

**VILLAGE AT OASIS HOME OWNERS' ASSOCIATION
BOARD MEETING MINUTES**

Wednesday, November 5, 2025
10:00 AM

Location: Oasis Clubhouse, Palm Room and Virtual Meeting (Zoom)

Directors in attendance: Carlos Izbicki, Kathryn Dodds, Terry Durst
Billy Stickle

Directors Absent: Bill Clifford

Management in attendance: Lauris Bateman, Duane Rohrbaugh, Maria Banning

Owners in Attendance: Numerous owners as evidenced by roll call

Called to Order:

Carlos Izbicki called the meeting to order at 10:00 AM with four of the five members in attendance.

Open Forum - Agenda Items

The following agenda item topics were brought forward;

Secretary's Report

A motion was made and seconded that the minutes for the Board Meeting held September 11, 2025 be approved.

K. Dodds (motion), T. Durst (second), motion passed unanimously.

Disclosure of Executive Session

Meeting held November 5th, 2025

- Legal
- Contracts
- Delinquency

Treasurers Report

Financials

Financials were not available.

A motion was made and seconded to table the approval of the financials pending receipt of the documents.

K. Dodds (motion), C. Izbicki (second), motion approved unanimously.

Lien Approval

A motion was made and seconded approving lien be placed on tax parcel 009-612-106-7/681-072-006-6.

C. Izbicki (motion), K. Dodds(second), T. Durst abstained, motion passed

Reserve Fund Transfers

Reserve fund transfer request was made on September 2, 2025 in the amount of \$5,539.00 for the following:

JPH Raingutters Inc	Installed rain gutters Unit #120	\$ 820
JPH Raingutters Inc	Installed rain gutters Unit #144	\$590
BRS Roofing	Roof cleaning between Units 94 & 95	\$94
BRS Roofing	Roof cleaning-all units	\$4,035

*A motion was made and seconded ratifying the approval made by Bill Clifford and Kathy Dodds for reserve fund transfers requested on September 2, 2025
K. Dodds (motion), B. Stickle (second), motion passed unanimously.*

Management Report

Management report is included as an attachment to the minutes as **Exhibit 1**.

Approval of Upcoming Projects

A motion was made to approve BRS Roofing to perform the annual roof maintenance for 82 Village Units for the amount of \$3,880.

K. Dodds (motion), C. Izbicki (second), motion passed unanimously.

A motion was made and seconded approving BRS Roofing to perform the annual roof maintenance for shared garage 97/98 in the amount of \$94.

K. Dodds (motion), B. Stickle (second), motion passed unanimously.

A motion was made and seconded approving Ivans Painting to perform the painting of wood trim for 82 Village at Oasis buildings for an amount not to exceed \$24,000.

K. Dodds (motion), C. Izbicki (second), motion passed unanimously.

A motion was made and seconded approving JC Building to remove Unit 86 trellis for the amount of \$2,725.

K. Dodds (motion), B. Stickle (second), motion passed unanimously.

Continuing Business

There was no continuing business presented.

New Business

Approval of 2026 reserve study

A motion was made and seconded approving the 2026 reserve study at no increased level of contribution.

B. Stickle (motion), C. Izbicki (second), motion passed unanimously.

The approved reserve study is attached to the minutes as **Exhibit 2**.

Approval of 2026 budget

A motion was made and seconded approving the 2026 Village at Oasis Homeowners Association budget with no increase in owner assessment.

K. Dodds (motion), C. Izbicki (second), motion passed unanimously.

The approved budget is attached to the minutes as **Exhibit 3**.

2026 Election Timeline:

Call for Candidate Solicitation Begins: Wednesday, October 15, 2025
Candidate Submission Deadline: Monday, November 17, 2025
Pre-Ballot (60-Day) Notice: Wednesday, November 19, 2025
Election Package Mailing/Emailing Date: Friday, December 19, 2025
Meeting Date: Thursday, February 05, 2026

Open Forum

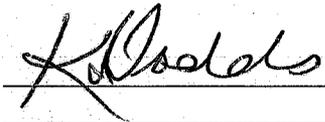
The following topics were brought forward:

- Budgets
- Delinquencies
- Possible change in matrix
- Merging associations
- Adult activities
- Rule enforcement

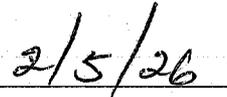
Adjournment

The meeting was adjourned at 10:38 AM PST.

I hereby certify that that the foregoing is a true and correct copy of the minutes of the Village at Oasis Homeowners Association Board held on November 5, 2025.



Kathryn Dodds, Secretary/Treasurer



Date

Attachments

Exhibit 1 Management Report
Exhibit 2 Approved Reserve Study
Exhibit 3 Approved 2026 Budget



Board of Directors Meeting

November 5, 2025

**Village at Oasis Homeowners Association
Management Report**

Dear Directors and Owners,

The following is a recap of events that occurred since the September 11, 2025 meeting. Report prepared on 10/23/2025

Village Update:

BRS Roofing replaced the missing mortar around the dormer vent at unit 117.

PWLC Landcare contract was terminated and Pro-Landscaping officially took over on September 22, 2025. Pro-Landscaping completed the annual overseeding the week of October 20, 2025. The trimming of the canopy trees will be trimmed in November.

Johnny Fix-It repaired stucco at unit 145

JC Building Systems repaired the window pop-out at unit 89 and replaced two rotted wood beams at unit 143.

Spectrum completed the service agreement upgrade on 9/15/25 providing their Select Plus TV Lineup, which now includes ESPN+ and Wi-Fi to our residents.

International Paving Services completed phase one of the road resurfacing. This project includes a seal coat that will be applied in 2026. The date is to be determined and notices will be sent.

Respectively Submitted,

Duane Rohrbaugh, CCAM
General Manager



SCT RESERVE CONSULTANTS, INC.
P.O. BOX 890129
TEMECULA, CA 92589-0129
PHONE (951) 296-3520 E-MAIL Info@sctreserve.com

October 13, 2025

Job 2005-083-19 L2

Village At The Oasis Maintenance Association
c/o Vacation Internationale
4190 E. Palm Canyon Drive
Palm Springs, CA 92264
Attn: Mr. Duane Rohrbaugh

Subject: Year 2026 Level II Reserve Study

Dear Mr. Rohrbaugh,

SCT Reserve Consultants, Inc. is pleased to submit this **2026 Level II Reserve Study**.

There are two summary sections (starting at pages 4 and 5) that are required to be included in the Association's year-end mailing to the membership. They are the "**Reserve Summary**" and the "**Assessment and Reserve Funding Disclosure Summary**". They are to be mailed 30 to 90 days prior to the Association's year-end. These pages will satisfy the current California Civil Code requirements for homeowner disclosure.

The 'Year 2026 Reserve Budget' table of this report is AICPA approved; this may be included in the mailing but is generally not required. Check with legal counsel for greater clarification.

We appreciate the opportunity to provide our professional services. Should you have any need for clarification please contact me at (951) 296-3520.

Sincerely,



Michael C. Graves, R.S. #00039

SCT Reserve Consultants are affiliated with these professional organizations.



Monthly Comparison for 2026 Village at Oasis Homeowners Assessment

2026 Monthly Assessment			2025 Monthly Assessment			Variance	
Operating Expense	Reserve Contribution	Total Monthly Contribution	Operating Expense	Reserve Contribution	Total Monthly Contribution		
22.05	118.67	140.72	22.05	118.67	140.72	-	0.0%
22.05	118.67	140.72	22.05	118.67	140.72	-	0.0%

Exhibit 3

Village at the Oasis Owners Association, Inc.
2026 Proposed Budget Comparison

	2026 Budget	2025 Est/Act	Variance	%	2026 Budget	2025 Budget	Variance	%	2025 Est/Act	2025 Budget	Variance	%
Beginning Retained Earnings	2,026	0%	2,026	0%	0	1,556	1,556	100%	0	1,556	(1,556)	(100%)
Operating Income Sources:												
Assessment Income	21,693	21,693	0	0%	21,693	21,693	0	0%	21,693	21,693	0	0%
Lalte Charge Income	600	388	212	55%	600	600	0	0%	388	600	(212)	(35%)
Other Income	0	1,000	(1,000)	(100%)	0	0	0	n/a	1,000	0	1,000	n/a
Interest Income	120	63	57	90%	120	120	0	0%	63	120	(57)	(48%)
Total Operating Income	22,413	23,144	(731)	(3%)	22,413	22,413	0	0%	23,144	22,413	731	3%
Operating Expenses												
G & A Expenses												
Bad Debt Expense	0	0	0	n/a	0	0	0	n/a	0	0	0	n/a
Bank Service Fees	124	36	(88)	(244%)	124	124	0	0%	36	124	88	71%
Insurance, Crime	588	588	0	0%	588	588	0	0%	588	588	0	0%
Insurance, Workers Comp	792	792	0	0%	792	792	0	0%	792	792	0	0%
Insurance, D & O	2,043	2,049	6	0%	2,043	2,994	951	32%	2,049	2,994	945	32%
Annual Meeting	1,345	1,281	(64)	(5%)	1,345	1,315	(30)	(2%)	1,281	1,315	34	3%
Misc		68				0			68	0	(68)	n/a
Postage/Supplies	200	380	180	47%	200	400	200	50%	380	400	20	5%
Professional Fees - Acctg	3,000	3,000	0	0%	3,000	3,000	0	0%	3,000	3,000	0	0%
Professional Fees - Legal	3,521	2,084	(1,437)	(69%)	3,521	2,400	(1,121)	(47%)	2,084	2,400	316	13%
Pest Control												
taxes: State	0	0	0	n/a	0	0	0	n/a	0	0	0	n/a
Management Fee	10,800	10,800	0	0%	10,800	10,800	0	0%	10,800	10,800	0	0%
Total G & A Expenses	22,413	21,078	(1,403)	(7%)	22,413	22,413	0	0%	21,078	22,413	1,335	6%
Maintenance												
Repairs	0	0	0	n/a	0	0	0	n/a	0	0	0	n/a
Roof Cleans	0	0	0	n/a	0	0	0	n/a	0	0	0	n/a
Pest Control	0	0	0	n/a	0	0	0	n/a	0	0	0	n/a
Total Maintenance	0	0	0	n/a	0	0	0	n/a	0	0	0	n/a
Total Operating Expense	22,413	21,078	(1,403)	(7%)	22,413	22,413	0	0%	21,078	22,413	1,335	6%
Net Operating Surplus/(Deficit)	0	2,066	(2,134)	(103%)	0	0	0	0%	2,066	0	2,066	(100%)

Village at the Oasis Owners Association, Inc.
2026 Proposed Budget Comparison

	2026 Budget	2025 Est/Act	Variance	%	2026 Budget	2025 Budget	Variance	%	2025 Est/Act	2025 Budget	Variance	%
Reserve Income Sources												
Reserve Contribution	116,771	116,772	(1)	0%	116,771	116,771	0	0%	116,772	116,771	1	0%
Spec Assessment Contribution	0	0	0	0%	0	0	0	0%	0	0	0	0%
W/D from Reserves	0	0	0	0%	0	0	0	0%	0	0	0	0%
Total Reserve Income	116,771	116,772	(1)	0%	116,771	116,771	0	0%	116,772	116,771	1	0%
Reserve Expenses												
Roofs Replacement/Maintenance	7,150	3,713	(3,437)	(93%)	7,150	0	(7,150)	0%	3,713	0	(3,713)	0%
Roof Cleaning	4,000	4,035	35	1%	4,000	4,000	0	0%	4,035	4,000	(35)	(1%)
Deck Replacment	0	0	0	0%	0	15,000	15,000	100%	0	15,000	15,000	100%
Shut-off Valves	0	0	0	0%	0	2,700	2,700	100%	0	2,700	2,700	100%
Tile/Succo/Repairs	1,000	0	(1,000)	0%	1,000	1,000	0	0%	0	1,000	1,000	100%
Beam Replacement	15,000	0	(15,000)	0%	15,000	0	(15,000)	0%	0	0	0	0%
Painting	69,700	0	(69,700)	0%	69,700	0	(69,700)	0%	0	0	0	0%
AC Platforms	0	0	0	0%	0	5,500	5,500	100%	0	5,500	5,500	100%
Total Reserve Expense	96,850	7,748	(89,102)	(1150%)	96,850	28,200	(68,650)	(243%)	7,748	28,200	20,452	73%
Reserve Fund Balance	19,921	109,024	(89,103)	(82%)	19,921	88,571	(68,650)	(78%)	109,024	88,571	20,453	23%
Fund Summary												
Total Operating Fund	0	2,066	(2,066)	(100%)	0	0	0	0%	2,066	0	2,066	(100%)
Total Reserve Fund	19,921	109,024	(89,103)	(82%)	19,921	88,571	(68,650)	(78%)	109,024	88,571	20,453	23%
Total Village at Oasis Owners Assn	19,921	111,090	(91,169)	(82%)	19,921	88,571	(68,650)	(78%)	111,090	88,571	22,519	25%



YEAR 2026
LEVEL II
RESERVE STUDY
(SITE VISIT UPDATE REPORT)
FOR
VILLAGE AT THE OASIS
MAINTENANCE ASSOCIATION
VERSION 1

C/O VACATION INTERNATIONALE
4190 E. PALM CANYON DRIVE
PALM SPRINGS, CA 92264
ATTN: MR. DUANE ROHRBAUGH

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SCT Reserve Consultants are affiliated with these professional organizations.



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Reserve Summary

(As required by California Civil Code Section 5565)

VILLAGE AT THE OASIS MAINTENANCE 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 VILLAGE AT THE OASIS MAINTENANCE 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, 2025, the estimated ending reserve fund balance is \$420,250 and the estimated current replacement cost is \$1,448,855 for the portfolio of reserve components. The projected future replacement cost of the portfolio is \$2,361,499, 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 68.74%. This is referred to as Percent Funded. The Association would be 100.00% funded if there were \$611,357.80 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 \$2,330.58. This is calculated by subtracting the ending balance (\$420,250) from the 100% funded figure (\$611,357.80), then divided by the number of ownership interests (82). 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 monthly amount of \$9,731.00 starting in 2026 (\$118.67 per unit per month for each of the 82 ownership interests) towards the reserve fund. To offset the over/under cash results of the report, we recommend and have included a change of 3.87% starting in 2027 for 29 years. 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, 2026 through December 31, 2026

Category	Range of Full Useful Life	Range of Remaining Useful Life	Current Replacement Cost	Fund Balance on Jan 01, 2026	Reserve Allocation	Additional Revenue	Interest
Decks	1 to 35	0 to 16	\$335,040	\$124,414	\$34,570	\$0	\$1,147
Landscape	10 to 10	5 to 5	\$28,000	\$9,238	\$2,567	\$0	\$85
Mailboxes	30 to 30	8 to 8	\$16,200	\$6,829	\$1,898	\$0	\$63
Paint	5 to 10	0 to 5	\$151,700	\$88,872	\$24,694	\$0	\$819
Roof, Flat	1 to 40	0 to 33	\$359,540	\$72,095	\$20,033	\$0	\$665
Roof, Slope	30 to 30	19 to 20	\$557,375	\$117,476	\$32,642	\$0	\$1,083
Stucco Repair	1 to 1	0 to 0	\$1,000	\$1,327	\$369	\$0	\$12
Utilities (SB900)	50 to 65	3 to 18	\$0	\$0	\$0	\$0	\$0
Totals:			\$1,448,855	\$420,250	\$116,772	\$0	\$3,875

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



Assessment and Reserve Funding Disclosure Summary For the Fiscal Year Ending December 31, 2026

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

(1) The regular assessment per ownership interest is \$ _____ per month, of which approximately \$118.67 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 for one 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 (see Funding Plan column, next page):	Amount per ownership interest per month:
3.87% starting in 2027 for 29 years	(Current amount) X (the increases)

(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 **\$646,258.68**, 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 projected reserve fund cash balance at the end of the current fiscal year is **\$444,047.16**, resulting in reserves being **68.71%** percent funded at this date. If an alternate, but generally accepted, method of calculation is also used, the required amount is **\$96,850**. (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, 2026

(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" 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" 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

Year	End of Year			Revenue			Expenditures
	100% Funded	Cash Flow	Percent Funded	Contribution, Interest	Contribution Unit/Month	Funding Plan	Components, Taxes, Deferred Exp
2025	\$611,358	\$420,250	68.74%				
2026	\$646,259	\$444,047	68.71%	\$120,647	\$118.67	0.00%	\$96,850
2027	\$734,369	\$520,335	70.85%	\$125,883	\$123.26	3.87%	\$49,595
2028	\$850,132	\$623,099	73.29%	\$131,567	\$128.03	3.87%	\$28,803
2029	\$948,544	\$707,754	74.61%	\$137,270	\$132.99	3.87%	\$52,615
2030	\$1,076,440	\$820,619	76.23%	\$143,423	\$138.14	3.87%	\$30,558
2031	\$953,241	\$686,166	71.98%	\$147,424	\$143.48	3.87%	\$281,877
2032	\$894,349	\$618,545	69.16%	\$152,162	\$149.03	3.87%	\$219,783
2033	\$946,556	\$662,498	69.99%	\$158,202	\$154.80	3.87%	\$114,249
2034	\$1,009,213	\$717,318	71.08%	\$164,611	\$160.79	3.87%	\$109,791
2035	\$1,086,228	\$786,742	72.43%	\$171,391	\$167.01	3.87%	\$101,968
2036	\$1,141,071	\$834,793	73.16%	\$178,209	\$173.48	3.87%	\$130,158
2037	\$1,297,601	\$983,433	75.79%	\$186,222	\$180.19	3.87%	\$37,582
2038	\$1,462,497	\$1,139,325	77.90%	\$194,601	\$187.17	3.87%	\$38,709
2039	\$1,636,119	\$1,302,773	79.63%	\$203,319	\$194.41	3.87%	\$39,871
2040	\$1,734,477	\$1,391,401	80.22%	\$211,602	\$201.93	3.87%	\$122,974
2041	\$1,459,453	\$1,114,585	76.37%	\$216,654	\$209.75	3.87%	\$493,471
2042	\$1,532,579	\$1,187,037	77.45%	\$225,180	\$217.86	3.87%	\$152,728
2043	\$1,648,412	\$1,302,778	79.03%	\$234,573	\$226.30	3.87%	\$118,831
2044	\$1,772,314	\$1,427,193	80.53%	\$244,385	\$235.05	3.87%	\$119,970
2045	\$1,439,929	\$1,105,125	76.75%	\$250,276	\$244.15	3.87%	\$572,344
2046	\$993,782	\$681,430	68.57%	\$255,358	\$253.60	3.87%	\$679,053
2047	\$1,147,716	\$858,338	74.79%	\$266,481	\$263.41	3.87%	\$89,573
2048	\$1,351,438	\$1,085,017	80.29%	\$278,701	\$273.61	3.87%	\$52,022
2049	\$1,492,559	\$1,250,538	83.78%	\$290,745	\$284.20	3.87%	\$125,224
2050	\$1,486,850	\$1,273,772	85.67%	\$301,808	\$295.19	3.87%	\$278,574
2051	\$1,283,616	\$1,108,134	86.33%	\$311,429	\$306.62	3.87%	\$477,067
2052	\$1,408,205	\$1,272,720	90.38%	\$324,552	\$318.48	3.87%	\$159,965
2053	\$1,496,285	\$1,404,322	93.85%	\$337,948	\$330.81	3.87%	\$206,347
2054	\$1,641,228	\$1,595,456	97.21%	\$352,365	\$343.61	3.87%	\$161,230
2055	\$1,898,670	\$1,899,847	100.06%	\$368,372	\$356.91	3.87%	\$63,981
30-Year Sum:				\$6,685,361			\$5,205,764



Summary

In accordance with our proposal, 2005-083, SCT Reserve Consultants, Inc. is pleased to provide this **Level II Reserve Study Site Visit Update Report for VILLAGE AT THE OASIS MAINTENANCE 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 26, 2025 for the 2026 budget year. This *condominium* common interest development (CID) is located in Palm Springs, California. We are using an inception date for the components of January 1, 1979. ***This study is for January 1, 2026 through December 31, 2026, 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.

Typically, 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 \$2,330.58. This is calculated by subtracting the ending balance (\$420,250) from the 100% funded figure (\$611,357.80), then divided by the number of ownership interests (82). There is currently no requirement to be fully funded.



Summary (continued)

As of January 1, 2026, the estimated reserve fund balance is \$420,250 and the estimated current replacement cost is \$1,448,855 of the portfolio of reserve components. The projected future replacement cost of the portfolio is \$2,361,499, 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 VILLAGE AT THE OASIS MAINTENANCE ASSOCIATION is 29.01%*.

The Association's level of funding for the fiscal year (January 1, 2026 through December 31, 2026) which is based upon the final estimated reserve fund balance divided by the reserve components' fully funded amount is **68.71%, and is referred to as Percent Funded**. The Association would be 100.00% funded if there were \$646,258.68 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 monthly amount of \$9,731.00 starting in 2026 (\$118.67 per unit per month for each of the 82 ownership interests) towards the reserve fund. To offset the over/under cash results of the report, we recommend and have included a change of 3.87% starting in 2027 for 29 years.*** 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.