



“Your Future is Our Business”

Assessment and Reserve Funding Disclosure Summary

per California Civil Code section 5570 for the year: **1/1/2023 through 12/31/2023**

date the Reserve Study was completed: **10/25/2022**

LOS FELIZ ESTATES OWNERS ASSOCIATION

- 1) The current regular assessment per ownership interest per month is: **\$270.83**
 The portion allocated to reserves per ownership interest per month is: **\$0.00**

Note: if assessments vary by the size or type of ownership interest, these assessments are averages, and the assessment applicable to this ownership interest may be found on a separate "variable" schedule attached.

- 2) Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members (note: if assessments vary by the size or type of ownership interest, the assessments listed below are averages, and the assessment applicable to this ownership interest may be found on a separate "variable" schedule attached).

DATE(S) ASSESSMENT WILL BE DUE	PURPOSE	AMOUNT PER OWNERSHIP INTEREST
Total:		\$0.00

- 3) Based upon the most recent Reserve Study and other information available to the board of directors, will currently projected reserve account balances be sufficient or insufficient 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, provided the funding plan attached, based on the most recently completed Reserve Study is followed and updated on an annual basis?
- 4) If the answer to #3 is insufficient, 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 been approved by the board or the members?

SUFFICIENT

APPROXIMATE DATE(S) ASSESSMENT WILL BE DUE	AMOUNT PER OWNERSHIP INTEREST	
Total:		\$0.00

- 5) All major components are included in the Reserve Study and are included in its calculations.
- 6) The estimated amount required in the reserve fund at the end of the fiscal year is: **\$7,383.00**
 based on the method of calculation in paragraph (4) of subdivision (b) of section 5570 of the Civil Code, and based in whole or in part on the last Reserve Study prepared by RSI for the year and date noted above.

The projected reserve fund cash balance at the end of the fiscal year is: **\$18,459.06**
 resulting in reserves being percent funded at this date in the amount of: **250.02%**

- 7) Based on the method of calculation in paragraph (4) of subdivision (b) of section 5570 of the Civil Code (i.e. **Funding Plan #3 per the study**), at the end of each of the next five budget years the estimated amount required in the reserve fund, the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, and the percent funded is as follows:

YEAR	ESTIMATED AMOUNT REQUIRED IN THE RESERVE FUND	PROJECTED RESERVE FUND CASH BALANCE	PERCENT FUNDED
12/31/2023	\$7,383	\$18,459	250.02%
12/31/2024	\$9,454	\$18,572	196.45%
12/31/2025	\$11,618	\$18,686	160.83%
12/31/2026	\$14,320	\$18,800	131.28%
12/31/2027	\$7,390	\$9,564	129.42%

If the reserve funding plan **approved by the association** is implemented, the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues including additional assessments detailed in #4 above, and the percent funded is as follows:

YEAR	ESTIMATED AMOUNT REQUIRED IN THE RESERVE FUND	PROJECTED RESERVE FUND CASH BALANCE	PERCENT FUNDED
12/31/2023	\$7,383	\$18,459	250.02%
12/31/2024	\$9,454	\$18,572	196.45%
12/31/2025	\$11,618	\$18,686	160.83%
12/31/2026	\$14,320	\$18,800	131.28%
12/31/2027	\$7,390	\$9,564	129.42%

NOTE: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds per year was:

1.00%

The assumed long-term inflation rate (per yr) to be applied to major component repair and replacement costs was:

2.32%

It has been assumed that a reserve funding plan has been adopted by the board of directors at an open meeting before the membership of the association as described in California Civil Code Section 5560 (a).

For the purposes of preparing a summary pursuant to this section:

- 1) "Estimated remaining useful life" means the time reasonably calculated to remain before a major component will require replacement.
- 2) "Major component" has the meaning used in Section 5550. Components with an estimated remaining useful life of more than 30 years may be included in a study as a capital asset or disregarded from the reserve calculation, so long as the decision is revealed in the Reserve Study and reported in the Assessment and Reserve Funding Disclosure Summary.
- 3) The form set out in subdivision (a) shall accompany each pro forma operating budget or summary thereof that is delivered pursuant to this article. The form may be supplemented or modified to clarify the information delivered, so long as the minimum information set out in subdivision (a) is provided.
- 4) For the purpose of the report and summary, the amount of reserves needed to be accumulated for a component at a given time shall be computed as the current cost of replacement or repair multiplied by the number of years the component has been in divided by the useful life of the component. This shall not be construed to require the board to fund reserves in accordance with this calculation.

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For the year beginning: 1/1/2023

Date: 10/24/2022

**FUNDING PLAN FOR ASSESSMENT AND RESERVE FUNDING DISCLOSURE SUMMARY (ARFDS) - ANNUAL BASIS
LOS FELIZ ESTATES OWNERS ASSOCIATION**

DESCRIPTION	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037
RESERVE CONTRIBUTION	0	0	0	0	0	0	3,075	3,075	3,075	3,075	3,075	3,075	3,075	3,075	3,075
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	144	113	114	114	86	43	37	56	75	95	97	99	118	138	157
COMPONENT COSTS (b)	(10,395)	0	0	0	(9,322)	(5,063)	0	0	0	0	(5,678)	0	0	0	0
NET RECEIPTS/(DISBURSE)	(10,251)	113	114	114	(9,235)	(5,020)	3,112	3,131	3,150	3,170	(2,507)	3,174	3,193	3,213	3,232
CASH BALANCE: begin year	28,710	18,459	18,572	18,686	18,800	9,564	4,544	7,657	10,788	13,938	17,108	14,601	17,775	20,968	24,180
CASH BALANCE: end year	18,459	18,572	18,686	18,800	9,564	4,544	7,657	10,788	13,938	17,108	14,601	17,775	20,968	24,180	27,413
COMPONENT ACCUMULATED DEPRECIATION (c)	15,795	7,383	9,454	11,618	14,320	7,390	4,464	6,698	9,034	11,475	14,295	11,152	13,799	16,565	19,451
less: beginning cash balance	28,710	18,459	18,572	18,686	18,800	9,564	4,544	7,657	10,788	13,938	17,108	14,601	17,775	20,968	24,180
over/(under) funded-total	12,915	11,076	9,118	7,068	4,480	2,174	80	959	1,754	2,463	2,812	3,449	3,976	4,403	4,729
" " " per unit	66	57	47	36	23	11	0	5	9	13	14	18	20	23	24

DESCRIPTION	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052
RESERVE CONTRIBUTION	3,075	3,075	3,075	3,075	3,075	3,075	3,075	3,075	3,075	3,075	3,075	3,075	3,075	3,075	3,075
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	158	120	102	122	141	111	80	99	119	138	133	128	148	118	88
COMPONENT COSTS (b)	(6,366)	(12,276)	0	0	0	(16,442)	0	0	0	0	(8,007)	0	0	(16,164)	0
NET RECEIPTS/(DISBURSE)	(3,134)	(9,080)	3,177	3,197	3,216	(13,256)	3,155	3,174	3,194	3,213	(4,799)	3,203	3,223	(12,970)	3,163
CASH BALANCE: begin year	27,413	24,279	15,199	18,376	21,573	24,790	11,533	14,688	17,863	21,056	24,269	19,470	22,674	25,897	12,927
CASH BALANCE: end year	24,279	15,199	18,376	21,573	24,790	11,533	14,688	17,863	21,056	24,269	19,470	22,674	25,897	12,927	16,090
COMPONENT ACCUMULATED DEPRECIATION (c)	22,764	19,983	10,566	13,553	16,673	20,714	7,308	10,484	13,801	17,267	21,269	16,864	20,625	25,322	12,900
less: beginning cash balance	27,413	24,279	15,199	18,376	21,573	24,790	11,533	14,688	17,863	21,056	24,269	19,470	22,674	25,897	12,927
over/(under) funded-total	4,649	4,297	4,633	4,823	4,900	4,076	4,225	4,204	4,062	3,789	3,000	2,606	2,049	575	27
" " " per unit	24	22	24	25	25	21	22	22	21	19	15	13	11	3	0

FOOTNOTES:

- (a) Interest income calculated on average balance less Federal & State income taxes of 39.3%
- (b) See "Reserve Expenditures By Year Schedule"
- (c) See "Component Accumulated Depreciation Analysis"

Rate: 1.0000%