

3- Minute Executive Summary

Association: Big Sky HOA **Assoc. #: 13144-4**
 Main
Location: Simi Valley, CA **# of Units:771**
Report Period: June 1, 2018 through May 31, 2019

Findings/Recommendations as-of: June 1, 2018

Projected Starting Reserve Balance	\$1,683,432
Current Fully Funded Reserve Balance	\$764,284
Average Reserve (Surplus) Per Unit	(\$1,192)
Percent Funded	220.3 %
2018 Recommended Monthly Contributions	\$8,353
2018 Recommended Special Assessments for Reserves	\$0
Most Recent Reserve Contribution	\$8,353

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 1.00 %
 Annual Inflation Rate 3.00 %

This is an Update "No-Site-Visit" Reserve Study, based on a prior Report prepared by Association Reserves for your 2017/2018 Fiscal Year. No site inspection was performed as part of this Reserve Study.

This Reserve Study was prepared by or under the supervision of a credentialed Reserve Specialist (RS).

Because your Reserve Fund is above 130% at 220.3 % Funded, this represents a surplus Reserve Status and a *low* risk of special assessments. In perspective, while being in surplus status is *low* risk, it's best to see your percent funded trending back towards 100% so that contributions levels are not deemed to be inefficient.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to maintain your Reserve contributions in the 2018/2019 fiscal year followed by gradually bringing contributions back to normal levels.

Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".

No assets appropriate for Reserve designation were excluded.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
General Common Area				
201	Asphalt - Remove/Replace (Parking)	28	14	\$49,350
202	Asphalt - Seal/Repair	5	1	\$4,590
206	Special/Stamped Concrete - Replace	20	7	\$159,500
306	Exhaust Fan - Replace	10	6	\$1,630
321	Landscape Lights - Replace	15	11	\$11,190
403	Mailboxes & Posts - Replace	20	16	\$140,500
406	Dog Stations - Replace	15	7	\$5,200
507	Split Rail Concrete Fence - Repair	1	0	\$40,800
701	Front Doors - Replace	20	7	\$3,570
708	Trash Gates - Replace	20	7	\$2,550
1001	Backflow Devices - Partial Replace	3	0	\$15,200
1002	Irrigation Pumps - Replace (A)	10	0	\$109,950
1002	Irrigation Pumps - Replace (B)	10	6	\$36,700
1002	Irrigation Pumps - Replace (C)	10	9	\$18,400
1003	IQ Irrigation Controllers - Replace	12	8	\$216,500
1004	Backflow Enclosures - Replace	30	17	\$50,500
1004	Pump Enclosures - Replace	20	7	\$79,000
1004	Time Clock Enclosure - Replace (SS)	30	26	\$10,690
1004	Time Clock Enclosures - Replace	25	12	\$71,400
1005	Irrigation System - Refurbish	1	0	\$35,700
1009	Landscaping - Refurbish	1	0	\$33,350
1114	Mailboxes - Repaint	10	6	\$51,100
1114	Mailboxes Stands - Repaint	10	6	\$51,100
1115	Waterscape Building - Repaint	10	6	\$7,650
1207	Waterscape Filter - Replace	8	4	\$1,790
1210	Waterscape Pump - Replace (large)	10	4	\$19,150
1210	Waterscape Pump - Replace (small)	8	4	\$2,040
1302	Cap Sheet Roof - Replace	20	7	\$2,600
1304	Tile Roof - Replace Underlayment	30	17	\$22,800
1402	Monument Signs - Refurbish	10	6	\$10,090
1808	Trees - Trim/Remove/Replace	1	0	\$35,350
1831	Vortex Drains - Maintenance	10	0	\$50,000
32	Total Funded Components			

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