

Whispering Springs

Level 2 Reserve Study



Report Period – 01/01/2017 – 12/31/2017

Client Reference Number	12762
Property Type	Townhouse
Number of Units	73
Fiscal Year End	12/31

Type of Study	Update w/Site Visit
Date of Property Inspection	6/14/2016
Prepared By	Dale Gifford
Analysis Method	Cash Flow
Funding Goal	Full Funding

Report prepared on – Tuesday, June 21, 2016



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Table of Contents

Introduction

- Executive Summary page 1
- Introduction page 2
- General Information and Frequently Asked Questions page 3 - 4

Reserve Analysis

- Funding Summary page 5
- Percent Funded – Graph page 6
- Component Inventory page 7
- Significant Components page 8
- Significant Components – Graph page 9
- Yearly Summary page 10
- Yearly Reserve Contributions – Graph page 11
- Component Funding Information page 12
- Yearly Cash Flow page 13
- Yearly Reserve Expenditures – Graph page 14
- Projected Reserve Expenditures by Year page 15

Component Evaluation

- Component Evaluation page 1 - 11

Glossary of Commonly used Words and Phrases

Executive Summary – Whispering Springs - ID # 12762

Information to complete this Reserve Study was gathered by performing an on-site inspection of the common area elements. In addition, we also obtained information by contacting any vendors and/or contractors that have worked on the property recently, as well as communicating with the property representative (BOD Member and/or Community Manager). To the best of our knowledge, the conclusions and recommendations of this report are considered reliable and accurate insofar as the information obtained from these sources.

Projected Starting Balance as of 01/01/2017	\$98,807
Ideal Reserve Balance as of 01/01/2017	\$239,831
Percent Funded as of 01/01/2017	41%
Recommended Reserve Contribution (per month)	\$4,125
Minimum Reserve Contribution (per month)	\$3,710
Recommended Special Assessment	\$0

Whispering Springs is a 73-unit Townhome community. The community offers landscaped areas as amenities. Construction on the community was completed in 2015.

Currently Programmed Projects

The project programmed to occur this fiscal year (FY2017) is asphalt seal coat (Comp# 402). We have programmed an estimated \$10,062 in reserve expenditures toward the completion of this project. (See page 15)

Significant Reserve Projects

The association's significant reserve projects are pitched roof comp shingle replace (Comp# 105), stucco surfaces repair/repaint (Comp# 201), asphalt overlay (Comp# 401), and rain gutters/downspouts replace (Comp# 120). The fiscal significance of these components is approximately 44%, 24%, 11%, and 6% respectively (see page 9). A component's significance is calculated by dividing its replacement cost by its useful life. In this way, not only is a component's replacement cost considered but also the frequency of occurrence. These components most significantly contribute to the total monthly reserve contribution. As these components have a high level of fiscal significance the association should properly maintain them to ensure they reach their full useful lives.

Reserve Funding

In comparing the projected starting reserve balance of \$98,807 versus the ideal reserve balance of \$239,831 we find the association's reserve fund to be approximately 41% funded. This indicates a fair reserve fund position. In order to continue to strengthen the account fund, we suggest adopting a monthly reserve contribution of \$4,125 (\$56.51/unit) per month. We have also included a minimum reserve contribution of \$3,710 (\$50.82/unit) per month. If the contribution falls below this rate, then the reserve fund may fall into a situation where special assessments, deferred maintenance, and lower property values are likely at some point in the future.

Introduction

Reserve Study Purpose

The purpose of this Reserve Study is to provide the Association with a budgeting tool to help ensure that there are adequate reserve funds available to perform future reserve projects. The detailed schedules will serve as an advance warning that major projects will need to be addressed in the future. This will allow the Association to have ample time to obtain competitive bids for each project. It will also help to ensure the physical well-being of the property and ultimately enhance each owner's investment, while limiting the possibility of unexpected major projects that may lead to special assessments.

Preparer's Credentials

Mr. Gifford has been working in the community association industry for the last 14 years. Prior to taking a position, as the Regional Project Manager covering the Utah region, at Complex Solutions, he worked in community association management in Utah. While in community association management his positions included, Maintenance Supervisor, Senior Portfolio Manager and Vice President of Community Management. His work in community association management gave him extensive experience with; budget creation, reserves and reserve budgeting, community inspections and analyzing common area components.

- Professional Reserve Analyst (PRA) designation from Association of Professional Reserve Analysts (APRA), PRA #2320
- Reserve Specialist (RS) designation from Community Associations Institute (CAI), RS# 231
- Personally has prepared over 1,000 reserve studies in Salt Lake City Utah and surrounding areas
- Bachelor of Science in Chemistry from Emporia State University
- Certified Manager of Community Associations® (CMCA®) designation from the National Board of Certification for Community Association Managers (NBC-CAM)
- Association Management Specialist® (AMS®) designation from Community Associations Institute (CAI)
- Professional Community Association Manager® (PCAM®) designation from Community Associations Institute (CAI), PCAM# 1740,
- Active member and former Board member and chapter President of the Utah Chapter of Community Associations Institute (UCCAI)
- Recipient of Community Associations Institute's (CAI) annual award of Excellence in Chapter Leadership for service an achievement in 2010

Budget Breakdown

Every association conducts their business within a budget. There are typically two main parts to this budget, the Operating budget and the Reserve budget. The operating budget includes all expenses that occur on an annual basis as well as general maintenance and repairs. Typical operating budget line items include management fees, maintenance expenses, utilities, etc. The reserve budget is primarily made up of replacement items such as roofing, fencing, mechanical equipment, etc., that do not normally occur on an annual basis.

Report Sections

Reserve Analysis: this section contains the evaluation of the association's reserve balance, income, and expenses. It includes a finding of the client's current reserve fund status (measured as percent funded) and a recommendation for an appropriate reserve allocation rate (also known as the funding plan).

Component Evaluation: this section contains information regarding the physical status and replacement cost of reserve components the association is responsible to maintain. It is important to understand that while the component inventory will remain relatively "stable" from year to year, the condition assessment and life estimates will most likely vary from year to year.

General Information and Frequently Asked Questions

Is it the law to have a Reserve Study conducted?

The Government requires a reserve study in approximately 20 states. Also, the Association's governing documents may require a reserve fund be established. This does not mean a Reserve Study is required, but how are you going to know if you have enough money in the reserve fund if you do not have the proper information?

Why is it important to perform a Reserve Study?

This report provides the essential information that is needed to guide the Association in establishing the reserve portion of the total monthly assessment. The reserve fund is critical to the future of the association because it helps ensure that reserve projects can be completed on time. When projects are completed on time, deferred maintenance and the lower property values that typically accompany it can be avoided. It is suggested that a third party professionally prepare the Reserve Analysis Study since there is no vested interest in the property.

After we have a Reserve Study, what do we do with it?

Please take the time to review the report carefully and make sure the component information is complete and accurate. If there are any inaccuracies, or changes such as a component that the association feels should be added, removed, or altered, please inform us immediately so we may revise the report. Use the report to help establish your budget for the upcoming fiscal year.

How often do we review and update our Reserve Study?

There is a misconception that a Reserve Study is good for an extended period of time since the report has projections for a thirty year period. The assumptions, interest rates, inflation rates and other information used to create this report change each year. Scheduled events may not happen, unpredictable circumstances could occur, deterioration rates can be unpredictable and repair/replacement costs will vary from causes that are unforeseen. These variations alter the results of the Reserve Study. The Reserve Study should be professionally reviewed each year by having a Level III "no site visit" update reserve study performed. The Reserve Study should be professionally updated every three years by having a Level II "site visit" update reserve study performed.

What is a "Reserve Component" versus an "Operating Component"?

A "Reserve" component is an item that is the responsibility of the association to maintain, has a limited useful life, predictable remaining useful life, typically occurs on a cyclical basis that exceeds one year, and costs above a minimum threshold amount. An "Operating" component is typically a fixed expense that occurs on an annual basis.

What are the GREY areas of "maintenance" items that are often seen in a Reserve Study?

One of the most popular questions revolves around major "maintenance" items, such as painting the buildings or seal coating the asphalt. You may hear from your accountant that since painting or seal coating is not replacing a "capital" item, it cannot be considered a reserve component. However, it is the opinion of several major Reserve Study providers, including Complex Solutions, that these components meet the criteria of a reserve component.

Information and Data Gathered:

The information contained in this report is based on estimates and assumptions gathered from various sources. Estimated life expectancies are based upon conditions that were readily visible and accessible at the time of the site visit. While every effort has been made to ensure accurate results, this report reflects the judgment of Complex Solutions, Ltd. and should not be construed as a guarantee or assurance of predicting future events.

What happens during the Site Visit?

During the site visit we identify the common area components that we have determined require reserve funding. These components are quantified and a physical condition is observed. The site visit is conducted on the common areas as reported by client.

What is the Financial Analysis?

We project the starting balance by taking the most recent reserve fund balance as stated by the client and add expected reserve contributions to the end of the fiscal year. We then subtract the expenses of any pending projects. We compare this number to the Fully Funded Balance and arrive at the Percent Funded level. Based on that level of funding we then recommend a Funding Plan to help ensure the adequacy of funding in the future.

Measures of reserve fund financial strength are as follows:

- 0% - 30% Funded** is considered a “weak” financial position. Associations that fall into this category are more likely to have special assessments and deferred maintenance. Action should be taken to improve the financial strength of the reserve fund.
- 31% - 69% Funded** is considered a “fair” financial position. Associations that fall into this category are less likely to experience special assessments and deferred maintenance than being in a weak financial position. Action should be taken to improve the financial strength of the reserve fund.
- 70% - 99% Funded** is considered a “strong” financial position. Associations that fall into this category are less likely to experience special assessments and deferred maintenance than being in a fair financial position. Action should be taken to improve the financial strength of the reserve fund.
- 100% Funded** is considered an “ideal” financial position. Action should be taken to maintain the financial strength of the reserve fund.

Disclosures:

Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer. A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited.

A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection.

The results of this study are based on the independent opinion of the preparer and his experience and research during the course of his career in preparing Reserve Studies. In addition the opinions of experts on certain components have been gathered through research within their industry and with client’s actual vendors. There is no implied warranty or guarantee regarding our life and cost estimates/predictions. There is no implied warranty or guarantee in any of our work product. Our results and findings will vary from another preparer’s results and findings. A Reserve Study is necessarily a work in progress and subsequent Reserve Studies will vary from prior studies.

The projected life expectancy of the reserve components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each component. Failure to perform such maintenance can negatively impact the remaining useful life of the component and dramatically increase the funding needs of the reserves of the association.

This Reserve Study assumes that all construction assemblies and components identified herein are built properly and are free from defects in materials and/or workmanship. Defects can lead to reduced useful life and premature failure. It was not the intent of this Reserve Study to inspect for or to identify defects. If defects exist, repairs should be made so that the construction components and assemblies at the community reach the full and expected useful lives.

Site Visits: Should a site visit have been performed during the preparation of this reserve study no invasive testing was performed. The physical analysis performed during the site visit was not intended to be exhaustive in nature and may have included representative sampling. Estimated life expectancies and life cycles are based upon conditions that were readily accessible and visible at the time of the site visit. We have assumed any and all components have been properly built and will reach normal, typical life expectancies. A reserve study is not intended to identify or fund for construction defects. We did not and will not look for or identify construction defects during our site visit. In addition, environmental hazards (such as lead paint, asbestos, radon, etc.), have been excluded from this report.

Update Reserve Studies:

Level II Studies: Quantities of major components as reported in previous reserve studies are deemed to be accurate and reliable. The reserve study relies upon the validity of previous reserve studies.

Level III Studies: In addition to the above we have not visited the property when completing a Level III “No Site Visit” study. Therefore we have not verified the current condition of the components.

Insurance: We carry general and professional liability insurance as well as workers’ compensation insurance.

Actual or Perceived Conflicts of Interest: There are no potential actual or perceived conflicts of interest that we are aware of.

Inflation and Interest Rates: The after tax interest rate used in the financial analysis may or may not be based on the clients reported after tax interest rate. If it is, we have not verified or audited the reported rate. The inflation rate may also be based on an amount we believe appropriate given the 30-year horizon of this study and may or may not reflect current or historical inflation rates.

Funding Summary

Beginning Assumptions

# of units	73
Fiscal Year End	31-Dec
Budgeted Monthly Reserve Allocation	\$2,500
Projected Starting Reserve Balance	\$98,807
Ideal Starting Reserve Balance	\$239,831

Economic Assumptions

Projected Inflation Rate	3.00%
Reported After-Tax Interest Rate	0.10%

Current Reserve Status

Current Balance as a % of Ideal Balance	41%
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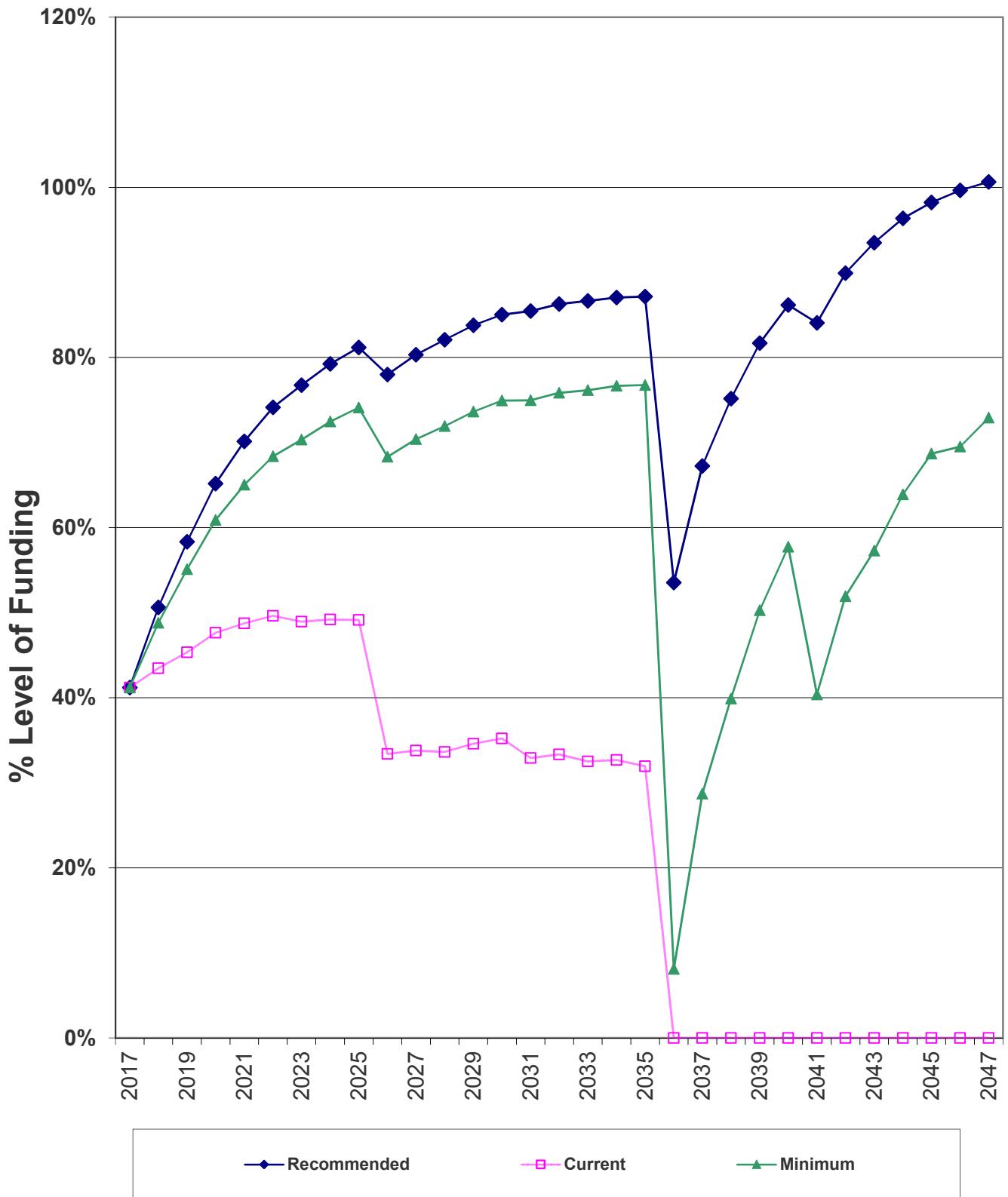
Recommendations

Recommended Monthly Reserve Allocation	\$4,125
Per Unit	\$56.51
Future Annual Increases	3.00%
For number of years:	30
Increases thereafter:	0.00%
Minimum Recommended Monthly Reserve Allocation	\$3,710
Per Unit	\$50.82
Future Annual Increases	3.00%
For number of years:	30
Increases thereafter:	0.00%

Changes From Prior Year

Recommended Increase to Reserve Allocation as Percentage	\$1,625 65%
Minimum Recommended Increase to Reserve Allocation as Percentage	\$1,210 48%

Percent Funded - Graph



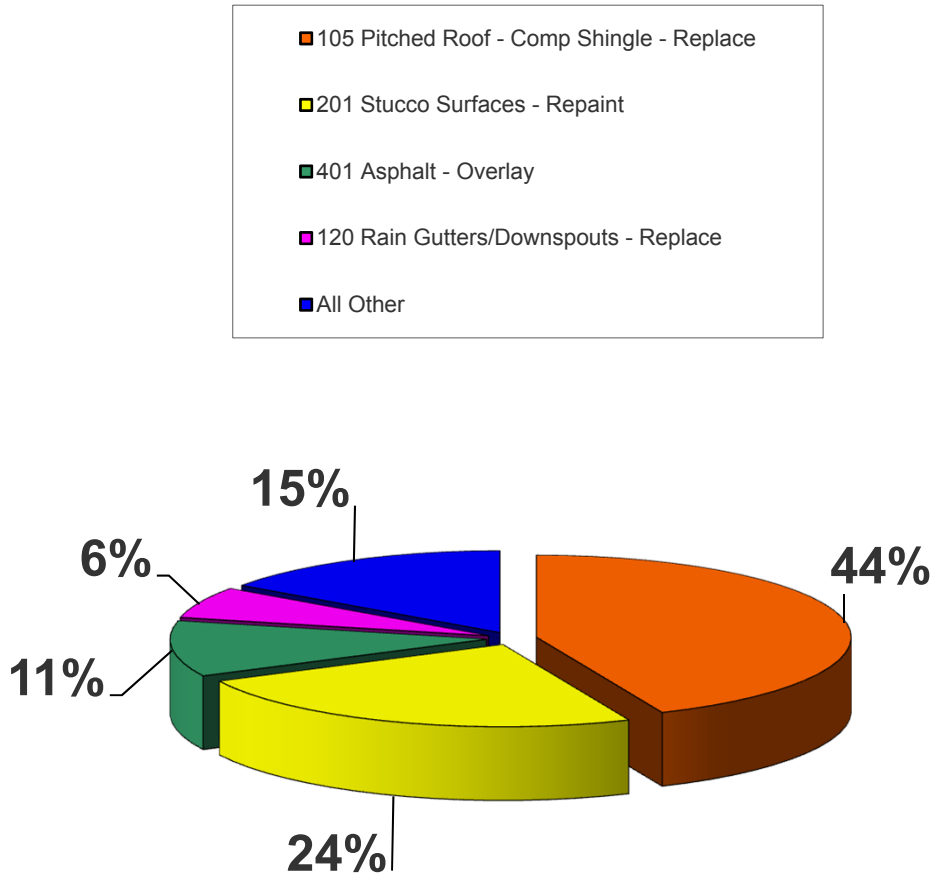
Component Inventory

Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Roofing	105	Pitched Roof - Comp Shingle - Replace	25	18	\$362,040	\$413,760
	120	Rain Gutters/Downspouts - Replace	25	18	\$50,600	\$59,800
Painted Surfaces	201	Stucco Surfaces - Repaint	15	8	\$109,911	\$148,141
	215	Siding - Repair/Repaint	8	1	\$6,938	\$8,325
Drive Materials	401	Asphalt - Overlay	25	18	\$83,850	\$111,800
	402	Asphalt - Seal Coat	5	0	\$8,385	\$11,739
	403	Concrete - Repair/Replace	10	3	\$2,000	\$3,000
Prop. Identification	803	Mailboxes - Replace	N/A		\$0	\$0
Fencing	1008	Vinyl Fencing - Replace	30	28	\$31,200	\$38,400
Light Fixtures	1609	Street Light Fixtures - Replace	20	13	\$2,500	\$3,500
Landscaping	1812	Landscaping - Renovate	20	13	\$12,000	\$24,000

Significant Components

ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
105	Pitched Roof - Comp Shingle - Replace	25	18	\$387,900	\$15,516	43.5048%
120	Rain Gutters/Downspouts - Replace	25	18	\$55,200	\$2,208	6.1909%
201	Stucco Surfaces - Repaint	15	8	\$129,026	\$8,602	24.1181%
215	Siding - Repair/Repaint	8	1	\$7,631	\$954	2.6746%
401	Asphalt - Overlay	25	18	\$97,825	\$3,913	10.9715%
402	Asphalt - Seal Coat	5	0	\$10,062	\$2,012	5.6425%
403	Concrete - Repair/Replace	10	3	\$2,500	\$250	0.7010%
1008	Vinyl Fencing - Replace	30	28	\$34,800	\$1,160	3.2525%
1609	Street Light Fixtures - Replace	20	13	\$3,000	\$150	0.4206%
1812	Landscaping - Renovate	20	13	\$18,000	\$900	2.5235%

Significant Components - Graph



ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
105	Pitched Roof - Comp Shingle - Replac	25	18	\$387,900	\$15,516	44%
201	Stucco Surfaces - Repaint	15	8	\$129,026	\$8,602	24%
401	Asphalt - Overlay	25	18	\$97,825	\$3,913	11%
120	Rain Gutters/Downspouts - Replace	25	18	\$55,200	\$2,208	6%
All Other	See Expanded Table For Breakdown				\$5,426	15%

Yearly Summary

Year	Fully Funded Balance	Starting Reserve Balance	% Funded	Reserve Contributions	Interest Income	Reserve Expenses	Ending Reserve Balance
2017	\$239,831	\$98,807	41%	\$49,500	\$119	\$10,062	\$138,364
2018	\$273,397	\$138,364	51%	\$50,985	\$160	\$7,860	\$181,648
2019	\$311,340	\$181,648	58%	\$52,515	\$208	\$0	\$234,371
2020	\$359,652	\$234,371	65%	\$54,090	\$260	\$2,732	\$285,989
2021	\$407,769	\$285,989	70%	\$55,713	\$314	\$0	\$342,016
2022	\$461,348	\$342,016	74%	\$57,384	\$365	\$11,665	\$388,100
2023	\$505,760	\$388,100	77%	\$59,106	\$418	\$0	\$447,624
2024	\$564,796	\$447,624	79%	\$60,879	\$478	\$0	\$508,981
2025	\$626,919	\$508,981	81%	\$62,705	\$459	\$163,447	\$408,698
2026	\$523,912	\$408,698	78%	\$64,586	\$436	\$9,957	\$463,764
2027	\$577,304	\$463,764	80%	\$66,524	\$490	\$13,522	\$517,256
2028	\$630,064	\$517,256	82%	\$68,520	\$552	\$0	\$586,327
2029	\$699,816	\$586,327	84%	\$70,575	\$622	\$0	\$657,524
2030	\$773,185	\$657,524	85%	\$72,692	\$677	\$34,511	\$696,383
2031	\$814,782	\$696,383	85%	\$74,873	\$734	\$0	\$771,990
2032	\$894,790	\$771,990	86%	\$77,119	\$803	\$15,676	\$834,236
2033	\$962,719	\$834,236	87%	\$79,433	\$874	\$0	\$914,544
2034	\$1,050,550	\$914,544	87%	\$81,816	\$950	\$12,613	\$984,696
2035	\$1,129,792	\$984,696	87%	\$84,270	\$567	\$920,889	\$148,644
2036	\$277,709	\$148,644	54%	\$86,799	\$192	\$0	\$235,635
2037	\$350,456	\$235,635	67%	\$89,403	\$271	\$18,173	\$307,136
2038	\$408,598	\$307,136	75%	\$92,085	\$353	\$0	\$399,574
2039	\$489,194	\$399,574	82%	\$94,847	\$447	\$0	\$494,868
2040	\$574,258	\$494,868	86%	\$97,693	\$414	\$259,578	\$333,396
2041	\$396,620	\$333,396	84%	\$100,623	\$384	\$0	\$434,403
2042	\$483,193	\$434,403	90%	\$103,642	\$468	\$37,046	\$501,468
2043	\$536,447	\$501,468	93%	\$106,751	\$555	\$0	\$608,774
2044	\$631,763	\$608,774	96%	\$109,954	\$664	\$0	\$719,392
2045	\$732,315	\$719,392	98%	\$113,252	\$737	\$79,620	\$753,761
2046	\$756,323	\$753,761	100%	\$116,650	\$812	\$0	\$871,223

Reserve Contributions - Graph

Monthly Reserve Contributions



Component Funding Information

ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
105	Pitched Roof - Comp Shingle - Replace	25	18	Approx 103,440 Sq.ft.	\$387,900	\$108,612	\$12,755	\$1,794.57
120	Rain Gutters/Downspouts - Replace	25	18	Approx 9,200 Linear ft.	\$55,200	\$15,456	\$0	\$255.38
201	Stucco Surfaces - Repaint	15	8	Approx 95,575 Sq.ft.	\$129,026	\$60,212	\$60,212	\$994.87
215	Siding - Repair/Repaint	8	1	Approx 5,550 Sq.ft.	\$7,631	\$6,677	\$6,677	\$110.33
401	Asphalt - Overlay	25	18	Approx 55,900 Sq.ft.	\$97,825	\$27,391	\$0	\$452.58
402	Asphalt - Seal Coat	5	0	Approx 55,900 Sq.ft.	\$10,062	\$10,062	\$10,062	\$232.75
403	Concrete - Repair/Replace	10	3	Extensive Sq.ft.	\$2,500	\$1,750	\$1,750	\$28.91
1008	Vinyl Fencing - Replace	30	28	Approx 1,200 Linear ft.	\$34,800	\$2,320	\$0	\$134.16
1609	Street Light Fixtures - Replace	20	13	(5) Fixtures	\$3,000	\$1,050	\$1,050	\$17.35
1812	Landscaping - Renovate	20	13	Extensive Sq.ft.	\$18,000	\$6,300	\$6,300	\$104.09
					\$745,945	\$239,831	\$98,807	\$4,125

Current Fund Balance as a percentage of Ideal Balance: 41%



Yearly Cash Flow

Year	2017	2018	2019	2020	2021
Starting Balance	\$98,807	\$138,364	\$181,648	\$234,371	\$285,989
<i>Reserve Income</i>	\$49,500	\$50,985	\$52,515	\$54,090	\$55,713
<i>Interest Earnings</i>	\$119	\$160	\$208	\$260	\$314
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$148,426	\$189,509	\$234,371	\$288,721	\$342,016
Reserve Expenditures	\$10,062	\$7,860	\$0	\$2,732	\$0
Ending Balance	\$138,364	\$181,648	\$234,371	\$285,989	\$342,016

Year	2022	2023	2024	2025	2026
Starting Balance	\$342,016	\$388,100	\$447,624	\$508,981	\$408,698
<i>Reserve Income</i>	\$57,384	\$59,106	\$60,879	\$62,705	\$64,586
<i>Interest Earnings</i>	\$365	\$418	\$478	\$459	\$436
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$399,765	\$447,624	\$508,981	\$572,145	\$473,721
Reserve Expenditures	\$11,665	\$0	\$0	\$163,447	\$9,957
Ending Balance	\$388,100	\$447,624	\$508,981	\$408,698	\$463,764

Year	2027	2028	2029	2030	2031
Starting Balance	\$463,764	\$517,256	\$586,327	\$657,524	\$696,383
<i>Reserve Income</i>	\$66,524	\$68,520	\$70,575	\$72,692	\$74,873
<i>Interest Earnings</i>	\$490	\$552	\$622	\$677	\$734
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$530,778	\$586,327	\$657,524	\$730,893	\$771,990
Reserve Expenditures	\$13,522	\$0	\$0	\$34,511	\$0
Ending Balance	\$517,256	\$586,327	\$657,524	\$696,383	\$771,990

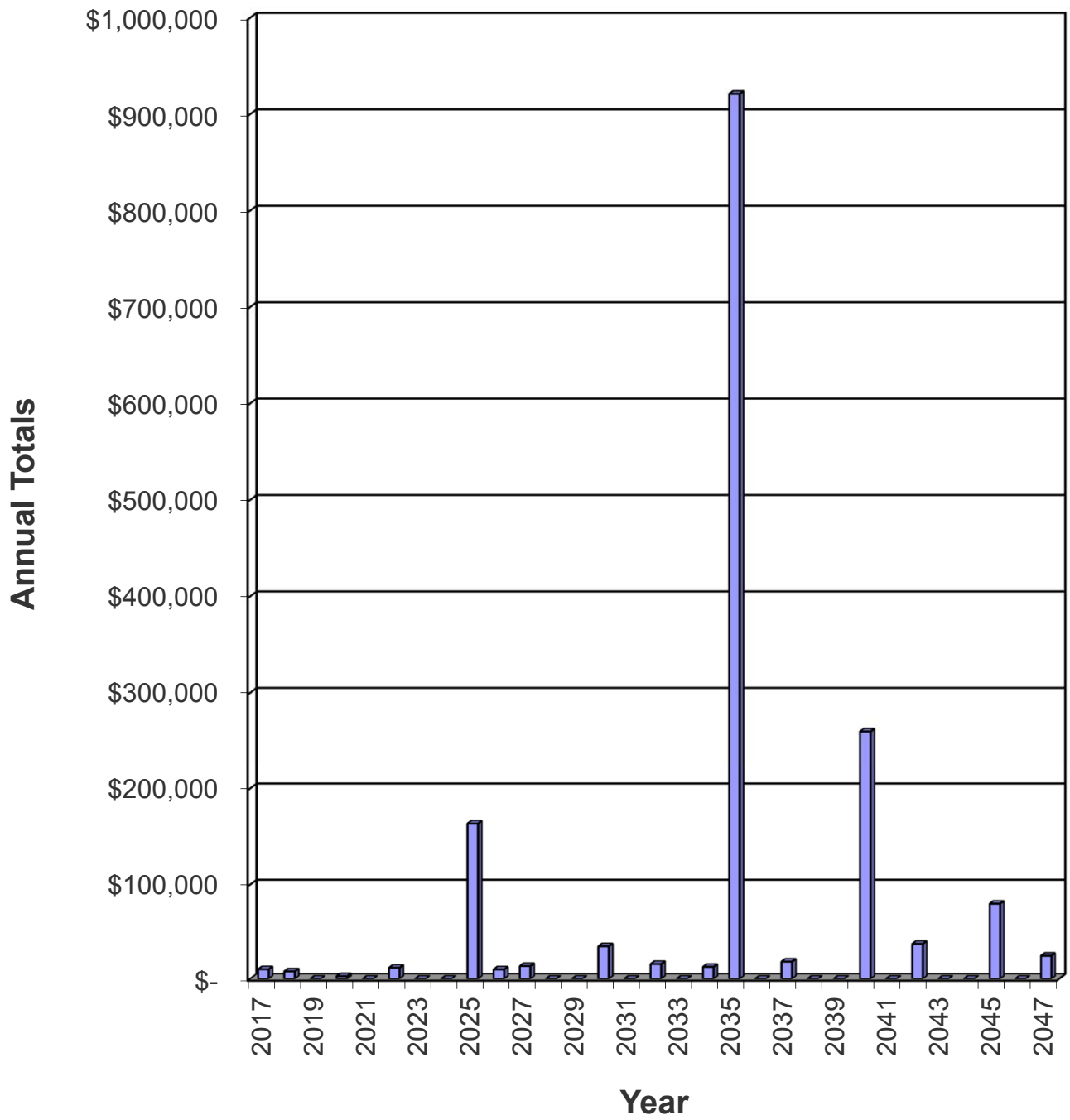
Year	2032	2033	2034	2035	2036
Starting Balance	\$771,990	\$834,236	\$914,544	\$984,696	\$148,644
<i>Reserve Income</i>	\$77,119	\$79,433	\$81,816	\$84,270	\$86,799
<i>Interest Earnings</i>	\$803	\$874	\$950	\$567	\$192
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$849,913	\$914,544	\$997,309	\$1,069,533	\$235,635
Reserve Expenditures	\$15,676	\$0	\$12,613	\$920,889	\$0
Ending Balance	\$834,236	\$914,544	\$984,696	\$148,644	\$235,635

Year	2037	2038	2039	2040	2041
Starting Balance	\$235,635	\$307,136	\$399,574	\$494,868	\$333,396
<i>Reserve Income</i>	\$89,403	\$92,085	\$94,847	\$97,693	\$100,623
<i>Interest Earnings</i>	\$271	\$353	\$447	\$414	\$384
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$325,309	\$399,574	\$494,868	\$592,975	\$434,403
Reserve Expenditures	\$18,173	\$0	\$0	\$259,578	\$0
Ending Balance	\$307,136	\$399,574	\$494,868	\$333,396	\$434,403

Year	2042	2043	2044	2045	2046
Starting Balance	\$434,403	\$501,468	\$608,774	\$719,392	\$753,761
<i>Reserve Income</i>	\$103,642	\$106,751	\$109,954	\$113,252	\$116,650
<i>Interest Earnings</i>	\$468	\$555	\$664	\$737	\$812
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$538,513	\$608,774	\$719,392	\$833,381	\$871,223
Reserve Expenditures	\$37,046	\$0	\$0	\$79,620	\$0
Ending Balance	\$501,468	\$608,774	\$719,392	\$753,761	\$871,223



Yearly Reserve Expenditures - Graph



Projected Reserve Expenditures by Year

Year	ID #	Component Name	Projected Cost	Total Per Annum
2017	402	Asphalt - Seal Coat	\$10,062	\$10,062
2018	215	Siding - Repair/Repaint	\$7,860	\$7,860
2019		No Expenditures Projected		\$0
2020	403	Concrete - Repair/Replace	\$2,732	\$2,732
2021		No Expenditures Projected		\$0
2022	402	Asphalt - Seal Coat	\$11,665	\$11,665
2023		No Expenditures Projected		\$0
2024		No Expenditures Projected		\$0
2025	201	Stucco Surfaces - Repaint	\$163,447	\$163,447
2026	215	Siding - Repair/Repaint	\$9,957	\$9,957
2027	402	Asphalt - Seal Coat	\$13,522	\$13,522
2028		No Expenditures Projected		\$0
2029		No Expenditures Projected		\$0
2030	403	Concrete - Repair/Replace	\$3,671	
	1609	Street Light Fixtures - Replace	\$4,406	
	1812	Landscaping - Renovate	\$26,434	\$34,511
2031		No Expenditures Projected		\$0
2032	402	Asphalt - Seal Coat	\$15,676	\$15,676
2033		No Expenditures Projected		\$0
2034	215	Siding - Repair/Repaint	\$12,613	\$12,613
2035	105	Pitched Roof - Comp Shingle - Replace	\$660,374	
	120	Rain Gutters/Downspouts - Replace	\$93,974	
	401	Asphalt - Overlay	\$166,541	\$920,889
2036		No Expenditures Projected		\$0
2037	402	Asphalt - Seal Coat	\$18,173	\$18,173
2038		No Expenditures Projected		\$0
2039		No Expenditures Projected		\$0
2040	201	Stucco Surfaces - Repaint	\$254,644	
	403	Concrete - Repair/Replace	\$4,934	\$259,578
2041		No Expenditures Projected		\$0
2042	215	Siding - Repair/Repaint	\$15,978	
	402	Asphalt - Seal Coat	\$21,068	\$37,046
2043		No Expenditures Projected		\$0
2044		No Expenditures Projected		\$0
2045	1008	Vinyl Fencing - Replace	\$79,620	\$79,620
2046		No Expenditures Projected		\$0

Component Evaluation

Comp #: 105 Pitched Roof - Comp Shingle - Replace



Location: **Building Roofs**

Quantity: **Approx 103,440 Sq.ft.**

Life Expectancy: **25** *Remaining Life:* **18**

Best Cost: **\$362,040**
\$3.50/Sq.ft.; Estimate to replace roof

Worst Cost: **\$413,760**
\$4.00/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

Observations:

The roofs are in good condition. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on current age.

General Notes:

Comp #: 120 Rain Gutters/Downspouts - Replace



Location: **Building Roofs**

Quantity: **Approx 9,200 Linear ft.**

Life Expectancy: **25** *Remaining Life:* **18**

Best Cost: **\$50,600**

\$5.50/Linear ft.; Estimate to replace

Worst Cost: **\$59,800**

\$6.50/Linear ft.; Higher estimate

Source of Information: CSL Cost Database

Observations:

The rain gutters and downspouts are in good condition. We recommend replacing the rain gutters and downspouts at the same time as the roof replacement (see Comp# 105 Pitched Roof - Comp Shingle - Replace) to ensure proper function and to take advantage of the cost savings benefits. We recommend funding to replace this component approximately every 25 years. Remaining life based on current age.

General Notes:

Comp #: 201 Stucco Surfaces - Repaint



Location: **Building Exteriors**

Quantity: **Approx 95,575 Sq.ft.**

Life Expectancy: **15** *Remaining Life:* **8**

Best Cost: **\$109,911**

\$1.15/Sq.ft.; Estimate to repair/repaint

Worst Cost: **\$148,141**

\$1.55/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

Observations:

The stucco surfaces are generally in good condition. Golf ball damage was noted at the time of the inspection. We recommend funding to repair/repaint this component approximately every 12 - 15 years to protect the stucco surface and maintain appearance. Remaining life based on current age.

General Notes:

Comp #: 215 Siding - Repair/Repaint



Location: **Building Exteriors**

Quantity: **Approx 5,550 Sq.ft.**

Life Expectancy: **8** *Remaining Life:* **1**

Best Cost: **\$6,938**

\$1.25/Sq.ft.; Estimate to repair/repaint

Worst Cost: **\$8,325**

\$1.50/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

Observations:

The siding painted surfaces are in fair to poor condition. Fading and water damage were noted at the time of the inspection. We recommend funding to repair/repaint this component approximately every 6 - 8 years to maintain appearance and to protect the siding surfaces. Remaining life is based on current age.

General Notes:

Comp #: 401 Asphalt - Overlay



Location: **Community Parking Areas & Streets**

Quantity: **Approx 55,900 Sq.ft.**

Life Expectancy: **25** *Remaining Life:* **18**

Best Cost: **\$83,850**
\$1.50/Sq.ft.; Estimate for overlay

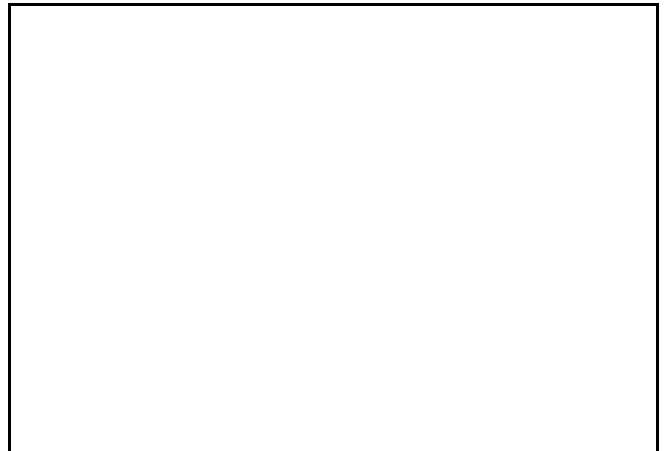
Worst Cost: **\$111,800**
\$2.00/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

Observations:

The asphalt surfaces are in good condition. Cracking and raveling were noted at the time of the inspection. We recommend funding to overlay this component approximately every 20 - 25 years. Maintain seal coat schedule to ensure full useful life (see Comp# 402 Asphalt - Seal Coat). Remaining life based on current age.

General Notes:



Comp #: 402 Asphalt - Seal Coat



Location: **Community Parking Areas & Streets**

Quantity: **Approx 55,900 Sq.ft.**

Life Expectancy: **5** *Remaining Life:* **0**

Best Cost: **\$8,385**
\$0.15/Sq.ft.; Estimate for seal coat

Worst Cost: **\$11,739**
\$0.21/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

Observations:

The asphalt seal coat is in poor condition. Cracking and raveling were noted at the time of the inspection. Seal asphalt surfaces regularly to prevent premature overlay (see Comp# 401 Asphalt - Overlay). We recommend funding to seal this component approximately every 3 - 5 years. Remaining life based on current condition.

General Notes:

Comp #: 403 Concrete - Repair/Replace



Location: **Curb, Gutter & Sidewalks**

Quantity: **Extensive Sq.ft.**

Life Expectancy: **10** *Remaining Life:* **3**

Best Cost: **\$2,000**

Allowance to repair/replace

Worst Cost: **\$3,000**

Higher allowance

Source of Information: CSL Cost Database

Observations:

The concrete is generally in good condition. Areas of cracking and spalling were noted at the time of the inspection. No expectation to completely replace the concrete surfaces. We recommend making local repairs as necessary as an operating expense and funding to make more significant repairs approximately every 10 years. Remaining life based on current age.

General Notes:

Comp #: 803 Mailboxes - Replace



Location: **Common Area**

Quantity: **(5) Clusters**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

The mailboxes are in good condition. Typically these mailboxes are owned and maintained by the postal service. No reserve funding necessary.

General Notes:

Comp #: 1008 Vinyl Fencing - Replace



Location: **Community Perimeter**

Quantity: **Approx 1,200 Linear ft.**

Life Expectancy: **30** *Remaining Life:* **28**

Best Cost: **\$31,200**
\$26/Linear ft.; Estimate to replace

Worst Cost: **\$38,400**
\$32/Linear ft.; Higher estimate

Source of Information: CSL Cost Database

Observations:

The vinyl fencing is in good condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current age.

General Notes:

Comp #: 1609 Street Light Fixtures - Replace



Location: **Adjacent to Community Streets**

Quantity: **(5) Fixtures**

Life Expectancy: **20** *Remaining Life:* **13**

Best Cost: **\$2,500**
\$500/Fixture; Estimate to replace

Worst Cost: **\$3,500**
\$700/Fixture; Higher estimate

Source of Information: CSL Cost Database

Observations:

The street light fixtures are in good condition. No expectation to replace the light poles. Paint poles as necessary as an operating expense. We recommend funding to replace this component approximately every 20 years to ensure proper function. Remaining life based on current age.

General Notes:

Comp #: 1812 Landscaping - Renovate



Location: **Common Area**

Quantity: **Extensive Sq.ft.**

Life Expectancy: **20** *Remaining Life:* **13**

Best Cost: **\$12,000**

Allowance to renovate

Worst Cost: **\$24,000**

Higher allowance

Source of Information: CSL Cost Database

Observations:

The landscaping is in good condition. No expectation to completely re-landscape the community. We recommend funding for an allowance to renovate the landscaping and irrigation system to maintain appearance and keep up with current decorative tastes. This component should be funded approximately every 20 years. Remaining life based on current age.

General Notes:

Glossary of Commonly Used Words And Phrases

(Provided by the National Reserve Study Standards of the Community Associations Institute)

Cash Flow Method – 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.

Component – Also referred to as an “Asset.” Individual line items in the Reserve Study developed or updated in the physical analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited useful life expectancies, 3) have predictable remaining life expectancies, 4) above a minimum threshold cost, and 5) required by local codes.

Component Full Funding – When the actual (or projected) cumulative reserve balance for all components is equal to the fully funded balance.

Component Inventory – The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representatives.

Deficit – An actual (or projected reserve balance), which is less than the fully funded balance.

Effective Age – The difference between useful life and remaining useful life (UL - RUL).

Financial Analysis – The portion of the Reserve Study where current status of the reserves (measured as cash or percent funded) and a recommended reserve contribution rate (reserve funding plan) are derived, and the projected reserve income and expenses over time is presented. The financial analysis is one of the two parts of the Reserve Study.

Fully Funded Balance – An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life “used up” of the current repair or replacement cost of a reserve component. This number is calculated for each component, and then summed together for an association total.

$$\text{FFB} = \text{Current Cost} * \text{Effective Age} / \text{Useful Life}$$

Fund Status – The status of the reserve fund as compared to an established benchmark, such as percent funded.

Funding Goals – Independent of calculation methodology utilized, the following represent the basic categories of funding plan goals:

- *Baseline Funding*: Establishing a reserve-funding goal of keeping the reserve balance above zero.
- *Component Full Funding*: Setting a reserve funding goal of attaining and maintaining cumulative reserves at or near 100% funded.
- *Threshold Funding*: Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount.

Funding Plan – An association’s plan to provide income to a reserve fund to offset anticipated expenditures from that fund.

Funding Principles –

- Sufficient funds when required
- Stable contributions through the year
- Evenly distributed contributions over the years
- Fiscally responsible

GSF - Gross Square Feet

Life and Valuation Estimates – The task of estimating useful life, remaining useful life, and repair or replacement costs for the reserve components.

LF - Linear Feet

Percent Funded – The ratio, at a particular point in time (typically the beginning of the fiscal year), of the actual (or projected) reserve balance to the ideal fund balance, expressed as a percentage.

Physical Analysis – The portion of the Reserve Study where the component evaluation, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the Reserve Study.

Remaining Useful Life (RUL) – Also referred to as “remaining life” (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the current fiscal year have a “0” remaining useful life.

Replacement Cost – The cost of replacing, repairing, or restoring a reserve component to its original functional condition. The current replacement cost would be the cost to replace, repair, or restore the component during that particular year.

Reserve Balance – Actual or projected funds as of a particular point in time (typically the beginning of the fiscal year) that the association has identified for use to defray the future repair or replacement of those major components that the association is obligated to maintain. Also known as “reserves,” “reserve accounts,” or “cash reserves.” In this report the reserve balance is based upon information provided and is not audited.

Reserve Study – A budget-planning tool, which identifies the current status of the reserve fund and a stable and equitable funding plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: The Physical Analysis and the Financial Analysis.

Special Assessment – An assessment levied on the members of an association in addition to regular assessments. Governing documents or local statutes often regulate special assessments.

Surplus – An actual (or projected) reserve balance that is greater than the fully funded balance.

Useful Life (UL) – Also known as “life expectancy.” The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed and maintained in its present application of installation.