



Sonnenberg & Company, CPAs

A Professional Corporation

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Leonard C. Sonnenberg, CPA

**Vista Park Villas
Condominium Association
RESERVE STUDY
March 31, 2023**





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<u>Section</u>	<u>Page</u>
RESERVE STUDY EXECUTIVE SUMMARY	1-2
ASSESSMENT AND RESERVE FUNDING DISCLOSURE SUMMARY	3
(These 3 pages should be distributed to owners as part of annual budget package)	
RESERVE STUDY REPORT	
Accountant's Report	4
Reserve Analysis Worksheets	5-6
Funding Projection Options	7
Chart Relating to Projections	8
Notes & Assumptions	9-10

Reserve Study Executive Summary

Association Name: **Vista Park Villas Condominium Association**
 Location: **1100 Madera Ln. & 1200 Mariposa Ct., Vista, CA**
 No. of Units: **92** Built: **1973** Fiscal Year Ending: **March 31, 2023**
 Level of Study: **Level II: Update with On-Site Inspection** Date of Physical Inspection: **January 12, 2023**

CURRENT FISCAL YEAR END SUMMARY OF RESERVE COMPONENTS

(See Reserve Analysis Worksheet, pg. 5, for breakdown of all components individual lives, current costs, and projected future replacement costs)

Reserve Component Groups	Estimated Useful Life	Estimated Remaining Life	Estimated Replacement Cost	Annual Funding Requirement	Accumulated Funding Requirement	Allocation of Fund Balance	Percent of Fund Balance
ROOFING & DECKS	5 - 35	2 - 26	\$ 793,870	\$ 34,139	\$ 289,642	\$ 74,991	28.0%
BALCONY BILL	9 - 9	9 - 9	5,100	567	-	-	0.0%
PAINTING/REPAIRS	1 - 10	1 - 10	357,883	39,873	169,111	43,784	16.4%
FENCE/SECURITY	10 - 25	1 - 21	188,287	8,138	100,047	25,903	9.7%
PAVED SURFACES	4 - 20	1 - 12	194,414	13,278	142,000	36,765	13.7%
POOL	12 - 20	4 - 13	29,572	1,814	14,735	3,815	1.4%
MECHANICAL/PLUMBING	15 - 50	9 - 10	247,800	5,423	194,240	50,290	18.8%
LANDSCAPING/IRRIGATION	1 - 25	1 - 4	16,970	4,113	14,840	3,842	1.4%
LIGHTING/ELECTRICAL	15 - 20	8 - 10	26,178	1,336	13,036	3,375	1.3%
MISCELLANEOUS	15 - 15	8 - 10	100,532	6,702	46,301	11,988	4.5%
CONTINGENCY (5%)			98,030	5,769	49,198	12,738	4.8%
TOTALS			\$ 2,058,637	\$ 121,151	\$ 1,033,149	\$ 267,491	

CURRENT FISCAL YEAR RESERVE FUNDS

Current Budgeted Annual Reserve Allocation	\$ 110,000
Reserve Fund Balance as of: October 31, 2022	\$ 221,658
Anticipated Funding to Year End	45,833
Anticipated Expenditures to Year End	-
Cash Projected at Year End March 31, 2023	\$ 267,491
Accumulated Funding Requirement (Fully Funded)	\$ 1,033,149
Percentage Funded at the end of this Fiscal Year	25.9%
Accumulated Deficiency for Current Fiscal Year	\$ 765,658
Deferred repair/replacement of any major component with a remaining life of 30 years or less?	Per Unit \$ 8,322 NO

RESERVE FUNDING OPTIONS FOR THE FISCAL YEAR ENDING: 2024

	per unit per month	per year
funding options assume a 3% increase, unless otherwise noted		
Annual Requirement Funding:	\$ 113	\$ 124,785
Current Budgeted Funding:	103	113,300
Recommended Funding:	103	113,300
Special Assessment/s Recommended?		NO
For funding option details please see Reserve Study Summary page 2		

We present this summary of the repair and replacement funding program of the Association as of March 31, 2023, and the related reserve funding projection for the 30-year period from 2023 to 2053, based on information provided by management and based upon the consultant's estimates of the most probable reserve component replacement costs, conditions, and lives. The annual requirement is based on the cost of each component divided by its total useful life. The accumulated requirement is the annual requirement multiplied by the number of years each component has been in service. The difference between accumulated requirement total and the actual cash balance may indicate a deficit which would be expressed in the percentage funded.

The above information is a condensed summary of the reserve study, in compliance with CA Civil Codes 5300, 5550, and 5600, and is intended to be included in the annual budget package to be provided to owners not less than 30 nor more than 90 days prior to the Association fiscal year end. CACC 5550 requires an on-site inspection every 3 years, and the study to be reviewed annually. Assumptions have been made about costs, conditions, and future events that may occur. Some of these assumptions may not materialize; and unanticipated events and circumstances may occur subsequent to the date of this report. Therefore, the actual replacement costs and lives may vary from this report and the variations may be material.

The compilation of this reserve funding analysis and projection is based on representations of management and the consultant's estimates. We have not audited or reviewed the accompanying analysis and projections and, accordingly, do not express an opinion or any other form of assurance on them. We assume no responsibility to update this report for events occurring after the date of issuance of this report.



Sonnenberg & Company, CPAs

January 27, 2023

**Vista Park Villas Condominium Association
Level II: Update with On-Site Inspection
March 31, 2023**

Inflation and Interest Earned on Reserves:

As an industry standard, provision has been made in the funding projections for inflation, computed at three percent (3%), and an assumed 1% net interest on the reserve balance has been added to the reserve funds. As costs increase in the future, the annual reserve reports should be revised accordingly.

Reserve Calculations:

Based on estimated current replacement costs of \$2,058,637 and estimated normal and remaining useful lives as determined by the independent consultant, the annual funding requirement is calculated to be \$121,151.

The accumulated funding requirement is calculated to be \$1,033,149.

As of March 31, 2023, the Association may have \$267,491 in accounts designated as reserve funds.

Therefore, a deficit of \$765,658 has been calculated, with a funding percentage of 25.9%. A portion of the annual reserve requirement may be provided for in the operating budget.

Industry Standard Measure of Funding Strength:

0% - 30% = WEAK At this level of funding, Special Assessments and deferred maintenance are likely.

31% - 70% = FAIR At this level of funding Special Assessment and deferred maintenance are less likely, but could still pose a concern. Efforts should be taken to increase to a healthier level of funding.

>70% = STRONG At this level of funding the Association should be well covered, with hopefully no need for deferred maintenance or Special Assessments.

Funding Calculations:

There are a variety of methods by which the Association can approach the desired level of funding. The Board is responsible for determining the optimum funding program. We have calculated three options:

Option 1: Annual Requirement Funding: This option assumes that the Association will maintain the annual funding requirement as calculated on page 5, without regard to any funding deficiency.

Currently the annual requirement allocation is \$124,785 or \$113 per unit per month (based on annual funding requirement, plus 3% inflation increase) beginning next fiscal year.

Weak level of funding in FY 2023/24.

Deficits could occur beginning FY 2039/40.

Option 2: Current Funding: The current budgeted funding level is projected over the 30-year period, including 3% inflation annual increase, as compared to option 1 and 3.

Currently, with the 3% increase, \$113,300 or \$103 per unit per month will be allocated to reserves next fiscal year.

Reserves are currently funded at the Weak level of funding. However, after the loan matures in October 2024, loan payments of \$6,675.43 per month will be added to the regular reserve allocation (\$6,675.43 per month for 5 months beginning November 2024, and then increasing the 2025/26 reserve allocation by the full payment of \$6,675.43 per month for 12 months).

Once loan payments are fully incorporated, reserves could reach the Strong level of funding by FY 2028/29 and overfunded by FY 2031/32.

Option 3: Recommended Funding: This option is intended to calculate the amount of funding that would be the most sufficient for the Association over the next 30 years. The Current Budgeted Funding, and the Annual Requirement Funding are both taken into consideration while creating a Recommended Funding that is hopefully achievable by the Association. The 3% inflation annual increase is assumed, unless otherwise noted.

Recommended funding is, \$113,300 or \$103 per unit per month.

With the addition of loan payments to the regular reserve allocation beginning November 2024 and with 3% annual increases to the regular reserve allocation, reserves could reach the Strong level of funding beginning FY 2028/29.

To avoid possible future overfunding, the regular reserve allocation could be decreased to equal \$140,000 annually in FY 2031/32, with no 3% annual increases needed in FY's 2032/33 and 2033/34.

Reserves could maintain the Strong level of funding beginning FY 2028/29.

Vista Park Villas Condominium Association

Assessment and Reserve Funding Disclosure Summary

March 31, 2023

(1) Regular Assessments -

Assessments to members are averaged at \$410 per unit per month for the year ending March 31, 2023.

* If assessments vary by the size or type of unit, the applicable assessment rates may be found in the Association's accompanying Annual Budget and /or can be provided by the Association/management agent.

(2) **Special Assessments** - Additional assessments that have already been scheduled to be imposed or charged, regardless of the purpose, which have been approved by the Board and/or members:

Date assessment is due:	Amount/ unit/month	Purpose of this assessment is to fund or supplement the replacement costs of:
N/A		

(3) Reserve Account Balances -

Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the Association's obligation for repair/and or replacement of major components during the next 30 years?

Yes

No

X

(4) Additional Assessments -

If the answer to #3 is No, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not yet been approved by the board of directors or the members?

Recommended Funding: With the addition of loan payments to the regular reserve allocation beginning November 2024 and with 3% annual increases to the regular reserve allocation, reserves could reach the Strong level of funding beginning FY 2028/29. To avoid possible future overfunding, the regular reserve allocation could be decreased to equal \$140,000 annually in FY 2031/32, with no 3% annual increases needed in FY's 2032/33 and 2033/34. Reserves could maintain the Strong level of funding beginning FY 2028/29.

(5) Major Components -

All major components are included in the reserve study and are included in its calculations.

(6) Current Funding Comparison -

As of the current reserve study or update, the balance in the reserve fund is projected to be \$267,491.

Based on the method of calculation in paragraph 4 of subdivision (b) of Section 5570 the estimated accumulated funding requirement is \$1,033,149. The percentage funded is: 25.9%

(7) Funding over next 5 Budget Years -

Based on the method of calculation in paragraph 4 of subdivision (b) of Section 5570 the estimated amount required in the reserve fund at the end of each of the next five budget years is projected to be:

\$1,014,850 \$1,102,535 \$1,215,022 \$1,123,273 \$1,208,046

The projected reserve fund cash balance at the end of each of those years is projected to be, taking into account only assessments already approved and other known revenues, as follows:

\$244,016 \$359,433 \$581,778 \$605,516 \$809,631

% Funded 24.0% 32.6% 47.9% 53.9% 67.0%

If the recommended reserve funding plan is approved by the Association and implemented, the projected reserve fund cash balance at the end of each of those years would be:

\$244,016 \$359,433 \$581,778 \$605,516 \$809,631

% Funded 24.0% 32.6% 47.9% 53.9% 67.0%

The law does not require the Association to fund reserves in accordance with these calculations.

The financial representations set forth in this summary are based on best estimates of the consultant at the time. These estimates regarding costs, lives and conditions are subject to change.

An assumed long-term inflation rate to be applied to major component repair and replacement costs was 3% per year.

An assumed long-term net interest rate earned on reserve funds is 1% per year.

Per CACC 5550, the Association is required to adopt a reserve funding plan.

January 27, 2023



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Leonard C. Sonnenberg, CPA

January 27, 2023

**Vista Park Villas
Condominium Association
Reserve Study Report
March 31, 2023**

Board of Directors and Owners:

We have compiled the accompanying Reserve Study Report of the Vista Park Villas Condominium Association as of March 31, 2023, the reserve funding projections for the thirty-year period from 2023 through 2053, and the related Reserve Study Summary Sheet and the Assessment and Reserve Funding Disclosure Summary for distribution to owners.

Our report is based on information provided by management and an independent consultant's judgment and estimates, based on circumstances at the time of the inspection, of the most probable reserve component replacement costs, normal and remaining useful lives as described in the accompanying consultant's report.

Assumptions have been made about costs, conditions, and future events and circumstances that may occur. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this report. Therefore, the actual replacement costs and remaining lives may vary from this report and the variations could be material.

This report is designed to help your Association comply with California Civil Code 5300 and should not be used for any other purpose. This study is required to be updated and distributed to each owner-member within 90 days (and not less than 30 days) prior to the beginning of each fiscal year along with the operating budget and a statement regarding assessment collection

We have not audited or reviewed the accompanying analysis and projection and, accordingly, do not express an opinion or any form of assurance on them. We assume no responsibility to update this report for events and circumstances occurring after the date of this report.

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Consultant's Report:

Accountant's Program:

(source key: C = Consultant; M = Management/Board of Directors; V = Vendor; A = Actual Cost)

COMPONENT	Units Measured	Unit Cost	Src	Cond	Current Replcmt Cost	Estimated Life: Usfl Rmg	Inspection Notes	Annual Funding Reqrmnt	Accumltd Funding Reqrmnt	Cash In Reserves	Deficit	2023 2024 Disb	2024 2025 Disb	2025 2026 Disb	2026 2027 Disb	2027 2028 Disb
												1	2	3	4	5
ROOFING & DECKS																
Built-up Roof-Asphalt	1,000	sq	546.00	M/V	G	\$ 546,000	25 17	Small leaks at flashing only	21,840	174,720	45,237	(129,483)				
Flashing Over Facia & Drip Edge			Allowance	C	G	29,680	35 26	Covers face and top of parapet	848	7,632	1,976	(5,656)				
Fiberglass Shingle	375	sq	445.00	C	G-F	166,875	30 11	Repairs periodically because of nailing	5,563	105,688	27,363	(78,324)				
Decks Resurface and Waterproof	17	Total		M/V	G	43,750	10 10	Also included decks and landings	4,375	-	-	-				
Unit Decks, Topcoat (250 sf x \$1.50)	6	ea	445.00	M	F-P	2,670	5 2	No problems reported	534	1,602	415	(1,187)		2,750		
Unit Decks, Topcoat (250 sf x \$1.50)	11	ea	445.00	M	G	4,895	5 5	Decks resurfaced & topcoat \$43,750	979	-	-	-				5,482
Decks were inspected and repaired no further inspection required for 9 years																
Gutters/Downspouts, Replace			Operating Budget													
Subtotal						\$ 793,870										
BALCONY BILL																
Exterior Elevated Elements	17	decks	300.00	M	N/A	\$ 5,100	9 9		567	-	-	-				
Balcony Bill (CC 5551)																
Civil Code 5551 (Senate Bill 326) Went into effect January 1, 2020																
Associations Affected: California condominiums of three or more units, with balcony/deck/stair surfaces designed for human occupancy more than six feet above the ground, supported by beams, joists, columns or posts, that extend beyond the exterior walls of the building, and made of wood or wood-based products.																
Associations affected by this bill must have a visual inspection (conducted by a licensed structural engineer or architect) conducted once every nine (9) years [with the initial inspection, and report, to be completed prior to January 1, 2025].																
For more information you can reference California Civil Code 5551, or contact your Association's legal counsel.																
Subtotal						\$ 5,100										
PAINTING/REPAIRS																
Building Stucco, Paint 2016	14	Bldg	Allowance	M	G	\$ 169,600	10 4	No serious oxidation evident	16,960	101,760	26,347	(75,413)			184,864	
Building Stucco Paint 2017	2	Bldg	Total	M	G	33,920	10 5	No serious oxidation evident	3,392	16,960	4,391	(12,569)				37,990
Building Stucco Paint 2018	3	Bldg	Total	M	G	49,820	10 6	No serious oxidation evident	4,982	19,928	5,160	(14,768)				
Building Stucco Paint 2019	2	Bldg	Total	M	G	33,920	10 7	No serious oxidation evident	3,392	10,176	2,635	(7,541)				
Building Stucco Paint/Repair	2	Bldg	Total	M/V	G	37,800	10 10	Done, stucco replaced wood	3,780	-	-	-				
Repl. Wood Trim & Siding		Completed siding removal						Repair for siding has been removed								
Steel Stairs & Balcony Rail, Paint	16	ea	861.00	M	G	13,776	5 2	Paint oxidizing	2,755	8,266	2,140	(6,126)		14,189		
Wrought Iron Pool Fence, 6 ft., Paint	228	lf	8.54	C	P	1,947	5 1	Paint oxidizing, some significant rust	389	1,558	403	(1,154)	1,947			
Wrght Iron Perim. Fence, 5 ft., Paint	1,523	lf	Allowance	C	P	3,180	5 1	Paint oxidizing, some significant rust	636	2,544	659	(1,885)	3,180			
Wrought Iron Repair		Allowance		C/M	F-P	8,000	8 1	Significant repair needed	1,000	7,000	1,812	(5,188)	8,000			
Stair Treads, Replace	4	ea	230.00	M/C	G-F	920	1 1	Annual program	920	920	238	(682)	920	948	975	1,003
Exterior Wood Replace		Allowance		M/C	F-P	5,000	3 3	Includes wood trim	1,667	-	-	-			5,300	
Subtotal						\$ 357,883										
FENCE/SECURITY																
Wrought Iron Pool Fence, 6 ft.	228	lf	54.06	C	G	\$ 12,326	25 9	Rusty posts need repair	493	7,888	2,042	(5,846)				
Wrought Iron Perimeter Fence, 5 ft.	1,523	lf	42.04	C	P	64,027	25 1	Rusty parts need repair	2,561	61,466	15,914	(45,552)	64,027			
Balcony Deck Wrought. Iron	368	lf	36.04	C	G-F	13,263	20 14	Repair/replace as needed	663	3,979	1,030	(2,949)				
Stair Hand Rail	640	lf	36.04	C	G-F	23,066	20 14	Repair loose posts	1,153	6,920	1,792	(5,128)				
Wood Fence, Replace	51	ea	890.00	C/V	G	45,390	25 19	Appear stable	1,816	10,894	2,820	(8,073)				
Wood Fence, Replace	24	ea	890.00	C/M/V	G	21,360	25 21	Appear stable	854	3,418	885	(2,533)				
Trash Doors, Replace	5	ea	267.00	C	F	1,335	20 3	Some need replacing	67	1,135	294	(841)		1,415		
Trash Trellis	306	sf	7.12	C	P	2,179	15 1	Some need replacing	145	2,033	526	(1,507)	2,179			
Security Cameras at Pool		Allowance		M	G	2,968	20 14	Operating condition	148	890	231	(660)				
Security Key Cards		Allowance		M	G	2,374	10 4	Operating condition	237	1,424	369	(1,056)				2,588
Subtotal						\$ 188,287										
PAVED SURFACES																
Asphalt Reseal/Striping	77,092	sf	Total	M	F	\$ 13,377	4 2	Reseal after repairs	3,344	6,689	1,732	(4,957)		13,778		

Consultant's Report:

(source key: C = Consultant; M = Management/Board of Directors; V = Vendor; A = Actual Cost)

Accountant's Program:

				Current	Estimated				Annual	Accumlt'd	Cash		2023	2024	2025	2026	2027	
COMPONENT	Units	Unit	Src	Cond	Replcmt	Life:	Usfl	Rmg	Inspection Notes	Funding	Funding	In	Deficit	2024	2025	2026	2027	2028
	Measured	Cost			Cost					Reqrmnt	Reqrmnt	Reserves		Disb	Disb	Disb	Disb	Disb
Asphalt Overlay(50%)	38,546	sf	3.12	M	F	120,264	20	6	Overlay elongated cracking areas	6,013	84,184	21,796	(62,388)	1	2	3	4	5
Asphalt Replace (15%)	8,844	sf	5.54	C	P	48,996	15	1	Replace alligatored areas	3,266	45,729	11,840	(33,890)	48,996				
Asphalt Berm Replace	300	lf	6.54	C	F	1,962	12	3	Replace as needed	164	1,472	381	(1,091)			2,080		
Concrete Paving Replacements		Allowance		C	G	9,816	20	12	Swale at entry fractured	491	3,926	1,017	(2,910)					
Subtotal						\$ 194,414												
POOL																		
Resurface/Retile Pool	1	ea	15,434.00	M	G	\$ 15,434	15	9	No serious chipping or discoloration	1,029	6,174	1,598	(4,575)					
Coping Tiles	120	lf	27.56	C	G	3,307	20	13	Some newer	165	1,158	300	(858)					
Decoseal Joint Caulk			Operating Budget															
Concrete Decking		Allowance		C	G-F	2,445	20	7	Some slight settling	122	1,589	411	(1,178)					
Filters	1	ea	1,166.00	C	F	1,166	12	10	Replaced 2021	97	194	50	(144)					
Pumps/Motors	1	ea	1,166.00	C	F-P	1,166	12	4	Have pool service check	97	777	201	(576)				1,271	
Remodel Restrooms	2	ea	3,027.00	C	F-P	6,054	20	4	Functional condition	303	4,843	1,254	(3,589)				6,599	
Subtotal						\$ 29,572												
MECHANICAL/PLUMBING																		
Underground sewer, gas, water & elec		Allowance		C/M	F	\$ 10,000	15	9	No problems reported	667	4,000	1,036	(2,964)					
+ Unit Backflows, Replace/Repair	24	ea	2,015.00	C/M	G	Beyond 30 Yrs	35	35	Done 2022									
Unit Re-route Copper Plumbing	29	ea	8,200.00	M	F-P	237,800	50	10	63 have been done, 29 remaining @ \$8,200 ea	4,756	190,240	49,255	(140,985)					
Subtotal						\$ 247,800												
LANDSCAPING/IRRIGATION																		
Irrigation System Renovation		Allowance		M	F	\$ 11,872	25	4	Operating condition	475	9,972	2,582	(7,391)				12,940	
Backflow Valve	1	ea	1,537.00	M	F	1,537	20	3	Operating condition	77	1,306	338	(968)			1,629		
Major Tree Removals/Replacements		Allowance		M	F	3,561	1	1	Regular program	3,561	3,561	922	(2,639)	3,561	3,668	3,775	3,881	3,988
Subtotal						\$ 16,970												
LIGHTING/ELECTRICAL																		
Post Light Fixtures		Allowance		C	G-F	\$ 1,603	15	8	2 new lights, fixture=\$170, Labor \$150	107	748	194	(554)					
Exterior Fixtures Common Area		Allowance		C	F	24,575	20	10	Replace as needed	1,229	12,288	3,181	(9,106)					
Subtotal						\$ 26,178												
MISCELLANEOUS																		
Garage Doors																		
Entry Sign	1	ea	712.00	M	G	712	15	9	Repair as needed currently leaning	47	285	74	(211)					
Major Termite Treatments		Allowance		M	G	95,570	15	8	Consult pest control	6,371	44,599	11,547	(33,052)					
Passenger Doors at Garages	17	ea	250.00	M	F	4,250	15	10		283	1,417	367	(1,050)					
Subtotal						\$ 100,532												
CONTINGENCY (5%)						98,030			Unforeseen exp & cost overrun	5,769	49,198	12,738	(36,460)	6,640	1,767	759	10,657	2,425
TOTALS						\$ 2,058,637				121,151	1,033,149	267,491	(765,658)	139,450	37,100	15,933	223,804	50,916

Accumulated Funding Requirement ->

1,033,149

1,014,850

1,102,535

1,215,022

1,123,273

1,208,046

+ Components remaining life is beyond 30 year projection; will return when remaining life is 30 years

Vista Park Villas Condominium Association
92 Units; Built 1973

Major Repairs and Replacements Funding Requirements
Following Six to Thirty Year Projection

COMPONENT	Estimated Usfl/Remg Life	2028 2029 Disb	2029 2030 Disb	2030 2031 Disb	2031 2032 Disb	2032 2033 Disb	2033 2034 Disb	2034 2035 Disb	2035 2036 Disb	2036 2037 Disb	2037 2038 Disb	2038 2039 Disb	2039 2040 Disb	2040 2041 Disb	2041 2042 Disb	2042 2043 Disb	2047 2048 Disb	2052 2053 Disb
		6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	25	30
ROOFING & DECKS																		
Built-up Roof-Asphalt	25 17												808,080					
Flashing Over Facia & Drip Edge	35 26																	
Fiberglass Shingle	30 11						216,938											
Decks Resurface and Waterproof	10 10					55,563										68,688		81,813
Unit Decks, Topcoat (250 sf x \$1.50)	5 2		3,151					3,551					3,952					
Unit Decks, Topcoat (250 sf x \$1.50)	5 5					6,217				6,951						7,685	8,419	9,154
Gutters/Downspouts, Replace																		
BALCONY BILL																		
Exterior Elevated Elements	9 9				6,324									7,701				
PAINTING/REPAIRS																		
Building Stucco, Paint 2016	10 4								235,744									
Building Stucco Paint 2017	10 5									48,166							58,342	
Building Stucco Paint 2018	10 6	57,293										72,239						
Building Stucco Paint 2019	10 7		40,026										50,202					
Building Stucco Paint/Repair	10 10					48,006										59,346		70,686
Repl. Wood Trim & Siding																		
Steel Stairs & Balcony Rail, Paint	5 2		16,256					18,322					20,388					
Wrought Iron Pool Fence, 6 ft., Paint	5 1	2,239					2,531					2,823						
Wrght Iron Perim. Fence, 5 ft., Paint	5 1	3,657					4,134					4,611						
Wrought Iron Repair	8 1				9,920								11,840				13,760	
Stair Treads, Replace	1 1	1,058	1,086	1,113	1,141	1,168	1,196	1,224	1,251	1,279	1,306	1,334	1,362	1,389	1,417	1,444	1,582	1,720
Exterior Wood Replace	3 3	5,750			6,200			6,650			7,100			7,550				9,350
FENCE/SECURITY																		
Wrought Iron Pool Fence, 6 ft.	25 9				15,284													
Wrought Iron Perimeter Fence, 5 ft.	25 1																	
Balcony Deck Wrought. Iron	20 14									18,435								
Stair Hand Rail	20 14									32,061								
Wood Fence, Replace	25 19														69,901			
Wood Fence, Replace	25 21																	
Trash Doors, Replace	20 3																	
Trash Trellis	15 1											3,159						
Security Cameras at Pool	20 14									4,126								
Security Key Cards	10 4									3,300								
PAVED SURFACES																		
Asphalt Reseal/Striping	4 2	15,384				16,989				18,594			20,199					25,015

Vista Park Villas Condominium Association
92 Units; Built 1973

Major Repairs and Replacements Funding Requirements
Following Six to Thirty Year Projection

COMPONENT	Estimated Usfl/Remg Life	2028 2029 Disb	2029 2030 Disb	2030 2031 Disb	2031 2032 Disb	2032 2033 Disb	2033 2034 Disb	2034 2035 Disb	2035 2036 Disb	2036 2037 Disb	2037 2038 Disb	2038 2039 Disb	2039 2040 Disb	2040 2041 Disb	2041 2042 Disb	2042 2043 Disb	2047 2048 Disb	2052 2053 Disb
		6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	25	30
Asphalt Overlay(50%)	20 6	138,303																
Asphalt Replace (15%)	15 1											71,044						
Asphalt Berm Replace	12 3										2,786							
Concrete Paving Replacements	20 12							13,055										
POOL																		
Resurface/Retile Pool	15 9				19,138													
Coping Tiles	20 13							4,498										
Decoseal Joint Caulk																		
Concrete Decking	20 7		2,885															
Filters	12 10					1,481												
Pumps/Motors	12 4											1,691						
Remodel Restrooms	20 4																	
MECHANICAL/PLUMBING																		
Underground sewer, gas, water & elec	15 9				12,400													
Unit Backflows, Replace/Repair	35 35																	
Unit Re-route Copper Plumbing	50 10					302,006												
LANDSCAPING/IRRIGATION																		
Irrigation System Renovation	25 4																	
Backflow Valve	20 3																	
Major Tree Removals/Replacements	1 1	4,095	4,202	4,309	4,416	4,522	4,629	4,736	4,843	4,950	5,057	5,163	5,270	5,377	5,484	5,591	6,125	6,659
LIGHTING/ELECTRICAL																		
Post Light Fixtures	15 8			1,940														
Exterior Fixtures Common Area	20 10					31,210												45,955
MISCELLANEOUS																		
Garage Doors																		
Entry Sign	15 9				883													
Major Termite Treatments	15 8			115,640														
Passenger Doors at Garages	15 10					5,398											7,310	
CONTINGENCY (5%)		11,389	3,380	6,150	3,785	23,628	11,471	2,377	530	15,924	3,568	8,103	45,055	2,111	3,840	7,138	4,777	12,518
TOTALS		239,168	70,985	129,151	79,491	496,187	240,899	49,915	11,122	334,413	74,935	170,168	946,148	44,327	80,641	149,892	100,316	262,869
Accumulated Funding Requirement ->		1,108,201	1,180,174	1,197,615	1,268,351	926,025	842,622	953,837	1,107,481	941,467	1,038,567	1,044,067	277,222	415,832	521,763	562,078	784,860	919,505

Vista Park Villas Condominium Association
92 Units; Built 1973

March 31, 2023

30-Year Cash Projections

30-Year Cash Projections:

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2042	2047	2052
Fiscal Year Ended ----->	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2043	2048	2053
Number of Years----->	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	20	25	30

Option 1 - Annual Requirement Funding: Weak level of funding in FY 2023/24. Deficits could occur beginning FY 2039/40.

Reserve Allocation - Unit/Mth	113	116	120	124	127	131	135	139	143	147	152	156	161	166	171	198	230	266
Beginning Cash	267491																	
Annual Funding w/3% incrs (includes 3% annual increase)	124785	128529	132385	136356	140447	144660	149000	153470	158074	162816	167701	172732	177914	183251	188749	218812	253663	294065
Net Interest On Balance (1%)	2675	2555	3495	4694	3867	4801	3904	4723	5013	5849	2574	1868	3115	4814	3350	336	3765	9468
Annual Disbursements	139450	37100	15933	223804	50916	239168	70985	129151	79491	496187	240899	49915	11122	334413	74935	149892	100316	262869
Ending Cash Reserve - Option 1	255501	349485	469432	386679	480077	390370	472289	501331	584927	257406	186781	311466	481373	335025	452189	102836	533572	987487

Option 2 - Current Budgeted Funding: Reserves are currently funded at the Weak level of funding. However, after the loan matures in October 2024, loan payments of \$6,675.43 per month will be added to the regular reserve allocation (\$6,675.43 per month for 5 months beginning November 2024, and then increasing the 2025/26 reserve allocation by the full payment of \$6,675.43 per month for 12 months). Once loan payments are fully incorporated, reserves could reach the Strong level of funding by FY 2028/29 and overfunded by FY 2031/32.

Reserve Allocation - Unit/Mth	103	136	213	219	226	232	239	246	254	261	269	277	286	294	303	351	407	472
Beginning Cash	267491																	
Current Funding w/3% incrs (includes 3% annual increase)	113300	150076	234684	241724	248976	256445	264138	272063	280224	288631	297290	306209	315395	324857	334603	387896	449678	521300
		Addition of Loan Funds																
Net Interest On Balance (1%)	2675	2440	3594	5818	6055	8096	8350	10365	11898	14024	12089	12774	15464	18662	18753	24383	38192	56262
Annual Disbursements	139450	37100	15933	223804	50916	239168	70985	129151	79491	496187	240899	49915	11122	334413	74935	149892	100316	262869
Ending Cash Reserve - Option 2	244016	359433	581778	605516	809631	835005	1036509	1189785	1402417	1208885	1277364	1546432	1866170	1875275	2153696	2700714	4206715	5940899

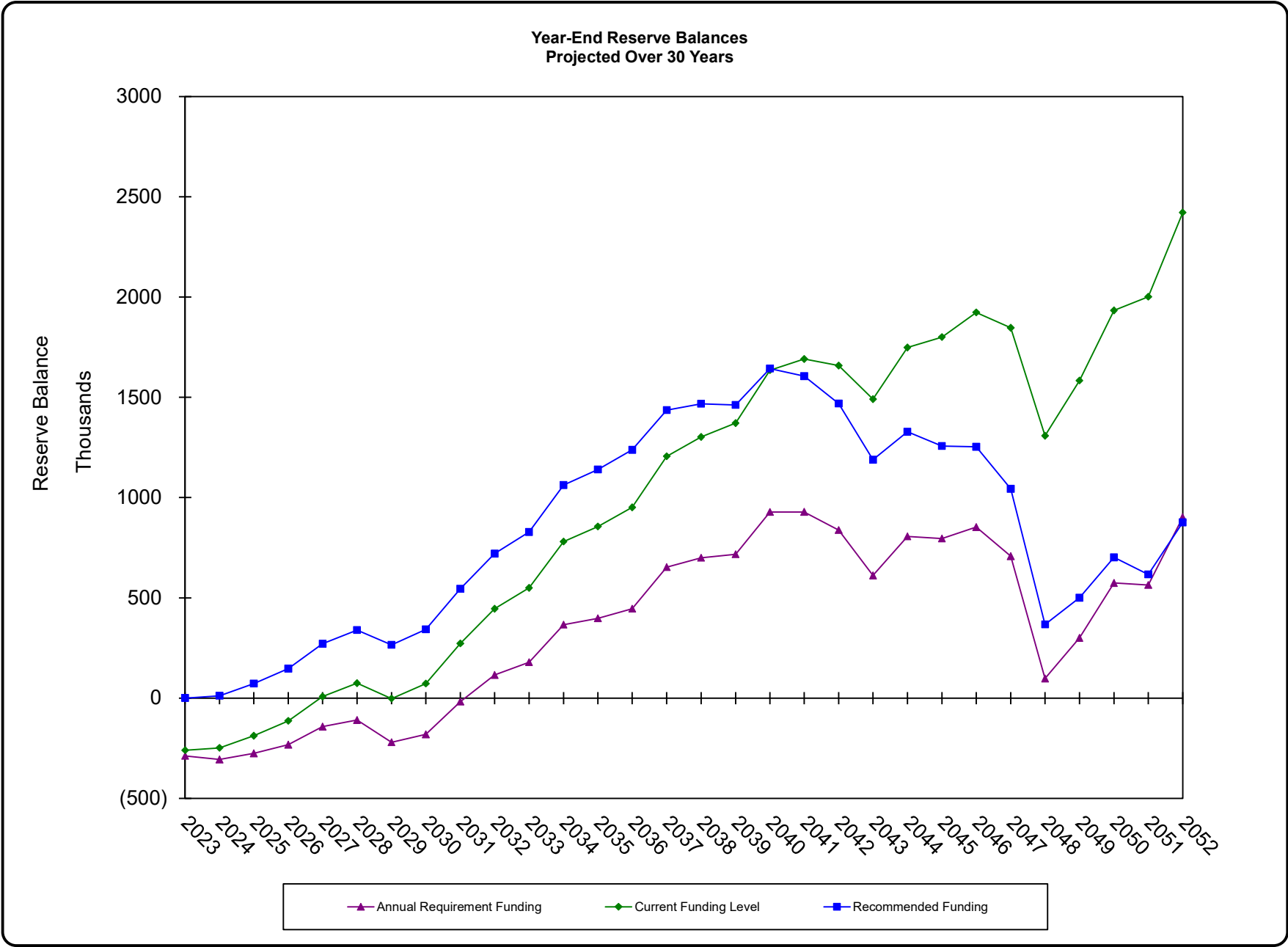
Option 3 - Recommended Funding: With the addition of loan payments to the regular reserve allocation beginning November 2024 and with 3% annual increases to the regular reserve allocation, reserves could reach the Strong level of funding beginning FY 2028/29. To avoid possible future overfunding, the regular reserve allocation could be decreased to equal \$140,000 annually in FY 2031/32, with no 3% annual increases needed in FY's 2032/33 and 2033/34. Reserves could maintain the Strong level of funding beginning FY 2028/29.

Reserve Allocation - Unit/Mth	103	136	213	219	226	232	239	246	127	127	127	131	135	139	143	165	192	222
Beginning Cash	267491																	
Recommended Funding	113300	150076	234684	241724	248976	256445	264138	272063	140000	140000	140000	144200	148526	152982	157571	182668	211763	245491
(incls 3% annl incrs unless noted)		Addition of Loan Funds							DECREASE (no incrs)									
Net Interest On Balance (1%)	2675	2440	3594	5818	6055	8096	8350	10365	11898	12622	9186	8269	9295	10762	9055	4608	6298	9863
Annual Disbursements	139450	37100	15933	223804	50916	239168	70985	129151	79491	496187	240899	49915	11122	334413	74935	149892	100316	262869
Ending Cash Reserve - Option 3	244016	359433	581778	605516	809631	835005	1036509	1189785	1262192	918627	826914	929468	1076167	905497	997189	498157	747537	978748
																Projected Total Replacement Cost -		4858382
																Projected Funding to Cost Ratio -		20%

Percent of Accumulated Reserve Requirement Funded: 25.9%

Cash at End of Fiscal Year:

Cash at October 31, 2022	221,658
Monthly Allocations through Year End	45,833
Anticipated Expenditures through Year End	-
Cash Projected at Year End March 31, 2023	267,491



Vista Park Villas Condominium Association

Notes and Assumptions

March 31, 2023

Note A Key to Reserve Funding Program:

These definitions correspond to the column headings on the Major Repair and Replacement Funding

Consultant's Estimate Section, page 5:

Component - Each major repair or replacement item considered by the Board of Directors and Consultant to require reserve funding.

Units Measured - The quantity in terms of area or item count as determined by actual measure, bids/invoices, DRE budget or other sources.

Unit Cost - The current replacement cost per unit of measure.

Source - Indicates where data was derived. C = Consultant's database/previous study; M = Management or Board of Directors information; V = Vendor (pool/landscape/roofer/elevator/etc) information; A = Actual cost; NA = No Access or data Not Available.

Condition - The physical condition from the consultant's visual inspection and other sources. Code: N = New or nearly new, G = Good, F = Fair, P = Poor condition, needs to be replaced soon.

Current Replacement Cost - The present cost of repairing or replacing the reserve components as estimated by the independent consultant or current bids/invoices. However, replacement costs will inevitably increase.

Estimated Useful Life - The estimated life of reserve components when they were new, and prior to any aging process.

Estimated Remaining Life - The remaining useful life for reserve components. As per CC 5550 only components with remaining lives of 30 years or less are included here. Repair, replacement or refurbishment will be necessary at the end of the component's remaining life.

Funding Projection Section - pages 5-6:

Annual Funding Requirement - This is the amount that should be set aside annually, exclusive of any reserve deficit or inflation, and is the method established by CC 5550. This requirement is computed by dividing the current replacement cost by the estimated useful life.

Accumulated Funding Requirement - This is the amount of reserve savings which should be on hand, according to the consultant's current replacement cost estimates, as of the date of this reserve report. This amount is computed by multiplying the difference between the estimated useful and remaining life times the annual reserve requirement.

Vista Park Villas Condominium Association

Notes and Assumptions

March 31, 2023

Funding Projection Section - pages 5-6 (continued):

Cash in Reserves - The amount of actual reserve savings on hand that have been accumulated for replacement of reserve components.

Deficit - That amount which is computed by subtracting the accumulated reserve requirement from the amount of cash on hand. This is the combined shortage, if any, of reserve savings for all of the reserve components. The opposite would be a Surplus.

Cost Projections by Year - The amounts of the estimated future replacement cost cash expenditures projected for each year. Some major repair expenditures may be spread over two or three years. Five years disbursements are shown on page 5 and the following 25 years are shown on pages 6.

30-year Cash Projections, page 7:

With every funding plan the projections start with the current reserve cash balance, and include the annual disbursements as projected on pages 5 through 6. All funding amounts are increased for inflation at three percent (3%) per year.

Option 1 - Annual Funding - This funding plan is to set aside the specific minimum amount of reserves required by CC 5550. These annual amounts are computed on page 5 and inserted as annual contributions to the reserves into the cash projections (adjusted for inflation). Any funding deficit is not considered in this method.

Option 2 - Current Budgeted Funding - As a comparison to Options 1 and 3, this option represents the *current* reserve budget projected over thirty years using an inflation factor of three percent (3%) per year.

Option 3 - Recommended Funding - This funding goal is to keep the year-end balance above zero during the 30-year cash projection while maintaining a reasonable contribution rate. First this funding option is calculated so that there is no deficit in the projected 30-year reserve balance. Then to create sufficient funding for the Association over the next 30 years, contributions in years 2 through 30 may be raised or lowered, and/or special assessments may be levied.