Reserve Study Executive Summary — No-Site-Visit

Vine COA -
Dallas, TX
Level of Service: **Update "No-Site-Visit"**

Report #: **55710-1**
# of Units: 63
January 1, 2027 through **December 31, 2027**

Findings & Recommendations — as of January 1, 2027

Projected Starting Reserve Balance	**$182,412**
Projected Fully Funded (Ideal) Reserve Balance	**$395,461**
Percent Funded	**46.1 %**
Recommended 2027 Funding to Achieve 100% Funded by Year 30	**$98,500**
Alternate 2027 Funding to Achieve 70% Funded by Year 30	**$92,500**
Prior Year Reserve Transfers	**$100,000**

Reserve Fund Strength: 46.1%

Weak	Fair	Strong
< 30%	< 70%	> 130%
	X	

Risk of Special Assessment: High | Medium | Low

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	**2.00 %**
Annual Inflation Rate	**3.00 %**

Engagement Information:

This document is an Update, No-Site-Visit Reserve Study based on a prior study prepared by Association Reserves for your 2026 Fiscal Year. No site inspection was performed during this engagement.

This analysis was prepared or verified by a credentialed Reserve Specialist (RS). As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 46.1 % Funded. Based on this figure, the Client's risk of special assessment and deferred maintenance is currently Medium.

Recommended Funding Plan (Full Funding):

The "Recommended" funding plan is intended to help the Association to (gradually, over 30 years) attain and maintain Reserves at or near 100% percent-funded. This goal is more likely to provide an adequate cushion of accumulated funds, which will help reduce the risk of special assessments and/or loans in the event of higher-than-expected component costs, reduced component life expectancies, or other "surprise" circumstances.

Alternate Funding Plan (Threshold Funding):

The Community Association Institute's Reserve Study Standards (RSS) characterizes threshold funding as "establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount." The threshold plan we are recommending targets achieving 70% funded by year 30. While this funding goal provides sufficient cash for reserve projects over the 30 year forecast, it still carries more risk than following the full funding recommendation.

Annual Increases to Reserve Funding:

We recommend increasing the Reserve funding annually as illustrated in the 30-year Reserve Plan Summary Tables shown later in this document, or in accordance with subsequent Reserve Study updates.

Report Expiration:

Component cost estimates, life expectancies, and recommended reserve transfers are subject to change in subsequent years. As such, this Reserve Study analysis expires at the end of the initial fiscal year (December 31, 2027). Please contact our office to discuss options for updating your Reserve Study in future years.

Executive Summary Table

Report # 55710-1
No-Site-Visit

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	SITE AND GROUNDS			
120	Site Drainage System – Inspect/Repair	5	4	$24,000
205	Concrete: Streets - 10% Replace	10	4	$48,800
207	Flagstone Walkways - Repair/Refurbish	10	8	$58,600
209	Concrete: Pavers (Parking) - Replace	40	21	$38,600
210	Concrete: Sidewalks - 10% Replace	5	4	$5,210
355	Lighting: Landscape - Replace	10	4	$3,500
403	Mailbox Kiosks - Replace	20	14	$18,900
503	Fencing/Railings: Metal - Replace	25	22	$88,600
505	Fencing: Wood - Replace	20	10	$17,000
517	Walls: Retaining - 5% Repair	5	4	$6,330
1009	Irrigation System – Repair/Maintain	10	4	$15,500
1107	Fencing/Railing: Metal - Paint/Refurbish	5	2	$20,400
1109	Fencing: Wood - Stain/Repair	5	0	$6,400
1118	Parking Spaces/Fire Lanes - Restripe	5	3	$3,090
1402	Monument Signs - Refurbish	20	14	$3,090
1700	Landscape - Refurbish	10	9	$50,500
1830	Water Sub-Metering System- Upgrade	10	9	$8,700
	BUILDING EXTERIORS			
353	Lighting: Garage - Replace	25	6	$9,730
702	Garage Lintels - Replace	30	24	$292,000
1126	Siding: Masonry - 2% Repair/Repoint	5	4	$59,700
1131	Control Joints - 20% Seal/Caulk	3	4	$13,000
1132	Building Exterior - Power Wash	5	4	$38,700
1314	Roof Parapet Coping - Paint/Repair	5	0	$30,000
	POOL AREA			
209	Concrete: Pavers - Replace	30	30	$51,500
399	Furniture: Pool - Replace	8	8	$20,600
907	Restroom - Refurbish	10	8	$3,090
1202	Pool - Resurface/Retile	10	10	$20,600
1215	Pool Coping - Replace	20	20	$4,530
1219	Pool Equipment – Maintain/Replace	5	5	$3,090
1301	Roofing: Modified Bitumen - Replace	20	20	$2,580
1704	Fountain Wall - Replace	20	20	$20,600
1800	Pool Renovations - One-Time	1	0	$150,000

32 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

2027

#	Component	Quantity	Unit of Measure	Expenses
	SITE AND GROUNDS			
1109	Fencing: Wood - Stain/Repair	252	LF	$6,400
	Chapter Cost			**$6,400**
	BUILDING EXTERIORS			
1314	Roof Parapet Coping - Paint/Repair	1	Lump Sum	$30,000
	Chapter Cost			**$30,000**
	POOL AREA			
1800	Pool Renovations - One-Time	1	Lump Sum	$150,000
	Chapter Cost			**$150,000**

Annual Total: **$186,400**

2028

(No Projected Reserve Expenses)

2029

#	Component	Quantity	Unit of Measure	Expenses
	SITE AND GROUNDS			
1107	Fencing/Railing: Metal - Paint/Refurbish	1,980	LF	$21,642
	Chapter Cost			**$21,642**

Annual Total: **$21,642**

2030

#	Component	Quantity	Unit of Measure	Expenses
	SITE AND GROUNDS			
1118	Parking Spaces/Fire Lanes - Restripe	1	Lump Sum	$3,377
	Chapter Cost			**$3,377**

Annual Total: **$3,377**

2031

#	Component	Quantity	Unit of Measure	Expenses
	SITE AND GROUNDS			
120	Site Drainage System – Inspect/Repair	1	Lump Sum Allowance	$27,012
205	Concrete: Streets - 10% Replace	23,700	GSF	$54,925
210	Concrete: Sidewalks - 10% Replace	3,370	GSF	$5,864
355	Lighting: Landscape - Replace	17	Lights	$3,939
517	Walls: Retaining - 5% Repair	4,100	GSF	$7,124
1009	Irrigation System – Repair/Maintain	1	Lump Sum Allowance	$17,445
	Chapter Cost			**$116,309**
	BUILDING EXTERIORS			

1126	Siding: Masonry - 2% Repair/Repoint	116,000	GSF	$67,193	
1131	Control Joints - 20% Seal/Caulk	12,900	LF	$14,632	
1132	Building Exterior - Power Wash	116,000	GSF	$43,557	
	Chapter Cost			**$125,382**	

Annual Total:	**$241,691**
Grand Total:	**$453,110**