

## *Reserve Disclosures*

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### Profile

Name	Cypress HOA
Location	Cypress, CA 90630
Units/General Type	250 / Condominium
Base Year / Age	1965 / 46
Fiscal Year Ends	December-31

### Parameters

Level of Service	Level 2 Reserve Study Update (With Site-Visit)
Prepared for Fiscal Year (FY)	2012
Most Recent On-Site Inspection Date	September 27, 2011
Allocation Increase Rate	ref Cash Flow Analysis
Contingency Rate	ref Component Details
Inflation Rate	3.0%
Interest Rate / Tax Rate	1.0% / 30.0%
Interest Rate (net effective)	0.7%
Current Reserve Allocation	\$266,800 per year
Current Reserve Balance	\$342,493 as of July 31, 2011
Funding Plan - Method / Goal	Cash Flow / Threshold - average Percent Funded 80%

### Summary

<b>FY Start Balance</b>	<b>\$409,659</b> <i>(projected to current FY end/next FY start)</i>		
<b>Fully Funded Balance</b>	<b>\$1,189,044</b>		
<b>Percent Funded</b>	<b>34%</b>		
<i>Proposed Budget</i>	<i>per year</i>	<i>per month</i>	<i>per unit per month</i>
<b>Reserve Allocation</b>	<b>\$230,381</b>	<b>\$19,198</b>	<b>\$76.79</b>

*Association management/members need to understand that Percent Funded is a general indication of reserve strength and that the parameter fluctuates from year to year due to the Disbursement Schedule.*

*The Reserve Allocation was determined using the Funding Plan indicated above under the Parameters section. This allocation should be increased annually using the Allocation Increase Rate found in the Cash Flow Analysis.*

*Association management should budget the Reserve Allocation amount toward reserves for next fiscal year, to ensure the availability of reserves to fund future reserve component expenditures. This amount reflects a change of -13.65 % from the Current Reserve Allocation. The Reserve Allocation must be reviewed and adjusted for inflation (and other vital factors) in succeeding years to ensure the- Security of a Successful Plan!*

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<i>Reserve Component</i>	<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>
01 Coat/Paint/Stain			
01.01 building exteriors,paint-A	\$110,250	7	6
01.02 building exteriors,paint-B	\$267,750	7	7
01.03 wrought iron,paint	\$7,718	4	1
02 Equipment			
02.01 deck,concrete repairs,pool areas	\$15,750	20	10
02.02 folding furniture,clubhouse #1	\$1,602	20	9
02.03 folding furniture,clubhouse #2	\$1,602	20	9
02.04 hvac,clubhouse #1	\$6,185	20	5
02.05 hvac,clubhouse #2	\$6,185	20	5
02.06 play equipment & surface	\$36,057	15	2
02.07 water heater,clubhouse #1	\$1,260	12	1
02.08 water heater,clubhouse #2	\$1,260	12	1
03 Fencing			
03.01 wood fence	\$10,500	20	9
03.02 wrought iron,pool #1,replace	\$8,400	20	5
03.03 wrought iron,pool #2,replace	\$8,400	20	5
03.04 wrought iron,pool #3,replace	\$8,400	20	5
04 Paint,Stain,Coating- 9009			
04.01 carports,paint	\$44,625	6	4
05 Pools/Spas			
05.01 filter,pool #1	\$2,573	10	8
05.02 filter,pool #2	\$2,573	10	3
05.03 filter,pool #3	\$1,286	10	1
05.04 filter,wader #1	\$1,286	10	8
05.05 filter,wader #2	\$1,286	10	3
05.06 heater,pool #1	\$2,940	10	2
05.07 heater,pool #2	\$2,940	10	9
05.08 heater,pool #3	\$2,415	10	2
05.09 pumps,pools/waders	\$3,938	8	4
05.10 rehab,pool #1	\$12,600	12	10
05.11 rehab,pool #2	\$12,600	12	7
05.12 rehab,pool #3	\$8,883	12	11
05.13 rehab,wader #1	\$3,150	12	10
05.14 rehab,wader #2	\$3,150	10	7

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<i>Reserve Component</i>	<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>
06 Restoration			
06.01 bathrooms,clubhouse #1	\$2,625	12	3
06.02 bathrooms,clubhouse #2	\$2,625	12	3
06.03 bathrooms,pool area #3	\$2,625	12	3
06.04 carports,rehab-unfunded	\$0	999	999
06.05 clubhouse #1,rehab	\$12,810	15	1
06.06 clubhouse #2,rehab	\$12,810	15	1
06.07 concrete,repairs	\$5,250	4	2
06.08 irrigation system,rehab	\$105,000	20	4
07 Roofs			
07.01 flat roofs-02	\$10,500	25	7
07.02 flat roofs-06	\$31,500	25	10
07.03 flat roofs-07	\$36,750	25	20
07.04 flat roofs-11	\$57,750	25	8
07.05 flat roofs-12	\$63,000	25	16
07.06 flat roofs-13(a)	\$68,250	25	15
07.07 flat roofs-13(b)	\$68,250	25	21
07.08 flat roofs-22	\$115,500	25	17
07.09 flat roofs-23	\$120,750	25	1
07.10 flat roofs-24	\$126,000	25	18
07.11 flat roofs-26	\$136,500	25	19
07.12 flat roofs-27	\$141,750	25	24
07.13 flat roofs-29	\$152,250	25	11
07.14 flat roofs-40	\$210,000	25	22
07.15 mansard roofs-2000	\$21,105	50	39
07.16 mansard roofs-2001	\$73,868	50	40
07.17 mansard roofs-2002	\$63,315	50	41
07.18 mansard roofs-2003	\$70,350	50	42
07.19 mansard roofs-2004	\$66,833	50	43
07.20 mansard roofs-2005	\$49,245	50	44
07.21 mansard roofs-2006	\$91,455	50	45
07.22 mansard roofs-2007	\$70,350	50	46
07.23 mansard roofs-2008	\$73,868	50	47
07.24 mansard roofs-2009	\$66,833	50	48
07.25 mansard roofs-2010	\$28,140	50	49
07.26 mansard roofs-2011	\$10,553	50	50
07.27 mansard roofs-2012	\$87,938	50	1

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<i>Reserve Component</i>	<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>
07    Roofs 07.28    mansard roofs-2013	\$116,078	50	2
<i>Grand Total:</i>	\$2,969,990		66