



“Your Future is Our Business”

Assessment and Reserve Funding Disclosure Summary

per California Civil Code section 5570 for the year: **1/1/2024 through 12/31/2024**

date the Reserve Study was completed: **2/1/2024**

PLANNED UNIT DEVELOPMENT HOMEOWNERS ASSOCIATION (SAMPLE ONLY)

- 1) The current regular assessment per ownership interest per month is: **\$634.75**
 The portion allocated to reserves per ownership interest per month is: **\$73.43**

Note: if assessments vary by the size or type of ownership interest, these assessments are averages, and the assessment applicable to this ownership interest may be found on a separate "variable" schedule attached.

- 2) Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members (note: if assessments vary by the size or type of ownership interest, the assessments listed below are averages, and the assessment applicable to this ownership interest may be found on a separate "variable" schedule attached).

DATE(S) ASSESSMENT WILL BE DUE	PURPOSE	AMOUNT PER OWNERSHIP INTEREST
Total:		\$0.00

- 3) Based upon the most recent Reserve Study and other information available to the board of directors, will currently projected reserve account balances be sufficient or insufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years, provided the funding plan attached, based on the most recently completed Reserve Study is followed and updated on an annual basis?

SUFFICIENT

- 4) If the answer to #3 is insufficient, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not been approved by the board or the members?

APPROXIMATE DATE(S) ASSESSMENT WILL BE DUE	AMOUNT PER OWNERSHIP INTEREST
Total:	
\$0.00	

- 5) All major components are included in the Reserve Study and are included in its calculations.

- 6) The estimated amount required in the reserve fund at the end of the fiscal year is: **\$3,255,665.00**
 based on the method of calculation in paragraph (4) of subdivision (b) of section 5570 of the Civil Code, and based in whole or in part on the last Reserve Study prepared by RSI for the year and date noted above.

The projected reserve fund cash balance at the end of the fiscal year is: **\$4,047,716.40**
 resulting in reserves being percent funded at this date in the amount of: **124.33%**

- 7) Based on the method of calculation in paragraph (4) of subdivision (b) of section 5570 of the Civil Code (i.e. **Funding Plan #3 per the study**), at the end of each of the next five budget years the estimated amount required in the reserve fund, the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, and the percent funded is as follows:

YEAR	ESTIMATED AMOUNT REQUIRED IN THE RESERVE FUND	PROJECTED RESERVE FUND CASH BALANCE	PERCENT FUNDED
12/31/2024	\$3,255,665	\$4,047,716	124.33%
12/31/2025	\$3,317,891	\$3,935,782	118.62%
12/31/2026	\$3,587,979	\$4,033,248	112.41%
12/31/2027	\$3,915,323	\$4,083,393	104.29%
12/31/2028	\$1,705,473	\$1,746,348	102.40%

If the reserve funding plan **approved by the association** is implemented, the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues including additional assessments detailed in #4 above, and the percent funded is as follows:

YEAR	ESTIMATED AMOUNT REQUIRED IN THE RESERVE FUND	PROJECTED RESERVE FUND CASH BALANCE	PERCENT FUNDED
12/31/2024	\$3,255,665	\$4,059,826	124.70%
12/31/2025	\$3,317,891	\$3,948,114	118.99%
12/31/2026	\$3,587,979	\$4,045,807	112.76%
12/31/2027	\$3,915,323	\$4,096,182	104.62%
12/31/2028	\$1,705,473	\$1,759,372	103.16%

NOTE: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds per year was:

3.00%

The assumed long-term inflation rate (per yr) to be applied to major component repair and replacement costs was:

2.49%

It has been assumed that a reserve funding plan has been adopted by the board of directors at an open meeting before the membership of the association as described in California Civil Code Section 5560 (a).

For the purposes of preparing a summary pursuant to this section:

- 1) "Estimated remaining useful life" means the time reasonably calculated to remain before a major component will require replacement.
- 2) "Major component" has the meaning used in Section 5550. Components with an estimated remaining useful life of more than 30 years may be included in a study as a capital asset or disregarded from the reserve calculation, so long as the decision is revealed in the Reserve Study and reported in the Assessment and Reserve Funding Disclosure Summary.
- 3) The form set out in subdivision (a) shall accompany each pro forma operating budget or summary thereof that is delivered pursuant to this article. The form may be supplemented or modified to clarify the information delivered, so long as the minimum information set out in subdivision (a) is provided.
- 4) For the purpose of the report and summary, the amount of reserves needed to be accumulated for a component at a given time shall be computed as the current cost of replacement or repair multiplied by the number of years the component has been in divided by the useful life of the component. This shall not be construed to require the board to fund reserves in accordance with this calculation.

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For the year beginning: 1/1/2024

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**FUNDING PLAN FOR ASSESSMENT AND RESERVE FUNDING DISCLOSURE SUMMARY (ARFDS) - ANNUAL BASIS
 PLANNED UNIT DEVELOPMENT HOMEOWNERS ASSOCIATION (SAMPLE ONLY)**

DESCRIPTION	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038
RESERVE CONTRIBUTION	252,000	260,208	282,118	305,872	331,626	359,549	389,823	422,646	458,233	496,816	538,648	584,002	601,523	619,568	638,155
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	77,731	72,797	72,670	74,016	53,231	30,788	31,334	34,897	35,803	36,560	37,084	39,129	45,644	51,588	57,988
COMPONENT COSTS (b)	(760,830)	(444,717)	(257,095)	(329,512)	(2,721,667)	(522,274)	(229,154)	(257,616)	(594,357)	(349,677)	(701,797)	(272,207)	(281,382)	(383,011)	(280,313)
NET RECEIPTS/(DISBURSE)	(431,099)	(111,712)	97,692	50,375	(2,336,810)	(131,937)	192,003	199,927	(100,321)	183,700	(126,064)	350,924	365,784	288,146	415,830
CASH BALANCE: begin year	4,490,925	4,059,826	3,948,114	4,045,807	4,096,182	1,759,372	1,627,435	1,819,438	2,019,365	1,919,044	2,102,743	1,976,679	2,327,603	2,693,387	2,981,533
CASH BALANCE: end year	4,059,826	3,948,114	4,045,807	4,096,182	1,759,372	1,627,435	1,819,438	2,019,365	1,919,044	2,102,743	1,976,679	2,327,603	2,693,387	2,981,533	3,397,363
COMPONENT ACCUMULATED DEPRECIATION (c)	3,512,414	3,255,665	3,317,891	3,587,979	3,915,323	1,705,473	1,692,189	1,992,009	2,298,118	2,267,328	2,515,878	2,402,136	2,739,486	3,094,203	3,362,559
less: beginning cash balance	4,490,925	4,059,826	3,948,114	4,045,807	4,096,182	1,759,372	1,627,435	1,819,438	2,019,365	1,919,044	2,102,743	1,976,679	2,327,603	2,693,387	2,981,533
over/(under) funded-total	978,511	804,161	630,224	457,828	180,859	53,899	(64,754)	(172,571)	(278,753)	(348,284)	(413,134)	(425,457)	(411,883)	(400,815)	(381,026)
" " " per unit	3,421	2,812	2,204	1,601	632	188	(226)	(603)	(975)	(1,218)	(1,445)	(1,488)	(1,440)	(1,401)	(1,332)

DESCRIPTION	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052	1/1/2053
RESERVE CONTRIBUTION	657,300	677,019	697,329	718,249	739,797	761,991	784,850	808,396	832,648	857,627	883,356	909,857	937,153	965,267	994,225
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	62,350	67,973	76,680	76,113	76,278	78,903	82,507	93,597	103,359	112,359	118,707	121,122	128,030	135,748	99,700
COMPONENT COSTS (b)	(655,678)	(190,408)	(370,759)	(1,259,999)	(332,242)	(1,035,975)	(275,863)	(273,527)	(490,638)	(425,262)	(848,500)	(918,896)	(417,338)	(899,896)	(5,260,423)
NET RECEIPTS/(DISBURSE)	63,972	554,584	403,250	(465,637)	483,833	(195,081)	591,494	628,466	445,369	544,725	153,564	112,083	647,845	201,119	(4,166,498)
CASH BALANCE: begin year	3,397,363	3,461,335	4,015,919	4,419,169	3,953,532	4,437,365	4,242,284	4,833,778	5,462,244	5,907,613	6,452,338	6,605,902	6,717,985	7,365,830	7,566,948
CASH BALANCE: end year	3,461,335	4,015,919	4,419,169	3,953,532	4,437,365	4,242,284	4,833,778	5,462,244	5,907,613	6,452,338	6,605,902	6,717,985	7,365,830	7,566,948	3,400,450
COMPONENT ACCUMULATED DEPRECIATION (c)	3,774,933	3,805,253	4,336,711	4,754,192	4,242,181	4,717,859	4,464,392	5,000,412	5,579,815	5,965,737	6,466,584	6,568,110	6,595,207	7,179,567	7,511,588
less: beginning cash balance	3,397,363	3,461,335	4,015,919	4,419,169	3,953,532	4,437,365	4,242,284	4,833,778	5,462,244	5,907,613	6,452,338	6,605,902	6,717,985	7,365,830	7,566,948
over/(under) funded-total	(377,570)	(343,918)	(320,792)	(335,023)	(288,649)	(280,494)	(222,108)	(166,634)	(117,570)	(58,123)	(14,245)	37,792	122,778	186,262	55,360
" " " per unit	(1,320)	(1,203)	(1,122)	(1,171)	(1,009)	(981)	(777)	(583)	(411)	(203)	(50)	132	429	651	194

FOOTNOTES: (a) Interest income calculated on average balance less Federal & State income taxes of 39.3% Rate: 3.0000%
 (b) See "Reserve Expenditures By Year Schedule"
 (c) See "Component Accumulated Depreciation Analysis"