

Renaissance at Trimble Creek HOA

Level 2 Reserve Study



Report Period – 01/01/2023 – 12/31/2023

Client Reference Number	12718
Property Type	Single Family Homes
Number of Units	26
Fiscal Year End	12/31

Type of Study	Update w/Site Visit
Date of Property Inspection	09/13/2022
Prepared By	Dale Gifford
Analysis Method	Cash Flow
Funding Goal	Full Funding

Report prepared on – Wednesday, October 12, 2022



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Glossary of Commonly used Words and Phrases

Executive Summary – Renaissance at Trimble Creek HOA – ID # 12718

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 01/01/2023	\$40,632
Ideal Reserve Balance as of 01/01/2023	\$145,118
Percent Funded as of 01/01/2023	28%
Recommended Reserve Contribution (per month)	\$1,680
Recommended Special Assessment	\$0

Renaissance at Trimble Creek HOA is a 26-unit Single Family Home community. The community offers a gated entrance, and landscaped areas as amenities. Construction on the community was completed in 2004.

Currently Programmed Projects

Projects programmed to occur this fiscal year (FY2023) include monument sign refurbish (Comp# 801), and landscaping and irrigation 2023 upgrades (Comp# 1890). We have programmed an estimated \$12,500 in reserve expenditures toward the completion of these projects. (See page 15)

Significant Reserve Projects

The association's significant reserve projects are asphalt major rehab (Comp# 401), asphalt seal coat (Comp# 402), landscaping and irrigation system renovate (Comp# 1812), and vehicle gate operators replace (Comp# 507). The fiscal significance of these components is approximately 21%, 18%, 18%, 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 \$40,632 versus the ideal reserve balance of \$145,118 we find the association's reserve fund to be approximately 28% 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 \$1,680 (\$64.62/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 since 2002. Prior to taking a position, as the Regional Project Manager covering the Utah region, at Complex Solutions in 2010, 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.

- Personally, has prepared over 2,200 reserve studies in Utah
- Member of the Association of Professional Reserve Analysts (APRA).
- Professional Reserve Analyst (PRA) designation from Association of Professional Reserve Analysts (APRA), PRA #2320
- Member of the Utah Chapter of Community Associations Institute (UCCAI). Current member of the CAI Utah Legislative Action Committee. Former Board member, and former Utah Chapter President
- Reserve Specialist (RS) designation from Community Associations Institute (CAI), RS# 231
- Bachelor of Science in Chemistry from Emporia State University
- Professional Community Association Manager® (PCAM®) designation from Community Associations Institute (CAI), PCAM# 1740
- Association Management Specialist® (AMS®) designation from Community Associations Institute (CAI)
- Certified Manager of Community Associations® (CMCA®) designation from the National Board of Certification for Community Association Managers (NBC-CAM)

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	26
Fiscal Year End	31-Dec
Budgeted Monthly Reserve Allocation	\$910
Projected Starting Reserve Balance	\$40,632
Ideal Starting Reserve Balance	\$145,118

Economic Assumptions

Projected Inflation Rate	4.00%
Reported After-Tax Interest Rate	0.10%

Current Reserve Status

Current Balance as a % of Ideal Balance	28%
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Recommendations

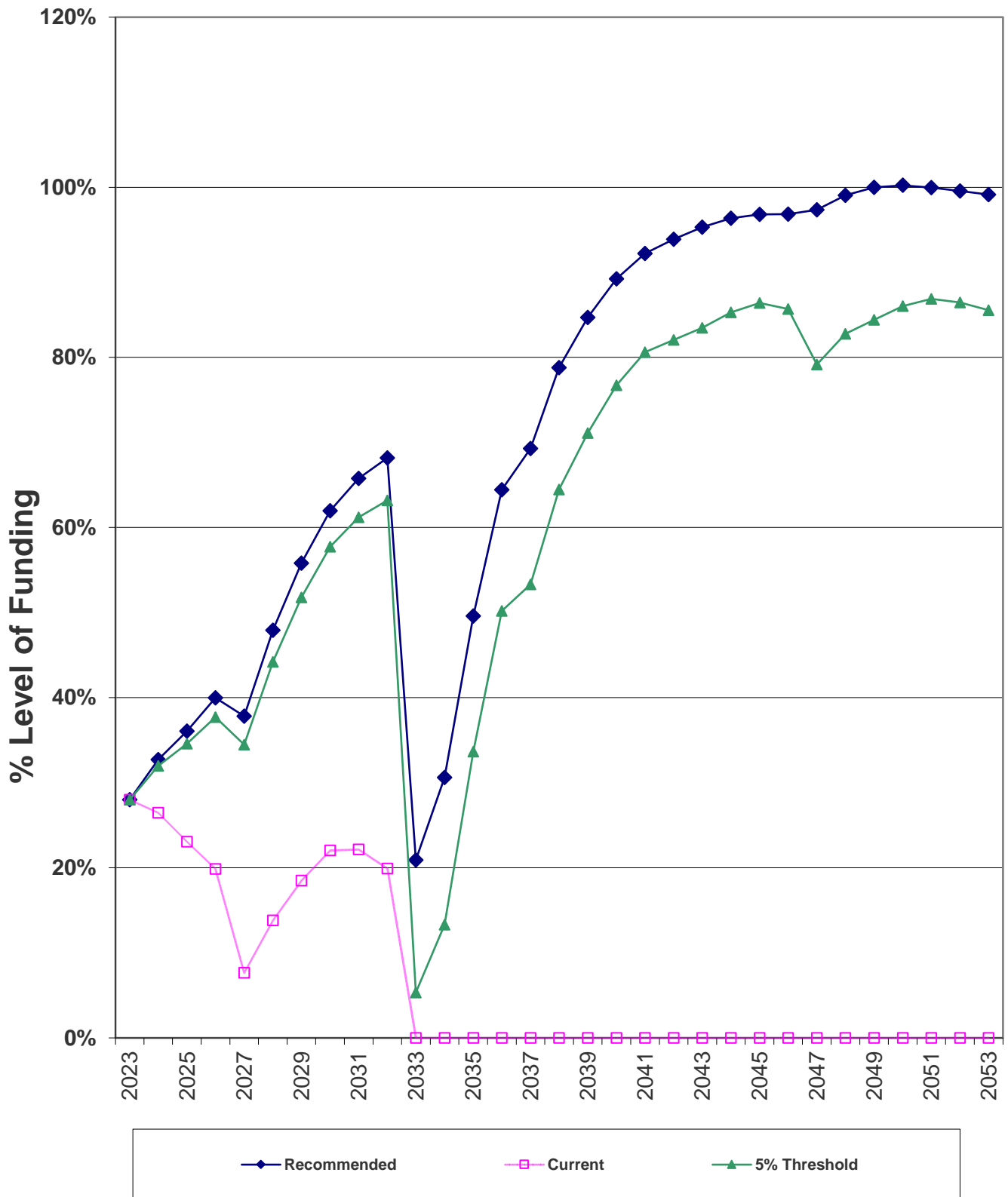
Recommended Monthly Reserve Allocation	\$1,680
Per Unit	\$64.62
Future Annual Increases	3.00%
For number of years:	30
Increases thereafter:	0.00%
5% Threshold Monthly Reserve Allocation Reference	\$1,590
Per Unit	\$61.15
Future Annual Increases	3.00%
For number of years:	30
Increases thereafter:	0.00%

Changes From Prior Year

Recommended Increase to Reserve Allocation as Percentage	\$770 85%
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Percent Funded - Graph



Component Inventory

Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Painted Surfaces	207	Metal Fencing - Repaint	6	1	\$5,000	\$6,000
Drive Materials	401	Asphalt - Major Rehab	30	9	\$62,000	\$77,000
	402	Asphalt - Seal Coat	5	3	\$9,000	\$11,000
	403	Concrete - Repair/Replace	10	9	\$2,000	\$3,000
Property Access	504	Vehicle Gates - Replace	30	9	\$12,000	\$15,000
	506	Phone Entry System - Replace	12	11	\$2,500	\$3,500
	507	Vehicle Gate Operators - Replace	12	10	\$12,000	\$14,000
Prop. Identification	801	Monument Sign - Refurbish	15	0	\$2,000	\$3,000
Fencing	1002	Metal Fencing - Replace	50	29	\$10,000	\$13,000
	1008	Vinyl Fencing - Replace	30	9	\$24,000	\$31,000
Recreation Equip.	1306	Picnic Table - Replace	N/A		\$0	\$0
	1307	Benches - Replace	N/A		\$0	\$0
	1308	Trash Receptacles - Replace	N/A		\$0	\$0
Light Fixtures	1604	Pole Lights - Replace	20	2	\$4,000	\$5,000
	1609	Street Light Fixtures - 2018 - Replace	20	15	\$750	\$1,000
	1609	Street Light Fixtures - Replace	20	3	\$6,000	\$7,000
Landscaping	1812	Landscaping & Irrigation System - Renov	20	23	\$30,000	\$50,000
	1890	Landscaping & Irrigation - 2023 - Upgrad	99	0	\$10,000	\$10,000
	1890	Landscaping & Irrigation - 2024 - Upgrad	99	1	\$10,000	\$10,000
	1890	Landscaping & Irrigation - 2025 - Upgrad	99	2	\$10,000	\$10,000
	1890	Landscaping & Irrigation - 2026 - Upgrad	99	3	\$10,000	\$10,000

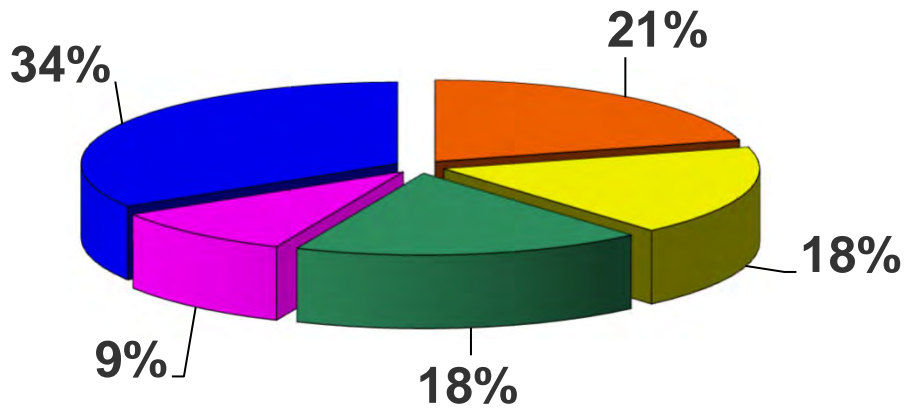
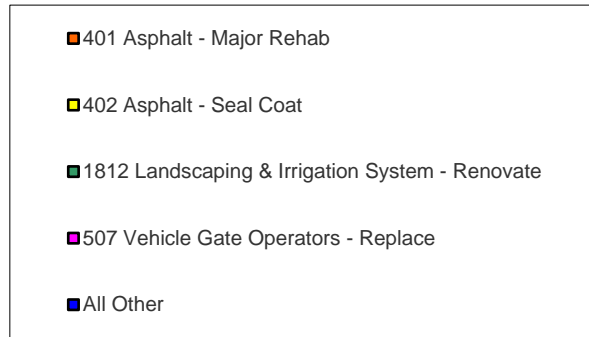


Significant Components

ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
207	Metal Fencing - Repaint	6	1	\$5,500	\$917	8.2038%
401	Asphalt - Major Rehab	30	9	\$69,500	\$2,317	20.7331%
402	Asphalt - Seal Coat	5	3	\$10,000	\$2,000	17.8991%
403	Concrete - Repair/Replace	10	9	\$2,500	\$250	2.2374%
504	Vehicle Gates - Replace	30	9	\$13,500	\$450	4.0273%
506	Phone Entry System - Replace	12	11	\$3,000	\$250	2.2374%
507	Vehicle Gate Operators - Replace	12	10	\$13,000	\$1,083	9.6953%
801	Monument Sign - Refurbish	15	0	\$2,500	\$167	1.4916%
1002	Metal Fencing - Replace	50	29	\$11,500	\$230	2.0584%
1008	Vinyl Fencing - Replace	30	9	\$27,500	\$917	8.2038%
1604	Pole Lights - Replace	20	2	\$4,500	\$225	2.0136%
1609	Street Light Fixtures - 2018 - Replace	20	15	\$875	\$44	0.3915%
1609	Street Light Fixtures - Replace	20	3	\$6,500	\$325	2.9086%
1812	Landscaping & Irrigation System - Rend	20	23	\$40,000	\$2,000	17.8991%
1890	Landscaping & Irrigation - 2023 - Upgra	99	0	\$10,000	\$0	0.0000%
1890	Landscaping & Irrigation - 2024 - Upgra	99	1	\$10,000	\$0	0.0000%
1890	Landscaping & Irrigation - 2025 - Upgra	99	2	\$10,000	\$0	0.0000%
1890	Landscaping & Irrigation - 2026 - Upgra	99	3	\$10,000	\$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 %
401	Asphalt - Major Rehab	30	9	\$69,500	\$2,317	21%
402	Asphalt - Seal Coat	5	3	\$10,000	\$2,000	18%
1812	Landscaping & Irrigation System - Rer	20	23	\$40,000	\$2,000	18%
507	Vehicle Gate Operators - Replace	12	10	\$13,000	\$1,083	9%
All Other	See Expanded Table For Breakdown				\$3,774	34%

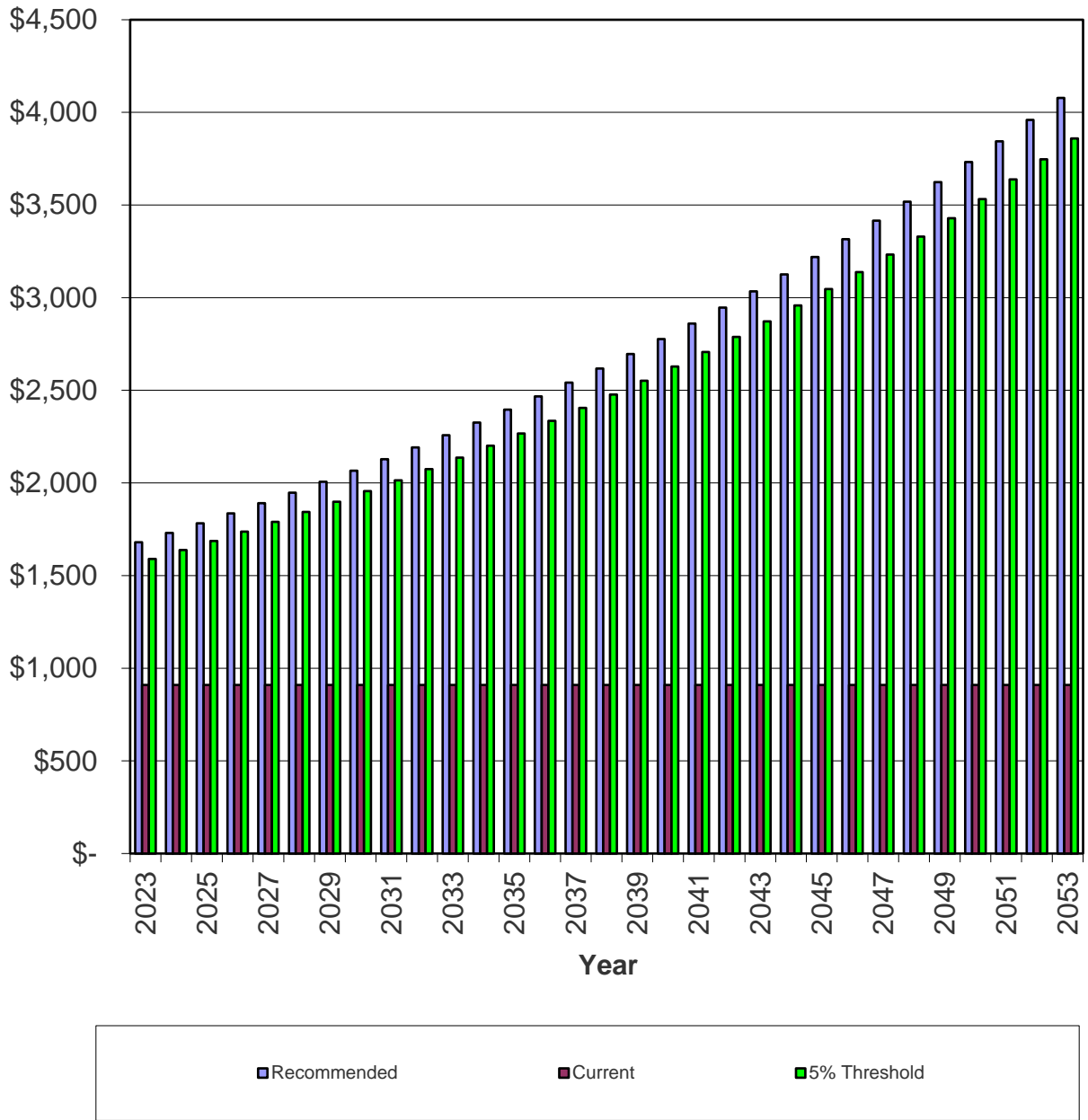
Yearly Summary

Year	Fully Funded Balance	Starting Reserve Balance	% Funded	Reserve Contributions	Interest Income	Reserve Expenses	Ending Reserve Balance
2023	\$145,118	\$40,632	28%	\$20,160	\$44	\$12,500	\$48,336
2024	\$147,778	\$48,336	33%	\$20,765	\$51	\$16,120	\$53,032
2025	\$147,065	\$53,032	36%	\$21,388	\$56	\$15,683	\$58,792
2026	\$147,070	\$58,792	40%	\$22,029	\$55	\$29,809	\$51,068
2027	\$135,024	\$51,068	38%	\$22,690	\$62	\$0	\$73,821
2028	\$154,019	\$73,821	48%	\$23,371	\$86	\$0	\$97,277
2029	\$174,318	\$97,277	56%	\$24,072	\$109	\$0	\$121,458
2030	\$195,995	\$121,458	62%	\$24,794	\$130	\$7,238	\$139,145
2031	\$211,600	\$139,145	66%	\$25,538	\$145	\$13,686	\$151,143
2032	\$221,734	\$151,143	68%	\$26,304	\$84	\$160,834	\$16,697
2033	\$79,876	\$16,697	21%	\$27,093	\$21	\$19,243	\$24,568
2034	\$80,259	\$24,568	31%	\$27,906	\$36	\$4,618	\$47,892
2035	\$96,556	\$47,892	50%	\$28,743	\$62	\$0	\$76,697
2036	\$119,024	\$76,697	64%	\$29,606	\$79	\$25,809	\$80,573
2037	\$116,293	\$80,573	69%	\$30,494	\$96	\$0	\$111,163
2038	\$141,068	\$111,163	79%	\$31,409	\$124	\$6,078	\$136,617
2039	\$161,318	\$136,617	85%	\$32,351	\$153	\$0	\$169,121
2040	\$189,536	\$169,121	89%	\$33,321	\$186	\$0	\$202,628
2041	\$219,753	\$202,628	92%	\$34,321	\$210	\$20,258	\$216,901
2042	\$231,016	\$216,901	94%	\$35,351	\$226	\$16,855	\$235,623
2043	\$247,211	\$235,623	95%	\$36,411	\$254	\$0	\$272,288
2044	\$282,562	\$272,288	96%	\$37,504	\$291	\$0	\$310,083
2045	\$320,345	\$310,083	97%	\$38,629	\$309	\$41,474	\$307,546
2046	\$317,566	\$307,546	97%	\$39,788	\$254	\$146,651	\$200,938
2047	\$206,394	\$200,938	97%	\$40,981	\$222	\$0	\$242,140
2048	\$244,437	\$242,140	99%	\$42,211	\$256	\$14,662	\$269,945
2049	\$269,945	\$269,945	100%	\$43,477	\$292	\$0	\$313,713
2050	\$312,961	\$313,713	100%	\$44,781	\$336	\$0	\$358,831
2051	\$358,986	\$358,831	100%	\$46,125	\$367	\$29,987	\$375,336
2052	\$377,006	\$375,336	100%	\$47,508	\$377	\$43,661	\$379,560



Reserve Contributions - Graph

Monthly Reserve Contributions



Component Funding Information

ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
207	Metal Fencing - Repaint	6	1	Approx 160 Linear ft.	\$5,500	\$4,583	\$4,583	\$137.82
401	Asphalt - Major Rehab	30	9	Approx 30,800 Sq.ft.	\$69,500	\$48,650	\$0	\$348.32
402	Asphalt - Seal Coat	5	3	Approx 30,800 Sq.ft.	\$10,000	\$4,000	\$0	\$300.70
403	Concrete - Repair/Replace	10	9	Moderate Sq.ft.	\$2,500	\$250	\$0	\$37.59
504	Vehicle Gates - Replace	30	9	(4) Gates	\$13,500	\$9,450	\$0	\$67.66
506	Phone Entry System - Replace	12	11	(1) System	\$3,000	\$250	\$0	\$37.59
507	Vehicle Gate Operators - Replace	12	10	(4) Operators	\$13,000	\$2,167	\$0	\$162.88
801	Monument Sign - Refurbish	15	0	(1) Monument Sign	\$2,500	\$2,500	\$2,500	\$25.06
1002	Metal Fencing - Replace	50	29	Approx 130 Linear ft.	\$11,500	\$4,830	\$0	\$34.58
1008	Vinyl Fencing - Replace	30	9	Approx 515 Linear ft.	\$27,500	\$19,250	\$0	\$137.82
1604	Pole Lights - Replace	20	2	(6) Pole Lights	\$4,500	\$4,050	\$4,050	\$33.83
1609	Street Light Fixtures - 2018 - Replace	20	15	(1) Fixture	\$875	\$219	\$0	\$6.58
1609	Street Light Fixtures - Replace	20	3	(7) Fixtures	\$6,500	\$5,525	\$0	\$48.86
1812	Landscaping & Irrigation System - Renovate	20	23	Extensive Sq.ft.	\$40,000	\$0	\$0	\$300.70
1890	Landscaping & Irrigation - 2023 - Upgrades	99	0	Extensive Sq.ft.	\$10,000	\$10,000	\$10,000	\$0.00
1890	Landscaping & Irrigation - 2024 - Upgrades	99	1	Extensive Sq.ft.	\$10,000	\$9,899	\$9,899	\$0.00
1890	Landscaping & Irrigation - 2025 - Upgrades	99	2	Extensive Sq.ft.	\$10,000	\$9,798	\$9,600	\$0.00
1890	Landscaping & Irrigation - 2026 - Upgrades	99	3	Extensive Sq.ft.	\$10,000	\$9,697	\$0	\$0.00
					\$250,375	\$145,118	\$40,632	\$1,680

Current Fund Balance as a percentage of Ideal Balance: 28%



Yearly Cash Flow

Year	2023	2024	2025	2026	2027
Starting Balance	\$40,632	\$48,336	\$53,032	\$58,792	\$51,068
<i>Reserve Income</i>	\$20,160	\$20,765	\$21,388	\$22,029	\$22,690
<i>Interest Earnings</i>	\$44	\$51	\$56	\$55	\$62
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$60,836	\$69,152	\$74,476	\$80,877	\$73,821
Reserve Expenditures	\$12,500	\$16,120	\$15,683	\$29,809	\$0
Ending Balance	\$48,336	\$53,032	\$58,792	\$51,068	\$73,821

Year	2028	2029	2030	2031	2032
Starting Balance	\$73,821	\$97,277	\$121,458	\$139,145	\$151,143
<i>Reserve Income</i>	\$23,371	\$24,072	\$24,794	\$25,538	\$26,304
<i>Interest Earnings</i>	\$86	\$109	\$130	\$145	\$84
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$97,277	\$121,458	\$146,383	\$164,829	\$177,531
Reserve Expenditures	\$0	\$0	\$7,238	\$13,686	\$160,834
Ending Balance	\$97,277	\$121,458	\$139,145	\$151,143	\$16,697

Year	2033	2034	2035	2036	2037
Starting Balance	\$16,697	\$24,568	\$47,892	\$76,697	\$80,573
<i>Reserve Income</i>	\$27,093	\$27,906	\$28,743	\$29,606	\$30,494
<i>Interest Earnings</i>	\$21	\$36	\$62	\$79	\$96
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$43,811	\$52,510	\$76,697	\$106,382	\$111,163
Reserve Expenditures	\$19,243	\$4,618	\$0	\$25,809	\$0
Ending Balance	\$24,568	\$47,892	\$76,697	\$80,573	\$111,163

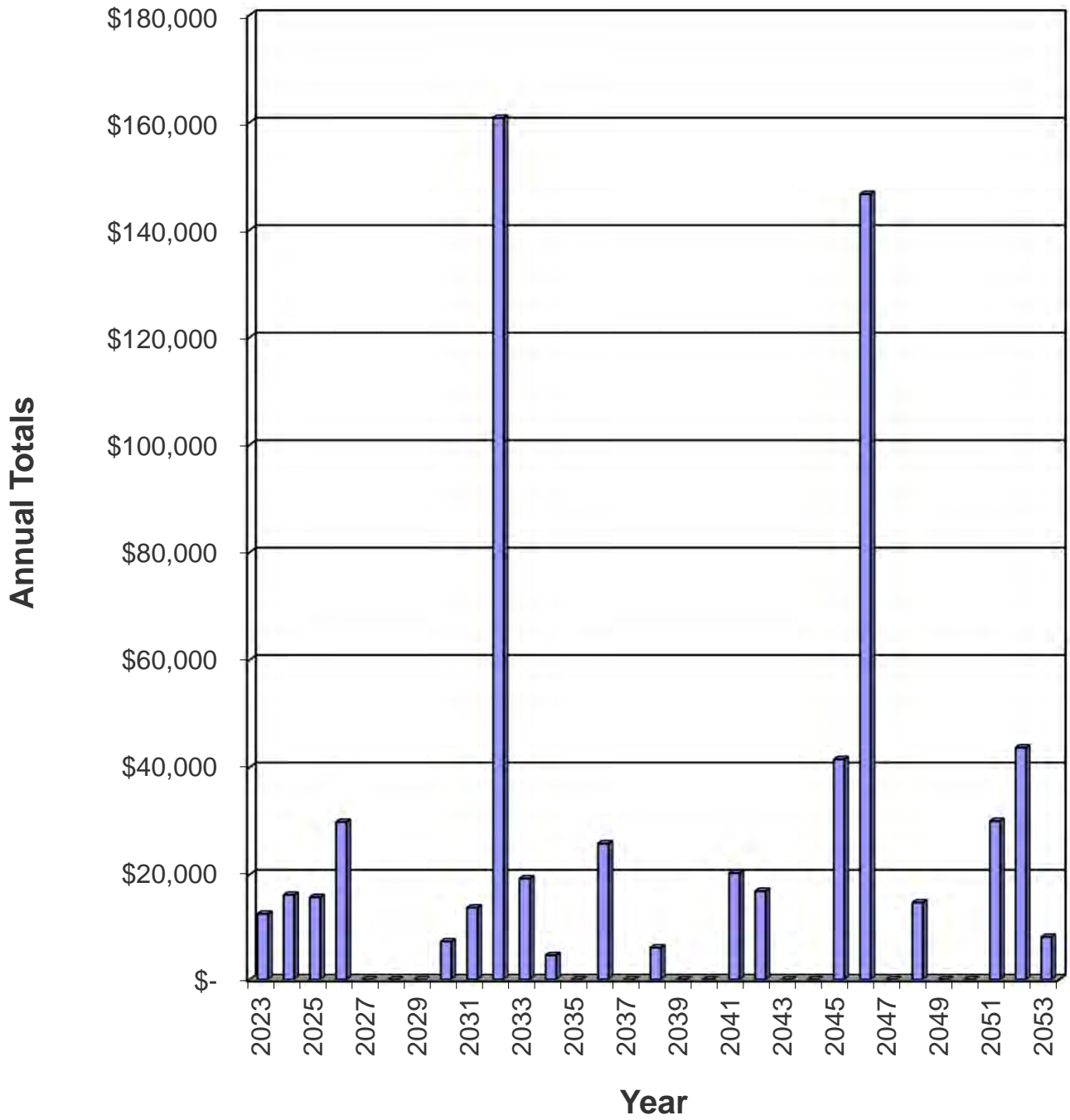
Year	2038	2039	2040	2041	2042
Starting Balance	\$111,163	\$136,617	\$169,121	\$202,628	\$216,901
<i>Reserve Income</i>	\$31,409	\$32,351	\$33,321	\$34,321	\$35,351
<i>Interest Earnings</i>	\$124	\$153	\$186	\$210	\$226
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$142,695	\$169,121	\$202,628	\$237,159	\$252,478
Reserve Expenditures	\$6,078	\$0	\$0	\$20,258	\$16,855
Ending Balance	\$136,617	\$169,121	\$202,628	\$216,901	\$235,623

Year	2043	2044	2045	2046	2047
Starting Balance	\$235,623	\$272,288	\$310,083	\$307,546	\$200,938
<i>Reserve Income</i>	\$36,411	\$37,504	\$38,629	\$39,788	\$40,981
<i>Interest Earnings</i>	\$254	\$291	\$309	\$254	\$222
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$272,288	\$310,083	\$349,020	\$347,588	\$242,140
Reserve Expenditures	\$0	\$0	\$41,474	\$146,651	\$0
Ending Balance	\$272,288	\$310,083	\$307,546	\$200,938	\$242,140

Year	2048	2049	2050	2051	2052
Starting Balance	\$242,140	\$269,945	\$313,713	\$358,831	\$375,336
<i>Reserve Income</i>	\$42,211	\$43,477	\$44,781	\$46,125	\$47,508
<i>Interest Earnings</i>	\$256	\$292	\$336	\$367	\$377
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$284,607	\$313,713	\$358,831	\$405,323	\$423,221
Reserve Expenditures	\$14,662	\$0	\$0	\$29,987	\$43,661
Ending Balance	\$269,945	\$313,713	\$358,831	\$375,336	\$379,560



Yearly Reserve Expenditures - Graph



Projected Reserve Expenditures by Year

Year	ID #	Component Name	Projected Cost	Total Per Annum
2023	801	Monument Sign - Refurbish	\$2,500	
	1890	Landscaping & Irrigation - 2023 - Upgrades	\$10,000	\$12,500
2024	207	Metal Fencing - Repaint	\$5,720	
	1890	Landscaping & Irrigation - 2024 - Upgrades	\$10,400	\$16,120
2025	1604	Pole Lights - Replace	\$4,867	
	1890	Landscaping & Irrigation - 2025 - Upgrades	\$10,816	\$15,683
2026	402	Asphalt - Seal Coat	\$11,249	
	1609	Street Light Fixtures - Replace	\$7,312	
	1890	Landscaping & Irrigation - 2026 - Upgrades	\$11,249	\$29,809
2027		No Expenditures Projected		\$0
2028		No Expenditures Projected		\$0
2029		No Expenditures Projected		\$0
2030	207	Metal Fencing - Repaint	\$7,238	\$7,238
2031	402	Asphalt - Seal Coat	\$13,686	\$13,686
2032	401	Asphalt - Major Rehab	\$98,920	
	403	Concrete - Repair/Replace	\$3,558	
	504	Vehicle Gates - Replace	\$19,215	
	1008	Vinyl Fencing - Replace	\$39,141	\$160,834
2033	507	Vehicle Gate Operators - Replace	\$19,243	\$19,243
2034	506	Phone Entry System - Replace	\$4,618	\$4,618
2035		No Expenditures Projected		\$0
2036	207	Metal Fencing - Repaint	\$9,158	
	402	Asphalt - Seal Coat	\$16,651	\$25,809
2037		No Expenditures Projected		\$0
2038	801	Monument Sign - Refurbish	\$4,502	
	1609	Street Light Fixtures - 2018 - Replace	\$1,576	\$6,078
2039		No Expenditures Projected		\$0
2040		No Expenditures Projected		\$0
2041	402	Asphalt - Seal Coat	\$20,258	\$20,258
2042	207	Metal Fencing - Repaint	\$11,588	
	403	Concrete - Repair/Replace	\$5,267	\$16,855
2043		No Expenditures Projected		\$0
2044		No Expenditures Projected		\$0
2045	507	Vehicle Gate Operators - Replace	\$30,809	
	1604	Pole Lights - Replace	\$10,665	\$41,474
2046	402	Asphalt - Seal Coat	\$24,647	
	506	Phone Entry System - Replace	\$7,394	
	1609	Street Light Fixtures - Replace	\$16,021	
	1812	Landscaping & Irrigation System - Renovate	\$98,589	\$146,651
2047		No Expenditures Projected		\$0
2048	207	Metal Fencing - Repaint	\$14,662	\$14,662
2049		No Expenditures Projected		\$0
2050		No Expenditures Projected		\$0
2051	402	Asphalt - Seal Coat	\$29,987	\$29,987

Year	Comp ID	Component Name	Projected Cost	Total Per Annum
2052	403	Concrete - Repair/Replace	\$7,797	
	1002	Metal Fencing - Replace	\$35,864	\$43,661

Component Evaluation

Comp #: 207 Metal Fencing - Repaint



Location: Common Area

Quantity: Approx 160 Linear ft.

Life Expectancy: 6 *Remaining Life:* 1

Best Cost: \$5,000

Estimate to repaint

Worst Cost: \$6,000

Higher estimate

Source of Information: CSL Cost Database

Observations:

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

General Notes:

Comp #: 401 Asphalt - Major Rehab



Location: **Community Streets**

Quantity: **Approx 30,800 Sq.ft.**

Life Expectancy: **30** *Remaining Life:* **9**

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

Estimate for major rehab

Worst Cost: **\$77,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The asphalt surfaces are 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.

General Notes:

Comp #: 402 Asphalt - Seal Coat



Location: **Community Streets**

Quantity: **Approx 30,800 Sq.ft.**

Life Expectancy: **5** *Remaining Life:* **3**

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

Estimate for seal coat

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

The asphalt seal coat is in fair condition. We recommend funding to seal this component approximately every 3 - 5 years. Remaining life based on current age.

General Notes:

Comp #: 403 Concrete - Repair/Replace



Location: **Sidewalks**

Quantity: **Moderate Sq.ft.**

Life Expectancy: **10** *Remaining Life:* **9**

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

Allowance to repair/replace

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

Higher allowance

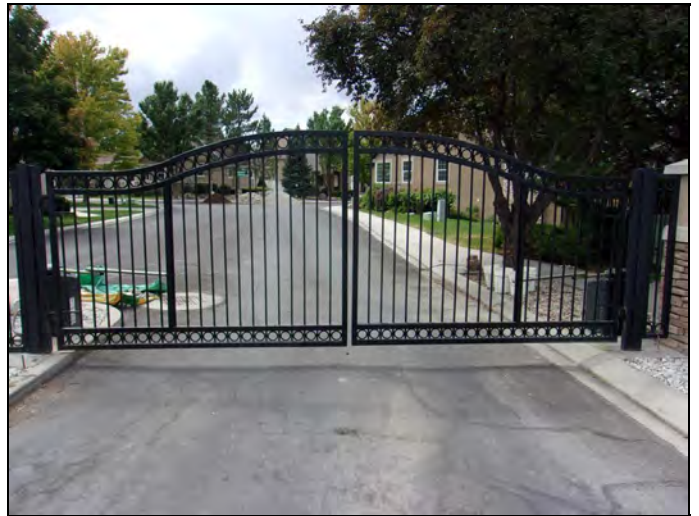
Source of Information: CSL Cost Database

Observations:

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

General Notes:

Comp #: 504 Vehicle Gates - Replace



Location: **Community Entrance**

Quantity: **(4) Gates**

Life Expectancy: **30** *Remaining Life:* **9**

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

Estimate to replace

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

The vehicle gates are in good condition. We recommend funding to completely replace this component approximately every 25 - 30 years. Remaining life based on current age.

General Notes:

Comp #: 506 Phone Entry System - Replace



Location: Community Entrance

Quantity: (1) System

Life Expectancy: 12 **Remaining Life:** 11

Best Cost: \$2,500

Estimate to replace

Worst Cost: \$3,500

Higher estimate

Source of Information: CSL Cost Database

Observations:

The phone entry system is in working condition. We recommend funding to replace this component approximately every 12 years. Remaining life based on current age.

General Notes:

Comp #: 507 Vehicle Gate Operators - Replace



Location: **Community Entrance**

Quantity: **(4) Operators**

Life Expectancy: **12** *Remaining Life:* **10**

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

Estimate to replace

Worst Cost: **\$14,000**

Higher estimate

Source of Information: Research with Client

Observations:

The vehicle gate operators are in working condition. We recommend funding to replace this component approximately every 12 years. Remaining life based on current age.

General Notes:

Comp #: 801 Monument Sign - Refurbish



Location: **Community Entrance**

Quantity: **(1) Monument Sign**

Life Expectancy: **15** *Remaining Life:* **0**

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

Estimate to refurbish

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

The monument 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 #: 1002 Metal Fencing - Replace



Location: **Common Area**

Quantity: **Approx 130 Linear ft.**

Life Expectancy: **50** *Remaining Life:* **29**

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

Estimate to replace

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

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

General Notes:

Comp #: 1008 Vinyl Fencing - Replace



Location: **Community West Perimeter**

Quantity: **Approx 515 Linear ft.**

Life Expectancy: **30** *Remaining Life:* **9**

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

Estimate to replace

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

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

General Notes:

Comp #: 1306 Picnic Table - Replace



Location: **Common Area**

Quantity: **(1) Picnic Table**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

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

General Notes:

Comp #: 1307 Benches - Replace



Location: **Common Area**

Quantity: **(5) Benches**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

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

General Notes:

Comp #: 1308 Trash Receptacles - Replace



Location: **Common Area**

Quantity: **(2) Receptacles**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

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

General Notes:

Comp #: 1604 Pole Lights - Replace



Location: **Common Area**

Quantity: **(6) Pole Lights**

Life Expectancy: **20** *Remaining Life:* **2**

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

Estimate to replace

Worst Cost: **\$5,000**

Higher estimate

Source of Information: Research with Client

Observations:

Research with the client reveals this component is being replaced in 2025. We recommend funding to replace these pole light fixtures, poles and to refurbish the electrical approximately every 16 - 20 years. Remaining life based on current age.

General Notes:

Comp #: 1609 Street Light Fixtures - 2018 - Replace



Location: **Common Area**

Quantity: **(1) Fixture**

Life Expectancy: **20** *Remaining Life:* **15**

Best Cost: **\$750**

Estimate to replace

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

The street light fixture is 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 - Replace



Location: **Common Area**

Quantity: **(7) Fixtures**

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

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

Estimate to replace

Worst Cost: **\$7,000**

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.

General Notes:

Comp #: 1812 Landscaping & Irrigation System - Renovate



Location: **Common Area**

Quantity: **Extensive Sq.ft.**

Life Expectancy: **20** *Remaining Life:* **23**

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

Allowance to renovate

Worst Cost: **\$50,000**

Higher allowance

Source of Information: CSL Cost Database

Observations:

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

General Notes:

Comp #: 1890 Landscaping & Irrigation - 2023 - Upgrades



Location: **Common Area**

Quantity: **Extensive Sq.ft.**

Life Expectancy: **99** *Remaining Life:* **0**

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

Estimate to upgrade

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

Estimate to upgrade

Source of Information: Research with Client

Observations:

Research with the client reveals plans to perform yearly upgrades to this component in 2023, 2024, 2025, and 2026.

General Notes:

Comp #: 1890 Landscaping & Irrigation - 2024 - Upgrades



Location: **Common Area**

Quantity: **Extensive Sq.ft.**

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

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

Estimate to upgrade

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

Estimate to upgrade

Source of Information: Research with Client

Observations:

Research with the client reveals plans to perform yearly upgrades to this component in 2023, 2024, 2025, and 2026.

General Notes:

Comp #: 1890 Landscaping & Irrigation - 2025 - Upgrades



Location: **Common Area**

Quantity: **Extensive Sq.ft.**

Life Expectancy: **99** *Remaining Life:* **2**

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

Estimate to upgrade

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

Estimate to upgrade

Source of Information: Research with Client

Observations:

Research with the client reveals plans to perform yearly upgrades to this component in 2023, 2024, 2025, and 2026.

General Notes:

Comp #: 1890 Landscaping & Irrigation - 2026 - Upgrades



Location: **Common Area**

Quantity: **Extensive Sq.ft.**

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

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

Estimate to upgrade

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

Estimate to upgrade

Source of Information: Research with Client

Observations:

Research with the client reveals plans to perform yearly upgrades to this component in 2023, 2024, 2025, and 2026.

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.

