

I Street Townhomes

Level 1 Reserve Study



Report Period – 01/01/2024 – 12/31/2024

Client Reference Number	19107
Property Type	Townhouse
Number of Units	22
Fiscal Year End	12/31

Type of Study	Full Study
Date of Property Inspection	07/10/2023
Prepared By	Dale Gifford
Analysis Method	Cash Flow
Funding Goal	Full Funding

Report prepared on – Wednesday, September 27, 2023



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Glossary of Commonly used Words and Phrases

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Executive Summary – I Street Townhomes - ID # 19107

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 01/01/2024	\$12,715.20
Ideal Reserve Balance as of 01/01/2024	\$88,238
Percent Funded as of 01/01/2024	14%
Recommended Reserve Contribution (per month)	\$3,690
Recommended Special Assessment	\$0

I Street Townhomes is a 22-unit Townhome community. The community offers landscaped areas as amenities. Construction on the community was completed in 2022.

Currently Programmed Projects

Projects programmed to occur this fiscal year (FY2024) include metal surfaces repaint (Comp# 212). We have programmed an estimated \$18,000 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# 215), flat roofs replace (Comp# 104), metal surfaces repaint (Comp# 212), and balcony decks resurface (Comp# 604). The fiscal significance of these components is approximately 33%, 23%, 11%, 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 \$12,715.20 versus the ideal reserve balance of \$88,238 we find the association's reserve fund to be approximately 14% funded. This indicates a fair reserve fund position. In order to continue to strengthen the account fund, we suggest adopting a monthly reserve contribution of \$3,690 (\$167.73/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)

Budget Breakdown

Every association conducts their business within a budget. There are typically two main parts to this budget, the Operating budget and the Reserve budget. The operating budget includes all expenses that occur on an annual basis as well as general maintenance and repairs. Typical operating budget line items include management fees, maintenance expenses, utilities, etc. The reserve budget is primarily made up of replacement items such as roofing, fencing, mechanical equipment, etc., that do not normally occur on an annual basis.

Report Sections

Reserve Analysis: this section contains the evaluation of the association's reserve balance, income, and expenses. It includes a finding of the client's current reserve fund status (measured as percent funded) and a recommendation for an appropriate reserve allocation rate (also known as the funding plan).

Component Evaluation: this section contains information regarding the physical status and replacement cost of reserve components the association is responsible to maintain. It is important to understand that while the component inventory will remain relatively "stable" from year to year, the condition assessment and life estimates will most likely vary from year to year.

General Information and Frequently Asked Questions

Is it the law to have a Reserve Study conducted?

The Government requires a reserve study in approximately 20 states. Also, the Association's governing documents may require a reserve fund be established. This does not mean a Reserve Study is required, but how are you going to know if you have enough money in the reserve fund if you do not have the proper information?

Why is it important to perform a Reserve Study?

This report provides the essential information that is needed to guide the Association in establishing the reserve portion of the total monthly assessment. The reserve fund is critical to the future of the association because it helps ensure that reserve projects can be completed on time. When projects are completed on time, deferred maintenance and the lower property values that typically accompany it can be avoided. It is suggested that a third party professionally prepare the Reserve Analysis Study since there is no vested interest in the property.

After we have a Reserve Study, what do we do with it?

Please take the time to review the report carefully and make sure the component information is complete and accurate. If there are any inaccuracies, or changes such as a component that the association feels should be added, removed, or altered, please inform us immediately so we may revise the report. Use the report to help establish your budget for the upcoming fiscal year.

How often do we review and update our Reserve Study?

There is a misconception that a Reserve Study is good for an extended period of time since the report has projections for a thirty year period. The assumptions, interest rates, inflation rates and other information used to create this report change each year. Scheduled events may not happen, unpredictable circumstances could occur, deterioration rates can be unpredictable and repair/replacement costs will vary from causes that are unforeseen. These variations alter the results of the Reserve Study. The Reserve Study should be professionally reviewed each year by having a Level III "no site visit" update reserve study performed. The Reserve Study should be professionally updated every three years by having a Level II "site visit" update reserve study performed.

What is a "Reserve Component" versus an "Operating Component"?

A "Reserve" component is an item that is the responsibility of the association to maintain, has a limited useful life, predictable remaining useful life, typically occurs on a cyclical basis that exceeds one year, and costs above a minimum threshold amount. An "Operating" component is typically a fixed expense that occurs on an annual basis.

What are the GREY areas of "maintenance" items that are often seen in a Reserve Study?

One of the most popular questions revolves around major "maintenance" items, such as painting the buildings or seal coating the asphalt. You may hear from your accountant that since painting or seal coating is not replacing a "capital" item, it cannot be considered a reserve component. However, it is the opinion of several major Reserve Study providers, including Complex Solutions, that these components meet the criteria of a reserve component.

Information and Data Gathered:

The information contained in this report is based on estimates and assumptions gathered from various sources. Estimated life expectancies are based upon conditions that were readily visible and accessible at the time of the site visit. While every effort has been made to ensure accurate results, this report reflects the judgment of Complex Solutions, Ltd. and should not be construed as a guarantee or assurance of predicting future events.

What happens during the Site Visit?

During the site visit we identify the common area components that we have determined require reserve funding. These components are quantified and a physical condition is observed. The site visit is conducted on the common areas as reported by client.

What is the Financial Analysis?

We project the starting balance by taking the most recent reserve fund balance as stated by the client and add expected reserve contributions to the end of the fiscal year. We then subtract the expenses of any pending projects. We compare this number to the Fully Funded Balance and arrive at the Percent Funded level. Based on that level of funding we then recommend a Funding Plan to help ensure the adequacy of funding in the future.

Measures of reserve fund financial strength are as follows:

- 0% - 30% Funded** is considered a “weak” financial position. Associations that fall into this category are more likely to have special assessments and deferred maintenance. Action should be taken to improve the financial strength of the reserve fund.
- 31% - 69% Funded** is considered a “fair” financial position. Associations that fall into this category are less likely to experience special assessments and deferred maintenance than being in a weak financial position. Action should be taken to improve the financial strength of the reserve fund.
- 70% - 99% Funded** is considered a “strong” financial position. Associations that fall into this category are less likely to experience special assessments and deferred maintenance than being in a fair financial position. Action should be taken to improve the financial strength of the reserve fund.
- 100% Funded** is considered an “ideal” financial position. Action should be taken to maintain the financial strength of the reserve fund.

Disclosures:

Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer. A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited.

A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection.

The results of this study are based on the independent opinion of the preparer and his experience and research during the course of his career in preparing Reserve Studies. In addition the opinions of experts on certain components have been gathered through research within their industry and with client’s actual vendors. There is no implied warrantee or guarantee regarding our life and cost estimates/predictions. There is no implied warrantee or guarantee in any of our work product. Our results and findings will vary from another preparer’s results and findings. A Reserve Study is necessarily a work in progress and subsequent Reserve Studies will vary from prior studies.

The projected life expectancy of the reserve components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each component. Failure to perform such maintenance can negatively impact the remaining useful life of the component and dramatically increase the funding needs of the reserves of the association.

This Reserve Study assumes that all construction assemblies and components identified herein are built properly and are free from defects in materials and/or workmanship. Defects can lead to reduced useful life and premature failure. It was not the intent of this Reserve Study to inspect for or to identify defects. If defects exist, repairs should be made so that the construction components and assemblies at the community reach the full and expected useful lives.

Site Visits: Should a site visit have been performed during the preparation of this reserve study no invasive testing was performed. The physical analysis performed during the site visit was not intended to be exhaustive in nature and may have included representative sampling. Estimated life expectancies and life cycles are based upon conditions that were readily accessible and visible at the time of the site visit. We have assumed any and all components have been properly built and will reach normal, typical life expectancies. A reserve study is not intended to identify or fund for construction defects. We did not and will not look for or identify construction defects during our site visit. In addition, environmental hazards (such as lead paint, asbestos, radon, etc.), have been excluded from this report.

Update Reserve Studies:

Level II Studies: Quantities of major components as reported in previous reserve studies are deemed to be accurate and reliable. The reserve study relies upon the validity of previous reserve studies.

Level III Studies: In addition to the above we have not visited the property when completing a Level III “No Site Visit” study. Therefore we have not verified the current condition of the components.

Insurance: We carry general and professional liability insurance as well as workers’ compensation insurance.

Actual or Perceived Conflicts of Interest: There are no potential actual or perceived conflicts of interest that we are aware of.

Inflation and Interest Rates: The after tax interest rate used in the financial analysis may or may not be based on the clients reported after tax interest rate. If it is, we have not verified or audited the reported rate. The inflation rate may also be based on an amount we believe appropriate given the 30-year horizon of this study and may or may not reflect current or historical inflation rates.

Funding Summary

Beginning Assumptions

# of units	22
Fiscal Year End	31-Dec
Budgeted Monthly Reserve Allocation	\$405
Projected Starting Reserve Balance	\$12,715
Ideal Starting Reserve Balance	\$88,238

Economic Assumptions

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

Current Reserve Status

Current Balance as a % of Ideal Balance	14%
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Recommendations

Recommended Monthly Reserve Allocation	\$3,690
Per Unit	\$167.73
Future Annual Increases	3.00%
For number of years:	30
Increases thereafter:	0.00%
70% Funded Monthly Reserve Allocation Reference	\$3,285
Per Unit	\$149.32
Future Annual Increases	3.00%
For number of years:	30
Increases thereafter:	0.00%

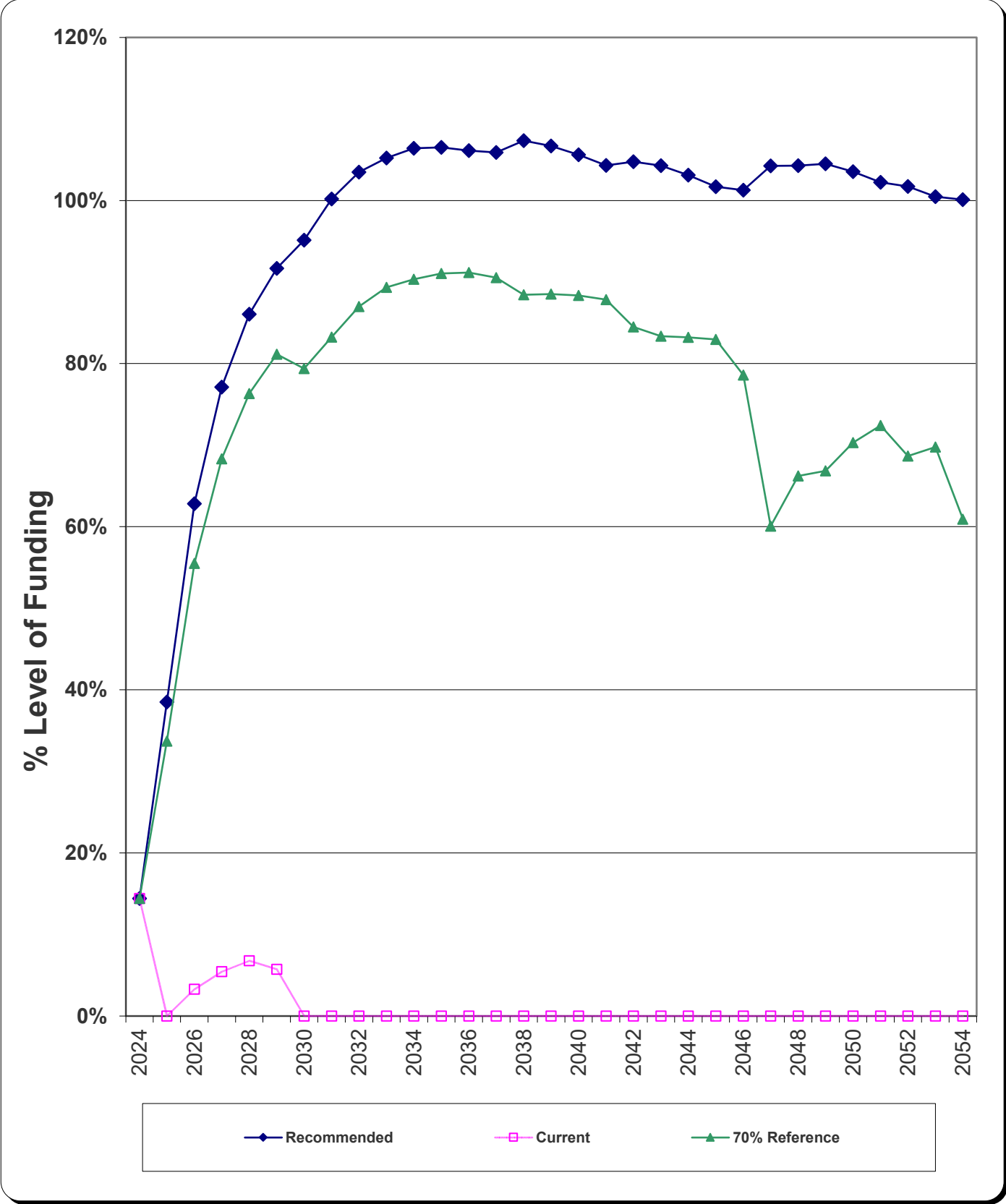
Changes From Prior Year

Recommended Increase to Reserve Allocation as Percentage	\$3,285 812%
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Percent Funded - Graph



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Component Inventory

Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Roofing	104	Flat Roofs - Replace	25	22	\$140,000	\$180,000
	120	Rain Gutters/Downspouts - Replace	30	27	\$5,000	\$6,000
Painted Surfaces	204	Front Doors - Repaint	N/A		\$0	\$0
	208	Prefab Concrete Fence - Repaint	12	9	\$6,000	\$8,000
	212	Metal Surfaces - Repaint	6	0	\$16,000	\$20,000
	215	Siding - Repair/Repaint	8	5	\$61,000	\$81,000
Siding Materials	390	Brick Façade - Replace	N/A		\$0	\$0
Drive Materials	401	Asphalt - Major Rehab	30	27	\$36,000	\$42,000
	402	Asphalt - Seal Coat	5	4	\$4,000	\$4,500
	403	Concrete - Partial Repair/Replace	10	7	\$2,000	\$3,000
Property Access	504	Pedestrian Gate - Replace	30	28	\$4,000	\$5,000
Decking	604	Balcony Decks - Resurface	20	17	\$38,000	\$46,000
	690	Metal Railing - Replace	50	47	\$54,000	\$62,000
Prop. Identification	803	Mailboxes - Replace	N/A		\$0	\$0
Fencing	1003	Trash Enclosure Gates - Replace	30	28	\$3,000	\$4,000
	1012	Prefab Concrete Fence - Replace	N/A		\$0	\$0
Light Fixtures	1602	Exterior Light Fixtures - Replace	20	17	\$26,000	\$34,000
	1609	Street Light Fixtures - Replace	20	17	\$5,000	\$7,000
Landscaping	1812	Landscaping & Irrigation System - Renov	20	18	\$8,000	\$10,000

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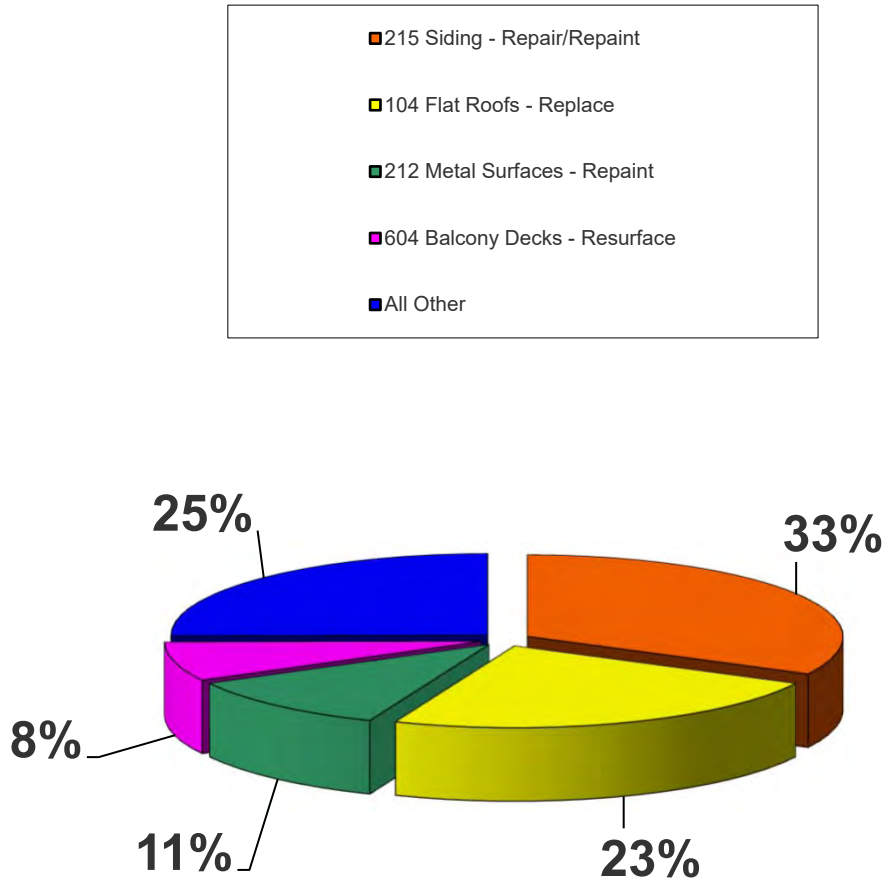
Significant Components

ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
104	Flat Roofs - Replace	25	22	\$160,000	\$6,400	23.5136%
120	Rain Gutters/Downspouts - Replace	30	27	\$5,500	\$183	0.6736%
208	Prefab Concrete Fence - Repaint	12	9	\$7,000	\$583	2.1432%
212	Metal Surfaces - Repaint	6	0	\$18,000	\$3,000	11.0220%
215	Siding - Repair/Repaint	8	5	\$71,000	\$8,875	32.6067%
401	Asphalt - Major Rehab	30	27	\$39,000	\$1,300	4.7762%
402	Asphalt - Seal Coat	5	4	\$4,250	\$850	3.1229%
403	Concrete - Partial Repair/Replace	10	7	\$2,500	\$250	0.9185%
504	Pedestrian Gate - Replace	30	28	\$4,500	\$150	0.5511%
604	Balcony Decks - Resurface	20	17	\$42,000	\$2,100	7.7154%
690	Metal Railing - Replace	50	47	\$58,000	\$1,160	4.2618%
1003	Trash Enclosure Gates - Replace	30	28	\$3,500	\$117	0.4286%
1602	Exterior Light Fixtures - Replace	20	17	\$30,000	\$1,500	5.5110%
1609	Street Light Fixtures - Replace	20	17	\$6,000	\$300	1.1022%
1812	Landscaping & Irrigation System - Rend	20	18	\$9,000	\$450	1.6533%

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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	5	\$71,000	\$8,875	33%
104	Flat Roofs - Replace	25	22	\$160,000	\$6,400	23%
212	Metal Surfaces - Repaint	6	0	\$18,000	\$3,000	11%
604	Balcony Decks - Resurface	20	17	\$42,000	\$2,100	8%
All Other	See Expanded Table For Breakdown				\$6,843	25%

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Yearly Summary

Year	Fully Funded Balance	Starting Reserve Balance	% Funded	Reserve Contributions	Interest Income	Reserve Expenses	Ending Reserve Balance
2024	\$88,238	\$12,715	14%	\$44,280	\$26	\$18,000	\$39,021
2025	\$101,355	\$39,021	38%	\$45,608	\$62	\$0	\$84,691
2026	\$134,848	\$84,691	63%	\$46,977	\$108	\$0	\$131,776
2027	\$170,859	\$131,776	77%	\$48,386	\$156	\$0	\$180,318
2028	\$209,535	\$180,318	86%	\$49,838	\$203	\$4,972	\$225,387
2029	\$245,861	\$225,387	92%	\$51,333	\$208	\$86,382	\$190,545
2030	\$200,298	\$190,545	95%	\$52,873	\$206	\$22,776	\$220,848
2031	\$220,441	\$220,848	100%	\$54,459	\$247	\$3,290	\$272,263
2032	\$263,087	\$272,263	103%	\$56,093	\$300	\$0	\$328,656
2033	\$312,351	\$328,656	105%	\$57,775	\$350	\$16,012	\$370,769
2034	\$348,482	\$370,769	106%	\$59,509	\$401	\$0	\$430,678
2035	\$404,322	\$430,678	107%	\$61,294	\$462	\$0	\$492,434
2036	\$464,073	\$492,434	106%	\$63,133	\$510	\$28,819	\$527,258
2037	\$497,985	\$527,258	106%	\$65,027	\$501	\$118,220	\$474,565
2038	\$442,088	\$474,565	107%	\$66,977	\$505	\$7,360	\$534,687
2039	\$501,137	\$534,687	107%	\$68,987	\$569	\$0	\$604,244
2040	\$572,161	\$604,244	106%	\$71,056	\$640	\$0	\$675,940
2041	\$648,066	\$675,940	104%	\$73,188	\$634	\$156,806	\$592,957
2042	\$566,050	\$592,957	105%	\$75,384	\$604	\$54,697	\$614,247
2043	\$589,152	\$614,247	104%	\$77,645	\$649	\$8,954	\$683,587
2044	\$663,045	\$683,587	103%	\$79,975	\$724	\$0	\$764,285
2045	\$751,591	\$764,285	102%	\$82,374	\$717	\$177,744	\$669,632
2046	\$661,306	\$669,632	101%	\$84,845	\$523	\$379,187	\$375,813
2047	\$360,489	\$375,813	104%	\$87,390	\$420	\$0	\$463,623
2048	\$444,678	\$463,623	104%	\$90,012	\$480	\$57,034	\$497,082
2049	\$475,710	\$497,082	104%	\$92,712	\$544	\$0	\$590,338
2050	\$570,200	\$590,338	104%	\$95,494	\$638	\$0	\$686,470
2051	\$671,488	\$686,470	102%	\$98,359	\$668	\$135,518	\$649,979
2052	\$639,029	\$649,979	102%	\$101,309	\$689	\$23,990	\$727,988
2053	\$724,525	\$727,988	100%	\$104,349	\$663	\$234,679	\$598,321

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Reserve Contributions - Graph

Monthly Reserve Contributions



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Component Funding Information

ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
104	Flat Roofs - Replace	25	22	Approx. 20,000 SF	\$160,000	\$19,200	\$0	\$867.65
120	Rain Gutters/Downspouts - Replace	30	27	Approx. 250 LF	\$5,500	\$550	\$0	\$24.85
208	Prefab Concrete Fence - Repaint	12	9	Approx. 395 LF	\$7,000	\$1,750	\$0	\$79.08
212	Metal Surfaces - Repaint	6	0	(4) Buildings	\$18,000	\$18,000	\$12,715	\$406.71
215	Siding - Repair/Repaint	8	5	Approx. 40,345 SF	\$71,000	\$26,625	\$0	\$1,203.19
401	Asphalt - Major Rehab	30	27	Approx. 12,000 SF	\$39,000	\$3,900	\$0	\$176.24
402	Asphalt - Seal Coat	5	4	Approx. 12,000 SF	\$4,250	\$850	\$0	\$115.23
403	Concrete - Partial Repair/Replace	10	7	Minimal SF	\$2,500	\$750	\$0	\$33.89
504	Pedestrian Gate - Replace	30	28	(1) Gate	\$4,500	\$300	\$0	\$20.34
604	Balcony Decks - Resurface	20	17	Approx. 2,090 SF	\$42,000	\$6,300	\$0	\$284.70
690	Metal Railing - Replace	50	47	Approx. 770 LF	\$58,000	\$3,480	\$0	\$157.26
1003	Trash Enclosure Gates - Replace	30	28	Approx. 24 LF	\$3,500	\$233	\$0	\$15.82
1602	Exterior Light Fixtures - Replace	20	17	(169) Fixtures	\$30,000	\$4,500	\$0	\$203.36
1609	Street Light Fixtures - Replace	20	17	(5) Fixtures	\$6,000	\$900	\$0	\$40.67
1812	Landscaping & Irrigation System - Renovate	20	18	Minimal SF	\$9,000	\$900	\$0	\$61.01
					\$460,250	\$88,238	\$12,715	\$3,690

Current Fund Balance as a percentage of Ideal Balance: 14%



Yearly Cash Flow

Year	2024	2025	2026	2027	2028
Starting Balance	\$12,715	\$39,021	\$84,691	\$131,776	\$180,318
<i>Reserve Income</i>	\$44,280	\$45,608	\$46,977	\$48,386	\$49,838
<i>Interest Earnings</i>	\$26	\$62	\$108	\$156	\$203
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$57,021	\$84,691	\$131,776	\$180,318	\$230,359
Reserve Expenditures	\$18,000	\$0	\$0	\$0	\$4,972
Ending Balance	\$39,021	\$84,691	\$131,776	\$180,318	\$225,387

Year	2029	2030	2031	2032	2033
Starting Balance	\$225,387	\$190,545	\$220,848	\$272,263	\$328,656
<i>Reserve Income</i>	\$51,333	\$52,873	\$54,459	\$56,093	\$57,775
<i>Interest Earnings</i>	\$208	\$206	\$247	\$300	\$350
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$276,927	\$243,623	\$275,553	\$328,656	\$386,781
Reserve Expenditures	\$86,382	\$22,776	\$3,290	\$0	\$16,012
Ending Balance	\$190,545	\$220,848	\$272,263	\$328,656	\$370,769

Year	2034	2035	2036	2037	2038
Starting Balance	\$370,769	\$430,678	\$492,434	\$527,258	\$474,565
<i>Reserve Income</i>	\$59,509	\$61,294	\$63,133	\$65,027	\$66,977
<i>Interest Earnings</i>	\$401	\$462	\$510	\$501	\$505
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$430,678	\$492,434	\$556,076	\$592,785	\$542,047
Reserve Expenditures	\$0	\$0	\$28,819	\$118,220	\$7,360
Ending Balance	\$430,678	\$492,434	\$527,258	\$474,565	\$534,687

Year	2039	2040	2041	2042	2043
Starting Balance	\$534,687	\$604,244	\$675,940	\$592,957	\$614,247
<i>Reserve Income</i>	\$68,987	\$71,056	\$73,188	\$75,384	\$77,645
<i>Interest Earnings</i>	\$569	\$640	\$634	\$604	\$649
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$604,244	\$675,940	\$749,763	\$668,944	\$692,541
Reserve Expenditures	\$0	\$0	\$156,806	\$54,697	\$8,954
Ending Balance	\$604,244	\$675,940	\$592,957	\$614,247	\$683,587

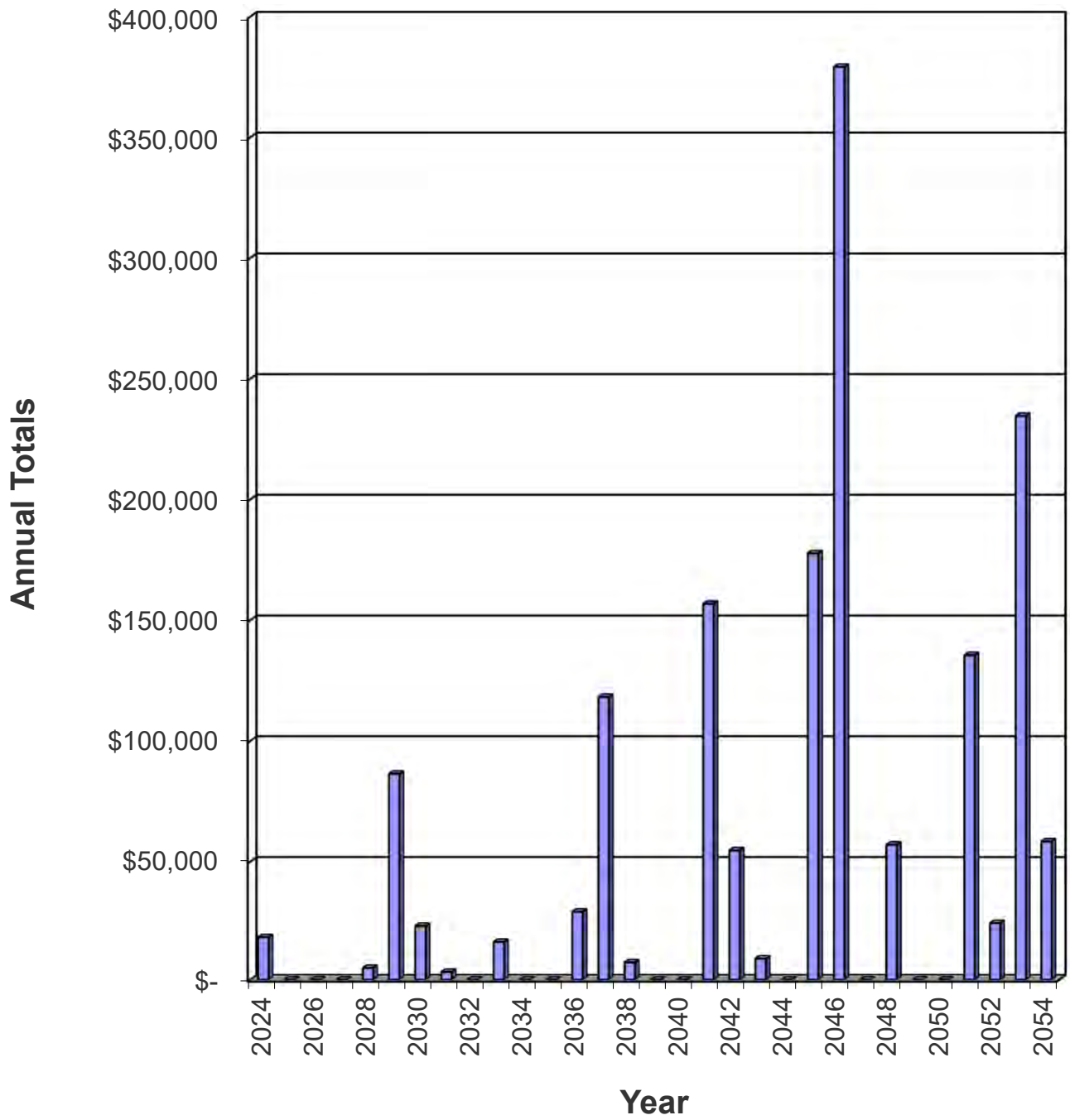
Year	2044	2045	2046	2047	2048
Starting Balance	\$683,587	\$764,285	\$669,632	\$375,813	\$463,623
<i>Reserve Income</i>	\$79,975	\$82,374	\$84,845	\$87,390	\$90,012
<i>Interest Earnings</i>	\$724	\$717	\$523	\$420	\$480
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$764,285	\$847,376	\$755,000	\$463,623	\$554,116
Reserve Expenditures	\$0	\$177,744	\$379,187	\$0	\$57,034
Ending Balance	\$764,285	\$669,632	\$375,813	\$463,623	\$497,082

Year	2049	2050	2051	2052	2053
Starting Balance	\$497,082	\$590,338	\$686,470	\$649,979	\$727,988
<i>Reserve Income</i>	\$92,712	\$95,494	\$98,359	\$101,309	\$104,349
<i>Interest Earnings</i>	\$544	\$638	\$668	\$689	\$663
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$590,338	\$686,470	\$785,497	\$751,977	\$833,000
Reserve Expenditures	\$0	\$0	\$135,518	\$23,990	\$234,679
Ending Balance	\$590,338	\$686,470	\$649,979	\$727,988	\$598,321

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Yearly Reserve Expenditures - Graph



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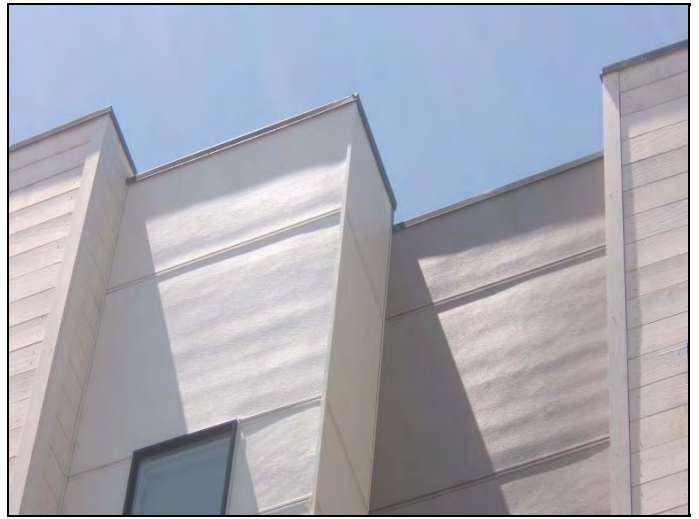
Projected Reserve Expenditures by Year

Year	ID #	Component Name	Projected Cost	Total Per Annum
2024	212	Metal Surfaces - Repaint	\$18,000	\$18,000
2025		No Expenditures Projected		\$0
2026		No Expenditures Projected		\$0
2027		No Expenditures Projected		\$0
2028	402	Asphalt - Seal Coat	\$4,972	\$4,972
2029	215	Siding - Repair/Repaint	\$86,382	\$86,382
2030	212	Metal Surfaces - Repaint	\$22,776	\$22,776
2031	403	Concrete - Partial Repair/Replace	\$3,290	\$3,290
2032		No Expenditures Projected		\$0
2033	208	Prefab Concrete Fence - Repaint	\$9,963	
	402	Asphalt - Seal Coat	\$6,049	\$16,012
2034		No Expenditures Projected		\$0
2035		No Expenditures Projected		\$0
2036	212	Metal Surfaces - Repaint	\$28,819	\$28,819
2037	215	Siding - Repair/Repaint	\$118,220	\$118,220
2038	402	Asphalt - Seal Coat	\$7,360	\$7,360
2039		No Expenditures Projected		\$0
2040		No Expenditures Projected		\$0
2041	403	Concrete - Partial Repair/Replace	\$4,870	
	604	Balcony Decks - Resurface	\$81,812	
	1602	Exterior Light Fixtures - Replace	\$58,437	
	1609	Street Light Fixtures - Replace	\$11,687	\$156,806
2042	212	Metal Surfaces - Repaint	\$36,465	
	1812	Landscaping & Irrigation System - Renovate	\$18,232	\$54,697
2043	402	Asphalt - Seal Coat	\$8,954	\$8,954
2044		No Expenditures Projected		\$0
2045	208	Prefab Concrete Fence - Repaint	\$15,951	
	215	Siding - Repair/Repaint	\$161,793	\$177,744
2046	104	Flat Roofs - Replace	\$379,187	\$379,187
2047		No Expenditures Projected		\$0
2048	212	Metal Surfaces - Repaint	\$46,139	
	402	Asphalt - Seal Coat	\$10,894	\$57,034
2049		No Expenditures Projected		\$0
2050		No Expenditures Projected		\$0
2051	120	Rain Gutters/Downspouts - Replace	\$15,859	
	401	Asphalt - Major Rehab	\$112,451	
	403	Concrete - Partial Repair/Replace	\$7,208	\$135,518
2052	504	Pedestrian Gate - Replace	\$13,494	
	1003	Trash Enclosure Gates - Replace	\$10,495	\$23,990
2053	215	Siding - Repair/Repaint	\$221,424	
	402	Asphalt - Seal Coat	\$13,254	\$234,679

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Component Evaluation

Comp #: 104 Flat Roofs - Replace



Location: **Building Roofs**

Quantity: **Approx. 20,000 SF**

Life Expectancy: **25** *Remaining Life:* **22**

Best Cost: **\$140,000**

Estimate to replace

Worst Cost: **\$180,000**

Higher estimate

Source of Information: CSL Cost Database

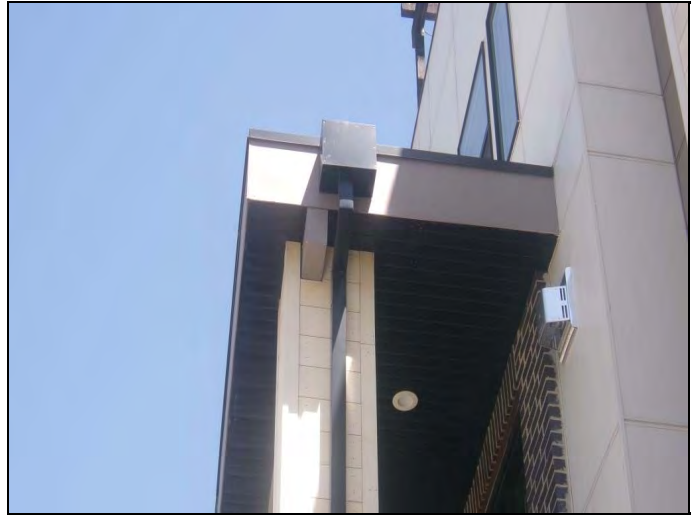
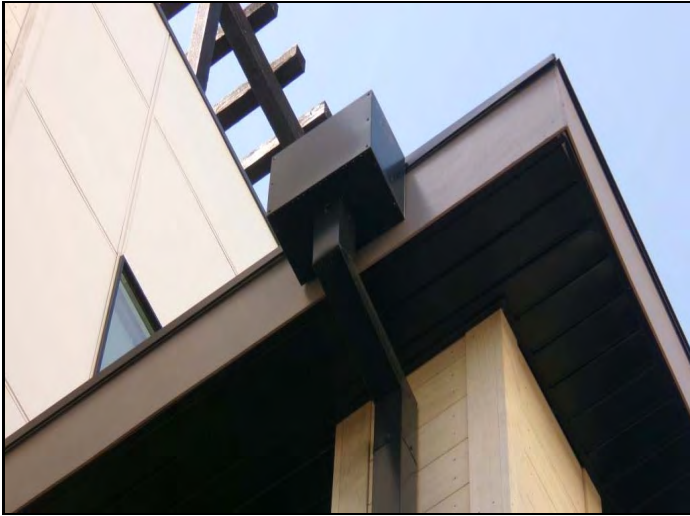
Observations:

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:

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Comp #: 120 Rain Gutters/Downspouts - Replace



Location: **Building Exteriors**

Quantity: **Approx. 250 LF**

Life Expectancy: **30** *Remaining Life:* **27**

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

Estimate to replace

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

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: **(22) 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:

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Comp #: 208 Prefab Concrete Fence - Repaint



Location: **Perimeter**

Quantity: **Approx. 395 LF**

Life Expectancy: **12** *Remaining Life:* **9**

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

Estimate to repaint

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

The painted surfaces are in good condition. We recommend funding to repaint this component approximately every 10 - 12 years. Remaining life based on current age.

General Notes:

Comp #: 212 Metal Surfaces - Repaint



Location: **Building Exteriors**

Quantity: **(4) Buildings**

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

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

Estimate to repaint

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

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

General Notes:

Comp #: 215 Siding - Repair/Repaint



Location: **Building Exteriors**

Quantity: **Approx. 40,345 SF**

Life Expectancy: **8** *Remaining Life:* **5**

Best Cost: **\$61,000**

Estimate to repair/repaint

Worst Cost: **\$81,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The siding painted surfaces are in good to fair condition. We recommend funding to repair/repaint this component approximately every 8 - 10 years. Remaining life is based on current age.

General Notes:

Comp #: 390 Brick Façade - Replace



Location: **Building Exteriors**

Quantity: **Approx. 10,125 SF**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

This component has an extended useful life. No reserve funding necessary.

General Notes:

Comp #: 401 Asphalt - Major Rehab



Location: **Community Streets**

Quantity: **Approx. 12,000 SF**

Life Expectancy: **30** *Remaining Life:* **27**

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

Estimate for major rehab

Worst Cost: **\$42,000**

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. 12,000 SF**

Life Expectancy: **5** *Remaining Life:* **4**

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

Estimate for seal coat

Worst Cost: **\$4,500**

Higher estimate

Source of Information: CSL Cost Database

Observations:

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

General Notes:

Comp #: 403 Concrete - Partial Repair/Replace



Location: **Common Area**

Quantity: **Minimal SF**

Life Expectancy: **10** *Remaining Life:* **7**

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

Allowance to repair/replace

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

Higher allowance

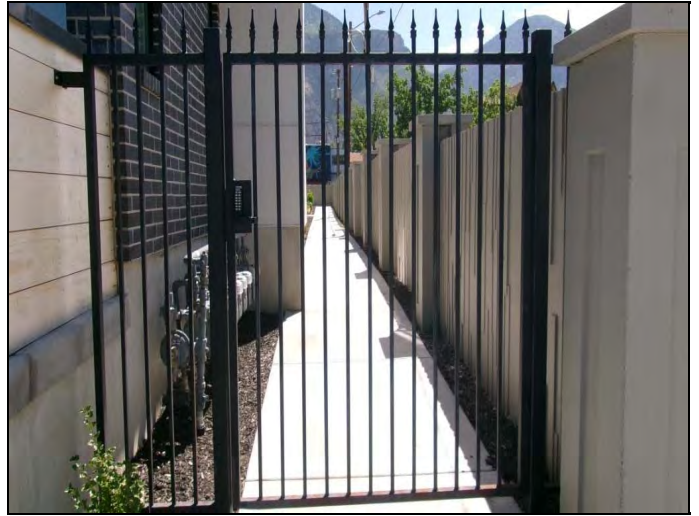
Source of Information: CSL Cost Database

Observations:

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

General Notes:

Comp #: 504 Pedestrian Gate - Replace



Location: **Common Area**

Quantity: **(1) Gate**

Life Expectancy: **30** *Remaining Life:* **28**

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

Estimate to replace

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

Higher estimate

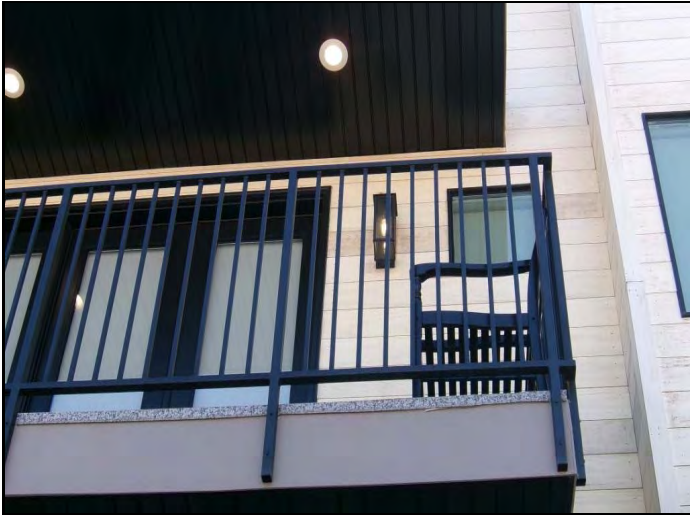
Source of Information: CSL Cost Database

Observations:

The pedestrian gate is 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 #: 604 Balcony Decks - Resurface



Location: **Building Exteriors**

Quantity: **Approx. 2,090 SF**

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

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

Estimate to resurface

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

Higher estimate

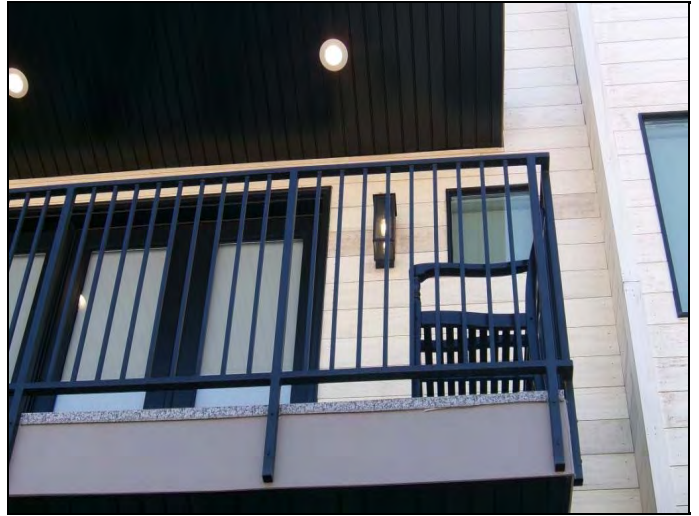
Source of Information: CSL Cost Database

Observations:

Unable to inspect this component at the time of the site visit. We recommend funding to resurface this component approximately every 15 - 20 years. Remaining life based on current age.

General Notes:

Comp #: 690 Metal Railing - Replace



Location: **Building Exteriors**

Quantity: **Approx. 770 LF**

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

Best Cost: **\$54,000**

Estimate to replace

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

The deck railing 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 #: 803 Mailboxes - Replace



Location: **Common Area**

Quantity: **(2) Clusters**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

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

General Notes:

Comp #: 1003 Trash Enclosure Gates - Replace



Location: **Common Area**

Quantity: **Approx. 24 LF**

Life Expectancy: **30** *Remaining Life:* **28**

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

Estimate to replace

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

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

General Notes:

Comp #: 1012 Prefab Concrete Fence - Replace



Location: **Perimeter**

Quantity: **Approx. 395 LF**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

This type of component should have an extended useful life under normal conditions. Reserve funding is not appropriate.

General Notes:

Comp #: 1602 Exterior Light Fixtures - Replace



Location: **Building Exteriors**

Quantity: **(169) Fixtures**

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

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

Estimate to replace

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

Higher estimate

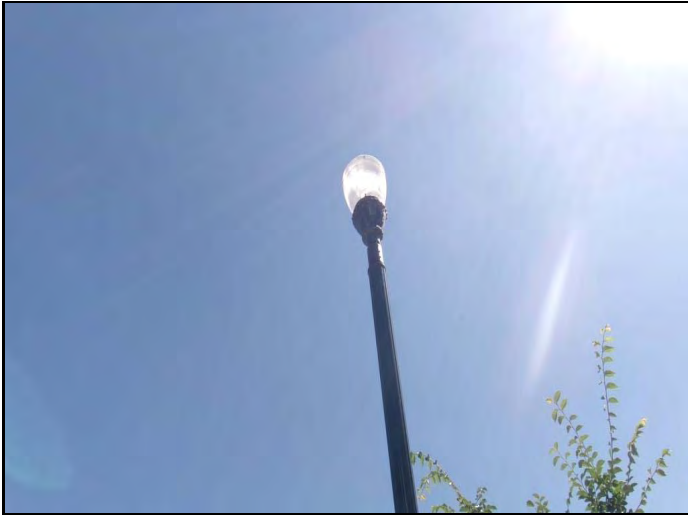
Source of Information: CSL Cost Database

Observations:

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

General Notes:

Comp #: 1609 Street Light Fixtures - Replace



Location: **Common Area**

Quantity: **(5) Fixtures**

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

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

Estimate to replace

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

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 #: 1812 Landscaping & Irrigation System - Renovate



Location: **Common Area**

Quantity: **Minimal SF**

Life Expectancy: **20** *Remaining Life:* **18**

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

Allowance to renovate

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

Higher allowance

Source of Information: CSL Cost Database

Observations:

The landscaping and irrigation system appear to be 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:

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.

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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.

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