

# Wood Cove Park HOA

## Level 2 Reserve Study



**Report Period – 10/01/2023 – 9/30/2024**

<b>Client Reference Number</b>	<b>12121</b>
<b>Property Type</b>	<b>Single Family Homes</b>
<b>Number of Units</b>	<b>128</b>
<b>Fiscal Year End</b>	<b>09/30</b>

<b>Type of Study</b>	<b>Update w/Site Visit</b>
<b>Date of Property Inspection</b>	<b>9/30/2022</b>
<b>Prepared By</b>	<b>Dale Gifford</b>
<b>Analysis Method</b>	<b>Cash Flow</b>
<b>Funding Goal</b>	<b>Full Funding</b>

**Report prepared on – Tuesday, November 08, 2022**



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**Draft**

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## Glossary of Commonly used Words and Phrases

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## Executive Summary – Wood Cove Park HOA - ID # 12121

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.

<b>Projected Starting Balance as of 10/01/2023</b>	<b>\$51,352</b>
<b>Ideal Reserve Balance as of 10/01/2023</b>	<b>\$189,100</b>
<b>Percent Funded as of 10/01/2023</b>	<b>27%</b>
<b>Recommended Reserve Contribution (per month)</b>	<b>\$2,295</b>
<b>Recommended Special Assessment</b>	<b>\$0</b>

Wood Cove Park HOA is a 128-unit Single Family Home community. The community offers park areas, playgrounds, basketball court, and landscaped areas as amenities. Construction on the community was completed in 1980's.

### Currently Programmed Projects

Projects programmed to occur this fiscal year (FY2023-24) include play structures replace (Comp# 1301). We have programmed an estimated \$20,000 in reserve expenditures toward the completion of these projects. (See page 15)

### Significant Reserve Projects

The association's significant reserve projects are landscaping and irrigation system renovate (Comp# 1812), play structures NE & SW parks replace (Comp# 1301), irrigation filter system replace (Comp# 1790), and play structure NW park replace (Comp# 1301). The fiscal significance of these components is approximately 20%, 15%, 13%, and 10% 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 \$51,352 versus the ideal reserve balance of \$189,100 we find the association's reserve fund to be approximately 27% 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 \$2,295 (\$17.93/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

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# of units	128
Fiscal Year End	30-Sep
Budgeted Monthly Reserve Allocation	\$343
Projected Starting Reserve Balance	\$51,352
Ideal Starting Reserve Balance	\$189,101

## Economic Assumptions

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

## Current Reserve Status

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Current Balance as a % of Ideal Balance	27%
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## Recommendations

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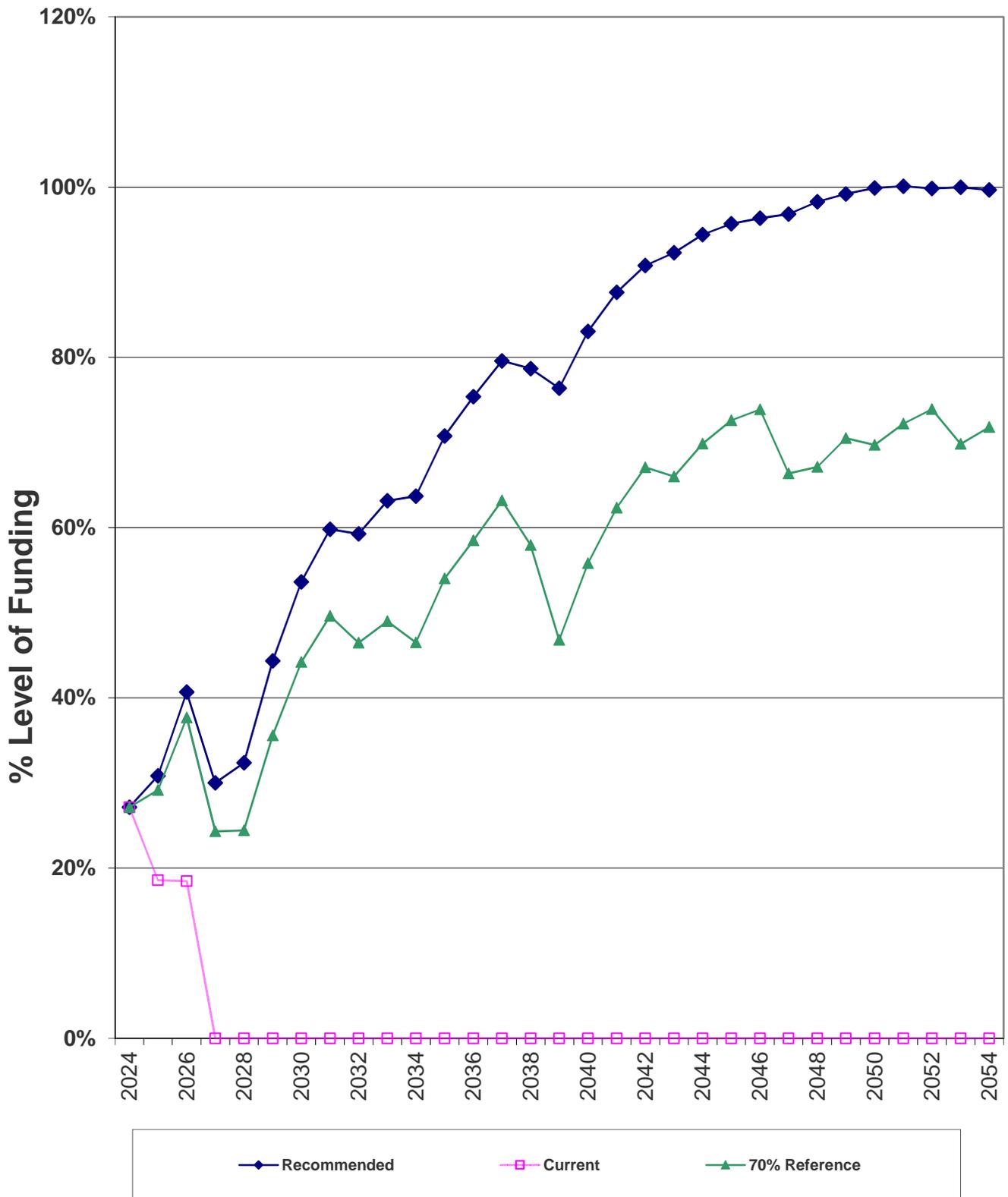
Recommended Monthly Reserve Allocation	\$2,295
Per Unit	\$17.93
Future Annual Increases	3.00%
For number of years:	30
Increases thereafter:	0.00%
70% Funded Monthly Reserve Allocation Reference	\$2,030
Per Unit	\$15.86
Future Annual Increases	3.00%
For number of years:	30
Increases thereafter:	0.00%

## Changes From Prior Year

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Recommended Increase to Reserve Allocation as Percentage	\$1,952 569%
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# Percent Funded - Graph





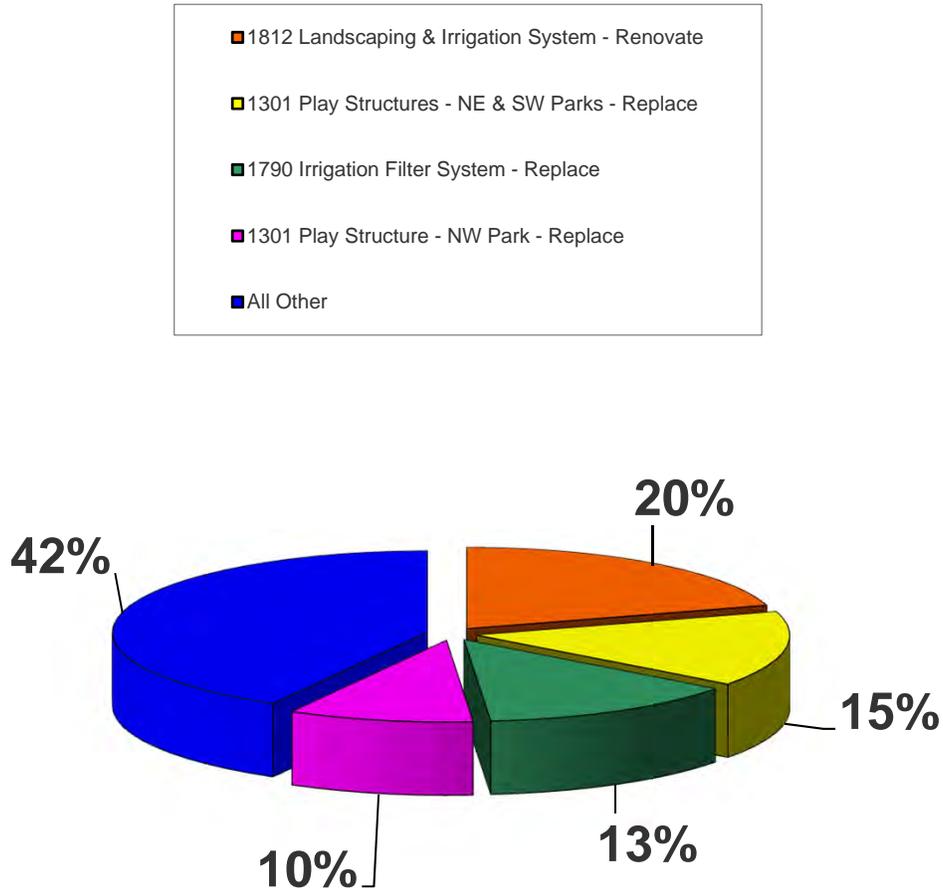
## Component Inventory

Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Roofing	104	Pump Enclosure Roof - Replace	N/A		\$0	\$0
Drive Materials	403	Concrete - Repair/Replace	10	8	\$5,000	\$6,000
Prop. Identification	801	Monument Sign - Replace	30	28	\$21,000	\$22,000
	802	Monument Sign - Refurbish	10	8	\$4,000	\$5,000
Fencing	1003	Chain Link Fencing - Replace	40	9	\$27,000	\$36,000
Courts	1207	Basketball Equipment - Replace	15	3	\$4,000	\$6,000
Recreation Equip.	1301	Play Structure - NW Park - Replace	25	7	\$30,000	\$40,000
	1301	Play Structures - NE & SW Parks - Repla	25	14	\$50,000	\$60,000
	1301	Play Structures - Replace	25	0	\$18,000	\$22,000
	1303	Play Area Groundcover - Refill	5	3	\$5,000	\$7,000
	1307	Benches - Replace	15	6	\$5,000	\$6,000
	1308	Trash Receptacles - Replace	N/A		\$0	\$0
Irrig. System	1705	Irrigation Pump - Replace	15	3	\$4,000	\$5,000
	1706	Pump Shaft Propeller - Replace	20	3	\$8,000	\$10,000
	1790	Irrigation Filter System - Replace	20	13	\$36,000	\$43,000
Landscaping	1812	Landscaping & Irrigation System - Renov	20	2	\$50,000	\$70,000
Buildings / Structu	2301	Storage Shed - Replace	25	11	\$5,000	\$6,000

## Significant Components

ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
403	Concrete - Repair/Replace	10	8	\$5,500	\$550	3.7290%
801	Monument Sign - Replace	30	28	\$21,500	\$717	4.8590%
802	Monument Sign - Refurbish	10	8	\$4,500	\$450	3.0510%
1003	Chain Link Fencing - Replace	40	9	\$31,500	\$788	5.3393%
1207	Basketball Equipment - Replace	15	3	\$5,000	\$333	2.2600%
1301	Play Structure - NW Park - Replace	25	7	\$35,000	\$1,400	9.4921%
1301	Play Structures - NE & SW Parks - Rep	25	14	\$55,000	\$2,200	14.9161%
1301	Play Structures - Replace	25	0	\$20,000	\$800	5.4240%
1303	Play Area Groundcover - Refill	5	3	\$6,000	\$1,200	8.1361%
1307	Benches - Replace	15	6	\$5,500	\$367	2.4860%
1705	Irrigation Pump - Replace	15	3	\$4,500	\$300	2.0340%
1706	Pump Shaft Propeller - Replace	20	3	\$9,000	\$450	3.0510%
1790	Irrigation Filter System - Replace	20	13	\$39,500	\$1,975	13.3906%
1812	Landscaping & Irrigation System - Rend	20	2	\$60,000	\$3,000	20.3401%
2301	Storage Shed - Replace	25	11	\$5,500	\$220	1.4916%

## Significant Components - Graph



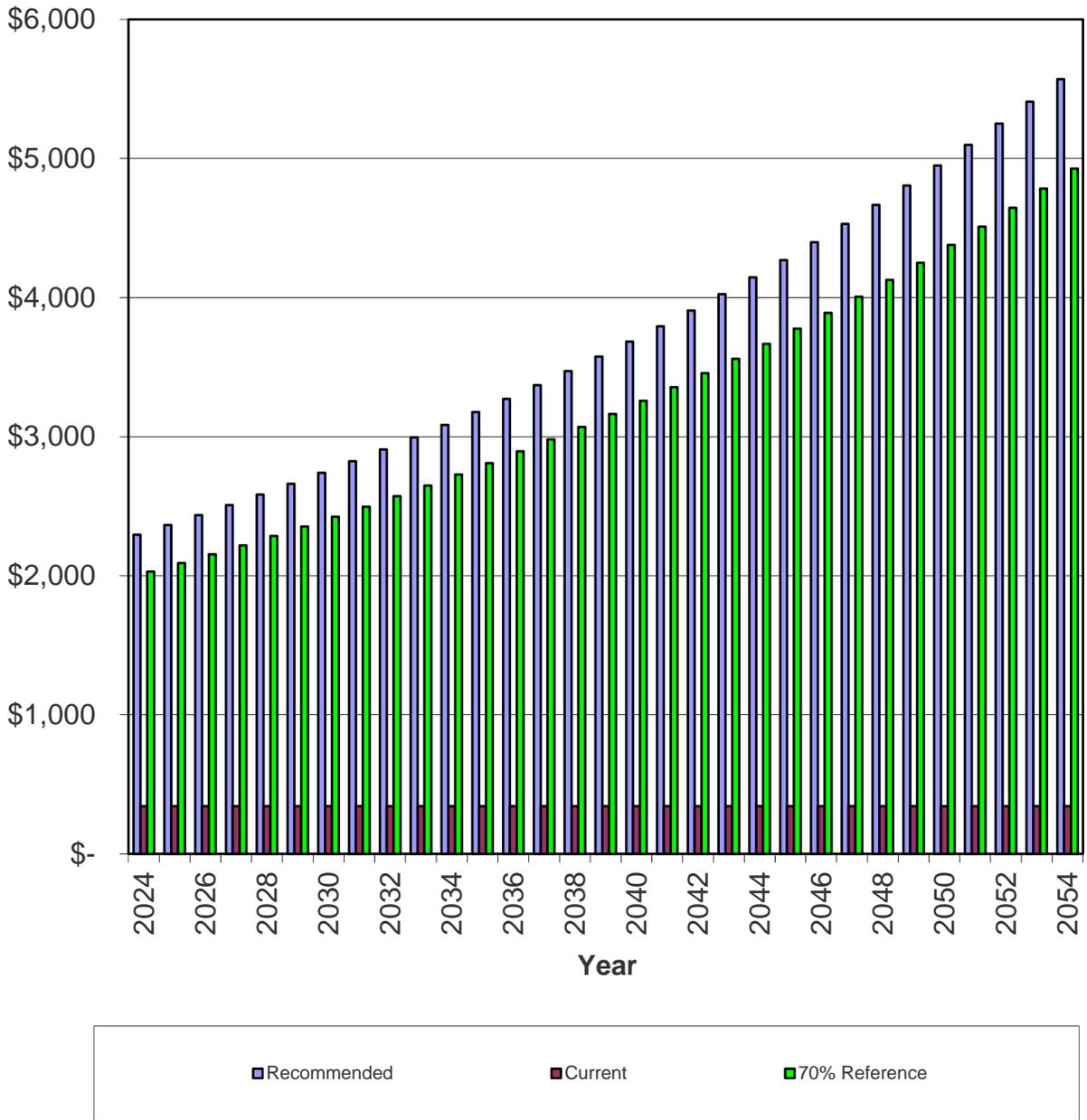
ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
1812	Landscaping & Irrigation System - Ren	20	2	\$60,000	\$3,000	20%
1301	Play Structures - NE & SW Parks - Re	25	14	\$55,000	\$2,200	15%
1790	Irrigation Filter System - Replace	20	13	\$39,500	\$1,975	13%
1301	Play Structure - NW Park - Replace	25	7	\$35,000	\$1,400	10%
All Other	See Expanded Table For Breakdown				\$6,174	42%

## Yearly Summary

Year	Fully Funded Balance	Starting Reserve Balance	% Funded	Reserve Contributions	Interest Income	Reserve Expenses	Ending Reserve Balance
2024	\$189,101	\$51,352	27%	\$27,540	\$55	\$20,000	\$58,947
2025	\$191,204	\$58,947	31%	\$28,366	\$73	\$0	\$87,387
2026	\$214,805	\$87,387	41%	\$29,217	\$70	\$64,896	\$51,777
2027	\$172,496	\$51,777	30%	\$30,094	\$53	\$27,559	\$54,365
2028	\$167,989	\$54,365	32%	\$30,997	\$70	\$0	\$85,431
2029	\$192,653	\$85,431	44%	\$31,926	\$101	\$0	\$117,459
2030	\$219,021	\$117,459	54%	\$32,884	\$130	\$6,959	\$143,515
2031	\$239,954	\$143,515	60%	\$33,871	\$137	\$46,058	\$131,465
2032	\$221,837	\$131,465	59%	\$34,887	\$138	\$21,897	\$144,593
2033	\$228,930	\$144,593	63%	\$35,933	\$140	\$44,834	\$135,832
2034	\$213,292	\$135,832	64%	\$37,011	\$154	\$0	\$172,998
2035	\$244,529	\$172,998	71%	\$38,122	\$188	\$8,467	\$202,841
2036	\$269,119	\$202,841	75%	\$39,265	\$223	\$0	\$242,329
2037	\$304,442	\$242,329	80%	\$40,443	\$225	\$75,761	\$207,236
2038	\$263,369	\$207,236	79%	\$41,657	\$181	\$95,242	\$153,831
2039	\$201,415	\$153,831	76%	\$42,906	\$175	\$0	\$196,913
2040	\$237,096	\$196,913	83%	\$44,194	\$219	\$0	\$241,326
2041	\$275,310	\$241,326	88%	\$45,519	\$264	\$0	\$287,109
2042	\$316,201	\$287,109	91%	\$46,885	\$285	\$51,658	\$282,621
2043	\$306,199	\$282,621	92%	\$48,292	\$307	\$0	\$331,219
2044	\$350,764	\$331,219	94%	\$49,740	\$356	\$0	\$381,316
2045	\$398,405	\$381,316	96%	\$51,233	\$401	\$12,533	\$420,416
2046	\$436,261	\$420,416	96%	\$52,769	\$376	\$142,195	\$331,366
2047	\$342,181	\$331,366	97%	\$54,353	\$340	\$36,971	\$349,088
2048	\$355,225	\$349,088	98%	\$55,983	\$377	\$0	\$405,449
2049	\$408,753	\$405,449	99%	\$57,663	\$408	\$53,317	\$410,203
2050	\$410,545	\$410,203	100%	\$59,393	\$440	\$0	\$470,035
2051	\$469,494	\$470,035	100%	\$61,174	\$501	\$0	\$531,710
2052	\$532,502	\$531,710	100%	\$63,010	\$507	\$112,451	\$482,776
2053	\$482,850	\$482,776	100%	\$64,900	\$515	\$0	\$548,191

# Reserve Contributions - Graph

## Monthly Reserve Contributions



## Component Funding Information

ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
403	Concrete - Repair/Replace	10	8	Approx 8,900 Sq.ft.	\$5,500	\$1,100	\$0	\$85.58
801	Monument Sign - Replace	30	28	(1) Sign	\$21,500	\$1,433	\$0	\$111.51
802	Monument Sign - Refurbish	10	8	(1) Sign	\$4,500	\$900	\$0	\$70.02
1003	Chain Link Fencing - Replace	40	9	Approx 900 Linear ft.	\$31,500	\$24,413	\$0	\$122.54
1207	Basketball Equipment - Replace	15	3	(2) Backboards & Rims	\$5,000	\$4,000	\$0	\$51.87
1301	Play Structure - NW Park - Replace	25	7	(1) Structure	\$35,000	\$25,200	\$0	\$217.84
1301	Play Structures - NE & SW Parks - Replace	25	14	(3) Structures	\$55,000	\$24,200	\$0	\$342.32
1301	Play Structures - Replace	25	0	(3) Structures	\$20,000	\$20,000	\$20,000	\$124.48
1303	Play Area Groundcover - Refill	5	3	Approx 4,800 Sq.ft.	\$6,000	\$2,400	\$0	\$186.72
1307	Benches - Replace	15	6	(6) Benches	\$5,500	\$3,300	\$0	\$57.05
1705	Irrigation Pump - Replace	15	3	(1) Pump	\$4,500	\$3,600	\$0	\$46.68
1706	Pump Shaft Propeller - Replace	20	3	(1) Pump	\$9,000	\$7,650	\$0	\$70.02
1790	Irrigation Filter System - Replace	20	13	(1) System	\$39,500	\$13,825	\$0	\$307.31
1812	Landscaping & Irrigation System - Renovate	20	2	Extensive Sq.ft.	\$60,000	\$54,000	\$31,352	\$466.81
2301	Storage Shed - Replace	25	11	(1) Shed	\$5,500	\$3,080	\$0	\$34.23
					<b>\$308,000</b>	<b>\$189,101</b>	<b>\$51,352</b>	<b>\$2,295</b>

Current Fund Balance as a percentage of Ideal Balance:      27%



## Yearly Cash Flow

Year	2024	2025	2026	2027	2028
<b>Starting Balance</b>	\$51,352	\$58,947	\$87,387	\$51,777	\$54,365
<i>Reserve Income</i>	\$27,540	\$28,366	\$29,217	\$30,094	\$30,997
<i>Interest Earnings</i>	\$55	\$73	\$70	\$53	\$70
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
<b>Funds Available</b>	\$78,947	\$87,387	\$116,673	\$81,924	\$85,431
<b>Reserve Expenditures</b>	\$20,000	\$0	\$64,896	\$27,559	\$0
<b>Ending Balance</b>	\$58,947	\$87,387	\$51,777	\$54,365	\$85,431

Year	2029	2030	2031	2032	2033
<b>Starting Balance</b>	\$85,431	\$117,459	\$143,515	\$131,465	\$144,593
<i>Reserve Income</i>	\$31,926	\$32,884	\$33,871	\$34,887	\$35,933
<i>Interest Earnings</i>	\$101	\$130	\$137	\$138	\$140
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
<b>Funds Available</b>	\$117,459	\$150,474	\$177,523	\$166,490	\$180,667
<b>Reserve Expenditures</b>	\$0	\$6,959	\$46,058	\$21,897	\$44,834
<b>Ending Balance</b>	\$117,459	\$143,515	\$131,465	\$144,593	\$135,832

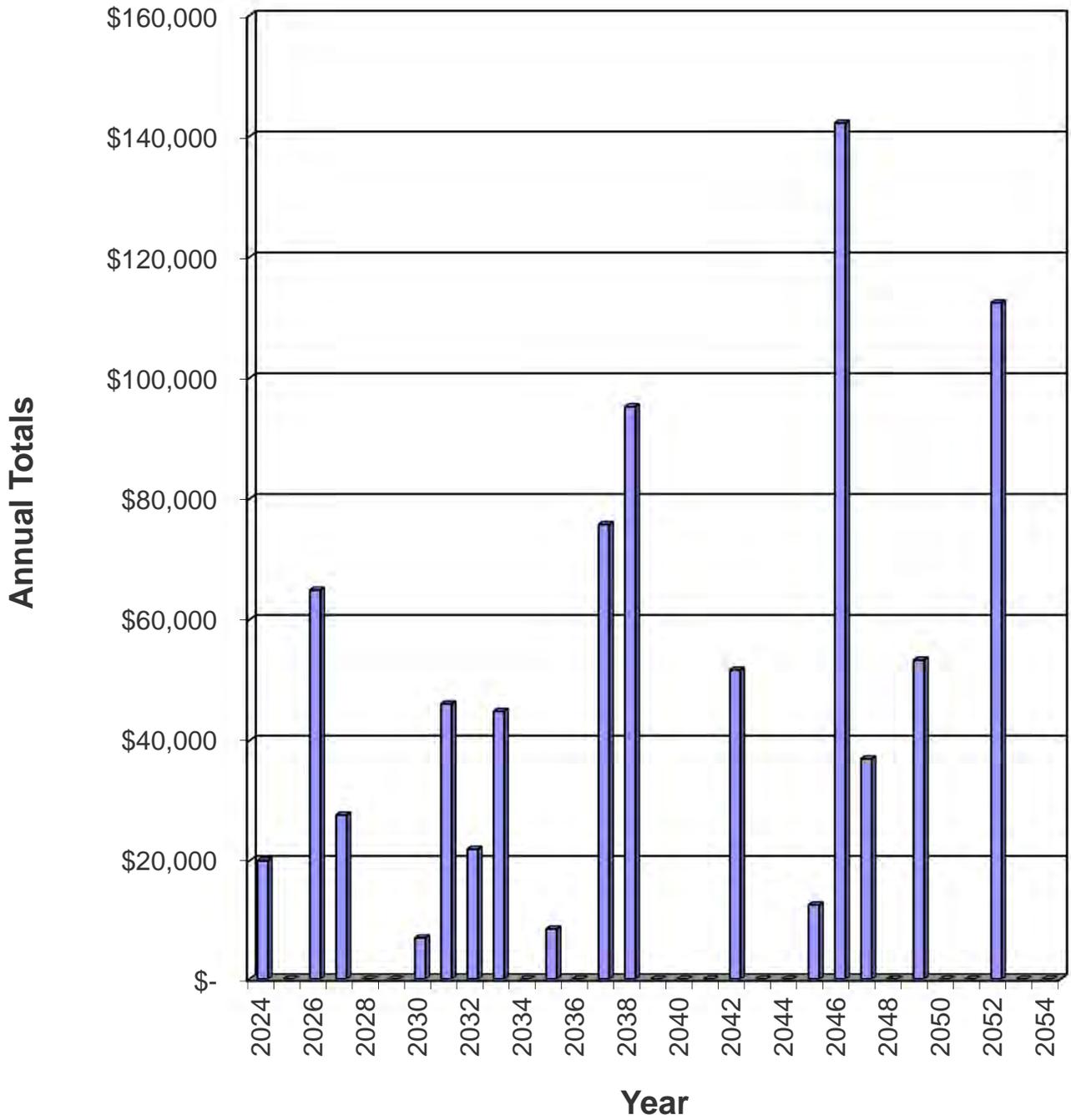
Year	2034	2035	2036	2037	2038
<b>Starting Balance</b>	\$135,832	\$172,998	\$202,841	\$242,329	\$207,236
<i>Reserve Income</i>	\$37,011	\$38,122	\$39,265	\$40,443	\$41,657
<i>Interest Earnings</i>	\$154	\$188	\$223	\$225	\$181
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
<b>Funds Available</b>	\$172,998	\$211,308	\$242,329	\$282,997	\$249,073
<b>Reserve Expenditures</b>	\$0	\$8,467	\$0	\$75,761	\$95,242
<b>Ending Balance</b>	\$172,998	\$202,841	\$242,329	\$207,236	\$153,831

Year	2039	2040	2041	2042	2043
<b>Starting Balance</b>	\$153,831	\$196,913	\$241,326	\$287,109	\$282,621
<i>Reserve Income</i>	\$42,906	\$44,194	\$45,519	\$46,885	\$48,292
<i>Interest Earnings</i>	\$175	\$219	\$264	\$285	\$307
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
<b>Funds Available</b>	\$196,913	\$241,326	\$287,109	\$334,279	\$331,219
<b>Reserve Expenditures</b>	\$0	\$0	\$0	\$51,658	\$0
<b>Ending Balance</b>	\$196,913	\$241,326	\$287,109	\$282,621	\$331,219

Year	2044	2045	2046	2047	2048
<b>Starting Balance</b>	\$331,219	\$381,316	\$420,416	\$331,366	\$349,088
<i>Reserve Income</i>	\$49,740	\$51,233	\$52,769	\$54,353	\$55,983
<i>Interest Earnings</i>	\$356	\$401	\$376	\$340	\$377
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
<b>Funds Available</b>	\$381,316	\$432,949	\$473,561	\$386,059	\$405,449
<b>Reserve Expenditures</b>	\$0	\$12,533	\$142,195	\$36,971	\$0
<b>Ending Balance</b>	\$381,316	\$420,416	\$331,366	\$349,088	\$405,449

Year	2049	2050	2051	2052	2053
<b>Starting Balance</b>	\$405,449	\$410,203	\$470,035	\$531,710	\$482,776
<i>Reserve Income</i>	\$57,663	\$59,393	\$61,174	\$63,010	\$64,900
<i>Interest Earnings</i>	\$408	\$440	\$501	\$507	\$515
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
<b>Funds Available</b>	\$463,519	\$470,035	\$531,710	\$595,227	\$548,191
<b>Reserve Expenditures</b>	\$53,317	\$0	\$0	\$112,451	\$0
<b>Ending Balance</b>	\$410,203	\$470,035	\$531,710	\$482,776	\$548,191

## Yearly Reserve Expenditures - Graph





## Projected Reserve Expenditures by Year

Year	ID #	Component Name	Projected Cost	Total Per Annum
2024	1301	Play Structures - Replace	\$20,000	\$20,000
2025		No Expenditures Projected		\$0
2026	1812	Landscaping & Irrigation System - Renovate	\$64,896	\$64,896
2027	1207	Basketball Equipment - Replace	\$5,624	
	1303	Play Area Groundcover - Refill	\$6,749	
	1705	Irrigation Pump - Replace	\$5,062	
	1706	Pump Shaft Propeller - Replace	\$10,124	\$27,559
2028		No Expenditures Projected		\$0
2029		No Expenditures Projected		\$0
2030	1307	Benches - Replace	\$6,959	\$6,959
2031	1301	Play Structure - NW Park - Replace	\$46,058	\$46,058
2032	403	Concrete - Repair/Replace	\$7,527	
	802	Monument Sign - Refurbish	\$6,159	
	1303	Play Area Groundcover - Refill	\$8,211	\$21,897
2033	1003	Chain Link Fencing - Replace	\$44,834	\$44,834
2034		No Expenditures Projected		\$0
2035	2301	Storage Shed - Replace	\$8,467	\$8,467
2036		No Expenditures Projected		\$0
2037	1303	Play Area Groundcover - Refill	\$9,990	
	1790	Irrigation Filter System - Replace	\$65,770	\$75,761
2038	1301	Play Structures - NE & SW Parks - Replace	\$95,242	\$95,242
2039		No Expenditures Projected		\$0
2040		No Expenditures Projected		\$0
2041		No Expenditures Projected		\$0
2042	403	Concrete - Repair/Replace	\$11,142	
	802	Monument Sign - Refurbish	\$9,116	
	1207	Basketball Equipment - Replace	\$10,129	
	1303	Play Area Groundcover - Refill	\$12,155	
	1705	Irrigation Pump - Replace	\$9,116	\$51,658
2043		No Expenditures Projected		\$0
2044		No Expenditures Projected		\$0
2045	1307	Benches - Replace	\$12,533	\$12,533
2046	1812	Landscaping & Irrigation System - Renovate	\$142,195	\$142,195
2047	1303	Play Area Groundcover - Refill	\$14,788	
	1706	Pump Shaft Propeller - Replace	\$22,182	\$36,971
2048		No Expenditures Projected		\$0
2049	1301	Play Structures - Replace	\$53,317	\$53,317
2050		No Expenditures Projected		\$0
2051		No Expenditures Projected		\$0
2052	403	Concrete - Repair/Replace	\$16,493	
	801	Monument Sign - Replace	\$64,472	
	802	Monument Sign - Refurbish	\$13,494	
	1303	Play Area Groundcover - Refill	\$17,992	\$112,451

# Component Evaluation

Comp #: 104 Pump Enclosure Roof - Replace



*Location:* Pump Enclosure Roof NW Corner

*Quantity:* Approx 100 Sq.ft.

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

*Best Cost:* \$0

*Worst Cost:* \$0

*Source of Information:*

*Observations:*

Due to the minimal cost to replace this component, reserve funding is not appropriate. Replace as necessary as an operating expense. No reserve funding necessary.

*General Notes:*

Comp #: 403 Concrete - Repair/Replace



*Location:* **Common Areas**

*Quantity:* **Approx 8,900 Sq.ft.**

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

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

Allowance to repair/replace

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

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:*

<p><b>Quantity description:</b></p> <p><b>3,500 Sq.ft. - Basketball Court</b></p> <p><b>900 Sq.ft. - Concrete Pad NW Park</b></p> <p><b>4,500 Sq.ft. - Sidewalks in front of and to Parks</b></p> <p><b>8,900 Sq.ft. - Total</b></p>
--

Comp #: 801 Monument Sign - Replace



*Location:* **Community Entrance**

*Quantity:* **(1) Sign**

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

*Best Cost:* **\$21,000**

Estimate to refurbish

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

Higher estimate

*Source of Information:* Research with Client

*Observations:*

The monument sign is in good condition. We recommend funding to replace this component approximately every 20 - 30 years. Remaining life is based on current age.

*General Notes:*

Comp #: 802 Monument Sign - Refurbish



*Location:* **Community Entrance**

*Quantity:* **(1) Sign**

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

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

Estimate to refurbish

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

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 8 - 10 years. Remaining life is based on current age.

*General Notes:*

Comp #: 1003 Chain Link Fencing - Replace



*Location:* **Community Perimeter**

*Quantity:* **Approx 900 Linear ft.**

*Life Expectancy:* **40** *Remaining Life:* **9**

*Best Cost:* **\$27,000**

Estimate to replace

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

Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

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

*General Notes:*

Comp #: 1207 Basketball Equipment - Replace



*Location:* **NW Community Park**

*Quantity:* **(2) Backboards & Rims**

*Life Expectancy:* **15** *Remaining Life:* **3**

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

Estimate to replace

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

Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

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

*General Notes:*

Comp #: 1301 Play Structure - NW Park - Replace



*Location:* **NW Community Park**

*Quantity:* **(1) Structure**

*Life Expectancy:* **25** *Remaining Life:* **7**

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

Estimate to replace

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

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 20 - 25 years. Remaining life based on current age.

*General Notes:*



Comp #: 1301 Play Structures - NE & SW Parks - Replace



*Location:* **Community Parks**

*Quantity:* **(3) Structures**

*Life Expectancy:* **25** *Remaining Life:* **14**

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

Estimate to replace

*Worst Cost:* **\$60,000**

Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

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

*General Notes:*

**Quantity description:**

**(1) - Structure (SW Playground)**

**(1) - Swing Set (NE Playground)**

**(1) - Swing Set (SW Playground)**

**(3) - Total Pieces**

Comp #: 1301 Play Structures - Replace



*Location:* **Community Parks**

*Quantity:* **(3) Structures**

*Life Expectancy:* **25** *Remaining Life:* **0**

*Best Cost:* **\$18,000**

Estimate to replace

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

Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The play structures are older but still in functional condition. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on current age and condition.

*General Notes:*

**Quantity description:**

**(1) - Merry Go Round (NE Playground)**

**(1) - Slide (NE Playground)**

**(1) - Swing Set (NW Playground)**

**(3) - Total Structures**

Comp #: 1303 Play Area Groundcover - Refill



*Location:* **Community Play Areas**

*Quantity:* **Approx 4,800 Sq.ft.**

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

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

Estimate to refill

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

Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

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

*General Notes:*

Comp #: 1307 Benches - Replace



*Location:* **Community Playgrounds**

*Quantity:* **(6) Benches**

*Life Expectancy:* **15** *Remaining Life:* **6**

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

Estimate to replace

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

Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

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

*General Notes:*

Comp #: 1308 Trash Receptacles - Replace



*Location:* **NW Community Park**

*Quantity:* **(3) Receptacles**

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

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*Observations:*

Due to the minimal cost to replace this component, reserve funding is not appropriate. Replace as necessary as an operating expense. No reserve funding necessary.

*General Notes:*

Comp #: 1705 Irrigation Pump - Replace



*Location:* **NW Corner of Community**

*Quantity:* **(1) Pump**

*Life Expectancy:* **15** *Remaining Life:* **3**

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

Estimate to replace

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

Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The pump is in working condition. We recommend funding to replace this component approximately every 10 - 15 years. Remaining life based on current age and condition.

*General Notes:*

Comp #: 1706 Pump Shaft Propeller - Replace



*Location:* **NW Corner of Community**

*Quantity:* **(1) Pump**

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

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

Estimate to replace

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

Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The pump is in working condition. We recommend funding to replace this component approximately every 20 years. Remaining life based on current age and condition.

*General Notes:*

Comp #: 1790 Irrigation Filter System - Replace



*Location:* **NW Corner of Community**

*Quantity:* **(1) System**

*Life Expectancy:* **20** *Remaining Life:* **13**

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

Estimate to replace

*Worst Cost:* **\$43,000**

Higher estimate

*Source of Information:* Research with Client

*Observations:*

The irrigation filter system is in working condition. We recommend funding to replace this component approximately every 15 - 20 years. Remaining life based on current age.

*General Notes:*



Comp #: 1812 Landscaping & Irrigation System - Renovate



*Location:* **Community Park**

*Quantity:* **Extensive Sq.ft.**

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

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

Allowance to renovate landscaping

*Worst Cost:* **\$70,000**

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 this component approximately every 20 years. Remaining life based on current age.

*General Notes:*

Comp #: 2301 Storage Shed - Replace



*Location:* **NW Community Park**

*Quantity:* **(1) Shed**

*Life Expectancy:* **25** *Remaining Life:* **11**

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

Estimate to replace

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

Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The shed is in fair condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life is 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.