Jordan Meadows

Level 1 Reserve Study

Report Period – 01/01/2020 – 12/31/2020

Client Reference Number	**10201**
Property Type	**Townhouse**
Number of Units	**80**
Fiscal Year End	**12/31**

Type of Study	**Full Study**
Date of Property Inspection	**11/14/2019**
Prepared By	**Dale Gifford**
Analysis Method	**Cash Flow**
Funding Goal	**Full Funding**

Report prepared on – Friday, February 07, 2020

COMPLEX SOLUTIONS, LTD.

TEL: (888) 356-3783 | Fax: (866) 279-9662
WWW.COMPLEXSOLUTIONSLTD.COM

Table of Contents

Introduction

Reserve Analysis

Component Evaluation

Glossary of Commonly used Words and Phrases

Executive Summary – Jordan Meadows - ID # 10201

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 01/01/2020	**$106,263**
Ideal Reserve Balance as of 01/01/2020	**$714,736**
Percent Funded as of 01/01/2020	**15%**
Recommended Reserve Contribution (per month)	**$6,350**
Recommended Special Assessment	**$0**

Jordan Meadows is an 80-unit Townhome community. The community offers basketball court, playground, and landscaped areas as amenities. Construction on the community was completed in 2001.

Currently Programmed Projects
Projects programmed to occur this fiscal year (FY2020) include asphalt seal coat (Comp# 402), play area groundcover refill (Comp# 1303), and landscaping and irrigation system renovate (Comp# 1812). We have programmed an estimated $61,500 in reserve expenditures toward the completion of these projects. (See page 15)

Significant Reserve Projects
The association's significant reserve projects are roofs replace (Comp# 105), vinyl siding replace (Comp# 302), asphalt major rehab (Comp# 402), and asphalt seal coat (Comp# 401). The fiscal significance of these components is approximately 30%, 21%, 13, and 9% 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 $106,263 versus the ideal reserve balance of $714,736 we find the association's reserve fund to be approximately 15% funded. This indicates a weak reserve fund position. In order to continue to strengthen the account fund, we suggest adopting a monthly reserve contribution of $6,350 ($79.38/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 warrantee or guarantee regarding our life and cost estimates/predictions. There is no implied warrantee 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	80
Fiscal Year End	31-Dec
Budgeted Monthly Reserve Allocation	$2,000
Projected Starting Reserve Balance	$106,263
Ideal Starting Reserve Balance	$714,736

Economic Assumptions

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

Current Reserve Status

Current Balance as a % of Ideal Balance	15%

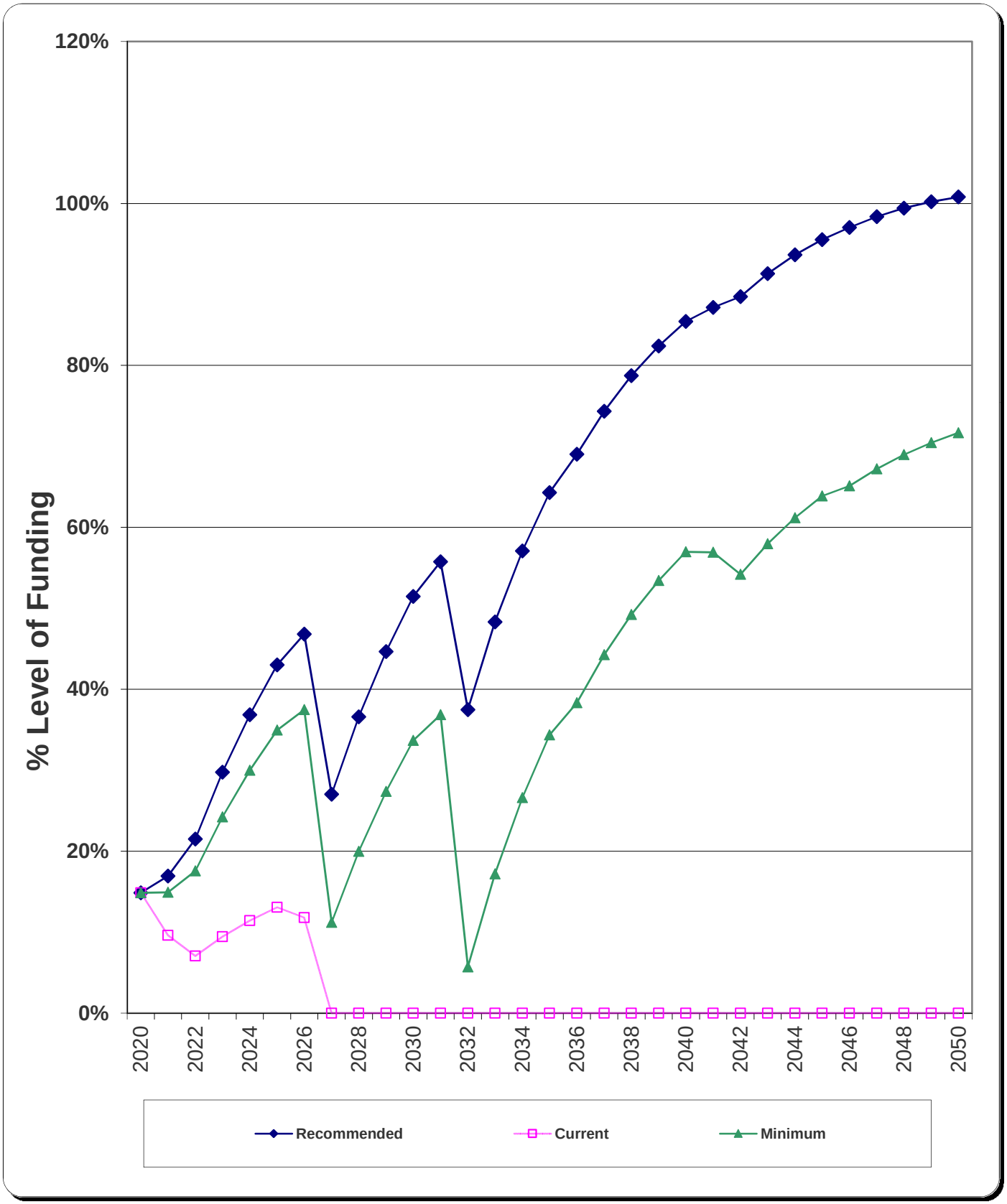
Recommendations

Recommended Monthly Reserve Allocation	$6,350
Per Unit	$79.38
Future Annual Increases	3.00%
For number of years:	30
Increases thereafter:	0.00%
70% Funded Monthly Reserve Allocation Reference	$5,150
Per Unit	$64.38
Future Annual Increases	3.00%
For number of years:	30
Increases thereafter:	0.00%

Changes From Prior Year

Recommended Increase to Reserve Allocation	$4,350
as Percentage	218%

Percent Funded - Graph



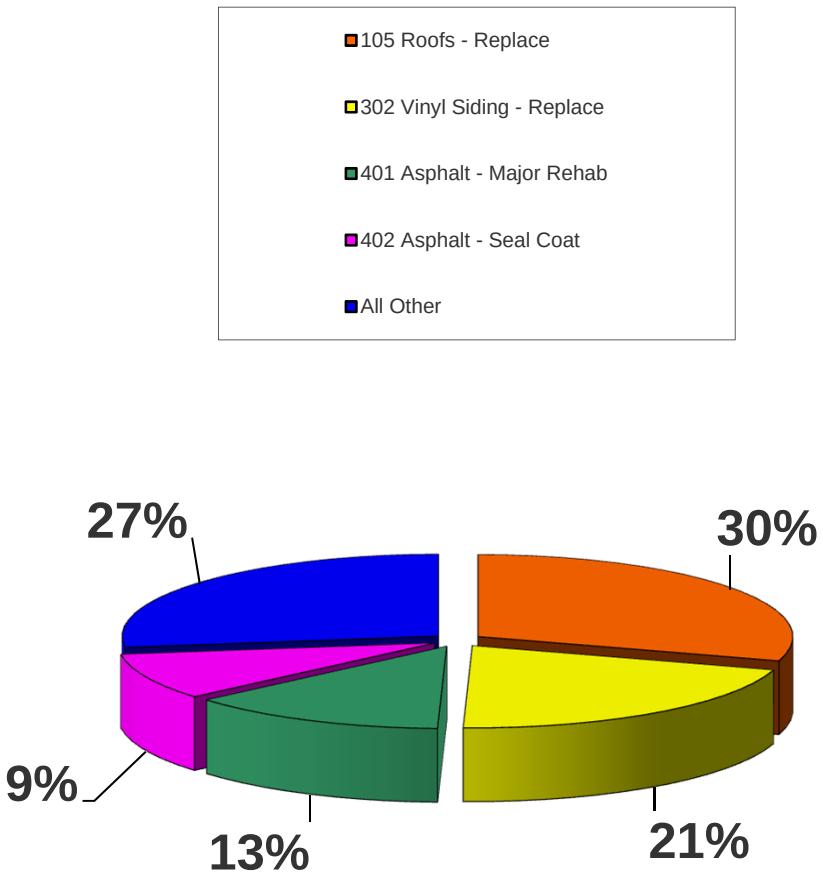
Component Inventory

Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Roofing	105	Roofs - Replace	25	6	$270,000	$350,000
	120	Rain Gutters/Downspouts - Replace	30	11	$35,000	$45,000
Painted Surfaces	208	Block & Stucco Walls - Repair/Repaint	N/A		$0	$0
Siding Materials	302	Vinyl Siding - Replace	50	31	$360,000	$500,000
Drive Materials	401	Asphalt - Major Rehab	30	11	$140,000	$190,000
	402	Asphalt - Seal Coat	5	0	$18,000	$20,000
	403	Concrete - Partial Repair/Replace	10	1	$5,500	$7,500
Prop. Identification	801	Monument Sign - Replace	N/A		$0	$0
	803	Mailboxes - Replace	N/A		$0	$0
Fencing	1003	Chain Link Fencing - Replace	40	21	$60,000	$80,000
	1008	Vinyl Fencing - Replace	30	11	$55,000	$65,000
	1090	Brick Columns - Replace	N/A		$0	$0
Courts	1207	Basketball Equipment - Replace	N/A		$0	$0
Recreation Equip.	1301	Play Structures - Replace	30	11	$20,000	$30,000
	1303	Play Area Groundcover - Refill	5	0	$7,000	$8,000
	1306	Picnic Table - Replace	N/A		$0	$0
	1307	Bench - Replace	N/A		$0	$0
	1309	Pavilion - Refurbish	N/A		$0	$0
Light Fixtures	1602	Exterior Light Fixtures - Replace	20	1	$24,000	$36,000
	1609	Street Light Fixtures - Replace	N/A		$0	$0
Landscaping	1812	Landscaping & Irrigation System - Renov	20	0	$30,000	$40,000
Utility Systems	2090	French Drain - Rebuild	99	1	$2,900	$3,100
Buildings / Structu	2301	Shed - Replace	N/A		$0	$0

Significant Components

ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As $	As %
105	Roofs - Replace	25	6	$310,000	$12,400	29.7958%
120	Rain Gutters/Downspouts - Replace	30	11	$40,000	$1,333	3.2038%
302	Vinyl Siding - Replace	50	31	$430,000	$8,600	20.6648%
401	Asphalt - Major Rehab	30	11	$165,000	$5,500	13.2159%
402	Asphalt - Seal Coat	5	0	$19,000	$3,800	9.1310%
403	Concrete - Partial Repair/Replace	10	1	$6,500	$650	1.5619%
1003	Chain Link Fencing - Replace	40	21	$70,000	$1,750	4.2050%
1008	Vinyl Fencing - Replace	30	11	$60,000	$2,000	4.8058%
1301	Play Structures - Replace	30	11	$25,000	$833	2.0024%
1303	Play Area Groundcover - Refill	5	0	$7,500	$1,500	3.6043%
1602	Exterior Light Fixtures - Replace	20	1	$30,000	$1,500	3.6043%
1812	Landscaping & Irrigation System - Renc	20	0	$35,000	$1,750	4.2050%
2090	French Drain - Rebuild	99	1	$3,000	$0	0.0000%

Significant Components - Graph

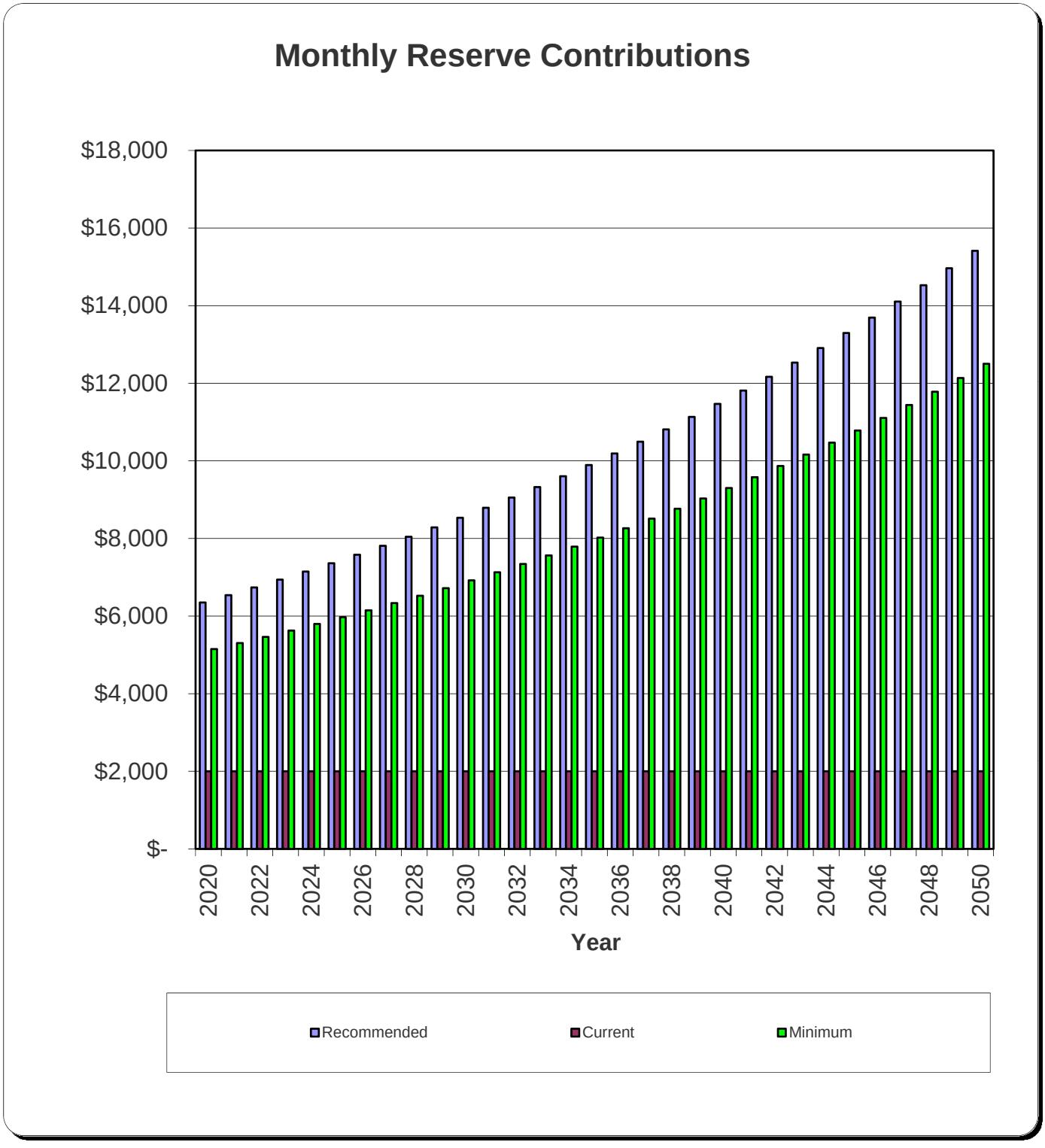


ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As $	As %
105	Roofs - Replace	25	6	$310,000	$12,400	30%
302	Vinyl Siding - Replace	50	31	$430,000	$8,600	21%
401	Asphalt - Major Rehab	30	11	$165,000	$5,500	13%
402	Asphalt - Seal Coat	5	0	$19,000	$3,800	9%
All Other	See Expanded Table For Breakdown				$11,317	27%

Yearly Summary

Year	Fully Funded Balance	Starting Reserve Balance	% Funded	Reserve Contributions	Interest Income	Reserve Expenses	Ending Reserve Balance
2020	$714,736	$106,263	15%	$76,200	$114	$61,500	$121,077
2021	$715,730	$121,077	17%	$78,486	$140	$40,685	$159,018
2022	$739,447	$159,018	22%	$80,841	$200	$0	$240,058
2023	$807,106	$240,058	30%	$83,266	$282	$0	$323,605
2024	$878,159	$323,605	37%	$85,764	$367	$0	$409,736
2025	$952,749	$409,736	43%	$88,337	$439	$30,721	$467,791
2026	$999,382	$467,791	47%	$90,987	$328	$370,156	$188,949
2027	$699,286	$188,949	27%	$93,716	$236	$0	$282,902
2028	$772,983	$282,902	37%	$96,528	$331	$0	$379,761
2029	$850,473	$379,761	45%	$99,424	$430	$0	$479,614
2030	$931,916	$479,614	51%	$102,406	$513	$35,614	$546,920
2031	$980,799	$546,920	56%	$105,479	$395	$410,425	$242,368
2032	$646,820	$242,368	37%	$108,643	$297	$0	$351,308
2033	$727,340	$351,308	48%	$111,902	$407	$0	$463,618
2034	$812,109	$463,618	57%	$115,259	$521	$0	$579,398
2035	$901,310	$579,398	64%	$118,717	$618	$41,286	$657,448
2036	$952,607	$657,448	69%	$122,279	$719	$0	$780,445
2037	$1,049,971	$780,445	74%	$125,947	$844	$0	$907,236
2038	$1,152,320	$907,236	79%	$129,725	$973	$0	$1,037,934
2039	$1,259,865	$1,037,934	82%	$133,617	$1,105	$0	$1,172,657
2040	$1,372,825	$1,172,657	85%	$137,626	$1,186	$111,076	$1,200,393
2041	$1,377,021	$1,200,393	87%	$141,754	$1,173	$198,121	$1,145,199
2042	$1,294,009	$1,145,199	89%	$146,007	$1,219	$0	$1,292,425
2043	$1,414,963	$1,292,425	91%	$150,387	$1,368	$0	$1,444,180
2044	$1,542,010	$1,444,180	94%	$154,899	$1,522	$0	$1,600,601
2045	$1,675,406	$1,600,601	96%	$159,546	$1,653	$55,485	$1,706,315
2046	$1,758,269	$1,706,315	97%	$164,332	$1,789	$0	$1,872,437
2047	$1,903,460	$1,872,437	98%	$169,262	$1,958	$0	$2,043,657
2048	$2,055,779	$2,043,657	99%	$174,340	$2,132	$0	$2,220,129
2049	$2,215,525	$2,220,129	100%	$179,570	$2,311	$0	$2,402,010

Reserve Contributions - Graph



Component Funding Information

ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
105	Roofs - Replace	25	6	Approx 77,100 Sq.ft.	$310,000	$235,600	$7,443	$1,892.03
120	Rain Gutters/Downspouts - Replace	30	11	Approx 5,100 Linear ft.	$40,000	$25,333	$0	$203.44
302	Vinyl Siding - Replace	50	31	Approx 70,600 Sq.ft.	$430,000	$163,400	$0	$1,312.21
401	Asphalt - Major Rehab	30	11	Approx 93,800 Sq.ft.	$165,000	$104,500	$0	$839.21
402	Asphalt - Seal Coat	5	0	Approx 93,800 Sq.ft.	$19,000	$19,000	$19,000	$579.82
403	Concrete - Partial Repair/Replace	10	1	Minimal Sq.ft.	$6,500	$5,850	$5,850	$99.18
1003	Chain Link Fencing - Replace	40	21	Approx 2,375 Linear ft.	$70,000	$33,250	$0	$267.02
1008	Vinyl Fencing - Replace	30	11	Approx 1,400 Linear ft.	$60,000	$38,000	$0	$305.17
1301	Play Structures - Replace	30	11	(6) Pieces	$25,000	$15,833	$0	$127.15
1303	Play Area Groundcover - Refill	5	0	Approx 4,625 Sq.ft.	$7,500	$7,500	$7,500	$228.87
1602	Exterior Light Fixtures - Replace	20	1	(240) Fixtures	$30,000	$28,500	$28,500	$228.87
1812	Landscaping & Irrigation System - Renovate	20	0	Extensive Sq.ft.	$35,000	$35,000	$35,000	$267.02
2090	French Drain - Rebuild	99	1	(1) Drain	$3,000	$2,970	$2,970	$0.00
					$1,201,000	$714,736	$106,263	$6,350

Current Fund Balance as a percentage of Ideal Balance: 15%

Yearly Cash Flow

Year	2020	2021	2022	2023	2024
Starting Balance	$106,263	$121,077	$159,018	$240,058	$323,605
Reserve Income	$76,200	$78,486	$80,841	$83,266	$85,764
Interest Earnings	$114	$140	$200	$282	$367
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$182,577	$199,703	$240,058	$323,605	$409,736
Reserve Expenditures	$61,500	$40,685	$0	$0	$0
Ending Balance	$121,077	$159,018	$240,058	$323,605	$409,736

Year	2025	2026	2027	2028	2029
Starting Balance	$409,736	$467,791	$188,949	$282,902	$379,761
Reserve Income	$88,337	$90,987	$93,716	$96,528	$99,424
Interest Earnings	$439	$328	$236	$331	$430
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$498,511	$559,106	$282,902	$379,761	$479,614
Reserve Expenditures	$30,721	$370,156	$0	$0	$0
Ending Balance	$467,791	$188,949	$282,902	$379,761	$479,614

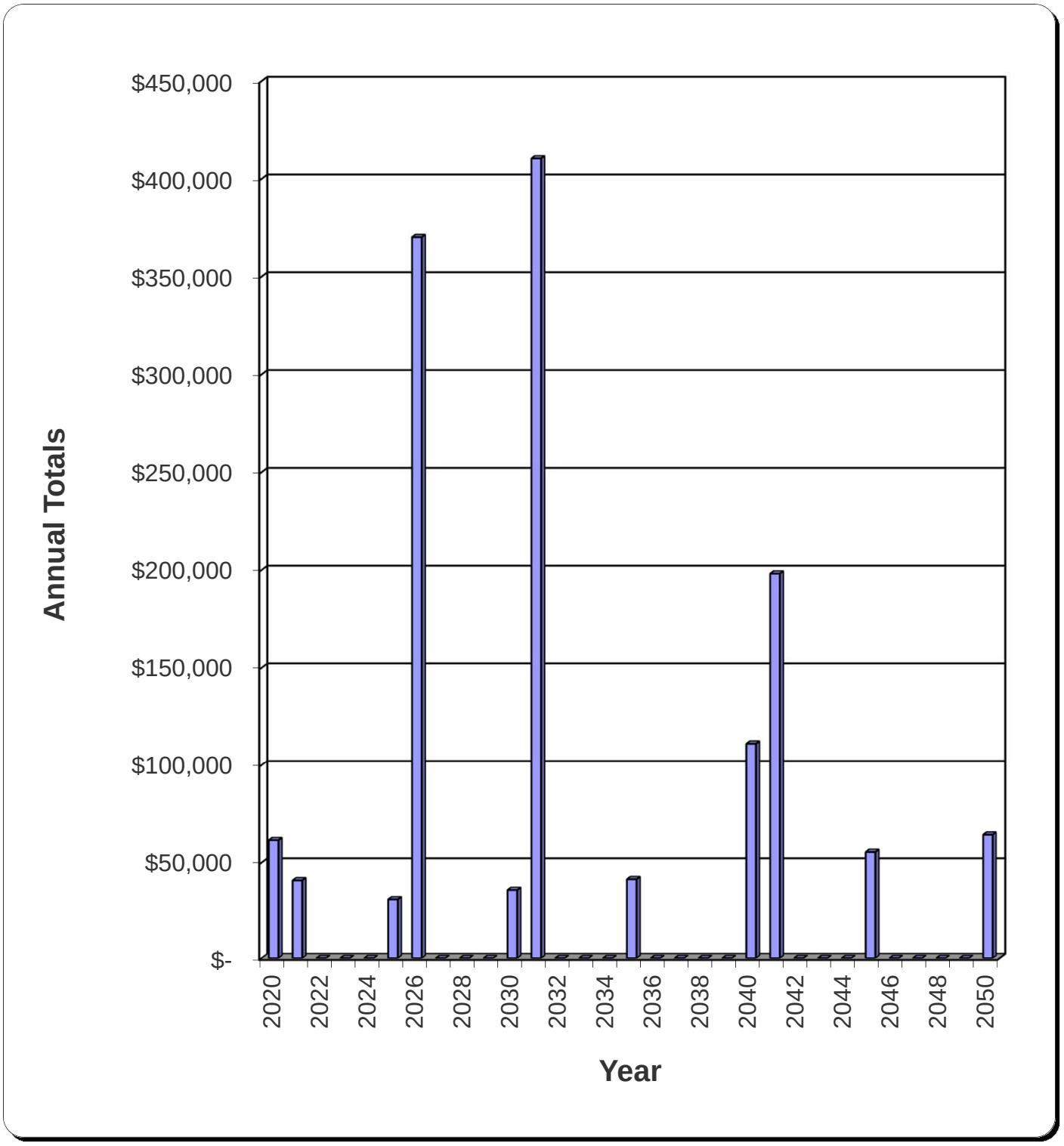
Year	2030	2031	2032	2033	2034
Starting Balance	$479,614	$546,920	$242,368	$351,308	$463,618
Reserve Income	$102,406	$105,479	$108,643	$111,902	$115,259
Interest Earnings	$513	$395	$297	$407	$521
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$582,534	$652,793	$351,308	$463,618	$579,398
Reserve Expenditures	$35,614	$410,425	$0	$0	$0
Ending Balance	$546,920	$242,368	$351,308	$463,618	$579,398

Year	2035	2036	2037	2038	2039
Starting Balance	$579,398	$657,448	$780,445	$907,236	$1,037,934
Reserve Income	$118,717	$122,279	$125,947	$129,725	$133,617
Interest Earnings	$618	$719	$844	$973	$1,105
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$698,734	$780,445	$907,236	$1,037,934	$1,172,657
Reserve Expenditures	$41,286	$0	$0	$0	$0
Ending Balance	$657,448	$780,445	$907,236	$1,037,934	$1,172,657

Year	2040	2041	2042	2043	2044
Starting Balance	$1,172,657	$1,200,393	$1,145,199	$1,292,425	$1,444,180
Reserve Income	$137,626	$141,754	$146,007	$150,387	$154,899
Interest Earnings	$1,186	$1,173	$1,219	$1,368	$1,522
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$1,311,469	$1,343,320	$1,292,425	$1,444,180	$1,600,601
Reserve Expenditures	$111,076	$198,121	$0	$0	$0
Ending Balance	$1,200,393	$1,145,199	$1,292,425	$1,444,180	$1,600,601

Year	2045	2046	2047	2048	2049
Starting Balance	$1,600,601	$1,706,315	$1,872,437	$2,043,657	$2,220,129
Reserve Income	$159,546	$164,332	$169,262	$174,340	$179,570
Interest Earnings	$1,653	$1,789	$1,958	$2,132	$2,311
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$1,761,801	$1,872,437	$2,043,657	$2,220,129	$2,402,010
Reserve Expenditures	$55,485	$0	$0	$0	$0
Ending Balance	$1,706,315	$1,872,437	$2,043,657	$2,220,129	$2,402,010

Yearly Reserve Expenditures - Graph



Projected Reserve Expenditures by Year

Year	ID #	Component Name	Projected Cost	Total Per Annum
2020	402	Asphalt - Seal Coat	$19,000	
	1303	Play Area Groundcover - Refill	$7,500	
	1812	Landscaping & Irrigation System - Renovate	$35,000	$61,500
2021	403	Concrete - Partial Repair/Replace	$6,695	
	1602	Exterior Light Fixtures - Replace	$30,900	
	2090	French Drain - Rebuild	$3,090	$40,685
2022		No Expenditures Projected		$0
2023		No Expenditures Projected		$0
2024		No Expenditures Projected		$0
2025	402	Asphalt - Seal Coat	$22,026	
	1303	Play Area Groundcover - Refill	$8,695	$30,721
2026	105	Roofs - Replace	$370,156	$370,156
2027		No Expenditures Projected		$0
2028		No Expenditures Projected		$0
2029		No Expenditures Projected		$0
2030	402	Asphalt - Seal Coat	$25,534	
	1303	Play Area Groundcover - Refill	$10,079	$35,614
2031	120	Rain Gutters/Downspouts - Replace	$55,369	
	401	Asphalt - Major Rehab	$228,399	
	403	Concrete - Partial Repair/Replace	$8,998	
	1008	Vinyl Fencing - Replace	$83,054	
	1301	Play Structures - Replace	$34,606	$410,425
2032		No Expenditures Projected		$0
2033		No Expenditures Projected		$0
2034		No Expenditures Projected		$0
2035	402	Asphalt - Seal Coat	$29,601	
	1303	Play Area Groundcover - Refill	$11,685	$41,286
2036		No Expenditures Projected		$0
2037		No Expenditures Projected		$0
2038		No Expenditures Projected		$0
2039		No Expenditures Projected		$0
2040	402	Asphalt - Seal Coat	$34,316	
	1303	Play Area Groundcover - Refill	$13,546	
	1812	Landscaping & Irrigation System - Renovate	$63,214	$111,076
2041	403	Concrete - Partial Repair/Replace	$12,092	
	1003	Chain Link Fencing - Replace	$130,221	
	1602	Exterior Light Fixtures - Replace	$55,809	$198,121
2042		No Expenditures Projected		$0
2043		No Expenditures Projected		$0
2044		No Expenditures Projected		$0
2045	402	Asphalt - Seal Coat	$39,782	
	1303	Play Area Groundcover - Refill	$15,703	$55,485
2046		No Expenditures Projected		$0
2047		No Expenditures Projected		$0

Year	Comp ID	Component Name	Projected Cost	Total Per Annum
		No Expenditures Projected		$0
2049		No Expenditures Projected		$0

Component Evaluation

Comp #: 105 Roofs - Replace

Location: **Building Roofs**

Quantity: **Approx 77,100 Sq.ft.**

Life Expectancy: **25** *Remaining Life:* **6**

Best Cost: **$270,000**
Estimate to replace

Worst Cost: **$350,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

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

Comp #: 120 Rain Gutters/Downspouts - Replace

Location: **Building Exteriors**

Quantity: **Approx 5,100 Linear ft.**

Life Expectancy: **30** *Remaining Life:* **11**

Best Cost: **$35,000**
Estimate to replace

Worst Cost: **$45,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

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

Comp #: 208 Block & Stucco Walls - Repair/Repaint

Location: **Dumpster Enclosures**

Quantity: **Approx 840 Sq.ft.**

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

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Observations:

Due to the minimal cost of maintaining this component, reserve funding is not appropriate. Repair and repaint this component as necessary as an operating expense.

Comp #: 302 Vinyl Siding - Replace

Location: **Building Exteriors**

Quantity: **Approx 70,600 Sq.ft.**

Life Expectancy: **50** *Remaining Life:* **31**

Best Cost: **$360,000**
Estimate to replace

Worst Cost: **$500,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

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

Comp #: 401 Asphalt - Major Rehab

Location: **Community Streets**

Quantity: **Approx 93,800 Sq.ft.**

Life Expectancy: **30** *Remaining Life:* **11**

Best Cost: **$140,000**
Estimate for major rehab

Worst Cost: **$190,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

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

Comp #: 402 Asphalt - Seal Coat

Location: **Community Streets**

Quantity: **Approx 93,800 Sq.ft.**

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

Best Cost: **$18,000**

Estimate for seal coat

Worst Cost: **$20,000**

$0Higher estimate

Source of Information: CSL Cost Database

General Notes:

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.

Comp #: 403 Concrete - Partial Repair/Replace

Location: **Basketball Court & Sidewalks**

Quantity: **Minimal Sq.ft.**

Life Expectancy: **10** *Remaining Life:* **1**

Best Cost: **$5,500**
Allowance to repair/replace

Worst Cost: **$7,500**
Higher allowance

Source of Information: CSL Cost Database

General Notes:

Observations:

The concrete is generally 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.

Comp #: 801 Monument Sign - Replace

Location: **Community Entrance**

Quantity: **(1) Monument**

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

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Observations:

Due to the extended useful life of this component, reserve funding is not appropriate. Repaint lettering as necessary as an operating expense. No reserve funding necessary.

Comp #: 803 Mailboxes - Replace

Location: **Common Area**

Quantity: **(9) Clusters**

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

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Observations:

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

Comp #: 1003 Chain Link Fencing - Replace

Location: **Perimeter**

Quantity: **Approx 2,375 Linear ft.**

Life Expectancy: **40** *Remaining Life:* **21**

Best Cost: **$60,000**
Estimate to replace

Worst Cost: **$80,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The chain link fencing is in good to fair condition. We recommend funding to replace this component approximately every 30 - 40 years. Remaining life based on current age.

Comp #: 1008 Vinyl Fencing - Replace

Location: **Backyards & Perimeter**

Quantity: **Approx 1,400 Linear ft.**

Life Expectancy: **30** *Remaining Life:* **11**

Best Cost: **$55,000**
Estimate to replace

Worst Cost: **$65,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

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

Comp #: 1090 Brick Columns - Replace

Location: South Perimeter

Quantity: (19) Columns

Life Expectancy: N/A *Remaining Life:*

Best Cost: $0

Worst Cost: $0

Source of Information:

General Notes:

Observations:

These component has an extended useful life under normal conditions. Repair as necessary as an operating expense. No reserve funding necessary.

Comp #: 1207 Basketball Equipment - Replace

Location: Common Area

Quantity: (1) Backboard

Life Expectancy: N/A *Remaining Life:*

Best Cost: $0

Worst Cost: $0

Source of Information:

General Notes:

Observations:

Due to the minimal replacement cost of this component, reserve funding is not appropriate. Replace as necessary as an operating expense.

Comp #: 1301 Play Structures - Replace

Location: **Play Area**

Quantity: **(6) Pieces**

Life Expectancy: **30** *Remaining Life:* **11**

Best Cost: **$20,000**
Estimate to replace

Worst Cost: **$30,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The play structures are in good to fair condition. We recommend funding to replace this component approximately every 20 - 30 years. Remaining life based on current age.

Comp #: 1303 Play Area Groundcover - Refill

Location: **Play Area**

Quantity: **Approx 4,625 Sq.ft.**

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

Best Cost: **$7,000**
Estimate to refill

Worst Cost: **$8,000**
Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

The play area groundcover is in fair to poor condition. We recommend funding to refill this component approximately every 3 - 5 years. Remaining life is based on current age.

Comp #: 1306 Picnic Table - Replace

Location: Common Area

Quantity: (1) Table

Life Expectancy: N/A *Remaining Life:*

Best Cost: $0

Worst Cost: $0

Source of Information:

General Notes:

Observations:

Due to the minimal replacement cost of this component, reserve funding is not appropriate. Replace as necessary as an operating expense.

Comp #: 1307 Bench - Replace

Location: Common Area

Quantity: (1) Bench

Life Expectancy: N/A *Remaining Life:*

Best Cost: $0

Worst Cost: $0

Source of Information:

General Notes:

Observations:

Due to the minimal replacement cost of this component, reserve funding is not appropriate. Replace as necessary as an operating expense.

Comp #: 1309 Pavilion - Refurbish

Location: Common Area

Quantity: (1) Pavilion

Life Expectancy: N/A *Remaining Life:*

Best Cost: $0

Worst Cost: $0

Source of Information:

General Notes:

Observations:

Due to the extended life of this component, reserve funding is not appropriate. Repaint as necessary as an operating expense. No reserve funding necessary.

Comp #: 1602 Exterior Light Fixtures - Replace

Location: **Building Exteriors**

Quantity: **(240) Fixtures**

Life Expectancy: **20** *Remaining Life:* **1**

Best Cost: **$24,000**
Estimate to replace

Worst Cost: **$36,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The exterior light fixtures are in good condition. We recommend funding to replace this component approximately every 16 - 20 years. Remaining life based on current age.

Comp #: 1609 Street Light Fixtures - Replace

Location: Mail Box Area

Quantity: (1) Fixture

Life Expectancy: N/A *Remaining Life:*

Best Cost: $0

Worst Cost: $0

Source of Information:

General Notes:

Observations:

Due to the minimal replacement cost of this component, reserve funding is not appropriate. Replace as necessary as an operating expense.

Comp #: 1812 Landscaping & Irrigation System - Renovate

Location: Common Area

Quantity: Extensive Sq.ft.

Life Expectancy: 20 *Remaining Life:* 0

Best Cost: $30,000

Allowance to renovate

Worst Cost: $40,000

Higher allowance

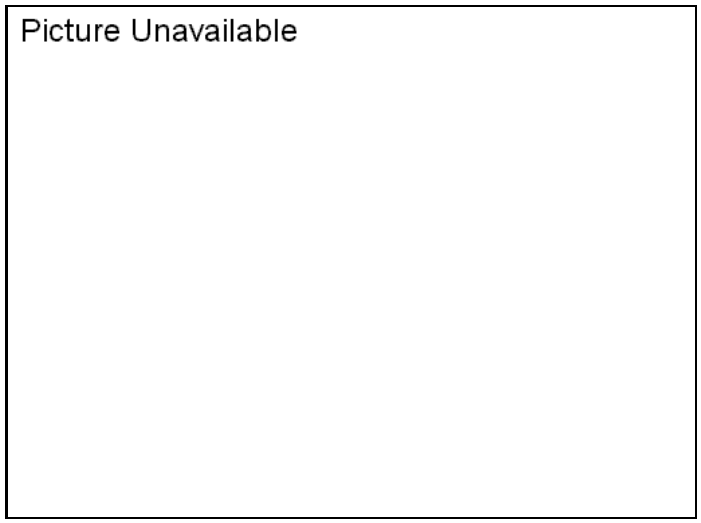
Source of Information: CSL Cost Database

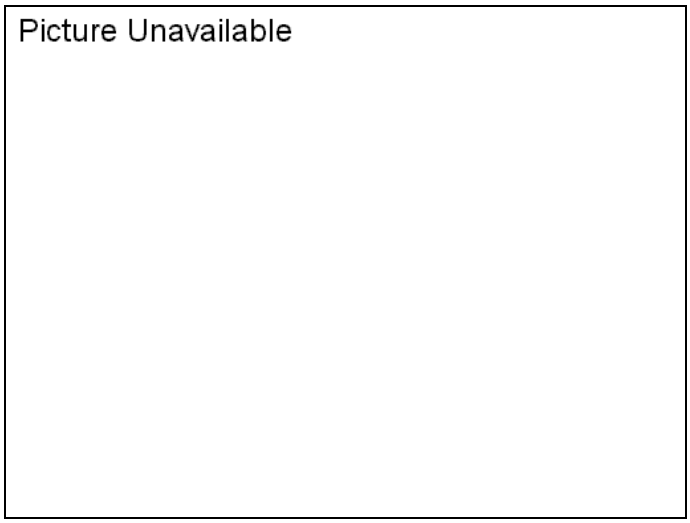
General Notes:

Observations:

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

Comp #: 2090 French Drain - Rebuild





Location: **Drive Lane**

Quantity: **(1) Drain**

Life Expectancy: **99** *Remaining Life:* **1**

Best Cost: **$2,900**
Estimate to rebuild

Worst Cost: **$3,100**
Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

Research with the client reveals plans to rebuild this component in 2021. This is a one-time project.

Comp #: 2301 Shed - Replace

Location: Common Area

Quantity: (1) Shed

Life Expectancy: N/A *Remaining Life:*

Best Cost: $0

Worst Cost: $0

Source of Information:

General Notes:

Observations:

Due to the minimal replacement cost of this component, reserve funding is not appropriate. Replace as necessary as an operating expense.

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.

FFB = Current Cost * Effective Age / 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.