

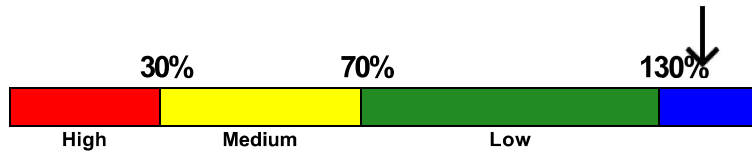
### 3- Minute Executive Summary

**Association:** Big Sky **Assoc. #: 13144-5**  
 Glen Meadow  
**Location:** Simi Valley, CA **# of Units: 59**  
**Report Period:** June 1, 2019 through May 31, 2020

**Findings/Recommendations as-of: June 1, 2019**

Projected Starting Reserve Balance	\$670,774
Current Fully Funded Reserve Balance	\$290,893
Average Reserve Deficit (Surplus) Per Unit	(\$6,439)
Percent Funded	230.6 %
2019 Recommended Monthly Contributions	\$1,646
2019 Recommended Special Assessments for Reserves	\$0
Most Recent Reserve Contribution	\$1,646

Reserves % Funded: 230.6%



Special Assessment Risk:

**Economic Assumptions:**

Net Annual "After Tax" Interest Earnings Accruing to Reserves .....2.00 %  
 Annual Inflation Rate .....3.00 %

This is a With-Site Visit update based on a prior Reserve Study prepared by Association Reserves, Inc. for your 2018/2019 Fiscal Year. We performed the site inspection on 4/9/2019.

This Reserve Study was prepared by a credentialed Reserve Specialist (RS #266).

Because your Reserve Fund is (above 130%) at 230.6 % Funded, this represents a surplus Reserve position. Associations in this range have a Low risk of Reserve cash-flow problems (such as special assessments and/or deferred maintenance) in the near future.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to maintain your Reserve contributions.

Your multi-year Funding Plan is designed to provide for timely execution of Reserve projects and to keep your association at or near the "Fully Funded" (100%) level.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Inventory			
201 Asphalt - Remove/Replace	28	14	\$429,000
202 Asphalt - Seal/Repair	5	0	\$21,250
503 Metal Fence/Rail - Replace	24	11	\$7,600
503 Vehicle Gates - Replace	24	11	\$44,000
504 Vehicle Gates - Repair	8	7	\$2,100
704 Intercoms - Replace	15	14	\$17,150
705 Gate Operators - Replace	12	2	\$26,800
1107 Metal Fence/Rail - Repaint	5	4	\$3,600
1402 Entry Monument - Refurbish	15	5	\$4,100
<b>9 Total Funded Components</b>			

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