

Pineae Village Condominium Association

Level 2 Reserve Study



Report Period – 01/01/2022 – 12/31/2022

Client Reference Number	18199
Property Type	Condominium
Number of Units	84
Fiscal Year End	12/31

Type of Study	Update w/Site Visit
Date of Property Inspection	8/26/2021
Prepared By	Dale Gifford
Analysis Method	Cash Flow
Funding Goal	Full Funding

Report prepared on – Tuesday, September 21, 2021



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Draft

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Glossary of Commonly used Words and Phrases

Executive Summary – Pineae Village Condominium Association – ID # 18199

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 01/01/2022	\$185,000
Ideal Reserve Balance as of 01/01/2022	\$337,658
Percent Funded as of 01/01/2022	55%
Recommended Reserve Contribution (per month)	\$3,575
Recommended Special Assessment	\$0

Pineae Village Condominium Association is an 84-unit Condominium community. The community offers covered parking, and landscaped areas as amenities. Construction on the community was completed in 2015.

Currently Programmed Projects

Projects programmed to occur this fiscal year (FY2022) include metal railing 2009-14 repaint (Comp# 212), and asphalt seal coat (Comp# 402). We have programmed an estimated \$18,050 in reserve expenditures toward the completion of these projects. (See page 15)

Significant Reserve Projects

The association's significant reserve projects are roofs 2009-10 replace (Comp# 105), stucco surfaces 2009-10 repair/repaint (Comp# 201), roofs 2013-14 replace (Comp# 105), and fire protection systems 2009-10 renovate (Comp# 901). The fiscal significance of these components is approximately 22%, 17%, 9%, and 8% 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 \$185,000 versus the ideal reserve balance of \$337,658 we find the association's reserve fund to be approximately 55% 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 \$3,575 (\$42.56/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 16 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 1,400 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	84
Fiscal Year End	31-Dec
Budgeted Monthly Reserve Allocation	\$3,333
Projected Starting Reserve Balance	\$185,000
Ideal Starting Reserve Balance	\$337,658

Economic Assumptions

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

Current Reserve Status

Current Balance as a % of Ideal Balance	55%
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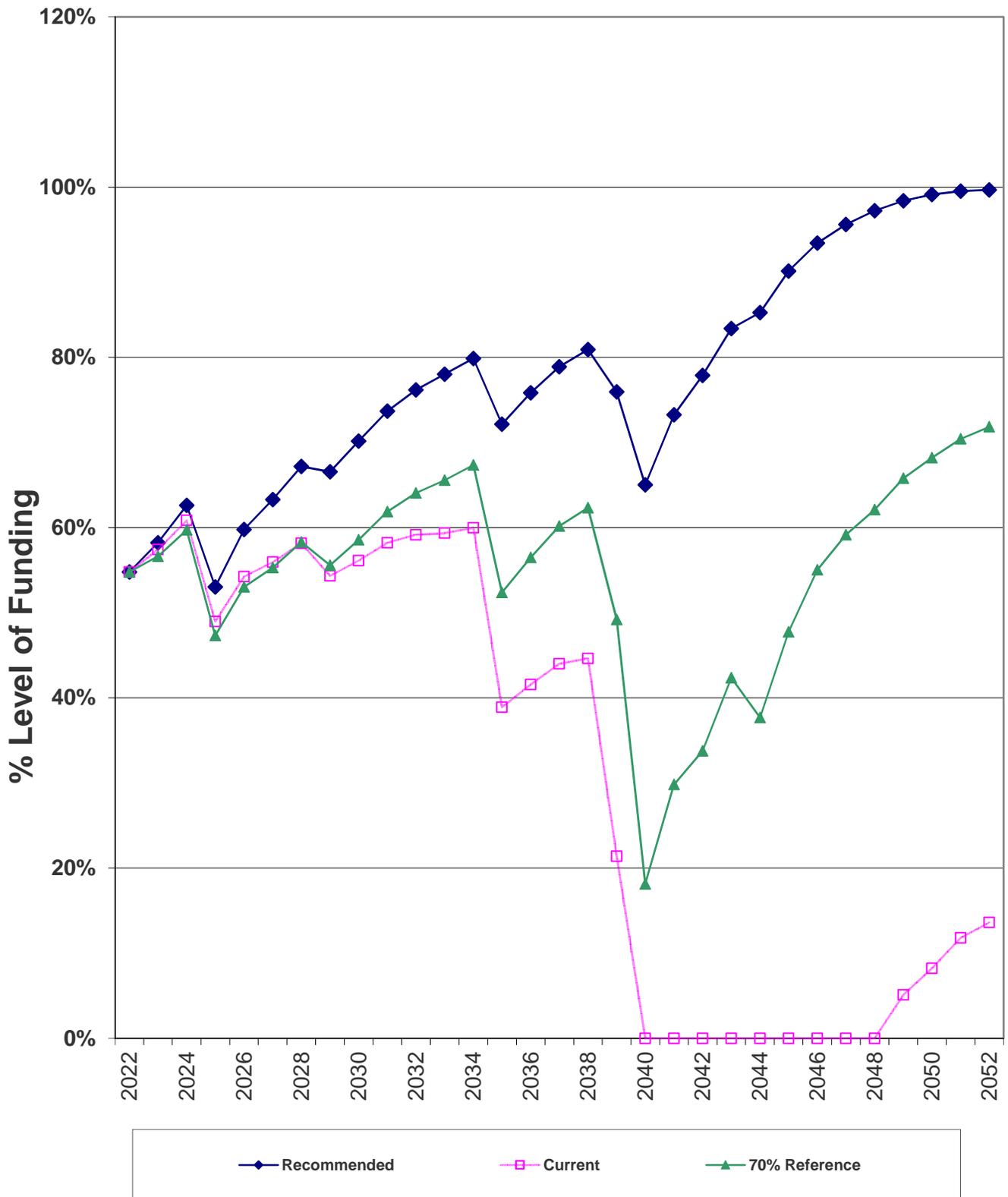
Recommendations

Recommended Monthly Reserve Allocation	\$3,575
Per Unit	\$42.56
Future Annual Increases	3.00%
For number of years:	30
Increases thereafter:	0.00%
70% Funded Monthly Reserve Allocation Reference	\$3,100
Per Unit	\$36.90
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	\$242 7%
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Percent Funded - Graph



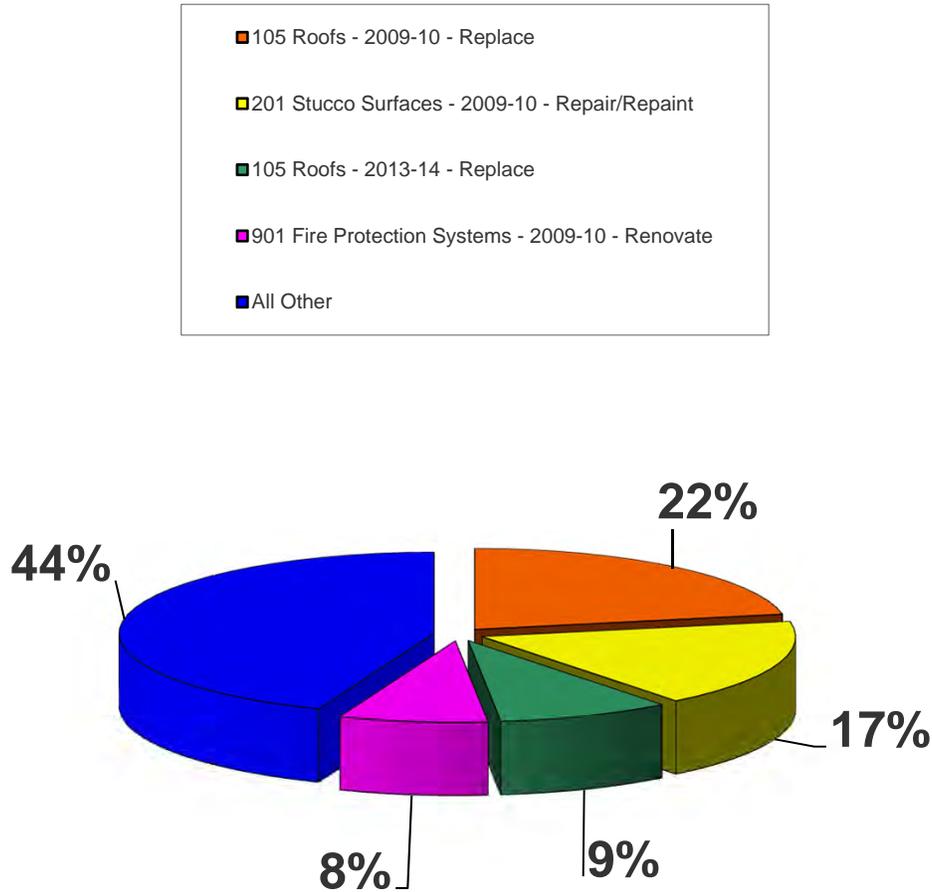
Component Inventory

Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Roofing	105	Roofs - 2009-10 - Replace	25	12	\$153,000	\$184,000
	105	Roofs - 2013-14 - Replace	25	16	\$62,000	\$74,000
	120	Rain Gutters/Downspouts - 2009-10 - Re	30	17	\$19,000	\$22,000
	120	Rain Gutters/Downspouts - 2013-14 - Re	30	21	\$8,000	\$9,000
Painted Surfaces	201	Stucco Surfaces - 2009-10 - Repair/Repa	15	2	\$74,000	\$87,000
	201	Stucco Surfaces - 2013-14 - Repair/Repa	15	6	\$29,000	\$34,000
	212	Metal Railing - 2009-14 - Repaint	6	0	\$9,500	\$9,600
	212	Metal Railing - 2017 - Repaint	6	1	\$3,800	\$3,900
	223	Carports - Repaint	15	2	\$8,000	\$10,000
Drive Materials	401	Asphalt - Major Rehab	30	16	\$58,000	\$78,000
	402	Asphalt - Seal Coat	5	0	\$8,000	\$9,000
	403	Concrete - Repair/Replace	10	9	\$4,000	\$6,000
Life / Safety	901	Fire Protection Systems - 2009-10 - Ren	15	2	\$30,000	\$40,000
	901	Fire Protection Systems - 2013-14 - Ren	15	6	\$12,000	\$16,000
Fencing	1090	Dumpster Enclosure Fence & Gates - Re	20	7	\$4,000	\$6,000
	1090	Railing - 2009-10 - Replace	50	37	\$25,000	\$31,000
	1090	Railing - 2013-14 - Replace	50	41	\$10,000	\$13,000
Landscaping	1812	Landscaping - Renovate	15	4	\$15,000	\$20,000

Significant Components

ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
105	Roofs - 2009-10 - Replace	25	12	\$168,500	\$6,740	21.9783%
105	Roofs - 2013-14 - Replace	25	16	\$68,000	\$2,720	8.8696%
120	Rain Gutters/Downspouts - 2009-10 - R	30	17	\$20,500	\$683	2.2283%
120	Rain Gutters/Downspouts - 2013-14 - R	30	21	\$8,500	\$283	0.9239%
201	Stucco Surfaces - 2009-10 - Repair/Rep	15	2	\$80,500	\$5,367	17.5000%
201	Stucco Surfaces - 2013-14 - Repair/Rep	15	6	\$31,500	\$2,100	6.8478%
212	Metal Railing - 2009-14 - Repaint	6	0	\$9,550	\$1,592	5.1902%
212	Metal Railing - 2017 - Repaint	6	1	\$3,850	\$642	2.0924%
223	Carports - Repaint	15	2	\$9,000	\$600	1.9565%
401	Asphalt - Major Rehab	30	16	\$68,000	\$2,267	7.3913%
402	Asphalt - Seal Coat	5	0	\$8,500	\$1,700	5.5435%
403	Concrete - Repair/Replace	10	9	\$5,000	\$500	1.6304%
901	Fire Protection Systems - 2009-10 - Re	15	2	\$35,000	\$2,333	7.6087%
901	Fire Protection Systems - 2013-14 - Re	15	6	\$14,000	\$933	3.0435%
1090	Dumpster Enclosure Fence & Gates - R	20	7	\$5,000	\$250	0.8152%
1090	Railing - 2009-10 - Replace	50	37	\$28,000	\$560	1.8261%
1090	Railing - 2013-14 - Replace	50	41	\$11,500	\$230	0.7500%
1812	Landscaping - Renovate	15	4	\$17,500	\$1,167	3.8043%

Significant Components - Graph



ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
105	Roofs - 2009-10 - Replace	25	12	\$168,500	\$6,740	22%
201	Stucco Surfaces - 2009-10 - Repair/Re	15	2	\$80,500	\$5,367	17%
105	Roofs - 2013-14 - Replace	25	16	\$68,000	\$2,720	9%
901	Fire Protection Systems - 2009-10 - R	15	2	\$35,000	\$2,333	8%
All Other	See Expanded Table For Breakdown				\$13,507	44%

Yearly Summary

Year	Fully Funded Balance	Starting Reserve Balance	% Funded	Reserve Contributions	Interest Income	Reserve Expenses	Ending Reserve Balance
2022	\$337,658	\$185,000	55%	\$42,900	\$198	\$18,050	\$210,048
2023	\$360,783	\$210,048	58%	\$44,187	\$230	\$3,966	\$250,499
2024	\$400,057	\$250,499	63%	\$45,513	\$207	\$132,082	\$164,137
2025	\$309,524	\$164,137	53%	\$46,878	\$188	\$0	\$211,203
2026	\$353,325	\$211,203	60%	\$48,284	\$226	\$19,696	\$240,016
2027	\$379,189	\$240,016	63%	\$49,733	\$260	\$9,854	\$280,155
2028	\$417,033	\$280,155	67%	\$51,225	\$273	\$65,733	\$265,921
2029	\$399,555	\$265,921	67%	\$52,762	\$287	\$10,884	\$308,085
2030	\$439,179	\$308,085	70%	\$54,344	\$335	\$0	\$362,765
2031	\$492,367	\$362,765	74%	\$55,975	\$388	\$6,524	\$412,603
2032	\$541,632	\$412,603	76%	\$57,654	\$436	\$11,423	\$459,270
2033	\$588,565	\$459,270	78%	\$59,384	\$489	\$0	\$519,143
2034	\$649,945	\$519,143	80%	\$61,165	\$423	\$253,857	\$326,874
2035	\$453,006	\$326,874	72%	\$63,000	\$356	\$5,654	\$384,576
2036	\$507,159	\$384,576	76%	\$64,890	\$417	\$0	\$449,883
2037	\$570,151	\$449,883	79%	\$66,837	\$477	\$13,243	\$503,954
2038	\$622,827	\$503,954	81%	\$68,842	\$429	\$218,240	\$354,986
2039	\$467,412	\$354,986	76%	\$70,907	\$271	\$239,663	\$186,501
2040	\$286,789	\$186,501	65%	\$73,034	\$215	\$16,258	\$243,492
2041	\$332,421	\$243,492	73%	\$75,225	\$258	\$46,205	\$272,770
2042	\$350,190	\$272,770	78%	\$77,482	\$304	\$15,352	\$335,205
2043	\$401,932	\$335,205	83%	\$79,807	\$325	\$100,456	\$314,880
2044	\$369,281	\$314,880	85%	\$82,201	\$356	\$0	\$397,437
2045	\$440,883	\$397,437	90%	\$84,667	\$440	\$0	\$482,544
2046	\$516,448	\$482,544	93%	\$87,207	\$517	\$19,413	\$550,855
2047	\$576,155	\$550,855	96%	\$89,823	\$583	\$25,858	\$615,403
2048	\$632,942	\$615,403	97%	\$92,518	\$662	\$0	\$708,582
2049	\$720,049	\$708,582	98%	\$95,293	\$751	\$11,106	\$793,520
2050	\$800,374	\$793,520	99%	\$98,152	\$843	\$0	\$892,515
2051	\$896,654	\$892,515	100%	\$101,097	\$938	\$11,783	\$982,767

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	Roofs - 2009-10 - Replace	25	12	Approx 40,750 Sq.ft.	\$168,500	\$87,620	\$11,958	\$785.72
105	Roofs - 2013-14 - Replace	25	16	Approx 16,300 Sq.ft.	\$68,000	\$24,480	\$0	\$317.09
120	Rain Gutters/Downspouts - 2009-10 - Replac	30	17	Approx 2,855 Linear ft.	\$20,500	\$8,883	\$0	\$79.66
120	Rain Gutters/Downspouts - 2013-14 - Replac	30	21	Approx 1,190 Linear ft.	\$8,500	\$2,550	\$0	\$33.03
201	Stucco Surfaces - 2009-10 - Repair/Repaint	15	2	Approx 49,200 Sq.ft.	\$80,500	\$69,767	\$69,767	\$625.63
201	Stucco Surfaces - 2013-14 - Repair/Repaint	15	6	Approx 19,300 Sq.ft.	\$31,500	\$18,900	\$18,900	\$244.81
212	Metal Railing - 2009-14 - Repaint	6	0	Approx 550 Linear ft.	\$9,550	\$9,550	\$9,550	\$185.55
212	Metal Railing - 2017 - Repaint	6	1	Approx 220 Linear ft.	\$3,850	\$3,208	\$3,208	\$74.80
223	Carports - Repaint	15	2	(11) Carports	\$9,000	\$7,800	\$7,800	\$69.95
401	Asphalt - Major Rehab	30	16	Approx 38,600 Sq.ft.	\$68,000	\$31,733	\$0	\$264.24
402	Asphalt - Seal Coat	5	0	Approx 38,600 Sq.ft.	\$8,500	\$8,500	\$8,500	\$198.18
403	Concrete - Repair/Replace	10	9	Extensive Sq.ft.	\$5,000	\$500	\$500	\$58.29
901	Fire Protection Systems - 2009-10 - Renovate	15	2	(5) Buildings	\$35,000	\$30,333	\$30,333	\$272.01
901	Fire Protection Systems - 2013-14 - Renovate	15	6	(2) Buildings	\$14,000	\$8,400	\$8,400	\$108.80
1090	Dumpster Enclosure Fence & Gates - Replac	20	7	Approx 95 Linear ft.	\$5,000	\$3,250	\$3,250	\$29.14
1090	Railing - 2009-10 - Replace	50	37	Approx 550 Linear ft.	\$28,000	\$7,280	\$0	\$65.28
1090	Railing - 2013-14 - Replace	50	41	Approx 220 Linear ft.	\$11,500	\$2,070	\$0	\$26.81
1812	Landscaping - Renovate	15	4	Extensive Sq.ft.	\$17,500	\$12,833	\$12,833	\$136.01
					\$592,400	\$337,658	\$185,000	\$3,575

Current Fund Balance as a percentage of Ideal Balance: 55%



Yearly Cash Flow

Year	2022	2023	2024	2025	2026
Starting Balance	\$185,000	\$210,048	\$250,499	\$164,137	\$211,203
<i>Reserve Income</i>	\$42,900	\$44,187	\$45,513	\$46,878	\$48,284
<i>Interest Earnings</i>	\$198	\$230	\$207	\$188	\$226
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$228,098	\$254,465	\$296,219	\$211,203	\$259,713
Reserve Expenditures	\$18,050	\$3,966	\$132,082	\$0	\$19,696
Ending Balance	\$210,048	\$250,499	\$164,137	\$211,203	\$240,016

Year	2027	2028	2029	2030	2031
Starting Balance	\$240,016	\$280,155	\$265,921	\$308,085	\$362,765
<i>Reserve Income</i>	\$49,733	\$51,225	\$52,762	\$54,344	\$55,975
<i>Interest Earnings</i>	\$260	\$273	\$287	\$335	\$388
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$290,009	\$331,653	\$318,969	\$362,765	\$419,127
Reserve Expenditures	\$9,854	\$65,733	\$10,884	\$0	\$6,524
Ending Balance	\$280,155	\$265,921	\$308,085	\$362,765	\$412,603

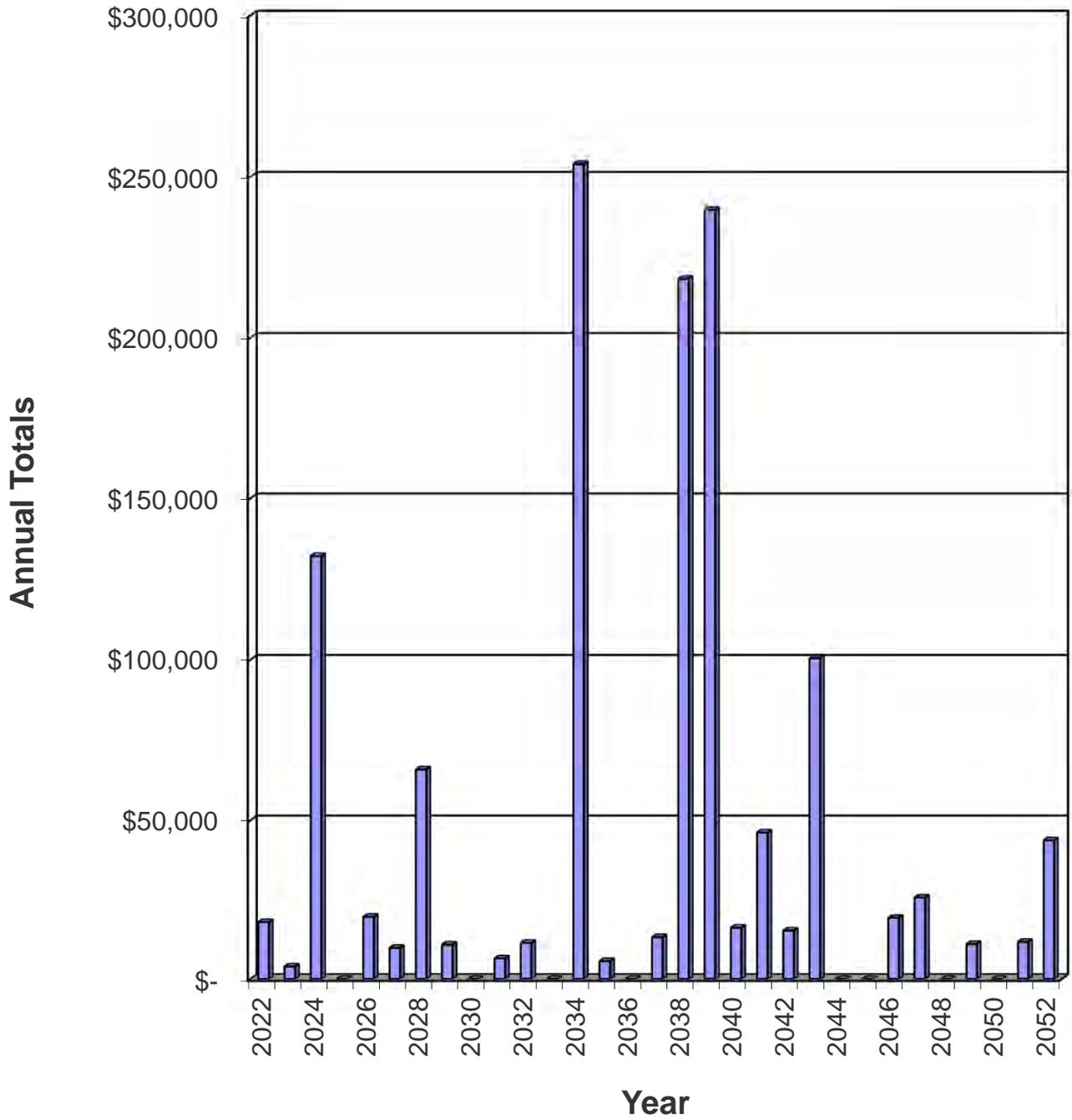
Year	2032	2033	2034	2035	2036
Starting Balance	\$412,603	\$459,270	\$519,143	\$326,874	\$384,576
<i>Reserve Income</i>	\$57,654	\$59,384	\$61,165	\$63,000	\$64,890
<i>Interest Earnings</i>	\$436	\$489	\$423	\$356	\$417
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$470,693	\$519,143	\$580,731	\$390,230	\$449,883
Reserve Expenditures	\$11,423	\$0	\$253,857	\$5,654	\$0
Ending Balance	\$459,270	\$519,143	\$326,874	\$384,576	\$449,883

Year	2037	2038	2039	2040	2041
Starting Balance	\$449,883	\$503,954	\$354,986	\$186,501	\$243,492
<i>Reserve Income</i>	\$66,837	\$68,842	\$70,907	\$73,034	\$75,225
<i>Interest Earnings</i>	\$477	\$429	\$271	\$215	\$258
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$517,197	\$573,226	\$426,164	\$259,750	\$318,975
Reserve Expenditures	\$13,243	\$218,240	\$239,663	\$16,258	\$46,205
Ending Balance	\$503,954	\$354,986	\$186,501	\$243,492	\$272,770

Year	2042	2043	2044	2045	2046
Starting Balance	\$272,770	\$335,205	\$314,880	\$397,437	\$482,544
<i>Reserve Income</i>	\$77,482	\$79,807	\$82,201	\$84,667	\$87,207
<i>Interest Earnings</i>	\$304	\$325	\$356	\$440	\$517
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$350,557	\$415,336	\$397,437	\$482,544	\$570,268
Reserve Expenditures	\$15,352	\$100,456	\$0	\$0	\$19,413
Ending Balance	\$335,205	\$314,880	\$397,437	\$482,544	\$550,855

Year	2047	2048	2049	2050	2051
Starting Balance	\$550,855	\$615,403	\$708,582	\$793,520	\$892,515
<i>Reserve Income</i>	\$89,823	\$92,518	\$95,293	\$98,152	\$101,097
<i>Interest Earnings</i>	\$583	\$662	\$751	\$843	\$938
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$641,261	\$708,582	\$804,627	\$892,515	\$994,550
Reserve Expenditures	\$25,858	\$0	\$11,106	\$0	\$11,783
Ending Balance	\$615,403	\$708,582	\$793,520	\$892,515	\$982,767

Yearly Reserve Expenditures - Graph



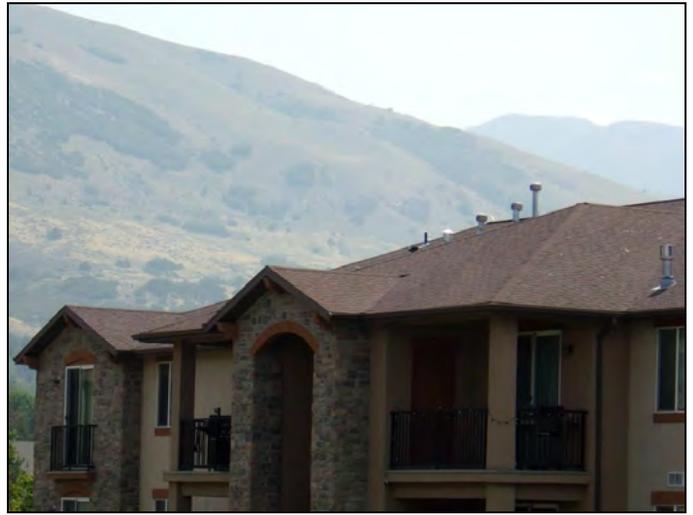
Projected Reserve Expenditures by Year

Year	ID #	Component Name	Projected Cost	Total Per Annum
2022	212	Metal Railing - 2009-14 - Repaint	\$9,550	\$18,050
	402	Asphalt - Seal Coat	\$8,500	
2023	212	Metal Railing - 2017 - Repaint	\$3,966	\$3,966
2024	201	Stucco Surfaces - 2009-10 - Repair/Repaint	\$85,402	\$132,082
	223	Carports - Repaint	\$9,548	
	901	Fire Protection Systems - 2009-10 - Renovate	\$37,132	
2025		No Expenditures Projected		\$0
2026	1812	Landscaping - Renovate	\$19,696	\$19,696
2027	402	Asphalt - Seal Coat	\$9,854	\$9,854
2028	201	Stucco Surfaces - 2013-14 - Repair/Repaint	\$37,613	\$65,733
	212	Metal Railing - 2009-14 - Repaint	\$11,403	
	901	Fire Protection Systems - 2013-14 - Renovate	\$16,717	
2029	212	Metal Railing - 2017 - Repaint	\$4,735	\$10,884
	1090	Dumpster Enclosure Fence & Gates - Replace	\$6,149	
2030		No Expenditures Projected		\$0
2031	403	Concrete - Repair/Replace	\$6,524	\$6,524
2032	402	Asphalt - Seal Coat	\$11,423	\$11,423
2033		No Expenditures Projected		\$0
2034	105	Roofs - 2009-10 - Replace	\$240,241	\$253,857
	212	Metal Railing - 2009-14 - Repaint	\$13,616	
2035	212	Metal Railing - 2017 - Repaint	\$5,654	\$5,654
2036		No Expenditures Projected		\$0
2037	402	Asphalt - Seal Coat	\$13,243	\$13,243
2038	105	Roofs - 2013-14 - Replace	\$109,120	\$218,240
	401	Asphalt - Major Rehab	\$109,120	
2039	120	Rain Gutters/Downspouts - 2009-10 - Replace	\$33,883	\$239,663
	201	Stucco Surfaces - 2009-10 - Repair/Repaint	\$133,054	
	223	Carports - Repaint	\$14,876	
	901	Fire Protection Systems - 2009-10 - Renovate	\$57,850	
2040	212	Metal Railing - 2009-14 - Repaint	\$16,258	\$16,258
2041	212	Metal Railing - 2017 - Repaint	\$6,751	\$46,205
	403	Concrete - Repair/Replace	\$8,768	
	1812	Landscaping - Renovate	\$30,686	
2042	402	Asphalt - Seal Coat	\$15,352	\$15,352
2043	120	Rain Gutters/Downspouts - 2013-14 - Replace	\$15,813	\$100,456
	201	Stucco Surfaces - 2013-14 - Repair/Repaint	\$58,599	
	901	Fire Protection Systems - 2013-14 - Renovate	\$26,044	
2044		No Expenditures Projected		\$0
2045		No Expenditures Projected		\$0
2046	212	Metal Railing - 2009-14 - Repaint	\$19,413	\$19,413
2047	212	Metal Railing - 2017 - Repaint	\$8,061	\$25,858
	402	Asphalt - Seal Coat	\$17,797	
2048		No Expenditures Projected		\$0
2049	1090	Dumpster Enclosure Fence & Gates - Replace	\$11,106	\$11,106

Year	Comp ID	Component Name	Projected Cost	Total Per Annum
2050		No Expenditures Projected		\$0
2051	403	Concrete - Repair/Replace	\$11,783	\$11,783

Component Evaluation

Comp #: 105 Roofs - 2009-10 - Replace



Location: **Building Roofs**

Quantity: **Approx 40,750 Sq.ft.**

Life Expectancy: **25** *Remaining Life:* **12**

Best Cost: **\$153,000**

Estimate to replace

Worst Cost: **\$184,000**

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 average age.

General Notes:

Comp #: 105 Roofs - 2013-14 - Replace



Location: **Building Roofs**

Quantity: **Approx 16,300 Sq.ft**

Life Expectancy: **25** Remaining Life: **16**

Best Cost: **\$62,000**

Estimate to replace

Worst Cost: **\$74,000**

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 average age.

General Notes:

Comp #: 120 Rain Gutters/Downspouts - 2009-10 - Replace



Location: **Building Roofs**

Quantity: **Approx 2,855 Linear ft**

Life Expectancy: **30** Remaining Life: **17**

Best Cost: **\$19,000**

Estimate to replace

Worst Cost: **\$22,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The rain gutters and downspouts are in good condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on average age.

General Notes:

Comp #: 120 Rain Gutters/Downspouts - 2013-14 - Replace



Location: **Building Roofs**

Quantity: **Approx 1,190 Linear ft**

Life Expectancy: **30** Remaining Life: **21**

Best Cost: **\$8,000**

Estimate to replace

Worst Cost: **\$9,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The rain gutters and downspouts are in good condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on average age.

General Notes:

Comp #: 201 Stucco Surfaces - 2009-10 - Repair/Repaint



Location: **Building Exteriors**

Quantity: **Approx 49,200 Sq.ft**

Life Expectancy: **15** Remaining Life: **2**

Best Cost: **\$74,000**

Estimate to repair/repaint

Worst Cost: **\$87,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The stucco surfaces are in good to fair condition. We recommend funding to repair/repaint this component approximately every 12 - 15 years. Remaining life based on average age.

General Notes:

Comp #: 201 Stucco Surfaces - 2013-14 - Repair/Repaint



Location: **Building Exteriors**

Quantity: **Approx 19,300 Sq.ft**

Life Expectancy: **15** Remaining Life: **6**

Best Cost: **\$29,000**

Estimate to repair/repaint

Worst Cost: **\$34,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The stucco surfaces are in good condition. We recommend funding to repair/repaint this component approximately every 12 - 15 years. Remaining life based on average age.

General Notes:

Comp #: 212 Metal Railing - 2009-14 - Repaint



Location: **Building Stairwells**

Quantity: **Approx 550 Linear ft**

Life Expectancy: **6** Remaining Life: **0**

Best Cost: **\$9,500**

Estimate to repaint

Worst Cost: **\$9,600**

Higher estimate

Source of Information: Research with Client

Observations:

The painted metal railing surfaces are in fair to poor condition. We recommend funding to paint this component approximately every 6 years. Remaining life based on current condition.

General Notes:

Comp #: 212 Metal Railing - 2017 - Repaint



Location: **Building Stairwells**

Quantity: **Approx 220 Linear ft**

Life Expectancy: **6** *Remaining Life:* **1**

Best Cost: **\$3,800**

Estimate to repaint

Worst Cost: **\$3,900**

Higher estimate

Source of Information: Research with Client

Observations:

The painted metal railing surfaces are in good to fair condition. We recommend funding to paint this component approximately every 6 years. Remaining life based on current age.

General Notes:

Comp #: 223 Carports - Repaint



Location: **Parking Areas**

Quantity: **(11) Carports**

Life Expectancy: **15** Remaining Life: **2**

Best Cost: **\$8,000**

Estimate to repaint

Worst Cost: **\$10,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The paint on the carport structure is in fair to poor condition. We recommend funding to repaint this component approximately every 10 - 15 years. Remaining life based on current age and condition.

General Notes:

Comp #: 401 Asphalt - Major Rehab



Location: **Community Parking & Streets**

Quantity: **Approx 38,600 Sq.ft**

Life Expectancy: **30** Remaining Life: **16**

Best Cost: **\$58,000**

Estimate for major rehab

Worst Cost: **\$78,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The asphalt surfaces are generally in good condition. We recommend funding for a major rehab of this component approximately every 25 - 30 years. Remaining life based on current age.

General Notes:

Comp #: 402 Asphalt - Seal Coat



Location: **Community Parking & Streets**

Quantity: **Approx 38,600 Sq.ft**

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

Best Cost: **\$8,000**

Estimate for seal coat

Worst Cost: **\$9,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The asphalt seal coat is in poor condition. 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: **9**

Best Cost: **\$4,000**

Allowance to repair/replace

Worst Cost: **\$6,000**

Higher allowance

Source of Information: CSL Cost Database

Observations:

The concrete is in good condition. This component has an extended useful life under normal conditions. We recommend funding to make repairs and partially replace this component approximately every 10 years. Remaining life based on current age.

General Notes:

Comp #: 901 Fire Protection Systems - 2009-10 - Renovate



Location: **Buildings**

Quantity: **(5) Buildings**

Life Expectancy: **15** Remaining Life: **2**

Best Cost: **\$30,000**

Allowance to renovate

Worst Cost: **\$40,000**

Higher allowance

Source of Information: CSL Cost Database

Observations:

Although the fire protection system is designed to last the life of the community we recommend funding for an allowance to renovate this component approximately every 20 years to ensure proper function and to keep up with current technology and code requirements. Perform regular, professional inspections and repairs as an operating expense. Remaining life based on average age.

General Notes:

Comp #: 901 Fire Protection Systems - 2013-14 - Renovate



Location: **Buildings**

Quantity: **(2) Buildings**

Life Expectancy: **15** Remaining Life: **6**

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

Allowance to renovate

Worst Cost: **\$16,000**

Higher allowance

Source of Information: CSL Cost Database

Observations:

Although the fire protection system is designed to last the life of the community we recommend funding for an allowance to renovate this component approximately every 20 years to ensure proper function and to keep up with current technology and code requirements. Perform regular, professional inspections and repairs as an operating expense. Remaining life based on average age.

General Notes:

Comp #: 1090 Dumpster Enclosure Fence & Gates - Replace



Location: **Dumpster Enclosure Areas**

Quantity: **Approx 95 Linear ft**

Life Expectancy: **20** Remaining Life: **7**

Best Cost: **\$4,000**

Estimate to replace

Worst Cost: **\$6,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The fencing is generally in fair condition. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on average age.

General Notes:

Comp #: 1090 Metal Railing - 2009-10 - Replace



Location: **Building Stairwells**

Quantity: **Approx 550 Linear ft**

Life Expectancy: **50** Remaining Life: **37**

Best Cost: **\$25,000**

Estimate to replace

Worst Cost: **\$31,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The railing is in good condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on average age.

General Notes:

Comp #: 1090 Metal Railing - 2013-14 - Replace



Location: **Building Stairwells**

Quantity: **Approx 220 Linear ft**

Life Expectancy: **50** *Remaining Life:* **41**

Best Cost: **\$10,000**

Estimate to replace

Worst Cost: **\$13,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The railing is in good condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on average age.

General Notes:

Comp #: 1812 Landscaping - Renovate



Location: **Common Area**

Quantity: **Extensive Sq.ft**

Life Expectancy: **15** Remaining Life: **4**

Best Cost: **\$15,000**

Allowance to renovate

Worst Cost: **\$20,000**

Higher allowance

Source of Information: CSL Cost Database

Observations:

The landscaping and irrigation system are in good condition. We recommend funding for an allowance to renovate the landscaping and irrigation system approximately every 20 years. Remaining life based on average 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.