



DC Ranch Association Proposed Operating Pro Forma and Reserve Funding Plan for Fiscal Year 2019

DRAFT (November 1, 2018)

The Process

2019 Budget Timeline

Ranch Association



Date	Meeting	Description
Wednesday, June 27, 2018	Board/Staff	General Direction
Friday, June 29, 2018	Staff	Preliminary ideas / Changes for 2019 / Review New Format
Friday, July 27, 2018	Managers /Department Heads	2018 Year End Forecasts Due
Friday, August 10, 2018	Managers /Department Heads	2019 Operating Budgets Due
Friday, August 17, 2018	Managers /Department Heads	2019 Reserve Forecasts Due
Monday, August 27, 2018	Budget and Finance Committee	General Overview
Monday, September 10, 2018	Director of Finance	2019 Budget Worksheets Complete
Monday, September 17, 2018	Budget and Finance Committee	2019 Key Assumptions
Tuesday, September 25, 2018	Executive Director	Insurance Package Review
Friday, October 12, 2018	Executive Director	Payroll Increases/Changes
Monday, October 15, 2018	Executive Director	Security Increases/Changes
Monday, October 15, 2018	Executive Director	Final Budget Adjustments
Monday, October 15, 2018	Budget and Finance Committee	2019 Draft Budget and Reserve Plan
Tuesday, October 16, 2018	Budget and Finance Committee/Board of Directors	Final Draft Budget and Reserve Plan
Monday, November 05, 2018	Board of Directors	Formal Approval Consideration
Week of November 19, 2018	Staff	Membership Communication

Historical Assessment Snapshot



	<u>2019</u>	<u>2018</u>	<u>Change \$</u>	<u>Change %</u>
Operating Assessment	\$7,165,729	\$6,894,413	\$271,316	3.9%
Reserve Assessment	\$1,426,120	\$1,309,620	\$116,500	8.9%
Equity Adjustments	\$0	\$18,000	(\$18,000)	-100.0%
Assessment	<u>\$8,591,849</u>	<u>\$8,222,033</u>	<u>\$369,816</u>	<u>4.5%</u>
	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Operating Assessment	\$6,332,448	\$6,088,840	\$5,507,653	\$5,713,274
Reserve Assessment	\$1,221,816	\$1,223,956	\$1,141,144	\$1,041,656
Equity Adjustments	\$1,257	\$30,904	\$43,055	\$35,062
Total Assessment	\$7,555,521	\$7,343,700	\$6,691,852	\$6,789,992
Operating Surplus	\$0	(\$406,164)	(\$406,164)	(\$406,164)
Assessment	<u>\$7,555,521</u>	<u>\$6,937,536</u>	<u>\$6,285,688</u>	<u>\$6,383,828</u>

The Bottom Line



Expense Notables

- Water Up \$62,000 – two-year average/rate increase
- Additional Community Standards – 15 hours per week
- Maintenance Services Director (Landscape and Maintenance)
- Compensation Adjustments at 3 Percent \$63,000
 - *Compensation 34% of total budget*
- Fleet Expenses up \$35,960 on Phased Renewal (11 of 19 vehicles)
- Security Services up \$74,000 (\$42,000 error last year)
- Security Incentive Program \$50,000

Revenue Notables

- Disclosure Fees \$161,000
- MGT. Fee (expense offset) \$352,000 – up \$22,000
- Park Reimbursements \$27,000

The Bottom Line

- Op Expenses Up \$259,992 (4%)
- Reserve Contributions Up \$116,500 (8.9%)
- Total Expense Increase (4.8%)
- Aggregate Assessment Increase (4%)

New Cost Centers



2018

- Administrative
- Landscape
- Maintenance
- Utilities
- Security
- Taxes/Interest
- Depreciation

2019

- Community Standards
- Human Resources
- IT/MIS
- Communications and
Community Relations
- Fleet

2019 Consolidated Operating Budget



	2825 Units			
	2019	2018	Variance	Percent Variance
ASSESSMENT	\$ 7,165,729	\$6,894,413	\$271,316	3.94%
TOTAL REVENUE	<u>\$8,158,858</u>	<u>\$7,800,363</u>	<u>\$358,495</u>	<u>4.60%</u>
EXPENSES				
SECURITY	\$2,066,112	\$1,955,980	\$110,132	5.63%
FACILITIES	\$975,292	\$900,724	\$74,568	8.28%
LANDSCAPE	\$1,629,878	\$1,694,204	-\$64,326	-3.80%
ADMINISTRATION	\$616,319	\$607,441	\$8,878	1.46%
IT/MIS	\$169,350	\$138,960	\$30,390	21.87%
FLEET	\$207,860	\$171,900	\$35,960	20.92%
UTILITIES	\$606,388	\$538,898	\$67,490	12.52%
COMMUNITY STANDARDS	\$251,255	\$232,989	\$18,266	7.84%
INSURANCE	\$148,062	\$133,860	\$14,202	10.61%
HUMAN RESOURCES	\$32,290	\$31,680	\$610	1.92%
COMMUNITY RELATIONS AND COMMUNICATIONS	\$15,050	\$9,300	\$5,750	61.83%
DEPRECIATION	\$14,112	\$21,960	-\$7,848	-35.74%
TAXES	\$770	\$34,850	-\$34,080	-97.79%
TOTAL OPERATING EXPENSES	<u>\$6,732,738</u>	<u>\$6,472,745</u>	<u>\$259,992</u>	<u>4.02%</u>
RESERVE CONTRIBUTION	\$1,426,120	\$1,309,620	\$116,500	8.90%
TOTAL EXPENSES	<u>\$8,158,858</u>	<u>\$7,782,365</u>	<u>\$372,187</u>	<u>4.84%</u>
NET REVENUE (LOSS)	\$0	\$17,998	-\$17,998	

The 16 Neighborhoods and DC Ranch Master Association

Proposed Assessments

2018/2019 Assessment Comparison

2018

2019

Neighborhood	Neighborhood	Master	Total
Master		72.20	72.20
Arcadia	292.85	72.20	365.05
Camelot	104.95	72.20	177.15
Country Club	144.05	72.20	216.25
Desert Haciendas	138.55	72.20	210.75
Estates	73.05	72.20	145.25
Haciendas	79.65	72.20	151.85
Horseshoe Canyon	154.80	72.20	227.00
Icon	-	-	-
Market St Villas	365.90	72.20	438.10
Montelana	140.85	72.20	213.05
Park and Manor	97.00	72.20	169.20
Parks at Silverleaf (Windgate)	220.80	72.20	293.00
Rosewood	119.70	72.20	191.90
Sterling Estates	237.75	72.20	309.95
Terrace East	125.55	72.20	197.75
Terrace West	97.80	72.20	170.00

Assessment for Reserves	Assessment for Operating	Neighborhood	Master	Total
2.00	75.65	-	77.65	77.65
52.00	243.45	295.45	77.65	373.10
43.00	61.50	104.50	77.65	182.15
44.43	105.02	149.45	77.65	227.10
50.00	87.75	137.75	77.65	215.40
13.73	58.02	71.75	77.65	149.40
17.98	61.42	79.40	77.65	157.05
41.57	122.78	164.35	77.65	242.00
-	10.00	10.00	77.65	87.65
185.00	188.20	373.20	77.65	450.85
43.50	97.85	141.35	77.65	219.00
37.02	58.68	95.70	77.65	173.35
63.32	157.88	221.20	77.65	298.85
52.00	78.95	130.95	77.65	208.60
71.07	180.68	251.75	77.65	329.40
39.05	86.50	125.55	77.65	203.20
11.35	87.55	98.90	77.65	176.55

2019 Assessment Analysis

2019

Neighborhood	Total	\$ change	Change due to Reserves	% change in Reserves	Change due to Operating	% change
Master	77.65	5.45	2.00	0.00%	3.45	7.55%
Arcadia	373.10	2.60	-	0.00%	2.60	2.21%
Camelot	182.15	(0.45)	-	0.00%	(0.45)	2.82%
Country Club	227.10	5.40	-	0.00%	5.40	5.02%
Desert Haciendas	215.40	(0.80)	5.00	11.11%	(5.80)	2.21%
Estates	149.40	(1.30)	4.02	41.40%	(5.32)	2.86%
Haciendas	157.05	(0.25)	-	0.00%	(0.25)	3.42%
Horseshoe Canyon	242.00	9.55	-	0.00%	9.55	6.61%
Icon	87.65	N/A	N/A	N/A	N/A	N/A
Market St Villas	450.85	7.30	20.00	12.12%	(12.70)	2.91%
Montelana	219.00	0.50	-	0.00%	0.50	2.79%
Park and Manor	173.35	(1.30)	3.52	10.51%	(4.82)	2.45%
Parks at Silverleaf (Windgate)	298.85	0.40	-	0.00%	0.40	2.00%
Rosewood	208.60	11.25	10.00	23.81%	1.25	8.70%
Sterling Estates	329.40	14.00	0.02	0.03%	13.98	6.28%
Terrace East	203.20	-	2.00	5.40%	(2.00)	2.76%
Terrace West	176.55	1.10	-	0.00%	1.10	3.85%

The 16 Neighborhoods and Ranch Master in Detail

Ranch Master Association



2825 Units

	<u>2019</u>	<u>2018</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 77.65	\$ 72.20	\$ 5.45	7.0%
REVENUE	3,553,185	3,293,728	259,457	7.3%
EXPENSES				
SECURITY	787,964	732,657	55,307	7.0%
FACILITIES	622,872	582,539	40,333	6.5%
ADMINISTRATION	616,319	607,441	8,878	1.4%
LANDSCAPE	614,052	609,234	4,818	0.8%
COMMUNITY STANDARDS	251,255	232,989	18,266	7.3%
FLEET	207,860	171,900	35,960	17.3%
UTILITIES	139,272	115,718	23,554	16.9%
IT/MIS	102,690	70,680	32,010	31.2%
INSURANCE	81,479	72,780	8,699	10.7%
HUMAN RESOURCES	32,290	31,680	610	1.9%
COMMUNITY RELATIONS AND COMMUNICATIONS	15,050	9,300	5,750	38.2%
DEPRECIATION	14,112	21,960	(7,848)	-55.6%
TAXES	770	34,850	(34,080)	-4426.0%
TOTAL OPERATING EXPENSES	3,485,985	3,293,728	192,257	5.5%
RESERVE CONTRIBUTION	67,200	-	67,200	
TOTAL EXPENSES	3,553,185	3,293,728	259,457	7.3%
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>

2019 RANCH ASSOCIATION MONTHLY ASSESSMENT

2019 Ranch Association Assessment	\$ 77.65
2018 Ranch Association Assessment	72.20
Change in Assessment	\$ 5.45

1.11 Desert Haciendas



87 Units				
	<u>2019</u>	<u>2018</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 137.75	\$ 138.55	\$ (0.80)	-0.6%
REVENUE	\$ 149,824	\$ 144,606	\$ 5,218	3.6%
EXPENSES				
<i>ADMINISTRATION</i>	3,120	3,000	120	4.0%
<i>LANDSCAPE</i>	54,941	57,290	(2,349)	-4.1%
<i>FACILITIES</i>	12,232	11,380	852	7.5%
<i>UTILITIES</i>	17,759	16,456	1,303	7.9%
<i>SECURITY</i>	9,572	9,500	72	0.8%
TOTAL OPERATING EXPENSES	<u>97,624</u>	<u>97,626</u>	<u>(2)</u>	<u>0.0%</u>
<i>RESERVE CONTRIBUTION</i>	52,200	46,980	5,220	11.1%
TOTAL EXPENSES	<u>149,824</u>	<u>144,606</u>	<u>5,218</u>	<u>3.6%</u>
NET REVENUE (LOSS)	<u><u>\$ 0</u></u>	<u><u>\$ 0</u></u>	<u><u>\$ 0</u></u>	<u><u>0.0%</u></u>
<u>2019 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 137.75	-\$0.80 increase		
Community Council Assessment	49.00	\$2.00 increase		
Ranch Master Association Assessment	<u>77.65</u>	\$5.45 increase		
2019 Total Monthly Assessment	\$ 264.40			

1.13 Terrace Homes West



74 Units				
	<u>2019</u>	<u>2018</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 98.90	\$ 97.80	\$ 1.10	1.1%
REVENUE	\$ 92,027	\$ 86,846	\$ 5,181	6.0%
EXPENSES				
<i>ADMINISTRATION</i>	2,700	2,520	180	7.1%
<i>LANDSCAPE</i>	39,207	44,850	(5,643)	-12.6%
<i>FACILITIES</i>	12,357	11,490	867	7.5%
<i>UTILITIES</i>	9,231	8,406	825	9.8%
<i>SECURITY</i>	9,572	9,500	72	0.8%
TOTAL OPERATING EXPENSES	<u>73,067</u>	<u>76,766</u>	<u>(3,699)</u>	<u>-4.8%</u>
<i>RESERVE CONTRIBUTION</i>	<u>18,960</u>	<u>10,080</u>	<u>8,880</u>	<u>88.1%</u>
TOTAL EXPENSES	<u>92,027</u>	<u>86,846</u>	<u>5,181</u>	<u>6.0%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2019 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 98.90	\$1.10 increase		
Community Council Assessment	49.00	\$2.00 increase		
Ranch Master Association Assessment	<u>77.65</u>	\$5.45 increase		
2019 Total Monthly Assessment	\$ 225.55			

1.14 Terrace Homes East



77 Units

	<u>2019</u>	<u>2018</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 125.55	\$ 125.55	\$ -	0.0%
REVENUE	\$ 120,912	\$ 115,970	\$ 4,942	4.3%
EXPENSES				
<i>ADMINISTRATION</i>	3,300	3,000	300	10.0%
<i>LANDSCAPE</i>	45,762	46,260	(498)	-1.1%
<i>FACILITIES</i>	15,194	12,910	2,284	17.7%
<i>UTILITIES</i>	11,000	10,064	936	9.3%
<i>SECURITY</i>	9,572	9,500	72	0.8%
TOTAL OPERATING EXPENSES	<u>84,828</u>	<u>81,734</u>	<u>3,094</u>	<u>3.8%</u>
<i>RESERVE CONTRIBUTION</i>	36,084	34,236	1,848	5.4%
TOTAL EXPENSES	<u>120,912</u>	<u>115,970</u>	<u>4,942</u>	<u>4.3%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>

2019 DC RANCH MONTHLY ASSESSMENT

Neighborhood Assessment	\$ 125.55	\$0.00 increase
Community Council Assessment	49.00	\$2.00 increase
Ranch Master Association Assessment	<u>77.65</u>	\$5.45 increase

2019 Total Monthly Assessment **\$ 252.20**

1.17 Park & Manor



165 Units				
	<u>2019</u>	<u>2018</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 95.70	\$ 97.00	\$ (1.30)	-1.3%
REVENUE	\$ 197,466	\$ 192,016	\$ 5,450	2.8%
EXPENSES				
<i>ADMINISTRATION</i>	2,700	2,520	180	7.1%
<i>LANDSCAPE</i>	77,971	82,830	(4,859)	-5.9%
<i>FACILITIES</i>	12,472	11,620	852	7.3%
<i>UTILITIES</i>	21,451	19,186	2,265	11.8%
<i>SECURITY</i>	9,572	9,500	72	0.8%
TOTAL OPERATING EXPENSES	124,166	125,656	(1,490)	-1.2%
<i>RESERVE CONTRIBUTION</i>	73,300	66,360	6,940	10.5%
TOTAL EXPENSES	197,466	192,016	5,450	2.8%
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2019 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 95.70	-\$1.30 increase		
Community Council Assessment	49.00	\$2.00 increase		
Ranch Master Association Assessment	<u>77.65</u>	\$5.45 increase		
2019 Total Monthly Assessment	\$ 222.35			

1.18 The Estates



111 Units				
	2019	2018	Variance	Percent Variance
ASSESSMENT	\$ 71.75	\$ 73.05	\$ (1.30)	-1.8%
REVENUE	\$ 99,969	\$ 97,301	\$ 2,668	2.7%
EXPENSES				
<i>ADMINISTRATION</i>	2,580	2,580	-	0.0%
<i>LANDSCAPE</i>	46,645	51,560	(4,915)	-9.5%
<i>FACILITIES</i>	12,352	11,320	1,032	9.1%
<i>UTILITIES</i>	10,532	9,381	1,151	12.3%
<i>SECURITY</i>	9,572	9,500	72	0.8%
TOTAL OPERATING EXPENSES	81,681	84,341	(2,660)	-3.2%
<i>RESERVE CONTRIBUTION</i>	18,288	12,960	5,328	41.1%
TOTAL EXPENSES	99,969	97,301	2,668	2.7%
NET REVENUE (LOSS)	\$ 0	\$ 0	\$ 0	0.0%

2019 DC RANCH MONTHLY ASSESSMENT

Neighborhood Assessment	\$ 71.75	-\$1.30 increase
Community Council Assessment	49.00	\$2.00 increase
Ranch Master Association Assessment	77.65	\$5.45 increase

2019 Total Monthly Assessment \$ 198.40

2.3 Market St Villas



90 Units				
	<u>2019</u>	<u>2018</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 373.20	\$ 365.90	\$ 7.30	2.0%
REVENUE	\$ 403,012	\$ 395,152	\$ 7,860	2.0%
EXPENSES				
<i>ADMINISTRATION</i>	3,120	3,000	120	4.0%
<i>LANDSCAPE</i>	71,052	77,310	(6,258)	-8.1%
<i>FACILITIES</i>	29,822	27,410	2,412	8.8%
<i>UTILITIES</i>	27,659	25,032	2,627	10.5%
<i>SECURITY</i>	9,572	9,500	72	0.8%
<i>INSURANCE</i>	61,987	56,700	5,287	9.3%
TOTAL OPERATING EXPENSES	<u>203,212</u>	<u>198,952</u>	<u>4,260</u>	<u>2.1%</u>
 <i>EQUITY ADJUSTMENT</i>	 -	 18,000	 (18,000)	
 <i>RESERVE CONTRIBUTION</i>	 199,800	 178,200	 21,600	 12.1%
TOTAL EXPENSES	<u>403,012</u>	<u>395,152</u>	<u>7,860</u>	<u>2.0%</u>
 NET REVENUE (LOSS)	 <u>\$ 0</u>	 <u>\$ 0</u>	 <u>\$ 0</u>	 <u>0.0%</u>

2019 DC RANCH MONTHLY ASSESSMENT

Neighborhood Assessment	\$ 373.20	\$7.30 increase
Community Council Assessment	49.00	\$2.00 increase
Ranch Master Association Assessment	<u>77.65</u>	\$5.45 increase

2019 Total Monthly Assessment **\$ 499.85**

2.10 Montelana



46 Units				
	<u>2019</u>	<u>2018</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 141.35	\$ 140.85	\$ 0.50	0.4%
REVENUE	\$ 78,028	\$ 77,749	\$ 279	0.4%
EXPENSES				
<i>ADMINISTRATION</i>	2,520	2,520	-	0.0%
<i>LANDSCAPE</i>	26,904	27,800	(896)	-3.2%
<i>FACILITIES</i>	6,151	5,700	451	7.9%
<i>UTILITIES</i>	8,869	8,217	652	7.9%
<i>SECURITY</i>	9,572	9,500	72	0.8%
TOTAL OPERATING EXPENSES	<u>54,016</u>	<u>53,737</u>	<u>279</u>	<u>0.5%</u>
<i>RESERVE CONTRIBUTION</i>	<u>24,012</u>	<u>24,012</u>	<u>-</u>	<u>0.0%</u>
TOTAL EXPENSES	<u>78,028</u>	<u>77,749</u>	<u>279</u>	<u>0.4%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>

2019 DC RANCH MONTHLY ASSESSMENT

Neighborhood Assessment	\$ 141.35	\$0.50 increase
Community Council Assessment	49.00	\$2.00 increase
Ranch Master Association Assessment	<u>77.65</u>	\$5.45 increase

2019 Total Monthly Assessment **\$ 268.00**

2.13-2.14 Camelot



166 Units				
	<u>2019</u>	<u>2018</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 104.50	\$ 104.95	\$ (0.45)	-0.4%
REVENUE	\$ 208,083	\$ 209,034	\$ (951)	-0.5%
EXPENSES				
<i>ADMINISTRATION</i>	8,400	7,800	600	7.7%
<i>LANDSCAPE</i>	41,123	46,110	(4,987)	-10.8%
<i>FACILITIES</i>	14,711	13,655	1,056	7.7%
<i>UTILITIES</i>	29,421	27,353	2,068	7.6%
<i>SECURITY</i>	28,772	28,460	312	1.1%
TOTAL OPERATING EXPENSES	<u>122,427</u>	<u>123,378</u>	<u>(951)</u>	<u>-0.8%</u>
<i>RESERVE CONTRIBUTION</i>	85,656	85,656	-	0.0%
TOTAL EXPENSES	<u>208,083</u>	<u>209,034</u>	<u>(951)</u>	<u>-0.5%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2019 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 104.50	-\$0.45 increase		
Community Council Assessment	49.00	\$2.00 increase		
Ranch Master Association Assessment	<u>77.65</u>	\$5.45 increase		
2019 Total Monthly Assessment	\$ 231.15			

2.15 Rosewood



34 Units				
	<u>2019</u>	<u>2018</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 130.95	\$ 119.70	\$ 11.25	9.4%
REVENUE	\$ 53,410	\$ 48,819	\$ 4,591	9.4%
EXPENSES				
<i>ADMINISTRATION</i>	3,120	3,000	120	4.0%
<i>LANDSCAPE</i>	9,945	10,320	(375)	-3.6%
<i>FACILITIES</i>	5,593	5,150	443	8.6%
<i>UTILITIES</i>	3,964	3,713	251	6.8%
<i>SECURITY</i>	9,572	9,500	72	0.8%
TOTAL OPERATING EXPENSES	<u>32,194</u>	<u>31,683</u>	511	1.6%
<i>RESERVE CONTRIBUTION</i>	21,216	17,136	4,080	23.8%
TOTAL EXPENSES	<u>53,410</u>	<u>48,819</u>	4,591	9.4%
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	0.0%

2019 DC RANCH MONTHLY ASSESSMENT

Neighborhood Assessment	\$ 130.95	\$11.25 increase
Community Council Assessment	49.00	\$2.00 increase
Ranch Master Association Assessment	<u>77.65</u>	\$5.45 increase

2019 Total Monthly Assessment **\$ 257.60**

2.17 Haciendas



89 Units				
	<u>2019</u>	<u>2018</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 79.40	\$ 79.65	\$ (0.25)	-0.3%
REVENUE	\$ 84,790	\$ 85,021	\$ (231)	-0.3%
EXPENSES				
<i>ADMINISTRATION</i>	2,520	2,460	60	2.4%
<i>LANDSCAPE</i>	27,872	30,735	(2,863)	-9.3%
<i>FACILITIES</i>	9,890	8,920	970	10.9%
<i>UTILITIES</i>	15,736	14,206	1,530	10.8%
<i>SECURITY</i>	9,572	9,500	72	0.8%
TOTAL OPERATING EXPENSES	<u>65,590</u>	<u>65,821</u>	<u>(231)</u>	<u>-0.4%</u>
<i>RESERVE CONTRIBUTION</i>	19,200	19,200	-	0.0%
TOTAL EXPENSES	<u>84,790</u>	<u>85,021</u>	<u>(231)</u>	<u>-0.3%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2019 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 79.40	-\$0.25 increase		
Community Council Assessment	49.00	\$2.00 increase		
Ranch Master Association Assessment	<u>77.65</u>	\$5.45 increase		
2019 Total Monthly Assessment	\$ 206.05			

Country Club



568 Units				
	<u>2019</u>	<u>2018</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 149.45	\$ 144.05	\$ 5.40	3.7%
REVENUE	\$ 1,033,125	\$ 995,845	\$ 37,280	3.7%
EXPENSES				
<i>ADMINISTRATION</i>	12,720	9,120	3,600	39.5%
<i>LANDSCAPE</i>	123,067	125,760	(2,693)	-2.1%
<i>FACILITIES</i>	51,389	48,430	2,959	6.1%
<i>UTILITIES</i>	85,297	73,975	11,322	15.3%
<i>SECURITY</i>	456,008	434,060	21,948	5.1%
<i>FLOOD INSURANCE</i>	1,824	1,680	144	8.6%
TOTAL OPERATING EXPENSES	<u>730,305</u>	<u>693,025</u>	<u>37,280</u>	<u>5.4%</u>
<i>RESERVE CONTRIBUTION</i>	302,820	302,820	-	0.0%
TOTAL EXPENSES	<u>1,033,125</u>	<u>995,845</u>	<u>37,280</u>	<u>3.7%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>

2019 DC RANCH MONTHLY ASSESSMENT

Neighborhood Assessment	\$ 149.45	\$5.40 increase
Community Council Assessment	49.00	\$2.00 increase
Ranch Master Association Assessment	<u>77.65</u>	\$5.45 increase

2019 Total Monthly Assessment \$ 276.10

Silverleaf - Windgate



380 Units				
	<u>2019</u>	<u>2018</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 221.20	\$ 220.80	\$ 0.40	0.2%
REVENUE	\$ 1,016,262	\$ 1,015,135	\$ 1,127	0.1%
EXPENSES				
<i>ADMINISTRATION</i>	6,300	5,460	840	15.4%
<i>LANDSCAPE</i>	291,414	309,440	(18,026)	-5.8%
<i>FACILITIES</i>	60,846	58,740	2,106	3.6%
<i>UTILITIES</i>	133,510	123,375	10,135	8.2%
<i>SECURITY</i>	248,948	242,900	6,048	2.5%
<i>FLOOD INSURANCE</i>	924	900	24	2.7%
TOTAL OPERATING EXPENSES	<u>741,942</u>	<u>740,815</u>	<u>1,127</u>	<u>0.2%</u>
<i>RESERVE CONTRIBUTION</i>	<u>274,320</u>	<u>274,320</u>	<u>-</u>	<u>0.0%</u>
TOTAL EXPENSES	<u>1,016,262</u>	<u>1,015,135</u>	<u>1,127</u>	<u>0.1%</u>
NET REVENUE (LOSS)	<u><u>\$ 0</u></u>	<u><u>\$ 0</u></u>	<u><u>\$ 0</u></u>	<u><u>0.0%</u></u>

2019 DC RANCH MONTHLY ASSESSMENT

Neighborhood Assessment	\$ 221.20	\$0.40 increase
Community Council Assessment	49.00	\$2.00 increase
Ranch Master Association Assessment	<u>77.65</u>	\$5.45 increase

2019 Total Monthly Assessment **\$ 347.85**

Silverleaf - Horseshoe



300 Units				
	<u>2019</u>	<u>2018</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 164.35	\$ 154.80	\$ 9.55	6.2%
REVENUE	\$ 602,616	\$ 571,482	\$ 31,134	5.4%
EXPENSES				
<i>ADMINISTRATION</i>	5,880	5,700	180	3.2%
<i>LANDSCAPE</i>	77,948	76,940	1,008	1.3%
<i>FACILITIES</i>	70,583	54,110	16,473	30.4%
<i>UTILITIES</i>	51,669	47,364	4,305	9.1%
<i>SECURITY</i>	244,964	235,820	9,144	3.9%
<i>FLOOD INSURANCE</i>	924	900	24	2.7%
TOTAL OPERATING EXPENSES	<u>451,968</u>	<u>420,834</u>	<u>31,134</u>	<u>7.4%</u>
<i>RESERVE CONTRIBUTION</i>	150,648	150,648	-	0.0%
TOTAL EXPENSES	<u>602,616</u>	<u>571,482</u>	<u>31,134</u>	<u>5.4%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2019 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 164.35	\$9.55 increase		
Community Council Assessment	49.00	\$2.00 increase		
Ranch Master Association Assessment	<u>77.65</u>	\$5.45 increase		
2019 Total Monthly Assessment	\$ 291.00			

Sterling Estates 1-16



16 Units				
	<u>2019</u>	<u>2018</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 87.40	\$ 82.95	\$ 4.45	5.4%
REVENUE	\$ 16,774	\$ 28,854	\$ (12,080)	-41.9%
EXPENSES				
<i>LANDSCAPE</i>	5,186	11,255	(6,069)	-53.9%
<i>FACILITIES</i>	2,340	3,780	(1,440)	-38.1%
<i>UTILITIES</i>	3,584	3,559	25	0.7%
TOTAL OPERATING EXPENSES	<u>11,110</u>	<u>18,594</u>	<u>(7,484)</u>	<u>-40.3%</u>
<i>RESERVE CONTRIBUTION</i>	5,664	10,260	(4,596)	-44.8%
TOTAL EXPENSES	<u>16,774</u>	<u>28,854</u>	<u>(12,080)</u>	<u>-41.9%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>

2019 RANCH ASSOCIATION MONTHLY ASSESSMENT

Sterling Estates Neighborhood Specific Assessment	\$ 87.40	\$4.45 increase
Horseshoe Neighborhood Assessment	164.35	\$9.55 increase
Community Council Assessment	49.00	\$2.00 increase
Ranch Master Association Assessment	<u>77.65</u>	\$5.45 increase

2019 Total Monthly Assessment **\$ 378.40**

Silverleaf - Arcadia



123 Units				
	<u>2019</u>	<u>2018</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 295.45	\$ 292.85	\$ 2.60	0.9%
REVENUE	\$ 447,016	\$ 442,806	\$ 4,210	1.0%
EXPENSES				
<i>ADMINISTRATION</i>	7,680	7,200	480	6.7%
<i>LANDSCAPE</i>	76,789	86,510	(9,721)	-11.2%
<i>FACILITIES</i>	34,129	33,570	559	1.7%
<i>UTILITIES</i>	37,434	32,894	4,540	13.8%
<i>SECURITY</i>	213,308	204,980	8,328	4.1%
<i>FLOOD INSURANCE</i>	924	900	24	2.7%
TOTAL OPERATING EXPENSES	<u>370,264</u>	<u>366,054</u>	<u>4,210</u>	<u>1.2%</u>
<i>RESERVE CONTRIBUTION</i>	76,752	76,752	-	0.0%
TOTAL EXPENSES	<u>447,016</u>	<u>442,806</u>	<u>4,210</u>	<u>1.0%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>

2019 DC RANCH MONTHLY ASSESSMENT

Neighborhood Assessment	\$ 295.45	\$2.60 increase
Community Council Assessment	49.00	\$2.00 increase
Ranch Master Association Assessment	<u>77.65</u>	\$5.45 increase

2019 Total Monthly Assessment **\$ 422.10**

ICON



72 Units

	<u>2019</u>	<u>2018</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 10.00	\$ -	\$ 10.00	N/A
REVENUE	\$ 2,360	\$ -	\$ 2,360	N/A
EXPENSE - MAINTENANCE FEE	<u>2,360</u>	<u>-</u>	<u>2,360</u>	<u>N/A</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>

2019 DC RANCH MONTHLY ASSESSMENT

Neighborhood Assessment	\$ 10.00	\$10.00 increase
Community Council Assessment	49.00	\$2.00 increase
Ranch Master Association Assessment	<u>77.65</u>	\$5.45 increase

2019 Total Monthly Assessment	136.65
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THE RESERVE FUND – 2019 AND BEYOND

From a Consolidated View

- 2019 projected expenses are estimated at \$1,312,240
- 2019 ending fund balance is projected to be \$6,920,648
- Reserve assessment contributions increased \$116,500 from \$1,309,620 to \$1,426,120 (8.9%)
- The ending fund balances and associated funding adjustments for the next five-year period are estimated as follows



Five Years at a Glance

	2019	2020	2021	2022	2023
Projected Expense Allocation	\$1,312,240	\$848,446	\$1,094,210	\$613,566	\$1,236,879
Ending Fund Balance	\$6,920,648	\$7,129,796	\$7,899,949	\$8,519,755	\$9,707,941
Annual Funding Adjustment	8.34%	7.65%	7.11%	6.52%	5.67%

Percent Funded 2018 vs. 2019



	% funded in reserves begin 2019	% funded in reserves begin 2020
Arcadia	Fully Funded	Fully Funded
Camelot	Fully Funded	Fully Funded
Country Club	Fully Funded	Fully Funded
Desert Haciendas	Fully Funded	Fully Funded
Estates	Fully Funded	Fully Funded
Haciendas	Fully Funded	Fully Funded
Horseshoe Canyon	Fully Funded	Fully Funded
Market Street Villas	30%	34%
Montelana	Fully Funded	Fully Funded
Park & Manor	Fully Funded	Fully Funded
Ranch Master	78%	63%
Rosewood	48%	65%
Sterling	Fully Funded	Fully Funded
Terrace East	Fully Funded	Fully Funded
Terrace West	80%	75%
Windgate	Fully Funded	Fully Funded

Background and Factors



- A complete reserve study was conducted.
- Detailed site inspections and cost estimate adjustments resulted in many updates.
- Independent third-party professionals were utilized to determine useful lives of all roof styles and systems.
 - Reserve schedules were adjusted accordingly.
- Independent third-party professionals provided up-to-date pricing on all painting projects.
 - Scheduled cost estimates were revised.
- The expense rate forecast factor used equals 2.5% and the interest income rate forecast factor equals 1.5%.
- Reserve funding schedules for future years are only estimates and are subject to change due to cost, deferral and scheduling factors.

Reserve Component Life Cycles

- Turf replacement – 3 years
- Tree Replacement – 3 years
- Roofs
 - *Flat Roofs – 20 years*
 - *Sloped Roofs 25 years*
- Painting
 - *Wood and Metal Surfaces – 5 years*
 - *Stucco Surfaces – 10 years*
 - *Shotcrete Staining - 10 years*
 - *View Fencing – 10 years*
- Gate Equipment
 - *Operators – 10 years*
 - *Cameras – 4 years*
- Streets
 - *Sealcoating – 6 years*
 - *Paving – 25 to 35 years (depending on traffic load)*
- Cluster mailboxes – 20 years
- Water feature components – 15 years
- Landscape Controllers – 15 years
- Playground Equipment – 15 years
- Park Furniture – 6 years
- Playground Soft Surface – 6 years

The 15 Neighborhoods and DC Ranch Master Association

DC RANCH MASTER ASSOCIATION



Ranch Association Reserve Fund Notables

Beginning Fund Balances % Funded			Reserve Fund Assessment Adjustment		RANCH MASTER ASSOCIATION
2019	\$375,280	78%	2019	\$2 Per Month	
2020	\$226,657	63%	2020	\$1 Per Month	
2021	\$278,019	68%	2021	\$1 Per Month	
				Then \$0 through 2041	
Funding Allocations		Purpose			
2019	\$218,830	Landscape Improvements (\$117,000), Irrigation Controllers (\$18,000), Bridge Painting (\$20,000), Landscape Manager Vehicle (\$25,000)			
2020	\$52,855	Community Standards Vehicle (\$20,000), View Fence Painting (\$26,000)			
2021	\$82,882	Tree Replacement (\$26,000), Ranch Office Furniture (\$26,000), Culvert Fencing (\$15,000), Digital Speed Signs (\$15,000)			

DESERT HACIENDAS



Desert Haciendas Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		DESERT HACIENDAS
2019	\$224,787	Fully Funded	2019	\$5 Per Month	
2020	\$254,847	Fully Funded	2020	\$5 Per Month	
2021	\$271,073	Fully Funded	2021	\$5 Per Month	
					Then \$5 Per Month Through 2026, Then \$ 7 Per Month 2027 Through 2034
Funding Allocations		Purpose	Then Flat For Remainder Of Plan		
2019	\$25,558	Gate Operators (\$15,000), Sidewalks (\$4,800), Turf Replacement (\$5,000)			
2020	\$44,826	Common View Fencing (\$17,700), Irrigation Controllers (\$17,000), Gate Loops (\$5,000)			
2021	\$58,791	Park Furniture Replacement (\$22,000), Playground Improvements (\$19,000), Tree Replacement (\$5,300)			
2034	\$1,041,000	Street Paving			

TERRACE HOMES WEST



Terrace Homes West Reserve Fund Notables

Beginning Fund Balances % Funded			Reserve Fund Assessment Adjustment		TERRACE HOMES WEST
2019	\$116,466	80%	2019	\$10 Per Month	
2020	\$110,909	75%	2020	\$10 Per Month	
2021	\$106,416	75%	2021	\$10 Per Month	
					Then Flat Through 2035, Then \$10 Per Month Through End Of Plan
Funding Allocations		Purpose			
2019	\$26,042	Sidewalk Replacement (\$4,000), Gate Operators (\$15,000), Turf Replacement (\$5,000)			
2020	\$33,729	View Fence Painting (\$17,000), Irrigation Controllers (\$12,000), Gate Loops (\$5,000)			
2021	\$55,458	Common Wall Stucco Painting (\$26,000), Park Area Furniture (\$11,000), Playground Improvements (\$6,000)			
2046	\$960,300	Street Paving			

TERRACE HOMES EAST



Terrace Homes East Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		TERRACE HOMES EAST
2019	\$159,602	Fully Funded	2019	\$2 Per Month	
2020	\$173,510	Fully Funded	2020	\$2 Per Month	
2021	\$170,705	Fully Funded	2021	\$2 Per Month	
					\$2 Per Month Through 2026, Then \$4 Per Month Through End Of Plan
Funding Allocations		Purpose			
2019	\$24,504	Sidewalk Replacement (\$4,000), Gate Operators (\$15,000), Turf Replacement (\$3,000)			
2020	\$43,020	Common View Fence Painting (\$16,000), Irrigation Controllers (\$22,000), Gate Loops (\$5,000)			
2021	\$48,975	Park Area Furniture (\$11,000), Playground Improvements (\$19,000), Tree Replacement (\$8,000), Turf Replacement (\$3,000)			
2046		Street Paving (\$960,300)			

PARK AND MANOR HOMES



Park and Manor Homes Reserve Fund Notables

Beginning Fund Balances	% Funded	Reserve Fund Assessment Adjustment	PARK AND MANOR
2019	\$280,283	Fully Funded	2019 \$3 Per Month
2020	\$324,103	Fully Funded	2020 \$3 Per Month
2021	\$346,948	Fully Funded	2021 \$3 Per Month
Then \$2 Per Month Through 2033, Then Flat Through Remainder Of Plan			
Funding Allocations	Purpose		
2019	\$32,783	Sidewalk Replacement (\$9,000), Landscape/Drainage (\$19,000), Turf Replacement (\$4,000)	
2020	\$60,011	Common View Fence Painting (\$17,000), Irrigation Controllers (\$22,000), Gate Operators (\$15,000), Gate Loops (\$5,000)	
2021	\$39,960	Park Area Furniture (\$25,000), Tree Replacement (\$5,000), Turf Replacement (\$5,000)	
2034	\$1,370,800	Street Paving	

THE ESTATES



The Estates Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		THE ESTATES
2019	\$166,581	Fully Funded	2019	\$4 Per Month	
2020	\$164,403	Fully Funded	2020	\$4 Per Month	
2021	\$171,437	Fully Funded	2021	\$4 Per Month	
				Then \$4 Per Month Through 2038, Then \$6 Per Month	
				Through Remainder Of Plan	
Funding Allocations		Purpose			
2019	\$22,790	Gate Operators (\$15,000), Turf Replacement (\$5,000), Sidewalk Replacement (\$2,000)			
2020	\$18,968	Irrigation Controllers (\$11,000), Gate Loops (\$7,000)			
2021	\$26,703	Park Area Furniture (\$10,000), Tree Replacement (\$4,000), Turf Replacement (\$5,000)			
2046	\$1,663,200	Street Paving			

MARKET STREET VILLAS



Market Street Villas Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		MARKET STREET VILLAS
2019	\$537,820	30%	2019	\$20 Per Month	
2020	\$679,432	34%	2020	\$20 Per Month	
2021	\$908,791	41%	2021	\$20 Per Month	
					Then \$20 Per Month Through 2029, Then Flat For Remainder Of Plan
Funding Allocations		Purpose			
2019	\$66,848	Gate Operators (\$15,000), Preventative Roof Maintenance (\$20,000), Park Area Turf Reduction/Irrigation (\$28,000)			
2020	\$3,914	Park Area Furniture (\$3,000)			
2021	\$241,642	Flat Roof Replacement 1-36 (\$232,000)			
2026	\$952,495	Tile Roof Replacement 1-36			
2029	\$1,112,150	Tile Roof Replacement 37-75			
2041	\$1,904,352	Tile Roof Replacement 86-90, Flat Roof Replacement and Street Paving			

MONTELANA



Montelana Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		MONTELANA
2019	\$97,170	Fully Funded	2019	\$0 Per Month	
2020	\$94,904	Fully Funded	2020	\$0 Per Month	
2021	\$115,198	Fully Funded	2021	\$0 Per Month	
					Then Flat Through 2033, Then \$7.50 Through 2035
					Then Flat Through The Remainder Of the Plan
Funding Allocations		Purpose			
2019	\$27,529	Gate Operators (\$15,000), Tree Replacement (\$10,000)			
2020	\$5,256	Gate Loops (\$5,000)			
2021	\$32,782	Street Sealing (\$26,000)			

CAMELOT 2.13 AND 2.14



Camelot 2.13 and 2.14 Reserve Fund Notables

Beginning Fund Balances	% Funded	Reserve Fund Assessment Adjustment		CAMELOT 2.13 & 2.14
2019	\$381,754	Fully Funded	2019	\$0 Per Month
2020	\$361,593	Fully Funded	2020	\$0 Per Month
2021	\$437,360	Fully Funded	2021	\$0 Per Month
				Then \$0 Through 2026, Then \$2.50 Through 2033
				Then \$5 For Remainder Of Plan
Funding Allocations	Purpose			
2019	\$110,627	Irrigation Controllers (\$19,000), Gate Operators (\$30,000), Street Sealing (\$55,000)		
2020	\$15,768	Gate Loops (\$15,000)		
2021	\$32,549	Tree Replacement (\$13,000), Gate Area Cameras (\$16,000)		
2042	\$958,700	Street Paving		

ROSEWOOD



Rosewood Reserve Fund Notables

Beginning Fund Balances % Funded			Reserve Fund Assessment Adjustment	
2019	\$35,970	48%	2019	\$10 Per Month
2020	\$54,925	65%	2020	\$10 Per Month
2021	\$45,829	75%	2021	\$10 Per Month
Then \$5 in 2022, Then Flat Through Remainder Of Plan				
Funding Allocations		Purpose		
2019	\$2,922	Irrigation Controller (\$1,700), Plant Replacement (\$1,200)		
2020	\$34,907	Common View Fence Painting (\$9,000), Gate Operators (\$15,000), Tree Replacement (\$4,000), Gate Loops (\$5,000)		
2021	\$33,317	Irrigation Controllers (\$16,000), Street Sealing (\$10,000), Gate Area Cameras (\$5,000)		
2044	\$359,800	Street Paving		

HACIENDAS



Haciendas

Reserve Fund Notables

Beginning Fund Balances	% Funded	Reserve Fund Assessment Adjustment	HACIENDAS
2019	\$270,128	Fully Funded	2019 \$0 Per Month
2020	\$264,785	Fully Funded	2020 \$0 Per Month
2021	\$267,866	Fully Funded	2021 \$0 Per Month Through 2024 Then \$5 Through 2031, Then Flat For Remainder Of Plan
Funding Allocations	Purpose		
2019	\$28,357	Irrigation Controllers (\$21,000)	
2020	\$19,937	Gate Loops (\$5,000), Gate Operators (\$15,000)	
2021	\$81,242	Irrigation Controllers (\$13,000), Tree Replacement (\$11,000), Street Sealing (\$45,000), Gate Area Cameras (\$5,000)	



COUNTRY CLUB



Country Club Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		COUNTRY CLUB
2019	\$1,395,106	Fully Funded	2019	\$0 Per Month	
2020	\$1,352,940	Fully Funded	2020	\$0 Per Month	
2021	\$1,372,653	Fully Funded	2021	\$0 Per Month Through 2041	
					Then \$5 Through 2044, The Flat Through Remainder Of Plan
Funding Allocations		Purpose			
2019	\$363,084	Gate Houses (2) ACs (\$18,000), Street Sealing/Repair (\$262,720), Sidewalk Replacement (\$9,000), Gate Operators (\$43,000)			
2020	\$301,549	Park Area Furniture (\$11,000), Gate Loops (\$20,000), Gate Area Cameras (\$12,000), Street Sealing/Repairs (\$252,000)			
2021	\$67,824	Irrigation Controllers (\$15,000), Gate Operator Arms (\$18,000), Gate Area Cameras (\$7,000), Street Sealing/Repair (\$21,000)			
2032	\$1,602,203	Street Paving			
2043	\$1,149,532	Street Paving			

SILVERLEAF - HORSESHOE



Horseshoe Canyon Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		HORSESHOE CANYON
2019	\$900,949	Fully Funded	2019	\$0 Per Month	
2020	\$958,693	Fully Funded	2020	\$0 Per Month	
2021	\$1,020,647	Fully Funded	2021	\$0 Per Month Through 2039 Then \$5 For Remainder Of Plan	
Funding Allocations		Purpose			
2019	\$106,110	Light Pole Fixtures (\$12,000), Irrigation Controllers (\$23,000), Gate Operator Arms (\$10,000), Gate Operators (\$15,000), T-1 Water Refurbishment (\$12,000)			
2020	\$102,820	Irrigation Controllers (\$7,000), Gate Area Cameras (\$6,000), Landscape/Drainage (\$16,000), Gate Loops (\$8,000), Street Sealing/Repair (\$63,000)			
2021	\$33,448	Light Pole Fixtures (\$13,000), Tree Replacement (\$11,000), Turf Replacement (\$5,000)			
2038	\$942,586	Street Paving			
2039	\$1,138,705	Street Paving			
2047	\$2,348,108	Street Paving			

SILVERLEAF - WINDGATE



Windgate Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		WINDGATE
2019	\$1,483,332	Fully Funded	2019	\$0 Per Month	
2020	\$1,613,050	Fully Funded	2020	\$0 Per Month	
2021	\$1,849,770	Fully Funded	2021	\$0 Per Month	
					Then \$5 Through Remainder Of Plan
Funding Allocations		Purpose			
2019	\$166,660	Gate House AC (\$9,000), Gate House Stucco/Paint (\$24,000), Light Poles (\$12,000), Gate Operators (\$15,000) Upper Canyon Bridge Cleaning/Staining (\$20,000), Jacaranda Water Feature (\$10,000), Street Sealing (\$25,000), Turf Replacement (\$13,000)			
2020	\$63,116	Gate Loops (\$8,000), Landscape/Drainage (\$32,000), Irrigation Controller (\$12,000), Gate Area Cameras (\$6,000), Pergola Repair (\$6,000)			
2021	\$134,477	Park Area Furniture (\$85,000), Light Poles (\$13,000), Tree Replacement (\$22,000), Turf Replacement (\$14,000)			
2042	\$1,779,149	Street Paving			
2045	\$7,275,891	Street Paving			
2046	\$3,695,613	Street Paving			
2047	\$1,420,878	Street Paving			



**SILVERLEAF - STERLING
ESTATES**



Sterling Estates Reserve Fund Notables



Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		STERLING ESTATES
2019	\$51,053	Fully Funded	2019	-\$24 Per Month	
2020	\$56,282	Fully Funded	2020	\$1 Per Month	
2021	\$63,033	Fully Funded	2021	\$1 Per Month	
					Then \$2 Through \$2026, The \$3 Through 2038, Then \$1 For Remainder Of Plan
Funding Allocations		Purpose			
2019	\$1,230	Landscape (\$1,200)			
2020	\$0	N/A			
2021	\$2,910	Tree Replacement (\$1,600), Landscape (\$1,200)			
2023		Common Wall Stucco (\$4,500)			

SILVERLEAF - ARCADIA

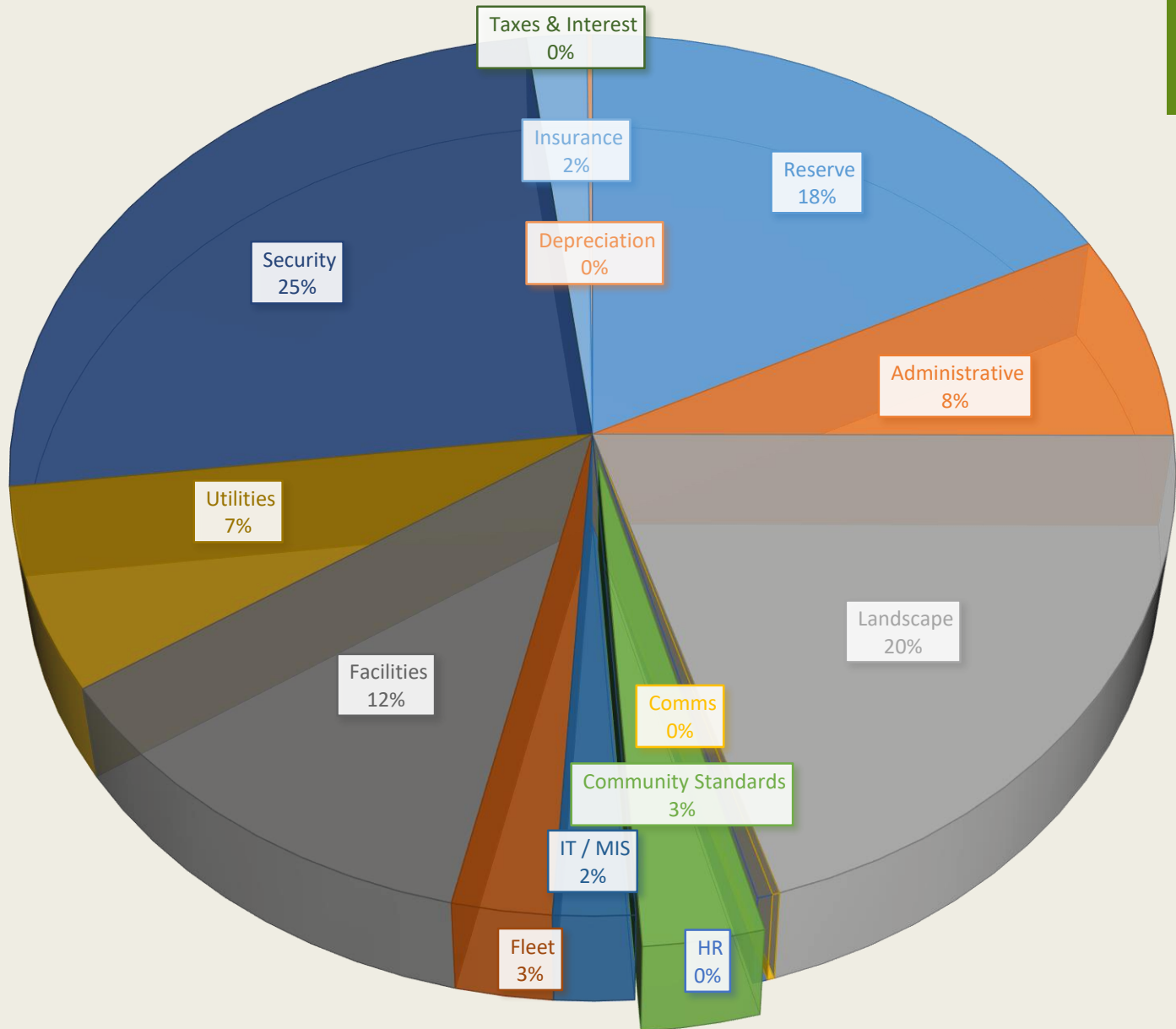


Arcadia at Silverleaf Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		Arcadia at Silverleaf
2019	\$444,367	Fully Funded	2019	\$0 Per Month	
2020	\$438,763	Fully Funded	2020	\$0 Per Month	
2021	\$474,204	Fully Funded	2021	\$0 Through 2035 \$5 Through 2042, Then Flat Through Remainder Of Plan	
Funding Allocations		Purpose			
2019	\$88,366	Light Poles (\$12,000), Sidewalk Replacement (\$21,000), Gate Operator Arms (\$13,000), Gate Operators (\$30,000), Turf Replacement (\$10,000)			
2020	\$47,924	Gate Area Cameras (\$6,000), Landscape/Drainage (\$26,000), Gate Loops (\$14,000)			
2021	\$121,250	Light Poles (\$13,000), Tree Replacement (\$5,000), Street Sealing/Repair (\$84,000), Turf Replacement (\$11,000)			

The Final Numbers at a Glance

2019 CONSOLIDATED EXPENSES



2018/2019 Assessment Comparison

2018

2019

Neighborhood	Neighborhood	Master	Total
Master		72.20	72.20
Arcadia	292.85	72.20	365.05
Camelot	104.95	72.20	177.15
Country Club	144.05	72.20	216.25
Desert Haciendas	138.55	72.20	210.75
Estates	73.05	72.20	145.25
Haciendas	79.65	72.20	151.85
Horseshoe Canyon	154.80	72.20	227.00
Icon	-	-	-
Market St Villas	365.90	72.20	438.10
Montelana	140.85	72.20	213.05
Park and Manor	97.00	72.20	169.20
Parks at Silverleaf (Windgate)	220.80	72.20	293.00
Rosewood	119.70	72.20	191.90
Sterling Estates	237.75	72.20	309.95
Terrace East	125.55	72.20	197.75
Terrace West	97.80	72.20	170.00

Assessment for Reserves	Assessment for Operating	Neighborhood	Master	Total
2.00	75.65	-	77.65	77.65
52.00	243.45	295.45	77.65	373.10
43.00	61.50	104.50	77.65	182.15
44.43	105.02	149.45	77.65	227.10
50.00	87.75	137.75	77.65	215.40
13.73	58.02	71.75	77.65	149.40
17.98	61.42	79.40	77.65	157.05
41.57	122.78	164.35	77.65	242.00
-	10.00	10.00	77.65	87.65
185.00	188.20	373.20	77.65	450.85
43.50	97.85	141.35	77.65	219.00
37.02	58.68	95.70	77.65	173.35
63.32	157.88	221.20	77.65	298.85
52.00	78.95	130.95	77.65	208.60
71.07	180.68	251.75	77.65	329.40
39.05	86.50	125.55	77.65	203.20
11.35	87.55	98.90	77.65	176.55

The End