



# “Your Future is Our Business”

## Assessment and Reserve Funding Disclosure Summary

per California Civil Code section 5570 for the year: **1/1/2024 through 12/31/2024**

date the Reserve Study was completed: **11/8/2023**

### LOS FELIZ ESTATES OWNERS ASSOCIATION

- 1) The current regular assessment per ownership interest per month is: **\$293.75**  
 The portion allocated to reserves per ownership interest per month is: **\$0.11**

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
<b>Total:</b>		<b>\$0.00</b>

- 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	
<b>Total:</b>		<b>\$0.00</b>

- 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: **\$8,397.00**  
 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: **\$18,008.77**  
 resulting in reserves being percent funded at this date in the amount of: **214.47%**

- 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
12/31/2024	\$8,397	\$18,009	214.47%
12/31/2025	\$10,635	\$18,339	172.44%
12/31/2026	\$13,427	\$18,676	139.09%
12/31/2027	\$6,219	\$9,493	152.65%
12/31/2028	\$8,823	\$9,667	109.57%

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
12/31/2024	\$8,397	\$18,266	217.53%
12/31/2025	\$10,635	\$18,602	174.91%
12/31/2026	\$13,427	\$18,943	141.08%
12/31/2027	\$6,219	\$9,765	157.02%
12/31/2028	\$8,823	\$9,944	112.71%

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:

<b>3.00%</b>
--------------

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

<b>2.49%</b>
--------------

**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.

Prepared By: Les Weinberg, RS, MBA – Reserve Studies Incorporated

For the year beginning: 1/1/2024

Date: 11/14/2023

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

DESCRIPTION	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	1/1/2038
RESERVE CONTRIBUTION	255	0	0	0	0	3,063	3,063	3,063	3,063	3,063	3,063	3,063	3,063	3,063	3,063
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	427	335	341	261	179	159	167	227	287	348	353	358	421	485	550
COMPONENT COSTS (b)	(11,130)	0	0	(9,438)	0	(5,581)	0	0	0	0	(6,311)	0	0	0	0
<b>NET RECEIPTS/(DISBURSE)</b>	<b>(10,448)</b>	<b>335</b>	<b>341</b>	<b>(9,177)</b>	<b>179</b>	<b>(2,358)</b>	<b>3,230</b>	<b>3,290</b>	<b>3,350</b>	<b>3,411</b>	<b>(2,894)</b>	<b>3,421</b>	<b>3,484</b>	<b>3,548</b>	<b>3,613</b>
CASH BALANCE: begin year	28,714	18,266	18,602	18,943	9,765	9,944	7,586	10,816	14,106	17,456	20,867	17,973	21,394	24,877	28,425
CASH BALANCE: end year	18,266	18,602	18,943	9,765	9,944	7,586	10,816	14,106	17,456	20,867	17,973	21,394	24,877	28,425	32,038
COMPONENT ACCUMULATED DEPRECIATION (c)	17,393	8,397	10,635	13,427	6,219	8,823	5,559	7,992	10,541	13,212	16,311	12,780	15,691	18,739	21,930
less: beginning cash balance	28,714	18,266	18,602	18,943	9,765	9,944	7,586	10,816	14,106	17,456	20,867	17,973	21,394	24,877	28,425
over/(under) funded-total	11,321	9,869	7,967	5,515	3,546	1,122	2,027	2,824	3,565	4,244	4,557	5,193	5,703	6,138	6,495
" " " per unit	58	51	41	28	18	6	10	14	18	22	23	27	29	31	33

DESCRIPTION	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	1/1/2053
RESERVE CONTRIBUTION	3,063	3,063	3,063	3,063	3,063	3,063	3,063	3,063	3,063	3,063	3,063	3,063	3,063	3,063	3,063
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	434	317	379	442	506	405	301	363	426	490	471	452	361	267	328
COMPONENT COSTS (b)	(19,812)	0	0	0	0	(18,199)	0	0	0	0	(9,125)	0	(17,029)	0	0
<b>NET RECEIPTS/(DISBURSE)</b>	<b>(16,315)</b>	<b>3,380</b>	<b>3,442</b>	<b>3,505</b>	<b>3,569</b>	<b>(14,731)</b>	<b>3,364</b>	<b>3,426</b>	<b>3,489</b>	<b>3,553</b>	<b>(5,590)</b>	<b>3,515</b>	<b>(13,605)</b>	<b>3,330</b>	<b>3,391</b>
CASH BALANCE: begin year	32,038	15,722	19,102	22,543	26,048	29,617	14,886	18,250	21,676	25,165	28,718	23,128	26,643	13,038	16,368
CASH BALANCE: end year	15,722	19,102	22,543	26,048	29,617	14,886	18,250	21,676	25,165	28,718	23,128	26,643	13,038	16,368	19,760
COMPONENT ACCUMULATED DEPRECIATION (c)	26,210	9,418	12,586	15,906	19,381	23,888	9,066	12,608	16,321	20,211	24,719	19,640	24,691	11,696	15,925
less: beginning cash balance	32,038	15,722	19,102	22,543	26,048	29,617	14,886	18,250	21,676	25,165	28,718	23,128	26,643	13,038	16,368
over/(under) funded-total	5,827	6,304	6,516	6,637	6,667	5,730	5,820	5,642	5,355	4,954	3,999	3,488	1,952	1,342	443
" " " per unit	30	32	33	34	34	29	30	29	27	25	21	18	10	7	2

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: 3.0000%