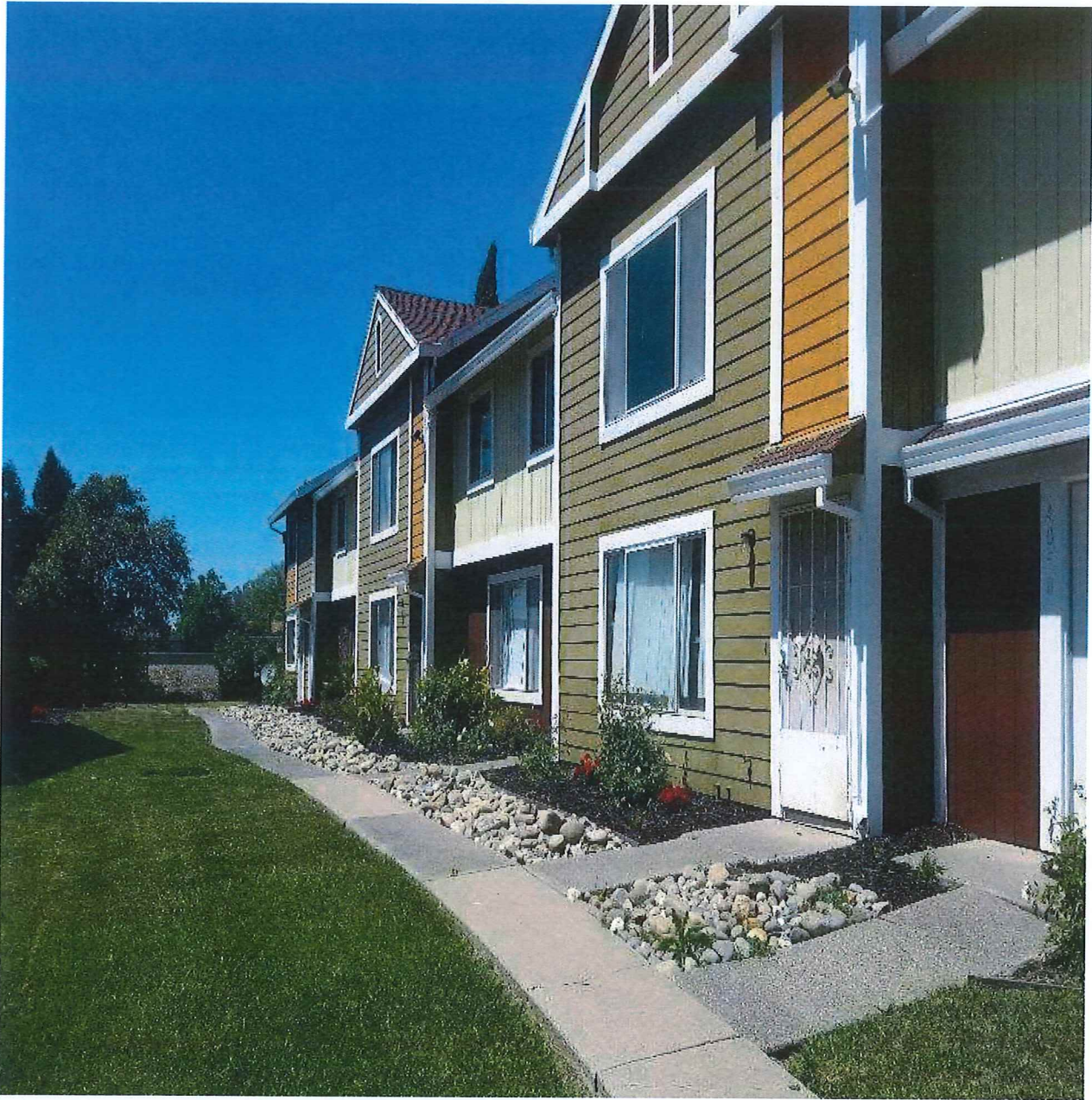


2018

Wildwood



2017 PERFORMANCE – 2018 DISCLOSURE

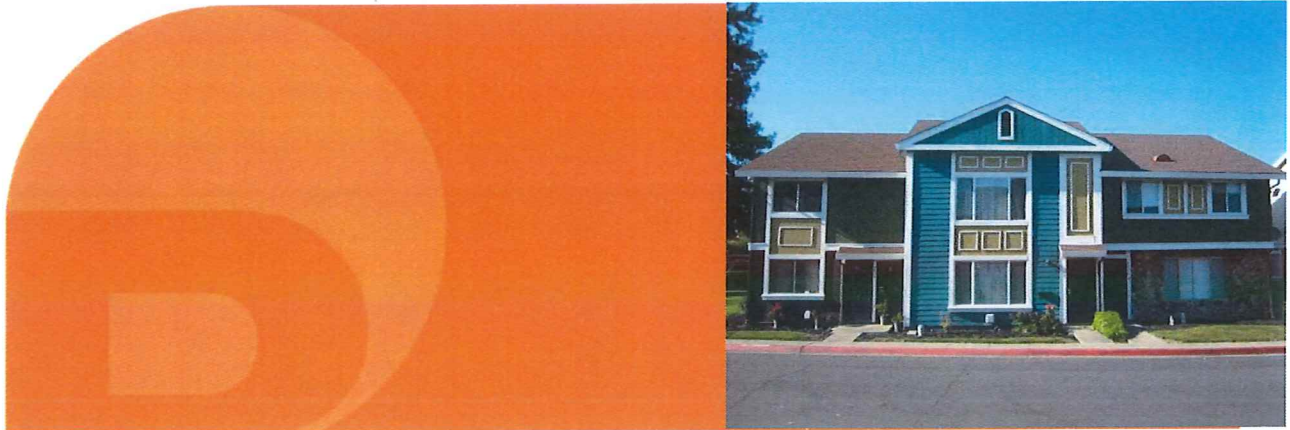
Wildwood Homeowners Association

Balance Sheet As of 12/31/17

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1025	Cash Operating - GPB	3,588.65			3,588.65
1071	Cash Savings- Reserves BofA		100.00		100.00
1075	Reserves - GPB		7,501.03		7,501.03
	TOTAL CASH	3,588.65	7,601.03	.00	11,189.68
CURRENT ASSETS					
1200	Accounts Receivable	136,028.54			136,028.54
1205	Allowance for Bad Debt	(68,011.51)			(68,011.51)
	TOTAL CURRENT ASSETS	68,017.03	.00	.00	68,017.03
	TOTAL ASSETS	71,605.68	7,601.03	.00	79,206.71
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
3005	Prepaid Dues	15,203.53			15,203.53
3007	Security Deposit	2,810.00			2,810.00
	Subtotal Current Liab.	18,013.53	.00	.00	18,013.53
EQUITY:					
5002	Reserve Contribution		100.36		100.36
5500	Operating Fund	(91,986.56)			(91,986.56)
5510	Prior Year Net Inc./Loss	1,665.46			1,665.46
	Current Year Net Income/(Loss)	143,913.25	7,500.67	.00	151,413.92
	Subtotal Equity	53,592.15	7,601.03	.00	61,193.18
	TOTAL LIABILITIES & EQUITY	71,605.68	7,601.03	.00	79,206.71

GL Budget Projection for 2017

Account Info	January	February	March	April	May	June	July	August	September	October	November	December	Total
Expense													
09620 - Landscape Extra	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$4,500.00
09630 - Sprinklers	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.37	\$4,000.00
09650 - Fertilizer/Treatment	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.63	\$200.00
09660 - Grass/Sod/Rocks	\$183.33	\$183.33	\$183.33	\$183.33	\$183.33	\$183.33	\$183.33	\$183.33	\$183.33	\$183.33	\$183.33	\$183.37	\$2,200.00
09910 - Reserves - Unallocated	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$36,000.00
End of Expense (67 Accounts found)	\$41,888.00	\$41,888.00	\$41,888.00	\$41,888.00	\$41,888.00	\$41,888.00	\$41,888.00	\$41,888.00	\$41,888.00	\$41,888.00	\$41,888.00	\$41,888.00	\$502,656.00
Net Income (69 Accounts found)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



RESERVE STUDY

Member Distribution Materials

Wildwood Homeowners Association

Update w/o Site Visit Review

2016 Update

Published - July 07, 2016

Prepared for the 2017 Fiscal Year

Section	Report	Page
<i>California:</i>	Member Summary	1
	Assessment and Reserve Funding Disclosure Summary	<i>[Civil Code §5570]</i> 3
<i>Section III:</i>	30 Year Reserve Funding Plan	<i>Cash Flow Method {c}</i> 5

Professionally managed by

Browning Reserve Group
www.BrowningRG.com



July 07, 2016

This is a summary of the Reserve Study that has been performed for Wildwood Homeowners Association, (the "Association"). This study was conducted in compliance with California *Civil Code Sections 5300, 5550 and 5560* and is being provided to you, as a member of the Association, as required under these statutes. A full copy is available (through the Association) for review by members of the Association.

The intention of the Reserve Study is to forecast the Association's ability to repair or replace major components as they wear out in future years. This is done utilizing the "Cash Flow Method." This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund.

Browning Reserve Group prepared this Update w/o Site Visit Review for the January 1, 2017 - December 31, 2017 fiscal year.

Wildwood Homeowners Association is a Planned Development with a total of 137 Lots.

The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

Funding Assessment

Based on the 30 year cash flow projection, the Association's reserves are **inadequately funded** as the reserve fund ending balances may fail to remain positive throughout the replacement of all major components during the next 30 years. **Additional reserve funding including some combination of increased contributions, special assessments and loans may be necessary to meet all reserve obligations.**

California statute imposes no reserve funding level requirements nor does it address funding level adequacy.

Wildwood Homeowners Association
California Member Summary
2016 Update
Prepared for the 2017 Fiscal Year

<i>Reserve Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2016 Fully Funded Balance</i>	<i>2017 Fully Funded Balance</i>	<i>2017 Line Item Contribution based on Cash Flow Method</i>
01000 - Paving	159,616	5-25	1-14	128,758	149,820	24,503
02000 - Concrete	71,106	5-50	1-13	49,491	54,973	6,388
03000 - Painting: Exterior	219,560	4-5	1-5	128,971	165,098	59,262
04000 - Structural Repairs	108,492	1-20	1-10	56,645	86,523	39,220
05000 - Roofing	642,898	1-20	1-13	477,921	527,817	57,137
08000 - Rehab	5,253	10-10	5-5	2,627	3,231	800
11000 - Gate Equipment	14,436	8-30	1-21	8,615	10,208	2,033
12000 - Pool	14,278	5-12	1-1	12,843	14,635	1,979
18000 - Landscaping	19,568	1-20	1-3	15,773	18,765	3,540
19000 - Fencing	41,699	5-30	2-18	21,842	28,223	8,411
20000 - Lighting	6,304	5-5	5-5	1,051	1,292	1,600
24600 - Safety / Access	5,778	20-20	20-20	275	296	607
30000 - Miscellaneous	16,390	20-20	13-13	5,736	6,720	1,520
Totals	\$1,325,378			\$910,547	\$1,067,602	\$207,000
Estimated Ending Balance				\$18,328	\$277,069	\$125.91
Percent Funded				2.0%	26.0%	/Lot/month @ 137

July 7, 2016

(1) The regular assessment per ownership interest is _____ per month for the fiscal year beginning January 1, 2017.

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page ___ of the attached summary.

(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:

Date assessment will be due:	Amount per ownership interest per month or year (if assessments are variable, see note immediately below):	Purpose of the assessment:
N/A	\$0.00	N/A
Total:	\$0.00	

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page ___ of the attached report.

(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 _____ No **X**

This disclosure has been prepared by Browning Reserve Group and has been reviewed and approved by the association's board of directors based upon the best information available to the association at the time of its preparation. The accuracy of this information over the next 30 years will be dependent upon circumstances which are impossible to predict with specificity, and will require future action to adjust assessments over the period in accordance with the current projections and future developments.

(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 will be due:	Amount per ownership interest per month or year:
2017 One-Time	\$3,000.00

(5) All major components are included in the reserve study and are included in its calculations. See next page §5300(b)(4), for any major component exclusions.

(6) Based on the method of calculation in paragraph (4) of the subdivision (b) of section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is \$910,547, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group as of July, 2016. The projected reserve fund cash balance at the end of the current fiscal year is \$18,328 resulting in reserves being 2.0% percent funded at this date. Civil code section 5570 does not require the board to fund reserves in accordance with this calculation.

An alternate and generally accepted method of calculation has been utilized to determine future reserve contribution amounts. The reserve contribution for the next fiscal year has been determined using the Cash Flow method of calculation (see section III, Reserve Fund Balance Forecast). This is a method of developing a reserve funding plan where the contributions to the reserve fund are designated 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.

(7) Based on the method of calculation in paragraph (4) of subdivision (b) of section 5570 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years is presented in column (b) 'Fully Funded Balance' in the table immediately 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 presented in column (c) 'Reserve Ending Balance'; leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

Fiscal Year (a)	Fully Funded Balance (b)	Reserve Ending Balance (c)	Percent Funded (d)
2017	\$1,067,602	\$277,069	26.0%
2018	\$902,651	\$352,448	39.0%
2019	\$961,882	\$428,511	44.5%
2020	\$1,020,563	\$377,190	37.0%
2021	\$948,992	\$349,954	36.9%

If the reserve funding plan approved by the association is implemented, the projected fund cash balance in each of those years will be the amounts presented in column (c) 'Reserve Ending Balance' in the table immediately above, leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

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, 2.50% per year was the assumed long-term inflation rate, and 2.50% per year was the assumed long-term interest rate.

Additional Disclosures

§5565(d) The current deficiency in reserve funding as of December 31, 2017 is \$5,770 per ownership interest (average).

This is calculated as the current estimate of the amount of cash reserves necessary as of the end of the fiscal year for which the study is prepared, less, the amount of accumulated cash reserves actually (Projected to be) set aside to repair, replace, restore, or maintain the major components.

$$\text{Deficiency} = \frac{2017 \text{ Fully Funded Balance} - 2017 \text{ Reserve Ending Balance}}{\text{Ownership Interest Quantity}}$$

§5300(b)(4) The current board of directors of the association has not deferred or determined to not undertake repairs or replacements over the next 30 years.

Major Component:	Justification for Deferral:
N/A	N/A

§5300(b)(5) The board of directors as of the date of the study **does anticipate** the levy of a special assessment for the repair, replacement, or restoration of the major components.

There is an un-adopted special assessment of \$411,000 (\$3,000/unit) in addition to a large reserve contribution increase is necessary in order to maintain a positive reserve balance.

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Beginning Balance	100	18,328	277,069	352,448	428,511	377,190	349,954	145,900	181,169	290,671
Inflated Expenditures @ 2.5%	0	362,906	144,567	151,058	284,184	264,702	442,548	205,092	136,663	88,635
Reserve Contribution	18,000	207,000	212,175	217,479	222,916	228,489	232,373	236,323	240,340	244,426
<i>Lots/month @ 137</i>	10.95	125.91	129.06	132.29	135.59	138.98	141.35	143.75	146.19	148.68
<i>Percentage Increase</i>	1,050.0%	2.5%	2.5%	2.5%	2.5%	2.5%	1.7%	1.7%	1.7%	1.7%
Special Assessments / Other	0	411,000 ¹	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	228	3,647	7,772	9,641	9,947	8,977	6,122	4,038	5,825	9,214
Ending Balance	18,328	277,069	352,448	428,511	377,190	349,954	145,900	181,169	290,671	455,676

1) Un-adopted special assessment. These additional funds are necessary in order to complete needed reserve projects and maintain a positive reserve fund balance. 2017 reserve contribution per association.

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Beginning Balance	455,676	458,373	355,559	513,866	587,452	775,204	879,665	739,134	931,439	1,131,245
Inflated Expenditures @ 2.5%	257,168	365,669	109,532	201,486	94,992	186,412	435,557	108,035	110,130	105,997
Reserve Contribution	248,581	252,807	257,105	261,476	265,921	270,442	275,040	279,716	284,471	289,307
<i>Lots/month @ 137</i>	151.20	153.78	156.39	159.05	161.75	164.50	167.30	170.14	173.04	175.98
<i>Percentage Increase</i>	1.7%	1.7%	1.7%	1.7%	1.7%	1.7%	1.7%	1.7%	1.7%	1.7%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	11,285	10,049	10,734	13,597	16,823	20,430	19,985	20,624	25,465	30,573
Ending Balance	458,373	355,559	513,866	587,452	775,204	879,665	739,134	931,439	1,131,245	1,345,128

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Beginning Balance	1,345,128	1,444,917	1,231,563	1,317,615	1,424,554	1,509,174	1,393,794	1,022,805	1,071,706	1,173,086
Inflated Expenditures @ 2.5%	228,881	545,625	249,733	236,402	266,347	471,319	726,365	308,031	263,037	317,777
Reserve Contribution	294,225	299,227	304,314	309,487	314,748	320,099	325,541	331,075	336,703	342,427
<i>Lots/month @ 137</i>	178.97	182.01	185.11	188.25	191.45	194.71	198.02	201.38	204.81	208.29
<i>Percentage Increase</i>	1.7%	1.7%	1.7%	1.7%	1.7%	1.7%	1.7%	1.7%	1.7%	1.7%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	34,445	33,043	31,471	33,854	36,219	35,839	29,835	25,858	27,713	29,635
Ending Balance	1,444,917	1,231,563	1,317,615	1,424,554	1,509,174	1,393,794	1,022,805	1,071,706	1,173,086	1,227,371