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Braemar North Ranch HOA
Thousand Oaks, CA



Report #: 479-17
Beginning: January 1, 2022
Expires: December 31, 2022

RESERVE STUDY
Update "No-Site-Visit"

September 18, 2021



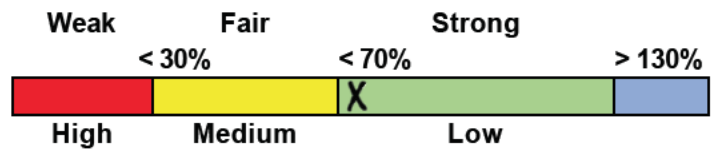
Braemar North Ranch HOA
 Thousand Oaks, CA
 Level of Service: **Update "No-Site-Visit"**

Report #: **479-17**
 # of Units: **153**
January 1, 2022 through December 31, 2022

Findings & Recommendations **as of January 1, 2022**

Starting Reserve Balance	\$724,719
Currently Fully Funded Reserve Balance	\$965,030
Average Reserve Deficit (Surplus) Per Unit	\$1,571
Percent Funded	75.1 %
Recommended 2022 Monthly "Full Funding" Contributions	\$14,000
Most Recent Reserve Contribution Rate	\$14,000

Reserve Fund Strength: 75.1%



Risk of Special Assessment:

Economic Assumptions:

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

This is a No-Site Visit update based on a prior Reserve Study prepared by Association Reserves for your 2021 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).

Your Reserve Fund is currently at 75.1 % Funded. Being above 70% Funded 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 maintain your current Reserve contributions.

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

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
General Common Areas			
201 Asphalt - Reconstruction	30	20	\$476,500
202 Asphalt - Seal/Repair	6	0	\$25,500
1003 Irrig Controllers - Partial Replace	2	0	\$1,200
1107 Metal Fence/Gates - Repaint/Repair	6	0	\$31,500
1115 Stucco (Lower) - Repaint	12	5	\$119,500
1115 Stucco (Upper) - Repaint	12	6	\$115,000
1116 Wood Surfaces (Lower) - Repaint	6	0	\$142,500
1116 Wood Surfaces (Upper) - Repaint	6	0	\$137,500
1820 Termites - Treat	12	0	\$12,550
Upper Pool Area (Shadow Canyon)			
103 Pool Deck - Replace	50	21	\$156,000
107 Pool Deck Mastic - Seal/Repair	8	0	\$1,000
404 Pool Furniture - Replace	6	0	\$3,150
803 Water Heater/Tank - Replace	25	0	\$1,400
909 Bathrooms - Refurbish	20	0	\$6,200
910 Pool Building - Refurbish/Repair	25	6	\$14,750
1202 Pool - Resurface	10	1	\$10,700
1203 Spa - Resurface	10	7	\$7,650
1206 Pool Equipment - Modernize/Replace	18	12	\$34,500
1211 Skimmers/Drains - Repair/Replace	10	4	\$8,200
Lower Pool Area (Tanner Ridge)			
103 Pool Deck - Replace	50	1	\$152,500
107 Pool Deck Mastic - Seal/Repair	8	0	\$950
404 Pool Furniture - Replace	6	0	\$3,800
803 Water Heater/Tank - Replace	20	7	\$1,400
909 Bathrooms - Refurbish	20	0	\$6,200
910 Pool Building - Refurbish/Repair	25	24	\$14,750
1202 Pool - Resurface	10	1	\$10,700
1203 Spa - Resurface	10	7	\$7,900
1207 Pool/Spa Filters - Replace	12	3	\$3,200
1208 Pool/Spa Heaters - Replace	10	7	\$7,500
1209 Pool/Spa Chlorinators - Replace	12	6	\$850
1210 Pool/Spa Pumps - Replace	12	7	\$4,100
1210 Spa Booster Pump - Replace	12	9	\$1,000
1211 Skimmers/Drains - Repair/Replace	10	4	\$9,200
33 Total Funded Components			