Accounting & Consulting Solutions, Inc.

Tuscan Ridge, HOA
South Ogden, Utah
Version 1.0
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Accounting & Consulting Solutions, Inc.

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Important Information

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This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, specialist and independent contractors, the Community Association Institute, and various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and McGraw-Hill Professional. Additionally, costs are obtained from numerous vendor catalogues, actual quotations or historical costs, and our own experience in the field of property management and reserve study preparation.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the association. The decision for the inclusion of these as well as all assets considered is left to the client.

We recommend that your reserve analysis study be updated on an annual basis due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the lives of many of the assets under consideration. All of the information collected during our inspection of the association and computations made subsequently in preparing this reserve analysis study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year.

Accounting & Consulting Solutions, Inc. would like to thank you for using our services. We invite you to call us at any time, should you have questions, comments or need assistance. In addition, any of the parameters and estimates used in this study may be changed at your request, after which we will provide a revised study.

This reserve analysis study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described.

Part I

Introduction

Preparing the annual budget and overseeing the association's finances are perhaps the most important responsibilities of board members. The annual operating and reserve budgets reflect the planning and goals of the association and set the level and quality of service for all of the association's activities.

Funding Options

When a major repair or replacement is required in a community, an association has essentially four options available to address the expenditure:

The first, and only logical means that the Board of Directors has to ensure its ability to maintain the assets for which it is obligated, is by **assessing an adequate level of reserves** as part of the regular membership assessment, thereby distributing the cost of the replacements uniformly over the entire membership. The community is not only comprised of present members, but also future members. Any decision by the Board of Directors to adopt a calculation method or funding plan which would disproportionately burden future members in order to make up for past reserve deficits, would be a breach of its fiduciary responsibility to those future members. Unlike individuals determining their own course of action, the board is responsible to the "community" as a whole.

Whereas, if the association was setting aside reserves for this purpose, using the vehicle of the regularly assessed membership dues, it would have had the full term of the life of the roof, for example, to accumulate the necessary moneys. Additionally, those contributions would have been evenly distributed over the entire membership and would have earned interest as part of that contribution.

The second option is for the association to **acquire a loan** from a lending institution in order to effect the required repairs. In many cases, banks will lend to an association using "future homeowner assessments" as collateral for the loan. With this method, the current board is pledging the future assets of an association. They are also incurring the additional expense of interest fees along with the original principal amount. In the case of a $150,000 roofing replacement, the association may be required to pay back the loan over a three to five year period, with interest.

The third option, too often used, is simply to **defer the required repair or replacement**. This option, which is not recommended, can create an environment of declining property values due to expanding lists of deferred maintenance items and the association's financial inability to keep pace with the normal aging process of the common area components. This, in turn, can have a seriously negative impact on sellers in the association by making it difficult, or even impossible, for potential buyers to obtain financing from lenders. Increasingly, lending institutions are requesting copies of the association's most recent reserve study before granting loans, either for the association itself, a prospective purchaser, or for an individual within such an association.

The fourth option is to pass a "**special assessment**" to the membership in an amount required to cover the expenditure. When a special assessment is passed, the association has the authority and responsibility to collect the assessments, even by means of foreclosure, if necessary. However, an association considering a special assessment cannot guarantee that an assessment, when needed, will be passed. Consequently, the association cannot guarantee its ability to perform the required repairs or replacements to those major components for which it is obligated when the need arises. Additionally, while relatively new communities require very little in the way of major "reserve" expenditures, associations reaching 12 to 15 years of age and older, find many components reaching the end of their effective useful lives. These required expenditures, all accruing at the same time, could be devastating to an association's overall budget.

Types of Reserve Studies

Most reserve studies fit into one of three categories:

Full Reserve Study;

Update with site inspection; and

Update without site inspection.

In a **Full Reserve Study**, the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a "fund status" and "funding plan".

In an **Update with site inspection**, the reserve provider conducts a component inventory (verification only, not quantification unless new components have been added to the inventory), a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both the "fund status and "funding plan."

In an **Update without site inspection**, the reserve provider conducts life and valuation estimates to determine the "fund status" and "funding plan."

The Reserve Study: A Physical and a Financial Analysis

There are two components of a reserve study: a physical analysis and a financial analysis.

Physical Analysis

During the physical analysis, a reserve study provider evaluates information regarding the physical status and repair/replacement cost of the association's major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates.

Developing a Component List

The budget process begins with full inventory of all the major components for which the association is responsible. The determination of whether an expense should be labeled as operational, reserve, or excluded altogether is sometimes subjective. Since this labeling may have a major impact on the financial plans of the association, subjective determinations should be minimized. We suggest the following considerations when labeling an expense.

Operational Expenses

Occur at least annually, no matter how large the expense, and can be budgeted for effectively each year. They are characterized as being reasonably predictable, both in terms of frequency and cost. Operational expenses include all minor expenses, which would not otherwise adversely affect an operational budget from one year to the next. Examples of ***operational expenses*** include:

Utilities:
- Electricity
- Gas
- Water
- Telephone
- Cable TV

Administrative:
- Supplies
- Bank Service Charges
- Dues & Publications
- Licenses, Permits & Fees
- Insurance(s)

Services:
- Landscaping
- Pool Maintenance
- Street Sweeping
- Accounting
- Reserve Study

Repair Expenses:
- Tile Roof Repairs
- Equipment Repairs
- Minor Concrete Repairs
- Operating Contingency

Reserve Expenses

These are major expenses that occur other than annually, and which must be budgeted for in advance in order to ensure the availability of the necessary funds in time for their use. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets that have an indeterminable but potential liability that may be demonstrated as a likely occurrence. They are expenses that, when incurred, would have a significant effect on the smooth operation of the budgetary process from one year to the next, if they were not reserved for in advance. Examples of reserve expenses include:

- Roof Replacements
- Painting
- Deck Resurfacing
- Fencing Replacement
- Asphalt Seal Coating
- Asphalt Repairs
- Asphalt Overlays
- Equipment Replacement
- Interior Furnishings
- Park/Play Equipment
- Pool/Spa Re-plastering
- Pool Equipment Replacement
- Pool Furniture Replacement
- Tennis Court Resurfacing
- Lighting Replacement
- Insurance(s)
- Reserve Study

Budgeting is Normally Excluded for:

Repairs or replacements of assets which are deemed to have an estimated useful life equal to or exceeding the estimated useful life of the facility or community itself, or exceeding the legal life of the community as defined in an association's governing documents. Examples include the complete replacement of elevators, tile roofs, wiring and plumbing. Also excluded are insignificant expenses that may be covered either by an operating or reserve contingency, or otherwise in a general maintenance fund. Expenses that are necessitated by acts of nature, accidents or other occurrences that are more properly insured for, rather than reserved for, are also excluded.

Financial Analysis

The financial analysis assesses the association's reserve balance or "fund status" (measured in cash or as percent fully funded) to determine a recommendation for the appropriate reserve contribution rate in the future, known as the "funding plan".

Preparing the Reserve Study

Once the reserve assets have been identified and quantified, their respective replacement costs, useful lives and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides. Remaining lives are calculated from the useful lives and ages of assets and adjusted according to conditions such as design, manufactured quality, usage, exposure to the elements and maintenance history.

By following the recommendations of an effective reserve study, the association should avoid any major shortfalls. However, to remain accurate, the report should be updated on an annual basis to reflect such changes as shifts in economic parameters, additions of phases or assets, or expenditures of reserve funds. The association can assist in simplifying the reserve analysis update process by keeping accurate records of these changes throughout the year.

Funding Methods

From the simplest to the most complex, reserve analysis providers use many different computational processes to calculate reserve requirements. However, there are two basic processes identified as industry standards: the cash flow method and the component method.

The cash flow method develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a "window" in which all future anticipated replacement costs are computed, based upon the individual lives of the components under consideration. The Accounting & Consulting Solutions, Inc. Threshold and the Accounting & Consulting Solutions, Inc. Current Assessment funding models are based upon the cash flow method.

The component method develops a reserve-funding plan where the total contribution is based upon the sum of contributions for individual components. The component method is the more conservative of the two funding options, and assures that the association will achieve and maintain an ideal level of reserve over time. This method also allows for computations on individual components in the analysis. The Accounting & Consulting Solutions, Inc. Component Funding model is based upon the component methodology.

Funding Strategies

Once an association has established its funding goals, the association can select an appropriate funding plan. There are four basic strategies from which most associations select. It is recommended that associations consult professionals to determine the best strategy or combination of plans that best suit the association's need. Additionally, associations should consult with their financial advisor to determine the tax implications of selecting a particular plan. Further, consultation with the American Institute of Certified Public Accountants (AICPA) for their reporting requirements is advisable. The four funding plans and descriptions of each are detailed below. Associations will have to update their reserve studies more or less frequently depending on the funding strategy they select.

Full Funding---Given that the basis of funding for reserves is to distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves would be proportionately related to those lives and costs. If an association has a component with an expected estimated useful life of ten years, it would set aside approximately one-tenth of the replacement cost each year. At the end of three years, one would expect three-tenths of the replacement cost to have accumulated, and if so, that component would be "fully-funded." This model is important in that it is a measure of the adequacy of an association's reserves at any one point of time, and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. This formula represents a snapshot in time and is based upon current replacement cost, independent of future inflationary or investment factors:

Fully Funded Reserves = **Age** divided by **Useful Life** the results multiplied by **Current Replacement Cost**

When an association's total accumulated reserves for all components meet this criterion, its reserves are considered "fully-funded."

The Accounting & Consulting Solutions, Inc. **Threshold Funding Model (Minimum Funding)**. The goal of this funding method is to keep the reserve cash balance above zero. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period. An association using this funding method must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance.

The Accounting & Consulting Solutions, Inc. **Threshold Funding Model.** This method is based upon the cash flow funding concept. The minimum reserve cash balance in threshold funding, however, is set at a predetermined dollar amount (other than $0).

The Accounting & Consulting Solutions, Inc. **Current Assessment Funding Model**. This method is also based upon the cash flow funding concept. The initial reserve assessment is set at the association's current fiscal year funding level and a 30-year projection is calculated to illustrate the adequacy of the current funding over time.

The Accounting & Consulting Solutions, Inc. **Component Funding Model**. This is a straight-line funding model. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments, hence the name "Component Funding Model". This is the most conservative funding model. It leads to or maintains the fully funded reserve position. The following details this calculation process.

Component Funding Model Distribution of Accumulated Reserves

The "Distribution of Accumulated Reserves Report" is a "Component Funding Model" calculation. This

distribution **does not** apply to the cash flow funding models.

When calculating reserves based upon the component methodology, a beginning reserve balance must be allocated for each of the individual components considered in the analysis, before the individual calculations can be completed. When this distribution is not available, or of sufficient detail, the following method is suggested for allocating reserves:

The first step the program performs in this process is subtracting, from the total accumulated reserves, any amounts for assets that have predetermined (fixed) reserve balances. The user can "fix" the accumulated reserve balance within the program on the individual asset's detail page. If, by error, these amounts total more than the amount of funds available, then the remaining assets are adjusted accordingly. A provision for a contingency reserve is then deducted by the determined percentage used, and if there are sufficient remaining funds available.

The second step is to identify the ideal level of reserves for each asset. As indicated in the prior section, this is accomplished by evaluating the component's age proportionate to its estimated useful life and current replacement cost. Again, the equation used is as follows:

Fully Funded Reserves = (Age/Useful Life) x Current Replacement Cost

The Accounting & Consulting Solutions, Inc. software program performs the above calculations to the actual month the component was placed-in-service. The program projects that the accumulation of necessary reserves for repairs or replacements will be available on the first day of the fiscal year in which they are scheduled to occur.

The next step the program performs is to arrange all of the assets used in the study in ascending order by remaining life, and alphabetically within each grouping of remaining life items. These assets are then assigned their respective ideal level of reserves until the amount of funds available is depleted, or until all assets are appropriately funded. If any assets are assigned a zero remaining life (scheduled for replacement in the current fiscal year), then the amount assigned equals the current replacement cost and funding begins for the next cycle of replacement. If there are insufficient funds available to accomplish this, then the software automatically adjusts the zero remaining life items to one year, and that asset assumes its new grouping position alphabetically in the final printed report.

If, at the completion of this task, there are additional moneys that have not been distributed, the remaining reserves are then assigned, in ascending order, to a level equal to, but not exceeding, the current replacement cost for each component. If there are sufficient moneys available to fund all assets at their current replacement cost levels, then any excess funds are designated as such and are not factored into any of the report computations. If, at the end of this assignment process there are designated excess funds, they can be used to offset the monthly contribution requirements recommended, or used in any other manner the client may desire.

Assigning the reserves in this manner defers the make-up period for any under-funding over the longest remaining life of all assets under consideration, thereby minimizing the impact of any deficiency. For example, if the report indicates an under funding of $50,000, this under-funding will be assigned to components with the longest remaining lives in order to give more time to "replenish" the account. If the $50,000 under-funding were to be assigned to short remaining life items, the impact would be felt immediately.

If the reserves are under-funded, the monthly contribution requirements, as outlined in this report, can be expected to be higher than normal. In future years, as individual assets are replaced, the funding requirements will return to their normal levels. In the case of a large deficiency, a special assessment may be considered. The program can easily generate revised reports outlining how the monthly contributions would be affected by such an adjustment, or by any other changes that may be under

consideration.

Funding Reserves

Three assessment and contribution figures are provided in the report, the "Monthly Reserve Assessment Required", the "Average Net Monthly Interest Earned" contribution and the "Total Monthly Allocation to Reserves." The association should allocate the "Monthly Reserve Assessment Required" amount to reserves each month when the interest earned on the reserves is left in the reserve accounts as part of the contribution. Any interest earned on reserve deposits, must be left in reserves and only amounts set aside for taxes should be removed.

The second alternative is to allocate the "Total Monthly Allocation" to reserves (this is the member assessment plus the anticipated interest earned for the fiscal year). This method assumes that all interest earned will be assigned directly as operating income. This allocation takes into consideration the anticipated interest earned on accumulated reserves regardless of whether or not it is actually earned. When taxes are paid, the amount due will be taken directly from the association's operating accounts as the reserve accounts are allocated only those moneys net of taxes.

Users' Guide to your Reserve Analysis Study

Part II of your Accounting & Consulting Solutions, Inc. Report contains the reserve analysis study for your association. There are seven types of reports in the study as described below.

Report Summaries

The Report Summary for all funding models lists all of the parameters that were used in calculating the report as well as the summary of your reserve analysis study.

Index Reports

The **Distribution of Accumulated Reserves** report lists all assets in remaining life order. It also identifies the ideal level of reserves that should have accumulated for the association as well as the actual reserves available. This information is valid only for the "Component Funding Model" calculation.

The **Component Listing/Summary** lists all assets by category (i.e. roofing, painting, lighting, etc.) together with their remaining life, current cost, monthly reserve contribution, and net monthly allocation.

Detail Reports

The Detail Report itemizes each asset and lists all measurements, current and future costs, and calculations for that asset. Provisions for percentage replacements, salvage values, and one-time replacements can also be utilized. These reports can be sorted by category or group.

The numerical listings for each asset are enhanced by extensive narrative detailing factors such as design, manufactured quality, usage, exposure to elements and maintenance history.

The Accounting & Consulting Solutions, Inc. Detail Index is an alphabetical listing of all assets, together with the page number of the asset's detail report, the projected replacement year, and the asset number.

Projections

Thirty-year projections add to the usefulness of your reserve analysis study.

Definitions

Report I.D.
Includes the Report Date (example: November 15, 1992), Account Number (example: 9773), and Version (example: 1.0). Please use this information (displayed on the summary page) when referencing your report.

Budget Year Beginning/Ending
The budgetary year for which the report is prepared. For associations with fiscal years ending December 31st, the monthly contribution figures indicated are for the 12-month period beginning 1/1/20xx and ending 12/31/20xx.

Number of Units and/or Phases
If applicable, the number of units and/or phases included in this version of the report.

Inflation
This figure is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement, and the total is used in calculating the monthly reserve contribution that will be necessary to accumulate the required funds in time for replacement.

Annual Assessment Increase
This represents the percentage rate at which the association will increase its assessment to reserves at the end of each year. For example, in order to accumulate $10,000 in 10 years, you could set aside $1,000 per year. As an alternative, you could set aside $795 the first year and increase that amount by 5% each year until the year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this figure should be equal to the rate of inflation. It can, however, be used to aide those associations that have not set aside appropriate reserves in the past, by making the initial year's allocation less formidable.

Investment Yield Before Taxes

The average interest rate anticipated by the association based upon its current investment practices.

Taxes on Interest Yield
The estimated percentage of interest income that will be set aside to pay income taxes on the interest earned.

Projected Reserve Balance
The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. This is based upon information provided and not audited.

Percent Fully Funded
The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

Phase Increment Detail and/or Age
Comments regarding aging of the components on the basis of construction date or date of acceptance by the association.

Monthly Assessment
The assessment to reserves required by the association each month.

Interest Contribution (After Taxes)
The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.

Total Monthly Allocation
The sum of the monthly assessment and interest contribution figures.

Group and Category
The report may be prepared and sorted either by group (location, building, phase, etc.) or by category (roofing, painting, etc.). The standard report printing format is by category.

Percentage of Replacement or Repairs
In some cases, an asset may not be replaced in its entirety or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period of time, or sharing the expense to replace a common wall with a neighboring party.

Placed-In-Service Date
The month and year that the asset was placed-in-service. This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.

Estimated Useful Life
The estimated useful life of an asset based upon industry standards, manufacturer specifications, visual inspection, location, usage, association standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset. For example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom-used meeting room or office.

Adjustment to Useful Life
Once the useful life is determined, it may be adjusted, up or down, by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimated replacement cycles for future replacements.

Estimated Remaining Life
This calculation is completed internally based upon the report's fiscal year date and the date the asset

was placed-in-service.

Replacement Year
The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

Annual Fixed Reserves
An optional figure which, if used, will override the normal process of allocating reserves to each asset.

Fixed Assessment
An optional figure which, if used, will override all calculations and set the assessment at this amount. This assessment can be set for monthly, quarterly or annually as necessary.

Salvage Value
The salvage value of the asset at the time of replacement, if applicable.

One-Time Replacement
Notation if the asset is to be replaced on a one-time basis.

Current Replacement Cost
The estimated replacement cost effective at the beginning of the fiscal year for which the report is being prepared

Future Replacement Cost
The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

Component Inventory
The task of selecting and qualifying reserve components. This task can be accomplished through on-site visual, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s).

A Multi-Purpose Tool

Your Accounting & Consulting Solutions, Inc. Report is an important part of your association's budgetary process. Following its recommendations should ensure the association's smooth budgetary transitions from one fiscal year to the next, and either decrease or eliminate the need for "special assessments".

In addition, your Accounting & Consulting Solutions, Inc. reserve study serves a variety of useful purposes:

- Following the recommendations of a reserve study performed by a professional consultant can protect the Board of Directors in a community from personal liability concerning reserve components and reserve funding.
- A reserve analysis study is required by your accountant during the preparation of the association's annual audit.
- The Accounting & Consulting Solutions, Inc. reserve study is often requested by lending institutions during the process of loan applications, both for the community and, in many cases, the individual owners.
- Your Accounting & Consulting Solutions, Inc. Report is also a detailed inventory of the association's major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements.
- Your Accounting & Consulting Solutions, Inc. Report is a tool that can assist the Board in fulfilling its legal and fiduciary obligations for maintaining the community in a state of good repair. If a community is operating on a special assessment basis, it cannot guarantee that an assessment, when needed, will be passed. Therefore, it cannot guarantee its ability to perform the required repairs or replacements to those major components for which the association is obligated.
- Since the Accounting & Consulting Solutions, Inc. reserve analysis study includes measurements and cost estimates of the client's assets, the detail reports may be used to evaluate the accuracy and price of contractor bids when assets are due to be repaired or replaced.
- The Accounting & Consulting Solutions, Inc. reserve study is an annual disclosure to the membership concerning the financial condition of the association, and may be used as a "consumers' guide" by prospective purchasers.
- The Accounting & Consulting Solutions, Inc. Owners' Summary meets the disclosure requirements of the California Civil Code and also the recently adopted ECHO standards.
- Your Accounting & Consulting Solutions, Inc. Report provides a record of the time, cost, and quantities of past reserve replacements. At times the association's management company and board of directors are transitory which may result in the loss of these important records.

Tuscan Ridge HOA
South Ogden, Utah
ACS Current Assessment Funding Model Summary

Report Date	June 30, 2020
Budget Year Beginning	January 1, 2021
Budget Year Ending	December 31, 2021
Total Units	47

Report Parameters

Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	0.25%
Tax Rate on Interest	30.00%
Contingency	3.00%
2021 Beginning Balance	$47,950

Current Assessment Funding Model Summary of Calculations

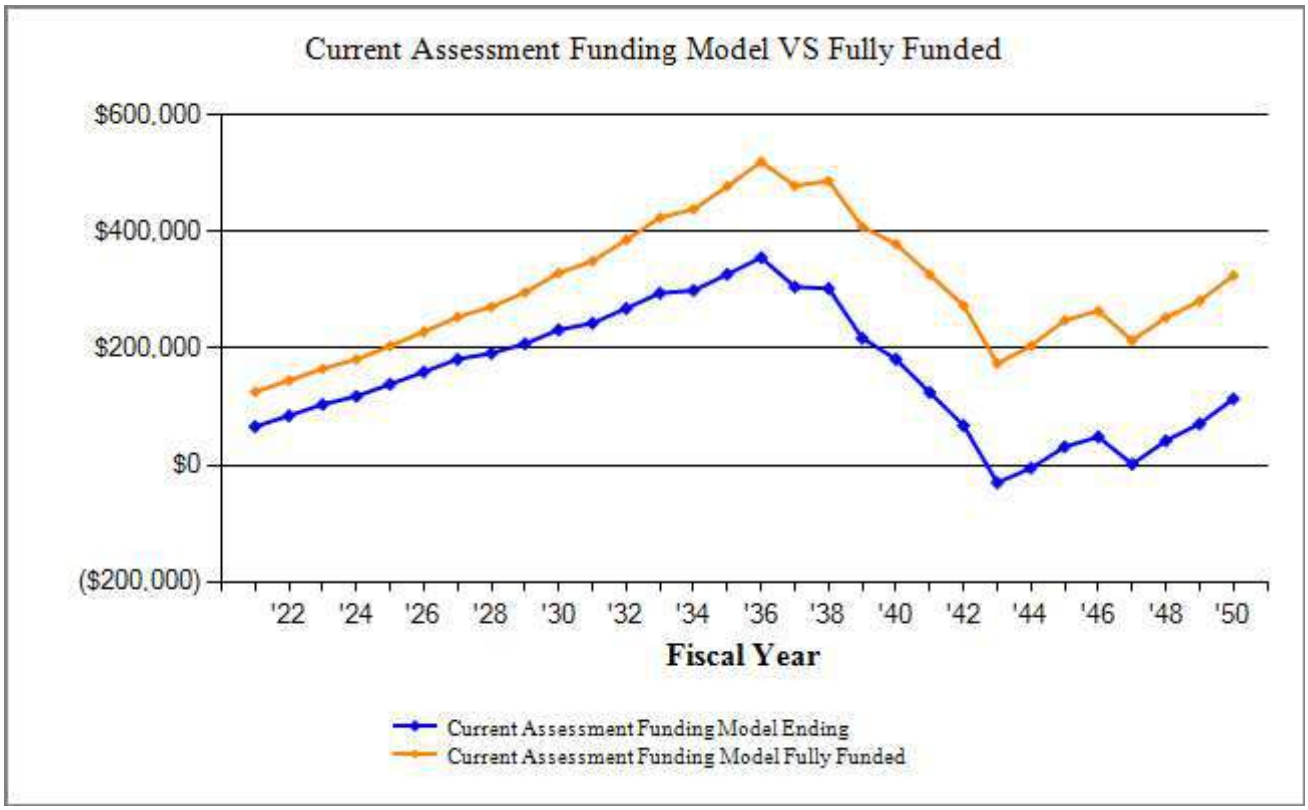
Required Annual Contribution	$18,000.00
$382.98 per unit annually	
Average Net Annual Interest Earned	$115.41
Total Annual Allocation to Reserves	$18,115.41
$385.43 per unit annually	

Tuscan Ridge HOA
ACS Current Assessment Funding Model Projection

Beginning Balance: $47,950

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2021	374,191	18,000	115		66,065	125,844	52%
2022	385,417	18,540	148		84,753	144,968	58%
2023	396,979	19,096	182		104,031	165,127	63%
2024	408,889	19,669	206	5,849	118,058	180,987	65%
2025	421,155	20,259	242		138,559	204,041	68%
2026	433,790	20,867	279		159,705	228,315	70%
2027	446,804	21,493	317		181,515	253,863	72%
2028	460,208	22,138	335	12,299	191,689	271,314	71%
2029	474,014	22,802	363	6,780	208,074	295,830	70%
2030	488,234	23,486	405		231,965	328,981	71%
2031	502,881	24,190	425	13,439	243,141	349,598	70%
2032	517,968	24,916	469		268,527	385,841	70%
2033	533,507	25,664	515		294,705	423,944	70%
2034	549,512	26,434	523	22,546	299,116	438,400	68%
2035	557,901	27,227	571		326,913	477,977	68%
2036	574,638	28,043	621		355,578	519,535	68%
2037	591,877	28,885	534	79,593	305,403	478,715	64%
2038	609,634	29,751	529	33,057	302,626	486,882	62%
2039	627,923	30,644	380	116,082	217,567	408,079	53%
2040	646,760	31,563	317	68,036	181,411	378,777	48%
2041	666,163	32,510	217	89,764	124,375	326,463	38%
2042	686,148	33,485	119	90,038	67,941	273,236	25%
2043	706,733	34,490		132,594	-30,164	174,238	
2044	727,935	35,525		10,564	-5,203	204,492	
2045	749,773	36,590	55		31,442	247,947	13%
2046	772,266	37,688	84	20,938	48,277	264,208	18%
2047	773,868	38,819	3	85,401	1,698	213,500	1%
2048	797,084	39,983	73		41,754	252,830	17%
2049	820,996	41,183	124	12,246	70,814	281,337	25%
2050	845,626	42,418	198		113,430	324,708	35%

Tuscan Ridge HOA
ACS Current Assessment Funding Model VS Fully Funded Chart



The Current Assessment Funding Model is based on the current annual assessment, parameters, and reserve fund balance. Because it is calculated using the current annual assessment, it will give the accurate projection of how well the association is funded for the next 30 years of planned reserve expenditures.

Tuscan Ridge HOA
South Ogden, Utah
ACS Threshold Funding Model Summary

Report Date	June 30, 2020
Budget Year Beginning	January 1, 2021
Budget Year Ending	December 31, 2021
Total Units	47

Report Parameters

Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	0.25%
Tax Rate on Interest	30.00%
Contingency	3.00%
2021 Beginning Balance	$47,950

Threshold Funding Model Summary of Calculations

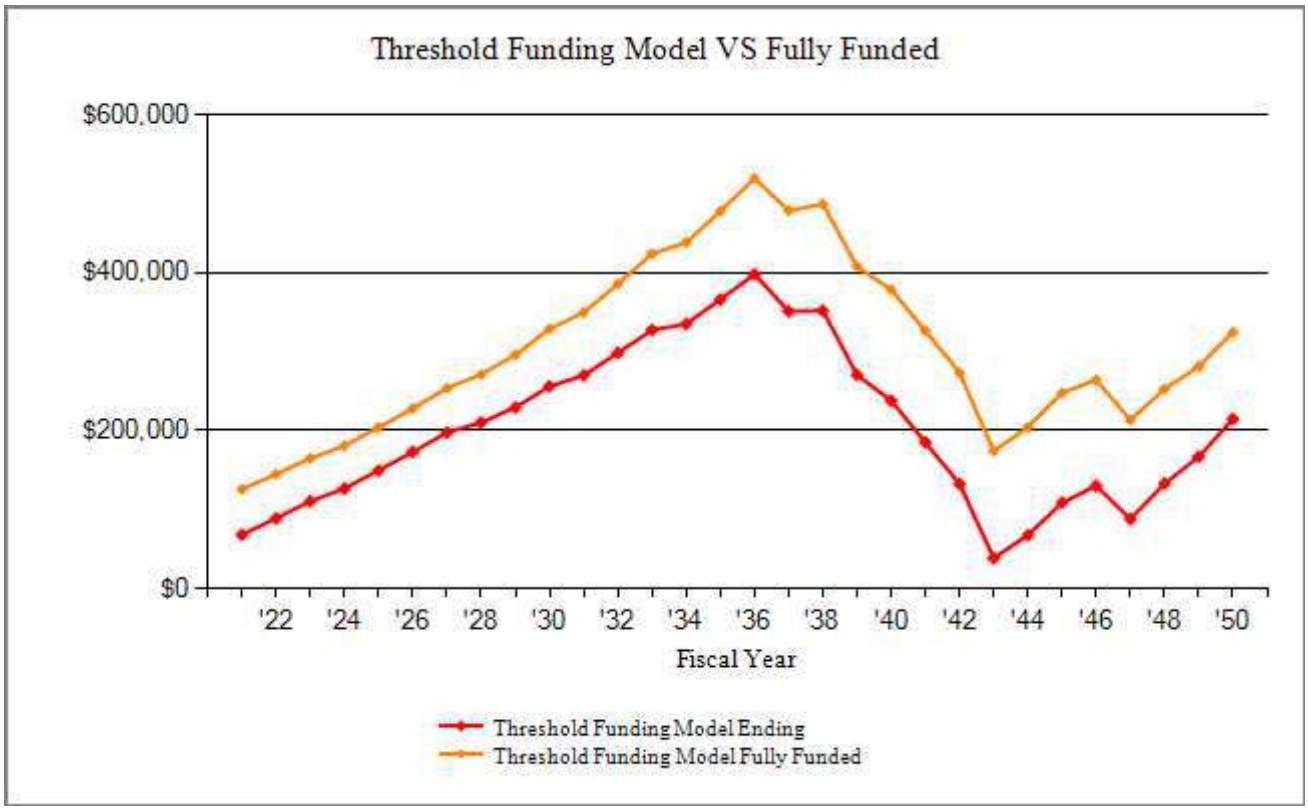
Required Annual Contribution	$20,079.28
$427.22 per unit annually	
Average Net Annual Interest Earned	$119.05
Total Annual Allocation to Reserves	$20,198.33
$429.75 per unit annually	

Tuscan Ridge HOA
ACS Threshold Funding Model Projection

Beginning Balance: $47,950

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2021	374,191	20,079	119		68,148	125,844	54%
2022	385,417	20,682	155		88,985	144,968	61%
2023	396,979	21,302	193		110,481	165,127	67%
2024	408,889	21,941	222	5,849	126,794	180,987	70%
2025	421,155	22,599	261		149,655	204,041	73%
2026	433,790	23,277	303		173,235	228,315	76%
2027	446,804	23,976	345		197,556	253,863	78%
2028	460,208	24,695	367	12,299	210,320	271,314	78%
2029	474,014	25,436	401	6,780	229,376	295,830	78%
2030	488,234	26,199	447		256,022	328,981	78%
2031	502,881	26,985	472	13,439	270,040	349,598	77%
2032	517,968	27,794	521		298,355	385,841	77%
2033	533,507	28,628	572		327,556	423,944	77%
2034	549,512	29,487	585	22,546	335,082	438,400	76%
2035	557,901	30,372	640		366,094	477,977	77%
2036	574,638	31,283	695		398,072	519,535	77%
2037	591,877	32,221	614	79,593	351,314	478,715	73%
2038	609,634	33,188	615	33,057	352,060	486,882	72%
2039	627,923	34,184	473	116,082	270,634	408,079	66%
2040	646,760	35,209	416	68,036	238,223	378,777	63%
2041	666,163	36,265	323	89,764	185,048	326,463	57%
2042	686,148	37,353	232	90,038	132,595	273,236	49%
2043	706,733	38,474	67	132,594	38,542	174,238	22%
2044	727,935	39,628	118	10,564	67,725	204,492	33%
2045	749,773	40,817	190		108,732	247,947	44%
2046	772,266	42,042	227	20,938	130,063	264,208	49%
2047	773,868	43,303	154	85,401	88,119	213,500	41%
2048	797,084	44,602	232		132,953	252,830	53%
2049	820,996	45,940	292	12,246	166,938	281,337	59%
2050	845,626	47,318	375		214,631	324,708	66%

Tuscan Ridge HOA
ACS Threshold Funding Model VS Fully Funded Chart



The **Threshold Funding Model** calculates the minimum reserve assessments, with the restriction that the reserve balance is not allowed to go below $0 or other predetermined threshold, during the period of time examined. All funds for planned reserve expenditures will be available on the first day of each fiscal year. The **Threshold Funding Model** allows the client to choose the level of conservative funding they desire by choosing the threshold dollar amount.

Tuscan Ridge HOA
ACS Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Street - Asphalt Seal Coat	3	2024	4,282	4,282
Building Exterior - Stucco	7	2028	6,111	6,111
Roof - Shingle Replacement - Bldg 1,10	16	2037	16,133	16,133
Roof - Shingle Replacement - Bldg 9	17	2038	7,407	7,407
Metal Grates & Collars	18	2039	512	512
Street - Asphalt Replacement	18	2039	* 12,108	26,762
Roof - Shingle Replacement - Bldg 11	19	2040		8,533
Decks - Trex Replacement	20	2041		4,180
Roof - Shingle Replacement - Bldg 12	20	2041		7,467
Roof - Shingle Replacement - Bldg 3,15	21	2042		10,756
Roof - Shingle Replacement - Bldg 2,6,8	22	2043		10,963
Street - Asphalt Seal Coat	23	2044		
Roof - Shingle Replacement - Bldg 4,7	26	2047		1,467
Landscaping - Trees, Sprinkler, etc.	Maintenance Budget/Owner			
Air Conditioner	Maintenance Budget/Owner			
Concrete - Patio & Porches	Maintenance Budget/Owner			
Concrete - Driveways	Maintenance Budget/Owner			
Fencing - Perimeter	Maintenance Budget/Owner			
Fencing - Vinyl Dividers	Maintenance Budget/Owner			
Gutters & Downspouts - Phase I	Maintenance Budget/Owner			
Gutters & Downspouts - Phase II	Maintenance Budget/Owner			
Mailboxes	Maintenance Budget/Owner			
Total Asset Summary			$46,553	$104,573
Contingency at 3.00%			$1,397	$3,137
Summary Total			$47,950	$107,711

Percent Fully Funded	45%
Current Average Liability per Unit (Total Units: 47)	-$1,272

'' Indicates Partially Funded*

Tuscan Ridge HOA
ACS Annual Expenditure Detail

Description	Expenditures
No Replacement in 2021	
No Replacement in 2022	
No Replacement in 2023	
Replacement Year 2024	
Street - Asphalt Seal Coat	5,849
Total for 2024	**$5,849**
No Replacement in 2025	
No Replacement in 2026	
No Replacement in 2027	
Replacement Year 2028	
Building Exterior - Stucco	12,299
Total for 2028	**$12,299**
Replacement Year 2029	
Street - Asphalt Seal Coat	6,780
Total for 2029	**$6,780**
No Replacement in 2030	
Replacement Year 2031	
Building Exterior - Stucco	13,439
Total for 2031	**$13,439**
No Replacement in 2032	
No Replacement in 2033	
Replacement Year 2034	
Building Exterior - Stucco	14,685
Street - Asphalt Seal Coat	7,860
Total for 2034	**$22,546**
No Replacement in 2035	
No Replacement in 2036	
Replacement Year 2037	
Building Exterior - Stucco	16,047

Tuscan Ridge HOA
ACS Annual Expenditure Detail

Description	Expenditures
Replacement Year 2037 continued...	
Roof - Shingle Replacement - Bldg 1,10	63,546
Total for 2037	**$79,593**
Replacement Year 2038	
Roof - Shingle Replacement - Bldg 9	33,057
Total for 2038	**$33,057**
Replacement Year 2039	
Metal Grates & Collars	2,179
Street - Asphalt Replacement	113,903
Total for 2039	**$116,082**
Replacement Year 2040	
Building Exterior - Stucco	17,535
Roof - Shingle Replacement - Bldg 11	50,501
Total for 2040	**$68,036**
Replacement Year 2041	
Decks - Trex Replacement	37,748
Roof - Shingle Replacement - Bldg 12	52,016
Total for 2041	**$89,764**
Replacement Year 2042	
Roof - Shingle Replacement - Bldg 3,15	90,038
Total for 2042	**$90,038**
Replacement Year 2043	
Building Exterior - Stucco	19,161
Roof - Shingle Replacement - Bldg 2,6,8	113,433
Total for 2043	**$132,594**
Replacement Year 2044	
Street - Asphalt Seal Coat	10,564
Total for 2044	**$10,564**

No Replacement in 2045

Tuscan Ridge HOA
ACS Annual Expenditure Detail

Description	Expenditures
Replacement Year 2046	
Building Exterior - Stucco	20,938
Total for 2046	**$20,938**
Replacement Year 2047	
Roof - Shingle Replacement - Bldg 4,7	85,401
Total for 2047	**$85,401**
No Replacement in 2048	
Replacement Year 2049	
Street - Asphalt Seal Coat	12,246
Total for 2049	**$12,246**
No Replacement in 2050	

Metal Grates & Collars - 2039

		8 units	@ $160.00
Asset ID	1023	Asset Actual Cost	$1,280.00
		Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$2,179.11
Placed in Service	June 2009	Assigned Reserves	$512.00
Useful Life	30		
Replacement Year	2039	Annual Assessment	$51.85
Remaining Life	18	Interest Contribution	$1.05
		Reserve Allocation	$52.91

The grates on this property are relatively new. We would expect to replace grates when the roads are completely ground and replaced.

Street - Asphalt Replacement - 2039

		29,736 Sq. Ft.	@ $2.25
Asset ID	1002	Asset Actual Cost	$66,906.00
		Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$113,902.99
Placed in Service	June 2009	Assigned Reserves	$12,107.56
Useful Life	30		
Replacement Year	2039	Annual Assessment	$3,185.48
Remaining Life	18	Interest Contribution	$30.88
		Reserve Allocation	$3,216.36

Street - Asphalt Replacement continued...


The street was in excellent repair as of the date of our review. Most asphalt areas can be expected to last approximately 30 to 35 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Testing should be conducted by an independent consultant to determine the condition of the asphalt near the end of the estimated useful life. Recommend reserving for a replacement overlay at the end of its useful life.

Street - Asphalt Seal Coat - 2024

		29,736 Sq. Ft.	@ $0.18
Asset ID	1003	Asset Actual Cost	$5,352.48
		Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$5,848.80
Placed in Service	June 2009	Assigned Reserves	$4,281.98
Useful Life	5		
Adjustment	10	Annual Assessment	$294.91
Replacement Year	2024	Interest Contribution	$8.39
Remaining Life	3	Reserve Allocation	$303.30


The street was in excellent repair as of the date of our review. This property appears to have

Street - Asphalt Seal Coat continued...

had a seal coat performed in the last couple of years and it appears in good condition. Most asphalt areas can be expected to last approximately 30 to 35 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Testing should be conducted by an independent consultant to determine the condition of the asphalt near the end of the estimated useful life. Recommend reserving for a replacement overlay at the end of its useful life.

Street - Asphalt Seal Coat - 2044

		29,736 Sq. Ft.	@ $0.18
Asset ID	1022	Asset Actual Cost	$5,352.48
		Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$10,563.58
Placed in Service	June 2039	Assigned Reserves	*none*
Useful Life	5		
Adjustment	5	Annual Assessment	$258.55
Replacement Year	2044	Interest Contribution	$0.79
Remaining Life	23	Reserve Allocation	$259.34

The street was in excellent repair as of the date of our review. This property appears to have had a seal coat performed in the last couple of years and it appears in good condition. Most asphalt areas can be expected to last approximately 30 to 35 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Testing should be conducted by an independent consultant to determine the condition of the asphalt near the end of the estimated useful life. Recommend reserving for a replacement overlay at the end of its useful life.

Streets/Asphalt - Total Current Cost	**$78,891**
Assigned Reserves	**$16,902**
Fully Funded Reserves	**$31,556**

Gutters & Downspouts - Phase I

Asset ID	1005	Asset Actual Cost	
		Percent Replacement	100%
Category	Roofing	Future Cost	
Placed in Service	June 2010	Assigned Reserves	*none*
Useful Life	27		
Replacement Year	2037	*No Future Assessments*	
Remaining Life	16		

Gutters & Downspouts are covered in the annual maintenance budget, consequently no reserves should be needed for this component.

Gutters & Downspouts - Phase II

Asset ID	1015	Asset Actual Cost	
		Percent Replacement	100%
Category	Roofing	Future Cost	
Placed in Service	June 2015	Assigned Reserves	*none*
Useful Life	27		
Replacement Year	2042	*No Future Assessments*	
Remaining Life	21		

Gutters & Downspouts - Phase II continued...


Gutters & Downspouts are covered in the annual maintenance budget, consequently no reserves should be needed for this component.

Roof - Shingle Replacement - Bldg 1,10 - 2037

		99 squares	@ $400.00
Asset ID	1004	Asset Actual Cost	$39,600.00
		Percent Replacement	100%
Category	Roofing	Future Cost	$63,546.37
Placed in Service	June 2010	Assigned Reserves	$16,133.33
Useful Life	27		
Replacement Year	2037	Annual Assessment	$1,662.27
Remaining Life	16	Interest Contribution	$33.29
		Reserve Allocation	$1,695.56


Roof is a 30yr architectural shingle which show no visible signs of wear. They are in new condition and there are no signs of damage throughout the property. Recommend full replacement after 27-30 years along with worn or damaged gutters and downspouts to take advantage of economies and ensure proper long term functionality.

Roof - Shingle Replacement - Bldg 11 - 2040

		72 squares	@ $400.00
Asset ID	1016	Asset Actual Cost	$28,800.00
		Percent Replacement	100%
Category	Roofing	Future Cost	$50,500.97
Placed in Service	June 2013	Assigned Reserves	*none*
Useful Life	27		
Replacement Year	2040	Annual Assessment	$1,501.54
Remaining Life	19	Interest Contribution	$4.57
		Reserve Allocation	$1,506.11

Roof is a 30yr architectural shingle which show no visible signs of wear. They are in new condition and there are no signs of damage throughout the property. Recommend full replacement after 27-30 years along with worn or damaged gutters and downspouts to take advantage of economies and ensure proper long term functionality.

Roof - Shingle Replacement - Bldg 12 - 2041

		72 squares	@ $400.00
Asset ID	1017	Asset Actual Cost	$28,800.00
		Percent Replacement	100%
Category	Roofing	Future Cost	$52,016.00
Placed in Service	June 2014	Assigned Reserves	*none*
Useful Life	27		
Replacement Year	2041	Annual Assessment	$1,467.97
Remaining Life	20	Interest Contribution	$4.47
		Reserve Allocation	$1,472.44

Roof - Shingle Replacement - Bldg 12 continued...

Roof is a 30yr architectural shingle which show no visible signs of wear. They are in new condition and there are no signs of damage throughout the property. Recommend full replacement after 27-30 years along with worn or damaged gutters and downspouts to take advantage of economies and ensure proper long term functionality.

Roof - Shingle Replacement - Bldg 2,6,8 - 2043

		148 squares	@ $400.00
Asset ID	1020	Asset Actual Cost	$59,200.00
		Percent Replacement	100%
Category	Roofing	Future Cost	$113,433.32
Placed in Service	June 2016	Assigned Reserves	*none*
Useful Life	27		
Replacement Year	2043	Annual Assessment	$2,905.12
Remaining Life	22	Interest Contribution	$8.84
		Reserve Allocation	$2,913.96

Roof is a 30yr architectural shingle which show no visible signs of wear. They are in new condition and there are no signs of damage throughout the property. Recommend full replacement after 27-30 years along with worn or damaged gutters and downspouts to take advantage of economies and ensure proper long term functionality.

Roof - Shingle Replacement - Bldg 3,15 - 2042

		121 squares	@ $400.00
Asset ID	1018	Asset Actual Cost	$48,400.00
		Percent Replacement	100%
Category	Roofing	Future Cost	$90,038.26
Placed in Service	June 2015	Assigned Reserves	*none*
Useful Life	27		
Replacement Year	2042	Annual Assessment	$2,417.88
Remaining Life	21	Interest Contribution	$7.36
		Reserve Allocation	$2,425.24

Roof is a 30yr architectural shingle which show no visible signs of wear. They are in new condition and there are no signs of damage throughout the property. Recommend full replacement after 27-30 years along with worn or damaged gutters and downspouts to take advantage of economies and ensure proper long term functionality.

Roof - Shingle Replacement - Bldg 4,7 - 2047

		99 squares	@ $400.00
Asset ID	1019	Asset Actual Cost	$39,600.00
		Percent Replacement	100%
Category	Roofing	Future Cost	$85,401.01
Placed in Service	November 2020	Assigned Reserves	*none*
Useful Life	27		
Replacement Year	2047	Annual Assessment	$1,844.19
Remaining Life	26	Interest Contribution	$5.61
		Reserve Allocation	$1,849.81

Roof - Shingle Replacement - Bldg 4,7 continued...

Roof is a 30yr architectural shingle which show no visible signs of wear. They are in new condition and there are no signs of damage throughout the property. Recommend full replacement after 27-30 years along with worn or damaged gutters and downspouts to take advantage of economies and ensure proper long term functionality.

Roof - Shingle Replacement - Bldg 9 - 2038

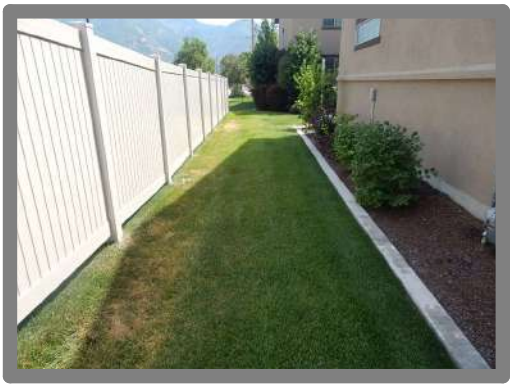
		50 squares	@ $400.00
Asset ID	1014	Asset Actual Cost	$20,000.00
		Percent Replacement	100%
Category	Roofing	Future Cost	$33,056.95
Placed in Service	June 2011	Assigned Reserves	$7,407.41
Useful Life	27		
Replacement Year	2038	Annual Assessment	$846.42
Remaining Life	17	Interest Contribution	$15.54
		Reserve Allocation	$861.96

Roof is a 30yr architectural shingle which show no visible signs of wear. They are in new condition and there are no signs of damage throughout the property. Recommend full replacement after 27-30 years along with worn or damaged gutters and downspouts to take advantage of economies and ensure proper long term functionality.

Roofing - Total Current Cost	**$264,400**
Assigned Reserves	**$23,541**
Fully Funded Reserves	**$62,726**

Fencing - Perimeter

Asset ID	1006	Asset Actual Cost	
		Percent Replacement	100%
Category	Fencing/Security	Future Cost	
Placed in Service	June 2009	Assigned Reserves	*none*
Useful Life	25		
Replacement Year	2034	*No Future Assessments*	
Remaining Life	13		

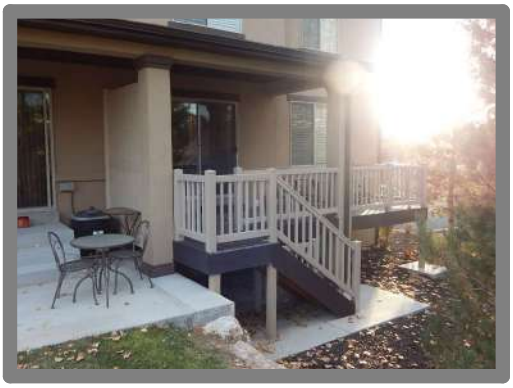


Management has stated that repair and replacement of the fencing would be taken care of through the annual budget, not through the reserve funds.

Fencing - Vinyl Dividers

Asset ID	1007	Asset Actual Cost	
		Percent Replacement	100%
Category	Fencing/Security	Future Cost	
Placed in Service	June 2009	Assigned Reserves	*none*
Useful Life	25		
Replacement Year	2034	*No Future Assessments*	
Remaining Life	13		

Fencing - Vinyl Dividers continued...




Management has stated that repair and replacement of the fencing would be taken care of through the annual budget, not through the reserve funds.

Fencing/Security - Total Current Cost	**$0**
Assigned Reserves	**$0**
Fully Funded Reserves	**$0**

Air Conditioner

Asset ID	1001	Asset Actual Cost	
		Percent Replacement	100%
Category	Building Components	Future Cost	
Placed in Service	June 2009	Assigned Reserves	*none*
Useful Life	15		
Replacement Year	2024	*No Future Assessments*	
Remaining Life	3		

The air conditioners are the responsibility of the individual homeowners.

Building Exterior - Stucco - 2028

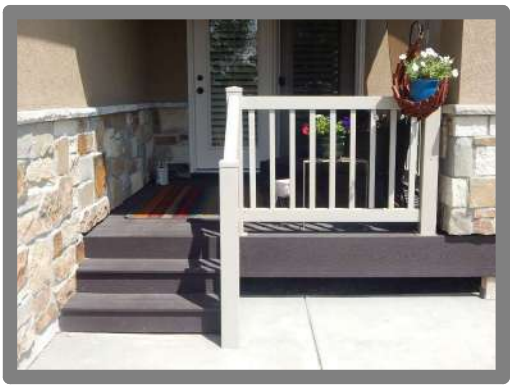
Asset ID	1008	Asset Actual Cost	$10,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	$12,298.74
Placed in Service	June 2010	Assigned Reserves	$6,111.11
Useful Life	3		
Adjustment	15	Annual Assessment	$498.51
Replacement Year	2028	Interest Contribution	$12.21
Remaining Life	7	Reserve Allocation	$510.73

Building Exterior - Stucco continued...


The stucco on the homes was in excellent condition at the time of our review. There were no visible cracks or water stress of any kind. The stucco is a two tone trim stucco with a 5" trim around all doors and windows on the property. Stucco in general requires regular maintenance and periodic repair as it ages. We recommend reserving for 7-10% damages every 3 years. This estimate will most likely increase as the property ages.

Decks - Trex Replacement - 2041

		19 units	@ $1,100.00
Asset ID	1009	Asset Actual Cost	$20,900.00
		Percent Replacement	100%
Category	Building Components	Future Cost	$37,747.72
Placed in Service	June 2016	Assigned Reserves	*none*
Useful Life	25		
Replacement Year	2041	Annual Assessment	$1,065.30
Remaining Life	20	Interest Contribution	$3.24
		Reserve Allocation	$1,068.54




The decks were in new condition as of the date of our review. They are well designed and enhance the look of the homes greatly. They generally decline at different rates based on their

Decks - Trex Replacement continued...

exposure to the sun and other elements. We would recommend reserving for their replacement at the end of their useful life.

Mailboxes

Asset ID	1010	Asset Actual Cost	
		Percent Replacement	100%
Category	Building Components	Future Cost	
Placed in Service	June 2009	Assigned Reserves	*none*
Useful Life	35		
Replacement Year	2044	*No Future Assessments*	
Remaining Life	23		

The mailboxes are new and would be expected to last for many years with correct maintenance.

Building Components - Total Current Cost	**$30,900**
Assigned Reserves	**$6,111**
Fully Funded Reserves	**$10,291**

Concrete - Driveways

Asset ID	1012	Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds Components	Future Cost	
Placed in Service	June 2009	Assigned Reserves	*none*
Useful Life	3		
Adjustment	20	*No Future Assessments*	
Replacement Year	2032		
Remaining Life	11		

Concrete driveways on the property were generally in excellent shape as of the date of our review. Driveways are subject to wear with the constant freeze/thaw cycles occurring in this area. They are heavily salted and maintained during the winter months which also add to the wear in this climate. This component is the responsibility of the individual homeowners.

Concrete - Patio & Porches

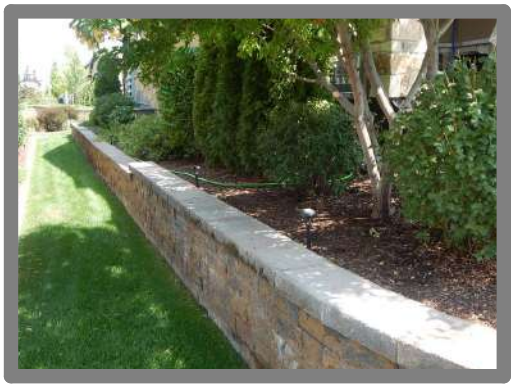
Asset ID	1011	Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds Components	Future Cost	
Placed in Service	June 2009	Assigned Reserves	*none*
Useful Life	3		
Adjustment	15	*No Future Assessments*	
Replacement Year	2027		
Remaining Life	6		

Concrete - Patio & Porches continued...


Concrete sidewalks and patios on the property were generally in excellent shape as of the date of our review. Sidewalks and approaches are subject wear with the constant freeze/thaw cycles occurring in this area. They are heavily salted and maintained during the winter months which also add to the wear in this climate. This component is the responsibility of the homeowners, no reserve necessary.

Landscaping - Trees, Sprinkler, etc.

Asset ID	1013	Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds Components	Future Cost	
Placed in Service	June 2009	Assigned Reserves	*none*
No Useful Life			
		No Future Assessments	

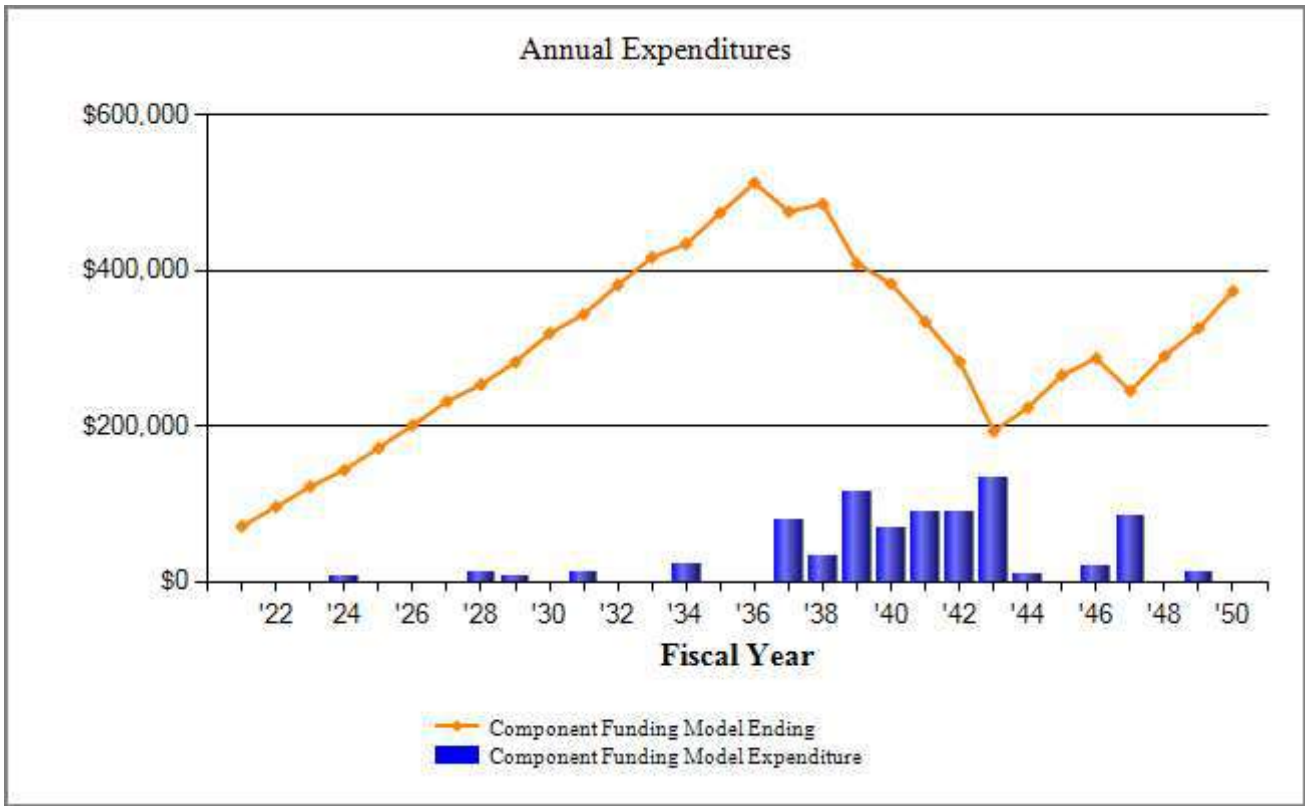
Management of the HOA has stated the landscaping costs are handled through the annual budgets and not through reserve funds. Consequently, no reserve has been established for this component at this time.

Grounds Components - Total Current Cost	**$0**
Assigned Reserves	**$0**
Fully Funded Reserves	**$0**

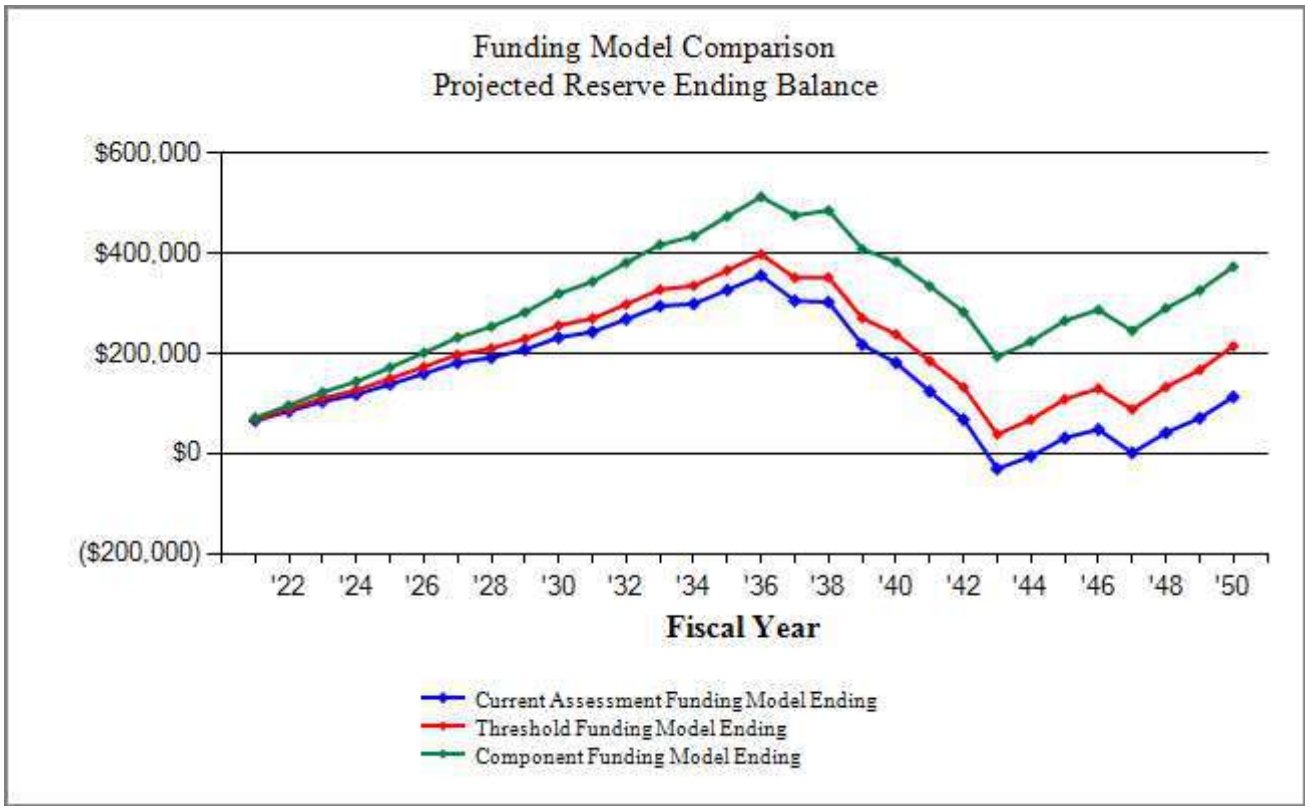
Tuscan Ridge HOA
ACS Category Detail Index

Total Funded Assets	13
Total Maintenance Budget/Owner Assets	9
Total Assets	22

Tuscan Ridge HOA
ACS Annual Expenditure Chart

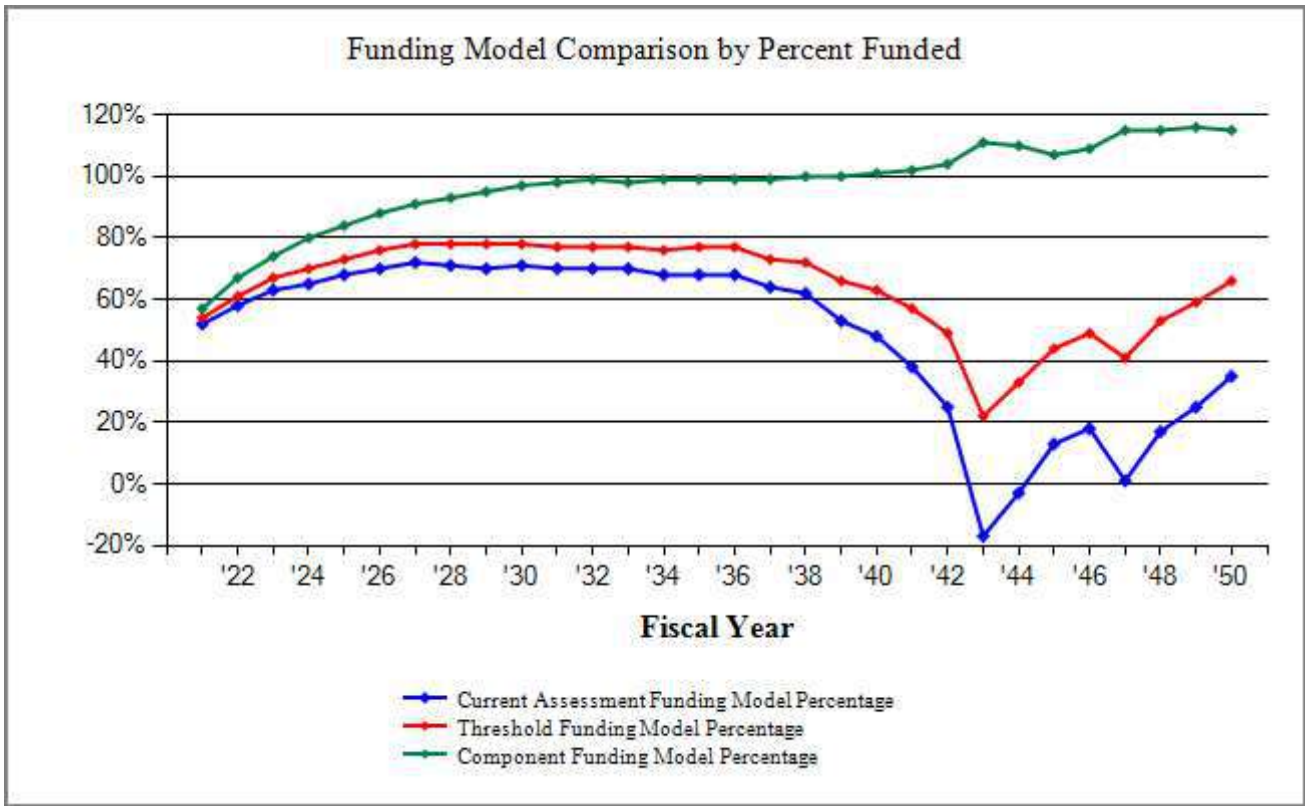


Tuscan Ridge HOA
ACS Funding Model Reserve Ending Balance Comparison Chart



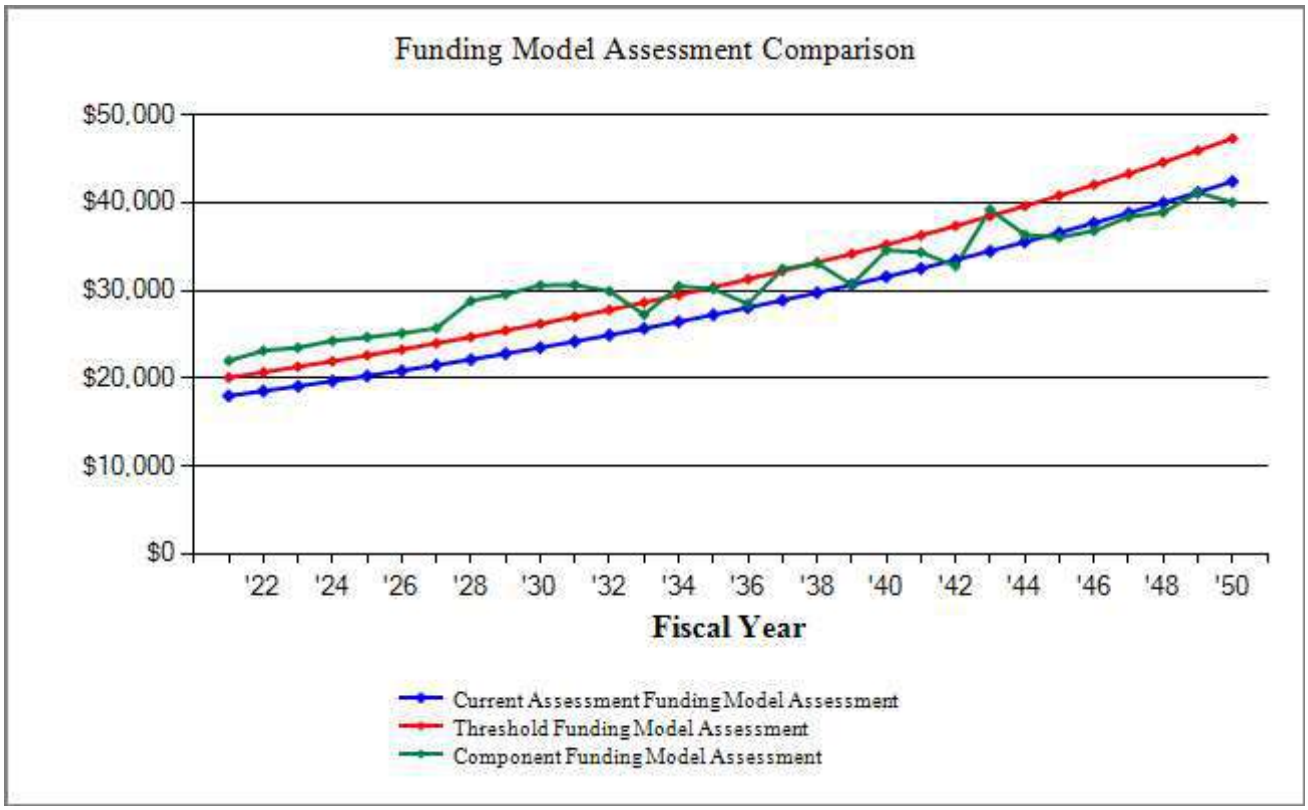
The chart above compares the projected reserve ending balances of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

Tuscan Ridge HOA
ACS Funding Model Comparison by Percent Funded



The chart above compares the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) by the percentage fully funded over 30 years. This allows your association to view and then choose the funding model that might best fit your community's needs.

Tuscan Ridge HOA
ACS Funding Model Assessment Comparison Chart



The chart above compares the annual assessment of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

Tuscan Ridge HOA
ACS Spread Sheet

Description		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Air Conditioner	*Maintenance Budget/Owner*										
Building Exterior - Stucco									12,299		
Concrete - Driveways	*Maintenance Budget/Owner*										
Concrete - Patio & Porches	*Maintenance Budget/Owner*										
Decks - Trex Replacement											
Fencing - Perimeter	*Maintenance Budget/Owner*										
Fencing - Vinyl Dividers	*Maintenance Budget/Owner*										
Gutters & Downspouts - Phase I	*Maintenance Budget/Owner*										
Gutters & Downspouts - Phase II	*Maintenance Budget/Owner*										
Landscaping - Trees, Sprinkler, etc	*Maintenance Budget/Owner*										
Mailboxes	*Maintenance Budget/Owner*										
Metal Grates & Collars											
Roof - Shingle Replacement - Bldg 1,10											
Roof - Shingle Replacement - Bldg 11											
Roof - Shingle Replacement - Bldg 12											
Roof - Shingle Replacement - Bldg 2,6,8											
Roof - Shingle Replacement - Bldg 3,15											
Roof - Shingle Replacement - Bldg 4,7											
Roof - Shingle Replacement - Bldg 9											
Street - Asphalt Replacement											
Street - Asphalt Seal Coat					5,849					6,780	
Street - Asphalt Seal Coat											
Year Total:					**5,849**				**12,299**	**6,780**	

Tuscan Ridge HOA
ACS Spread Sheet

Description		2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Air Conditioner	*Maintenance Budget/Owner*										
Building Exterior - Stucco		13,439			14,685			16,047			17,535
Concrete - Driveways	*Maintenance Budget/Owner*										
Concrete - Patio & Porches	*Maintenance Budget/Owner*										
Decks - Trex Replacement											
Fencing - Perimeter	*Maintenance Budget/Owner*										
Fencing - Vinyl Dividers	*Maintenance Budget/Owner*										
Gutters & Downspouts - Phase I	*Maintenance Budget/Owner*										
Gutters & Downspouts - Phase II	*Maintenance Budget/Owner*										
Landscaping - Trees, Sprinkler, etc	*Maintenance Budget/Owner*										
Mailboxes	*Maintenance Budget/Owner*										
Metal Grates & Collars										2,179	
Roof - Shingle Replacement - Bldg 1,10								63,546			
Roof - Shingle Replacement - Bldg 11											50,501
Roof - Shingle Replacement - Bldg 12											
Roof - Shingle Replacement - Bldg 2,6,8											
Roof - Shingle Replacement - Bldg 3,15											
Roof - Shingle Replacement - Bldg 4,7											
Roof - Shingle Replacement - Bldg 9									33,057		
Street - Asphalt Replacement										113,903	
Street - Asphalt Seal Coat					7,860						
Street - Asphalt Seal Coat											
Year Total:		**13,439**			**22,546**			**79,593**	**33,057**	**116,082**	**68,036**

Tuscan Ridge HOA
ACS Spread Sheet

Description		2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Air Conditioner	*Maintenance Budget/Owner*										
Building Exterior - Stucco				19,161			20,938				
Concrete - Driveways	*Maintenance Budget/Owner*										
Concrete - Patio & Porches	*Maintenance Budget/Owner*										
Decks - Trex Replacement		37,748									
Fencing - Perimeter	*Maintenance Budget/Owner*										
Fencing - Vinyl Dividers	*Maintenance Budget/Owner*										
Gutters & Downspouts - Phase I	*Maintenance Budget/Owner*										
Gutters & Downspouts - Phase II	*Maintenance Budget/Owner*										
Landscaping - Trees, Sprinkler, etc	*Maintenance Budget/Owner*										
Mailboxes	*Maintenance Budget/Owner*										
Metal Grates & Collars											
Roof - Shingle Replacement - Bldg 1,10											
Roof - Shingle Replacement - Bldg 11											
Roof - Shingle Replacement - Bldg 12		52,016									
Roof - Shingle Replacement - Bldg 2,6,8				113,433							
Roof - Shingle Replacement - Bldg 3,15			90,038								
Roof - Shingle Replacement - Bldg 4,7								85,401			
Roof - Shingle Replacement - Bldg 9											
Street - Asphalt Replacement											
Street - Asphalt Seal Coat											
Street - Asphalt Seal Coat					10,564					12,246	
Year Total:		**89,764**	**90,038**	**132,594**	**10,564**		**20,938**	**85,401**		**12,246**	