3- Minute Executive Summary

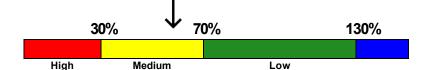
Association: Casa del Cielo HOA Assoc. #: 34714-0 Location: Scottsdale, AZ # of Units:150

Report Period: January 1, 2019 through December 31, 2019

Findings/Recommendations as-of: January 1, 2019

Projected Starting Reserve Balance	. \$118,000
Current Fully Funded Reserve Balance	. \$198,603
Average Reserve Deficit (Surplus) Per Unit	\$537.
Percent Funded	59.4 %
Recommended 2019 Annual Reserve Contribution	\$23,000
Recommended 2019 Special Assessments for Reserves	\$0.
Most Recent Reserve Contribution Rate	\$0,

Reserves % Funded: 59.4%



Special Assessment Risk:

Economic Accumptions:

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

This is a "Full" Reserve Study (original, created "from scratch") based on our site inspection on 6/12/2018.

The Reserve expense threshold for this analysis is \$1,000, which means no expenses under that amount are funded in the Reserve Study.

Your Reserve Fund is 59.4 % Funded. This means the Reserve Fund status is Fair, and special assessment risk is currently Medium.

The objective of your multi-year Funding Plan is to Fully Fund Reserves, where associations enjoy a low risk of Reserve cash flow problems.

Based on this starting point and anticipated future expenses, we recommend budgeting Annual Reserve contributions of \$23,000. Nominal annual increases are scheduled to help offset inflation (see tables herein for details).

110 Monument Lights - Replace 15 0 \$3. 501 Stucco Walls - Repair 24 12 \$16, 502 Stucco Walls - Repairt 6 0 \$11, 600 Irrigation System - Replace 30 25 \$68. POOL AREA 1104 Landscape Lights - Replace 15 11 \$2, 1120 Metal Fence - Replace 30 8 \$8. 1130 Pool Ramada - Renovate 30 8 \$85. 1150 Flat Roof - Replace 20 2 \$1. 1154 Tile Roof - Replace 30 2 \$6. 1150 Kitchen - Remodel 20 0 \$15. 1170 Restrooms - Remodel 30 5 \$17. 1174 Shower - Refurbish 30 5 \$2. 1200 Pool Deck - Resurface 18 6 \$11. 1201 Pool Deck - SeaufRepair 6 0 \$5. 1202 Shade Sall - Replace 15 14 \$3. 1210 Pool - Resurface 15 14 \$3.	#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
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501 Stucco Walls - Repair 24 12 \$16 502 Stucco Walls - Repaint 6 0 \$11 600 Irrigation System - Replace 30 25 \$68 POOL AREA ***********************************	100	Monuments - Refurbish	30	0	\$14,400
502 Stucco Walls - Repaint 6 0 \$11. 600 Irrigation System - Replace 30 25 \$68. POOL AREA 1104 Landscape Lights - Replace 15 11 \$2. 1120 Metal Fence - Replace 30 8 \$8. 1130 Pool Ramada - Repaint 8 0 \$5. 1140 Pool Ramada - Renovate 30 8 \$85. 1150 Flat Roof - Replace 20 2 \$1. 1154 Tile Roof - Replace 30 2 \$6. 1150 Ristrooms - Remodel 20 0 \$15. 1170 Restrooms - Remodel 30 5 \$17. 1174 Shower - Refurbish 30 5 \$2. 1170 Restrooms - Remodel 30 5 \$17. 1174 Shower - Refurbish 30 5 \$17. 1175 Restrooms - Remodel 30 5 \$2. 1170 Pool Deck - Resurface 18 6 \$11. 1170 Pool Pool Resurface 18 6 0 \$5.	110	Monument Lights - Replace	15	0	\$3,500
600 Irrigation System - Replace 30 25 \$68. POOL AREA 1104 Landscape Lights - Replace 15 11 \$2. 1120 Metal Fence - Replace 30 8 \$8. 1130 Pool Ramada - Repaint 8 0 \$5. 1140 Pool Ramada - Renovate 30 8 \$85. 1150 Flat Roof - Replace 20 2 \$1. 1154 Tile Roof - Replace 30 2 \$6. 1160 Kitchen - Remodel 20 0 \$15. 1170 Restrooms - Remodel 30 5 \$17. 1170 Restrooms - Remodel 30 5 \$2. 1200 Pool Deck - Resurface 18 6 \$11. 1201 Pool Deck - Resurface 18 6 \$11. 1202 Pool Peck - Resurface 18 6 \$11. 1203 Shade Sail - Replace 15 14 \$12. 1210 Pool - Resurface 15 14 \$12. 1210 Furniture (Strap) - Replace 15 14 \$3. <t< td=""><td>501</td><td>Stucco Walls - Repair</td><td>24</td><td>12</td><td>\$16,600</td></t<>	501	Stucco Walls - Repair	24	12	\$16,600
POOL AREA 1104 Landscape Lights - Replace 15 11 \$2. 1120 Metal Fence - Replace 30 8 \$8. 1130 Pool Ramada - Repaint 8 0 \$5. 1140 Pool Ramada - Renovate 30 8 \$85. 1150 Flat Roof - Replace 20 2 \$1. 1154 Tile Roof - Replace 30 2 \$6. 1160 Kitchen - Remodel 20 0 \$15. 1170 Restrooms - Remodel 30 5 \$17. 1174 Shower - Refurbish 30 5 \$2. 1200 Pool Deck - Resurface 18 6 \$11. 1201 Pool Deck - Seal/Repair 6 0 \$5. 1208 Shade Sail - Replace 12 7 \$5. 1209 Pool - Resurface 15 14 \$12. 1210 Pool - Resurface 15 14 \$12. 1210 Furniture (Strap) - Replace 15 14 \$3. 1215 Furniture (Strap) - Replace 8 5 \$1.	502	Stucco Walls - Repaint	6	0	\$11,050
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1150 Flat Roof - Replace 20 2 \$1, 1154 Tile Roof - Replace 30 2 \$6, 1160 Kitchen - Remodel 20 0 \$15, 1170 Restrooms - Remodel 30 5 \$17, 1174 Shower - Refurbish 30 5 \$2, 1200 Pool Deck - Resurface 18 6 \$11, 1201 Pool Deck - Seal/Repair 6 0 \$5, 1208 Shade Sail - Replace 12 7 \$5, 1210 Pool - Resurface 15 14 \$12, 1212 Spa - Resurface 15 14 \$3, 1215 Furniture (Strap) - Replace 6 0 \$4, 1216 Furniture (Sling) - Replace 8 5 \$1, 1217 Furniture (Metal) - Replace 8 5 \$1, 1220 Umbrellas - Replace 15 2 \$1, 1242 Pool Pump - Replace 15 2 \$1, 1245 Pool Heater - Replace 15 12 \$1, 125 Spa Filter - Replace 15 12 \$1, 125 Spa Filter - Replace 15 2	1130	Pool Ramada - Repaint	8	0	\$5,650
1154 Tile Roof - Replace 30 2 \$6 1160 Kitchen - Remodel 20 0 \$15 1170 Restrooms - Remodel 30 5 \$17 1174 Shower - Refurbish 30 5 \$2 1200 Pool Deck - Resurface 18 6 \$11 1201 Pool Deck - Seal/Repair 6 0 \$5 1208 Shade Sail - Replace 12 7 \$5 1210 Pool - Resurface 15 14 \$12 1211 Spa - Resurface 15 14 \$12 1212 Spa - Resurface 15 14 \$3 1215 Furniture (Strap) - Replace 6 0 \$4 1216 Furniture (Metal) - Replace 8 5 \$1 1217 Furniture (Metal) - Replace 30 4 \$5 1220 Umbrellas - Replace 20 0 \$2 1240 Pool Filter - Replace 15 2 \$1 1242 Pool Pump - Replace 15 12 \$1 1246 Pool Heater - Replace 15 12 \$1 1252 Spa Filter Pump - Replace 15 12 \$	1140	Pool Ramada - Renovate	30	8	\$85,000
1160 Kitchen - Remodel 20 0 \$15, 1170 Restrooms - Remodel 30 5 \$17, 1174 Shower - Refurbish 30 5 \$2, 1200 Pool Deck - Resurface 18 6 \$11, 1201 Pool Deck - Seal/Repair 6 0 \$5, 1208 Shade Sail - Replace 12 7 \$5, 1210 Pool - Resurface 15 14 \$12, 1212 Spa - Resurface 15 14 \$3, 1215 Furniture (Strap) - Replace 6 0 \$4, 1216 Furniture (Sling) - Replace 8 5 \$1, 1217 Furniture (Metal) - Replace 30 4 \$5, 1220 Umbrellas - Replace 20 0 \$2, 1240 Pool Filter - Replace 15 2 \$1, 1242 Pool Pump - Replace 12 10 \$1, 1246 Pool Heater - Replace 8 5 \$3, 1250 Spa Filter - Replace 15 12 \$1, 1252 Spa Filter - Pump - Replace 15 12 \$1, 1253 Spa Jet Pump - Replace 15	1150	Flat Roof - Replace	20	2	\$1,150
1170 Restrooms - Remodel 30 5 \$17, 1174 Shower - Refurbish 30 5 \$2, 1200 Pool Deck - Resurface 18 6 \$11, 1201 Pool Deck - Seal/Repair 6 0 \$5, 1208 Shade Sail - Replace 12 7 \$5, 1210 Pool - Resurface 15 14 \$12, 1212 Spa - Resurface 15 14 \$3, 1215 Furniture (Strap) - Replace 6 0 \$4, 1216 Furniture (Sling) - Replace 8 5 \$1, 1217 Furniture (Metal) - Replace 8 5 \$1, 1220 Umbrellas - Replace 30 4 \$5, 1220 Umbrellas - Replace 20 0 \$2, 1240 Pool Filter - Replace 15 2 \$1, 1242 Pool Pump - Replace 15 2 \$1, 1245 Spa Filter - Replace 15 12 \$1, 1252 Spa Filter - Replace 15 12 \$1, 1253 Spa Jet Pump - Replace 15 2 \$1, 1256 Spa Heater - Replace 8 0 </td <td>1154</td> <td>Tile Roof - Replace</td> <td>30</td> <td>2</td> <td>\$6,150</td>	1154	Tile Roof - Replace	30	2	\$6,150
1174 Shower - Refurbish 30 5 \$2, 1200 Pool Deck - Resurface 18 6 \$11, 1201 Pool Deck - Seal/Repair 6 0 \$5, 1208 Shade Sail - Replace 12 7 \$5, 1210 Pool - Resurface 15 14 \$12, 1212 Spa - Resurface 15 14 \$3, 1215 Furniture (Strap) - Replace 6 0 \$4, 1216 Furniture (Sling) - Replace 8 5 \$1, 1217 Furniture (Metal) - Replace 8 5 \$1, 1220 Umbrellas - Replace 30 4 \$5, 1220 Umbrellas - Replace 15 2 \$1, 1242 Pool Pump - Replace 15 2 \$1, 1242 Pool Pump - Replace 12 10 \$1, 1250 Spa Filter - Replace 15 12 \$1, 1252 Spa Filter Pump - Replace 15 12 \$1, 1253 Spa Jet Pump - Replace 15 2 \$1, 1256 Spa Heater - Replace 8 0 \$2,	1160	Kitchen - Remodel	20	0	\$15,700
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1201 Pool Deck - Seal/Repair 6 0 \$5, 1208 Shade Sail - Replace 12 7 \$5, 1210 Pool - Resurface 15 14 \$12, 1212 Spa - Resurface 15 14 \$3, 1215 Furniture (Strap) - Replace 6 0 \$4, 1216 Furniture (Sling) - Replace 8 5 \$1, 1217 Furniture (Metal) - Replace 30 4 \$5, 1220 Umbrellas - Replace 20 0 \$2, 1240 Pool Filter - Replace 15 2 \$1, 1242 Pool Pump - Replace 12 10 \$1, 1246 Pool Heater - Replace 8 5 \$3, 1250 Spa Filter - Replace 15 12 \$1, 1252 Spa Filter Pump - Replace 15 12 \$1, 1253 Spa Jet Pump - Replace 15 2 \$1, 1256 Spa Heater - Replace 8 0 \$2, 1256 Spa Heater - Replace 8 0 \$2,	1174	Shower - Refurbish	30	5	\$2,750
1208 Shade Sail - Replace 12 7 \$5, 1210 Pool - Resurface 15 14 \$12, 1212 Spa - Resurface 15 14 \$3, 1215 Furniture (Strap) - Replace 6 0 \$4, 1216 Furniture (Sling) - Replace 8 5 \$1, 1217 Furniture (Metal) - Replace 30 4 \$5, 1220 Umbrellas - Replace 20 0 \$2, 1240 Pool Filter - Replace 15 2 \$1, 1242 Pool Pump - Replace 12 10 \$1, 1246 Pool Heater - Replace 8 5 \$3, 1250 Spa Filter - Replace 15 12 \$1, 1252 Spa Filter Pump - Replace 15 12 \$1, 1253 Spa Jet Pump - Replace 15 2 \$1, 1256 Spa Heater - Replace 8 0 \$2,	1200	Pool Deck - Resurface	18	6	\$11,900
1210 Pool - Resurface 15 14 \$12, 1212 Spa - Resurface 15 14 \$3, 1215 Furniture (Strap) - Replace 6 0 \$4, 1216 Furniture (Sling) - Replace 8 5 \$1, 1217 Furniture (Metal) - Replace 30 4 \$5, 1220 Umbrellas - Replace 20 0 \$2, 1240 Pool Filter - Replace 15 2 \$1, 1242 Pool Pump - Replace 12 10 \$1, 1246 Pool Heater - Replace 8 5 \$3, 1250 Spa Filter - Replace 15 12 \$1, 1252 Spa Filter Pump - Replace 12 9 \$1, 1253 Spa Jet Pump - Replace 15 2 \$1, 1256 Spa Heater - Replace 8 0 \$2,	1201	Pool Deck - Seal/Repair	6	0	\$5,100
1212 Spa - Resurface 15 14 \$3, 1215 Furniture (Strap) - Replace 6 0 \$4, 1216 Furniture (Sling) - Replace 8 5 \$1, 1217 Furniture (Metal) - Replace 30 4 \$5, 1220 Umbrellas - Replace 20 0 \$2, 1240 Pool Filter - Replace 15 2 \$1, 1242 Pool Pump - Replace 12 10 \$1, 1246 Pool Heater - Replace 8 5 \$3, 1250 Spa Filter - Replace 15 12 \$1, 1252 Spa Filter Pump - Replace 12 9 \$1, 1253 Spa Jet Pump - Replace 15 2 \$1, 1256 Spa Heater - Replace 8 0 \$2,	1208	Shade Sail - Replace	12	7	\$5,500
1215 Furniture (Strap) - Replace 6 0 \$4, 1216 Furniture (Sling) - Replace 8 5 \$1, 1217 Furniture (Metal) - Replace 30 4 \$5, 1220 Umbrellas - Replace 20 0 \$2, 1240 Pool Filter - Replace 15 2 \$1, 1242 Pool Pump - Replace 12 10 \$1, 1246 Pool Heater - Replace 8 5 \$3, 1250 Spa Filter - Replace 15 12 \$1, 1252 Spa Filter Pump - Replace 12 9 \$1, 1253 Spa Jet Pump - Replace 15 2 \$1, 1256 Spa Heater - Replace 8 0 \$2,	1210	Pool - Resurface	15	14	\$12,150
1216 Furniture (Sling) - Replace 8 5 \$1, 1217 Furniture (Metal) - Replace 30 4 \$5, 1220 Umbrellas - Replace 20 0 \$2, 1240 Pool Filter - Replace 15 2 \$1, 1242 Pool Pump - Replace 12 10 \$1, 1246 Pool Heater - Replace 8 5 \$3, 1250 Spa Filter - Replace 15 12 \$1, 1252 Spa Filter Pump - Replace 12 9 \$1, 1253 Spa Jet Pump - Replace 15 2 \$1, 1256 Spa Heater - Replace 8 0 \$2,	1212	Spa - Resurface	15	14	\$3,100
1217 Furniture (Metal) - Replace 30 4 \$5, 1220 Umbrellas - Replace 20 0 \$2, 1240 Pool Filter - Replace 15 2 \$1, 1242 Pool Pump - Replace 12 10 \$1, 1246 Pool Heater - Replace 8 5 \$3, 1250 Spa Filter - Replace 15 12 \$1, 1252 Spa Filter Pump - Replace 12 9 \$1, 1253 Spa Jet Pump - Replace 15 2 \$1, 1256 Spa Heater - Replace 8 0 \$2,	1215	Furniture (Strap) - Replace	6	0	\$4,650
1220 Umbrellas - Replace 20 0 \$2, 1240 Pool Filter - Replace 15 2 \$1, 1242 Pool Pump - Replace 12 10 \$1, 1246 Pool Heater - Replace 8 5 \$3, 1250 Spa Filter - Replace 15 12 \$1, 1252 Spa Filter Pump - Replace 12 9 \$1, 1253 Spa Jet Pump - Replace 15 2 \$1, 1256 Spa Heater - Replace 8 0 \$2,	1216	Furniture (Sling) - Replace	8	5	\$1,500
1240 Pool Filter - Replace 15 2 \$1, 1242 Pool Pump - Replace 12 10 \$1, 1246 Pool Heater - Replace 8 5 \$3, 1250 Spa Filter - Replace 15 12 \$1, 1252 Spa Filter Pump - Replace 12 9 \$1, 1253 Spa Jet Pump - Replace 15 2 \$1, 1256 Spa Heater - Replace 8 0 \$2,	1217	Furniture (Metal) - Replace	30	4	\$5,200
1242 Pool Pump - Replace 12 10 \$1, 1246 Pool Heater - Replace 8 5 \$3, 1250 Spa Filter - Replace 15 12 \$1, 1252 Spa Filter Pump - Replace 12 9 \$1, 1253 Spa Jet Pump - Replace 15 2 \$1, 1256 Spa Heater - Replace 8 0 \$2,	1220	Umbrellas - Replace	20	0	\$2,150
1246 Pool Heater - Replace 8 5 \$3, 1250 Spa Filter - Replace 15 12 \$1, 1252 Spa Filter Pump - Replace 12 9 \$1, 1253 Spa Jet Pump - Replace 15 2 \$1, 1256 Spa Heater - Replace 8 0 \$2,	1240	Pool Filter - Replace	15	2	\$1,800
1250 Spa Filter - Replace 15 12 \$1, 1252 Spa Filter Pump - Replace 12 9 \$1, 1253 Spa Jet Pump - Replace 15 2 \$1, 1256 Spa Heater - Replace 8 0 \$2,	1242	Pool Pump - Replace	12	10	\$1,350
1252 Spa Filter Pump - Replace 12 9 \$1, 1253 Spa Jet Pump - Replace 15 2 \$1, 1256 Spa Heater - Replace 8 0 \$2,	1246	Pool Heater - Replace	8	5	\$3,700
1253 Spa Jet Pump - Replace 15 2 \$1, 1256 Spa Heater - Replace 8 0 \$2,	1250	Spa Filter - Replace	15	12	\$1,300
1256 Spa Heater - Replace 8 0 \$2,	1252	Spa Filter Pump - Replace	12	9	\$1,200
	1253	Spa Jet Pump - Replace	15	2	\$1,000
4000 Odli Oblada da Bardara	1256	Spa Heater - Replace	8	0	\$2,800
1280 Salt Chlorinators - Replace 4 3 \$2,	1280	Salt Chlorinators - Replace	4	3	\$2,600

31 Total Funded Components

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