

Emerald Crest HOA

Level 1 Reserve Study



Report Period - 1/1/2021 to 12/31/2021

Client Reference Number	20220
Property Type	Single Family Homes
Number of Units	84
Fiscal Year End	12/31
Type of Study	Full Study
Date of Site Visit	9/22/2020
Prepared By	TJ Martin
NV Permit #	RSS: 0000196
Analysis Method	Cash Flow
Funding Goal	Full Funding

Report prepared on - Oct 28, 2020



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Executive Summary - Emerald Crest HOA - ID # 20220

Information to complete this Full Study was gathered by performing an on-site visit of the common area elements. In addition, we may also have 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 1/1/2021	\$74,029
Ideal Reserve Balance as of 1/1/2021	\$74,952
Percent Funded as of 1/1/2021	99%
Recommended Reserve Contribution (per month)	\$2,170
Minimum Reserve Contribution (per month)	\$2,125
Recommended Special Assessment	\$0

Property Details

Emerald Crest HOA is a 84-unit single family homes community located in Las Vegas, Nevada. The property offers a common area landscaping, asphalt streets, and monuments as amenities. Construction on the common areas of the community were completed in approximately 2016/2017.

Currently Programmed Projected

There are currently no projects programmed to occur this fiscal year (FY 2021)).

Significant Reserve Projects

The association's significant reserve projects include: Asphalt - Major Rehab. (Comp #401). Asphalt - Preventive Maintenance (Comp #402). Landscaping / Irrigation - Renovate (Comp #1812). Tree - Replacement (Comp #1804). The fiscal significance of these components is approximately 36%, 25%, 20% and 5% respectively. 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. (See Page(s) 11)

Reserve Funding

In comparing the projected starting reserve balance of \$74,028.77 versus the ideal reserve balance of \$74,952.08 we find the association's reserve fund to be approximately 99% funded. This indicates a strong reserve fund position. In order to continue to strengthen the account fund, we suggest adopting a monthly reserve contribution of \$2,170 (\$25.83/unit) per month. For comparison purposes, we have also set a minimum reserve contribution of \$2,125 (\$25.3/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.

Starting Reserve Balance

The starting reserve balance was provided by the client and was calculated as follows: \$66,812.77 balance as of 9/18/2020 plus four monthly reserve contributions of \$1,804. Therefore we estimated a starting reserve balance of approximately \$74,028.77 at 1/1/2021.

Reserve Study Purpose

The purpose of this Reserve Study is to provide the board with a budgeting tool to help ensure that there are adequate reserve funds available to perform future reserve projects. In this respect our estimates of the current and future Fully Funded balances are less significant than the recommended reserve contribution. The board should weigh carefully our recommendations when setting the Reserve Contribution. The detailed schedules will serve as an advanced warning that major projects will need to be addressed in the future. This will allow the Board of Directors to have ample time to obtain competitive estimates and bids that will result in cost savings to the individual homeowners. It will also 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

This reserve study was prepared under the responsible charge of TJ Martin. Any persons assisting in the preparation of this study worked under his responsible charge and have appropriate experience and training.

- Senior Project Manager, Nevada Region
- Nevada Reserve Study Specialist permit number RSS.0000196
- Local 720 IATSE union member
- Nevada Real Estate license number S.0174286
- Personally has prepared or assisted in the preparation of over 400 reserve studies.
- Has worked on reserve studies for association's ranging from single family home communities, high-rises, master associations, condominium communities, and townhouse associations.

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 typically 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 reserves are primarily made up of capital replacement items such as roofing, fencing, mechanical equipment, etc., that do not normally occur on an annual basis. Typically, the reserve contribution makes up 15% - 40% of the association's total budget. Therefore, reserves are considered to be a major part of the overall monthly association assessment.

Report Sections

The **Reserve Analysis 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).

The **Component Evaluation Section** contains information regarding the physical status and replacement cost of major common area 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.

Is it the law to have a Reserve Study conducted?

The Government requires reserve analyses in approximately 20 States. Even if it is not currently governed by your State, the chances are very good that the documents of the association require the association to have a reserve fund established. This doesn't mean a Reserve Study is required, but how are you going to know if you have enough funds in the reserve account if you don't have the proper information? Some associations look at the Reserve fund and think that \$500,000 is a lot of money and they are in good shape. What they don't know is that the roof is going to need to be replaced within 5 years, and the cost of the roof is going to exceed \$750,000. So while \$500,000 sounds like a lot of money, in reality it won't even cover the cost of a roof, let alone all the other amenities the association is responsible to maintain.

Why is it important to perform a Reserve Study?

As previously mentioned, the reserve allocation makes up a significant portion of the total monthly assessment. This report provides the essential information that is needed to guide the Board of Directors 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 significant reserve projects can be completed on time with quality contractors. In this way deferred maintenance can be avoided as well as the lower property values that typically accompanies it. It is suggested that a third party professionally prepare the Reserve Study since there is no vested interest in the property.

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

Hopefully, you will not look at this report and think it is too cumbersome to comprehend. Our intention is to make this Reserve Study easy to read and understand. Please take the time to review it carefully and make sure the "main ingredients" (component information) are complete and accurate. If there are any components that the association feels should be added, removed, or altered as well as any other inaccuracies or changes that should be made, please inform us immediately so we may revise the report. In order to ensure the Board understands its role in the completion of this report, all reports are labeled as "DRAFT" until their input has been given and the report has been approved as finalized. **Note to user:** If this report has a "DRAFT" watermark it is not a finalized report and is not to be relied upon or used for budgeting purposes.

Once you feel the report is an accurate tool to work from, use it to help establish your budget for the upcoming fiscal year. The reserve allocation makes up a large portion of the total monthly assessment and this report should help you determine the correct amount of money to go into the reserve fund. Additionally, the Reserve Study should act as a guide to obtain proposals in advance of pending projects. This will give you an opportunity to shop around for the best price available.

How often do we update or review the Reserve Study?

Unfortunately, there is a misconception that these reports are good for an extended period of time since the report has projections for the next 30 years. Just like any major line item in the budget, the Reserve Study should be professionally reviewed (Level III "no site visit" update study) each year before the budget is established. Invariably, some assumptions have to be made during the compilation of this analysis. Anticipated events may not materialize and unpredictable circumstances could occur. Deterioration rates and repair/replacement costs will vary from causes that are unforeseen. Earned interest rates may vary from year to year. These variations could alter the results of the Reserve Study. Because of this projected future Fully Funded balances cannot be relied upon (in other words the Fully Funded balance for the current year of a report prepared 3 years earlier cannot be considered accurate or reliable). Therefore, this analysis should be professionally reviewed annually, and a "site visit" reserve study should be conducted at least once every three years.

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 1 year, and costs above a minimum threshold amount. An "Operating" expense is typically a fixed expense that occurs on an annual basis. For instance, minor repairs to a roof for damage caused by high winds or other weather elements would be considered an "Operating" expense. However, if the entire roof needs to be replaced because it has reached the end of its life expectancy, then the replacement would be considered a reserve expense.

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 issue. However, it is the opinion of several major Reserve Study providers, including Complex Solutions Ltd, that these items are considered to be major expenses that occur on a cyclical basis. Therefore, it makes it very difficult to ignore a major expense that meets the criteria to be considered a reserve component. Once explained in this context, many accountants tend to agree and will include any expenses, such as these examples, as a reserve component.

What are the GREY areas of major expenses that are not included in a Reserve Study?

Some components may appear to satisfy the requirements of being a reserve component but are still not included in the reserve study. Several Reserve Study providers, including Complex Solutions Ltd, limit the component list to physical components of the common area that are owned by the association. Certain elements of an association's common area, such as leased items, or non-physical components such as future reserve studies, financial audits, inspection reports etc. are not included in our reserve studies. In addition we typically do not fund for utility systems, plumbing, or components with an extended useful life. Associations that feel any of these components should be included in our reserve study should notify us with their request. These components will be added to help the association better plan and prepare their own budget and will not necessarily reflect the professional opinions of Complex Solutions Ltd.

Information and Data Gathered

It is important for the client, homeowners, and potential future homeowners to understand that the information contained in this analysis is based on estimates and assumptions gathered from various sources. Estimated life expectancies and cycles are based upon conditions that were readily visible and accessible at the time of the site visit. No destructive or intrusive methods (such as entering the walls to inspect the condition of electrical wiring, plumbing lines, and telephone wires) were performed. In addition, environmental hazards (such as lead paint, asbestos, radon, etc.), construction defects, and acts of nature have also been excluded from this report. If problem areas were revealed, a reasonable effort has been made to include these items within the report. 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? (Site Visit Studies Only)

The Site Visit was conducted of the common areas as reported by client. There may be certain areas that are not located inside the community but still a part of the association's common area. This may include drainage easements or landscaped areas located outside of the community, such as across a street. It is the responsibility of the Association to inform us of all common area locations. From our site visit we identified those common area components that we have determined require reserve funding. Based on information provided by the client, client's vendors, and our assessment of the components we have developed a component list and life and cost estimates.

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

Percent Funded Breakdown: The percentage of the current reserve fund balance versus the Fully Funded Balance. A “snapshot” indicator of the general strength of the account at the time of report preparation. Because many variables affect the Fully Funded balance it is more important to maintain the recommended reserve contribution or “cash flow” moving forward rather than striving to attain a certain Fully Funded figure.

Measures of strength are as follows:

0% - 30% Funded is generally considered to be a “weak” financial position. Associations that fall into this category are subject to higher frequencies of special assessments and deferred maintenance, which could lead to lower property values. Furthermore, should components fail sooner than expected our recommendations may not be enough to get the community into a better financial position. In this case additional actions beyond our initial recommendations may be necessary to improve the financial strength of the reserve fund.

31% - 69% Funded is generally considered a “fair” financial position. The majority of associations fall into this category. While this doesn't represent financial strength and stability, the likelihood of special assessments and deferred maintenance is diminished. Effort should be taken to continue strengthening the financial position of the reserve fund.

70% - 99% Funded is generally considered a “strong” financial position. This indicates financial strength of a reserve fund and every attempt to maintain this level should be a goal of the association.

100% Funded is considered an “ideal” financial position. This means that the association theoretically has the exact amount of funds in the reserve account.

100%+ Funded is considered over-funded. This means that the association has more reserve funds than the theoretically ideal amount.

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. A site visit 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 any opinions of experts on certain components have been gathered through research within their industry and with client's actual vendors. There is no implied warrantee or guarantee regarding our life and cost estimates/predictions. There is no implied warrantee or guarantee in any of our work product. Our results and findings will vary from another preparer's results and findings. A Reserve Study is necessarily a work in progress and subsequent Reserve Studies will vary from prior studies.

Estimated life expectancies and life cycles are based upon conditions that were readily accessible and visible at the time of the site visit. We did not destroy any landscape work, building walls, or perform any methods of intrusive investigation during the site visit. In these cases, information may have been obtained by contacting the contractor or vendor that has worked on the property. The physical analysis performed during this site visit is not intended to be exhaustive in nature and may include representative sampling.

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

We have assumed any and all components have been properly built and will reach normal, typical life expectancies. In general 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.

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.

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 common area components.

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

Actual or Perceived Conflicts of Interest: Unless otherwise stated 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 interest 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.

California Clients: CA Civil Code §5551 requires California condominium associations with 3 or more units to inspect all exterior elevated elements "that extend beyond the exterior walls of the building to deliver structural loads to the building from decks, balconies, stairways, walkways, and their railings, that have a walking surface elevated more than six feet above ground level, that are designed for human occupancy or use, and that are supported in whole or in substantial part by wood or wood-based products." We have not determined if any exterior elevated element is required to be inspected pursuant to CA Civil Code §5551. Any funding for such inspections within this report is not a determination that your association is required to perform such inspection on any of the exterior elements. Further lack of funding for these inspection is not a determination that your association is not required to perform such inspections. We recommend contacting your association's legal counsel for such a determination. Further we do not warrant that any such inspections have occurred and are not responsible for the findings of any such inspection. Should any such inspection recommend remediation or repairs we recommend those repairs be performed immediately as required whether or not they are funded for in this report. We will not/have not performed any inspections that would comply with CA Civil Code §5551 on your exterior elevated elements. This reserve study is a budgeting tool and nothing within this study should be construed as a requirement to perform any specific maintenance at any time or cost.

Funding Summary

Beginning Assumptions

# of units	84
Fiscal Year End	12/31
Budgeted Monthly Reserve Contribution	\$1,804
Projected Starting Reserve Balance	\$74,029
Ideal Starting Reserve Balance	\$74,952

Economic Assumptions

Current Inflation Rate	3.00%
Reported After-Tax Interest Rate	0.50%

Current Reserve Status

Current Balance as a % of Ideal Balance	99%
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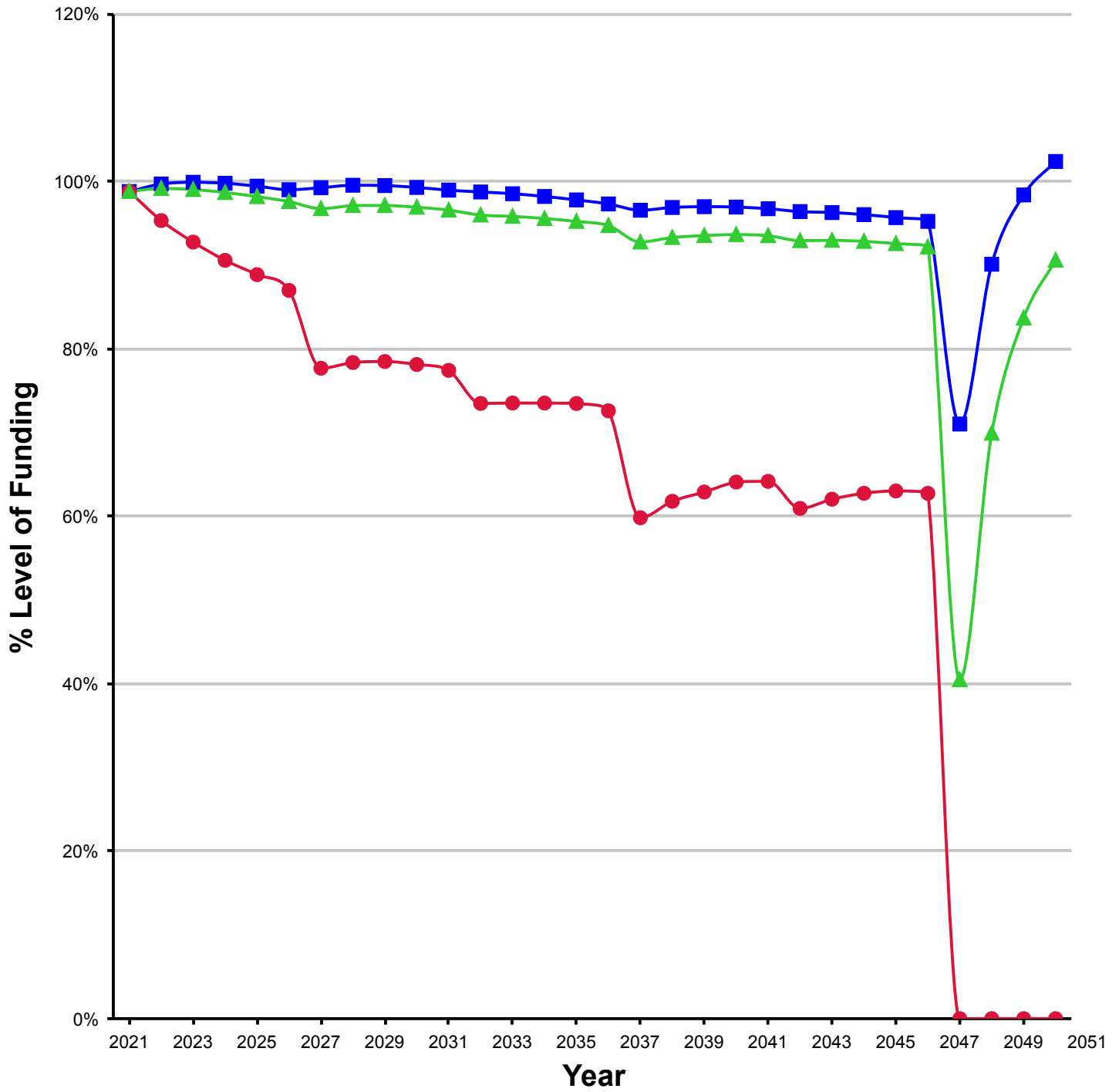
Recommendations

Recommended Special Assessment	\$0
Recommended Monthly Reserve Contribution	\$2,170
Per Unit	\$25.83
Future Annual Increases	3.50%
For number of years:	20
Increases thereafter:	3.25%
Minimum Recommended Monthly Reserve Contribution	\$2,125
Per Unit	\$25.30
Future Annual Increases	3.50%
For number of years:	20
Increases thereafter:	3.25%

Changes From Prior Year

Recommended Increase to Reserve Contribution	\$366
as Percentage	20%
Minimum Recommended Increase to Reserve Contribution	\$321
as Percentage	18%

Percent Funded - Graph



■ Recommended PCT Funded
 ● Current PCT Funded
 ▲ Minimum PCT Funded



Component Funding Information

ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
207	Wrought Iron Fencing - Repaint (Install (2021)	5	5	Approx 50 Linear ft. fencing	\$575	\$0	\$0	\$10.87
212	Bollard poles - Repaint (Operating Expense)	N/A	0	(20) Bollards	\$0	\$0	\$0	\$0.00
214	Red Curbing - Repaint	3	1	Approx 570 Linear ft.	\$863	\$575	\$575	\$27.18
401	Asphalt - Major Rehab.	30	25	Approx 162,975 Sq.ft.	\$244,463	\$40,744	\$39,820	\$770.45
402	Asphalt - Preventive Maintenance	5	5	Approx 162,975 Sq.ft.	\$28,525	\$0	\$0	\$539.40
403	Concrete - Repair/Replace	10	5	Allowance	\$5,000	\$2,500	\$2,500	\$47.27
508	Pedestrian Gate Lock - Replace (Install 2021)	12	12	Approximately (2) locks	\$1,900	\$0	\$0	\$14.97
801	Monument - Replace	20	15	(2) Monuments	\$5,000	\$1,250	\$1,250	\$23.64
803	Mailboxes - Replace	20	15	(6) Clusters	\$9,300	\$2,325	\$2,325	\$43.96
808	Street Signs - Replace	20	15	(24) Signs	\$4,800	\$1,200	\$1,200	\$22.69
1002	Wrought Iron Fencing - Replace (Install 2021)	25	25	Approx 50 Linear ft.	\$3,250	\$0	\$0	\$12.29
1005	Block Wall - Repair (Homeowner Responsibility)	N/A	0	Approx 4,255 Linear ft.	\$0	\$0	\$0	\$0.00
1603	Landscaping Lights - Replace	15	10	(32) Light fixtures	\$5,275	\$1,758	\$1,758	\$33.25
1801	Groundcover - Replenish	3	2	Allowance	\$3,000	\$1,000	\$1,000	\$94.55
1804	Tree - Replacement	5	4	Allowance	\$5,500	\$1,100	\$1,100	\$104.00
1812	Landscaping / Irrigation - Renovate	10	5	Allowance	\$45,000	\$22,500	\$22,500	\$425.47
Grand Total:					\$362,450	\$74,952	\$74,029	\$2,170

Current Fund Balance as a percentage of Ideal Balance: 99%



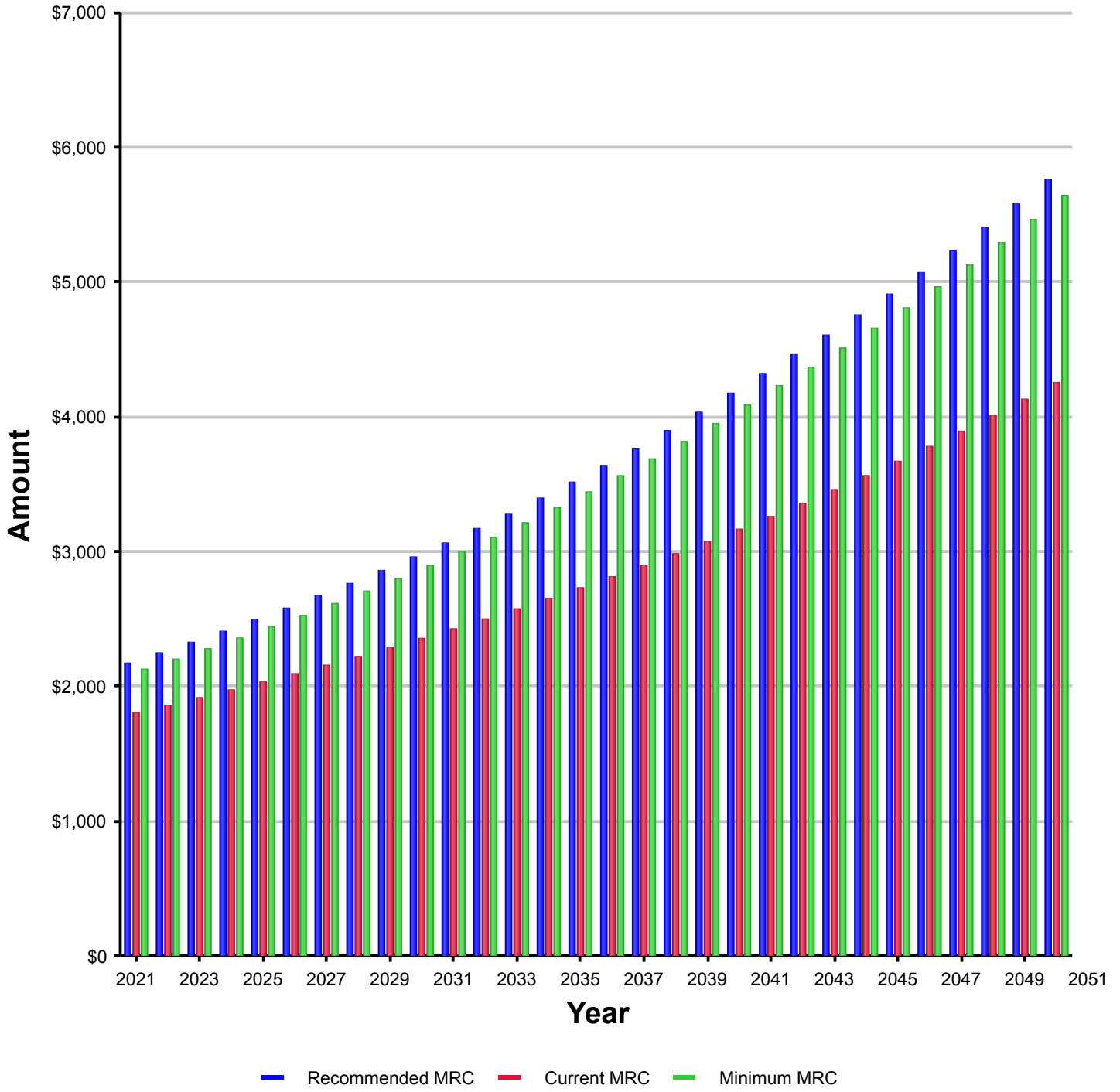
Yearly Summary

Year	Beginning Fully Funded Balance	Beginning Reserve Balance	Beginning % Funded	Reserve Contributions	Interest Income	Reserve Expenses	Ending Reserve Balance	Ending Fully Funded Balance
2021	\$74,952	\$74,029	99%	\$26,040	\$436	\$0	\$100,505	\$100,840
2022	\$100,840	\$100,505	100%	\$26,951	\$569	\$888	\$127,137	\$127,300
2023	\$127,300	\$127,137	100%	\$27,895	\$699	\$3,183	\$152,548	\$152,920
2024	\$152,920	\$152,548	100%	\$28,871	\$837	\$0	\$182,256	\$183,339
2025	\$183,339	\$182,256	99%	\$29,881	\$970	\$7,161	\$205,947	\$208,070
2026	\$208,070	\$205,947	99%	\$30,927	\$871	\$95,176	\$142,569	\$143,686
2027	\$143,686	\$142,569	99%	\$32,010	\$795	\$0	\$175,373	\$176,224
2028	\$176,224	\$175,373	100%	\$33,130	\$959	\$1,061	\$208,402	\$209,492
2029	\$209,492	\$208,402	99%	\$34,290	\$1,121	\$3,800	\$240,012	\$241,808
2030	\$241,808	\$240,012	99%	\$35,490	\$1,274	\$7,176	\$269,599	\$272,515
2031	\$272,515	\$269,599	99%	\$36,732	\$1,324	\$47,356	\$260,300	\$263,684
2032	\$263,684	\$260,300	99%	\$38,018	\$1,389	\$4,153	\$295,554	\$300,040
2033	\$300,040	\$295,554	99%	\$39,348	\$1,573	\$2,709	\$333,766	\$339,956
2034	\$339,956	\$333,766	98%	\$40,725	\$1,772	\$1,267	\$374,996	\$383,566
2035	\$383,566	\$374,996	98%	\$42,151	\$1,953	\$12,857	\$406,243	\$417,587
2036	\$417,587	\$406,243	97%	\$43,626	\$1,762	\$152,992	\$298,638	\$309,363
2037	\$309,363	\$298,638	97%	\$45,153	\$1,606	\$1,384	\$344,014	\$355,153
2038	\$355,153	\$344,014	97%	\$46,733	\$1,829	\$4,959	\$387,617	\$399,773
2039	\$399,773	\$387,617	97%	\$48,369	\$2,064	\$0	\$438,050	\$452,011
2040	\$452,011	\$438,050	97%	\$50,062	\$2,293	\$11,157	\$479,248	\$495,533
2041	\$495,533	\$479,248	97%	\$51,814	\$2,386	\$57,976	\$475,472	\$493,380
2042	\$493,380	\$475,472	96%	\$53,498	\$2,517	\$0	\$531,487	\$552,158
2043	\$552,158	\$531,487	96%	\$55,237	\$2,798	\$1,653	\$587,869	\$612,317
2044	\$612,317	\$587,869	96%	\$57,032	\$3,074	\$5,921	\$642,054	\$671,243
2045	\$671,243	\$642,054	96%	\$58,885	\$3,327	\$15,043	\$689,225	\$723,941
2046	\$723,941	\$689,225	95%	\$60,799	\$1,860	\$697,123	\$54,760	\$77,119
2047	\$77,119	\$54,760	71%	\$62,775	\$416	\$6,470	\$111,481	\$123,750
2048	\$123,750	\$111,481	90%	\$64,815	\$721	\$0	\$177,018	\$179,973
2049	\$179,973	\$177,018	98%	\$66,922	\$1,050	\$1,973	\$243,016	\$237,426
2050	\$237,426	\$243,016	102%	\$69,097	\$1,341	\$20,031	\$293,423	END



Reserve Contributions - Graph

Monthly Reserve Contributions

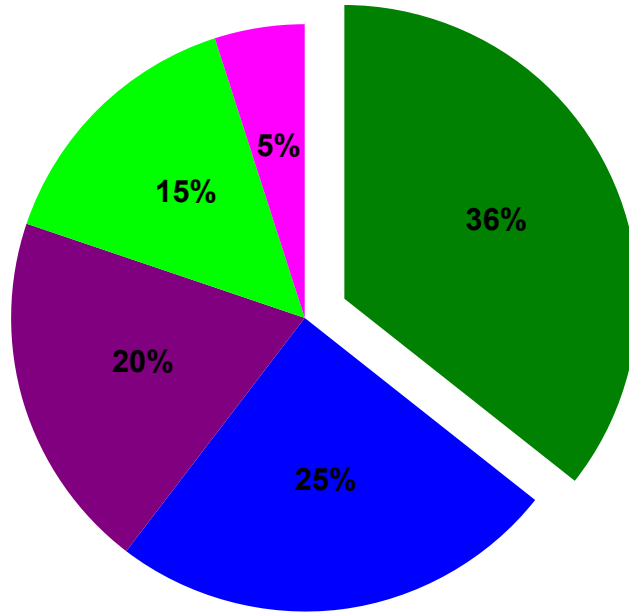
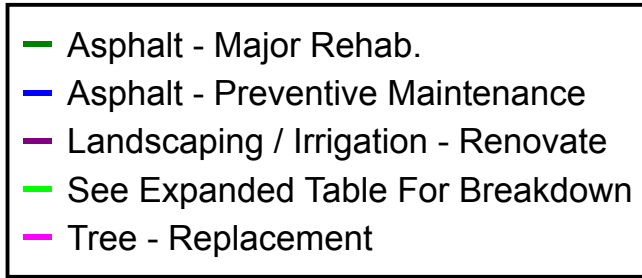


Significant Components

ID #	Component Name	UL	RUL	Average Current	Significance: (Curr Cost/UL)	
					As \$	As %
207	Wrought Iron Fencing - Repaint (Install (2021)	5	5	\$575	\$115	0.50%
212	Bollard poles - Repaint (Operating Expense)	N/A	0	\$0	\$0	0.00%
214	Red Curbing - Repaint	3	1	\$863	\$288	1.25%
401	Asphalt - Major Rehab.	30	25	\$244,463	\$8,149	35.50%
402	Asphalt - Preventive Maintenance	5	5	\$28,525	\$5,705	24.86%
403	Concrete - Repair/Replace	10	5	\$5,000	\$500	2.18%
508	Pedestrian Gate Lock - Replace (Install 2021)	12	12	\$1,900	\$158	0.69%
801	Monument - Replace	20	15	\$5,000	\$250	1.09%
803	Mailboxes - Replace	20	15	\$9,300	\$465	2.03%
808	Street Signs - Replace	20	15	\$4,800	\$240	1.05%
1002	Wrought Iron Fencing - Replace (Install 2021)	25	25	\$3,250	\$130	0.57%
1005	Block Wall - Repair (Homeowner Responsibility)	N/A	0	\$0	\$0	0.00%
1603	Landscaping Lights - Replace	15	10	\$5,275	\$352	1.53%
1801	Groundcover - Replenish	3	2	\$3,000	\$1,000	4.36%
1804	Tree - Replacement	5	4	\$5,500	\$1,100	4.79%
1812	Landscaping / Irrigation - Renovate	10	5	\$45,000	\$4,500	19.61%



Significant Components - Graph



ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current	Significance: (Curr Cost/UL) AS %	
					Curr Cost	%
401	Asphalt - Major Rehab.	30	25	\$244,463	\$8,149	36%
402	Asphalt - Preventive Maintenance	5	5	\$28,525	\$5,705	25%
1812	Landscaping / Irrigation - Renovate	10	5	\$45,000	\$4,500	20%
1804	Tree - Replacement	5	4	\$5,500	\$1,100	5%
All Other	See Expanded Table For Breakdown				\$19,454	15%



Yearly Cash Flow

Year	2021	2022	2023	2024	2025
Starting Balance	\$74,029	\$100,505	\$127,137	\$152,548	\$182,256
<i>Reserve Income</i>	\$26,040	\$26,951	\$27,895	\$28,871	\$29,881
<i>Interest Earnings</i>	\$436	\$569	\$699	\$837	\$970
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$100,505	\$128,025	\$155,731	\$182,256	\$213,107
Reserve Expenditures	\$0	\$888	\$3,183	\$0	\$7,161
Ending Balance	\$100,505	\$127,137	\$152,548	\$182,256	\$205,947

Year	2026	2027	2028	2029	2030
Starting Balance	\$205,947	\$142,569	\$175,373	\$208,402	\$240,012
<i>Reserve Income</i>	\$30,927	\$32,010	\$33,130	\$34,290	\$35,490
<i>Interest Earnings</i>	\$871	\$795	\$959	\$1,121	\$1,274
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$237,745	\$175,374	\$209,462	\$243,813	\$276,776
Reserve Expenditures	\$95,176	\$0	\$1,061	\$3,800	\$7,176
Ending Balance	\$142,569	\$175,373	\$208,402	\$240,012	\$269,599

Year	2031	2032	2033	2034	2035
Starting Balance	\$269,599	\$260,300	\$295,554	\$333,766	\$374,996
<i>Reserve Income</i>	\$36,732	\$38,018	\$39,348	\$40,725	\$42,151
<i>Interest Earnings</i>	\$1,324	\$1,389	\$1,573	\$1,772	\$1,953
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$307,655	\$299,707	\$336,475	\$376,263	\$419,100
Reserve Expenditures	\$47,356	\$4,153	\$2,709	\$1,267	\$12,857
Ending Balance	\$260,300	\$295,554	\$333,766	\$374,996	\$406,243

Year	2036	2037	2038	2039	2040
Starting Balance	\$406,243	\$298,638	\$344,014	\$387,617	\$438,050
<i>Reserve Income</i>	\$43,626	\$45,153	\$46,733	\$48,369	\$50,062
<i>Interest Earnings</i>	\$1,762	\$1,606	\$1,829	\$2,064	\$2,293
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$451,631	\$345,397	\$392,576	\$438,050	\$490,405
Reserve Expenditures	\$152,992	\$1,384	\$4,959	\$0	\$11,157
Ending Balance	\$298,638	\$344,014	\$387,617	\$438,050	\$479,248

Year	2041	2042	2043	2044	2045
Starting Balance	\$479,248	\$475,472	\$531,487	\$587,869	\$642,054
<i>Reserve Income</i>	\$51,814	\$53,498	\$55,237	\$57,032	\$58,885
<i>Interest Earnings</i>	\$2,386	\$2,517	\$2,798	\$3,074	\$3,327
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$533,448	\$531,487	\$589,522	\$647,975	\$704,266
Reserve Expenditures	\$57,976	\$0	\$1,653	\$5,921	\$15,043
Ending Balance	\$475,472	\$531,487	\$587,869	\$642,054	\$689,225

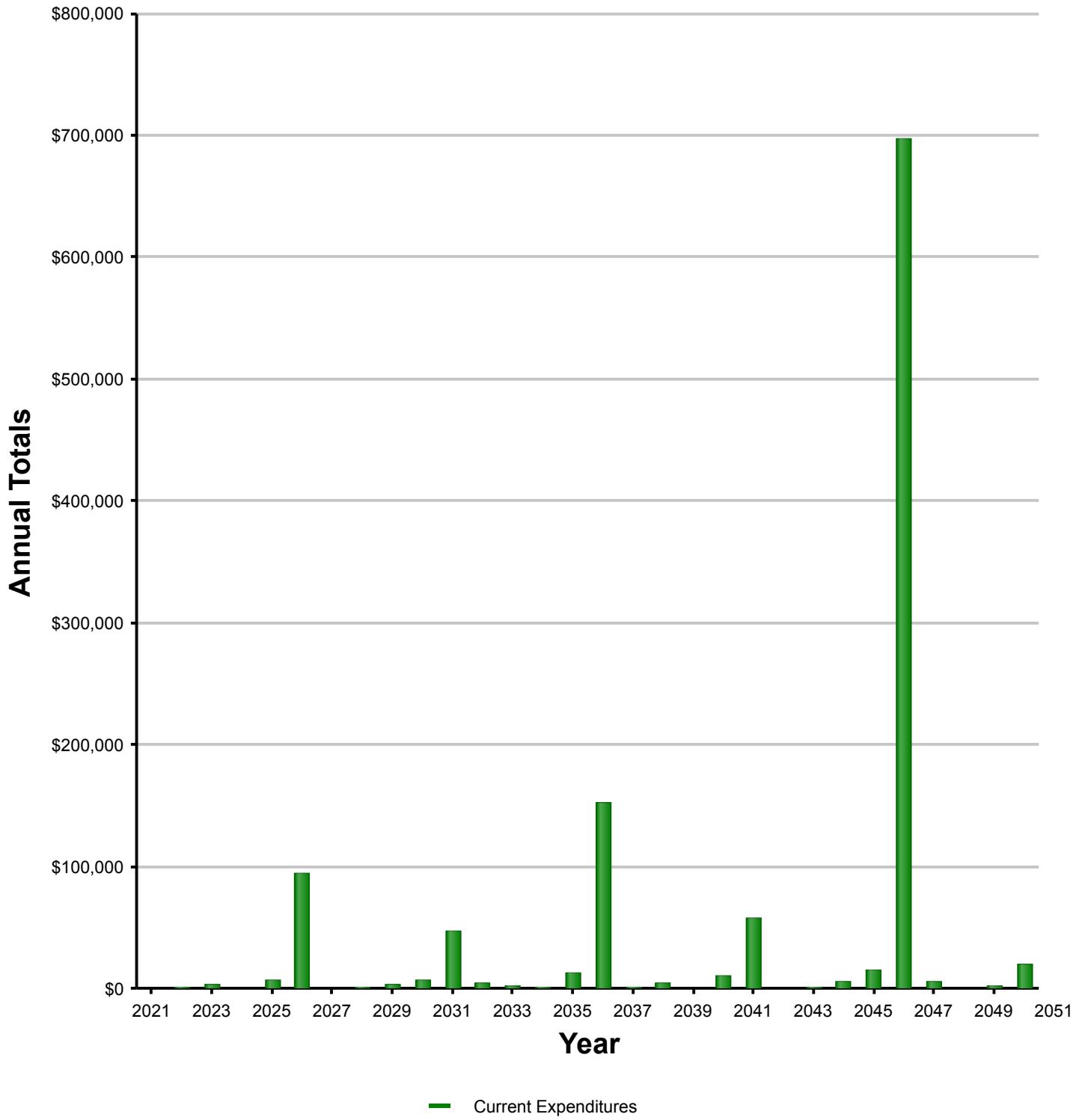


Yearly Cash Flow

Year	2046	2047	2048	2049	2050
Starting Balance	\$689,225	\$54,760	\$111,481	\$177,018	\$243,016
<i>Reserve Income</i>	\$60,799	\$62,775	\$64,815	\$66,922	\$69,097
<i>Interest Earnings</i>	\$1,860	\$416	\$721	\$1,050	\$1,341
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$751,884	\$117,951	\$177,017	\$244,990	\$313,454
Reserve Expenditures	\$697,123	\$6,470	\$0	\$1,973	\$20,031
Ending Balance	\$54,760	\$111,481	\$177,018	\$243,016	\$293,423



Yearly Reserve Expenditures - Graph



Projected Expenditures By Year

Year	Comp. Id	Component Name	Projected Cost	Total Per Annum
2021		No Expenditures Projected	\$0	\$0
2022	214	Red Curbing - Repaint	\$888	\$888
2023	1801	Groundcover - Replenish	\$3,183	\$3,183
2024		No Expenditures Projected	\$0	\$0
2025	214	Red Curbing - Repaint	\$971	
	1804	Tree - Replacement	\$6,190	\$7,161
2026	207	Wrought Iron Fencing - Repaint (Install (2021)	\$667	
	402	Asphalt - Preventive Maintenance	\$33,068	
	403	Concrete - Repair/Replace	\$5,796	
	1801	Groundcover - Replenish	\$3,478	
	1812	Landscaping / Irrigation - Renovate	\$52,167	\$95,176
2027		No Expenditures Projected	\$0	\$0
2028	214	Red Curbing - Repaint	\$1,061	\$1,061
2029	1801	Groundcover - Replenish	\$3,800	\$3,800
2030	1804	Tree - Replacement	\$7,176	\$7,176
2031	207	Wrought Iron Fencing - Repaint (Install (2021)	\$773	
	214	Red Curbing - Repaint	\$1,159	
	402	Asphalt - Preventive Maintenance	\$38,335	
	1603	Landscaping Lights - Replace	\$7,089	\$47,356
2032	1801	Groundcover - Replenish	\$4,153	\$4,153
2033	508	Pedestrian Gate Lock - Replace (Install 2021)	\$2,709	\$2,709
2034	214	Red Curbing - Repaint	\$1,267	\$1,267
2035	1801	Groundcover - Replenish	\$4,538	
	1804	Tree - Replacement	\$8,319	\$12,857
2036	207	Wrought Iron Fencing - Repaint (Install (2021)	\$896	
	402	Asphalt - Preventive Maintenance	\$44,441	
	403	Concrete - Repair/Replace	\$7,790	
	801	Monument - Replace	\$7,790	
	803	Mailboxes - Replace	\$14,489	
	808	Street Signs - Replace	\$7,478	
	1812	Landscaping / Irrigation - Renovate	\$70,109	\$152,992
2037	214	Red Curbing - Repaint	\$1,384	\$1,384
2038	1801	Groundcover - Replenish	\$4,959	\$4,959
2039		No Expenditures Projected	\$0	\$0
2040	214	Red Curbing - Repaint	\$1,512	
	1804	Tree - Replacement	\$9,644	\$11,157
2041	207	Wrought Iron Fencing - Repaint (Install (2021)	\$1,039	
	402	Asphalt - Preventive Maintenance	\$51,519	
	1801	Groundcover - Replenish	\$5,418	\$57,976
2042		No Expenditures Projected	\$0	\$0
2043	214	Red Curbing - Repaint	\$1,653	\$1,653
2044	1801	Groundcover - Replenish	\$5,921	\$5,921



Projected Expenditures By Year

Year	Comp. Id	Component Name	Projected Cost	Total Per Annum
2045	508	Pedestrian Gate Lock - Replace (Install 2021)	\$3,862	
	1804	Tree - Replacement	\$11,180	\$15,043
2046	207	Wrought Iron Fencing - Repaint (Install (2021)	\$1,204	
	214	Red Curbing - Repaint	\$1,806	
	401	Asphalt - Major Rehab.	\$511,850	
	402	Asphalt - Preventive Maintenance	\$59,725	
	403	Concrete - Repair/Replace	\$10,469	
	1002	Wrought Iron Fencing - Replace (Install 2021)	\$6,805	
	1603	Landscaping Lights - Replace	\$11,045	
	1812	Landscaping / Irrigation - Renovate	\$94,220	\$697,123
2047	1801	Groundcover - Replenish	\$6,470	\$6,470
2048		No Expenditures Projected	\$0	\$0
2049	214	Red Curbing - Repaint	\$1,973	\$1,973
2050	1801	Groundcover - Replenish	\$7,070	
	1804	Tree - Replacement	\$12,961	\$20,031



Component Evaluation

Comp # **207** **Wrought Iron Fencing - Repaint (Install (2021))**

Subgroup: Common Area

Location: Perimeter area

Quantity: Approx 50 Linear ft. fencing

Life Expectancy: 5 Remaining Life: 5

Best Cost: \$500.00

Estimate to repaint iron fence

Worst Cost: \$650.00

Higher estimate for additional prep work

Source of Information: In-House Costs Database

Observations:

Client has informed the developer is installing perimeter fencing at drainage easement and walking trail in 2021. Repaint this component approximately every 5 years to maintain appearance and protect metal surfaces. Remaining life based on current condition.

General Notes:

Quantity breakdown: To be installed 2021

Approximately 46 Linear ft. fencing

Approximately (1) 4 Linear ft. - Pedestrian gate

Component Evaluation

Comp # 212 Bollard poles - Repaint (Operating Expense)

Subgroup: Common Area

Location: Common area

Quantity: (20) Bollards

Life Expectancy: N/A **Remaining Life:** 0

Best Cost: \$0.00

Worst Cost: \$0.00

Source of Information: In-House Costs Database

Observations:

Bollard poles are in fair condition. Due to the minimal cost we recommend repainting the bollard poles as an operating expense.



Component Evaluation

Comp # 214 Red Curbing - Repaint

Subgroup: Common Area

Location: Common area

Quantity: Approx 570 Linear ft.

Life Expectancy: 3 **Remaining Life:** 1

Best Cost: \$725.00

\$1.25/Linear ft.; Estimate to repaint

Worst Cost: \$1,000.00

\$1.75/Linear ft.; Higher estimate

Source of Information: In-House Costs Database

Observations:

Red curbs and hydrants are in fair condition. Minor fading and discoloration noted. Expect to repaint these surfaces approximately every 3 years to maintain appearance and visibility. Remaining life based on current condition.



Component Evaluation

Comp # 401 **Asphalt - Major Rehab.**

Subgroup: Common Area

Location: Community streets

Quantity: Approx 162,975 Sq.ft.

Life Expectancy: 30 **Remaining Life:** 25

Best Cost: \$203,725.00

\$1.25/Sq.ft.; Estimate to rehab

Worst Cost: \$285,200.00

\$1.75/Sq.ft.; Higher estimate for local repairs

Source of Information: In-House Costs Database

Observations:

No problems noted at the time of site visit. With regular sealing and repairs (see Comp# 402 Asphalt - Preventive Maintenance) asphalt surface should reach a typical useful life of approximately 30 years before a major rehabilitation (overlay, R & R, etc.) is necessary.

General Notes:

Quantity Breakdown:

4,820 Sq.ft. - Lexington Creek St.
13,050 Sq.ft. - Cascade Crest St.
60,060 Sq.ft. - Cambridge Brook Ave.
10,860 Sq.ft. - Baker Creek St.
12,455 Sq.ft. - Painted Creek St.
61,730 Sq.ft. - Mountain Foothills Ave.

162,975 Sq.ft. - Total



Component Evaluation

Comp # 402 Asphalt - Preventive Maintenance

Subgroup: Common Area

Location: Community streets

Quantity: Approx 162,975 Sq.ft.

Life Expectancy: 5 Remaining Life: 5

Best Cost: \$24,450.00

\$0.15/Sq.ft.; Estimate to seal

Worst Cost: \$32,600.00

\$0.20/Sq.ft.; Higher estimate for local repairs

Source of Information: In-House Costs Database

Observations:

Asphalt seal coat is generally completed at transition from developer. For purpose of this report we are giving this component a full useful life. Seal asphalt surfaces regularly to prevent premature overlay (see Comp# 401 Asphalt - Major Rehab).

General Notes:

Quantity Breakdown:

4,820 Sq.ft. - Lexington Creek St.
13,050 Sq.ft. - Cascade Crest St.
60,060 Sq.ft. - Cambridge Brook Ave.
10,860 Sq.ft. - Baker Creek St.
12,455 Sq.ft. - Painted Creek St.
61,730 Sq.ft. - Mountain Foothills Ave.

162,975 Sq.ft. - Total



Component Evaluation

Comp # 403 Concrete - Repair/Replace

Subgroup: Common Area

Location: Common area

Quantity: Allowance

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

Best Cost: \$4,000.00

Allowance to repair

Worst Cost: \$6,000.00

Higher allowance

Source of Information: In-House Costs Database

Observations:

No expectation to completely replace the concrete surfaces. We recommend making local repairs as necessary as an operating expense and funding to make more significant repairs approximately every 10 years.



Component Evaluation

Comp # **508** **Pedestrian Gate Lock - Replace (Install 2021)**

Subgroup: Common Area

Location: Perimeter area

Quantity: Approximately (2) locks

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

Best Cost: \$1,400.00

\$700/Lock; Estimate to replace locks

Worst Cost: \$2,400.00

\$1,200/Lock; Higher estimate

Source of Information: In-House Costs Database

Observations:

Client has informed the developer is installing perimeter fencing and gate locks at drainage easement and walking trail in 2021. Expect a useful life of approximately 10 years from these locks.



Component Evaluation

Comp # 801 Monument - Replace

Subgroup: Common Area

Location: Entry area

Quantity: (2) Monuments

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

Best Cost: \$4,500.00

\$2,250/Sign; Estimate to replace signs

Worst Cost: \$5,500.00

\$2,750/Sign; Higher estimate

Source of Information: In-House Costs Database

Observations:

Monument signs are in good condition. No expectation to completely rebuild the monuments. We recommend funding to generally refurbish and repair the monuments approximately every 15 to 20 years.



Component Evaluation

Comp # 803 Mailboxes - Replace

Subgroup: Common Area

Location: Common area

Quantity: (6) Clusters

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

Best Cost: \$8,700.00

\$1,450/Cluster; Estimate to replace mailbox clusters

Worst Cost: \$9,900.00

\$1,650/Cluster; Higher estimate for more installation costs

Source of Information: In-House Costs Database

Observations:

Boxes are generally in fair condition. Some marking and discoloration noted but no broken boxes observed. Expect to replace this component approximately every 15 to 20 years to maintain appearance and function. Remaining life based on current age and condition.

General Notes:

Quantity Breakdown:

(4) - 16Box

(2) - 12Box

(6) - Total



Component Evaluation

Comp # 808 Street Signs - Replace

Subgroup: Common Area

Location: Common area

Quantity: (24) Signs

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

Best Cost: \$4,200.00

\$175/Sign; Estimate to replace

Worst Cost: \$5,400.00

\$225/Sign; Higher estimate

Source of Information: In-House Costs Database

Observations:

Signs are in good condition. Although these signs may reach an extended life we recommend funding to replace them approximately every 20 years.

General Notes:

Quantity Breakdown:

- (5) Signs - Cascade Crest St. (3 Street, 2 Stop)
- (2) Signs - Cambridge Brook Ave. (2 Street, 0 Stop)
- (2) Signs - Baker Creek St. (2 Street, 0 Stop)
- (8) Signs - Mountain Foothills Ave. (6 Street, 2 Stop)
- (2) Signs - Painted Creek St. (2 Street, 0 Stop)
- (5) Signs - Lexington Creek St. (3 Street, 2 Stop)

- (24) Signs - Total



Component Evaluation

Comp # 1002 Wrought Iron Fencing - Replace (Install 2021)

Subgroup: Common Area

Location: Perimeter area

Quantity: Approx 50 Linear ft.

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

Best Cost: \$3,000.00

\$60/Linear ft.; Estimate to replace fence

Worst Cost: \$3,500.00

\$70/Linear ft.; Higher estimate for more labor

Source of Information: In-House Costs Database

Observations:

Client has informed the developer is installing perimeter fencing at drainage easement and walking trail in 2021. With regular painting and maintenance, expect a useful life of 20 to 25 years from this component.

General Notes:

Quantity breakdown: To be installed 2021

Approximately 46 Linear ft. fencing

Approximately (1) 4 Linear ft. - Pedestrian gate

Component Evaluation

Comp # 1005 Block Wall - Repair (Homeowner Responsibility)

Subgroup: Common Area

Location: Perimeter wall

Quantity: Approx 4,255 Linear ft.

Life Expectancy: N/A **Remaining Life:** 0

Best Cost: \$0.00

Worst Cost: \$0.00

Source of Information: Research with Client

Observations:

Perimeter walls are the responsibility of the individual owner. No reserve funding necessary.



Component Evaluation

Comp # 1603 Landscaping Lights - Replace

Subgroup: Common Area

Location: Common area

Quantity: (32) Light fixtures

Life Expectancy: 15 **Remaining Life:** 10

Best Cost: \$4,800.00

\$150/Fixture; Estimate to replace fixtures

Worst Cost: \$5,750.00

\$180/Fixture; Higher estimate for better quality

Source of Information: In-House Costs Database

Observations:

Lights are generally in good condition. No significant pitting or discoloration noted. Expect to replace these lights approximately every 15 years to maintain appearance. Remaining life based on current age and condition.



Component Evaluation

Comp # 1801 Groundcover - Replenish

Subgroup: Common Area

Location: Common area

Quantity: Allowance

Life Expectancy: 3 **Remaining Life:** 2

Best Cost: \$2,500.00

Allowance to replenish

Worst Cost: \$3,500.00

Higher allowance

Source of Information: In-House Costs Database

Observations:

Rock is in good condition. No expectation to completely replace rock. We are funding to generally top fill and dress the rock throughout the community approximately every 3 years.



Component Evaluation

Comp # 1804 Tree - Replacement

Subgroup: Common Area

Location: Common area

Quantity: Allowance

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

Best Cost: \$5,000.00

Estimate to replace 1 palm tree

Worst Cost: \$6,000.00

Higher allowance

Source of Information: In-House Costs Database

Observations:

In general palm trees have an extended life. However due to the relatively high number of palm trees at the community we recommend funding to replace a tree periodically due to vehicle damage, disease, high winds, etc. Although it is hard to predict when a tree will die we recommend funding to replace one tree approximately every 5 years. Note: This allowance can be increased in future reserve studies as the trees age.



Component Evaluation

Comp # 1812 Landscaping / Irrigation - Renovate

Subgroup: Common Area

Location: Common area

Quantity: Allowance

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

Best Cost: \$40,000.00

Allowance to renovate landscaping

Worst Cost: \$50,000.00

Higher allowance

Source of Information: In-House Costs Database

Observations:

No expectation to completely replace the landscaping. We recommend funding for an allowance to generally refurbish the landscaping, make local tree replacements, and make upgrades to the irrigation system and landscape lighting approximately every 10 years. Replace irrigation clocks, valves, etc. as necessary as an operating expense.

General Notes:

Approx 4,670 Linear ft.



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.

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

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.