

Is the 10% Assessment & \$150k Reserve Enough?

| Park Vista V | 2025 BUDGET | 2026 BUDGET | 2026 vs 2025 |
|------------------------|-------------------|----------------------|---------------------|
| Income | | | |
| 4010 Arch Dep | - | | |
| 4000 Assessment Income | 702,147.15 | \$ 772,361.87 | \$ 70,214.72 |
| 4104 Cable Fee | 42,336.00 | \$ 42,336.00 | \$ - |
| Total Income | 744,483.15 | \$ 814,697.87 | \$ 70,214.72 |

October 2025 Cash Reserves: \$142,368.57

October 2025 Cash Operating: \$(27,002.36)

October 2025 Total Cash: \$115,366.21

Special Assessment: \$ 35,000.00

Total Cash after Special: **\$150,366.21**

YTD Opex Budget vs Actual: \$40,820.81 (over budget)

YTD Under Seeding: \$11,583.00 (under budget)

2026 3% Opex Annual Inflation: **\$22,639.53** (3% x 2025 actual)

Assessment Needed: **\$75,043.34**

2026 Park Vista Budget Mailer (reserve fund)

(6) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5550, the estimated amount required in the reserve fund at the end of the current fiscal year is **\$1,731,349.91**, as of **December 31, 2026**, based in whole or in part on the last reserve study or update prepared by **SCT RESERVE CONSULTANTS, INC.** The

As of December 31, 2025, the estimated ending reserve fund balance is \$133,750 and the **estimated current replacement cost is \$3,173,532 for the portfolio of reserve components.** The projected future replacement cost of the portfolio is \$4,910,370, calculated at an annually compounded inflation rate of 3.00%. The Association's level of funding which is based upon the estimated ending reserve fund balance divided by the reserve components' fully funded amount is 7.79%. This is referred to as Percent Funded. **The Association would be 100.00% funded if there were \$1,717,951.26 in the reserve fund.**

A **target reserve fund** balance is amount required to get all common area assets (roofs, pools, driveways, lighting, landscaping, etc.) up to their replacement value. In other words, it's the "accumulated depreciation" of all common area assets.