

Crystal Ridge 2020 II

Number of Units : 302
 Level of Service : Level II
 Report Period : FY 2019-2020
 Projection Period : 2020-2050

Current Status - January 1, 2020

Project Reserve Balance : \$168,090
 Fully Funded Balance : \$142,231
 Percent Funded : 118%

2019 Current Funding Plan

Monthly Contribution : \$2,500
 Special Assessment : \$0

2020 Budget Recommendation

Recommended Plan : Full Funding
 Monthly Contribution : \$2,500
 Special Assessment : \$0

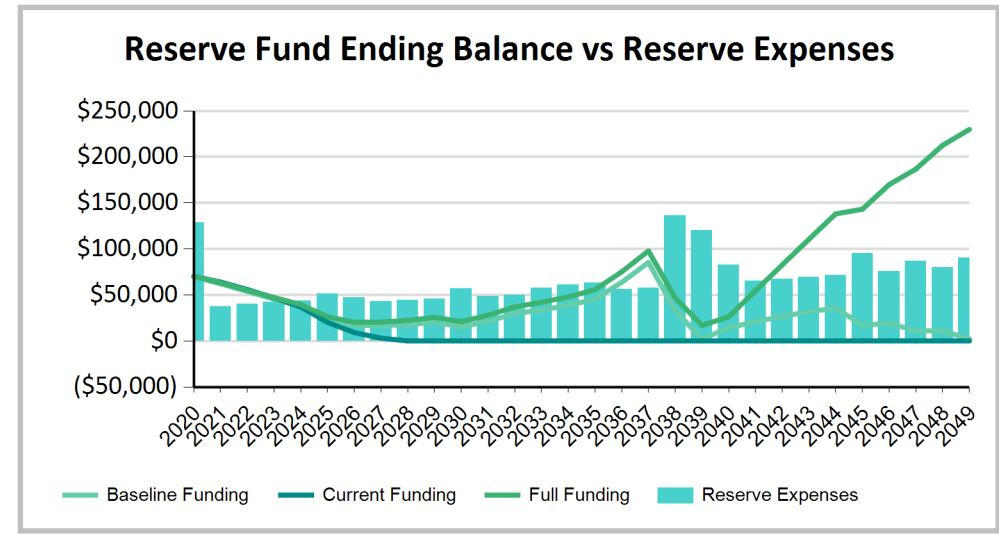
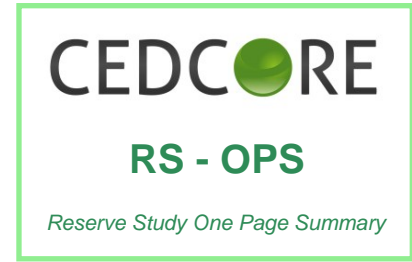
Summary Notes

The Association will need to increase contributions by 6.32% annually, starting in 2022, to keep up with inflation and stay on the Fully Funded track.

Key

FFB Fully Funded Balance or the value of the used portion of the component
 RUL Remaining Useful Life or years before replacement

5 Year Reserve Fund Projections					
Year	2020	2021	2022	2023	2024
Reserve Expenses	\$128,500	\$37,595	\$40,315	\$42,070	\$43,895
Annual Contributions	\$30,000	\$30,900	\$31,827	\$32,782	\$33,765
CURRENT Special Assessment	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$70,136	\$63,921	\$55,828	\$46,841	\$36,909
Annual Contributions	\$29,604	\$29,604	\$31,475	\$33,464	\$35,579
BASELINE Special Assessment	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$69,738	\$62,216	\$53,752	\$45,430	\$37,307
Annual Contributions	\$30,000	\$30,000	\$31,896	\$33,912	\$36,055
FULL Special Assessment	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$70,136	\$63,016	\$54,983	\$47,124	\$39,497



Notes

Top 10 Upcoming Projects		
These projects are anticipated to be needed soon. Time to inspect, research, price and begin planning for these projects now. Update the reserve study as needed		
Component	COST	RUL
Entry Monument: New, Crystal Ridge, 23rd @ Shaw	\$55,000.00	0
Trees: Replacement, 25 Each Year	\$25,000.00	0
Trees: Replacement, Extra for 2020 Only	\$20,000.00	0
Irrigation System: Repair/Replace	\$10,000.00	0
Fence: Wood, Repaint and Concrete Sealer	\$5,500.00	0
Lights, Monument: Repair/Replace	\$5,000.00	0
Entry Monument: Clean & Repair, The Estates	\$4,000.00	0
Playlot: Equipment	\$4,000.00	0
Mailbox Structure: Remove/Demolish	\$1,500.00	1
Mailbox Structure: Remove/Demolish	\$3,000.00	2

Top 10 Components with the Biggest Impact		
These components have the most impact on your Reserve Funding due to their high dollar value.		
Component	COST	RUL
Entry Monument: New, Crystal Ridge, 23rd @ Shaw	\$55,000.00	0
Recreation Equipment: Replace	\$45,000.00	18
Fence: Wood, Backyards, Replace	\$30,000.00	19
Trees: Replacement, 25 Each Year	\$25,000.00	0
Trees: Replacement, Extra for 2020 Only	\$20,000.00	0
Irrigation System: Repair/Replace	\$10,000.00	0
Fence: Wood, Repaint and Concrete Sealer	\$5,500.00	0
Lights, Monument: Repair/Replace	\$5,000.00	0
Fence: Wood, 3', Replace	\$4,300.00	14
Playlot: Rebarbing	\$4,200.00	6