

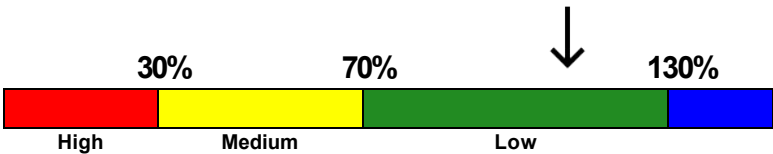
## 3- Minute Executive Summary

**Association:** Woodridge Community Association **Assoc. #: 12287-6**  
**Location:** Thousand Oaks, CA **# of Units: 230**  
**Report Period:** January 1, 2018 through December 31, 2018

**Findings/Recommendations as-of: January 1, 2018**

Starting Reserve Balance . . . . .	\$1,002,239.
Currently Fully Funded Reserve Balance . . . . .	\$894,682
Average Reserve Deficit (Surplus) Per Unit . . . . .	(\$468).
Percent Funded . . . . .	112.0 %
Recommended 2018 Monthly "Full Funding" Contributions . . . . .	\$7,220.
Most Recent Reserve Contribution Rate . . . . .	\$4,353.

**Reserves % Funded: 112.0%**



**Special Assessment Risk:**

**Economic Assumptions:**

Net Annual "After Tax" Interest Earnings Accruing to Reserves . . . . .	1.00 %
Annual Inflation Rate . . . . .	3.00 %

This is an Update "No-Site-Visit" Reserve Study, based on a prior Reserve Study prepared by Association Reserves for your 2017 Fiscal Year. No site inspection was performed as part of this Reserve Study.

This Reserve Study was prepared by a credentialed Reserve Specialist (RS #297).

Because your Reserve Fund is at 112.0 % Funded, this represents a strong Reserve position. Associations in this range have a Low risk of Reserve cash-flow problems (such as special assessments and/or deferred maintenance) in the near future.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions to maintain the 100% funding position in future years.

Your multi-year Funding Plan is designed to provide for timely execution of Reserve projects and to keep your association at or above the "Fully Funded" (100%) level.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Component Inventory</b>			
201 Asphalt - Remove & Replace	30	14	\$1,120,000
202 Asphalt - Seal/Repair	5	0	\$60,000
205 Concrete Drive - Repair/Replace	30	14	\$38,000
206 Decorative Concrete - Replace	30	14	\$76,000
303 HVAC Unit - Replace	20	4	\$3,900
305 Security System - Modernize	15	9	\$9,000
403 Mailbox Stands - Replace	20	10	\$104,000
503 Entry Gates - Replace	30	12	\$51,000
507 Woodcrete Fence - Repair/Replace	20	3	\$25,000
705 Gate Operator - Replace (A)	12	3	\$3,500
705 Gate Operators - Replace (B)	12	0	\$10,500
709 Barrier Arms/RFID System - Replace	15	15	\$35,600
910 Guard Station Interior- Refurbish	10	5	\$2,000
1003 Irrigation Controllers - Replace	15	11	\$32,000
1004 Backflow Enclosures - Replace	30	11	\$19,800
1004 Irrigation Enclosures - Replace	30	11	\$31,500
1107 Entry Gates - Repaint	5	1	\$700
1114 Mailbox Stands - Repaint	5	0	\$6,750
1402 Signage - Replace	15	12	\$6,600
1702 Fountain - Refurbish	10	2	\$2,750
<b>20 Total Funded Components</b>			

Note 1: Yellow highlighted line items are expected to require attention in this initial year.