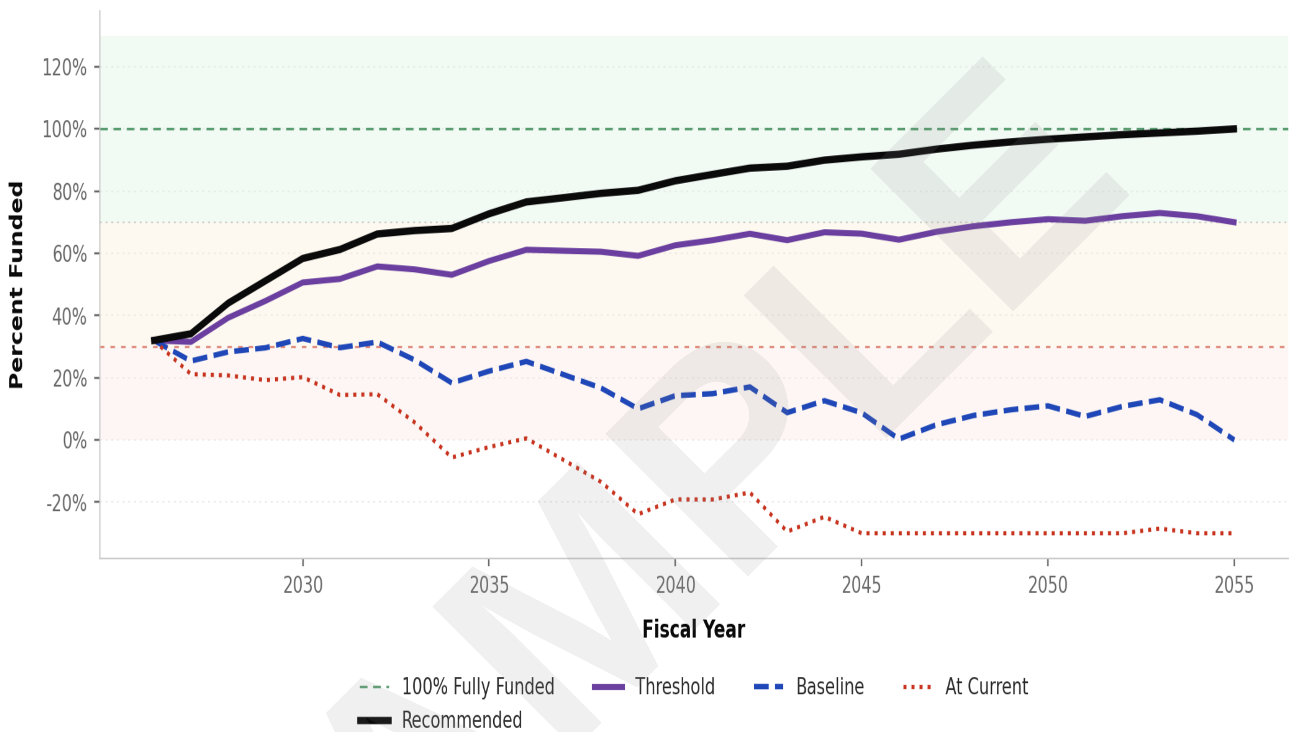
Ending reserve balance under each funding plan, with the Fully Funded Balance target shaded behind. The recommended plan ends near 100% Funded; the baseline plan just clears $0; the current-allocation path is shown for comparison.



30-YEAR PROJECTION

Percent Funded Over Time

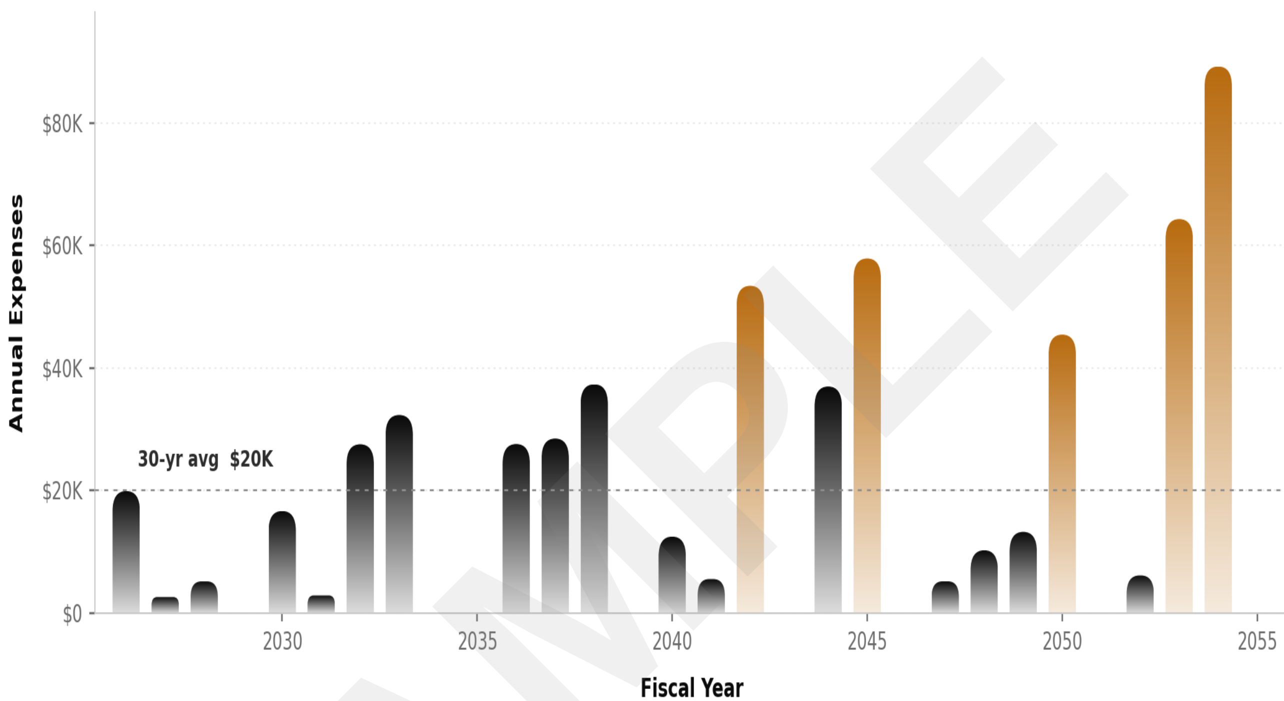
Reserve Fund Strength expressed as percent funded, year by year. Shaded bands show NRSS risk zones — below 30% (high risk), 30–70% (medium), 70–130% (low risk).



30-YEAR PROJECTION

Annual Reserve Expenses

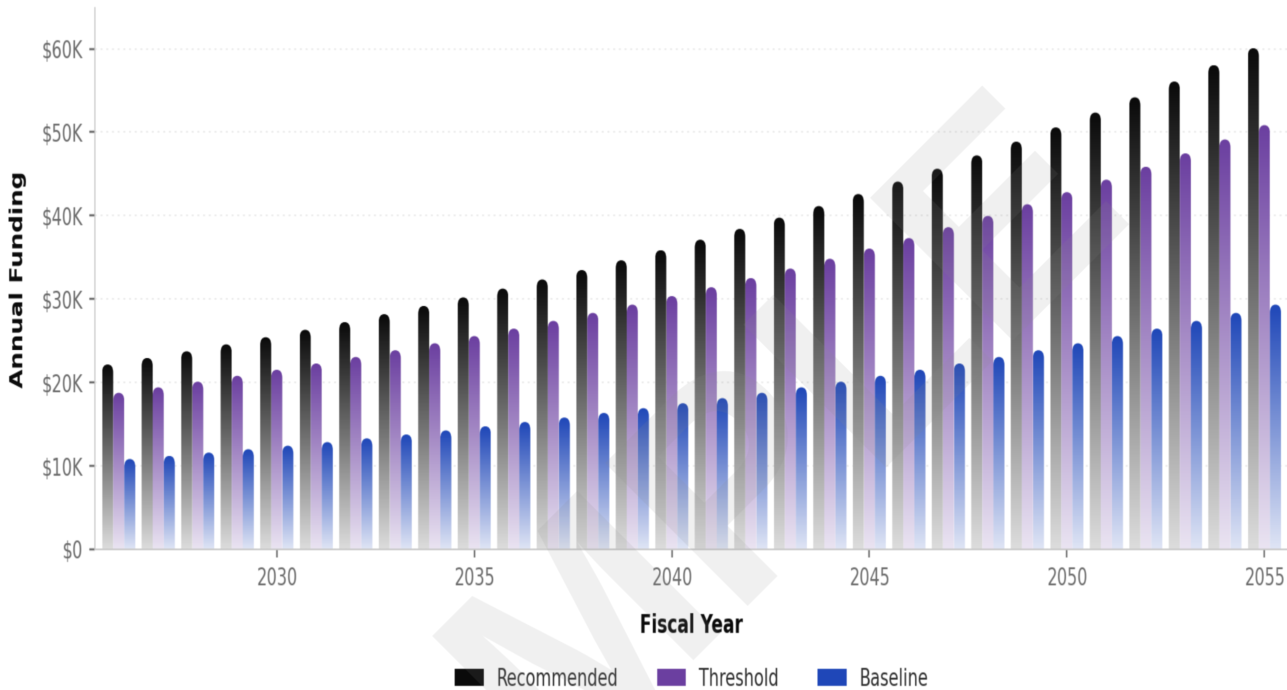
Projected expenses by fiscal year. Highlighted bars indicate years where expenses exceed twice the 30-year average — peak years that the funding plan must absorb.



30-YEAR PROJECTION

Annual Funding by Plan

Year-by-year contribution required under each of the three funding plans. Each bar group covers one fiscal year.



FUNDING PLAN

Recommended Full Funding

Drives the reserve fund toward 100% Funded by year 30.

FY start: **2026** · Net interest: **2.05%** · Inflation: **3.50%**

Year	Start	FFB	% Funded	Risk	Funding	Assmt	Interest	Expenses
2026	$41,500	$129,645	32.0%	**Medium**	$22,147	—	$883	$19,900
2027	$44,630	$130,679	34.2%	**Medium**	$22,923	—	$1,135	$2,588
2028	$66,100	$150,266	44.0%	**Medium**	$23,725	—	$1,562	$5,142
2029	$86,245	$168,513	51.2%	**Medium**	$24,555	—	$2,041	$0
2030	$112,840	$193,362	58.4%	**Medium**	$25,415	—	$2,428	$16,639
2031	$124,044	$202,522	61.2%	**Medium**	$26,304	—	$2,812	$2,850
2032	$150,310	$226,961	66.2%	**Medium**	$27,225	—	$3,110	$27,535
2033	$153,109	$227,417	67.3%	**Medium**	$28,178	—	$3,128	$32,316
2034	$152,100	$223,676	68.0%	**Medium**	$29,164	—	$3,452	$0
2035	$184,716	$254,012	72.7%	**Low**	$30,185	—	$4,138	$0
2036	$219,039	$286,198	76.5%	**Low**	$31,241	—	$4,575	$27,577
2037	$227,277	$291,784	77.9%	**Low**	$32,334	—	$4,747	$28,469
2038	$235,890	$297,485	79.3%	**Low**	$33,466	—	$4,846	$37,323
2039	$236,879	$295,095	80.3%	**Low**	$34,638	—	$5,265	$0
2040	$276,781	$332,156	83.3%	**Low**	$35,850	—	$5,975	$12,464
2041	$306,142	$358,549	85.4%	**Low**	$37,105	—	$6,668	$5,529
2042	$344,386	$394,012	87.4%	**Low**	$38,403	—	$6,978	$53,407
2043	$336,360	$382,164	88.0%	**Low**	$39,747	—	$7,378	$0
2044	$383,486	$426,216	90.0%	**Low**	$41,138	—	$7,986	$36,964

Year	Start	FFB	% Funded	Risk	Funding	Assmt	Interest	Expenses
2045	$395,646	$434,625	91.0%	Low	$42,578	—	$8,036	$57,867
2046	$388,394	$422,805	91.9%	Low	$44,069	—	$8,501	$0
2047	$440,963	$471,614	93.5%	Low	$45,611	—	$9,552	$5,149
2048	$490,978	$517,992	94.8%	Low	$47,207	—	$10,552	$10,231
2049	$538,506	$561,966	95.8%	Low	$48,860	—	$11,523	$13,237
2050	$585,652	$605,643	96.7%	Low	$50,570	—	$12,183	$45,438
2051	$602,967	$618,840	97.4%	Low	$52,340	—	$13,031	$0
2052	$668,337	$680,893	98.2%	Low	$54,172	—	$14,340	$6,115
2053	$730,734	$740,204	98.7%	Low	$56,068	—	$15,050	$64,302
2054	$737,550	$742,829	99.3%	Low	$58,030	—	$14,953	$89,217
2055	$721,317	$721,275	100.0%	Low	$60,061	—	$15,562	$0

FUNDING PLAN

Threshold Funding (70%)

Smallest contribution that ends the projection at or above 70% Funded.

FY start: **2026** · Net interest: **2.05%** · Inflation: **3.50%**

Year	Start	FFB	% Funded	Risk	Funding	Assmt	Interest	Expenses
2026	$41,500	$129,645	32.0%	Medium	$18,746	—	$848	$19,900
2027	$41,194	$130,679	31.5%	Medium	$19,402	—	$1,027	$2,588
2028	$59,036	$150,266	39.3%	Medium	$20,081	—	$1,377	$5,142
2029	$75,353	$168,513	44.7%	Medium	$20,784	—	$1,776	$0
2030	$97,913	$193,362	50.6%	Medium	$21,512	—	$2,078	$16,639
2031	$104,864	$202,522	51.8%	Medium	$22,265	—	$2,373	$2,850
2032	$126,651	$226,961	55.8%	Medium	$23,044	—	$2,577	$27,535
2033	$124,737	$227,417	54.8%	Medium	$23,850	—	$2,496	$32,316
2034	$118,767	$223,676	53.1%	Medium	$24,685	—	$2,716	$0
2035	$146,168	$254,012	57.5%	Medium	$25,549	—	$3,292	$0
2036	$175,009	$286,198	61.1%	Medium	$26,443	—	$3,613	$27,577
2037	$177,488	$291,784	60.8%	Medium	$27,369	—	$3,665	$28,469
2038	$180,052	$297,485	60.5%	Medium	$28,327	—	$3,636	$37,323
2039	$174,692	$295,095	59.2%	Medium	$29,318	—	$3,922	$0
2040	$207,932	$332,156	62.6%	Medium	$30,344	—	$4,492	$12,464
2041	$230,304	$358,549	64.2%	Medium	$31,406	—	$5,038	$5,529
2042	$261,220	$394,012	66.3%	Medium	$32,506	—	$5,194	$53,407
2043	$245,513	$382,164	64.2%	Medium	$33,643	—	$5,434	$0
2044	$284,590	$426,216	66.8%	Medium	$34,821	—	$5,872	$36,964

Year	Start	FFB	% Funded	Risk	Funding	Assmt	Interest	Expenses
2045	$288,319	$434,625	66.3%	**Medium**	$36,040	—	$5,746	$57,867
2046	$272,237	$422,805	64.4%	**Medium**	$37,301	—	$6,025	$0
2047	$315,563	$471,614	66.9%	**Medium**	$38,606	—	$6,883	$5,149
2048	$355,903	$517,992	68.7%	**Medium**	$39,958	—	$7,679	$10,231
2049	$393,309	$561,966	70.0%	**Medium**	$41,356	—	$8,438	$13,237
2050	$429,866	$605,643	71.0%	**Low**	$42,804	—	$8,876	$45,438
2051	$436,108	$618,840	70.5%	**Low**	$44,302	—	$9,492	$0
2052	$489,902	$680,893	71.9%	**Low**	$45,852	—	$10,559	$6,115
2053	$540,198	$740,204	73.0%	**Low**	$47,457	—	$11,014	$64,302
2054	$534,367	$742,829	71.9%	**Low**	$49,118	—	$10,653	$89,217
2055	$504,921	$721,275	70.0%	**Low**	$50,837	—	$10,985	$0

FUNDING PLAN

Baseline / Alternate Funding

Smallest contribution that keeps the reserve balance above $0 in every year. Avoids cash insolvency only.

FY start: **2026** · Net interest: **2.05%** · Inflation: **3.50%**

Year	Start	FFB	% Funded	Risk	Funding	Assmt	Interest	Expenses
2026	$41,500	$129,645	32.0%	**Medium**	$10,811	—	$765	$19,900
2027	$33,176	$130,679	25.4%	**High**	$11,189	—	$776	$2,588
2028	$42,554	$150,266	28.3%	**High**	$11,581	—	$948	$5,142
2029	$49,941	$168,513	29.6%	**High**	$11,986	—	$1,159	$0
2030	$63,086	$193,362	32.6%	**Medium**	$12,406	—	$1,263	$16,639
2031	$60,115	$202,522	29.7%	**High**	$12,840	—	$1,349	$2,850
2032	$71,453	$226,961	31.5%	**Medium**	$13,289	—	$1,332	$27,535
2033	$58,540	$227,417	25.7%	**High**	$13,754	—	$1,020	$32,316
2034	$40,999	$223,676	18.3%	**High**	$14,236	—	$997	$0
2035	$56,231	$254,012	22.1%	**High**	$14,734	—	$1,317	$0
2036	$72,282	$286,198	25.3%	**High**	$15,250	—	$1,369	$27,577
2037	$61,325	$291,784	21.0%	**High**	$15,784	—	$1,139	$28,469
2038	$49,777	$297,485	16.7%	**High**	$16,336	—	$814	$37,323
2039	$29,604	$295,095	10.0%	**High**	$16,908	—	$788	$0
2040	$47,300	$332,156	14.2%	**High**	$17,499	—	$1,032	$12,464
2041	$53,367	$358,549	14.9%	**High**	$18,112	—	$1,236	$5,529
2042	$67,186	$394,012	17.1%	**High**	$18,746	—	$1,033	$53,407
2043	$33,558	$382,164	8.8%	**High**	$19,402	—	$896	$0
2044	$53,856	$426,216	12.6%	**High**	$20,081	—	$941	$36,964

Year	Start	FFB	% Funded	Risk	Funding	Assmt	Interest	Expenses
2045	$37,913	$434,625	8.7%	High	$20,784	—	$401	$57,867
2046	$1,231	$422,805	0.3%	High	$21,511	—	$248	$0
2047	$22,991	$471,614	4.9%	High	$22,264	—	$653	$5,149
2048	$40,760	$517,992	7.9%	High	$23,043	—	$977	$10,231
2049	$54,549	$561,966	9.7%	High	$23,850	—	$1,240	$13,237
2050	$66,402	$605,643	11.0%	High	$24,685	—	$1,160	$45,438
2051	$46,809	$618,840	7.6%	High	$25,549	—	$1,234	$0
2052	$73,592	$680,893	10.8%	High	$26,443	—	$1,735	$6,115
2053	$95,654	$740,204	12.9%	High	$27,368	—	$1,599	$64,302
2054	$60,320	$742,829	8.1%	High	$28,326	—	$619	$89,217
2055	$48	$721,275	0.0%	High	$29,318	—	$305	$0

APPENDIX · EXPENDITURE DETAIL

30-Year Component Expense Detail

Year-by-year replacement expenditures by component, in inflated (future) dollars, across the projection horizon. A component appears in the year blocks where a replacement is scheduled; a dash means no expenditure that year.

Years 2026–2030

Component	2026	2027	2028	2029	2030
Exterior Wood Siding - Paint & Seal	$19,900	—	—	—	—
Wood Perimeter Fencing - Stain & Seal	—	$2,588	—	—	—
Pool - Resurface (plaster)	—	—	—	—	$16,639
Pool Heater - Replace	—	—	$5,142	—	—
Annual total	$19,900	$2,588	$5,142	—	$16,639

Years 2031–2035

Component	2031	2032	2033	2034	2035
Sand-Set Concrete Pavers - Replace	—	—	$32,316	—	—
Exterior Wood Siding - Paint & Seal	—	$24,462	—	—	—
Metal Stair & Balcony Railings - Paint	$2,850	—	—	—	—
Wood Perimeter Fencing - Stain & Seal	—	$3,073	—	—	—
Annual total	$2,850	$27,535	$32,316	—	—

Years 2036–2040

Component	2036	2037	2038	2039	2040
Private Concrete Flatwork - Partial Replace (15%)	—	$3,431	—	—	—
Public Sidewalks - Partial Replace (15%)	—	$1,825	—	—	—
Exterior Wood Siding - Paint & Seal	—	—	$30,070	—	—
Metal Stair & Balcony Railings - Paint	—	—	—	—	$3,885
Wood Perimeter Fencing - Stain & Seal	—	$3,650	—	—	—
Common-Area Landscaping - Renovate	$5,783	—	—	—	—
Irrigation Backflow Device - Replace	$1,481	—	—	—	—
Planter Box Waterproofing - Recoat	$7,899	—	—	—	—
Site Drainage System - Rehabilitate	$12,413	—	—	—	—
Cluster Mailboxes - Replace	—	—	—	—	$2,752
Domestic Water Backflow Device - Replace	—	—	—	—	$5,827
Pool Heater - Replace	—	—	$7,253	—	—
Wood Perimeter Fencing - Replace	—	$19,564	—	—	—
Annual total	$27,577	$28,469	$37,323	—	$12,464

Years 2041–2045

Component	2041	2042	2043	2044	2045
Asphalt Shingle Roofs - Replace	—	—	—	—	$57,867
Fixed Skylights - Replace	—	$13,352	—	—	—

Component	2041	2042	2043	2044	2045
Rain Gutters & Downspouts - Replace	—	$10,577	—	—	—
Exterior Wood Siding - Paint & Seal	—	—	—	$36,964	—
Wood Perimeter Fencing - Stain & Seal	—	$4,335	—	—	—
Exterior LED Light Fixtures - Replace	$5,529	—	—	—	—
Pool - Resurface (plaster)	—	$25,143	—	—	—
Annual total	$5,529	$53,407	—	$36,964	$57,867

Years 2046–2050

Component	2046	2047	2048	2049	2050
Private Concrete Flatwork - Partial Replace (15%)	—	—	—	$5,184	—
Public Sidewalks - Partial Replace (15%)	—	—	—	$2,758	—
Exterior Wood Siding - Paint & Seal	—	—	—	—	$45,438
Metal Stair & Balcony Railings - Paint	—	—	—	$5,295	—
Wood Perimeter Fencing - Stain & Seal	—	$5,149	—	—	—
Pool Heater - Replace	—	—	$10,231	—	—
Annual total	—	$5,149	$10,231	$13,237	$45,438

Years 2051–2055

Component	2051	2052	2053	2054	2055
Sand-Set Concrete Pavers - Replace	—	—	$64,302	—	—

Component	2051	2052	2053	2054	2055
Wood Perimeter Fencing - Stain & Seal	—	$6,115	—	—	—
Common-Area Landscaping - Renovate	—	—	—	$10,743	—
Irrigation Backflow Device - Replace	—	—	—	$2,751	—
Planter Box Waterproofing - Recoat	—	—	—	$14,673	—
Site Drainage System - Rehabilitate	—	—	—	$23,058	—
Pool - Resurface (plaster)	—	—	—	$37,992	—
Annual total	—	$6,115	$64,302	$89,217	—

APPENDIX · RESERVE FUNDS

Reserve Investments & Yield

Where the reserve fund is held and what it earns. On deposit **$41,500** · weighted yield **2.85%** · projected annual interest **$1,185**.

Institution / Account	Type	Balance	APR	Maturity
Reserve Money Market · Meridian West Bank	Money Market	$26,500	2.15%	—
12-Month CD — Q4 2026 · Meridian West Bank	CD	$15,000	4.10%	Oct 2026
Total		$41,500	2.85%	

Maturity ladder

Maturity period	Balance	Weighted APR
Q4 2026	$15,000	4.10%

APPENDIX · SOLVENCY

Solvency Matrix

Each row is a candidate monthly assessment (per unit). The cells show the reserve fund's **percent funded** at that contribution level in the years shown — color-coded by risk. Read down to find the smallest dues level that keeps the fund out of the red across the projection.

Monthly / Unit	Yr 1	Yr 5	Yr 10	Yr 15	Yr 20	Yr 25	Yr 30
$10 $280/mo total	32%	16%	-11%	-31%	-45%	-45%	-66%
$20 $560/mo total	32%	23%	4%	-11%	-21%	-20%	-36%
$30 $840/mo total	32%	31%	19%	10%	3%	5%	-6%
$40 $1,120/mo total	32%	39%	34%	30%	28%	31%	23%
$50 $1,400/mo total	32%	46%	49%	51%	52%	56%	53%
$55 $1,540/mo total	32%	50%	56%	61%	64%	69%	68%
$65 $1,820/mo total	32%	58%	71%	82%	89%	94%	97%
$75 $2,100/mo total	32%	65%	86%	102%	113%	120%	127%

Green ≈ healthy (≥ ~70% funded), amber ≈ fair, red ≈ at-risk. Percent funded is end-of-year and assumes the listed contribution every year.

03

Disclosures & Reference

Standard NRSS- and Davis-Stirling-compliant disclosures, followed by a glossary of terms used throughout this report.

CA CIVIL CODE §5570

Structural Integrity Disclosure

California's Davis-Stirling Act (§5570) requires reserve disclosures to break out Structural Integrity components — items that, if they fail, would threaten the building's structural soundness or life safety. The table below presents the SI / non-SI split for this study's funded reserve components.

Category	Components	Current Cost	Fully Funded Balance	Annual Deterioration
Structural Integrity (SI)	0	$0	$0	$0
Non-SI / Ordinary	29	$403,550	$129,645	$16,515
Total Funded	29	$403,550	$129,645	$16,515

No components on this property are currently marked as Structural Integrity. Boards and preparers should review the component list and tag any SI items so this disclosure reflects accurate §5570 compliance.

Note: The SI / non-SI classification is categorical only — it does not change the recommended funding plan, FFB calculation, or cash flow projection. The flag is maintained on each component record and can be edited from the Component Detail page.

LEGAL & METHODOLOGY

Accuracy, Limitations & Disclosures

Purpose

This Reserve Study is intended to serve as a budget planning tool for the association. It incorporates the reserve fund balance, budgeted transfers, a list of significant repair and replacement projects, and a recommended funding plan. All cost estimates are professional opinions based on information available at the time of the study and should be considered preliminary unless otherwise noted.

National Reserve Study Standards (NRSS)

This study was prepared in accordance with the National Reserve Study Standards published by the Community Associations Institute. The component list complies with the three-part test: each component is a common-area maintenance obligation of the association, has a reasonably anticipated need and schedule, and represents a material expense to the association.

California Civil Code §5550 (Davis-Stirling)

This study satisfies the California reserve-study requirements of Civil Code §5550 for the fiscal year covered. California associations are required to conduct a visual inspection of major components at least once every three years; an annual review of the reserve study is also required. Disclosures to owners are governed by §5300 (Annual Budget Report) and §5320.

Accuracy of Cost Estimates

Cost estimates are derived from a combination of vendor proposals, the preparer's database of comparable projects, client cost history, and reliable national cost estimating guides. Actual project costs may vary based on market conditions, project scope, materials selection, and other factors at the time of execution. The preparer recommends obtaining at least three competitive bids prior to any major reserve project.

Useful Life Estimates

Useful life and remaining useful life estimates reflect industry standards adjusted for the observed condition of each component at the time of inspection (or, for no-site-visit updates, the most recent prior inspection). Actual service life may vary based on weather exposure, usage, and maintenance practices.

Limitations

The preparer is a Reserve Specialist and not a licensed structural engineer, contractor, or attorney. This report does not constitute an engineering assessment, structural warranty, or legal opinion. Properties with elevated balconies, decks, or walkways should be inspected separately under California SB 326. Properties with active insurance claims, litigation, or unusual structural concerns may warrant additional professional engagements outside the scope of this reserve study.

Use and Distribution

This Reserve Study is prepared for the use of the association's board of directors and owners. It should be distributed to owners as part of the Annual Budget Report under Civil Code §5300. Crestline Reserve Consulting's liability for the contents of this report is limited to the fee paid for its preparation.

Updates

Reserve studies are dynamic documents. The preparer recommends an annual update at the minimum (a No-Site-Visit Update is appropriate for most years), and a With-Site-Visit Update on the regular cycle. Update at least once every three years to satisfy §5550(a)(1).

REFERENCE

Terms & Definitions

Glossary of terms used throughout this reserve study report.

BTU	British Thermal Unit — unit of heat energy commonly used to size HVAC equipment.
DIA	Diameter.
GSF	Gross Square Feet.
GSY	Gross Square Yards.
HP	Horsepower.
LF	Linear Feet.
Effective Age	Useful Life minus Remaining Useful Life. The portion of a component's life that has been consumed.
FFB (Fully Funded Balance)	The deteriorated value of all reserve components, calculated as current cost × (effective age / useful life), summed across all funded components.
Inflation Rate	The annual rate at which component replacement costs are projected to grow. Industry standard is 3.0% for long-horizon reserve planning.
Interest Rate (after-tax)	The net annual rate at which reserve balances earn interest income, after applicable federal income tax.
Percent Funded	(Reserve Balance ÷ FFB) × 100. Below 30% is High Risk; 30–70% is Medium Risk; ≥70% is Low Risk.
Reserve Component	A common-area asset that meets the NRSS three-part test.
RUL (Remaining Useful Life)	Years from the study start date until the component is anticipated to require replacement.

Special Assessment	A one-time charge to owners over and above the regular monthly assessment.
Threshold Funding	A funding plan that targets a specific percent-funded floor (typically 70%) by the end of the projection horizon.
UL (Useful Life)	Estimated total life of a component, from new installation to required replacement.

04

Appendices

Supplementary analyses selected for this report. These appendices extend the core study with additional financial and operational detail; they do not change the funding recommendation.

APPENDIX · OPERATIONS

Preventive Maintenance Schedule

Recurring maintenance and inspection tasks that protect the reserve components between studies.

Task	Type	Cadence	Next due	Assignee	Est. hrs
Semi-annual roof + gutter inspection	Inspection	Every 6 months	Sep 01, 2026	Roofing contractor	3
Annual backflow certification	Inspection	Annually	Feb 15, 2027	Licensed backflow tester	1
Quarterly irrigation system check	Inspection	Every 3 months	Oct 15, 2026	Landscape contractor	1.5
Catch basin clearing — pre-rainy season	Maintenance	Annually	Oct 15, 2026	Landscape contractor	4
Monthly pool water balance + heater check	Maintenance	Monthly	Aug 05, 2026	Pool service contractor	1
Wood fence stain refresh (5-yr cycle)	Maintenance	Every 5 years	May 01, 2027	Painting contractor	12

SAMPLE DOCUMENT

About this sample report

This document is a demonstration reserve study produced with **Apex Reserve Studio** (apexreservestudio.com). Every table, chart, funding plan, and disclosure in it was computed by the same engine and rendered by the same PDF composer that produce real client deliverables — nothing was mocked up by hand.

Everything in it is fictional. “Cypress Ridge HOA,” its address, its board contact, its component inventory, its financials, and the preparer “Crestline Reserve Consulting” are all invented for demonstration. This document is not a reserve study of any real property, was not prepared by a licensed reserve specialist for any real association, and must not be relied on for any financial, budgeting, or disclosure purpose.

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