

Cedar Creek #1

Level 1 Reserve Study



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

Client Reference Number	18798
Property Type	Townhouse
Number of Units	48
Fiscal Year End	12/31

Type of Study	Full Study
Date of Property Inspection	2/2/2021
Prepared By	Dale Gifford
Analysis Method	Cash Flow
Funding Goal	Full Funding

Report prepared on – Thursday, March 04, 2021



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

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Glossary of Commonly used Words and Phrases

Executive Summary – Cedar Creek #1 - ID # 18798

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	\$14,000
Ideal Reserve Balance as of 01/01/2022	\$355,817
Percent Funded as of 01/01/2022	4%
Recommended Reserve Contribution (months 1 – 12 / 13 – 360)	\$12,250 / \$3,480
Recommended Special Assessment	\$0

Cedar Creek #1 is a 48-unit Townhome community. The community offers covered parking, playground, and landscaped areas as amenities. Construction on the community was completed in the 1990's.

Currently Programmed Projects

There are multiple projects programmed to occur this fiscal year (FY2022). We have programmed an estimated \$134,000 in reserve expenditures toward the completion of these projects. (See page 15)

Significant Reserve Projects

The association's significant reserve projects are siding repair/repaint (Comp# 1215), roofs replace (Comp# 105), carports repaint (Comp# 223), and carport roofs replace (Comp# 104). The fiscal significance of these components is approximately 32%, 17%, 14%, 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 \$14,000 versus the ideal reserve balance of \$355,817 we find the association's reserve fund to be approximately 4% 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 \$12,250 (\$255.21/unit) per month for one year and then \$3,480 (\$72.50/unit) per month for twenty-nine years. 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	48
Fiscal Year End	31-Dec
Budgeted Monthly Reserve Allocation	\$1,000
Projected Starting Reserve Balance	\$14,000
Ideal Starting Reserve Balance	\$355,817

Economic Assumptions

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

Current Reserve Status

Current Balance as a % of Ideal Balance	4%
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Recommendations (FY 2022)

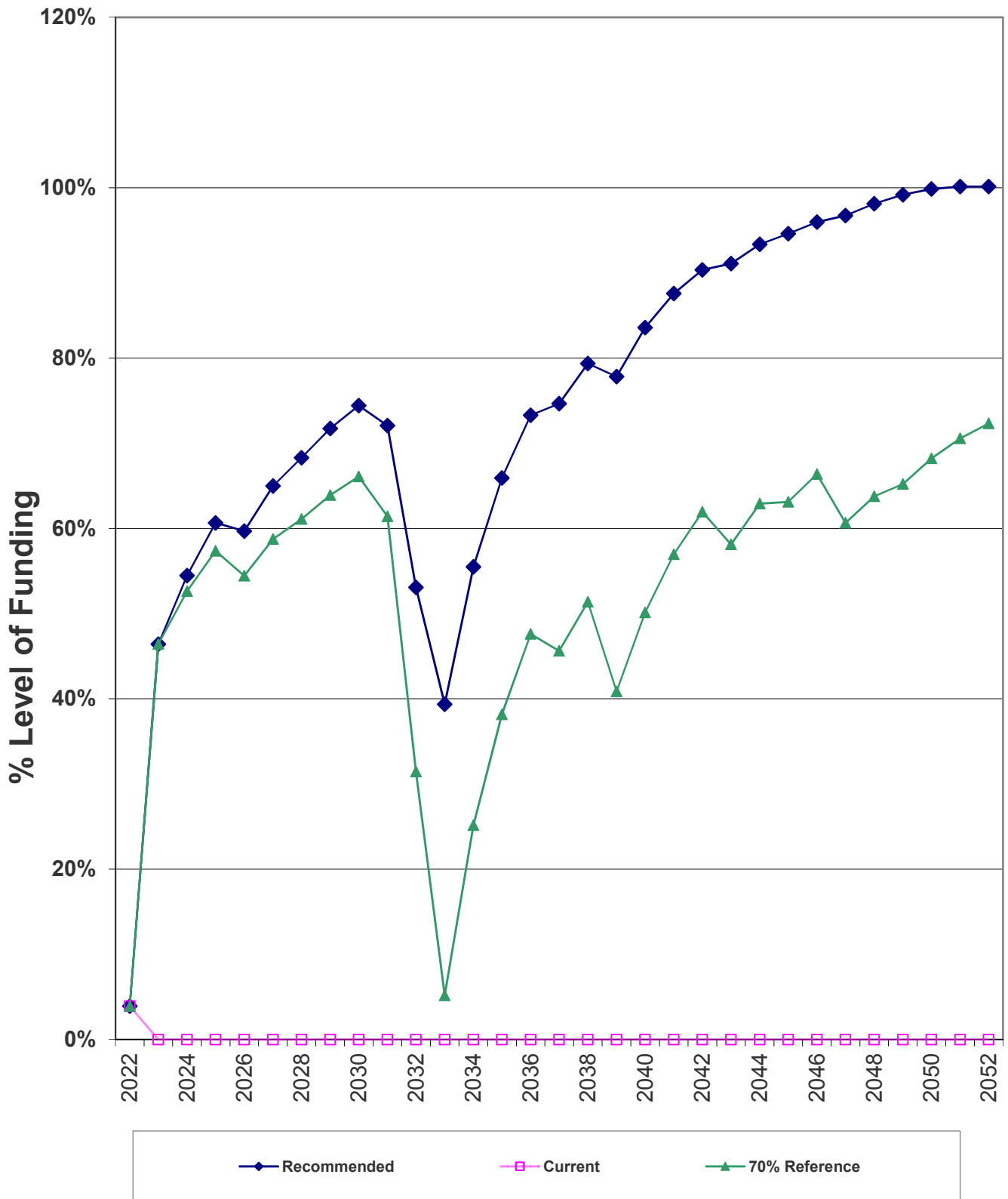
Recommended Monthly Reserve Allocation	\$12,250
Per Unit	\$255.21
Future Annual Increases	3.00%
For number of years:	1

Recommendations (FY 2023 - 2051)

Recommended Monthly Reserve Allocation	\$3,480
Per Unit	\$72.50
Future Annual Increases	3.00%
For number of years:	29
70% Funded Monthly Reserve Allocation Reference	\$3,025
Per Unit	\$63.02
Future Annual Increases	3.00%
For number of years:	29



Percent Funded - Graph



Component Inventory

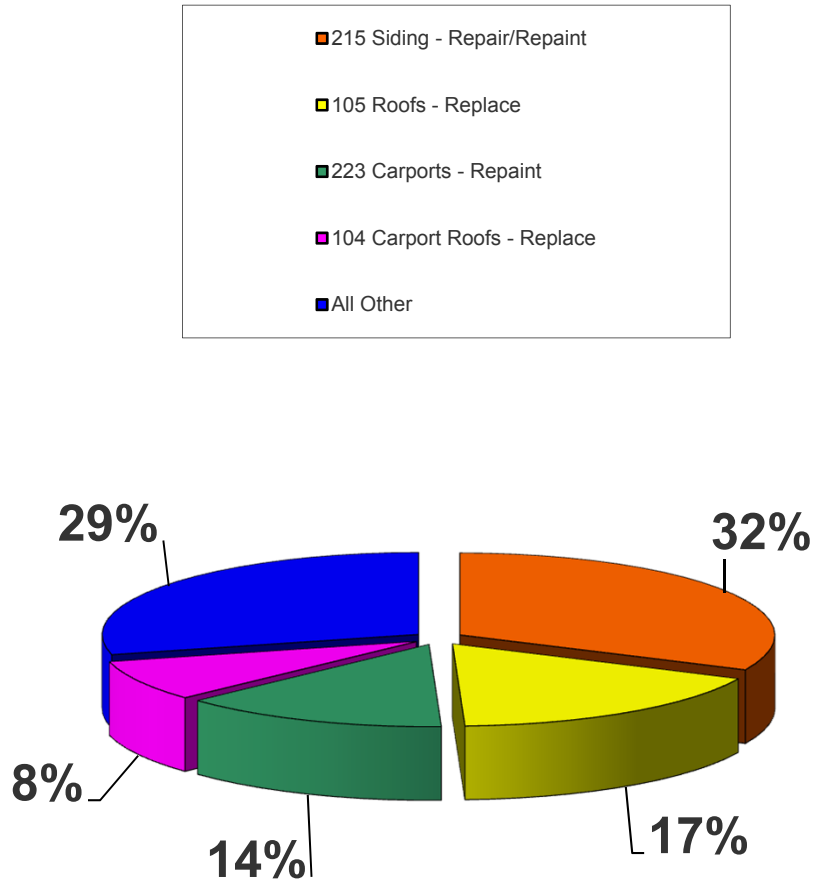
Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Roofing	104	Carport Roofs - Replace	25	9	\$54,000	\$65,000
	105	Roofs - Replace	25	9	\$113,000	\$145,000
	120	Rain Gutters/Downspouts - Replace	30	14	\$40,000	\$46,000
Painted Surfaces	204	Front Doors - Repaint	N/A		\$0	\$0
	209	Wood Fencing - Repaint	N/A		\$0	\$0
	215	Siding - Repair/Repaint	8	0	\$69,000	\$83,000
	223	Carports - Repaint	10	0	\$36,000	\$45,000
Drive Materials	401	Asphalt - 1990's - Major Rehab	30	33	\$23,000	\$30,000
	401	Asphalt - 2014 - Major Rehab	30	22	\$26,000	\$34,000
	401	Asphalt - 2018 - Major Rehab	30	26	\$16,000	\$22,000
	402	Asphalt - Seal Coat	5	0	\$9,000	\$10,000
	403	Concrete - Partial Repair/Replace	10	0	\$6,000	\$10,000
	490	Asphalt - 1990's - Replace	99	3	\$38,000	\$53,000
Prop. Identification	801	Community Sign - Replace	15	12	\$750	\$1,250
	802	Community Map - Replace	N/A		\$0	\$0
	803	Mailboxes - Replace	25	10	\$5,000	\$6,000
Fencing	1001	Wood Fencing - Replace	30	3	\$3,000	\$4,000
	1008	SimTek Fencing - Replace	50	47	\$11,000	\$13,000
Recreation Equip.	1301	Play Structure - Replace	40	10	\$4,000	\$6,000
Light Fixtures	1602	Exterior Light Fixtures - Replace	N/A		\$0	\$0
	1609	Street Light Fixtures - New - Replace	20	17	\$750	\$1,000
	1609	Street Light Fixtures - Old - Replace	20	3	\$2,500	\$3,000
Landscaping	1812	Landscaping & Irrigation System - Renov	20	10	\$15,000	\$25,000

Significant Components

ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
104	Carport Roofs - Replace	25	9	\$59,500	\$2,380	8.0163%
105	Roofs - Replace	25	9	\$129,000	\$5,160	17.3798%
120	Rain Gutters/Downspouts - Replace	30	14	\$43,000	\$1,433	4.8277%
215	Siding - Repair/Repaint	8	0	\$76,000	\$9,500	31.9978%
223	Carports - Repaint	10	0	\$40,500	\$4,050	13.6411%
401	Asphalt - 1990's - Major Rehab	30	33	\$26,500	\$883	2.9752%
401	Asphalt - 2014 - Major Rehab	30	22	\$30,000	\$1,000	3.3682%
401	Asphalt - 2018 - Major Rehab	30	26	\$19,000	\$633	2.1332%
402	Asphalt - Seal Coat	5	0	\$9,500	\$1,900	6.3996%
403	Concrete - Partial Repair/Replace	10	0	\$8,000	\$800	2.6945%
490	Asphalt - 1990's - Replace	99	3	\$45,500	\$0	0.0000%
801	Community Sign - Replace	15	12	\$1,000	\$67	0.2245%
803	Mailboxes - Replace	25	10	\$5,500	\$220	0.7410%
1001	Wood Fencing - Replace	30	3	\$3,500	\$117	0.3930%
1008	SimTek Fencing - Replace	50	47	\$12,000	\$240	0.8084%
1301	Play Structure - Replace	40	10	\$5,000	\$125	0.4210%
1609	Street Light Fixtures - New - Replace	20	17	\$875	\$44	0.1474%
1609	Street Light Fixtures - Old - Replace	20	3	\$2,750	\$138	0.4631%
1812	Landscaping & Irrigation System - Rend	20	10	\$20,000	\$1,000	3.3682%



Significant Components - Graph



ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
215	Siding - Repair/Repaint	8	0	\$76,000	\$9,500	32%
105	Roofs - Replace	25	9	\$129,000	\$5,160	17%
223	Carports - Repaint	10	0	\$40,500	\$4,050	14%
104	Carport Roofs - Replace	25	9	\$59,500	\$2,380	8%
All Other	See Expanded Table For Breakdown				\$8,600	29%

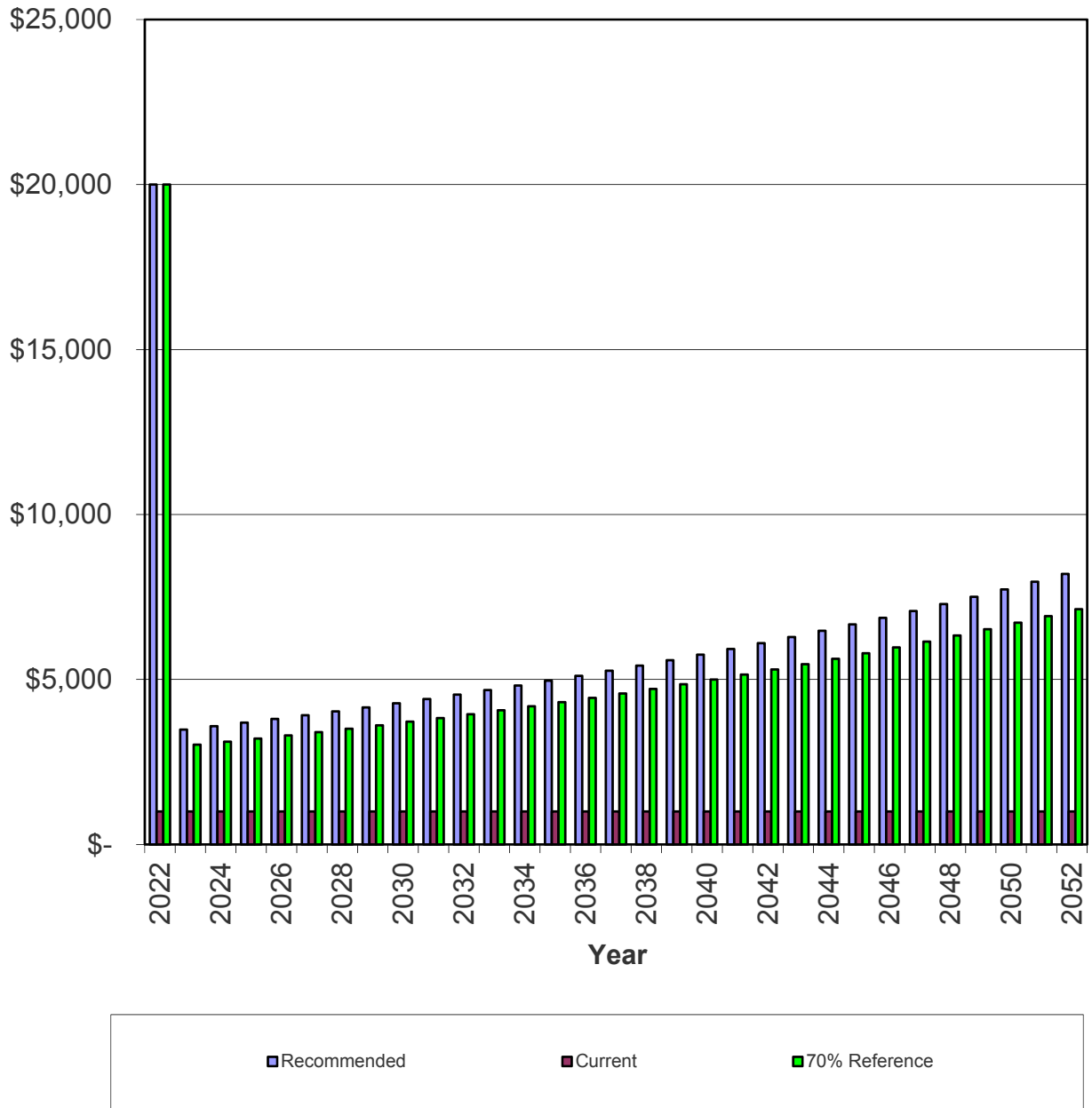
Yearly Summary

Year	Fully Funded Balance	Starting Reserve Balance	% Funded	Reserve Contributions	Interest Income	Reserve Expenses	Ending Reserve Balance
2022	\$355,817	\$14,000	4%	\$240,000	\$67	\$134,000	\$120,067
2023	\$258,615	\$120,067	46%	\$41,760	\$141	\$0	\$161,968
2024	\$297,422	\$161,968	54%	\$43,013	\$184	\$0	\$205,164
2025	\$338,324	\$205,164	61%	\$44,303	\$199	\$56,549	\$193,118
2026	\$323,644	\$193,118	60%	\$45,632	\$216	\$0	\$238,966
2027	\$367,772	\$238,966	65%	\$47,001	\$257	\$11,013	\$275,212
2028	\$402,913	\$275,212	68%	\$48,411	\$300	\$0	\$323,922
2029	\$451,514	\$323,922	72%	\$49,864	\$349	\$0	\$374,135
2030	\$502,670	\$374,135	74%	\$51,360	\$352	\$96,275	\$329,572
2031	\$457,325	\$329,572	72%	\$52,900	\$233	\$245,950	\$136,756
2032	\$257,617	\$136,756	53%	\$54,487	\$105	\$118,937	\$72,411
2033	\$183,938	\$72,411	39%	\$56,122	\$101	\$0	\$128,633
2034	\$231,787	\$128,633	55%	\$57,806	\$157	\$1,426	\$185,170
2035	\$280,872	\$185,170	66%	\$59,540	\$215	\$0	\$244,925
2036	\$334,206	\$244,925	73%	\$61,326	\$243	\$65,041	\$241,453
2037	\$323,495	\$241,453	75%	\$63,166	\$266	\$14,801	\$290,084
2038	\$365,598	\$290,084	79%	\$65,061	\$262	\$121,958	\$233,448
2039	\$300,022	\$233,448	78%	\$67,013	\$266	\$1,446	\$299,281
2040	\$358,078	\$299,281	84%	\$69,023	\$334	\$0	\$368,638
2041	\$420,881	\$368,638	88%	\$71,094	\$404	\$0	\$440,136
2042	\$487,130	\$440,136	90%	\$73,226	\$425	\$104,754	\$409,032
2043	\$449,078	\$409,032	91%	\$75,423	\$447	\$0	\$484,903
2044	\$519,439	\$484,903	93%	\$77,686	\$495	\$57,483	\$505,601
2045	\$534,409	\$505,601	95%	\$80,016	\$543	\$5,427	\$580,733
2046	\$605,204	\$580,733	96%	\$82,417	\$545	\$154,492	\$509,202
2047	\$526,397	\$509,202	97%	\$84,889	\$542	\$19,891	\$574,743
2048	\$585,729	\$574,743	98%	\$87,436	\$598	\$40,975	\$621,802
2049	\$627,046	\$621,802	99%	\$90,059	\$666	\$2,221	\$710,306
2050	\$711,497	\$710,306	100%	\$92,761	\$757	\$0	\$803,824
2051	\$802,807	\$803,824	100%	\$95,544	\$852	\$0	\$900,220



Reserve Contributions - Graph

Monthly Reserve Contributions



Component Funding Information

ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
104	Carport Roofs - Replace	25	9	Approx 10,800 Sq.ft.	\$59,500	\$38,080	\$0	\$981.99
105	Roofs - Replace	25	9	Approx 32,100 Sq.ft.	\$129,000	\$82,560	\$0	\$2,129.03
120	Rain Gutters/Downspouts - Replace	30	14	Approx 6,025 Linear ft.	\$43,000	\$22,933	\$0	\$591.40
215	Siding - Repair/Repaint	8	0	Approx 54,825 Sq.ft.	\$76,000	\$76,000	\$14,000	\$3,919.72
223	Carports - Repaint	10	0	Approx 35,900 Sq.ft.	\$40,500	\$40,500	\$0	\$1,671.04
401	Asphalt - 1990's - Major Rehab	30	33	Approx 14,965 Sq.ft.	\$26,500	\$0	\$0	\$364.47
401	Asphalt - 2014 - Major Rehab	30	22	Approx 16,990 Sq.ft.	\$30,000	\$8,000	\$0	\$412.60
401	Asphalt - 2018 - Major Rehab	30	26	Approx 10,565 Sq.ft.	\$19,000	\$2,533	\$0	\$261.31
402	Asphalt - Seal Coat	5	0	Approx 42,520 Sq.ft.	\$9,500	\$9,500	\$0	\$783.94
403	Concrete - Partial Repair/Replace	10	0	Moderate Sq.ft.	\$8,000	\$8,000	\$0	\$330.08
490	Asphalt - 1990's - Replace	99	3	Approx 14,965 Sq.ft.	\$45,500	\$44,121	\$0	\$0.00
801	Community Sign - Replace	15	12	(1) Monument	\$1,000	\$200	\$0	\$27.51
803	Mailboxes - Replace	25	10	(3) Clusters	\$5,500	\$3,300	\$0	\$90.77
1001	Wood Fencing - Replace	30	3	Approx 100 Linear ft.	\$3,500	\$3,150	\$0	\$48.14
1008	SimTek Fencing - Replace	50	47	Approx 215 Linear ft.	\$12,000	\$720	\$0	\$99.02
1301	Play Structure - Replace	40	10	(1) Structure	\$5,000	\$3,750	\$0	\$51.58
1609	Street Light Fixtures - New - Replace	20	17	(4) Fixtures	\$875	\$131	\$0	\$18.05
1609	Street Light Fixtures - Old - Replace	20	3	(3) Fixtures	\$2,750	\$2,338	\$0	\$56.73
1812	Landscaping & Irrigation System - Renovate	20	10	Extensive Sq.ft.	\$20,000	\$10,000	\$0	\$412.60
					\$537,125	\$355,817	\$14,000	\$12,250

Current Fund Balance as a percentage of Ideal Balance: 4%



Yearly Cash Flow

Year	2022	2023	2024	2025	2026
Starting Balance	\$14,000	\$120,067	\$161,968	\$205,164	\$193,118
<i>Reserve Income</i>	\$240,000	\$41,760	\$43,013	\$44,303	\$45,632
<i>Interest Earnings</i>	\$67	\$141	\$184	\$199	\$216
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$254,067	\$161,968	\$205,164	\$249,667	\$238,966
Reserve Expenditures	\$134,000	\$0	\$0	\$56,549	\$0
Ending Balance	\$120,067	\$161,968	\$205,164	\$193,118	\$238,966

Year	2027	2028	2029	2030	2031
Starting Balance	\$238,966	\$275,212	\$323,922	\$374,135	\$329,572
<i>Reserve Income</i>	\$47,001	\$48,411	\$49,864	\$51,360	\$52,900
<i>Interest Earnings</i>	\$257	\$300	\$349	\$352	\$233
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$286,225	\$323,922	\$374,135	\$425,846	\$382,705
Reserve Expenditures	\$11,013	\$0	\$0	\$96,275	\$245,950
Ending Balance	\$275,212	\$323,922	\$374,135	\$329,572	\$136,756

Year	2032	2033	2034	2035	2036
Starting Balance	\$136,756	\$72,411	\$128,633	\$185,170	\$244,925
<i>Reserve Income</i>	\$54,487	\$56,122	\$57,806	\$59,540	\$61,326
<i>Interest Earnings</i>	\$105	\$101	\$157	\$215	\$243
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$191,348	\$128,633	\$186,596	\$244,925	\$306,494
Reserve Expenditures	\$118,937	\$0	\$1,426	\$0	\$65,041
Ending Balance	\$72,411	\$128,633	\$185,170	\$244,925	\$241,453

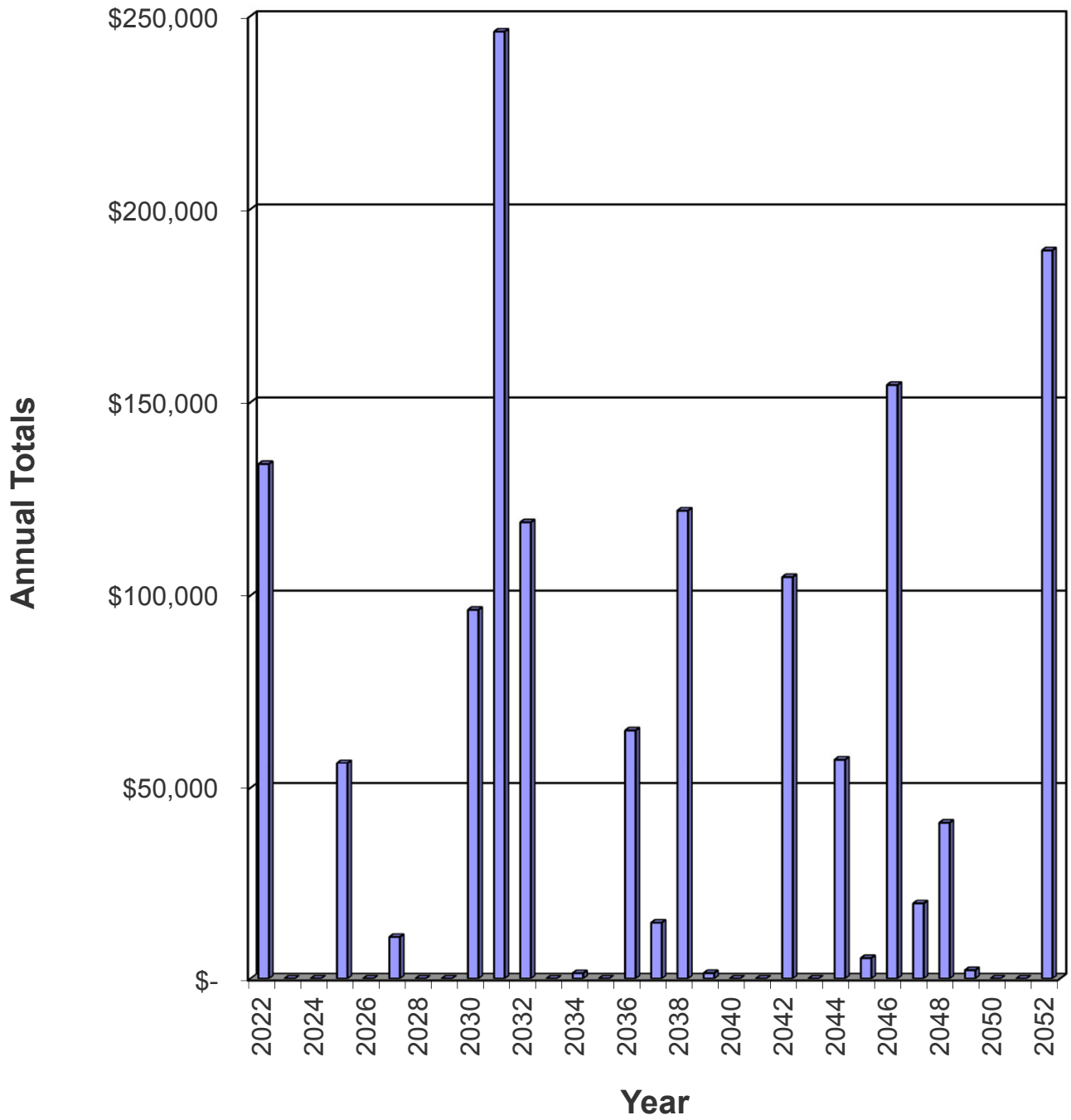
Year	2037	2038	2039	2040	2041
Starting Balance	\$241,453	\$290,084	\$233,448	\$299,281	\$368,638
<i>Reserve Income</i>	\$63,166	\$65,061	\$67,013	\$69,023	\$71,094
<i>Interest Earnings</i>	\$266	\$262	\$266	\$334	\$404
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$304,884	\$355,406	\$300,727	\$368,638	\$440,136
Reserve Expenditures	\$14,801	\$121,958	\$1,446	\$0	\$0
Ending Balance	\$290,084	\$233,448	\$299,281	\$368,638	\$440,136

Year	2042	2043	2044	2045	2046
Starting Balance	\$440,136	\$409,032	\$484,903	\$505,601	\$580,733
<i>Reserve Income</i>	\$73,226	\$75,423	\$77,686	\$80,016	\$82,417
<i>Interest Earnings</i>	\$425	\$447	\$495	\$543	\$545
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$513,787	\$484,903	\$563,084	\$586,160	\$663,695
Reserve Expenditures	\$104,754	\$0	\$57,483	\$5,427	\$154,492
Ending Balance	\$409,032	\$484,903	\$505,601	\$580,733	\$509,202

Year	2047	2048	2049	2050	2051
Starting Balance	\$509,202	\$574,743	\$621,802	\$710,306	\$803,824
<i>Reserve Income</i>	\$84,889	\$87,436	\$90,059	\$92,761	\$95,544
<i>Interest Earnings</i>	\$542	\$598	\$666	\$757	\$852
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$594,634	\$662,777	\$712,527	\$803,824	\$900,220
Reserve Expenditures	\$19,891	\$40,975	\$2,221	\$0	\$0
Ending Balance	\$574,743	\$621,802	\$710,306	\$803,824	\$900,220



Yearly Reserve Expenditures - Graph

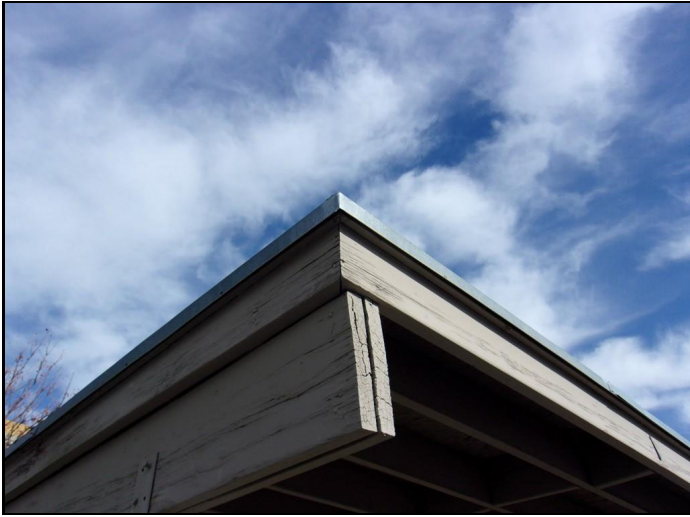


Projected Reserve Expenditures by Year

Year	ID #	Component Name	Projected Cost	Total Per Annum
2022	215	Siding - Repair/Repaint	\$76,000	
	223	Carports - Repaint	\$40,500	
	402	Asphalt - Seal Coat	\$9,500	
	403	Concrete - Partial Repair/Replace	\$8,000	\$134,000
2023		No Expenditures Projected		\$0
2024		No Expenditures Projected		\$0
2025	490	Asphalt - 1990's - Replace	\$49,719	
	1001	Wood Fencing - Replace	\$3,825	
	1609	Street Light Fixtures - Old - Replace	\$3,005	\$56,549
2026		No Expenditures Projected		\$0
2027	402	Asphalt - Seal Coat	\$11,013	\$11,013
2028		No Expenditures Projected		\$0
2029		No Expenditures Projected		\$0
2030	215	Siding - Repair/Repaint	\$96,275	\$96,275
2031	104	Carport Roofs - Replace	\$77,634	
	105	Roofs - Replace	\$168,316	\$245,950
2032	223	Carports - Repaint	\$54,429	
	402	Asphalt - Seal Coat	\$12,767	
	403	Concrete - Partial Repair/Replace	\$10,751	
	803	Mailboxes - Replace	\$7,392	
	1301	Play Structure - Replace	\$6,720	
	1812	Landscaping & Irrigation System - Renovate	\$26,878	\$118,937
2033		No Expenditures Projected		\$0
2034	801	Community Sign - Replace	\$1,426	\$1,426
2035		No Expenditures Projected		\$0
2036	120	Rain Gutters/Downspouts - Replace	\$65,041	\$65,041
2037	402	Asphalt - Seal Coat	\$14,801	\$14,801
2038	215	Siding - Repair/Repaint	\$121,958	\$121,958
2039	1609	Street Light Fixtures - New - Replace	\$1,446	\$1,446
2040		No Expenditures Projected		\$0
2041		No Expenditures Projected		\$0
2042	223	Carports - Repaint	\$73,148	
	402	Asphalt - Seal Coat	\$17,158	
	403	Concrete - Partial Repair/Replace	\$14,449	\$104,754
2043		No Expenditures Projected		\$0
2044	401	Asphalt - 2014 - Major Rehab	\$57,483	\$57,483
2045	1609	Street Light Fixtures - Old - Replace	\$5,427	\$5,427
2046	215	Siding - Repair/Repaint	\$154,492	\$154,492
2047	402	Asphalt - Seal Coat	\$19,891	\$19,891
2048	401	Asphalt - 2018 - Major Rehab	\$40,975	\$40,975
2049	801	Community Sign - Replace	\$2,221	\$2,221
2050		No Expenditures Projected		\$0
2051		No Expenditures Projected		\$0

Component Evaluation

Comp #: 104 Carport Roofs - Replace



Location: Parking Area

Quantity: Approx 10,800 Sq.ft.

Life Expectancy: 25 *Remaining Life:* 9

Best Cost: \$54,000

Estimate to replace

Worst Cost: \$65,000

Higher estimate

Source of Information: CSL Cost Database

Observations:

Unable to inspect this component at the time of the site visit. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on current age.

General Notes:

Comp #: 105 Roofs - Replace



Location: **Building Roofs**

Quantity: **Approx 32,100 Sq.ft.**

Life Expectancy: **25** *Remaining Life:* **9**

Best Cost: **\$113,000**

Estimate to replace

Worst Cost: **\$145,000**

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 age.

General Notes:

Comp #: 120 Rain Gutters/Downspouts - Replace



Location: **Building Exteriors**

Quantity: **Approx 6,025 Linear ft.**

Life Expectancy: **30** *Remaining Life:* **14**

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

Estimate to replace

Worst Cost: **\$46,000**

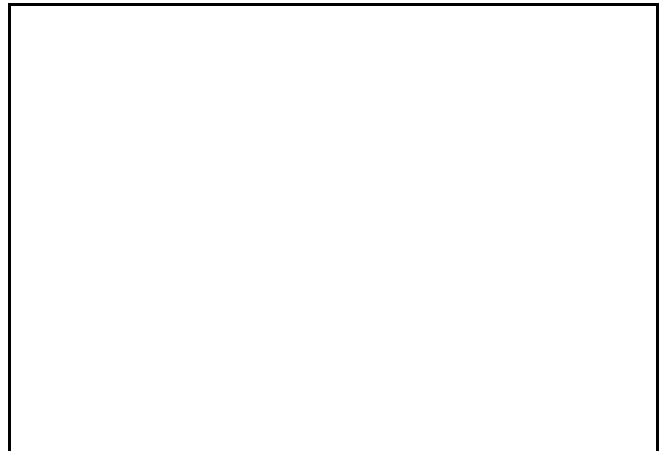
Higher estimate

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 current age.

General Notes:



Comp #: 204 Front Doors - Repaint



Location: **Unit Entrances**

Quantity: **(48) Doors**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Research with the client reveals this component is not a responsibility of the association.

General Notes:

Comp #: 209 Wood Fencing - Repaint



Location: **Entrance Area Backyards**

Quantity: **Approx 100 Linear ft.**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

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

General Notes:

Comp #: 215 Siding - Repair/Repaint



Location: **Building Exteriors**

Quantity: **Approx 54,825 Sq.ft.**

Life Expectancy: **8** *Remaining Life:* **0**

Best Cost: **\$69,000**

Estimate to repair/repaint

Worst Cost: **\$83,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The siding painted surfaces are in poor condition. We recommend funding to repair/repaint this component approximately every 6 - 8 years. Remaining life is based on current condition.

General Notes:

Comp #: 223 Carports - Repaint



Location: **Parking Area**

Quantity: **Approx 35,900 Sq.ft.**

Life Expectancy: **10 Remaining Life: 0**

Best Cost: **\$36,000**

Estimate to repaint

Worst Cost: **\$45,000**

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 8 - 10 years. Remaining life based on current condition.

General Notes:

Comp #: 401 Asphalt - 1990's - Major Rehab



Location: **Community Streets**

Quantity: **Approx 14,965 Sq.ft.**

Life Expectancy: **30** *Remaining Life:* **33**

Best Cost: **\$23,000**

Estimate for major rehab

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

The asphalt surfaces are in fair to poor condition. This component is due for replacement in the near future. We recommend funding for a major rehab of this component approximately every 25 - 30 years. Remaining life based on current age.

General Notes:

Comp #: 401 Asphalt - 2014 - Major Rehab



Location: **Community Streets**

Quantity: **Approx 16,990 Sq.ft.**

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

Best Cost: **\$26,000**

Estimate for major rehab

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

The asphalt surfaces are 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 #: 401 Asphalt - 2018 - Major Rehab



Location: **Community Streets**

Quantity: **Approx 10,565 Sq.ft.**

Life Expectancy: **30** *Remaining Life:* **26**

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

Estimate for major rehab

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

The asphalt surfaces are 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 Streets**

Quantity: **Approx 42,520 Sq.ft.**

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

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

Estimate for seal coat

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

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 - Partial Repair/Replace



Location: Carports & Sidewalks

Quantity: Moderate Sq.ft.

Life Expectancy: 10 *Remaining Life:* 0

Best Cost: \$6,000

Allowance to repair/replace

Worst Cost: \$10,000

Higher allowance

Source of Information: CSL Cost Database

Observations:

The concrete is in good to poor 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 condition.

General Notes:

Comp #: 490 Asphalt - 1990's - Replace



Location: **Community Streets**

Quantity: **Approx 14,965 Sq.ft.**

Life Expectancy: **99** *Remaining Life:* **3**

Best Cost: **\$38,000**

Estimate for major rehab

Worst Cost: **\$53,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The asphalt surfaces are in fair to poor condition. This component is due for replacement in the near future. This is a one-time project.

General Notes:

Comp #: 801 Community Sign - Replace



Location: **Community Entrance**

Quantity: **(1) Monument**

Life Expectancy: **15** *Remaining Life:* **12**

Best Cost: **\$750**

Estimate to replace

Worst Cost: **\$1,250**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The community sign is in good condition. We recommend funding to refurbish this component approximately every 15 - 20 years. Remaining life is based on current age.

General Notes:

Comp #: 802 Community Map - Replace



Location: **Community Entrance**

Quantity: **(1) Map**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

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

General Notes:



Comp #: 803 Mailboxes - Replace



Location: Carport Area

Quantity: (3) Clusters

Life Expectancy: 25 *Remaining Life:* 10

Best Cost: \$5,000

Estimate to replace

Worst Cost: \$6,000

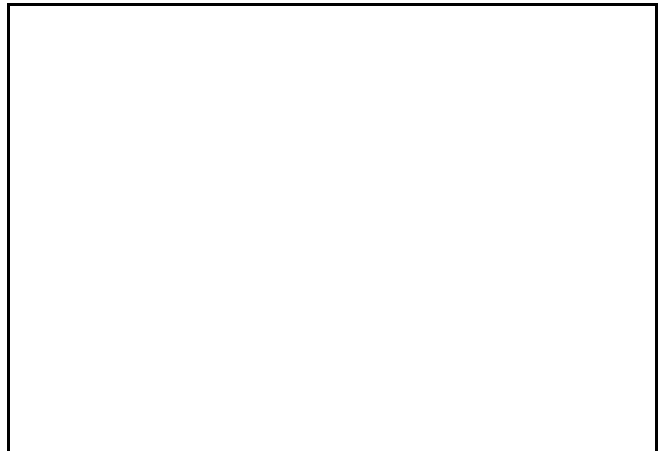
Higher estimate

Source of Information: CSL Cost Database

Observations:

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

General Notes:



Comp #: 1001 Wood Fencing - Replace



Location: **Entrance Area Backyards**

Quantity: **Approx 100 Linear ft.**

Life Expectancy: **30** *Remaining Life:* **3**

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

Estimate to replace

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

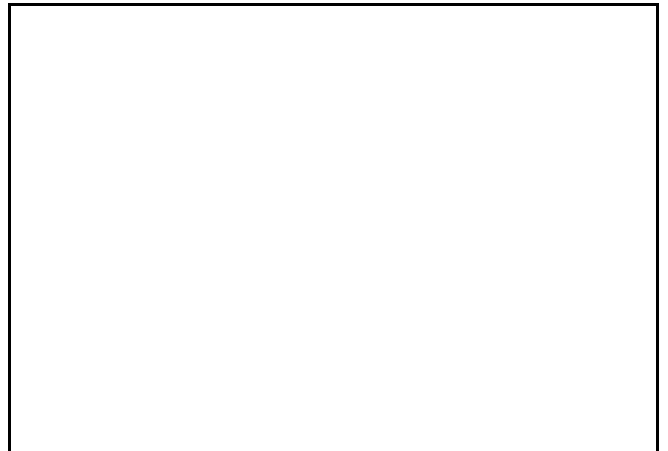
Higher estimate

Source of Information: CSL Cost Database

Observations:

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

General Notes:



Comp #: 1008 SimTek Fencing - Replace



Location: **East Perimeter on 400 East**

Quantity: **Approx 215 Linear ft.**

Life Expectancy: **50** *Remaining Life:* **47**

Best Cost: **\$11,000**

Estimate to replace

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

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

General Notes:

Comp #: 1301 Play Structure - Replace



Location: **Play Area**

Quantity: **(1) Structure**

Life Expectancy: **40** *Remaining Life:* **10**

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

Estimate to replace

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

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

General Notes:

Comp #: 1602 Exterior Light Fixtures - Replace



Location: **Building Exteriors**

Quantity: **(97) Fixtures**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Research with the client reveals this component is not a responsibility of the association.

General Notes:

Comp #: 1609 Street Light Fixtures - New - Replace



Location: **Building Exteriors**

Quantity: **(4) Fixtures**

Life Expectancy: **20** *Remaining Life:* **17**

Best Cost: **\$750**

Estimate to replace

Worst Cost: **\$1,000**

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. Remaining life based on current age.

General Notes:

Comp #: 1609 Street Light Fixtures - Old - Replace



Location: **Building Exteriors**

Quantity: **(3) Fixtures**

Life Expectancy: **20** *Remaining Life:* **3**

Best Cost: **\$2,500**

Estimate to replace

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

The street light fixtures are in fair 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. Remaining life based on current age and condition.

General Notes:

Comp #: 1812 Landscaping & Irrigation System - Renovate



Location: **Common Area**

Quantity: **Extensive Sq.ft.**

Life Expectancy: **20** *Remaining Life:* **10**

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

Allowance to renovate

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

Higher allowance

Source of Information: CSL Cost Database

Observations:

The landscaping and irrigation system are 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.

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.

