

ATTACHMENT F

SAN IGNACIO VISTAS INC.

REPLACEMENT RESERVE PLAN
Approved by the Board 2-11-19

FUNDING PLAN 2016-2035

		Contributions						Expenditures		CALCULATION OF DUES				
Year	Opening Balance	RETURN RATE	ROI	Reserve Contribution	CONTRIBUTION		Reserve Projects	Ending Balance	Operating Budget	\$'s by LOT		ANNUAL DUES		
					INCREASE @	Total				Operating	Reserve			
2	2016	431,650	2.5%	10,744	51,750	MANUAL	62,494	30,274	463,870	69,070	302.94	226.97	525	#'S IN Yellow are ACTUALS
3	2017	464,118	3.0%	13,726	50,160	MANUAL	63,886	22,591	505,413	70,860	310.00	220.00	530	
4	2018	505,413	4.75%	23,904	40,000	MANUAL	63,904	23,550	545,767	84,000	368.42	175.44	530	
5	2019	545,767	2%	10,915	41,000	MANUAL	51,915	24,000	573,682	85,810	365.00	175.00	540	ESTIMATES planned: GREEN
6	2020	573,682	2%	11,474	40,000	ESTIMATE?	51,474	425,209	199,947	86,000	377.19	175.44	553	
7	2021	199,947	2%	3,999	40,400	= 1%	44,399	0	244,346	87,720	384.74	177.19	562	
8	2022	244,346	2%	4,887	40,804	= 1%	45,691	10,875	279,162	89,474	392.43	178.96	571	
9	2023	279,162	2%	5,583	41,212	= 1%	46,795	0	325,957	91,264	400.28	180.75	581	
10	2024	325,957	2%	6,519	41,624	= 1%	48,143	1,268	372,832	93,089	408.29	182.56	591	
11	2025	372,832	2%	7,457	42,040	= 1%	49,497	75,660	346,670	94,951	416.45	184.39	601	
12	2026	346,670	2%	6,933	42,461	= 1%	49,394	0	396,064	96,850	424.78	186.23	611	
13	2027	396,064	2%	7,921	42,885	= 1%	50,807	31,084	415,787	98,787	433.28	188.09	621	
14	2028	415,787	2%	8,316	43,314	= 1%	51,630	8,677	458,740	100,763	441.94	189.97	632	
15	2029	458,740	3%	13,762	43,747	= 1%	57,510	0	516,249	102,778	450.78	191.87	643	
16	2030	516,249	3%	15,487	44,185	= 1%	59,672	70,176	505,745	104,834	459.80	193.79	654	
17	2031	505,745	3%	15,172	44,627	= 1%	59,799	8,917	556,628	106,930	468.99	195.73	665	
18	2032	556,628	3%	16,699	45,073	= 1%	61,772	8,961	609,439	109,069	478.37	197.69	676	
19	2033	609,439	3%	18,283	45,524	= 1%	63,807	1,819	671,427	111,250	487.94	199.67	688	
20	2034	671,427	3%	20,143	45,979	= 1%	66,122	7,917	729,632	113,475	497.70	201.66	699	
21	2035	729,632	3%	21,889	46,439	= 1%	68,328	698,881	99,078	115,745	507.65	203.68	711	

This plan is reviewed annually by the Financial Advisory Committee and adjusted as necessary.

Note 1: In 2016-20 we manually set the contribution to Reserve Fund, thereafter it is calculated at 1% increase
Note 2: Operating Budget in 2018-19 increased due to Common Area maint. It could go much higher if and when we need to engage Professional Management.
Note 3: Reserve project expenses are taken from Maintenance Plan Part 1 and 2 (see Part 2 for total).