

Country Club Ridge Condominiums

Level 1 Reserve Study



Report Period – 01/01/2021 – 12/31/2021

Client Reference Number	18677
Property Type	Condominium
Number of Units	39
Fiscal Year End	12/31

Type of Study	Full Study
Date of Property Inspection	6/25/2020
Prepared By	Dale Gifford
Analysis Method	Cash Flow
Funding Goal	Full Funding

Report prepared on – Monday, August 03, 2020



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

Table of Contents

Introduction

- Executive Summary page 1
- Introduction page 2
- General Information and Frequently Asked Questions page 3 - 4

Reserve Analysis

- Funding Summary page 5
- Percent Funded – Graph page 6
- Component Inventory page 7
- Significant Components page 8
- Significant Components – Graph page 9
- Yearly Summary page 10
- Yearly Reserve Contributions – Graph page 11
- Component Funding Information page 12 - 13
- Yearly Cash Flow page 14
- Yearly Reserve Expenditures – Graph page 15
- Projected Reserve Expenditures by Year page 16 - 17

Component Evaluation

- Component Evaluation page 1 - 38

Glossary of Commonly used Words and Phrases

Executive Summary – Country Club Ridge Condominiums – ID # 18677

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 01/01/2021	\$241,330
Ideal Reserve Balance as of 01/01/2021	\$595,885
Percent Funded as of 01/01/2021	40%
Recommended Reserve Contribution (per month)	\$5,975
Recommended Special Assessment	\$0

Country Club Ridge Condominiums is a 39-unit Condominium community. The community offers a fitness room, parking garage, sitting room, and landscaped areas as amenities. Construction on the community was completed in 2006.

Currently Programmed Projects

Projects programmed to occur this fiscal year (FY2021) include parking garage surfaces repaint (Comp# 203), and interior surfaces repaint (Comp# 216). We have programmed an estimated \$35,000 in reserve expenditures toward the completion of these projects. (See page 16)

Significant Reserve Projects

The association's significant reserve projects are flat roof replace (Comp# 104), decks 2009 resurface (Comp# 504), elevators modernize (Comp# 707), and wall paper replace (Comp# 1421). The fiscal significance of these components is approximately 18%, 12%, 9%, 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 \$241,330 versus the ideal reserve balance of \$595,885 we find the association's reserve fund to be approximately 40% 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 \$5,975 (\$153.21/unit) per month. If the contribution falls below this rate, then the reserve fund may fall into a situation where special assessments, deferred maintenance, and lower property values are likely at some point in the future.

Introduction

Reserve Study Purpose

The purpose of this Reserve Study is to provide the Association with a budgeting tool to help ensure that there are adequate reserve funds available to perform future reserve projects. The detailed schedules will serve as an advance warning that major projects will need to be addressed in the future. This will allow the Association to have ample time to obtain competitive bids for each project. It will also help to ensure the physical well-being of the property and ultimately enhance each owner's investment, while limiting the possibility of unexpected major projects that may lead to special assessments.

Preparer's Credentials

Mr. Gifford has been working in the community association industry for the last 16 years. Prior to taking a position, as the Regional Project Manager covering the Utah region, at Complex Solutions, he worked in community association management in Utah. While in community association management his positions included, Maintenance Supervisor, Senior Portfolio Manager and Vice President of Community Management. His work in community association management gave him extensive experience with; budget creation, reserves and reserve budgeting, community inspections and analyzing common area components.

- Professional Reserve Analyst (PRA) designation from Association of Professional Reserve Analysts (APRA), PRA #2320
- Reserve Specialist (RS) designation from Community Associations Institute (CAI), RS# 231
- Personally has prepared over 1,400 reserve studies in Salt Lake City Utah and surrounding areas
- Bachelor of Science in Chemistry from Emporia State University
- Certified Manager of Community Associations® (CMCA®) designation from the National Board of Certification for Community Association Managers (NBC-CAM)
- Association Management Specialist® (AMS®) designation from Community Associations Institute (CAI)
- Professional Community Association Manager® (PCAM®) designation from Community Associations Institute (CAI), PCAM# 1740,
- Active member and former Board member and chapter President of the Utah Chapter of Community Associations Institute (UCCAI)
- Recipient of Community Associations Institute's (CAI) annual award of Excellence in Chapter Leadership for service an achievement in 2010

Budget Breakdown

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

Report Sections

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

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

General Information and Frequently Asked Questions

Is it the law to have a Reserve Study conducted?

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

Why is it important to perform a Reserve Study?

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

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

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

How often do we review and update our Reserve Study?

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

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

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

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

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

Information and Data Gathered:

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

What happens during the Site Visit?

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

What is the Financial Analysis?

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

Measures of reserve fund financial strength are as follows:

0% - 30% Funded is considered a “weak” financial position. Associations that fall into this category are more likely to have special assessments and deferred maintenance. Action should be taken to improve the financial strength of the reserve fund.

31% - 69% Funded is considered a “fair” financial position. Associations that fall into this category are less likely to experience special assessments and deferred maintenance than being in a weak financial position. Action should be taken to improve the financial strength of the reserve fund.

70% - 99% Funded is considered a “strong” financial position. Associations that fall into this category are less likely to experience special assessments and deferred maintenance than being in a fair financial position. Action should be taken to improve the financial strength of the reserve fund.

100% Funded is considered an “ideal” financial position. Action should be taken to maintain the financial strength of the reserve fund.

Disclosures:

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

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

The results of this study are based on the independent opinion of the preparer and his experience and research during the course of his career in preparing Reserve Studies. In addition the opinions of experts on certain components have been gathered through research within their industry and with client's actual vendors. There is no implied 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	39
Fiscal Year End	31-Dec
Budgeted Monthly Reserve Allocation	\$4,167
Projected Starting Reserve Balance	\$241,330
Ideal Starting Reserve Balance	\$595,885

Economic Assumptions

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

Current Reserve Status

Current Balance as a % of Ideal Balance	40%
---	-----

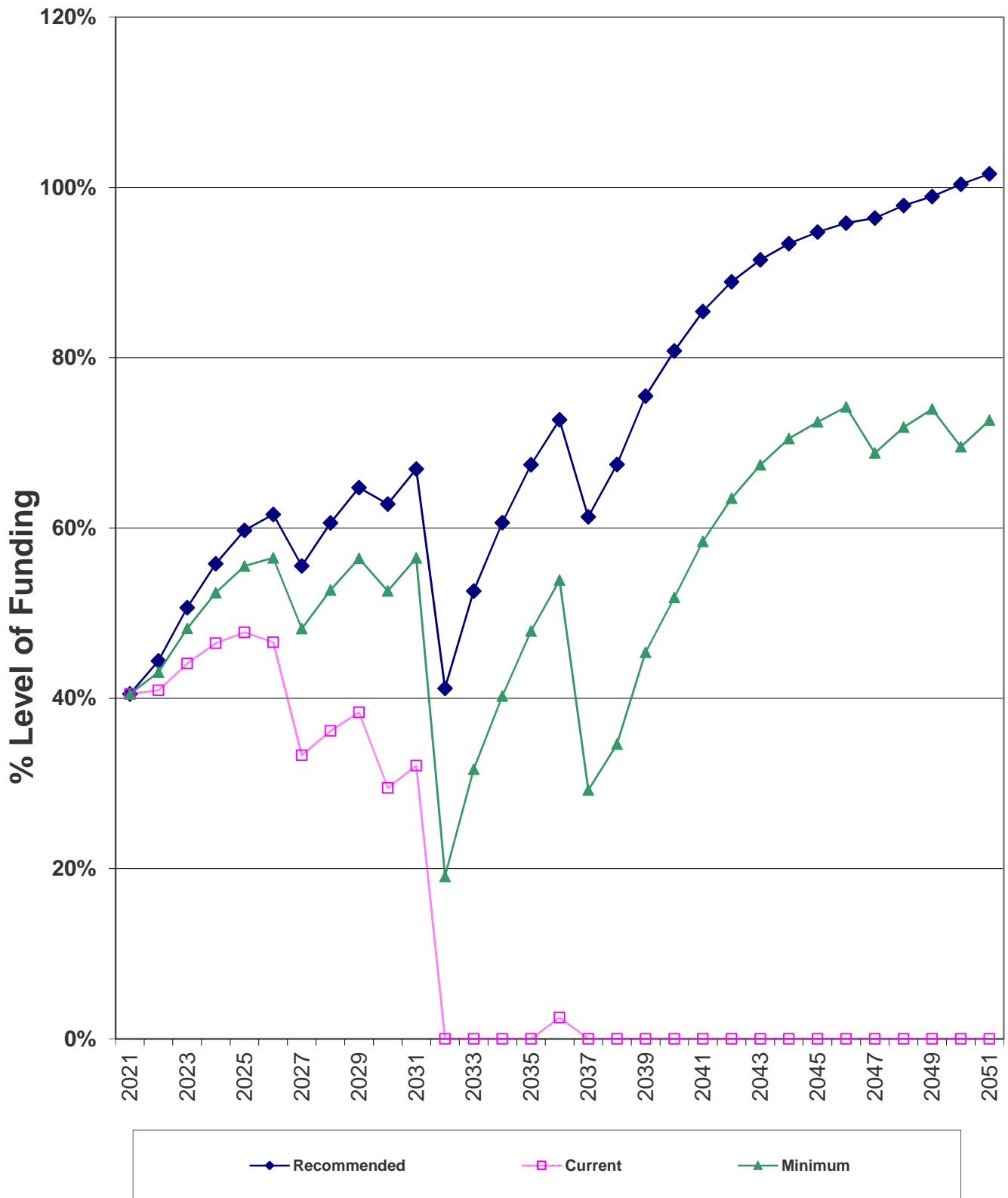
Recommendations

Recommended Monthly Reserve Allocation	\$5,975
Per Unit	\$153.21
Future Annual Increases	3.00%
For number of years:	30
Increases thereafter:	0.00%
70% Funded Monthly Reserve Allocation Reference	\$5,275
Per Unit	\$135.26
Future Annual Increases	3.00%
For number of years:	30
Increases thereafter:	0.00%

Changes From Prior Year

Recommended Increase to Reserve Allocation	\$1,808
as Percentage	43%

Percent Funded - Graph



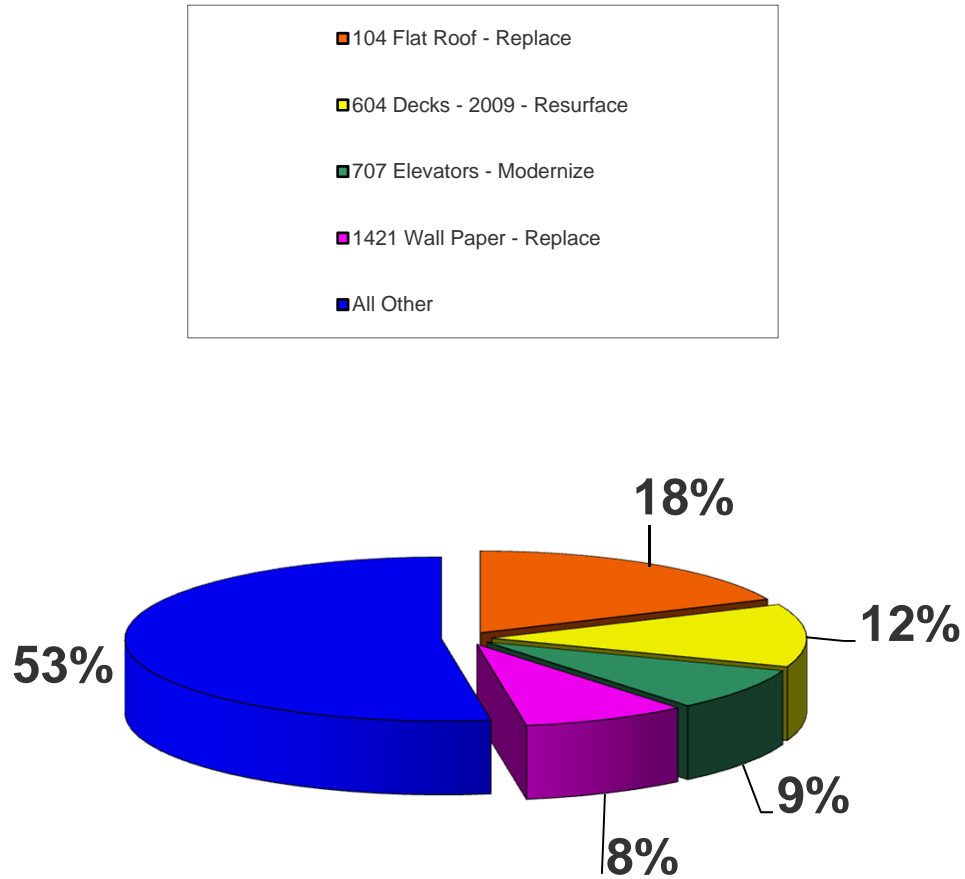
Component Inventory

Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Roofing	104	Flat Roof - Replace	25	10	\$186,000	\$248,000
	120	Rain Gutters/Downspouts - Replace	30	15	\$3,000	\$4,000
	190	Skylights - Replace	20	5	\$24,000	\$30,000
Painted Surfaces	201	Stucco Surfaces - Repair/Repaint	15	15	\$30,000	\$40,000
	203	Parking Garage Surfaces - Repaint	12	0	\$7,000	\$8,000
	216	Interior Surfaces - Repaint	15	0	\$25,000	\$30,000
Drive Materials	403	Concrete - Partial Repair/Replace	10	5	\$3,000	\$5,000
	490	Concrete Waterproofing - Replace	12	4	\$34,000	\$44,000
Property Access	502	Garage Doors - Replace	20	15	\$2,500	\$3,500
	508	Access Control System - Replace	12	3	\$6,000	\$8,000
Decking	604	Decks - 2009 - Resurface	20	8	\$105,000	\$131,000
	604	Decks - 2019 - Resurface	20	18	\$14,000	\$17,000
	690	Deck Railing - Replace	50	35	\$20,000	\$25,000
Mechanical Equip.	702	Boiler - Replace	25	23	\$11,000	\$13,000
	705	HVAC Condensers - Replace	20	5	\$14,000	\$18,000
	706	HVAC Furnaces - Replace	20	5	\$14,000	\$16,000
	707	Elevators - Modernize	30	15	\$100,000	\$140,000
	709	Elevator Cabs - Remodel	20	5	\$20,000	\$28,000
	714	Exhaust Fans - Replace	N/A		\$0	\$0
	717	Garage Heaters - Replace	N/A		\$0	\$0
	790	Carbon Monoxide Detectors - Replace	N/A		\$0	\$0
Prop. Identification	803	Mailboxes - Replace	30	15	\$3,500	\$4,500
Fencing	1002	Metal Fencing - Replace	50	35	\$17,000	\$20,000
	1011	Retaining Wall - Repair	N/A		\$0	\$0
Recreation Equip.	1304	Drinking Fountain - Replace	20	5	\$900	\$1,100
Interiors	1405	Furniture - Replace	10	5	\$4,000	\$5,000
	1406	Fitness Equipment - Replace	10	5	\$8,000	\$12,000
	1413	Restrooms - Remodel	20	5	\$9,000	\$12,000
	1421	Wall Paper - Replace	25	10	\$80,000	\$120,000
	1490	Ceiling Tiles - Replace	N/A		\$0	\$0
Flooring	1501	Carpeting - Replace	20	5	\$42,000	\$50,000
	1502	Linoleum Flooring - Replace	30	15	\$1,500	\$2,500
	1503	Tile Flooring - Replace	30	15	\$30,000	\$35,000
Light Fixtures	1601	Interior Light Fixtures - Replace	25	10	\$37,000	\$49,000
	1602	Exterior Light Fixtures - Replace	20	5	\$12,000	\$14,000
	1609	Street Light Fixture - Replace	20	5	\$750	\$1,250
	1690	Parking Garage Light Fixtures - Replace	25	10	\$20,000	\$28,000
Landscaping	1812	Landscaping & Irrigation System - Renov	20	5	\$8,000	\$12,000

Significant Components

ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
104	Flat Roof - Replace	25	10	\$217,000	\$8,680	18.2602%
120	Rain Gutters/Downspouts - Replace	30	15	\$3,500	\$117	0.2454%
190	Skylights - Replace	20	5	\$27,000	\$1,350	2.8400%
201	Stucco Surfaces - Repair/Repaint	15	15	\$35,000	\$2,333	4.9087%
203	Parking Garage Surfaces - Repaint	12	0	\$7,500	\$625	1.3148%
216	Interior Surfaces - Repaint	15	0	\$27,500	\$1,833	3.8568%
403	Concrete - Partial Repair/Replace	10	5	\$4,000	\$400	0.8415%
490	Concrete Waterproofing - Replace	12	4	\$39,000	\$3,250	6.8371%
502	Garage Doors - Replace	20	15	\$3,000	\$150	0.3156%
508	Access Control System - Replace	12	3	\$7,000	\$583	1.2272%
604	Decks - 2009 - Resurface	20	8	\$118,000	\$5,900	12.4119%
604	Decks - 2019 - Resurface	20	18	\$15,500	\$775	1.6304%
690	Deck Railing - Replace	50	35	\$22,500	\$450	0.9467%
702	Boiler - Replace	25	23	\$12,000	\$480	1.0098%
705	HVAC Condensers - Replace	20	5	\$16,000	\$800	1.6830%
706	HVAC Furnaces - Replace	20	5	\$15,000	\$750	1.5778%
707	Elevators - Modernize	30	15	\$120,000	\$4,000	8.4149%
709	Elevator Cabs - Remodel	20	5	\$24,000	\$1,200	2.5245%
803	Mailboxes - Replace	30	15	\$4,000	\$133	0.2805%
1002	Metal Fencing - Replace	50	35	\$18,500	\$370	0.7784%
1304	Drinking Fountain - Replace	20	5	\$1,000	\$50	0.1052%
1405	Furniture - Replace	10	5	\$4,500	\$450	0.9467%
1406	Fitness Equipment - Replace	10	5	\$10,000	\$1,000	2.1037%
1413	Restrooms - Remodel	20	5	\$10,500	\$525	1.1044%
1421	Wall Paper - Replace	25	10	\$100,000	\$4,000	8.4149%
1501	Carpeting - Replace	20	5	\$46,000	\$2,300	4.8385%
1502	Linoleum Flooring - Replace	30	15	\$2,000	\$67	0.1402%
1503	Tile Flooring - Replace	30	15	\$32,500	\$1,083	2.2790%
1601	Interior Light Fixtures - Replace	25	10	\$43,000	\$1,720	3.6184%
1602	Exterior Light Fixtures - Replace	20	5	\$13,000	\$650	1.3674%
1609	Street Light Fixture - Replace	20	5	\$1,000	\$50	0.1052%
1690	Parking Garage Light Fixtures - Replace	25	10	\$24,000	\$960	2.0196%
1812	Landscaping & Irrigation System - Rend	20	5	\$10,000	\$500	1.0519%

Significant Components - Graph



ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
104	Flat Roof - Replace	25	10	\$217,000	\$8,680	18%
604	Decks - 2009 - Resurface	20	8	\$118,000	\$5,900	12%
707	Elevators - Modernize	30	15	\$120,000	\$4,000	9%
1421	Wall Paper - Replace	25	10	\$100,000	\$4,000	8%
All Other	See Expanded Table For Breakdown				\$24,955	52%

Yearly Summary

Year	Fully Funded Balance	Starting Reserve Balance	% Funded	Reserve Contributions	Interest Income	Reserve Expenses	Ending Reserve Balance
2021	\$595,885	\$241,330	40%	\$71,700	\$260	\$35,000	\$278,290
2022	\$626,673	\$278,290	44%	\$73,851	\$315	\$0	\$352,456
2023	\$695,903	\$352,456	51%	\$76,067	\$391	\$0	\$428,913
2024	\$768,723	\$428,913	56%	\$78,349	\$464	\$7,649	\$500,077
2025	\$837,407	\$500,077	60%	\$80,699	\$519	\$43,895	\$537,400
2026	\$872,423	\$537,400	62%	\$83,120	\$474	\$210,988	\$410,006
2027	\$738,038	\$410,006	56%	\$85,614	\$453	\$0	\$496,072
2028	\$818,641	\$496,072	61%	\$88,182	\$540	\$0	\$584,795
2029	\$903,416	\$584,795	65%	\$90,827	\$556	\$149,479	\$526,699
2030	\$838,578	\$526,699	63%	\$93,552	\$574	\$0	\$620,825
2031	\$927,618	\$620,825	67%	\$96,359	\$411	\$516,064	\$201,531
2032	\$489,700	\$201,531	41%	\$99,250	\$251	\$0	\$301,032
2033	\$572,165	\$301,032	53%	\$102,227	\$347	\$10,693	\$392,913
2034	\$648,123	\$392,913	61%	\$105,294	\$446	\$0	\$498,652
2035	\$739,467	\$498,652	67%	\$108,453	\$553	\$0	\$607,658
2036	\$835,709	\$607,658	73%	\$111,706	\$467	\$394,166	\$325,665
2037	\$531,070	\$325,665	61%	\$115,057	\$352	\$62,584	\$378,491
2038	\$561,109	\$378,491	67%	\$118,509	\$438	\$0	\$497,438
2039	\$658,867	\$497,438	75%	\$122,064	\$546	\$26,388	\$593,661
2040	\$734,807	\$593,661	81%	\$125,726	\$657	\$0	\$720,044
2041	\$842,704	\$720,044	85%	\$129,498	\$785	\$0	\$850,327
2042	\$956,415	\$850,327	89%	\$133,383	\$917	\$0	\$984,628
2043	\$1,076,189	\$984,628	91%	\$137,385	\$1,054	\$0	\$1,123,066
2044	\$1,202,289	\$1,123,066	93%	\$141,506	\$1,183	\$23,683	\$1,242,072
2045	\$1,310,593	\$1,242,072	95%	\$145,751	\$1,308	\$15,246	\$1,373,885
2046	\$1,433,735	\$1,373,885	96%	\$150,124	\$1,259	\$381,068	\$1,144,200
2047	\$1,186,761	\$1,144,200	96%	\$154,628	\$1,222	\$0	\$1,300,050
2048	\$1,327,953	\$1,300,050	98%	\$159,266	\$1,373	\$15,549	\$1,445,140
2049	\$1,460,533	\$1,445,140	99%	\$164,044	\$1,348	\$359,205	\$1,251,328
2050	\$1,246,387	\$1,251,328	100%	\$168,966	\$1,336	\$0	\$1,421,630



Reserve Contributions - Graph

Monthly Reserve Contributions



Component Funding Information

ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
104	Flat Roof - Replace	25	10	Approx 31,000 Sq.ft.	\$217,000	\$130,200	\$0	\$1,091.05
120	Rain Gutters/Downspouts - Replace	30	15	Approx 250 Linear ft.	\$3,500	\$1,750	\$0	\$14.66
190	Skylights - Replace	20	5	(30) Skylights	\$27,000	\$20,250	\$20,250	\$169.69
201	Stucco Surfaces - Repair/Repaint	15	15	Approx 29,300 Sq.ft.	\$35,000	\$0	\$0	\$293.29
203	Parking Garage Surfaces - Repaint	12	0	Approx 6,200 Sq.ft.	\$7,500	\$7,500	\$7,500	\$78.56
216	Interior Surfaces - Repaint	15	0	Approx 21,120 Sq.ft.	\$27,500	\$27,500	\$27,500	\$230.44
403	Concrete - Partial Repair/Replace	10	5	Approx 16,200 Sq.ft.	\$4,000	\$2,000	\$2,000	\$50.28
490	Concrete Waterproofing - Replace	12	4	Approx 5,200 Sq.ft.	\$39,000	\$26,000	\$26,000	\$408.51
502	Garage Doors - Replace	20	15	(2) Doors	\$3,000	\$750	\$0	\$18.85
508	Access Control System - Replace	12	3	(1) System	\$7,000	\$5,250	\$5,250	\$73.32
604	Decks - 2009 - Resurface	20	8	Approx 6,520 Sq.ft.	\$118,000	\$70,800	\$43,205	\$741.61
604	Decks - 2019 - Resurface	20	18	Approx 830 Sq.ft.	\$15,500	\$1,550	\$0	\$97.42
690	Deck Railing - Replace	50	35	Approx 500 Linear ft.	\$22,500	\$6,750	\$0	\$56.56
702	Boiler - Replace	25	23	(1) System	\$12,000	\$960	\$0	\$60.33
705	HVAC Condensers - Replace	20	5	(4) Condensers	\$16,000	\$12,000	\$12,000	\$100.56
706	HVAC Furnaces - Replace	20	5	(4) Furnaces	\$15,000	\$11,250	\$11,250	\$94.27
707	Elevators - Modernize	30	15	(2) Elevators	\$120,000	\$60,000	\$0	\$502.79
709	Elevator Cabs - Remodel	20	5	(2) Elevator Cabs	\$24,000	\$18,000	\$18,000	\$150.84
803	Mailboxes - Replace	30	15	(2) Clusters	\$4,000	\$2,000	\$0	\$16.76
1002	Metal Fencing - Replace	50	35	Approx 275 Linear ft.	\$18,500	\$5,550	\$0	\$46.51
1304	Drinking Fountain - Replace	20	5	(1) Drinking Fountain	\$1,000	\$750	\$750	\$6.28
1405	Furniture - Replace	10	5	Assorted Pieces	\$4,500	\$2,250	\$2,250	\$56.56
1406	Fitness Equipment - Replace	10	5	(5) Pieces	\$10,000	\$5,000	\$5,000	\$125.70
1413	Restrooms - Remodel	20	5	(3) Restrooms	\$10,500	\$7,875	\$7,875	\$65.99
1421	Wall Paper - Replace	25	10	Approx 13,245 Sq.ft.	\$100,000	\$60,000	\$0	\$502.79
1501	Carpeting - Replace	20	5	Approx 8,650 Sq.ft.	\$46,000	\$34,500	\$34,500	\$289.10
1502	Linoleum Flooring - Replace	30	15	Approx 150 Sq.ft.	\$2,000	\$1,000	\$0	\$8.38
1503	Tile Flooring - Replace	30	15	Approx 1,535 Sq.ft.	\$32,500	\$16,250	\$0	\$136.17
1601	Interior Light Fixtures - Replace	25	10	(245) Fixtures	\$43,000	\$25,800	\$0	\$216.20
1602	Exterior Light Fixtures - Replace	20	5	(91) Fixtures	\$13,000	\$9,750	\$9,750	\$81.70

ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
1609	Street Light Fixture - Replace	20	5	(1) Fixture	\$1,000	\$750	\$750	\$6.28
1690	Parking Garage Light Fixtures - Replace	25	10	(96) Fixtures	\$24,000	\$14,400	\$0	\$120.67
1812	Landscaping & Irrigation System - Renovate	20	5	Minimal Sq.ft.	\$10,000	\$7,500	\$7,500	\$62.85
					\$1,033,500	\$595,885	\$241,330	\$5,975

Current Fund Balance as a percentage of Ideal Balance: 40%

Yearly Cash Flow

Year	2021	2022	2023	2024	2025
Starting Balance	\$241,330	\$278,290	\$352,456	\$428,913	\$500,077
<i>Reserve Income</i>	\$71,700	\$73,851	\$76,067	\$78,349	\$80,699
<i>Interest Earnings</i>	\$260	\$315	\$391	\$464	\$519
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$313,290	\$352,456	\$428,913	\$507,726	\$581,295
Reserve Expenditures	\$35,000	\$0	\$0	\$7,649	\$43,895
Ending Balance	\$278,290	\$352,456	\$428,913	\$500,077	\$537,400

Year	2026	2027	2028	2029	2030
Starting Balance	\$537,400	\$410,006	\$496,072	\$584,795	\$526,699
<i>Reserve Income</i>	\$83,120	\$85,614	\$88,182	\$90,827	\$93,552
<i>Interest Earnings</i>	\$474	\$453	\$540	\$556	\$574
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$620,994	\$496,072	\$584,795	\$676,178	\$620,825
Reserve Expenditures	\$210,988	\$0	\$0	\$149,479	\$0
Ending Balance	\$410,006	\$496,072	\$584,795	\$526,699	\$620,825

Year	2031	2032	2033	2034	2035
Starting Balance	\$620,825	\$201,531	\$301,032	\$392,913	\$498,652
<i>Reserve Income</i>	\$96,359	\$99,250	\$102,227	\$105,294	\$108,453
<i>Interest Earnings</i>	\$411	\$251	\$347	\$446	\$553
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$717,595	\$301,032	\$403,606	\$498,652	\$607,658
Reserve Expenditures	\$516,064	\$0	\$10,693	\$0	\$0
Ending Balance	\$201,531	\$301,032	\$392,913	\$498,652	\$607,658

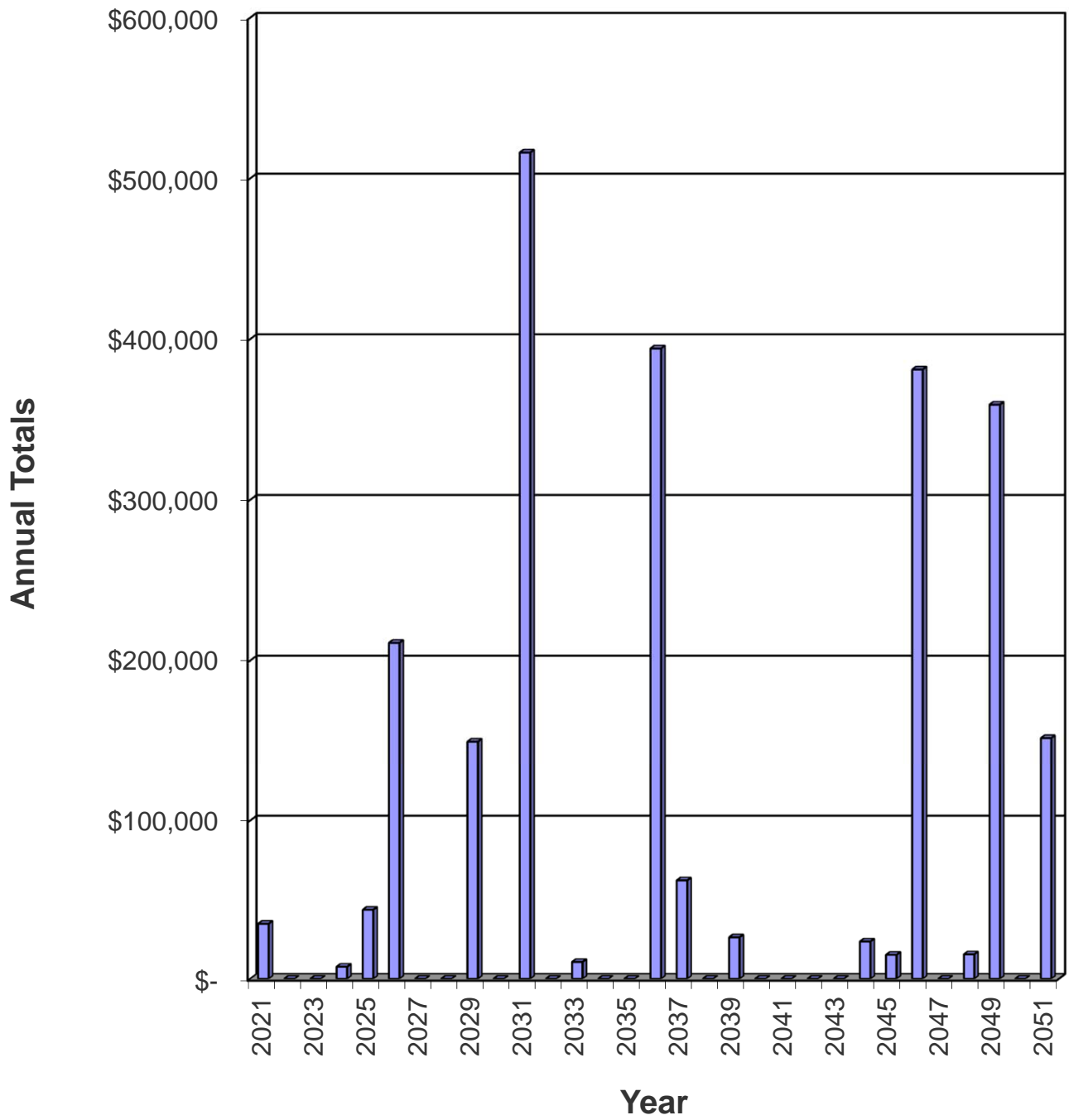
Year	2036	2037	2038	2039	2040
Starting Balance	\$607,658	\$325,665	\$378,491	\$497,438	\$593,661
<i>Reserve Income</i>	\$111,706	\$115,057	\$118,509	\$122,064	\$125,726
<i>Interest Earnings</i>	\$467	\$352	\$438	\$546	\$657
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$719,831	\$441,075	\$497,438	\$620,048	\$720,044
Reserve Expenditures	\$394,166	\$62,584	\$0	\$26,388	\$0
Ending Balance	\$325,665	\$378,491	\$497,438	\$593,661	\$720,044

Year	2041	2042	2043	2044	2045
Starting Balance	\$720,044	\$850,327	\$984,628	\$1,123,066	\$1,242,072
<i>Reserve Income</i>	\$129,498	\$133,383	\$137,385	\$141,506	\$145,751
<i>Interest Earnings</i>	\$785	\$917	\$1,054	\$1,183	\$1,308
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$850,327	\$984,628	\$1,123,066	\$1,265,755	\$1,389,131
Reserve Expenditures	\$0	\$0	\$0	\$23,683	\$15,246
Ending Balance	\$850,327	\$984,628	\$1,123,066	\$1,242,072	\$1,373,885

Year	2046	2047	2048	2049	2050
Starting Balance	\$1,373,885	\$1,144,200	\$1,300,050	\$1,445,140	\$1,251,328
<i>Reserve Income</i>	\$150,124	\$154,628	\$159,266	\$164,044	\$168,966
<i>Interest Earnings</i>	\$1,259	\$1,222	\$1,373	\$1,348	\$1,336
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$1,525,268	\$1,300,050	\$1,460,689	\$1,610,533	\$1,421,630
Reserve Expenditures	\$381,068	\$0	\$15,549	\$359,205	\$0
Ending Balance	\$1,144,200	\$1,300,050	\$1,445,140	\$1,251,328	\$1,421,630



Yearly Reserve Expenditures - Graph



Projected Reserve Expenditures by Year

Year	ID #	Component Name	Projected Cost	Total Per Annum
2021	203	Parking Garage Surfaces - Repaint	\$7,500	
	216	Interior Surfaces - Repaint	\$27,500	\$35,000
2022		No Expenditures Projected		\$0
2023		No Expenditures Projected		\$0
2024	508	Access Control System - Replace	\$7,649	\$7,649
2025	490	Concrete Waterproofing - Replace	\$43,895	\$43,895
2026	190	Skylights - Replace	\$31,300	
	403	Concrete - Partial Repair/Replace	\$4,637	
	705	HVAC Condensers - Replace	\$18,548	
	706	HVAC Furnaces - Replace	\$17,389	
	709	Elevator Cabs - Remodel	\$27,823	
	1304	Drinking Fountain - Replace	\$1,159	
	1405	Furniture - Replace	\$5,217	
	1406	Fitness Equipment - Replace	\$11,593	
	1413	Restrooms - Remodel	\$12,172	
	1501	Carpeting - Replace	\$53,327	
	1602	Exterior Light Fixtures - Replace	\$15,071	
	1609	Street Light Fixture - Replace	\$1,159	
	1812	Landscaping & Irrigation System - Renovate	\$11,593	\$210,988
2027		No Expenditures Projected		\$0
2028		No Expenditures Projected		\$0
2029	604	Decks - 2009 - Resurface	\$149,479	\$149,479
2030		No Expenditures Projected		\$0
2031	104	Flat Roof - Replace	\$291,630	
	1421	Wall Paper - Replace	\$134,392	
	1601	Interior Light Fixtures - Replace	\$57,788	
	1690	Parking Garage Light Fixtures - Replace	\$32,254	\$516,064
2032		No Expenditures Projected		\$0
2033	203	Parking Garage Surfaces - Repaint	\$10,693	\$10,693
2034		No Expenditures Projected		\$0
2035		No Expenditures Projected		\$0
2036	120	Rain Gutters/Downspouts - Replace	\$5,453	
	201	Stucco Surfaces - Repair/Repaint	\$54,529	
	216	Interior Surfaces - Repaint	\$42,844	
	403	Concrete - Partial Repair/Replace	\$6,232	
	502	Garage Doors - Replace	\$4,674	
	508	Access Control System - Replace	\$10,906	
	707	Elevators - Modernize	\$186,956	
	803	Mailboxes - Replace	\$6,232	
	1405	Furniture - Replace	\$7,011	
	1406	Fitness Equipment - Replace	\$15,580	
	1502	Linoleum Flooring - Replace	\$3,116	
	1503	Tile Flooring - Replace	\$50,634	\$394,166
2037	490	Concrete Waterproofing - Replace	\$62,584	\$62,584

Year	Comp ID	Component Name	Projected Cost	Total Per Annum
2038		No Expenditures Projected		\$0
2039	604	Decks - 2019 - Resurface	\$26,388	\$26,388
2040		No Expenditures Projected		\$0
2041		No Expenditures Projected		\$0
2042		No Expenditures Projected		\$0
2043		No Expenditures Projected		\$0
2044	702	Boiler - Replace	\$23,683	\$23,683
2045	203	Parking Garage Surfaces - Repaint	\$15,246	\$15,246
2046	190	Skylights - Replace	\$56,532	
	403	Concrete - Partial Repair/Replace	\$8,375	
	705	HVAC Condensers - Replace	\$33,500	
	706	HVAC Furnaces - Replace	\$31,407	
	709	Elevator Cabs - Remodel	\$50,251	
	1304	Drinking Fountain - Replace	\$2,094	
	1405	Furniture - Replace	\$9,422	
	1406	Fitness Equipment - Replace	\$20,938	
	1413	Restrooms - Remodel	\$21,985	
	1501	Carpeting - Replace	\$96,314	
	1602	Exterior Light Fixtures - Replace	\$27,219	
	1609	Street Light Fixture - Replace	\$2,094	
	1812	Landscaping & Irrigation System - Renovate	\$20,938	\$381,068
2047		No Expenditures Projected		\$0
2048	508	Access Control System - Replace	\$15,549	\$15,549
2049	490	Concrete Waterproofing - Replace	\$89,229	
	604	Decks - 2009 - Resurface	\$269,975	\$359,205
2050		No Expenditures Projected		\$0

Component Evaluation

Comp #: 104 Flat Roof - Replace



Location: **Building Roof**

Quantity: **Approx 31,000 Sq.ft.**

Life Expectancy: **25** *Remaining Life:* **10**

Best Cost: **\$186,000**

Estimate to replace

Worst Cost: **\$248,000**

Higher estimate

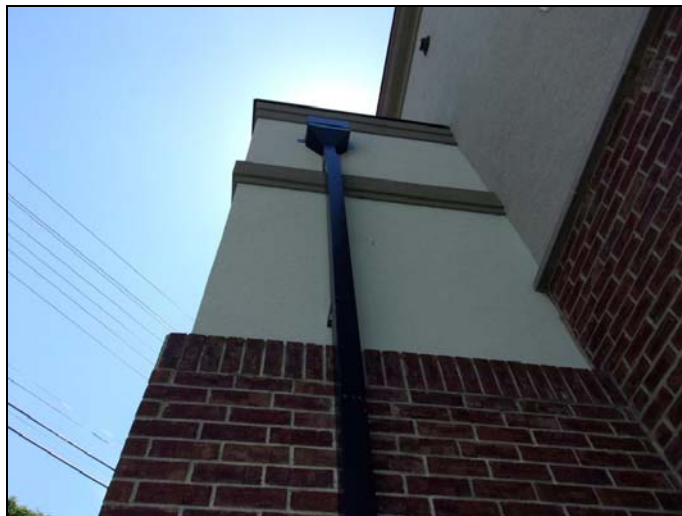
Source of Information: CSL Cost Database

Observations:

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

General Notes:

Comp #: 120 Rain Gutters/Downspouts - Replace



Location: **Building Exterior**

Quantity: **Approx 250 Linear ft.**

Life Expectancy: **30** *Remaining Life:* **15**

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

Estimate to replace

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

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 #: 190 Skylights - Replace



Location: **Building Roof**

Quantity: **(30) Skylights**

Life Expectancy: **20** *Remaining Life:* **5**

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

Estimate to replace

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

The skylights appear to be in good to fair condition. We recommend funding to replace this component approximately every 15 - 20 years.

General Notes:

Comp #: 201 Stucco Surfaces - Repair/Repaint



Location: **Building Exterior**

Quantity: **Approx 29,300 Sq.ft.**

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

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

Estimate to repair/repaint

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

The stucco surfaces are in good condition. We recommend funding to repair/repaint this component approximately every 12 - 15 years. Remaining life based on current age.

General Notes:

Comp #: 203 Parking Garage Surfaces - Repaint



Location: **Parking Garage**

Quantity: **Approx 6,200 Sq.ft.**

Life Expectancy: **12** *Remaining Life:* **0**

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

Estimate to repaint

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

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

General Notes:

Comp #: 216 Interior Surfaces - Repaint



Location: **Building Interior**

Quantity: **Approx 21,120 Sq.ft.**

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

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

Estimate to repaint

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

The interior painted surfaces are in fair to poor condition. Typically we recommend funding to replace this component approximately every 10 years, but due to low traffic we recommend funding to repaint this component approximately every 10 - 15 years. Remaining life based on current age.

General Notes:

Comp #: 403 Concrete - Partial Repair/Replace



Location: **Common Area**

Quantity: **Approx 16,200 Sq.ft.**

Life Expectancy: **10** *Remaining Life:* **5**

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

Allowance to repair/replace

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

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 #: 490 Concrete Waterproofing - Replace



Location: **Common Area**

Quantity: **Approx 5,200 Sq.ft.**

Life Expectancy: **12** *Remaining Life:* **4**

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

Estimate to replace

Worst Cost: **\$44,000**

Higher estimate

Source of Information: Research with Client

Observations:

The concrete waterproofing is in good condition. We recommend funding to replace this component approximately 10 - 12 years. Remaining life based on current age.

General Notes:

Comp #: 502 Garage Doors - Replace



Location: **Parking Garage Entrance**

Quantity: **(2) Doors**

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

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

Estimate to replace

Worst Cost: **\$3,500**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The garage doors are in good condition. We recommend funding to replace this component approximately every 20 years. Remaining life based on current age.

General Notes:

Comp #: 508 Access Control System - Replace



Location: **Building Entrances**

Quantity: **(1) System**

Life Expectancy: **12** *Remaining Life:* **3**

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

Estimate to replace

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

The access control system is in working condition. We recommend funding to replace this component approximately every 10 - 12 years. Remaining life based on current age and condition.

General Notes:

Comp #: 604 Decks - 2009 - Resurface



Location: Unit Decks

Quantity: Approx 6,520 Sq.ft.

Life Expectancy: 20 *Remaining Life:* 8

Best Cost: \$105,000

Estimate to resurface

Worst Cost: \$131,000

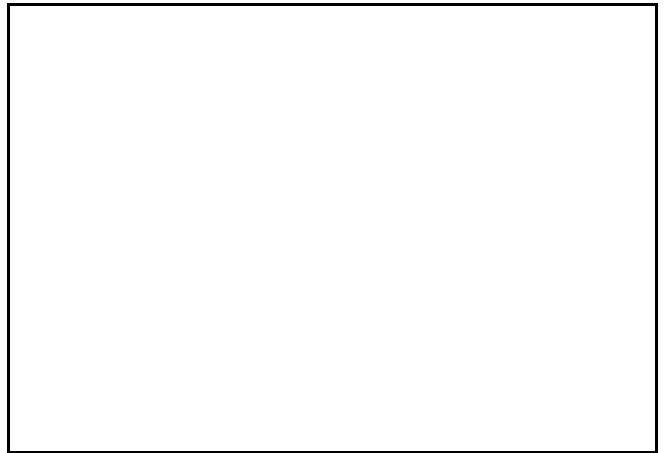
Higher estimate

Source of Information: CSL Cost Database

Observations:

Unable to inspect this component at the time of the site visit. Research with the client reveals this component is in good condition. We recommend funding to resurface this component approximately every 15 - 20 years. Remaining life based on current age.

General Notes:



Comp #: 604 Decks - 2019 - Resurface



Location: **Unit Decks**

Quantity: **Approx 830 Sq.ft.**

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

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

Estimate to resurface

Worst Cost: **\$17,000**

Higher estimate

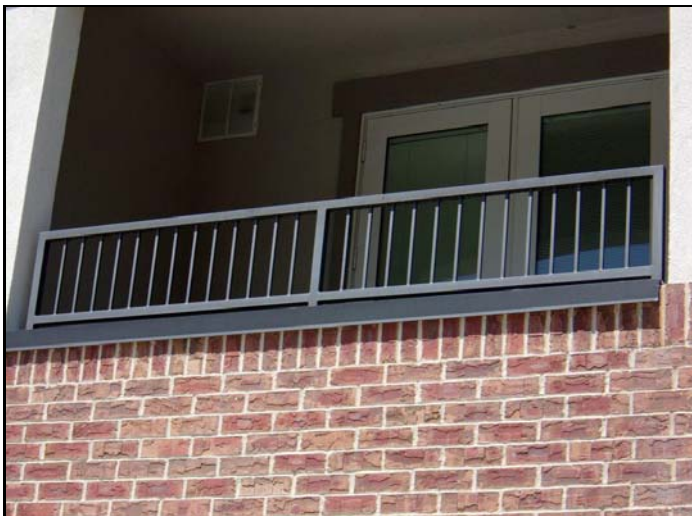
Source of Information: CSL Cost Database

Observations:

Unable to inspect this component at the time of the site visit. Research with the client reveals this component is in good condition. We recommend funding to resurface this component approximately every 15 - 20 years. Remaining life based on current age.

General Notes:

Comp #: 690 Deck Railing - Replace



Location: Unit Decks

Quantity: Approx 500 Linear ft.

Life Expectancy: 50 *Remaining Life:* 35

Best Cost: \$20,000

Estimate to replace

Worst Cost: \$25,000

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 #: 702 Boiler - Replace



Location: **Parking Garage**

Quantity: **(1) System**

Life Expectancy: **25** *Remaining Life:* **23**

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

Estimate to replace

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

The boiler system is in working condition. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on current age.

General Notes:

Comp #: 705 HVAC Condensers - Replace



Location: **Building Roof**

Quantity: **(4) Condensers**

Life Expectancy: **20** *Remaining Life:* **5**

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

Estimate to replace

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

The HVAC condenser is in working condition. We recommend replacing this component approximately every 20 years. Remaining life based on current age.

General Notes:

Comp #: 706 HVAC Furnaces - Replace



Location: **Mechanical Rooms**

Quantity: **(4) Furnaces**

Life Expectancy: **20** *Remaining Life:* **5**

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

Estimate to replace

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

The HVAC condenser is in working condition. We recommend replacing this component approximately every 20 years. Remaining life based on current age.

General Notes:

Comp #: 707 Elevators - Modernize



Location: **Building Interior**

Quantity: **(2) Elevators**

Life Expectancy: **30** *Remaining Life:* **15**

Best Cost: **\$100,000**

Estimate to modernize

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

The elevators are in working condition. We recommend funding to modernize this component approximately every 25 - 30 years. Modernization consists of controller replacement, door package upgrade, and control panel replacement. Remaining life based on current age.

General Notes:

Comp #: 709 Elevator Cabs - Remodel



Location: **Building Interior**

Quantity: **(2) Elevator Cabs**

Life Expectancy: **20** *Remaining Life:* **5**

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

Estimate to remodel

Worst Cost: **\$28,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The elevator cabs are in good condition. We recommend funding to remodel this component approximately every 15 - 20 years. Remaining life based on current age.

General Notes:

Comp #: 714 Exhaust Fans - Replace



Location: **Parking Garage**

Quantity: **(2) Fans**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Due to the minimal cost of maintaining and replacing this component, reserve funding is not appropriate. Repair and replace as necessary as an operating expense. No reserve funding necessary.

General Notes:

Comp #: 717 Garage Heaters - Replace



Location: **Parking Garage**

Quantity: **(4) Heaters**

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 currently in use.

General Notes:

Comp #: 790 Carbon Monoxide Detectors - Replace



Location: **Parking Garage**

Quantity: **(8) Detectors**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Research with the client reveals this component is replaced as necessary as an operating expense.

General Notes:

Comp #: 803 Mailboxes - Replace



Location: **Building Interior**

Quantity: **(2) Clusters**

Life Expectancy: **30** *Remaining Life:* **15**

Best Cost: **\$3,500**

Estimate to replace

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

The mailboxes 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 #: 1002 Metal Fencing - Replace



Location: **Community Perimeter**

Quantity: **Approx 275 Linear ft.**

Life Expectancy: **50** *Remaining Life:* **35**

Best Cost: **\$17,000**

Estimate to replace

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

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

General Notes:

Comp #: 1011 Retaining Wall - Repair



Location: **Common Area**

Quantity: **(1) Wall**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

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

General Notes:



Comp #: 1304 Drinking Fountain - Replace



Location: **Building Interior**

Quantity: **(1) Drinking Fountain**

Life Expectancy: **20** *Remaining Life:* **5**

Best Cost: **\$900**

Estimate to replace

Worst Cost: **\$1,100**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The drinking fountain 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 #: 1405 Furniture - Replace



Location: **Building Interior**

Quantity: **Assorted Pieces**

Life Expectancy: **10** *Remaining Life:* **5**

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

Allowance to make replacements

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

Higher allowance

Source of Information: CSL Cost Database

Observations:

The furniture is in good condition. We recommend funding an allowance to make replacements approximately every 10 years. Remaining life based on current age.

General Notes:

Comp #: 1406 Fitness Equipment - Replace



Location: **Fitness Room**

Quantity: **(5) Pieces**

Life Expectancy: **10** *Remaining Life:* **5**

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

Estimate to replace

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

The fitness equipment is in working condition. We recommend funding to replace this component approximately every 10 years. Remaining life based on current age.

General Notes:

Quantity description:

- (1) - Bench**
- (1) - Back Extension**
- (1) - Elliptical**
- (1) - Recumbent Bicycle**
- (1) - Treadmill**

Comp #: 1413 Restrooms - Remodel



Location: **Building Interior**

Quantity: **(3) Restrooms**

Life Expectancy: **20** *Remaining Life:* **5**

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

Estimate to remodel

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

The restrooms are in good condition. We recommend funding to remodel this component approximately every 20 years. Remaining life based on current age.

General Notes:

Comp #: 1421 Wall Paper - Replace



Location: **Building Interior**

Quantity: **Approx 13,245 Sq.ft.**

Life Expectancy: **25** *Remaining Life:* **10**

Best Cost: **\$80,000**

Estimate to replace

Worst Cost: **\$120,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The wall paper is in good condition. Typically we recommend funding to replace this component approximately every 12 - 15 years, but due to low traffic we recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on current age.

General Notes:

Comp #: 1490 Ceiling Tiles - Replace



Location: **Building Interior**

Quantity: **Approx 26,025 Sq.ft.**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Research with the client reveals this component is replaced as necessary as an operating expense.

General Notes:

Quantity description:

3,625 Sq.ft. - Hallways

22,400 Sq.ft. - Parking Garage



Comp #: 1501 Carpeting - Replace



Location: **Building Interior**

Quantity: **Approx 8,650 Sq.ft.**

Life Expectancy: **20** *Remaining Life:* **5**

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

Estimate to replace

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

The carpeting is generally in fair condition. Typically we recommend funding to replace this component approximately every 8 - 10 years, but due to low traffic we recommend funding to replace this component approximately every 15 - 20 years. Remaining life based on current age.

General Notes:

Comp #: 1502 Linoleum Flooring - Replace



Location: **Trash Rooms**

Quantity: **Approx 150 Sq.ft.**

Life Expectancy: **30** *Remaining Life:* **15**

Best Cost: **\$1,500**

Estimate to replace

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

Higher estimate

Source of Information: CSL Cost Database

Observations:

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

General Notes:

Comp #: 1503 Tile Flooring - Replace



Location: **Building Interior**

Quantity: **Approx 1,535 Sq.ft.**

Life Expectancy: **30** *Remaining Life:* **15**

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

Estimate to replace

Worst Cost: **\$35,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The tile flooring is in good condition. We recommend funding to replace this component approximately every 30 years. Remaining life based on current age.

General Notes:

Comp #: 1601 Interior Light Fixtures - Replace



Location: **Building Interior**

Quantity: **(245) Fixtures**

Life Expectancy: **25** *Remaining Life:* **10**

Best Cost: **\$37,000**

Estimate to replace

Worst Cost: **\$49,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

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

General Notes:

Comp #: 1602 Exterior Light Fixtures - Replace



Location: **Building Exterior**

Quantity: **(91) Fixtures**

Life Expectancy: **20** *Remaining Life:* **5**

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

Estimate to replace

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

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 Fixture - Replace



Location: Common Area

Quantity: (1) Fixture

Life Expectancy: 20 *Remaining Life:* 5

Best Cost: \$750

Estimate to replace

Worst Cost: \$1,250

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 #: 1690 Parking Garage Light Fixtures - Replace



Location: **Parking Garage**

Quantity: **(96) Fixtures**

Life Expectancy: **25** *Remaining Life:* **10**

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

Estimate to replace

Worst Cost: **\$28,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The garage light fixtures are in good condition. 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 Sq.ft.**

Life Expectancy: **20** *Remaining Life:* **5**

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

Allowance to renovate

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

Higher allowance

Source of Information: CSL Cost Database

Observations:

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

General Notes:

Glossary of Commonly Used Words And Phrases

(Provided by the National Reserve Study Standards of the Community Associations Institute)

Cash Flow Method – A method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component – Also referred to as an “Asset.” Individual line items in the Reserve Study developed or updated in the physical analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited useful life expectancies, 3) have predictable remaining life expectancies, 4) above a minimum threshold cost, and 5) required by local codes.

Component Full Funding – When the actual (or projected) cumulative reserve balance for all components is equal to the fully funded balance.

Component Inventory – The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representatives.

Deficit – An actual (or projected reserve balance), which is less than the fully funded balance.

Effective Age – The difference between useful life and remaining useful life (UL - RUL).

Financial Analysis – The portion of the Reserve Study where current status of the reserves (measured as cash or percent funded) and a recommended reserve contribution rate (reserve funding plan) are derived, and the projected reserve income and expenses over time is presented. The financial analysis is one of the two parts of the Reserve Study.

Fully Funded Balance – An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life “used up” of the current repair or replacement cost of a reserve component. This number is calculated for each component, and then summed together for an association total.

$$\text{FFB} = \text{Current Cost} * \text{Effective Age} / \text{Useful Life}$$

Fund Status – The status of the reserve fund as compared to an established benchmark, such as percent funded.

Funding Goals – Independent of calculation methodology utilized, the following represent the basic categories of funding plan goals:

- *Baseline Funding*: Establishing a reserve-funding goal of keeping the reserve balance above zero.
- *Component Full Funding*: Setting a reserve funding goal of attaining and maintaining cumulative reserves at or near 100% funded.
- *Threshold Funding*: Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount.

Funding Plan – An association’s plan to provide income to a reserve fund to offset anticipated expenditures from that fund.



Funding Principles –

- Sufficient funds when required
- Stable contributions through the year
- Evenly distributed contributions over the years
- Fiscally responsible

GSF - Gross Square Feet

Life and Valuation Estimates – The task of estimating useful life, remaining useful life, and repair or replacement costs for the reserve components.

LF - Linear Feet

Percent Funded – The ratio, at a particular point in time (typically the beginning of the fiscal year), of the actual (or projected) reserve balance to the ideal fund balance, expressed as a percentage.

Physical Analysis – The portion of the Reserve Study where the component evaluation, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the Reserve Study.

Remaining Useful Life (RUL) – Also referred to as “remaining life” (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the current fiscal year have a “0” remaining useful life.

Replacement Cost – The cost of replacing, repairing, or restoring a reserve component to its original functional condition. The current replacement cost would be the cost to replace, repair, or restore the component during that particular year.

Reserve Balance – Actual or projected funds as of a particular point in time (typically the beginning of the fiscal year) that the association has identified for use to defray the future repair or replacement of those major components that the association is obligated to maintain. Also known as “reserves,” “reserve accounts,” or “cash reserves.” In this report the reserve balance is based upon information provided and is not audited.

Reserve Study – A budget-planning tool, which identifies the current status of the reserve fund and a stable and equitable funding plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: The Physical Analysis and the Financial Analysis.

Special Assessment – An assessment levied on the members of an association in addition to regular assessments. Governing documents or local statutes often regulate special assessments.

Surplus – An actual (or projected) reserve balance that is greater than the fully funded balance.

Useful Life (UL) – Also known as “life expectancy.” The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed and maintained in its present application of installation.

