

Capital Reserve Study

Presentation to the HOA Board

November 13, 2019

THE VILLAS AT THE RIVER



Capital Reserve Study

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Agenda

Introduction of Committee Members

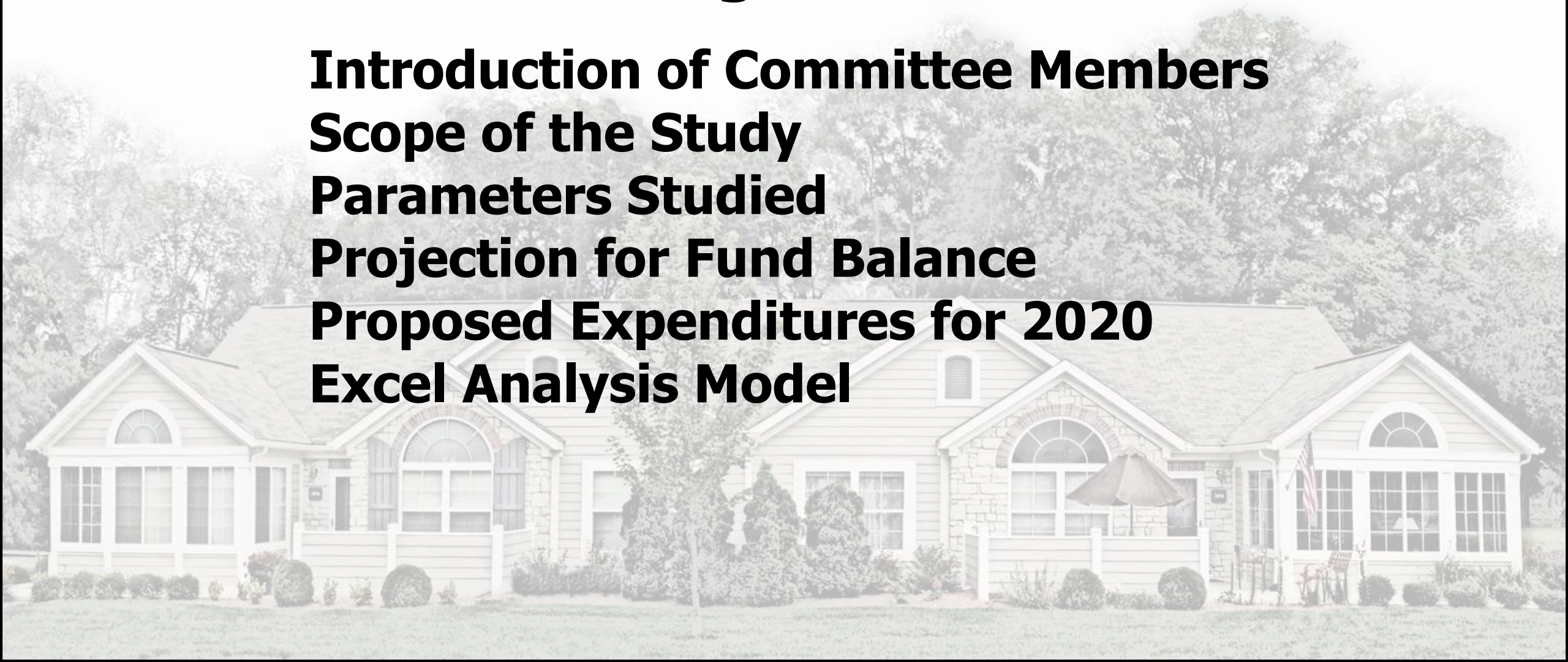
Scope of the Study

Parameters Studied

Projection for Fund Balance

Proposed Expenditures for 2020

Excel Analysis Model



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Committee Members

Bob Barrett

Ron Barrick

Al Ernst

Tom Johns

Dave Kett

John Huber

Fred Welch



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Scope of the Study

✓ **Physical Analysis**

- **Develop inventory of the physical assets or reserve items**
- **Assess the condition of the physical assets**
- **Determine remaining useful life along with estimated repair or replacement costs**

✓ **Financial Analysis**

- **Current reserve fund status**
- **Recommended funding plan**

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Parameters Studied

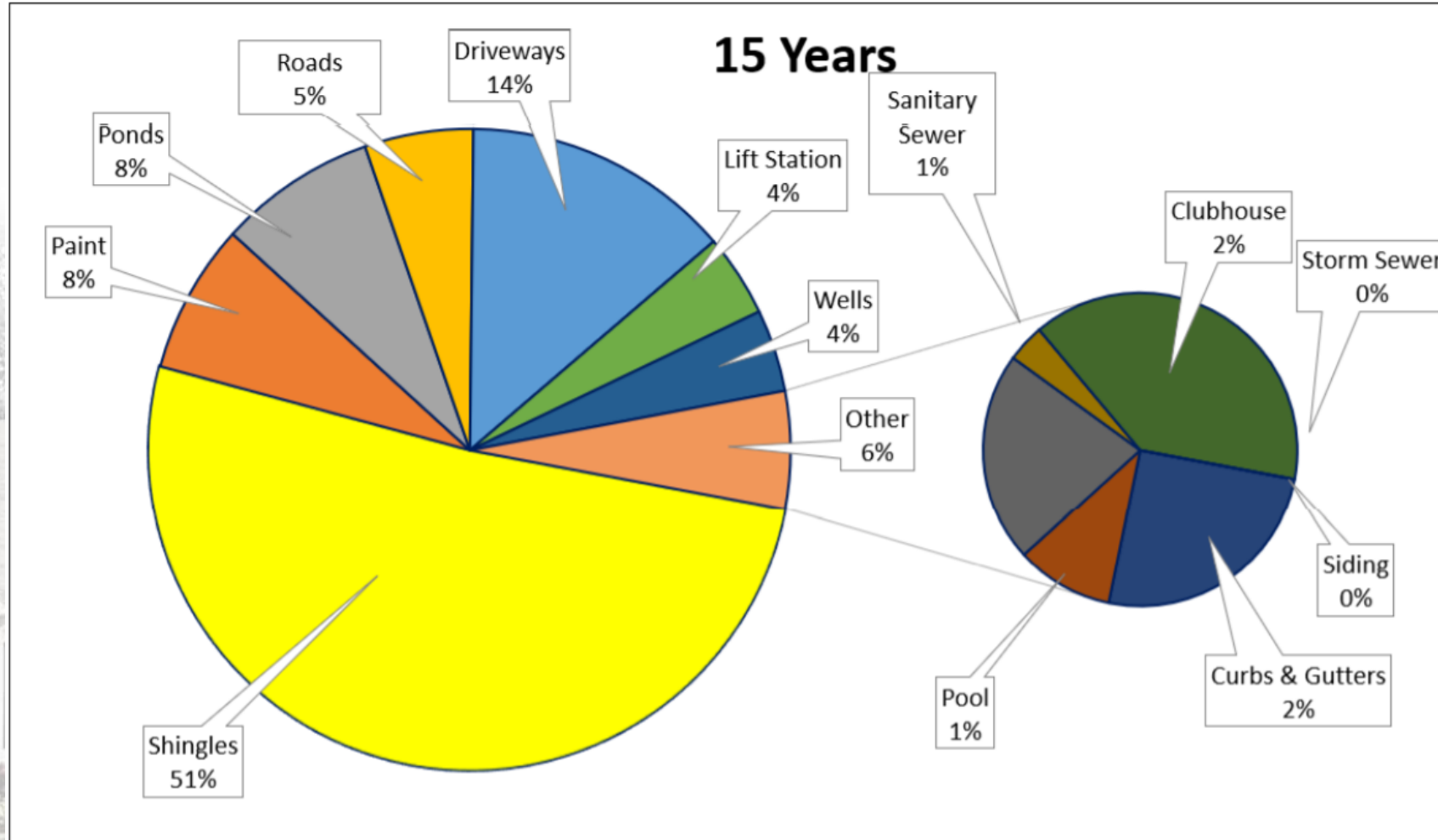
- ✓ **Water distribution system, Sanitary sewer, Storm sewer, Lift station, Irrigation, Wells & Ponds**
- ✓ **Roads, Driveways, Curbs & Gutters**
- ✓ **Roof Replacement**
- ✓ **Clubhouse & Pool**
- ✓ **Painting Building Exteriors**
- ✓ **Mailboxes & Unit ID Signs**

The information collected was entered into spreadsheets for tabulation. The summary analysis is based on the spreadsheets. Any change made to the spreadsheets will change the calculations and graphs.

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Planned Expense as a Percent of Total



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Projection for Fund Balance

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	2018 Actual	2019 Estimate	2020 Plan	2021 Plan
Beginning Fund Balance	\$ 61,274	\$90,814	\$255,413	\$199,468
Budgeted Income	\$ 112,100	\$110,400	\$110,400	\$110,400
Dividends	\$ 219	\$299		
Net Dues Trnsfer (+/-)	\$ 900	\$9,700		
Assessments		\$351,200		
Totals	\$ 174,493	\$562,413	\$365,813	\$309,868
Total Expenses	\$ 83,679	\$ 307,000	\$ 166,345	\$ -
Fund Balance	\$ 90,814	\$ 255,413	\$ 199,468	\$ 309,868

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Proposed Expenditures for 2020

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Please note: This list of proposed projects is a recommendation by this Committee and not yet approved by the Board.

Roads: Replace East Villa Lane	\$85,300
Roads: Hot Crack Sealing	\$3,795
Driveway repairs-West Villa Lane	\$5,200
Driveway Sealing	\$5,200
Driveway Hot Crack Sealing	\$2,750
Curbs & Gutters Repl	\$2,000
Lower the Sanitary Sewer Cleanout-Clubhouse parking lot	\$600
Paint buildings #10 and #15	\$11,000
Mailboxes and Unit ID signs	\$10,000
Sanitary Sewer	\$5,000
Storm Sewer	\$2,500
Wells	\$18,000
Lift Station Generator	\$15,000
fix small pond cavitation issue	
Total	\$166,345

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Excel Analysis Model DEMO

The Excel Analysis Model can run various cost scenarios by selecting different options for Shingles, Roof Sheeting, Roads, and Painting.

