

RESERVE ANALYSIS
Hideaway Valley Property Owners Association
August 3, 2012

Section 57-8a-211 of the Utah Code requires the Association to conduct a Reserve Analysis to determine the need for a reserve fund to accumulate money to cover the cost of repairing, replacing, and restoring common areas that have a useful life of three years or more, but excluding any cost that can reasonably be funded from the association's general budget or from other association funds.

The common areas in Hideaway Valley include the road rights of way and one common lot used for community activities. An open pavilion with a roof structure on a concrete slab was constructed several years ago using funds available in the budget for the year it was constructed. The association has maintained the road rights of way by grading and limited winter snow removal using annually budgeted funds. Street signs were installed with materials purchased from budgeted funds and replacements are being considered which can be paid for within annual budgeted amounts.

Additionally each year's budget for more than 20 years has included sufficient funds to make improvements to the road surface and drainage. No expenses have been encountered which could not be paid from the annual operating budget.

In conclusion there are no common area expenses for repair, replacement or restoration that cannot be paid from the operating funds provided in every operating budget. There is no need to establish a reserve account for this purpose.

Respectfully submitted

R Terry Holzworth
HVPOA Owner
Civil Engineer

The Board of Trustees has approved this for submittal to the members.