

Hampton on the Green

Level 1 Reserve Study



Report Period – 01/01/2018 – 12/31/2018

Client Reference Number	18361
Property Type	Single Family Homes
Number of Units	42
Fiscal Year End	12/31

Type of Study	Full Study
Date of Property Inspection	6/19/2017
Prepared By	Dale Gifford
Analysis Method	Cash Flow
Funding Goal	Full Funding

Report prepared on – Thursday, July 20, 2017



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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 - 16

Component Evaluation

- Component Evaluation page 1 - 8

Glossary of Commonly used Words and Phrases

Executive Summary – Hampton on the Green - ID # 18361

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 01/01/2018	\$34,000
Ideal Reserve Balance as of 01/01/2018	\$22,667
Percent Funded as of 01/01/2018	150%
Recommended Reserve Contribution (per month)	\$665
Minimum Reserve Contribution (per month)	\$645
Recommended Special Assessment	\$0

Hampton on the Green is a 42-unit Single Family Home community. The community offers landscaped areas as amenities. Construction on the community was completed in 2017.

Currently Programmed Projects

Projects programmed to occur this fiscal year (FY2018) include bark partial replace (Comp# 1801), and plant and shrub partial replace (Comp# 1802). We have programmed an estimated \$3,500 in reserve expenditures toward the completion of these projects. (See page 15)

Significant Reserve Projects

The association's significant reserve projects are landscaping and irrigation system renovate (Comp# 1812), bark partial replace (Comp# 1801), vinyl fencing replace (Comp# 1008), and plant and shrub partial replace (Comp# 1802). The fiscal significance of these components is approximately 36%, 30%, 16%, and 12% 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 \$34,000 versus the ideal reserve balance of \$22,667 we find the association's reserve fund to be approximately 150% funded. This indicates a strong reserve fund position. In order to continue to strengthen the account fund, we suggest adopting a monthly reserve contribution of \$665 (\$15.83/unit) per month. We have also included a minimum reserve contribution of \$645 (\$15.36/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 1,100 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	42
Fiscal Year End	31-Dec
Budgeted Monthly Reserve Allocation	\$250
Projected Starting Reserve Balance	\$34,000
Ideal Starting Reserve Balance	\$22,667

Economic Assumptions

Projected Inflation Rate	2.20%
Reported After-Tax Interest Rate	0.10%

Current Reserve Status

Current Balance as a % of Ideal Balance	150%
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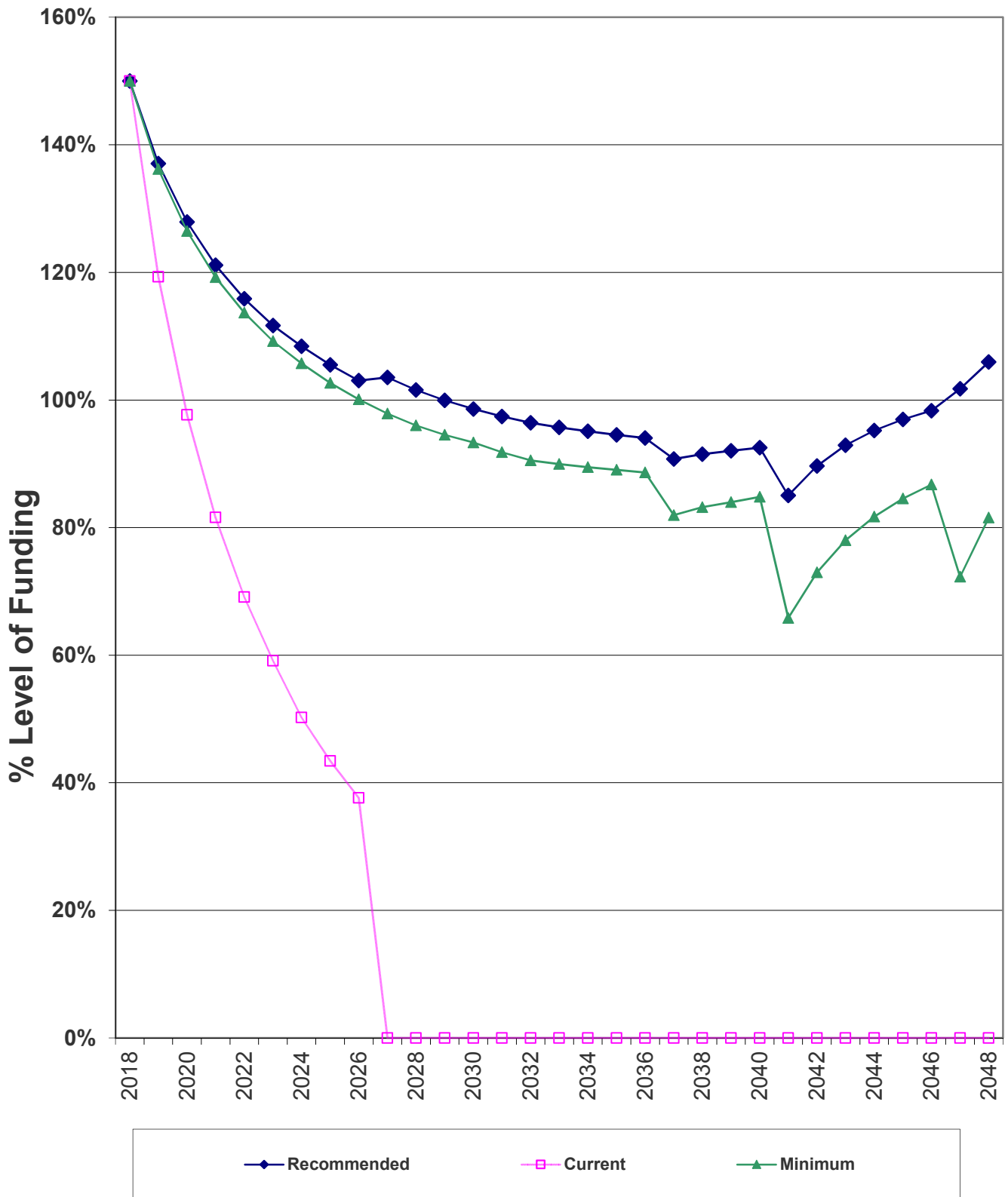
Recommendations

Recommended Monthly Reserve Allocation	\$665
Per Unit	\$15.83
Future Annual Increases	3.00%
For number of years:	30
Increases thereafter:	0.00%
Minimum Recommended Monthly Reserve Allocation	\$645
Per Unit	\$15.36
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	\$415 166%
Minimum Recommended Increase to Reserve Allocation as Percentage	\$395 158%

Percent Funded - Graph



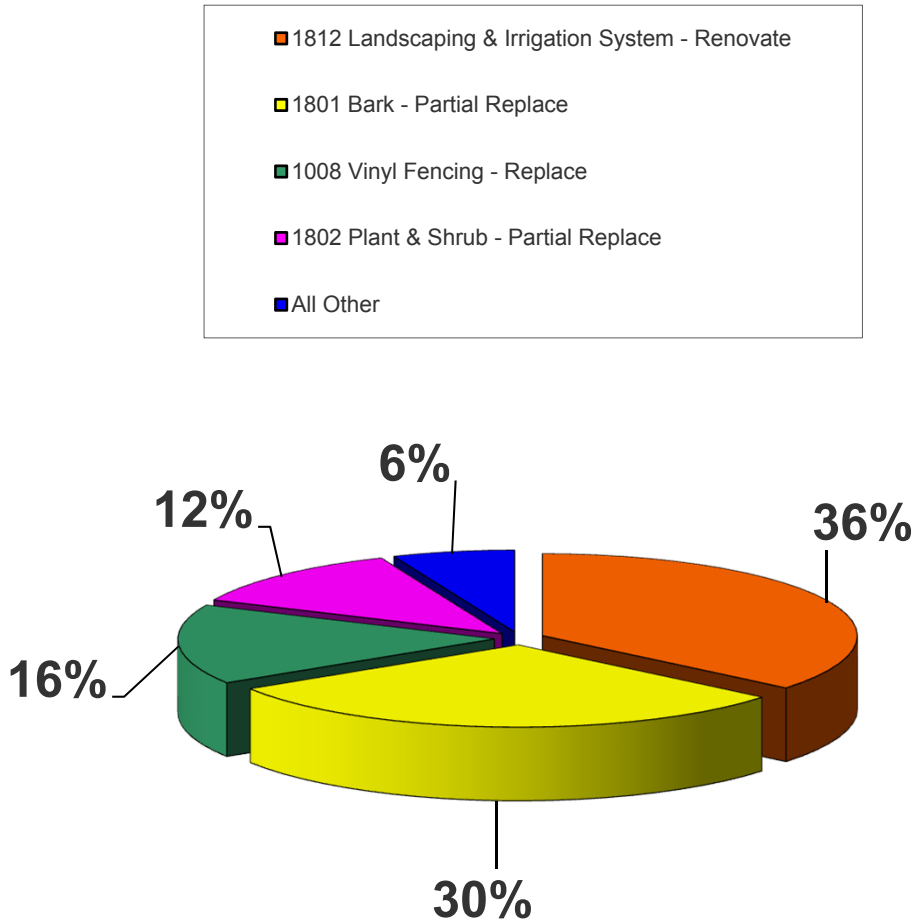
Component Inventory

Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Prop. Identification	801	Monument Signs - Refurbish	15	13	\$3,000	\$5,000
	803	Mailboxes - Replace	N/A		\$0	\$0
Fencing	1008	Vinyl Fencing - Replace	30	22	\$36,225	\$42,525
Recreation Equip.	1307	Bench - Replace	15	5	\$700	\$900
Light Fixtures	1609	Street Light Fixtures - Replace	20	12	\$3,500	\$4,500
Landscaping	1801	Bark - Partial Replace	1	0	\$2,400	\$2,600
	1802	Plant & Shrub - Partial Replace	1	0	\$900	\$1,100
	1812	Landscaping & Irrigation System - Renov	10	8	\$20,000	\$40,000

Significant Components

ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
801	Monument Signs - Refurbish	15	13	\$4,000	\$267	3.2003%
1008	Vinyl Fencing - Replace	30	22	\$39,375	\$1,313	15.7516%
1307	Bench - Replace	15	5	\$800	\$53	0.6401%
1609	Street Light Fixtures - Replace	20	12	\$4,000	\$200	2.4002%
1801	Bark - Partial Replace	1	0	\$2,500	\$2,500	30.0030%
1802	Plant & Shrub - Partial Replace	1	0	\$1,000	\$1,000	12.0012%
1812	Landscaping & Irrigation System - Rend	10	8	\$30,000	\$3,000	36.0036%

Significant Components - Graph



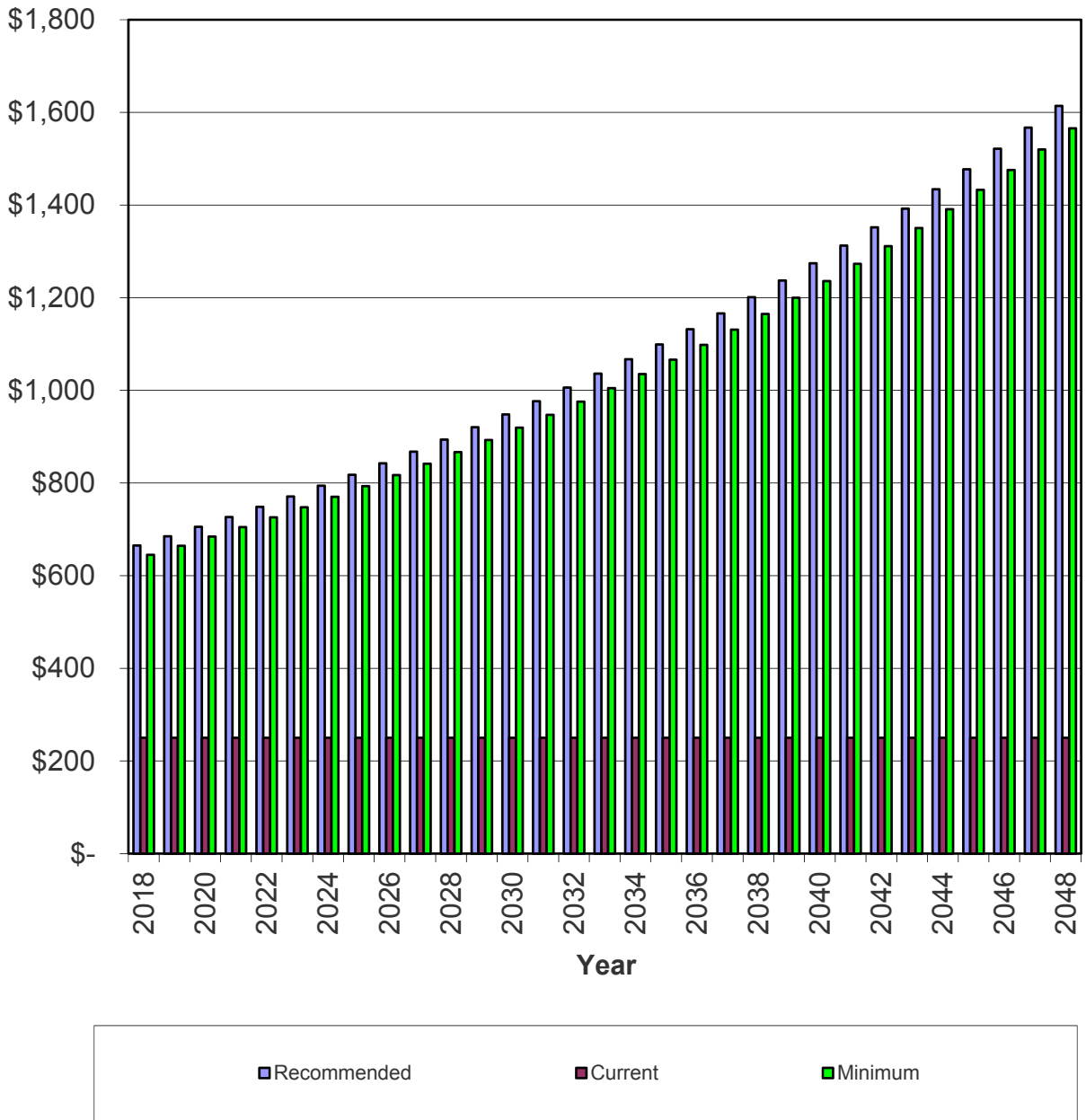
ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
1812	Landscaping & Irrigation System - Ren	10	8	\$30,000	\$3,000	36%
1801	Bark - Partial Replace	1	0	\$2,500	\$2,500	30%
1008	Vinyl Fencing - Replace	30	22	\$39,375	\$1,313	16%
1802	Plant & Shrub - Partial Replace	1	0	\$1,000	\$1,000	12%
All Other	See Expanded Table For Breakdown				\$520	6%

Yearly Summary

Year	Fully Funded Balance	Starting Reserve Balance	% Funded	Reserve Contributions	Interest Income	Reserve Expenses	Ending Reserve Balance
2018	\$22,667	\$34,000	150%	\$7,980	\$36	\$3,500	\$38,516
2019	\$28,104	\$38,516	137%	\$8,219	\$41	\$3,577	\$43,200
2020	\$33,770	\$43,200	128%	\$8,466	\$46	\$3,656	\$48,055
2021	\$39,671	\$48,055	121%	\$8,720	\$51	\$3,736	\$53,090
2022	\$45,816	\$53,090	116%	\$8,982	\$56	\$3,818	\$58,309
2023	\$52,212	\$58,309	112%	\$9,251	\$61	\$4,794	\$62,826
2024	\$57,956	\$62,826	108%	\$9,529	\$66	\$3,988	\$68,432
2025	\$64,858	\$68,432	106%	\$9,814	\$71	\$4,076	\$74,242
2026	\$72,037	\$74,242	103%	\$10,109	\$59	\$39,871	\$44,540
2027	\$43,009	\$44,540	104%	\$10,412	\$48	\$4,257	\$50,742
2028	\$49,963	\$50,742	102%	\$10,724	\$54	\$4,351	\$57,170
2029	\$57,201	\$57,170	100%	\$11,046	\$60	\$4,447	\$63,830
2030	\$64,734	\$63,830	99%	\$11,378	\$65	\$9,738	\$65,534
2031	\$67,263	\$65,534	97%	\$11,719	\$66	\$9,952	\$67,367
2032	\$69,872	\$67,367	96%	\$12,070	\$71	\$4,747	\$74,762
2033	\$78,107	\$74,762	96%	\$12,433	\$79	\$4,851	\$82,422
2034	\$86,670	\$82,422	95%	\$12,806	\$86	\$4,958	\$90,356
2035	\$95,573	\$90,356	95%	\$13,190	\$94	\$5,067	\$98,574
2036	\$104,825	\$98,574	94%	\$13,585	\$81	\$49,563	\$62,676
2037	\$69,077	\$62,676	91%	\$13,993	\$67	\$5,292	\$71,444
2038	\$78,064	\$71,444	92%	\$14,413	\$75	\$6,645	\$79,287
2039	\$86,150	\$79,287	92%	\$14,845	\$84	\$5,528	\$88,689
2040	\$95,846	\$88,689	93%	\$15,291	\$62	\$69,203	\$34,838
2041	\$40,974	\$34,838	85%	\$15,749	\$40	\$5,773	\$44,854
2042	\$50,022	\$44,854	90%	\$16,222	\$50	\$5,901	\$55,225
2043	\$59,449	\$55,225	93%	\$16,708	\$61	\$6,030	\$65,964
2044	\$69,266	\$65,964	95%	\$17,210	\$72	\$6,163	\$77,082
2045	\$79,487	\$77,082	97%	\$17,726	\$83	\$6,299	\$88,592
2046	\$90,123	\$88,592	98%	\$18,258	\$63	\$68,969	\$37,944
2047	\$37,281	\$37,944	102%	\$18,805	\$44	\$6,579	\$50,214

Reserve Contributions - Graph

Monthly Reserve Contributions



Component Funding Information

ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
801	Monument Signs - Refurbish	15	13	(2) Signs	\$4,000	\$533	\$800	\$21.28
1008	Vinyl Fencing - Replace	30	22	Approx 1,575 Linear ft.	\$39,375	\$10,500	\$15,750	\$104.75
1307	Bench - Replace	15	5	(1) Bench	\$800	\$533	\$800	\$4.26
1609	Street Light Fixtures - Replace	20	12	(5) Fixtures	\$4,000	\$1,600	\$2,400	\$15.96
1801	Bark - Partial Replace	1	0	(1) Community	\$2,500	\$2,500	\$3,750	\$199.52
1802	Plant & Shrub - Partial Replace	1	0	(1) Community	\$1,000	\$1,000	\$1,500	\$79.81
1812	Landscaping & Irrigation System - Renovate	10	8	Extensive Sq.ft.	\$30,000	\$6,000	\$9,000	\$239.42
					\$81,675	\$22,667	\$34,000	\$665

Current Fund Balance as a percentage of Ideal Balance: 150%



Yearly Cash Flow

Year	2018	2019	2020	2021	2022
Starting Balance	\$34,000	\$38,516	\$43,200	\$48,055	\$53,090
<i>Reserve Income</i>	\$7,980	\$8,219	\$8,466	\$8,720	\$8,982
<i>Interest Earnings</i>	\$36	\$41	\$46	\$51	\$56
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$42,016	\$46,777	\$51,711	\$56,826	\$62,127
Reserve Expenditures	\$3,500	\$3,577	\$3,656	\$3,736	\$3,818
Ending Balance	\$38,516	\$43,200	\$48,055	\$53,090	\$58,309

Year	2023	2024	2025	2026	2027
Starting Balance	\$58,309	\$62,826	\$68,432	\$74,242	\$44,540
<i>Reserve Income</i>	\$9,251	\$9,529	\$9,814	\$10,109	\$10,412
<i>Interest Earnings</i>	\$61	\$66	\$71	\$59	\$48
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$67,620	\$72,420	\$78,318	\$84,410	\$54,999
Reserve Expenditures	\$4,794	\$3,988	\$4,076	\$39,871	\$4,257
Ending Balance	\$62,826	\$68,432	\$74,242	\$44,540	\$50,742

Year	2028	2029	2030	2031	2032
Starting Balance	\$50,742	\$57,170	\$63,830	\$65,534	\$67,367
<i>Reserve Income</i>	\$10,724	\$11,046	\$11,378	\$11,719	\$12,070
<i>Interest Earnings</i>	\$54	\$60	\$65	\$66	\$71
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$61,520	\$68,276	\$75,272	\$77,319	\$79,508
Reserve Expenditures	\$4,351	\$4,447	\$9,738	\$9,952	\$4,747
Ending Balance	\$57,170	\$63,830	\$65,534	\$67,367	\$74,762

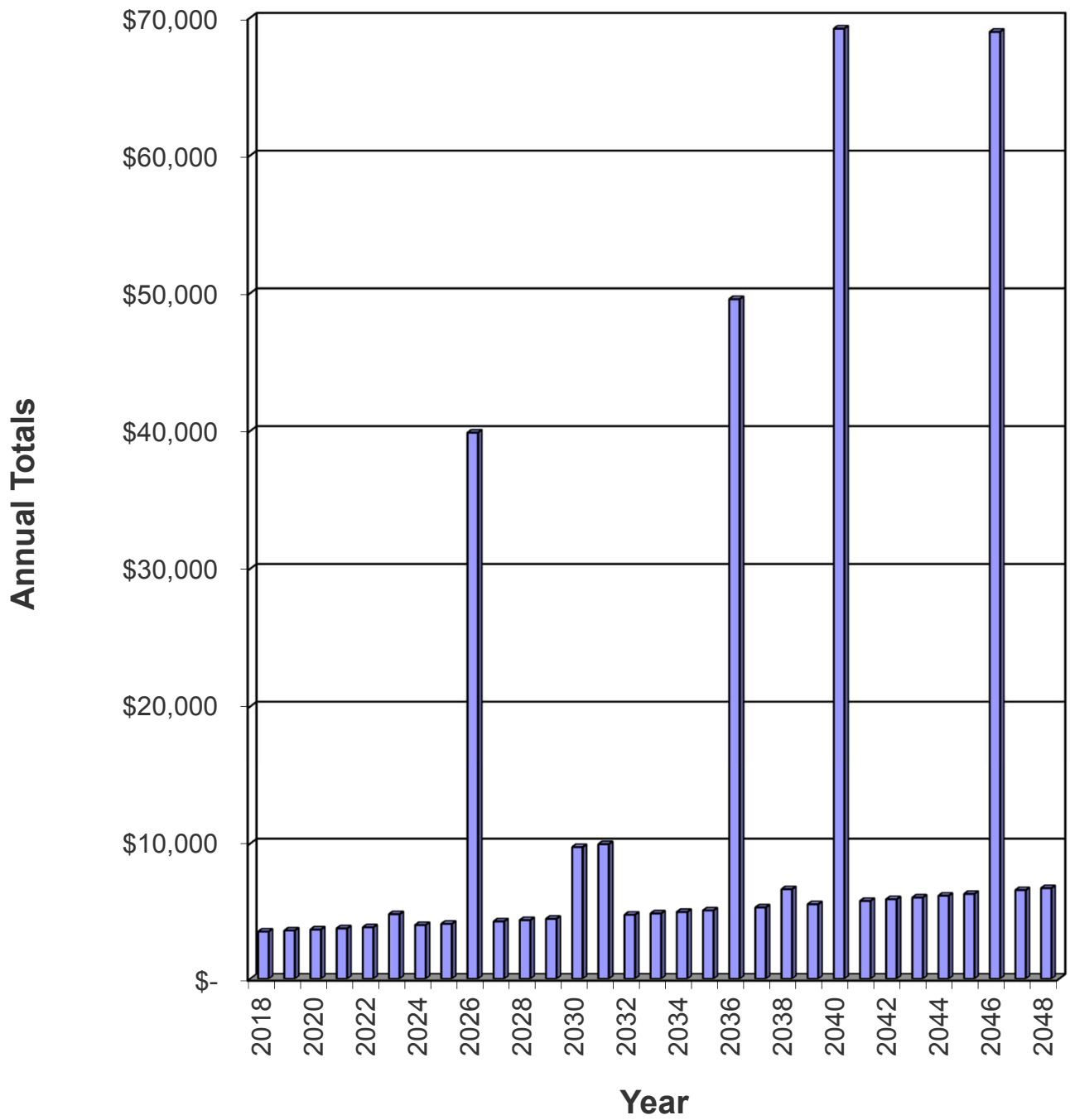
Year	2033	2034	2035	2036	2037
Starting Balance	\$74,762	\$82,422	\$90,356	\$98,574	\$62,676
<i>Reserve Income</i>	\$12,433	\$12,806	\$13,190	\$13,585	\$13,993
<i>Interest Earnings</i>	\$79	\$86	\$94	\$81	\$67
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$87,273	\$95,314	\$103,640	\$112,240	\$76,736
Reserve Expenditures	\$4,851	\$4,958	\$5,067	\$49,563	\$5,292
Ending Balance	\$82,422	\$90,356	\$98,574	\$62,676	\$71,444

Year	2038	2039	2040	2041	2042
Starting Balance	\$71,444	\$79,287	\$88,689	\$34,838	\$44,854
<i>Reserve Income</i>	\$14,413	\$14,845	\$15,291	\$15,749	\$16,222
<i>Interest Earnings</i>	\$75	\$84	\$62	\$40	\$50
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$85,932	\$94,217	\$104,041	\$50,627	\$61,126
Reserve Expenditures	\$6,645	\$5,528	\$69,203	\$5,773	\$5,901
Ending Balance	\$79,287	\$88,689	\$34,838	\$44,854	\$55,225

Year	2043	2044	2045	2046	2047
Starting Balance	\$55,225	\$65,964	\$77,082	\$88,592	\$37,944
<i>Reserve Income</i>	\$16,708	\$17,210	\$17,726	\$18,258	\$18,805
<i>Interest Earnings</i>	\$61	\$72	\$83	\$63	\$44
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$71,994	\$83,245	\$94,891	\$106,913	\$56,793
Reserve Expenditures	\$6,030	\$6,163	\$6,299	\$68,969	\$6,579
Ending Balance	\$65,964	\$77,082	\$88,592	\$37,944	\$50,214



Yearly Reserve Expenditures - Graph



Projected Reserve Expenditures by Year

Year	ID #	Component Name	Projected Cost	Total Per Annum
2018	1801	Bark - Partial Replace	\$2,500	\$3,500
	1802	Plant & Shrub - Partial Replace	\$1,000	
2019	1801	Bark - Partial Replace	\$2,555	\$3,577
	1802	Plant & Shrub - Partial Replace	\$1,022	
2020	1801	Bark - Partial Replace	\$2,611	\$3,656
	1802	Plant & Shrub - Partial Replace	\$1,044	
2021	1801	Bark - Partial Replace	\$2,669	\$3,736
	1802	Plant & Shrub - Partial Replace	\$1,067	
2022	1801	Bark - Partial Replace	\$2,727	\$3,818
	1802	Plant & Shrub - Partial Replace	\$1,091	
2023	1307	Bench - Replace	\$892	\$4,794
	1801	Bark - Partial Replace	\$2,787	
	1802	Plant & Shrub - Partial Replace	\$1,115	
2024	1801	Bark - Partial Replace	\$2,849	\$3,988
	1802	Plant & Shrub - Partial Replace	\$1,139	
2025	1801	Bark - Partial Replace	\$2,911	\$4,076
	1802	Plant & Shrub - Partial Replace	\$1,165	
2026	1801	Bark - Partial Replace	\$2,975	\$39,871
	1802	Plant & Shrub - Partial Replace	\$1,190	
	1812	Landscaping & Irrigation System - Renovate	\$35,705	
2027	1801	Bark - Partial Replace	\$3,041	\$4,257
	1802	Plant & Shrub - Partial Replace	\$1,216	
2028	1801	Bark - Partial Replace	\$3,108	\$4,351
	1802	Plant & Shrub - Partial Replace	\$1,243	
2029	1801	Bark - Partial Replace	\$3,176	\$4,447
	1802	Plant & Shrub - Partial Replace	\$1,270	
2030	1609	Street Light Fixtures - Replace	\$5,194	\$9,738
	1801	Bark - Partial Replace	\$3,246	
	1802	Plant & Shrub - Partial Replace	\$1,298	
2031	801	Monument Signs - Refurbish	\$5,308	\$9,952
	1801	Bark - Partial Replace	\$3,317	
	1802	Plant & Shrub - Partial Replace	\$1,327	
2032	1801	Bark - Partial Replace	\$3,390	\$4,747
	1802	Plant & Shrub - Partial Replace	\$1,356	
2033	1801	Bark - Partial Replace	\$3,465	\$4,851
	1802	Plant & Shrub - Partial Replace	\$1,386	
2034	1801	Bark - Partial Replace	\$3,541	\$4,958
	1802	Plant & Shrub - Partial Replace	\$1,416	
2035	1801	Bark - Partial Replace	\$3,619	\$5,067
	1802	Plant & Shrub - Partial Replace	\$1,448	
2036	1801	Bark - Partial Replace	\$3,699	\$49,563
	1802	Plant & Shrub - Partial Replace	\$1,480	
	1812	Landscaping & Irrigation System - Renovate	\$44,385	
2037	1801	Bark - Partial Replace	\$3,780	

Year	Comp ID	Component Name	Projected Cost	Total Per Annum
	1802	Plant & Shrub - Partial Replace	\$1,512	\$5,292
2038	1307	Bench - Replace	\$1,236	
	1801	Bark - Partial Replace	\$3,863	
	1802	Plant & Shrub - Partial Replace	\$1,545	\$6,645
2039	1801	Bark - Partial Replace	\$3,948	
	1802	Plant & Shrub - Partial Replace	\$1,579	\$5,528
2040	1008	Vinyl Fencing - Replace	\$63,554	
	1801	Bark - Partial Replace	\$4,035	
	1802	Plant & Shrub - Partial Replace	\$1,614	\$69,203
2041	1801	Bark - Partial Replace	\$4,124	
	1802	Plant & Shrub - Partial Replace	\$1,650	\$5,773
2042	1801	Bark - Partial Replace	\$4,215	
	1802	Plant & Shrub - Partial Replace	\$1,686	\$5,901
2043	1801	Bark - Partial Replace	\$4,307	
	1802	Plant & Shrub - Partial Replace	\$1,723	\$6,030
2044	1801	Bark - Partial Replace	\$4,402	
	1802	Plant & Shrub - Partial Replace	\$1,761	\$6,163
2045	1801	Bark - Partial Replace	\$4,499	
	1802	Plant & Shrub - Partial Replace	\$1,800	\$6,299
2046	801	Monument Signs - Refurbish	\$7,357	
	1801	Bark - Partial Replace	\$4,598	
	1802	Plant & Shrub - Partial Replace	\$1,839	
	1812	Landscaping & Irrigation System - Renovate	\$55,176	\$68,969
2047	1801	Bark - Partial Replace	\$4,699	
	1802	Plant & Shrub - Partial Replace	\$1,880	\$6,579

Component Evaluation

Comp #: 801 Monument Signs - Refurbish



Location: **Community Entrances**

Quantity: **(2) Signs**

Life Expectancy: **15** *Remaining Life:* **13**

Best Cost: **\$3,000**
\$1,500/Sign; Estimate to refurbish

Worst Cost: **\$5,000**
\$2,500/Sign; Higher estimate

Source of Information: CSL Cost Database

Observations:

The monument signs are in good condition. We recommend funding to refurbish this component approximately every 15 - 20 years to ensure appearance. Remaining life is based on current age.

General Notes:

Comp #: 803 Mailboxes - Replace



Location: **Common Area**

Quantity: **(4) 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: **Common Area**

Quantity: **Approx 1,575 Linear ft.**

Life Expectancy: **30** *Remaining Life:* **22**

Best Cost: **\$36,225**
\$23/Linear ft.; Estimate to replace

Worst Cost: **\$42,525**
\$27/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 average age.

General Notes:

Comp #: 1307 Bench - Replace



Location: **Common Area**

Quantity: **(1) Bench**

Life Expectancy: **15** *Remaining Life:* **5**

Best Cost: **\$700**

Estimate to replace

Worst Cost: **\$900**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The benches are in fair condition. We recommend funding to replace this component approximately every 10 - 15 years. Remaining life based on current age.

General Notes:

Comp #: 1609 Street Light Fixtures - Replace



Location: **Common Area**

Quantity: **(5) Fixtures**

Life Expectancy: **20** *Remaining Life:* **12**

Best Cost: **\$3,500**
\$700/Fixture; Estimate to replace

Worst Cost: **\$4,500**
\$900/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 average age.

General Notes:

Comp #: 1801 Bark - Partial Replace



Location: **Common Area**

Quantity: **(1) Community**

Life Expectancy: **1** *Remaining Life:* **0**

Best Cost: **\$2,400**

Estimate to replace

Worst Cost: **\$2,600**

Higher estimate

Source of Information: Research with Client

Observations:

Research with the client reveals plans to partially replace this component each year.

General Notes:

Comp #: 1802 Plant & Shrub - Partial Replace



Location: **Common Area**

Quantity: **(1) Community**

Life Expectancy: **1** *Remaining Life:* **0**

Best Cost: **\$900**

Estimate to replace

Worst Cost: **\$1,100**

Higher estimate

Source of Information: Research with Client

Observations:

Research with the client reveals plans to partially replace this component each year.

General Notes:

Comp #: 1812 Landscaping & Irrigation System - Renovate



Location: **Common Area**

Quantity: **Extensive Sq.ft.**

Life Expectancy: **10** *Remaining Life:* **8**

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

Allowance to renovate

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

Higher allowance

Source of Information: CSL Cost Database

Observations:

The landscaping and irrigation system are generally in good condition. We recommend funding for an allowance to renovate the landscaping and irrigation system approximately every 10 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.