



**Proposed Operating Budget,
Reserve Funding Plan and
Assessment Adjustments for
Fiscal Year 2020**

The Process

Ranch Association 2020 Budget Timeline



Date	Responsible Parties	Description
Wednesday, June 5, 2019	Board Retreat	General Direction
Thursday, June 27, 2019	Staff Meeting	General Direction
Monday, July 1, 2019	Director of Finance	Budget Worksheets sent to Directors/Managers
Friday, July 26, 2019	Managers /Department Heads	2019 Year End Forecasts Due
Friday, August 16, 2019	Managers /Department Heads	2020 Operating Budgets Due
Monday, August 19, 2019	Budget and Finance Committee	General Overview
Friday, August 23, 2019	Managers /Department Heads	2020 Reserve Forecasts Due
Monday, September 9, 2019	Director of Finance	2020 Budget Worksheets Complete
Monday, September 16, 2019	Budget and Finance Committee	2020 Key Assumptions
Tuesday, September 24, 2019	ED and Director of Finance	Review significant Y/Y changes and key focus areas: Insurance Package Review Payroll Increases/Changes Security Increases/Changes
Monday, October 7, 2019	Budget and Finance Committee	2020 Draft Budget and Reserve Plan
Friday, October 11, 2019	ED and Director of Finance	Final Budget Adjustments
Thursday, October 17, 2019	Budget and Finance Committee/Board of Directors	Final Draft Budget and Reserve Plan
Monday, November 4, 2019	Board of Directors Meeting	Formal Approval Consideration
Week of November 18, 2019	Staff	Membership Communication

Historical Assessment Snapshot



	<u>2020</u>	<u>2019</u>	<u>Change \$</u>	<u>Change %</u>
Operating Assessment	\$7,443,713	\$7,165,729	\$277,984	3.9%
Reserve Assessment	\$1,524,204	\$1,426,120	\$98,084	6.9%
Equity Adjustments	(\$33,480)	\$0	(\$33,480)	0.0%
Assessment	<u>\$8,934,437</u>	<u>\$8,591,849</u>	<u>\$342,588</u>	<u>4.0%</u>
	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Operating Assessment	\$6,894,413	\$6,332,448	\$6,088,840	\$5,507,653
Reserve Assessment	\$1,309,620	\$1,221,816	\$1,223,956	\$1,141,144
Equity Adjustments	\$18,000	\$1,257	\$30,904	\$43,055
Total Assessment	\$8,222,033	\$7,555,521	\$7,343,700	\$6,691,852
Operating Surplus	\$0	\$0	(\$406,164)	(\$406,164)
Assessment	<u>\$8,222,033</u>	<u>\$7,555,521</u>	<u>\$6,937,536</u>	<u>\$6,285,688</u>

The Bottom Line



Expense Notables

- Landscape and Facilities time allocation to neighborhoods revised to reflect true costs
- Water costs down \$100k from 2019 budget
- Additional Community Standards – 20 hours per week
- Compensation adjustments at 3%
 - *Compensation 32% of total budget*
- Lawn mowing contract increases \$57,600
- Added \$25k to Security Services to alleviate congestion at West Gate
- Estimate 10% increase in GL/Prop insurance premiums, additional increase for flood policies

Revenue Notables

- Management Fee decreased \$315k, primarily due to transition of custodial staff to Council and increased rent
- Park Reimbursements no change at \$27k
- Other revenue (fees) up \$24k

The Bottom Line

- Total Expense decrease (<1%) – very little change from 2019 budget in total, but significant movement in allocations to neighborhoods
- Aggregate Assessment increase (3.5%)
- Bottom line reflects a (\$33,480) loss due to the use of MSV operating equity to offset extraordinarily large increase
- Reserve Contributions up \$98,088 (6.9%)

Cost Centers



- Administrative
- Landscape
- Maintenance
- Utilities
- Security
- Taxes/Interest
- Depreciation
- Community Standards
- Human Resources
- IT/MIS
- Communications & Community Relations
- Fleet
- Insurance

2020 Consolidated Operating Budget



	2860 Units			
	2020	2019	\$ Variance	% Variance
ASSESSMENT	\$ 7,396,875	\$ 7,165,729	\$ 231,146	3.23%
TOTAL REVENUE	<u>8,097,751</u>	<u>8,158,858</u>	<u>(61,107)</u>	<u>-0.75%</u>
EXPENSES				
SECURITY	\$ 2,077,820	\$ 2,066,112	\$ 11,708	0.57%
FACILITIES	858,173	975,292	(117,119)	-12.01%
LANDSCAPE	1,589,884	1,629,878	(39,994)	-2.45%
ADMINISTRATION	676,672	616,319	60,353	9.79%
IT/MIS	143,223	169,350	(26,127)	-15.43%
FLEET	183,390	207,860	(24,470)	-11.77%
UTILITIES	504,284	606,388	(102,104)	-16.84%
COMMUNITY STANDARDS	295,544	251,255	44,289	17.63%
INSURANCE	174,432	148,062	26,370	17.81%
HUMAN RESOURCES	37,992	32,290	5,702	17.66%
COMMUNITY RELATIONS AND COMMUNICATIONS	14,460	15,050	(590)	-3.92%
DEPRECIATION	50,208	14,112	36,096	255.78%
TAXES	945	770	175	22.73%
TOTAL OPERATING EXPENSES	<u>\$ 6,607,027</u>	<u>\$ 6,732,738</u>	<u>\$ (125,711)</u>	<u>-1.87%</u>
RESERVE CONTRIBUTION	<u>1,524,204</u>	<u>1,426,120</u>	<u>98,084</u>	<u>6.88%</u>
TOTAL EXPENSES	<u>\$ 8,131,231</u>	<u>\$ 8,158,858</u>	<u>\$ (27,627)</u>	<u>-0.34%</u>
NET REVENUE (LOSS)	<u>\$ (33,480)</u>	<u>\$ -</u>	<u>\$ (33,480)</u>	

The 16 Neighborhoods and DC Ranch Master Association

Proposed Assessments

2019/2020 Assessment Comparison



	2019 Assessments			2020 Assessments				
	<u>Neighborhood</u>	<u>Master</u>	<u>Total</u>	<u>Reserve</u>	<u>Operating</u>	<u>Neighborhood</u>	<u>Master</u>	<u>Total</u>
Ranch Master	\$ -	\$ 77.65	\$ 77.65	\$ 2.00	\$ 85.65	\$ -	\$ 87.65	\$ 87.65
Desert Haciendas	137.75	77.65	215.40	55.00	69.80	124.80	87.65	212.45
Terrace West	98.90	77.65	176.55	31.35	66.80	98.15	87.65	185.80
Terrace East	125.55	77.65	203.20	41.05	63.25	104.30	87.65	191.95
Park & Manor	95.70	77.65	173.35	40.02	49.68	89.70	87.65	177.35
Estates	71.75	77.65	149.40	17.73	59.57	77.30	87.65	164.95
Market St Villas	373.20	77.65	450.85	205.00	190.80	395.80	87.65	483.45
Montelana	141.35	77.65	219.00	43.50	88.80	132.30	87.65	219.95
Camelot	104.50	77.65	182.15	43.00	53.25	96.25	87.65	183.90
Rosewood	130.95	77.65	208.60	62.00	72.75	134.75	87.65	222.40
Haciendas	79.40	77.65	157.05	17.98	56.32	74.30	87.65	161.95
Country Club	149.45	77.65	227.10	44.43	95.32	139.75	87.65	227.40
Windgate	221.20	77.65	298.85	64.91	137.69	202.60	87.65	290.25
Horseshoe	164.35	77.65	242.00	41.85	122.20	164.05	87.65	251.70
Arcadia	295.45	77.65	373.10	67.00	249.95	316.95	87.65	404.60
Sterling	251.75	77.65	329.40	30.50	250.65	281.15	87.65	368.80
Icon	10.00	77.65	87.65	-	10.00	10.00	87.65	97.65

2020 Assessment Analysis



Neighborhood	Total Assessment	\$ Change	% Change
Ranch Master	\$ 87.65	\$ 10.00	12.88%
Desert Haciendas	212.45	(2.95)	-1.37%
Terrace West	185.80	9.25	5.24%
Terrace East	191.95	(11.25)	-5.53%
Park & Manor	177.35	4.00	2.31%
Estates	164.95	15.55	10.41%
Market St Villas	483.45	32.60	7.23%
Montelana	219.95	0.95	0.44%
Camelot	183.90	1.75	0.96%
Rosewood	222.40	13.80	6.62%
Haciendas	161.95	4.90	3.12%
Country Club	227.40	0.30	0.13%
Windgate	290.25	(8.60)	-2.88%
Horseshoe	251.70	9.70	4.01%
Arcadia	404.60	31.50	8.44%
Sterling	368.80	39.40	11.96%
Icon	97.65	10.00	11.41%

\$ Change in Reserves	% Change in Reserves
\$ -	0.00%
5.00	10.00%
10.00	46.84%
2.00	5.13%
3.00	8.10%
4.00	29.13%
20.00	10.81%
-	0.00%
-	0.00%
10.00	19.23%
(0.00)	0.00%
(0.00)	0.00%
1.59	2.52%
0.28	0.67%
15.00	28.85%
1.00	3.39%
-	0.00%

\$ Change in Operating	% Change in Operating
\$ 10.00	13.22%
(17.96)	-20.47%
(10.75)	-13.86%
(23.28)	-26.92%
(9.03)	-15.39%
1.52	2.62%
2.58	1.37%
(9.05)	-9.25%
(8.27)	-13.45%
(6.24)	-7.91%
(5.14)	-8.37%
(9.71)	-9.25%
(20.20)	-12.79%
(0.61)	-0.50%
6.49	2.67%
192.71	332.83%
-	0.00%

The 16 Neighborhoods and Ranch Master in Detail

Ranch Master Association



2860 Units

	<u>2020</u>	<u>2019</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 87.65	\$ 77.65	\$ 10.00	11.4%
REVENUE	3,637,595	3,553,185	84,410	2.3%
EXPENSES				
SECURITY	825,032	787,964	37,068	4.5%
FACILITIES	388,200	622,872	(234,672)	-60.5%
ADMINISTRATION	664,072	616,319	47,753	7.2%
LANDSCAPE	873,065	614,052	259,013	29.7%
COMMUNITY STANDARDS	295,544	251,255	44,289	15.0%
FLEET	183,390	207,860	(24,470)	-13.3%
UTILITIES	62,854	139,272	(76,418)	-121.6%
IT/MIS	78,261	102,690	(24,429)	-31.2%
INSURANCE	96,372	81,479	14,893	15.5%
HUMAN RESOURCES	37,992	32,290	5,702	15.0%
COMMUNITY RELATIONS AND COMMUNICATIONS	14,460	15,050	(590)	-4.1%
DEPRECIATION	50,208	14,112	36,096	71.9%
TAXES	945	770	175	18.5%
TOTAL OPERATING EXPENSES	3,570,395	3,485,985	84,410	2.4%
RESERVE CONTRIBUTION	67,200	67,200	-	
TOTAL EXPENSES	3,637,595	3,553,185	84,410	2.3%
NET REVENUE (LOSS)	\$ 0	\$ 0	\$ 0	0.0%

2020 RANCH ASSOCIATION MONTHLY ASSESSMENT

2020 Ranch Association Assessment	\$ 87.65
2019 Ranch Association Assessment	77.65
Change in Assessment	\$ 10.00

1.11 Desert Haciendas



	87 Units			
	<u>2020</u>	<u>2019</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 124.80	\$ 137.75	\$ (12.95)	-9.4%
REVENUE	\$ 136,325	\$ 149,824	\$ (13,499)	-9.0%
EXPENSES				
<i>ADMINISTRATION</i>	3,624	3,120	504	16.2%
<i>LANDSCAPE</i>	30,302	54,941	(24,639)	-44.8%
<i>FACILITIES</i>	17,960	12,232	5,728	46.8%
<i>UTILITIES</i>	17,371	17,759	(388)	-2.2%
<i>SECURITY</i>	9,648	9,572	76	0.8%
TOTAL OPERATING EXPENSES	<u>78,905</u>	<u>97,624</u>	<u>(18,719)</u>	<u>-19.2%</u>
<i>RESERVE CONTRIBUTION</i>	57,420	52,200	5,220	10.0%
TOTAL EXPENSES	<u>136,325</u>	<u>149,824</u>	<u>(13,499)</u>	<u>-9.0%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>

2020 DC RANCH MONTHLY ASSESSMENT

Neighborhood Assessment	\$ 124.80	(\$12.95) decrease
Community Council Assessment	TBD	TBD
Ranch Master Association Assessment	<u>87.65</u>	\$10.00 increase

2020 Total Monthly Assessment \$ 212.45

1.13 Terrace Homes West



	74 Units			
	<u>2020</u>	<u>2019</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 98.15	\$ 98.90	\$ (0.75)	-0.8%
REVENUE	\$ 91,358	\$ 92,027	\$ (669)	-0.7%
EXPENSES				
<i>ADMINISTRATION</i>	3,072	2,700	372	13.8%
<i>LANDSCAPE</i>	25,471	39,207	(13,736)	-35.0%
<i>FACILITIES</i>	14,873	12,357	2,516	20.4%
<i>UTILITIES</i>	10,454	9,231	1,223	13.2%
<i>SECURITY</i>	9,648	9,572	76	0.8%
TOTAL OPERATING EXPENSES	<u>63,518</u>	<u>73,067</u>	<u>(9,549)</u>	<u>-13.1%</u>
<i>RESERVE CONTRIBUTION</i>	27,840	18,960	8,880	46.8%
TOTAL EXPENSES	<u>91,358</u>	<u>92,027</u>	<u>(669)</u>	<u>-0.7%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>

2020 DC RANCH MONTHLY ASSESSMENT

Neighborhood Assessment	\$ 98.15	(\$0.75) decrease
Community Council Assessment	TBD	TBD
Ranch Master Association Assessment	<u>87.65</u>	\$10.00 increase

2020 Total Monthly Assessment \$ 185.80

1.14 Terrace Homes East



77 Units

	<u>2020</u>	<u>2019</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 104.30	\$ 125.55	\$ (21.25)	-16.9%
REVENUE	\$ 101,253	\$ 120,912	\$ (19,659)	-16.3%
EXPENSES				
<i>ADMINISTRATION</i>	3,600	3,300	300	9.1%
<i>LANDSCAPE</i>	22,867	45,762	(22,895)	-50.0%
<i>FACILITIES</i>	14,866	15,194	(328)	-2.2%
<i>UTILITIES</i>	12,340	11,000	1,340	12.2%
<i>SECURITY</i>	9,648	9,572	76	0.8%
TOTAL OPERATING EXPENSES	<u>63,321</u>	<u>84,828</u>	<u>(21,507)</u>	<u>-25.4%</u>
<i>RESERVE CONTRIBUTION</i>	37,932	36,084	1,848	5.1%
TOTAL EXPENSES	<u>101,253</u>	<u>120,912</u>	<u>(19,659)</u>	<u>-16.3%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>

2020 DC RANCH MONTHLY ASSESSMENT

Neighborhood Assessment	\$ 104.30	(\$21.25) decrease
Community Council Assessment	TBD	TBD
Ranch Master Association Assessment	<u>87.65</u>	\$10.00 increase

2020 Total Monthly Assessment \$ 191.95

1.17 Park & Manor



165 Units				
	<u>2020</u>	<u>2019</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 89.70	\$ 95.70	\$ (6.00)	-6.3%
REVENUE	\$ 185,546	\$ 197,466	\$ (11,920)	-6.0%
EXPENSES				
<i>ADMINISTRATION</i>	3,180	2,700	480	17.8%
<i>LANDSCAPE</i>	51,645	77,971	(26,326)	-33.8%
<i>FACILITIES</i>	21,284	12,472	8,812	70.7%
<i>UTILITIES</i>	20,553	21,451	(898)	-4.2%
<i>SECURITY</i>	9,648	9,572	76	0.8%
TOTAL OPERATING EXPENSES	106,310	124,166	(17,856)	-14.4%
<i>RESERVE CONTRIBUTION</i>	79,236	73,300	5,936	8.1%
TOTAL EXPENSES	185,546	197,466	(11,920)	-6.0%
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2020 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 89.70	(\$6.00) decrease		
Community Council Assessment	TBD	TBD		
Ranch Master Association Assessment	87.65	\$10.00 increase		
2020 Total Monthly Assessment	\$ 177.35			

1.18 The Estates



111 Units				
	<u>2020</u>	<u>2019</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 77.30	\$ 71.75	\$ 5.55	7.7%
REVENUE	\$ 107,366	\$ 99,970	\$ 7,396	7.4%
EXPENSES				
<i>ADMINISTRATION</i>	3,156	2,580	576	22.3%
<i>LANDSCAPE</i>	37,807	46,644	(8,837)	-18.9%
<i>FACILITIES</i>	23,628	12,354	11,274	91.3%
<i>UTILITIES</i>	9,511	10,532	(1,021)	-9.7%
<i>SECURITY</i>	9,648	9,572	76	0.8%
TOTAL OPERATING EXPENSES	<u>83,750</u>	<u>81,682</u>	<u>2,068</u>	<u>2.5%</u>
<i>RESERVE CONTRIBUTION</i>	<u>23,616</u>	<u>18,288</u>	<u>5,328</u>	<u>29.1%</u>
TOTAL EXPENSES	<u>107,366</u>	<u>99,970</u>	<u>7,396</u>	<u>7.4%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>

2020 DC RANCH MONTHLY ASSESSMENT

Neighborhood Assessment	\$ 77.30	\$5.55 increase
Community Council Assessment	TBD	TBD
Ranch Master Association Assessment	87.65	\$10.00 increase

2020 Total Monthly Assessment \$ 164.95

2.3 Market Street Villas



90 Units				
	<u>2020</u>	<u>2019</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 395.80	\$ 373.20	\$ 22.60	6.1%
REVENUE	\$ 460,925	\$ 403,012	\$ 57,913	14.4%
EXPENSES				
<i>ADMINISTRATION</i>	4,260	3,120	1,140	36.5%
<i>LANDSCAPE</i>	73,587	71,052	2,535	3.6%
<i>FACILITIES</i>	50,377	29,822	20,555	68.9%
<i>UTILITIES</i>	28,021	27,659	362	1.3%
<i>SECURITY</i>	9,648	9,572	76	0.8%
<i>INSURANCE</i>	73,632	61,987	11,645	18.8%
TOTAL OPERATING EXPENSES	<u>239,525</u>	<u>203,212</u>	<u>36,313</u>	<u>17.9%</u>
<i>EQUITY ADJUSTMENT</i>	33,480	-	33,480	
<i>RESERVE CONTRIBUTION</i>	<u>221,400</u>	<u>199,800</u>	<u>21,600</u>	<u>10.8%</u>
TOTAL EXPENSES	<u>494,405</u>	<u>403,012</u>	<u>91,393</u>	<u>22.7%</u>
NET REVENUE (LOSS)	<u>\$ (33,480)</u>	<u>\$ 0</u>	<u>\$ (33,480)</u>	<u>0.0%</u>
<u>2020 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 395.80	\$22.60 increase		
Community Council Assessment	TBD	TBD		
Ranch Master Association Assessment	<u>87.65</u>	\$10.00 increase		
2020 Total Monthly Assessment	\$ 483.45			

2.10 Montelana



46 Units				
	<u>2020</u>	<u>2019</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 132.30	\$ 141.35	\$ (9.05)	-6.4%
REVENUE	\$ 73,031	\$ 78,028	\$ (4,997)	-6.4%
EXPENSES				
<i>ADMINISTRATION</i>	3,060	2,520	540	21.4%
<i>LANDSCAPE</i>	16,311	26,904	(10,593)	-39.4%
<i>FACILITIES</i>	9,180	6,151	3,029	49.2%
<i>UTILITIES</i>	10,724	8,869	1,855	20.9%
<i>SECURITY</i>	9,744	9,572	172	1.8%
TOTAL OPERATING EXPENSES	49,019	54,016	(4,997)	-9.3%
<i>RESERVE CONTRIBUTION</i>	24,012	24,012	-	0.0%
TOTAL EXPENSES	73,031	78,028	(4,997)	-6.4%
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2020 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 132.30	(\$9.05) decrease		
Community Council Assessment	TBD	TBD		
Ranch Master Association Assessment	87.65	\$10.00 increase		
2020 Total Monthly Assessment	\$ 219.95			

2.13-2.14 Camelot



166 Units				
	<u>2020</u>	<u>2019</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 96.25	\$ 104.50	\$ (8.25)	-7.9%
REVENUE	\$ 191,687	\$ 208,083	\$ (16,396)	-7.9%
EXPENSES				
<i>ADMINISTRATION</i>	8,532	8,400	132	1.6%
<i>LANDSCAPE</i>	26,437	41,123	(14,686)	-35.7%
<i>FACILITIES</i>	11,656	14,711	(3,055)	-20.8%
<i>UTILITIES</i>	30,078	29,421	657	2.2%
<i>SECURITY</i>	29,328	28,772	556	1.9%
TOTAL OPERATING EXPENSES	106,031	122,427	(16,396)	-13.4%
<i>RESERVE CONTRIBUTION</i>	85,656	85,656	-	0.0%
TOTAL EXPENSES	191,687	208,083	(16,396)	-7.9%
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2020 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 96.25	(\$8.25) decrease		
Community Council Assessment	TBD	TBD		
Ranch Master Association Assessment	87.65	\$10.00 increase		
2020 Total Monthly Assessment	\$ 183.90			

2.15 Rosewood



34 Units				
	<u>2020</u>	<u>2019</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 134.75	\$ 130.95	\$ 3.80	2.9%
REVENUE	\$ 54,961	\$ 53,410	\$ 1,551	2.9%
EXPENSES				
<i>ADMINISTRATION</i>	3,600	3,120	480	15.4%
<i>LANDSCAPE</i>	6,403	9,945	(3,542)	-35.6%
<i>FACILITIES</i>	6,578	5,593	985	17.6%
<i>UTILITIES</i>	3,340	3,964	(624)	-15.7%
<i>SECURITY</i>	9,744	9,572	172	1.8%
TOTAL OPERATING EXPENSES	29,665	32,194	(2,529)	-7.9%
<i>RESERVE CONTRIBUTION</i>	25,296	21,216	4,080	19.2%
TOTAL EXPENSES	54,961	53,410	1,551	2.9%
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
 <u>2020 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 134.75	\$3.80 increase		
Community Council Assessment	TBD	TBD		
Ranch Master Association Assessment	<u>87.65</u>	\$10.00 increase		
2020 Total Monthly Assessment	\$ 222.40			

2.17 Haciendas



89 Units				
	<u>2020</u>	<u>2019</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 74.30	\$ 79.40	\$ (5.10)	-6.4%
REVENUE	\$ 79,309	\$ 84,790	\$ (5,481)	-6.5%
EXPENSES				
<i>ADMINISTRATION</i>	3,060	2,520	540	21.4%
<i>LANDSCAPE</i>	21,306	27,872	(6,566)	-23.6%
<i>FACILITIES</i>	11,233	9,890	1,343	13.6%
<i>UTILITIES</i>	14,766	15,736	(970)	-6.2%
<i>SECURITY</i>	9,744	9,572	172	1.8%
TOTAL OPERATING EXPENSES	60,109	65,590	(5,481)	-8.4%
<i>RESERVE CONTRIBUTION</i>	19,200	19,200	-	0.0%
TOTAL EXPENSES	79,309	84,790	(5,481)	-6.5%
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
 <u>2020 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 74.30	(\$5.10) decrease		
Community Council Assessment	TBD	TBD		
Ranch Master Association Assessment	<u>87.65</u>	\$10.00 increase		
2020 Total Monthly Assessment	\$ 161.95			

Country Club



568 Units

	<u>2020</u>	<u>2019</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 139.75	\$ 149.45	\$ (9.70)	-6.5%
REVENUE	\$ 970,009	\$1,033,125	\$ (63,116)	-6.1%
EXPENSES				
<i>ADMINISTRATION</i>	14,232	12,720	1,512	11.9%
<i>LANDSCAPE</i>	69,744	123,067	(53,323)	-43.3%
<i>FACILITIES</i>	76,484	51,389	25,095	48.8%
<i>UTILITIES</i>	77,417	85,297	(7,880)	-9.2%
<i>SECURITY</i>	427,548	456,008	(28,460)	-6.2%
<i>FLOOD INSURANCE</i>	1,764	1,824	(60)	-3.3%
TOTAL OPERATING EXPENSES	<u>667,189</u>	<u>730,305</u>	<u>(63,116)</u>	<u>-8.6%</u>
<i>RESERVE CONTRIBUTION</i>	<u>302,820</u>	<u>302,820</u>	<u>-</u>	<u>0.0%</u>
TOTAL EXPENSES	<u>970,009</u>	<u>1,033,125</u>	<u>(63,116)</u>	<u>-6.1%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>

2020 DC RANCH MONTHLY ASSESSMENT

Neighborhood Assessment	\$ 139.75	(\$9.70) decrease
Community Council Assessment	TBD	TBD
Ranch Master Association Assessment	<u>87.65</u>	\$10.00 increase

2020 Total Monthly Assessment **\$ 227.40**

Silverleaf - Windgate



	382 Units			
	2020	2019	Variance	Percent Variance
ASSESSMENT	\$ 202.60	\$ 221.20	\$ (18.60)	-8.4%
REVENUE	\$ 937,095	\$ 1,016,262	\$ (79,167)	-7.8%
EXPENSES				
<i>ADMINISTRATION</i>	5,244	6,300	(1,056)	-16.8%
<i>LANDSCAPE</i>	159,028	291,414	(132,386)	-45.4%
<i>FACILITIES</i>	100,517	60,846	39,671	65.2%
<i>UTILITIES</i>	125,694	133,510	(7,816)	-5.9%
<i>SECURITY</i>	248,544	248,948	(404)	-0.2%
<i>FLOOD INSURANCE</i>	888	924	(36)	-3.9%
TOTAL OPERATING EXPENSES	639,915	741,942	(102,027)	-13.8%
<i>RESERVE CONTRIBUTION</i>	297,180	274,320	22,860	8.3%
TOTAL EXPENSES	937,095	1,016,262	(79,167)	-7.8%
NET REVENUE (LOSS)	\$ 0	\$ 0	\$ 0	0.0%
<u>2020 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 202.60	(\$18.60) decrease		
Community Council Assessment	TBD	TBD		
Ranch Master Association Assessment	87.65	\$10.00 increase		
2020 Total Monthly Assessment	\$ 290.25			

Silverleaf - Horseshoe



	300 Units			Percent
	2020	2019	Variance	Variance
ASSESSMENT	\$ 164.05	\$ 164.35	\$ (0.30)	-0.2%
REVENUE	\$ 599,308	\$ 602,616	\$ (3,308)	-0.5%
EXPENSES				
<i>ADMINISTRATION</i>	5,652	5,880	(228)	-3.9%
<i>LANDSCAPE</i>	85,470	77,948	7,522	9.7%
<i>FACILITIES</i>	68,844	70,583	(1,739)	-2.5%
<i>UTILITIES</i>	40,486	51,669	(11,183)	-21.6%
<i>SECURITY</i>	247,320	244,964	2,356	1.0%
<i>FLOOD INSURANCE</i>	888	924	(36)	-3.9%
TOTAL OPERATING EXPENSES	448,660	451,968	(3,308)	-0.7%
<i>RESERVE CONTRIBUTION</i>	150,648	150,648	-	0.0%
TOTAL EXPENSES	599,308	602,616	(3,308)	-0.5%
NET REVENUE (LOSS)	\$ 0	\$ 0	\$ 0	0.0%
<u>2020 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 164.05	(\$0.30) decrease		
Community Council Assessment	TBD	TBD		
Ranch Master Association Assessment	87.65	\$10.00 increase		
2020 Total Monthly Assessment	\$ 251.70			

Arcadia

123 Units



	<u>2020</u>	<u>2019</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 316.95	\$ 295.45	\$ 21.50	7.3%
REVENUE	\$ 476,585	\$ 447,016	\$ 29,569	6.6%
EXPENSES				
<i>ADMINISTRATION</i>	12,690	7,680	5,010	65.2%
<i>LANDSCAPE</i>	84,248	76,789	7,459	9.7%
<i>FACILITIES</i>	29,926	34,129	(4,203)	-12.3%
<i>UTILITIES</i>	37,013	37,434	(421)	-1.1%
<i>SECURITY</i>	212,928	213,308	(380)	-0.2%
<i>FLOOD INSURANCE</i>	888	924	(36)	-3.9%
TOTAL OPERATING EXPENSES	<u>377,693</u>	<u>370,264</u>	<u>7,429</u>	<u>2.0%</u>
<i>RESERVE CONTRIBUTION</i>	98,892	76,752	22,140	28.8%
TOTAL EXPENSES	<u>476,585</u>	<u>447,016</u>	<u>29,569</u>	<u>6.6%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>

2020 DC RANCH MONTHLY ASSESSMENT

Neighborhood Assessment	\$ 316.95	\$21.50 increase
Community Council Assessment	TBD	TBD
Ranch Master Association Assessment	<u>87.65</u>	\$10.00 increase

2020 Total Monthly Assessment \$ 404.60

Sterling Estates 1-16



16 Units				
	<u>2020</u>	<u>2019</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 117.10	\$ 87.40	\$ 29.70	34.0%
REVENUE	\$ 22,478	\$ 16,774	\$ 5,704	34.0%
EXPENSES				
<i>ADMINISTRATIVE</i>	600	-	600	
<i>LANDSCAPE</i>	6,193	5,186	1,007	19.4%
<i>FACILITIES</i>	6,167	2,340	3,827	163.5%
<i>UTILITIES</i>	3,662	3,584	78	2.2%
TOTAL OPERATING EXPENSES	<u>16,622</u>	<u>11,110</u>	<u>5,512</u>	<u>49.6%</u>
<i>RESERVE CONTRIBUTION</i>	5,856	5,664	192	3.4%
TOTAL EXPENSES	<u>22,478</u>	<u>16,774</u>	<u>5,704</u>	<u>34.0%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>

2020 RANCH ASSOCIATION MONTHLY ASSESSMENT

Sterling Estates Neighborhood Specific Assessment	\$ 117.10	\$29.70 increase
Horseshoe Neighborhood Assessment	164.05	(\$0.30) decrease
Community Council Assessment	TBD	TBD
Ranch Master Association Assessment	<u>87.65</u>	\$10.00 increase

2020 Total Monthly Assessment **\$ 368.80**



ICON

72 Units

	<u>2020</u>	<u>2019</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 10.00	\$ 10.00	\$ -	N/A
REVENUE	\$ 6,400	\$ 2,360	\$ 4,040	N/A
EXPENSE - MAINTENANCE FEE	<u>6,400</u>	<u>2,360</u>	<u>4,040</u>	N/A
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>

2020 DC RANCH MONTHLY ASSESSMENT

Neighborhood Assessment	\$ 10.00	\$0.00 increase
Community Council Assessment	TBD	TBD
Ranch Master Association Assessment	<u>87.65</u>	\$10.00 increase

2020 Total Monthly Assessment **97.65**

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 \$98,084 from \$1,426,120 to \$1,524,204 (6.9%)
- The ending fund balances and associated funding adjustments for the next five-year period are estimated as follows



Five Years at a Glance

	2020	2021	2022	2023	2024
Projected Expense Allocation	\$1,125,021	\$1,013,303	\$1,054,739	\$1,214,175	\$821,745
Ending Fund Balance	\$7,047,399	\$7,582,408	\$8,375,106	\$9,274,774	\$10,161,227
Annual Funding Adjustment	19.44%	9.42%	8.78%	7.50%	6.73%

Percent Funded 2019 vs. 2020



	% 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	27%	32%
Montelana	Fully Funded	Fully Funded
Park & Manor	Fully Funded	Fully Funded
Ranch Master	Fully Funded	91%
Rosewood	62%	78%
Sterling	Fully Funded	Fully Funded
Terrace East	Fully Funded	Fully Funded
Terrace West	97%	93%
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% and the interest income rate forecast factor equals 2%.
- 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 Renovation – 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 – 12 years*
 - *Cameras – 5 years*
- Streets
 - *Sealcoating – 6 years*
 - *Paving – 25 to 35 years (depending on traffic load)*
- Cluster mailboxes – 20 years
- Landscape Controllers – 10 years
- Playground Equipment – 15 years
- Park Furniture – 6 years
- Playground Soft Surface – 6 years

The 16 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
2020	\$331,678	91%	2020	\$0 Per Month	
2021	\$347,681	80%	2021	\$1 Per Month	
2022	\$398,906	78%	2022	\$1 Per Month	
			Then \$1 through 2024, then \$0 through 2042		
Funding Allocations		Purpose			
2020	\$57,457	Mailbox Center Pioneer (\$6,000), Community Standards Vehicle (\$20,400), Tunnel Cameras (\$5,400), Security Camera Computers (\$18,000)			
2021	\$56,514	Culvert Wood Fencing (\$9,000), Tree Replacement (\$26,000), Digital Speed Signs (\$14,000), Plant Replacemer			
2022	\$194,073	Wall Repair and Coating (\$129,300), View Fence Repair and Coating (\$26,500), Community Standards Vehicle (\$25,000), IT Equipment Security (\$16,800)			

DESERT HACIENDAS

Desert Haciendas Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		DESERT HACIENDAS
2020	\$270,195	Fully Funded	2020	\$5 Per Month	
2021	\$313,888	Fully Funded	2021	\$5 Per Month	
2022	\$324,775	Fully Funded	2022	\$5 Per Month	
			Then \$5 Per Month Through 2026, Then \$ 7 Per Month 2027 Through 2035		
Funding Allocations		Purpose	Then Flat For Remainder Of Plan		
2020	\$19,384	Gate Operators (\$14,200), Gate Entry Loops (\$5,000)			
2021	\$57,605	Furn. Replacement (\$21,000), Playground Equip. and Surface (\$18,000), Gate Area Cameras (\$5,200), Tree Replacement (\$5,200), Plant Replacement (\$2,000), Turf Renovation (\$5,000)			
2022	\$62,534	Wall Repair and Coating (\$44,600), View Fence Coating (\$18,000)			
2034	\$1,068,133	Road Replacement (\$1,041,000)			

TERRACE HOMES WEST



Terrace Homes West Reserve Fund Notables

Beginning Fund Balances % Funded			Reserve Fund Assessment Adjustment		TERRACE HOMES WEST
2020	\$135,939	93%	2020	\$10 Per Month	
2021	\$142,365	95%	2021	\$10 Per Month	
2022	\$157,248	Fully Funded	2022	\$10 Per Month	
					Then \$10 Per Month Through 2024, Then Flat Through Remainder Of Plan
Funding Allocations		Purpose			
2020	\$23,974	Gate Operators (\$14,200), Gate Area Loops (\$5,100), Turf Renovation (\$4,500)			
2021	\$24,604	Park Area Furniture (\$11,000), Playground Improvements (\$6,200), Gate Area Cameras (\$5,200), Plant Replacement (\$2,000)			
2022	\$68,625	Wall Repair and Coating (\$42,500), View Fence Coating (\$17,000), Sidewalk Replacement (\$4,300) Turf Renovation (\$4,700)			
2046	\$983,541	Street Paving (\$960,300)			

TERRACE HOMES EAST

Terrace Homes East Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		TERRACE HOMES EAST
2020	\$199,812	Fully Funded	2020	\$2 Per Month	
2021	\$219,281	Fully Funded	2021	\$2 Per Month	
2022	\$218,014	Fully Funded	2022	\$2 Per Month	
				\$2 Per Month Through 2027, Then \$4 Per Month Through End Of Plan	
Funding Allocations		Purpose			
2020	\$22,444	Gate Operators (\$14,200), Gate Area Loops (\$5,100), Turf Renovation (\$3,000)			
2021	\$45,003	Park Furniture (\$11,000), Playground Improvements (\$18,200), Gate Cameras (\$5,200), Tree Replacement (\$8,300) Plant Rep			
2022	\$76,913	Wall Repair and Coating (\$39,000), View Fence Coating (\$16,000), Playground Improvements (\$16,000), Turf Renovation (\$3,000)			
2046	\$999,750	Street Paving (\$960,000)			

PARK AND MANOR HOMES



Park and Manor Homes Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		PARK AND MANOR
2020	\$365,477	Fully Funded	2020	\$3 Per Month	
2021	\$428,969	Fully Funded	2021	\$3 Per Month	
2022	\$487,721	Fully Funded	2022	\$3 Per Month	
					Then \$3 Per Month Through 2029, Then \$4 Per Month Through 2034, Then Flat for Remainder Of Plan
Funding Allocations		Purpose			
2020	\$23,464	Gate Operators (\$14,200), Gate Area Loops (\$5,100), Turf Renovation (\$4,000)			
2021	\$35,257	Park Area Furniture (\$24,000), Gate Cameras (\$5,200), Tree Replacement (\$4,100), Plant Replacement (\$2,000)			
2022	\$65,271	Wall Repair and Coating (\$44,000), View Fence Coating (\$17,000), Turf Renovation (\$4,200)			
2034	\$1,382,946	Street Paving (\$1,370,800)			

THE ESTATES



The Estates Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		THE ESTATES
2020	\$176,034	Fully Funded	2020	\$4 Per Month	
2021	\$176,403	Fully Funded	2021	\$4 Per Month	
2022	\$187,370	Fully Funded	2022	\$4 Per Month	
				Then \$4 Per Month Through 2038, Then \$6 Per Month	
				Through Remainder Of Plan	
Funding Allocations		Purpose			
2020	\$26,525	Gate Operators (\$14,200), Gate Area Loops (\$7,100), Turf Renovation (\$5,100)			
2021	\$21,415	Park Furniture (\$10,000), Gate Cameras (\$5,200), Tree Replacement (\$4,100), Plant Replacement (\$2,000)			
2022	\$5,309	Turf Renovation (\$5,300)			
2046	\$1,704,366	Street Paving (\$1,663,200)			

MARKET STREET VILLAS

Market Street Villas Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment	Market Street Villas
2020	\$633,560	32%	2020	\$20 Per Month
2021	\$830,746	39%	2021	\$20 Per Month
2022	\$856,377	40%	2022	\$20 Per Month
				Then \$20 Per Month Through 2030, Then Flat For Remainder Of Plan
Funding Allocations		Purpose		
2020	\$38,485	Gate Operators (\$14,000), Park Area Furniture (\$4,000), Irrigation System Improvements (\$18,000), Turf Renovation (\$4,000)		
2021	\$232,093	Flat Roof Replacement 1-36 (\$225,000), Gate Cameras (\$5,200), Plant Replacement (\$2,000)		
2022	\$59,327	Landscaping and Drainage (\$10,600), Phase III Painting Wood and Metal (\$16,000)		
2023	\$380,885	Phases I & II Stucco Painting (\$244,000), Phase I & II Wood and Metal Painting (\$81,000)		
2025	\$299,884	Flat Roof Replacement 37-75 (\$264,000)		
2026	\$968,189	Tile Roof Replacement 1-36 (\$897,000)		
2029	\$1,061,000	Tile Roof Replacement 37-75 (\$1,032,000)		
2035	\$129,000	Flat Roof Replacement 76-90 (\$124,000)		
2041	\$1,112,150	Tile Roof Replacement 86-90 (\$504,000)		

MONTELANA

Montelana Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		MONTELANA
2020	\$137,154	Fully Funded	2020	\$0 Per Month	
2021	\$144,417	Fully Funded	2021	\$0 Per Month	
2022	\$135,433	Fully Funded	2022	\$0 Per Month	
			Then Flat Through 2032, Then \$7.50 Through 2036		
			Then Flat Through The Remainder Of the Plan		
Funding Allocations		Purpose			
2020	\$19,384	Gate Operators (\$14,000), Gate Area Loops (\$5,000)			
2021	\$35,467	Gate Cameras (\$5,200), Street Sealing (\$26,000), Plant Replacement (\$2,000), Turf Renovation (\$2,000)			
2022	\$25,897	View Fence Coating (\$15,200) Tree Replacement (\$10,600)			

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
2020	\$393,159	Fully Funded	2020	\$0 Per Month
2021	\$440,816	Fully Funded	2021	\$0 Per Month
2022	\$505,465	Fully Funded	2022	\$0 Per Month
				Then \$0 Through 2026, Then \$2.50 Through 2034 Then \$5 For Remainder Of Plan
Funding Allocations	Purpose			
2020	\$45,908	Gate Operators (\$28,500), Gate Area Loops (\$15,000), Turf Renovation (\$2,000)		
2021	\$30,183	Gate Area Cameras (\$15,600), Tree Replacement (\$12,500), Plant Replacement (\$2,000)		
2022	\$1,100	Valley Guuter Repair/Replace (\$1,100)		
2042	\$1,001,621	Street Paving (\$958,700)		

ROSEWOOD



Rosewood Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment	
2020	\$53,838	78%	2020	\$10 Per Month
2021	\$49,145	99%	2021	\$10 Per Month
2022	\$61,781	Fully Funded	2022	\$10 Per Month
			Then \$5 in 2023, Then Flat Through Remainder Of Plan	
Funding Allocations		Purpose		
2020	\$30,736	Gate Operators (\$14,000), Gate Area Loops (\$5,000), Park Area Furniture (\$2,000), Tree Replacement (\$4,000) Landscape Improvement/Drainage (\$5,000)		
2021	\$17,685	Gate Cameras (\$5,200), Street Sealing (\$10,500), Plant Replacement (\$2,000)		
2022	\$0	Irrigation Controllers (\$16,000), Street Sealing (\$10,000), Gate Area Cameras (\$5,000)		
2044	\$369,085	Street Paving (\$359,000)		

HACIENDAS

Haciendas

Reserve Fund Notables

Beginning Fund Balances	% Funded	Reserve Fund Assessment Adjustment	HACIENDAS
2020	\$343,919	Fully Funded	2020 \$0 Per Month
2021	\$348,416	Fully Funded	2021 \$0 Per Month
2022	\$307,448	Fully Funded	2022 \$0 Per Month Through 2024 Then \$5 Through 2032, Then Flat For Remainder Of Plan
Funding Allocations	Purpose		
2020	\$21,424	Gate Operators (\$14,000), Gate Area Loops (5,000), Turf Renovation (\$2,000)	
2021	\$66,115	Street Sealing (\$45,000), Park Area Furniture (\$3,300), Gate Cameras (\$5,200), Tree Replacement (\$10,400), Plant Replacement (\$2,000)	
2022	\$0		



COUNTRY CLUB

Country Club Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		COUNTRY CLUB
2020	\$942,402	Fully Funded	2020	\$0 Per Month	
2021	\$808,202	Fully Funded	2021	\$0 Per Month	
2022	\$1,065,293	Fully Funded	2022	\$0 Per Month Through 2023 Then \$1 Per Month Through Remainder Of Plan	
Funding Allocations		Purpose			
2020	\$450,379	Park Area Furniture (\$10,000), Gate Operators (\$43,000), Gate Area Loops (\$20,000), Gate Cameras (\$13,000) Street Sealing/Repairs (\$342,000)			
2021	\$63,853	Gate Arms (\$17,800), Gate Cameras (\$6,800) Gatehouse Int. Painting (\$4,000), Street Sealing (\$21,000), Turf Renovation (\$10,500)			
2022	\$99,808	Mailbox Cluster Replacements (\$95,500), Tree Replacement (\$4,000)			
2032	\$1,471,453	Street Paving (\$1,140,000)			
2043	\$1,056,658	Street Paving (\$966,000)			

SILVERLEAF - HORSESHOE



Horseshoe Canyon Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		HORSESHOE CANYON
2020	\$994,543	Fully Funded	2020	\$0 Per Month	
2021	\$1,046,308	Fully Funded	2021	\$0 Per Month	
2022	\$1,189,530	Fully Funded	2022	\$0 Per Month Through 2030 Then \$5 For Remainder Of Plan	
Funding Allocations		Purpose			
2020	\$118,187	Gate Cameras (\$5,500), Gate Arms (\$9,000), Gate Operators (\$14,000), Landscaping Renovations (\$15,000), Gate Area Loops (\$7,300), Street Sealing (\$60,000)			
2021	\$29,489	Light Pole Fixtures (\$13,000), Water Pump Repairs (\$4,000), Tree Replacement (\$10,000), Plant Replacemeent (\$2,600)			
2022	\$22,255	Park Furniture (\$17,000), Bridge Repairs (\$5,000)			
2039	\$1,242,147	Street Paving (929,600)			
2047	\$2,359,407	Street Paving (2,260,200)			

SILVERLEAF - WINDGATE

Windgate Reserve Fund Notables

Beginning Fund Balances	% Funded	Reserve Fund Adjustment	Assessment	WINDGATE
2020	\$1,594,583	Fully Funded	2020	\$5 Per Month
2021	\$1,782,261	Fully Funded	2021	\$5 Per Month
2022	\$1,981,754	Fully Funded	2022	\$5 Per Month
Then \$5 Through Remainder Of Plan				
Funding Allocations	Purpose			
2020	\$55,216	Upper Canyon Bridge Cleaning/Staining (\$20,000), Gate Cameras (\$8,900), Gate Arms (\$9,000), Gate Operators (\$14,000), Sidewalk Replacement (\$60,000) Gate Area Loops (\$7,300), Turf Renovation (\$13,200)		
2021	\$156,710	Pergulo (\$5,000), Park Furniture (\$82,000), Light Pole Replacements (\$12,300), Tree Replacement (\$21,000), Plant Replacement (\$5,000) Landscape Improvement/Drainage (\$31,000)		
2022	\$282,300	Street Sealing (\$282,000)		
2045	\$7,256,542	Street Paving (\$6,540,100)		
2046	\$3,633,777	Street Paving (\$3,262,800)		



**SILVERLEAF - STERLING
ESTATES**



Sterling Estates Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund	Assessment	STERLING ESTATES
			Adjustment		
2020	\$48,051	Fully Funded	2020	\$1 Per Month	
2021	\$54,935	Fully Funded	2021	\$1 Per Month	
2022	\$58,440	Fully Funded	2022	\$2 Per Month Through 2023 Then \$3 Through \$2041, Then \$1 For Remainder Of Plan	
Funding Allocations		Purpose			
2020	\$0	Landscape (\$1,200)			
2021	\$3,643	Tree Replacement (\$1,500), Plant Replacement (\$2,000)			
2022	\$0	Tree Replacement (\$1,600), Landscape (\$1,200)			
2023	\$21,664	Common Wall Stucco (\$8,600), Landscape Improvement/Drainage (\$10,800), Plant Replacement \$2,100)			

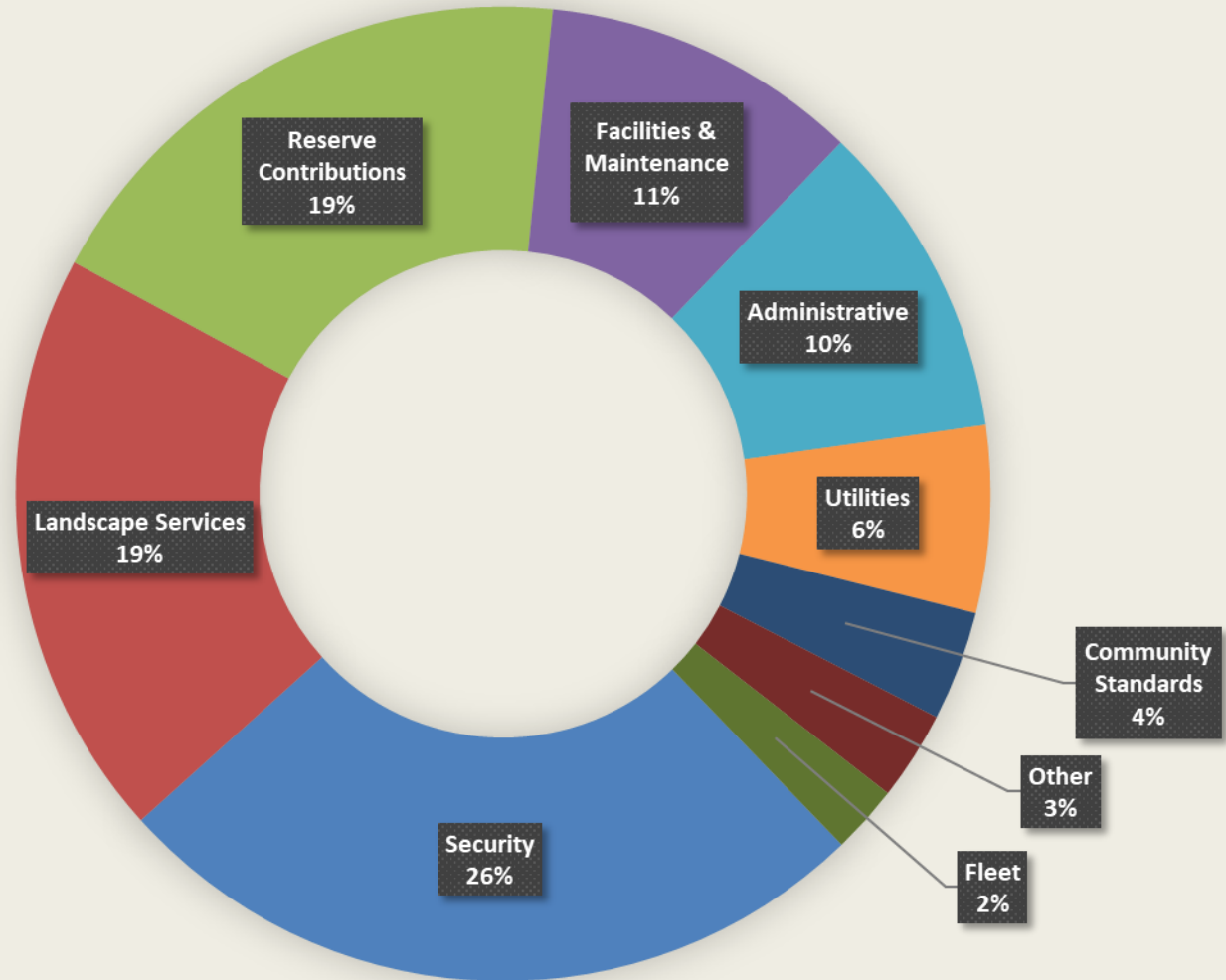
SILVERLEAF - ARCADIA

Arcadia at Silverleaf Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		Arcadia at Silverleaf
2020	\$434,211	Fully Funded	2020	\$15 Per Month	
2021	\$390,356	Fully Funded	2021	\$15 Per Month	
2022	\$359,942	Fully Funded	2022	\$15 Per Month	
					Then \$15 Per Month Through 2032, Then Flat Through Remainder Of Plan
Funding Allocations		Purpose			
2020	\$127,675	Gate Operators (\$28,500), Gate Arms (\$13,000), Gate Cameras (\$9,000), Landscape Ir Gate Area Loops (\$14,000), Street Repairs (\$38,000),			
2021	\$142,871	Wall Repairs and Coating (\$28,000), Light Pole Replacement (\$12,000), Gate Cameras (\$6,800), Street R Street Sealing (\$67,000)			
2022	\$82,435	Gatehouse AC Unit (\$9,200), Gatehouse Int. Painting (\$5,600), Park Furniture (\$41,000), Gate Cameras (\$5,000), Tree Replacement (\$10,600)			
2032	\$2,213,310	Street Paving (\$2,150,300)			

The Final Numbers at a Glance

2020 Consolidated Expenses



2019/2020 Assessment Comparison



	2019 Assessments			2020 Assessments				
	Neighborhood	Master	Total	Reserve	Operating	Neighborhood	Master	Total
Ranch Master	\$ -	\$ 77.65	\$ 77.65	\$ 2.00	\$ 85.65	\$ -	\$ 87.65	\$ 87.65
Desert Haciendas	137.75	77.65	215.40	55.00	69.80	124.80	87.65	212.45
Terrace West	98.90	77.65	176.55	31.35	66.80	98.15	87.65	185.80
Terrace East	125.55	77.65	203.20	41.05	63.25	104.30	87.65	191.95
Park & Manor	95.70	77.65	173.35	40.02	49.68	89.70	87.65	177.35
Estates	71.75	77.65	149.40	17.73	59.57	77.30	87.65	164.95
Market St Villas	373.20	77.65	450.85	205.00	190.80	395.80	87.65	483.45
Montelana	141.35	77.65	219.00	43.50	88.80	132.30	87.65	219.95
Camelot	104.50	77.65	182.15	43.00	53.25	96.25	87.65	183.90
Rosewood	130.95	77.65	208.60	62.00	72.75	134.75	87.65	222.40
Haciendas	79.40	77.65	157.05	17.98	56.32	74.30	87.65	161.95
Country Club	149.45	77.65	227.10	44.43	95.32	139.75	87.65	227.40
Windgate	221.20	77.65	298.85	64.91	137.69	202.60	87.65	290.25
Horseshoe	164.35	77.65	242.00	41.85	122.20	164.05	87.65	251.70
Arcadia	295.45	77.65	373.10	67.00	249.95	316.95	87.65	404.60
Sterling	251.75	77.65	329.40	30.50	250.65	281.15	87.65	368.80
Icon	10.00	77.65	87.65	-	10.00	10.00	87.65	97.65

The End