

The Villas at the River Capital Reserve Fund

October 23, 2016

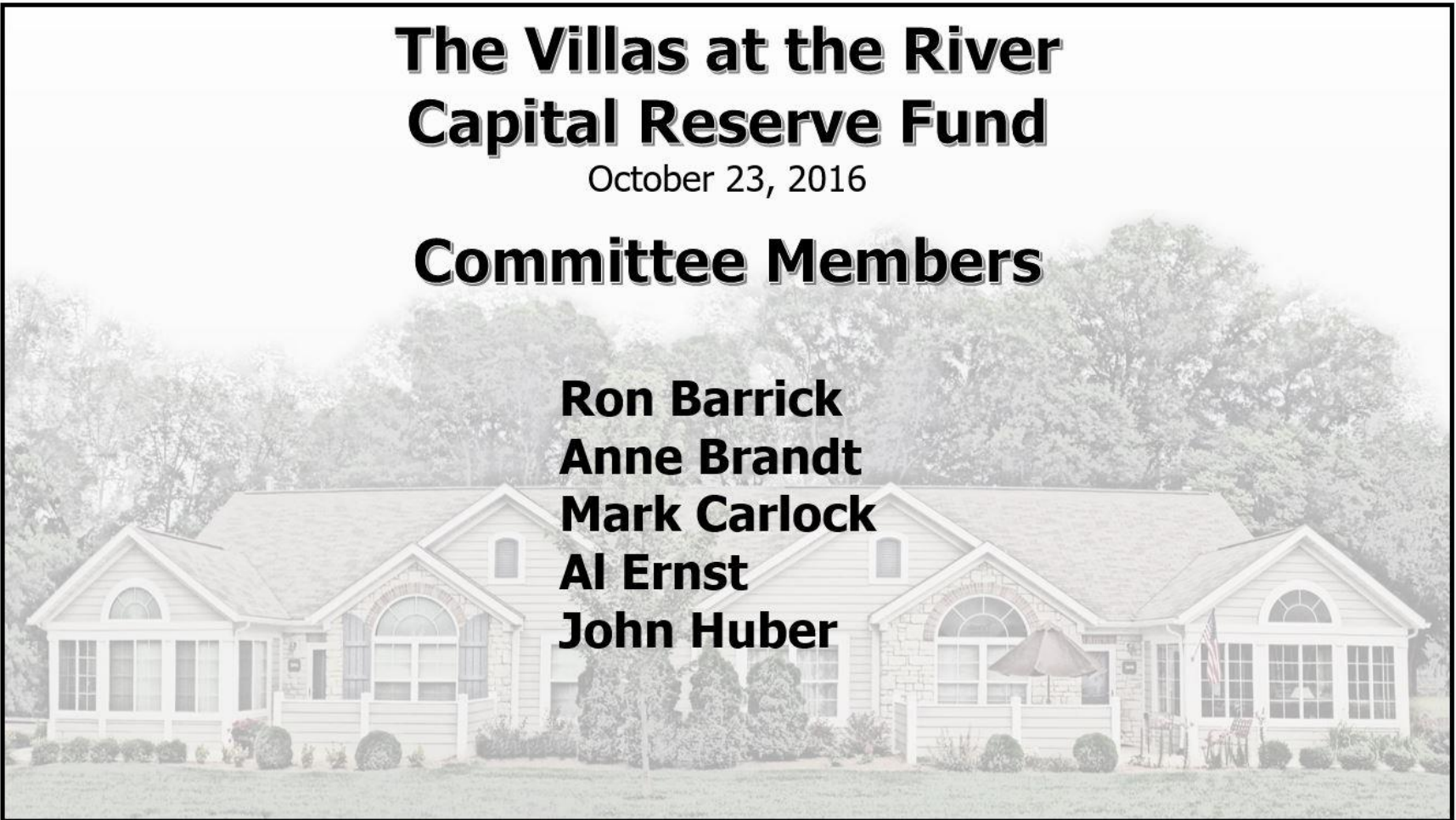


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Committee Members

**Ron Barrick
Anne Brandt
Mark Carlock
Al Ernst
John Huber**



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Capital Reserve Fund Analysis Objectives

- ✓ **Identify parameters to be included in Capital Reserve Fund**
- ✓ **Consult with experts, determine what is needed and cost**
- ✓ **Assemble the information in spreadsheets for analysis**
- ✓ **Forecast the expenditures for 20 years**
- ✓ **Review the forecast of expenditures with the HOA Board**
- ✓ **Report the results to the Villas Co-Owners**

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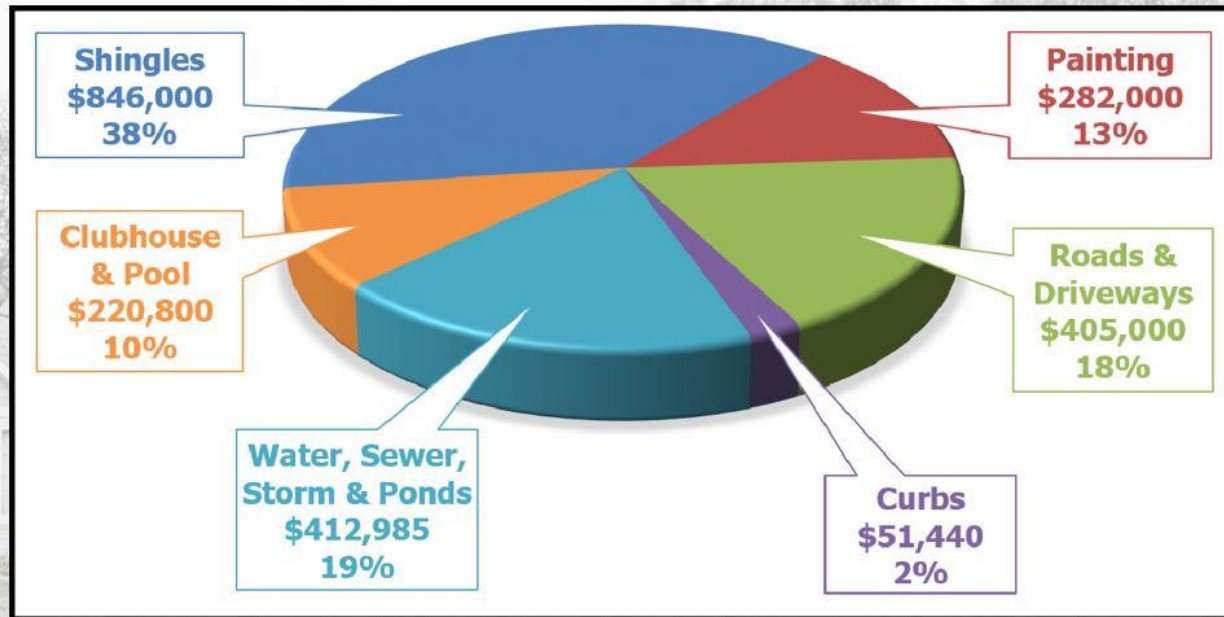
Parameters Included in the Capital Reserve Fund

- ✓ **Roof Shingles replacement**
- ✓ **Painting exterior of the buildings**
- ✓ **Water, Storm Water, Sewer, Lift Station and Ponds**
- ✓ **Curb repair and replacement**
- ✓ **Driveways and Roads – repairs, replacement, crack filling, sealing and drainage**
- **Clubhouse and Pool**

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Forecast of Expenditures for 20 Years is \$2,218,225



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Conclusion

- ✓ **The monthly Capital Reserve Fund will increase \$67**
- ✓ **The new HOA monthly dues will be \$343**
- ✓ **\$243 will go to the General Operating Budget**
- ✓ **\$100 will go to the Capital Reserve Fund**
- ✓ **The new dues are effective January 1, 2017**
- **We currently have \$40,000 in the Capital Reserve Fund**

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