

Budget Summary Report
Claridge Pointe
Dept: 62 - Operating
2017 Budget

	<u>2017 Budget</u>
Assessment Income	
4000 - Residential Assessments	105,444.00
4025 - Reserve Assessments	(50,400.00)
Total Assessment Income	55,044.00
User Fee Income	
4266 - Transfer Processing Fee	500.00
Total User Fee Income	500.00
Collections Income	
4700 - Collection Fees	900.00
4705 - NSF Service Fees	25.00
4710 - Late Fees & Interest	1,000.00
4715 - Lien Fees	0.00
4720 - Legal Reimbursements	0.00
Total Collections Income	1,925.00
Other Income	
4810 - Compliance Fines	100.00
4814 - Reimbursable Repairs	0.00
4835 - Miscellaneous Income	10.00
Total Other Income	110.00
Investment Income	
4900 - Interest Earned - Operating Accounts	0.00
Total Investment Income	0.00
Total Operating Income	57,579.00
Administrative	
5000 - General Administrative	0.00
5010 - Bad Debt	500.00
5025 - Collection Charges	0.00
5045 - Dues & Subscriptions	525.00
5090 - Office Supplies	6,200.00
5100 - Records Storage	360.00
Total Administrative	7,585.00
Communications	
5215 - Postage	0.00
Total Communications	0.00
Insurance	
5400 - Insurance Premiums	3,850.00
Total Insurance	3,850.00
Utilities	
6000 - Electric/Gas Service	1,680.00
6025 - Water Service	1,944.00
6040 - Bundled Telecom Services	0.00
6050 - Telephone Service	1,745.00
Total Utilities	5,369.00

Budget Summary Report
Claridge Pointe
Dept: 62 - Operating
2017 Budget

	<u>2017 Budget</u>
Landscaping	
6100 - Grounds & Landscaping - Contract	11,000.00
Total Landscaping	11,000.00
Operations	
6300 - Permits & Licenses	303.00
Total Operations	303.00
Repair & Maintenance	
6530 - Common Areas Repair & Maintenance	0.00
6595 - Gate & Monument Repair & Maintenance	1,000.00
6600 - General Repair & Maintenance	0.00
6750 - Snow Removal & Supplies	6,000.00
6795 - Other Supplies/Repair & Maintenance	626.00
Total Repair & Maintenance	7,626.00
Professional Services	
7000 - Audit & Tax Services	4,660.00
7020 - Legal Services	1,000.00
7025 - Legal Services - Collections	900.00
7040 - Management Fees	14,400.00
7095 - Other Professional Services	150.00
Total Professional Services	21,110.00
Taxes	
9000 - Federal Income Tax	0.00
9015 - Property/Real Estate Tax	13.00
Total Taxes	13.00
Other Expenses	
9100 - Other Expenses	723.00
Total Other Expenses	723.00
Total Operating Expense	57,579.00
Total Operating Net Income / (Loss)	0.00

Board Approved: 9/12/16
Member Ratified:

Budget Summary Report
Claridge Pointe
Dept: RESERVE - Reserves
2017 Budget

	<u>2017 Budget</u>
Assessment Income	
4025 - Reserve Assessments	50,400.00
Total Assessment Income	50,400.00
Investment Income	
4905 - Reserve Contribution Income	0.00
4910 - Interest Earned - Reserve Accounts	971.00
Total Investment Income	971.00
Total Reserves Income	51,371.00
Administrative	
5105 - Reserve Studies	400.00
Total Administrative	400.00
Reserve Expenses	
9806 - Alarm System Expenses	4,463.00
9826 - Common Area Expenses	5,440.00
9840 - Deferred Maintenance Expenses	0.00
9852 - Entry Gate	5,017.00
9886 - Landscape Expenses	19,745.00
9916 - Paved Surfaces Expenses	1,643.00
9936 - Roof Expenses	0.00
9946 - Signs Expenses	393.00
Total Reserve Expenses	36,701.00
Total Reserves Expense	37,101.00
Total Reserves Net Income / (Loss)	14,270.00
Total Association Net Income / (Loss)	14,270.00

Claridge Pointe Homeowners Association

Summary Report for Homeowners

2017 Reserve Budget Income	
Allotment from Operating	\$50,400
Estimated Interest Contribution	\$971
Total Reserve Income:	\$51,371

2017 Reserve Budget Expenditures	
Access	\$5,017
Artificial Turf	\$5,440
Grounds	\$19,745
Signs	\$393
Streets	\$1,643
Surveillance	\$4,463
Reserve Study Update	\$400
Total Reserve Income:	\$37,101

2017 Reserve Study Summary	
Total of Capital Reserve Items per Reserve Study	\$988,962
Projected Reserve Expenditures for 2017	\$37,101
Projected Reserve Balance on 12/31/2017	\$253,167
Fully Funded Reserves	\$516,393
Reserve Contribution for 2017	\$51,371

Percent funded = Reserve Balance ÷ Fully Funded	49.03%
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This FULL reserve study was conducted by Harry P. Tolles, RSS 0000067, with Onsite visit. This is a statistical program and not an accounting statement. All dollar amounts are rounded off and where there are one dollar differences this represents a factor of rounding.

In accordance with NAC 116.430 the following information is provided:

Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer. A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited.

A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection.

Claridge Pointe Homeowners Association

Membership Disclosure Summary

Major Reserve Components	Current Cost	Useful Life Range	Remaining Life Range
Access	\$74,998	1 - 20	0 - 17
Artificial Turf	\$182,786	1 - 25	0 - 23
Concrete	\$268,508	30	9 - 25
Grounds	\$152,553	1 - 30	0 - 25
Mailboxes	\$16,444	30	9
Painting	\$5,764	5	1 - 3
Perimeter Fencing	\$86,969	20	9 - 17
Signs	\$1,272	1 - 20	0 - 5
Streets	\$169,339	1 - 30	0 - 9
Surveillance	\$24,398	10 - 30	0 - 29
Utilities	\$7,214	5 - 10	3 - 8
Reserve Study	\$1,600	1 - 5	0 - 4
Contingency	n/a	n/a	n/a
Total	\$991,846	1 - 30	0 - 29

This report page meets the requirements of NRS 116.31151 section 1(b)(1). This report also meets other NRS and NAC disclosure sections. This page should be provided to the homeowners at budget time as an integral part of the operating and reserve budget package.

This reserve report was prepared by Harry P. Tolles, who is a Nevada Reserve Study Specialist Permit Number RSS.0000067. In addition, the preparer is a homeowner and HOA board member for fourteen years, a member of the Nevada Chapter of CAI [Community Associations Institute], and has earned the DCAL [Dedicated Community Association Leader] designation from CAI, Certificate #68. In the 1980's the preparer owned and operated a remodeling company. In 1991 the preparer earned the NARI Certified Remodeler designation, CR Registration #985, and in 2000, earned a Master of Business Administration degree from the University of Nevada, Reno.

Type of study is **FULL**

[Nevada Real Estate Division's Form 609 recognizes Full, Update with Site Visit, or Update with NO Site Visit]

The Method of Funding utilized for projecting future funding is **FULL FUNDING**.

[Nevada Real Estate Division's Form 609 recognizes three funding methods: Baseline, Threshold and Full Funding.]

This report was produced in 2016. The data in this report was only current for the year the report was produced.

Claridge Pointe Homeowners Association

Current Assessment Funding Model 30 Year Projection

Beginning Balance = \$238,897

Historical Inflation Rate = 3%

Year	Current Cost	Annual Assessment	Annual Interest	Annual Expenditures	Projected		Percent Funded
					Ending Reserves	Fully Funded Reserves	
2017	\$988,962	\$50,400	\$971	\$37,101	\$253,167	\$516,393	49.03%
2018	\$1,018,631	\$55,400	\$1,056	\$34,276	\$275,347	\$561,149	49.07%
2019	\$1,049,190	\$60,400	\$620	\$174,789	\$161,578	\$607,191	26.61%
2020	\$1,080,666	\$65,400	\$773	\$26,190	\$201,561	\$517,431	38.95%
2021	\$1,113,086	\$70,400	\$970	\$20,013	\$252,918	\$578,874	43.69%
2022	\$1,146,478	\$75,400	\$1,040	\$58,187	\$271,171	\$640,075	42.37%
2023	\$1,180,873	\$80,400	\$1,159	\$50,615	\$302,114	\$688,857	43.86%
2024	\$1,216,299	\$85,400	\$1,287	\$53,187	\$335,614	\$737,492	45.51%
2025	\$1,252,788	\$90,400	\$1,289	\$91,116	\$336,187	\$790,019	42.55%
2026	\$1,290,372	\$95,400	\$1,124	\$139,698	\$293,013	\$807,211	36.30%
2027	\$1,329,083	\$100,400	\$1,299	\$56,079	\$338,633	\$781,665	43.32%
2028	\$1,368,955	\$105,335	\$1,250	\$119,215	\$326,002	\$840,442	38.79%
2029	\$1,410,024	\$110,512	\$1,429	\$65,299	\$372,644	\$841,362	44.29%
2030	\$1,452,325	\$115,944	\$720	\$301,475	\$187,833	\$895,413	20.98%
2031	\$1,495,894	\$121,642	\$1,090	\$26,230	\$284,335	\$714,471	39.80%
2032	\$1,540,771	\$127,621	\$1,064	\$135,491	\$277,530	\$813,456	34.12%
2033	\$1,586,994	\$133,893	\$1,320	\$68,511	\$344,232	\$806,230	42.70%
2034	\$1,634,604	\$140,474	\$1,223	\$167,160	\$318,769	\$871,016	36.60%
2035	\$1,683,642	\$147,379	\$1,208	\$152,319	\$315,037	\$835,875	37.69%
2036	\$1,734,151	\$154,622	\$1,654	\$40,177	\$431,136	\$817,896	52.71%
2037	\$1,786,176	\$162,222	\$1,987	\$77,230	\$518,114	\$906,731	57.14%
2038	\$1,839,761	\$170,195	\$2,328	\$83,710	\$606,927	\$987,600	61.45%
2039	\$1,894,954	\$178,560	\$1,846	\$306,099	\$481,234	\$1,054,195	45.65%
2040	\$1,951,803	\$187,336	\$2,045	\$137,475	\$533,140	\$901,187	59.16%
2041	\$2,010,357	\$196,544	\$2,627	\$47,331	\$684,980	\$914,932	74.87%
2042	\$2,070,667	\$206,204	\$2,185	\$323,641	\$569,728	\$1,025,389	55.56%
2043	\$2,132,788	\$216,339	\$2,683	\$89,191	\$699,560	\$870,586	80.36%
2044	\$2,196,771	\$226,972	\$3,245	\$83,686	\$846,091	\$949,560	89.10%
2045	\$2,262,674	\$238,128	\$3,931	\$63,089	\$1,025,061	\$1,045,753	98.02%
2046	\$2,330,555	\$249,832	\$4,489	\$108,869	\$1,170,513	\$1,170,264	100.02%

Claridge Pointe Homeowners Association

Annual Assessment Explanation

In order to understand how contributions are formulated, it is assumed that inflation will continue, therefore it will be necessary to increase member contributions in order to keep pace with inflation.

The funding level was calculated based on the full funding methodology. For a complete explanation on this methodology, please refer to **PART I** of this reserve study.

On the preceding page 3 is the "Current Assessment Funding Model Projection" which shows the projected 30 year plan for the reserves.

Total Units **101**

Year	Yearly Dollar Increase per House	Reserve Yearly Increase	Yearly Contribution to Reserves
2016			\$45,000
2017	\$53.47	\$5,400	\$50,400
2018	\$49.50	\$5,000	\$55,400
2019	\$49.50	\$5,000	\$60,400
2020	\$49.50	\$5,000	\$65,400
2021	\$49.50	\$5,000	\$70,400
2022	\$49.50	\$5,000	\$75,400
2023	\$49.50	\$5,000	\$80,400
2024	\$49.50	\$5,000	\$85,400
2025	\$49.50	\$5,000	\$90,400
2026	\$49.50	\$5,000	\$95,400
2027	\$49.50	\$5,000	\$100,400
2028	\$48.86	\$4,935	\$105,335
2029	\$51.26	\$5,177	\$110,512
2030	\$53.78	\$5,432	\$115,944
2031	\$56.42	\$5,699	\$121,642
2032	\$59.20	\$5,979	\$127,621
2033	\$62.10	\$6,273	\$133,893
2034	\$65.16	\$6,581	\$140,474
2035	\$68.36	\$6,904	\$147,379
2036	\$71.72	\$7,244	\$154,622
2037	\$75.24	\$7,600	\$162,222
2038	\$78.94	\$7,973	\$170,195
2039	\$82.82	\$8,365	\$178,560
2040	\$86.89	\$8,776	\$187,336
2041	\$91.16	\$9,208	\$196,544
2042	\$95.64	\$9,660	\$206,204
2043	\$100.35	\$10,135	\$216,339
2044	\$105.28	\$10,633	\$226,972
2045	\$110.45	\$11,156	\$238,128
2046	\$115.88	\$11,704	\$249,832

The chart to the left indicates how much the association will have to contribute to the reserve account in order to bring it up to 100% funded over a thirty year period.

Column one, the "Year" column designates the fiscal year starting with the current year in grey shadow and indicating this year's scheduled contributions.

Column two, "Dollar Increase" indicates the per house yearly dollar increased contribution to the reserve fund.

Column three, "Reserve Yearly Increase" indicates the recommended dollar increase in association contribution over the preceding year.

Column four, "Yearly Contribution to Reserves" indicates the recommended total association contribution or the "Annual Contribution" as shown on page 3.

This study determined that **Claridge Pointe Homeowners Association's** reserve account must increase funding in order to maintain adequate funding. Claridge Pointe will achieve 100% funding within thirty years provided that the board follows the recommendations shown in the chart on the left side of this page. According to **NAC 116.415** it is the responsibility of the Executive Board of Directors to decide by how much yearly contributions to reserves will be increased. Once again it should be noted that inflation and interest rates are never 'constant' and this report will need to be adjusted on a yearly basis in order to properly account for inflation and interest rate fluctuations.

Claridge Pointe Homeowners Association

Component Funding Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Required Reserves at 100% Funded	Available from Reserves at Current Funding
Access				Totals	\$74,998	\$38,754	\$21,690
Pedestrian Gate at 1 Brookshire	2029	20	0	12	\$1,417	\$567	\$0
Pedestrian Gate at 7500 SCP	2029	20	0	12	\$2,007	\$803	\$0
Pedestrian Gate at 7690 SCP	2029	20	0	12	\$952	\$381	\$0
Pedestrian Gate at 7705 NCP	2029	20	0	12	\$2,819	\$1,128	\$0
Vehicle Entrance Gate Operator South	2027	15	0	10	\$6,462	\$2,154	\$0
Vehicle Entrance Gate South	2022	20	5	5	\$3,375	\$2,531	\$2,531
Vehicle Exit Gate Operator South	2022	15	10	5	\$6,462	\$5,169	\$5,169
Vehicle Exit Gate South	2022	20	5	5	\$3,375	\$2,531	\$2,531
Vehicle Fire Gate at 1 Brookshire	2030	20	5	13	\$3,772	\$1,320	\$0
Vehicle Fire Gate at 5 Brookshire	2032	20	5	15	\$5,151	\$1,288	\$0
Vehicle Fire Gate at Wellington Way	2030	20	5	13	\$6,750	\$2,363	\$0
Vehicle Gate Keypad North	2022	12	5	5	\$5,738	\$3,347	\$3,347
Vehicle Gate Keypad South	2024	12	5	7	\$5,571	\$0	\$0
Vehicle Gate Operator Repairs	2017	1	0	0	\$3,183	\$3,183	\$400
Vehicle Ground Loop North #1	2017	11	1	0	\$917	\$917	\$917
Vehicle Ground Loop North #2	2017	11	1	0	\$917	\$917	\$917
Vehicle Ground Loop South #1	2019	11	4	2	\$917	\$795	\$795
Vehicle Ground Loop South #2	2019	11	0	2	\$917	\$750	\$750
Vehicle Ground Loop South #3	2019	11	2	2	\$917	\$750	\$750
Vehicle Ground Loop South #4	2019	11	2	2	\$917	\$750	\$750
Vehicle Ground Loop South #5	2019	11	2	2	\$917	\$750	\$750
Vehicle Ground Loop South #6	2019	11	2	2	\$917	\$750	\$750
Vertical Gate Battery Backup North	2023	14	0	6	\$1,032	\$590	\$0
Vehicle Vertical Gate Motor North	2026	12	0	9	\$1,989	\$497	\$0
Vehicle Vertical Gate Nest North	2019	10	0	2	\$469	\$375	\$375
Vehicle Vertical Gate North	2034	20	0	17	\$5,800	\$870	\$0
Vehicle Vertical Gate North Spring	2019	7	0	2	\$1,336	\$955	\$955
Artificial Turf				Totals	\$182,786	\$72,825	\$5,440
Maintenance	2017	1	0	0	\$5,440	\$5,440	\$5,440
Replacement Phase - 1	2025	25	-5	8	\$44,353	\$30,160	\$0
Replacement Phase - 2	2030	25	0	13	\$44,285	\$21,257	\$0
Replacement Phase - 3	2035	25	5	18	\$44,353	\$12,419	\$0
Replacement Phase - 4	2040	25	10	23	\$44,353	\$3,548	\$0
Concrete				Totals	\$268,508	\$147,495	\$0
Access Covers	2038	30	0	21	\$5,396	\$1,619	\$0
All - Phase 1	2026	30	0	9	\$51,012	\$35,708	\$0
All - Phase 2	2028	30	2	11	\$51,012	\$32,308	\$0
All - Phase 3	2030	30	4	13	\$51,012	\$28,907	\$0
All - Phase 4	2032	30	6	15	\$51,012	\$25,506	\$0
All - Phase 5	2034	30	8	17	\$51,012	\$22,105	\$0
Swales	2042	30	0	25	\$8,052	\$1,342	\$0
Grounds				Totals	\$152,553	\$54,333	\$30,304
Recreational Area Paths & Rock	2018	5	0	1	\$13,200	\$10,560	\$10,560
Erosion Abatement & Rock Stabilization	2042	30	0	25	\$102,065	\$17,011	\$0
Fire Abatement	2017	5	0	0	\$14,262	\$14,262	\$14,262

Claridge Pointe Homeowners Association

Component Funding Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Required Reserves at 100% Funded	Available from Reserves at Current Funding
Grounds {continued}							
Gazebo	2035	30	0	18	\$17,543	\$7,017	\$0
Rock Beautification	2017	1	0	0	\$2,808	\$2,808	\$2,808
Trees	2017	1	0	0	\$2,675	\$2,675	\$2,675
Mailboxes				Totals	\$16,444	\$11,511	\$0
Pedestal Sets	2026	30	0	9	\$16,444	\$11,511	\$0
Painting				Totals	\$5,764	\$3,084	\$3,084
Curb & Fire Hydrants	2018	5	0	1	\$1,945	\$1,556	\$1,556
Wrought Iron	2020	5	0	3	\$3,819	\$1,528	\$1,528
Perimeter Fencing				Totals	\$86,969	\$33,469	\$0
Chain Link - Diamond Pointe	2026	20	0	9	\$14,918	\$8,205	\$0
Chain Link - Wellington Way	2026	20	0	9	\$1,142	\$628	\$0
Composite - 3,190 Lineal Feet	2030	20	0	13	\$69,999	\$24,500	\$0
Fence at 5 Brookshire	2034	20	0	17	\$910	\$137	\$0
Streets				Totals	\$169,339	\$138,988	\$132,648
Identity North	2022	20	0	5	\$439	\$330	\$330
Identity South	2021	20	5	4	\$439	\$369	\$369
Metal Street & Advisory	2017	1	0	12	\$393	\$393	\$393
Streets				Totals	\$166,455	\$138,988	\$132,648
Access Cover Adjustments	2019	20	3	2	\$5,615	\$5,127	\$5,127
Asphalt Crack Seal	2017	1	0	0	\$1,643	\$1,643	\$1,643
Asphalt Evaluation	2018	5	0	1	\$1,591	\$1,273	\$1,273
Asphalt Overlay	2019	20	3	2	\$136,473	\$124,606	\$124,606
Asphalt Seal Coat	2024	5	0	7	\$21,133	\$6,340	\$0
Parking Bumpers	2026	30	0	9	\$2,884	\$0	\$0
Surveillance				Totals	\$24,398	\$9,600	\$4,832
Rec. Area DVR Heater	2019	10	2	2	\$234	\$187	\$187
Rec. Area Monitor, DVR & Cameras	2017	10	0	0	\$4,463	\$4,463	\$4,463
Gate DVR Heater	2019	10	1	2	\$227	\$182	\$182
Gate Monitor, DVR & Cameras	2023	10	0	6	\$8,080	\$3,232	\$0
Street Lamp North	2046	30	0	29	\$7,059	\$235	\$0
Street Lamps South	2038	30	0	21	\$4,335	\$1,301	\$0
Utilities				Totals	\$7,214	\$2,164	\$1,443
Sewer Cleanout	2020	5	0	3	\$3,607	\$1,443	\$1,443
Storm Drains	2025	10	0	8	\$3,607	\$721	\$0
Reserve Study				Totals	\$1,600	\$640	\$640
Full	2021	5	0	4	\$1,200	\$240	\$240
Update	2017	1	1	0	\$400	\$400	\$400
Total Asset Summary					\$991,846	\$513,954	\$201,173