

# Reserve Summary

(As required by California Civil Code Section 5565)

## WEST BLUFF HILLS HOMEOWNERS ASSOCIATION

SCT Reserve Consultants, Inc. is pleased to provide this Level II Reserve Study (Site Visit Update Report). In order to comply with the California Civil Code, specifically the Davis-Stirling Common Interest Development Act, Section 5565, we are providing the following information to the Homeowners within WEST BLUFF HILLS HOMEOWNERS ASSOCIATION.

The following study has been prepared with several assumed factors taken into account: a 3.00% inflation rate; a 1.00% return on investment (interest earned); taxes on interest earned is paid for through the operating fund; an estimated remaining life of each reserve component; and an estimated current replacement cost of each reserve component.

As of December 31, 2019, the estimated ending reserve fund balance is \$399,750 and the estimated current replacement cost is \$1,588,026 for the portfolio of reserve components. The projected future replacement cost of the portfolio is \$2,279,928, 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 44.56%. This is referred to as Percent Funded. The Association would be 100.00% funded if there were \$897,123.00 in the reserve fund.

The current deficiency (or surplus if the number is in parenthesis) in reserve funding expressed on a per unit basis is \$6,217.16. This is calculated by subtracting the ending balance (\$399,750) from the 100% funded figure (\$897,123.00), then divided by the number of ownership interests (80). There is currently no requirement to be fully funded.

Our original analysis of the cash flow for this association indicated future inadequate funding if there were no annual increases to the Reserves. It is our understanding the Board of Directors will allocate a total of \$7,623 per month starting in 2020 (\$95.29 per unit per month for each of the 80 ownership interests) towards the reserve fund. To offset the future cash shortfall we recommend and have included an increase of 4.47% starting in 2021 for 29 years. The increase is scheduled to take effect in the year 2021. The Board of Directors may change the amount; however, it will impact the level of funding on reserves. These numbers, by themselves, are not a clear indicator of financial strength and could indicate underfunding, overfunding, or adequate funding.

The following table represents additionally required information pursuant to the Davis-Stirling Common Interest Development Act, Section 5565.

Fiscal Year: January 1, 2020 through December 31, 2020

Category	Estimated Remaining Useful Lives	Estimated Current Replacement Cost	Fund Balance on Dec 31, 2019	Estimated Reserve Allocation	Estimated Special Assessment Allocation	Estimated Interest
Asphalt & Concrete	0 to 14	\$256,719	\$75,534	\$17,284.63	\$0.00	\$625.37
Buildings, Decks	21 to 21	\$310,000	\$21,370	\$4,890.12	\$0.00	\$176.93
Buildings, Doors	5 to 19	\$54,200	\$7,107	\$1,626.36	\$0.00	\$58.84
Buildings, Interiors	1 to 9	\$43,300	\$11,381	\$2,604.39	\$0.00	\$94.23
Buildings, Pests & Termites	0 to 0	\$8,500	\$9,801	\$2,242.70	\$0.00	\$81.14
Buildings, Plumbing	2 to 4	\$35,000	\$10,857	\$2,484.50	\$0.00	\$89.89
Buildings, Roofs	2 to 9	\$399,200	\$109,054	\$24,955.11	\$0.00	\$902.90
Contingency	0 to 0	\$4,500	\$5,189	\$1,187.31	\$0.00	\$42.96
Electrical/Lights	6 to 11	\$21,400	\$4,812	\$1,101.07	\$0.00	\$39.84
Fence/Gates/Walls	0 to 31	\$145,702	\$22,006	\$5,035.65	\$0.00	\$182.19
Fire Safety	2 to 2	\$4,200	\$1,375	\$314.70	\$0.00	\$11.39
Irrigation	5 to 8	\$24,000	\$5,791	\$1,325.07	\$0.00	\$47.94
Landscape	0 to 4	\$41,005	\$14,678	\$3,358.87	\$0.00	\$121.53
Mailboxes	8 to 8	\$25,000	\$6,383	\$1,460.61	\$0.00	\$52.85
Paint	0 to 5	\$157,250	\$82,580	\$18,896.96	\$0.00	\$683.71
Pool & Spa	1 to 11	\$52,050	\$10,662	\$2,439.80	\$0.00	\$88.27
Signage	14 to 14	\$6,000	\$1,172	\$268.17	\$0.00	\$9.70
<b>Totals:</b>		<b>\$1,588,026</b>	<b>\$399,750</b>	<b>\$91,476</b>	<b>\$0</b>	<b>\$3,310</b>

The complete reserve study is available by request from the Association.





# Assessment and Reserve Funding Disclosure Summary For the Fiscal Year Ending December 31, 2020

(As illustrated by California Civil Code Section 5570(a))

(1) The regular assessment per ownership interest is \$ \_\_\_\_\_ per month, of which approximately \$95.29 is allocated to reserves, monthly.

*Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on the following page of the attached summary. NOT APPLICABLE*

(2) Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members: **SEE ANSWER BELOW TO QUESTION #4 WHICH SUGGESTS THERE WILL BE INCREASES IN REGULAR ASSESSMENTS FOR RESERVE FUNDING.**

Date assessment will be due:	Amount per ownership interest per month or year:	Purpose of the assessment:
<i>(Intentionally left blank)</i>	<i>(Intentionally left blank)</i>	<i>(Intentionally left blank)</i>

*Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on the following page of the attached summary. NOT APPLICABLE*

(3) Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years?

Yes  X  No  X

**Yes**, if the Association follows the recommended future reserve contribution increases as outlined in the reserve study and disclosed in the table of question (4) with consideration to the note below\*.

**No**, if the Association does not follow the recommended future reserve contribution increases as outlined in the reserve study and disclosed in the table of question (4) with consideration to the note below\*.

*\*Note: The information contained within the reserve study includes estimates of replacement value and life expectancies of the components and includes assumptions regarding future events based on information provided by and supplied to the Association's Board of Directors and/or management. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the data of this disclosure summary. Therefore, the actual replacement cost and remaining life may vary from the reserve study and the variation may be significant. Additionally, inflation and other economic events may impact the reserve study, particularly over a thirty (30) year period of time which could impact the accuracy of the reserve study and the funds available to meet the association's obligation for repair and/or replacement of major components during the next thirty (30) years. Furthermore, the occurrence of vandalism, severe weather conditions, earthquakes, floods or other acts of God cannot be accounted for and are excluded when assessing life expectancy of the components. The reserve study only includes items that the Association has a clear and express responsibility to maintain, pursuant to the Association's CC&Rs.*

(4) If the answer to (3) is No, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not yet been approved by the Board or the members?

Approximate date assessment(s) will be due:	Amount per ownership interest per month:
<b>4.47% starting in 2021 for 29 years</b>	<b>(Current amount) X (the increases)</b>

(5) All major components are included in the reserve study and are included in its calculations.

(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 **\$875,961.90**, as of **December 31, 2020**, based in whole or in part on the last reserve study or update prepared by **SCT RESERVE CONSULTANTS, INC.** The projected reserve fund cash balance at the end of the current fiscal year is **\$373,511.40**, resulting in reserves being **42.64%** percent funded at this date. If an alternate, but generally accepted, method of calculation is also used, the required amount is **\$121,024**. (See explanation below).

**Explanation:** *Cash Flow Methodology - a method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.*





# Assessment and Reserve Funding Disclosure Summary For the Fiscal Year Ending December 31, 2020

(As illustrated by California Civil Code Section 5570(a))  
(continued)

7) See below: 30-Year Reserve Funding Plan Table...Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5550 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years is \$(see "100% Funded" column below), and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is \$(see "Cash Flow Balance with Funding Plan" column below), leaving the reserve at (see "Percent Funded" column below) percent funding. If the reserve funding plan approved by the association is implemented, the projected reserve fund cash balance in each of those years will be \$(see "Cash Flow Balance with Funding Plan" column below), leaving the reserve at (see "Percent Funded" column below) percent funding. Note: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 1.00% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 3.00% per year.

**30-Year Reserve Funding Plan Table**

Fiscal Year: January 01, 2020 - December 31, 2020							
Year	End of Year			Revenue			Expenditures
	100% Funded	Cash Flow (Balance with Funding Plan)	Percent Funded (EOY)	Contribution, Interest, Spec Assess	Contribution Unit/Month	Contribution % Change	Components, Taxes, Deferred Exp
2019	\$897,123	\$399,750	44.56%				
2020	\$875,962	\$373,511	42.64%	\$94,786	\$95.29		\$121,024
2021	\$937,637	\$433,063	46.19%	\$99,413	\$99.55	4.47%	\$39,861
2022	\$933,440	\$425,177	45.55%	\$103,615	\$104.00	4.47%	\$111,501
2023	\$1,013,119	\$510,568	50.40%	\$108,868	\$108.65	4.47%	\$23,477
2024	\$1,048,408	\$549,246	52.39%	\$113,913	\$113.50	4.47%	\$75,235
2025	\$975,798	\$460,947	47.24%	\$117,936	\$118.58	4.47%	\$206,235
2026	\$1,007,721	\$496,360	49.26%	\$123,302	\$123.88	4.47%	\$87,888
2027	\$1,085,698	\$591,376	54.47%	\$129,514	\$129.41	4.47%	\$34,498
2028	\$916,601	\$375,026	40.91%	\$133,019	\$135.20	4.47%	\$349,369
2029	\$808,454	\$227,156	28.10%	\$137,294	\$141.24	4.47%	\$285,164
2030	\$750,702	\$152,532	20.32%	\$142,554	\$147.55	4.47%	\$217,177
2031	\$801,668	\$214,563	26.76%	\$149,417	\$154.15	4.47%	\$87,387
2032	\$820,876	\$242,538	29.55%	\$156,294	\$161.04	4.47%	\$128,319
2033	\$909,166	\$362,147	39.83%	\$164,325	\$168.24	4.47%	\$44,716
2034	\$868,746	\$290,864	33.48%	\$170,882	\$175.76	4.47%	\$242,166
2035	\$865,196	\$310,915	35.94%	\$178,551	\$183.62	4.47%	\$158,500
2036	\$942,352	\$434,557	46.11%	\$187,582	\$191.82	4.47%	\$63,940
2037	\$1,014,902	\$544,576	53.66%	\$196,876	\$200.40	4.47%	\$86,857
2038	\$1,120,283	\$715,932	63.91%	\$207,116	\$209.36	4.47%	\$35,760
2039	\$1,178,385	\$812,110	68.92%	\$217,047	\$218.71	4.47%	\$120,869
2040	\$1,013,684	\$605,185	59.70%	\$224,457	\$228.49	4.47%	\$431,382
2041	\$756,866	\$91,155	12.04%	\$229,538	\$238.70	4.47%	\$743,569
2042	\$819,967	\$192,721	23.50%	\$240,196	\$249.37	4.47%	\$138,630
2043	\$918,055	\$350,566	38.19%	\$252,380	\$260.52	4.47%	\$94,535
2044	\$986,426	\$486,762	49.35%	\$264,873	\$272.17	4.47%	\$128,677
2045	\$988,712	\$557,124	56.35%	\$277,226	\$284.33	4.47%	\$206,865
2046	\$1,125,932	\$801,191	71.16%	\$291,728	\$297.04	4.47%	\$47,661
2047	\$1,252,710	\$1,034,333	82.57%	\$306,741	\$310.32	4.47%	\$73,598
2048	\$1,316,555	\$1,186,989	90.16%	\$321,549	\$324.19	4.47%	\$168,894
2049	\$1,456,599	\$1,470,361	100.94%	\$338,162	\$338.68	4.47%	\$54,791
<b>30-Year Sum:</b>				<b>\$5,679,154</b>			<b>\$4,608,543</b>





## Summary

In accordance with our proposal, 2016-061, SCT Reserve Consultants, Inc. is pleased to provide this **Level II Reserve Study Site Visit Update Report for WEST BLUFF HILLS HOMEOWNERS ASSOCIATION**. Our study was performed in accordance with the Davis-Stirling Common Interest Development Act, specifically §5550, of the California Civil Code. This report included a site inspection on September 27, 2019. This *condominium* common interest development (CID) is located at 6901 Quail Place, Carlsbad, California 92009. We are using an inception date for the components of January 1, 1981. ***This study is for January 1, 2020 through December 31, 2020, the Association's fiscal year.***

In general, reserve funds are funds set aside from collected association fees paid by owners of a common interest development. These funds earn interest and are disbursed when deemed necessary by the Board of Directors. The purpose of a reserve study is to determine how much money should exist in a reserve fund at a given point in time or to project required future contributions and expenditure amounts so that sufficient reserve funds are available when needed. Our reserve study is generated using proprietary SCT software and a combination of local industry standards and national average replacement costs.

The SCT software utilizes the weighted average life (WAL) of the reserve components. The future cost method for the WAL is calculated by using the current replacement cost of each component, as of the analysis date, and the number of years until each reserve component is scheduled to be replaced. This determines the monthly reserve contributions needed and calculates the future reserve balances.

A 30-year "Cash Flow and Percent Funded Projection" analysis and "Graph" are produced to verify and define the relationship of the Cash Flow (annual beginning balance) with respect to the 100% funded amount. Ideally, the Cash Flow line of the graph should run parallel to and below the "Percent Funded" line of the graph, see funding goals.

The following study has been prepared with several assumed factors taken into account: 3.00% inflation rate; a 1.00% return on investment (interest earned); taxes on interest earned is paid for through the operating fund; an estimated remaining life of each reserve component; and an estimated current replacement cost of each reserve component.

A contingency fund of 4.9% has been established to pay for incidental and miscellaneous reserve expenditures. Otherwise, any component that has a life cycle (full life) of less than two years should be budgeted and paid for through normal operating or property maintenance funds and is not included as part of this study.

**The current deficiency (or surplus if the number is in parenthesis) in reserve funding expressed on a per unit basis is \$6,217.16.** This is calculated by subtracting the ending balance (\$399,750) from the 100% funded figure (\$897,123.00), then divided by the number of ownership interests (80). There is currently no requirement to be fully funded.



## Summary

(continued)

As of January 1, 2020, the estimated reserve fund balance is \$399,750 and the estimated current replacement cost is \$1,588,026 of the portfolio of reserve components. The projected future replacement cost of the portfolio is \$2,279,928, calculated at an annually compounded inflation rate of 3.00%. The Davis-Stirling Common Interest Development Act requires the disclosure of the *current reserve fund balance divided by the current replacement cost* (this is not *Percent Funded*). Currently, *this factor for WEST BLUFF HILLS HOMEOWNERS ASSOCIATION is 25.17%*.

The Association's level of funding for the fiscal year (January 1, 2020 through December 31, 2020) which is based upon the final estimated reserve fund balance divided by the reserve components' fully funded amount is **42.64%**, **and is referred to as Percent Funded**. The Association would be 100.00% funded if there were \$875,961.90 in the reserve fund.

Our original analysis of the cash flow for this association indicated future inadequate funding (see the graph, the "square box and/or pink line"). This line represents the cash flow if there were no annual increases to the Reserves. ***It is our understanding the Board of Directors will allocate a total of \$7,623 per month starting in 2020 (\$95.29 per unit per month for each of the 80 ownership interests) towards the reserve fund. To offset the future cash shortfall we recommend and have included an increase of 4.47% starting in 2021 for 29 years. The increase is scheduled to take effect in the year 2021.*** The Board of Directors may raise or lower this amount, however, it will impact the level of funding on reserves. These numbers, by themselves, are not a clear indicator of financial strength and could indicate underfunding, overfunding, or adequate funding.

Sincerely,



Michael C. Graves, R.S. #00039  
SCT Reserve Consultants, Inc.





## Summary (continued)

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