

Reserve Studies: From Report to Roadmap

HOA Connect North Texas

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Why Reserve Studies Matter

Reserve planning is where long-term ownership becomes visible.

- Protect Community Assets
- Reduce Surprise Costs
- Build Resident Confidence

“When used well, the study helps boards make thoughtful decisions before those decisions become urgent.”



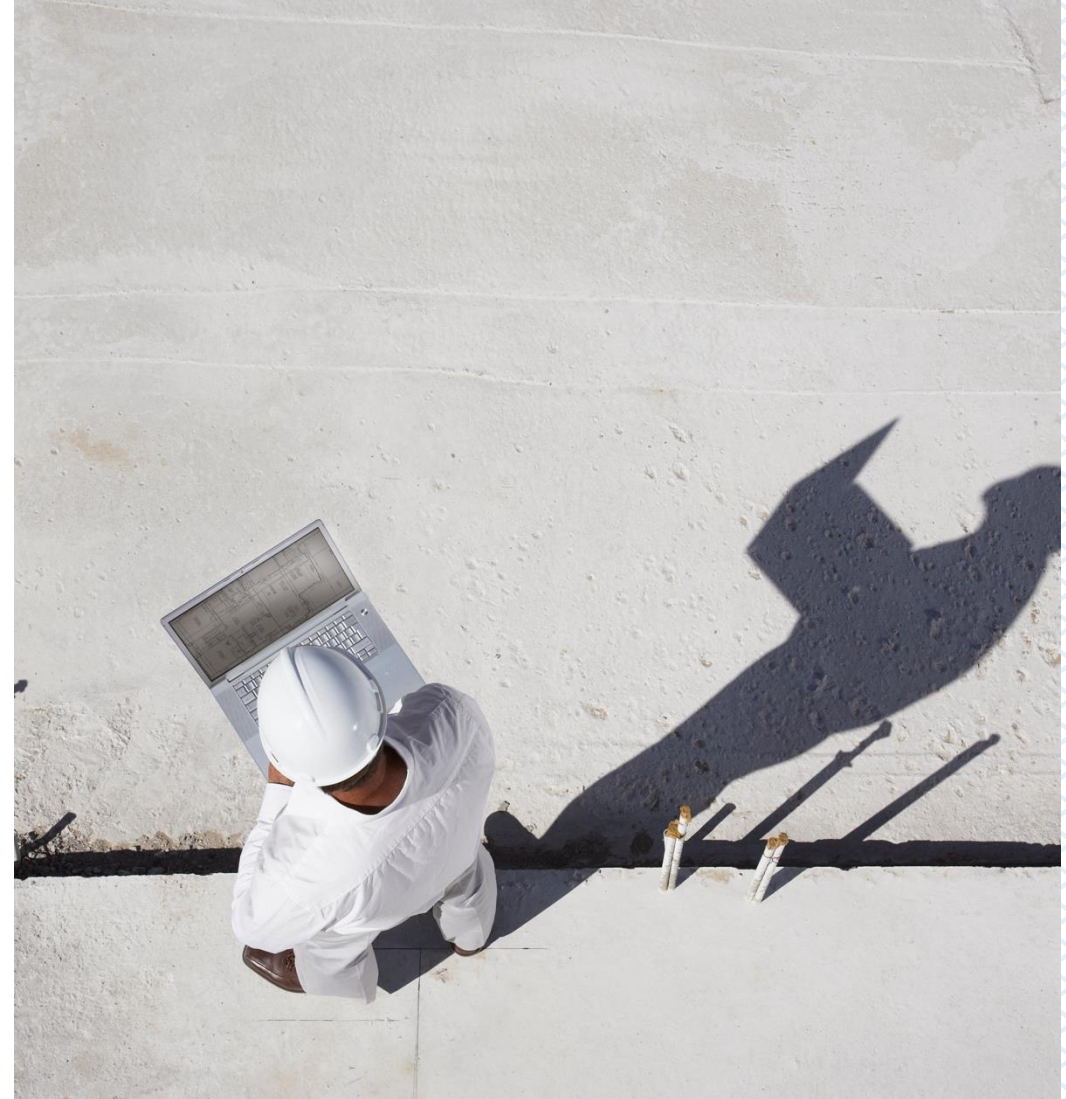
A Reserve Study...

IS:

- A capital replacement plan
- A component inventory with useful life assumptions
- A funding roadmap for predictable future costs

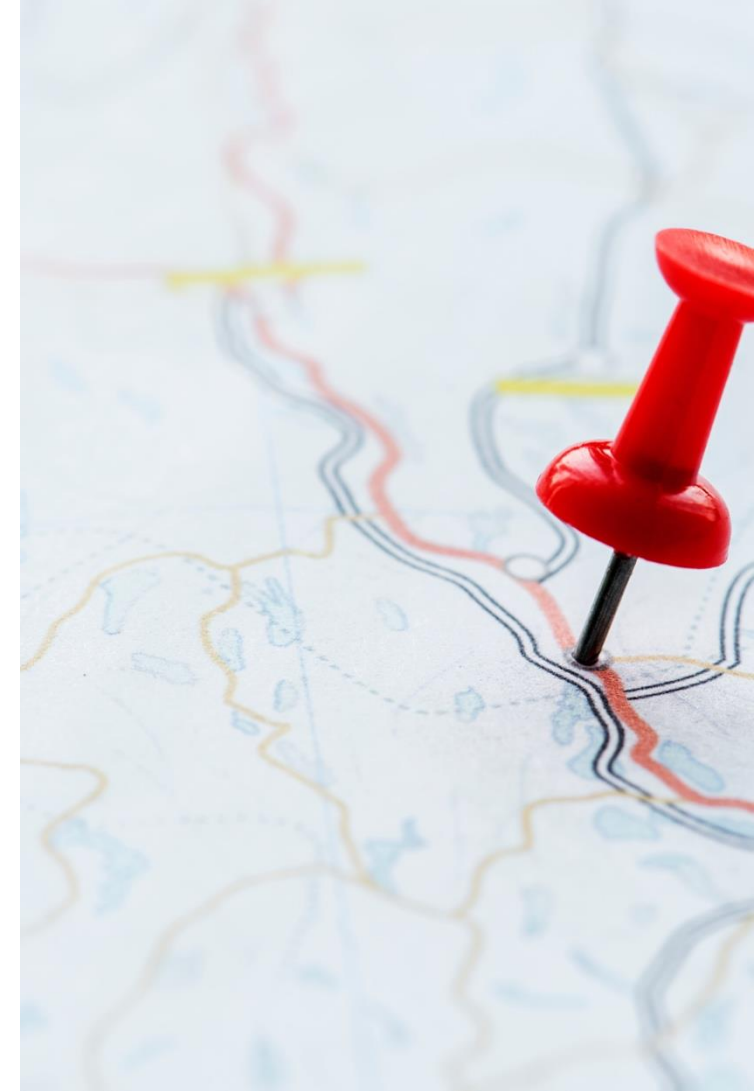
IS NOT:

- A rainy-day fund
- A static number to just file away
- A substitute for board judgement or expert review



A Working Roadmap

- **Validate:** Confirm components and replacement costs
- **Look Ahead:** Focus on the next 3-5 years
- **Align:** Connect findings to the annual budget
- **Document:** Record completed, deferred or accelerated projects



Prioritize

Ask: What poses the greatest threat?

- **Safety and health**

- Is there risk to people?

- **Property values**

- Will delay erode asset value?

- **Operations**

- Does it affect essential service?

- **Resident experience**

- Will confidence or daily life suffer?

**Condition assessments help boards
decide what can wait and what
cannot.**



Board Actions

1. Review the study in an open board setting or workshop.
2. Confirm component accuracy with management and specialists.
3. Validate near-term costs with vendors or professional input.
4. Tie the next 3 to 5 years of projects to the budget calendar.
5. Communicate the plan before, during, and after major projects.

**A reserve study is strongest when it becomes
a living planning tool.**



Funding decisions need clear communication

Reserve funding is a cash-flow conversation, not just a percentage.

- Delay can shrink options: costs rise, amenities decline, residents get frustrated, and financial stability can weaken.

Communication principle: explain the “why” early, often, and plainly.

Silence creates anxiety.



“

Reserve studies are not just reports that are sitting on a shelf. When well used, they become a roadmap for protecting the community's assets and making thoughtful decisions before those decisions become urgent.

Scan to read the article and view the
recording from
*“From report to roadmap: How boards
can use reserve studies as a strategic
tool.”*



Keep on learning...

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