

**RESERVE STUDY SUMMARY**

**ASSOCIATION INFORMATION:**

Name of Association: **OAK RANCH ESTATES HOA**  
 Location: **OAK VIEW, CA**  
 Number of Units: **40**  
 Approximate Age of Complex: **42**

**This report recommends contributions for Budget Year:**  
 Beginning: **JANUARY 1, 2021**  
 Ending: **DECEMBER 31, 2021**

Reserve Study Report Date: **AUGUST 19, 2020**  
 Current Fiscal Year End: **DECEMBER 31, 2020**

**CURRENT FUNDS SUMMARY:**

Projected Reserve Balance at Current Fiscal Year End: **\$26,200**  
 Ideal Reserve Balance at Current Fiscal Year End: **\$38,164**

**PERCENT FUNDED:** **69%**

**CURRENT RESERVE CONTRIBUTIONS:**

|                                     | Annual  | Monthly | Monthly<br>Per Unit |
|-------------------------------------|---------|---------|---------------------|
| 2020 Budgeted Reserve Contribution: | \$4,092 | \$341   | \$8.53              |

**RECOMMENDATIONS FOR BUDGET YEAR 2021**

**RESERVE CONTRIBUTION MODELS:**

|  | Annual  | Monthly | Monthly<br>Per Unit |
|--|---------|---------|---------------------|
| 2021 J.D. Brooks Recommendation in Box |         |         |                     |
| 2021 Straight-Line Contribution:       | \$3,771 | \$314   | \$7.86              |
| 2021 Deficit Reduction Contribution:   | \$4,321 | \$360   | \$9.00              |
| 2021 Cash-Flow (Minimum) Contribution: | \$3,663 | \$305   | \$7.63              |

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**DRAFT****OAK RANCH ESTATES HOA**CURRENT FISCAL YEAR END: DECEMBER 31, 2020  
NUMBER OF UNITS: 40RESERVE COMPONENT  
INVENTORY

| CATEGORY                   | UNIT     | UNIT  | REPAIR / | USEFUL | RMNG. | STRAIGHT-LINE           | IDEAL       | PROJECTED   | DEFICIT | DEFICIT      |     |
|----------------------------|----------|-------|----------|--------|-------|-------------------------|-------------|-------------|---------|--------------|-----|
| RESERVE COMPONENT          | QUANTITY | TYPE  | REPLACE  | LIFE   | LIFE  | ANNUAL                  | BALANCE     | BALANCE     | DEFICIT | CONTRIBUTION |     |
|                            |          |       | COST     |        |       | CONTRIBUTION@F.Y.E.2020 | @F.Y.E.2020 | @F.Y.E.2020 |         | ANNUAL       |     |
| <b>ROOFING</b>             |          |       |          |        |       |                         |             |             |         |              |     |
| CORRAL ROOF 1 (MIDDLE)     | 600      | SqFT  | 3.40     | 2,040  | 40    | 20                      | 51          | 1,071       | -       | (1,071)      | 105 |
| CORRAL ROOF 2 (UPPER)      | 400      | SqFT  | 3.40     | 1,360  | 40    | 14                      | 34          | 918         | 918     | -            | 34  |
| CORRAL ROOF 3A (LOWER)     | 200      | SqFT  | 3.40     | 680    | 40    | 14                      | 17          | 459         | 459     | -            | 17  |
| CORRAL ROOF 3B (LOWER)     | 200      | SqFT  | 3.40     | 680    | 40    | 28                      | 17          | 221         | -       | (221)        | 25  |
| CORRAL ROOF 4A (EAST)      | 200      | SqFT  | 3.40     | 680    | 40    | 38                      | 17          | 51          | -       | (51)         | 18  |
| <b>SHEDS / BUILDINGS</b>   |          |       |          |        |       |                         |             |             |         |              |     |
| STORAGE SHEDS              | 8        | UNIT  | 1120     | 8,960  | 25    | 20                      | 358         | 2,150       | -       | (2,150)      | 466 |
| CONCRETE SHED BASES        | 8        | UNIT  | 430      | 3,440  | 40    | 35                      | 86          | 516         | -       | (516)        | 101 |
| MANURE STORAGE             | 1        | ALLOW | 3800     | 3,800  | 30    | 27                      | 127         | 507         | -       | (507)        | 145 |
| RETAINING WALL (EAST C)    | 1        | ALLOW | 1900     | 1,900  | 40    | 38                      | 48          | 143         | -       | (143)        | 51  |
| <b>PAVING</b>              |          |       |          |        |       |                         |             |             |         |              |     |
| CONCRETE DRIVE REPAIRS     | 1        | ALLOW | 1100     | 1,100  | 20    | 16                      | 55          | 275         | 214     | (61)         | 59  |
| DRIVEWAY EXTENSION         | 1        | ALLOW | 4100     | 4,100  | 20    | 7                       | 205         | 2,870       | 2,870   | -            | 205 |
| GRAVEL PAVING              | 1        | ALLOW | 1240     | 1,240  | 5     | 4                       | 248         | 496         | 496     | -            | 248 |
| ARENA SAND                 | 1        | ALLOW | 1470     | 1,470  | 8     | 6                       | 184         | 551         | 551     | -            | 184 |
| <b>FENCING</b>             |          |       |          |        |       |                         |             |             |         |              |     |
| PERIM. WIRE FENCE REPAIRS  | 1        | ALLOW | 1810     | 1,810  | 5     | 4                       | 362         | 724         | 724     | -            | 362 |
| VINYL FENCE                | 320      | LNFT  | 26.00    | 8,320  | 40    | 26                      | 208         | 3,120       | -       | (3,120)      | 328 |
| VINYL GATE                 | 1        | UNIT  | 3760     | 3,760  | 40    | 26                      | 94          | 1,410       | -       | (1,410)      | 148 |
| ARENA PIPE RAILING         | 300      | LNFT  | 31.60    | 9,480  | 50    | 16                      | 190         | 6,636       | 5,171   | (1,465)      | 281 |
| ARENA PIPE GATE            | 1        | UNIT  | 1650     | 1,650  | 50    | 16                      | 33          | 1,155       | 900     | (255)        | 49  |
| CORRAL RAILING -1 (MIDDLE) | 220      | LNFT  |          | 2,630  | 40    | 16                      | 66          | 1,644       | 1,281   | (363)        | 88  |
| CORRAL RAILING -2 (UPPER)  | 170      | LNFT  |          | 1,750  | 40    | 16                      | 44          | 1,094       | 852     | (242)        | 59  |
| CORRAL RAILING -3A (LOWER) | 100      | LNFT  |          | 900    | 40    | 16                      | 23          | 563         | 438     | (124)        | 30  |
| CORRAL RAILING -3B (LOWER) | 165      | LNFT  |          | 900    | 30    | 28                      | 30          | 90          | -       | (90)         | 33  |
| CORRAL RAILING -4A (EAST)  | 100      | LNFT  |          | 900    | 40    | 38                      | 23          | 68          | -       | (68)         | 24  |
| <b>EQUIPMENT</b>           |          |       |          |        |       |                         |             |             |         |              |     |
| PARK BENCHES               | 2        | UNIT  | 440      | 880    | 20    | 10                      | 44          | 484         | 484     | -            | 44  |
| PICNIC TABLES/BENCHES      | 4        | UNIT  | 1130     | 4,520  | 20    | 10                      | 226         | 2,486       | 2,486   | -            | 226 |
| ARENA DRAGGER              | 1        | UNIT  | 180      | 180    | 10    | 8                       | 18          | 54          | 54      | -            | 18  |
| <b>FIXTURES</b>            |          |       |          |        |       |                         |             |             |         |              |     |
| LIGHTING FIXTURES          | 9        | UNIT  | 350      | 3,150  | 40    | 7                       | 79          | 2,678       | 2,678   | -            | 79  |
| ENTRANCE MONUMENTS         | 2        | UNIT  | 270      | 540    | 20    | 17                      | 27          | 108         | -       | (108)        | 33  |
| NO TRESPASSING SIGNS       | 5        | UNIT  | 165      | 825    | 5     | 1                       | 165         | 825         | 825     | -            | 165 |
| NO TRESPASSING SIGNS       | 2        | UNIT  | 165      | 330    | 10    | 6                       | 33          | 165         | 165     | -            | 33  |
| ARENA SPRINKLERS           | 8        | UNIT  | 180      | 1,440  | 15    | 9                       | 96          | 672         | 672     | -            | 96  |

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**OAK RANCH ESTATES HOA**

RESERVE COMPONENT  
INVENTORY

CURRENT FISCAL YEAR END: DECEMBER 31, 2020  
NUMBER OF UNITS: 40

| CATEGORY                       | RESERVE COMPONENT     | QUANTITY | UNIT TYPE | UNIT COST | REPAIR / REPLACE COST | USEFUL LIFE | RMNG. LIFE | STRAIGHT-LINE ANNUAL CONTRIBUTION @F.Y.E.2020 | IDEAL BALANCE @F.Y.E.2020 | PROJECTED BALANCE @F.Y.E.2020 | DEFICIT  | DEFICIT REDUCTION ANNUAL CONTRIBUTION |
|--------------------------------|-----------------------|----------|-----------|-----------|-----------------------|-------------|------------|---|---------------------------|-------------------------------|----------|---------------------------------------|
| <b>PLUMBING &amp; ELECTRIC</b> |                       |          |           |           |                       |             |            |   |                           |                               |          |                                       |
|                                | PLUMB.UPGRADE/REPAIRS | 1        | ALLOW     | 2060      | 2,060                 | 10          | 4          | 206   | 1,442                     | 1,442                         | -        | 206                                   |
|                                | ELECT,UPGRADE/REPAIRS | 1        | ALLOW     | 3600      | 3,600                 | 10          | 4          | 360   | 2,520                     | 2,520                         | -        | 360                                   |
| <b>CONTINGENCY: 0%</b>         |                       |          |           |           |                       |             |            |   |                           |                               |          |                                       |
| <b>TOTALS:</b>                 |                       |          |           |           | 81,075                |             |            | 3,771   | 38,164                    | 26,200                        | (11,964) | 4,321                                 |

|  |    |
|--|----|
| NET INTEREST ON RESERVE SAVINGS :        | 1% |
| INFLATION RATE :                         | 3% |
| INCREASE TO ANNUAL RESERVE CONTRIBUTION: | 3% |