

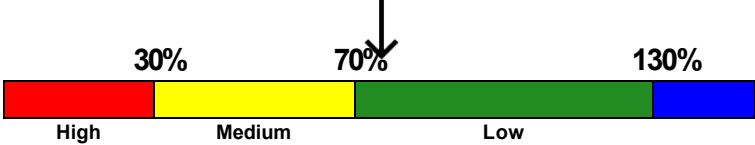
## 3- Minute Executive Summary

**Association:** Renaissance in the Redlands HOA **Assoc. #: 40779-0**  
**Location:** Grand Junction, CO **# of Units: 77**  
**Report Period:** January 1, 2021 through December 31, 2021

**Findings/Recommendations as-of: January 1, 2021**

Starting Reserve Balance . . . . .	\$15,000
Fully Funded Reserve Balance . . . . .	\$19,643
Percent Funded . . . . .	76.4 %
Recommended 2021 Annual "Fully Funding" Contributions . . . . .	\$1,700
Alternate/Baseline Annual Minimum Contributions to Keep Reserves Above \$0 . . .	\$1,550
Recommended 2021 Special Assessments for Reserves . . . . .	\$0
Most Recent Annual Reserve Contribution Rate . . . . .	\$0

**Reserves % Funded: 76.4%**



**Special Assessment Risk:**

**Economic Assumptions:**

**Net Annual "After Tax" Interest Earnings Accruing to Reserves . . . . .** 0.25 %  
**Annual Inflation Rate . . . . .** 3.00 %

- This "Do-It-Yourself" Reserve Study Kit, means that this report is based on the information provided to our firm shown in the attached appendix, without oversight or review by Association Reserves personnel. As such, no site inspection was performed by Association Reserves personnel as part of this Reserve Study.
- The Reserve Study was reviewed by a credentialed Reserve Specialist (RS).
- Your Reserve Fund is currently 76.4 % Funded. This means the client's special assessment & deferred maintenance risk is currently Low.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget the Annual Reserve contributions at \$1,700 with 3% annual increases in order to be within the 70% to 130% level as noted above. 100% "Full" contribution rates are designed to achieve these funding objectives by the end of our 30-year report scope.
- The goal of the Reserve Study is to help the client offset inevitable annual deterioration of the common area components. The Reserve Study will guide the client to establish an appropriate Reserve Contribution rate that offsets the annual deterioration of the components and 'keep pace' with the rate of ongoing deterioration. No assets appropriate for Reserve designation were excluded. See photo appendix for component details; the basis of our assumptions.
- We recommend that this Reserve Study be updated annually, with a With-Site-Visit Reserve Study every three years. Research has found that clients who update their Reserve Study annually with a No-Site-Visit Reserve Study reduce their risk of special assessment by ~ 35%.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Inventory			
2159 Fence - 3' ft 2-rail plastic	40	20	\$5,000
2181 Entrance Signs	35	15	\$30,000
<b>2 Total Funded Components</b>			

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

## Do-It-Yourself Reserve Study Worksheet

Note: Any questions relating to the information contained in this Appendix should be directed to the contact person indicated on the following page.