

RESERVE ANALYSIS REPORT

Sample Condominium Association With Pool And Clubhouse

Oceanside, California

Version 1

April 26, 2019



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Preface

This preface is intended to provide an introduction to the enclosed reserve analysis as well as detailed information regarding the reserve analysis report format, reserve fund goals/objectives and calculation methods. The following sections are included in this preface:

Introduction to Reserve Budgeting	page i
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◆ ◆ ◆ ◆ INTRODUCTION TO RESERVE BUDGETING ◆ ◆ ◆ ◆

The Board of Directors of an association has a legal and fiduciary duty to maintain the community in a good state of repair. Individual unit property values are significantly impacted by the level of maintenance and upkeep provided by the association as well as the amount of the regular assessment charged to each owner.

A prudent plan must be implemented to address the issues of long-range maintenance, repair and replacement of the common areas. Additionally, the plan should recognize that the value of each unit is affected by the amount of the regular assessment charged to each unit.

There is a fine line between “not enough,” “just right” and “too much.” Each member of an association should contribute to the reserve fund for their proportionate amount of “depreciation” (or “use”) of the reserve components. Through time, if each owner contributes his “fair share” into the reserve fund for the depreciation of the reserve components, then the possibility of large increases in regular assessments or special assessments will be minimized.

An accurate reserve analysis and a “healthy” reserve fund are essential to protect and maintain the association's common areas and the property values of the individual unit owners. A comprehensive reserve analysis is one of the most significant elements of any association's long-range plan and provides the critical link between sound business judgment and good fiscal planning. The reserve analysis provides a “financial blueprint” for the future of an association.

◆ ◆ ◆ ◆ UNDERSTANDING THE RESERVE ANALYSIS ◆ ◆ ◆ ◆

In order for the reserve analysis to be useful, it must be understandable by a variety of individuals. Board members (from seasoned, experienced Board members to new Board members), property managers, accountants, attorneys and even homeowners may ultimately review the reserve analysis. The reserve analysis must be detailed enough to provide a comprehensive analysis, yet simple enough to enable less experienced individuals to understand the results.

There are four key bits of information that a comprehensive reserve analysis should provide: Budget, Percent Funded, Projections and Inventory. This information is described as follows:

Budget

Amount recommended to be transferred into the reserve account for the fiscal year for which the reserve analysis was prepared. In some cases, the reserve analysis may present two or more funding plans based on different goals/objectives. The Board should have a clear understanding of the differences among these funding goals/objectives prior to implementing one of them in the annual budget.

Percent Funded

Measure of the reserve fund “health” (expressed as a percentage) as of the beginning of the fiscal year for which the

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reserve analysis was prepared. This figure is the ratio of the actual reserve fund on hand to the fully funded balance. A reserve fund that is “100% funded” means the association has accumulated the proportionately correct amount of money, to date, for the reserve components it maintains.

Projections

Indicate the “level of service” the association will provide the membership as well as a “road map” for the fiscal future of the association. The projections define the timetables for repairs and replacements, such as when the buildings will be painted or when the asphalt will be seal coated. The projections also show the financial plan for the association – when an underfunded association will “catch up” or how a properly funded association will remain fiscally “healthy.”

Inventory

Complete listing of the reserve components. Key bits of information are available for each reserve component, including placed-in-service date, useful life, remaining life, replacement year, quantity, current cost of replacement, future cost of replacement and analyst’s comments.

◆ ◆ ◆ ◆ RESERVE FUNDING GOALS / OBJECTIVES ◆ ◆ ◆ ◆

There are four reserve funding goals/objectives which may be used to develop a reserve funding plan that corresponds with the risk tolerance of the association: Full Funding, Baseline Funding, Threshold Funding and Statutory Funding. These goals/objectives are described as follows:

Full Funding

Describes the goal/objective to have reserves on hand equivalent to the value of the deterioration of each reserve component. The objective of this funding goal is to achieve and/or maintain a 100% percent funded reserve fund. The component calculation method or cash flow calculation method is typically used to develop a full funding plan.

Baseline Funding

Describes the goal/objective to have sufficient reserves on hand to never completely run out of money. The objective of this funding goal is to simply pay for all reserve expenses as they come due without regard to the association’s percent funded. The cash flow calculation method is typically used to develop a baseline funding plan.

Threshold Funding

Describes the goal/objective other than the 100% level (full funding) or just staying cash-positive (baseline funding). This threshold goal/objective may be a specific percent funded target or a cash balance target. Threshold funding is often a value chosen between full funding and baseline funding. The cash flow calculation method is typically used to develop a threshold funding plan.

Statutory Funding

Describes the pursuit of an objective as described or required by local laws or codes. The component calculation method or cash flow calculation method is typically used to develop a statutory funding plan.

◆ ◆ ◆ ◆ RESERVE FUNDING CALCULATION METHODS ◆ ◆ ◆ ◆

There are two funding methods which can be used to develop a reserve funding plan based on a reserve funding goal/objective: Component Calculation Method and Cash Flow Calculation Method. These calculation methods are described as follows:

Component Calculation Method

This calculation method develops a funding plan for each individual reserve component. The sum of the funding plan for each component equals the total funding plan for the association. This method is often referred to as the “straight line”

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method and is widely believed to be the most conservative reserve funding method. This method structures a funding plan that enables the association to pay all reserve expenditures as they come due, enables the association to achieve the ideal level of reserves in time, and then enables the association to maintain the ideal level of reserves through time. The following is a detailed description of the component calculation method:

Step 1: Calculation of fully funded balance for each component

The fully funded balance is calculated for each component based on its age, useful life and current cost. The actual formula is as follows:

$$\text{Fully Funded Balance} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Cost}$$

Step 2: Distribution of current reserve funds

The association's current reserve funds are assigned to (or distributed amongst) the reserve components based on each component's remaining life and fully funded balance as follows:

Pass 1: Components are organized in remaining life order, from least to greatest, and the current reserve funds are assigned to each component up to its fully funded balance, until reserves are exhausted.

Pass 2: If all components are assigned their fully funded balance and additional funds exist, they are assigned in a "second pass." Again, the components are organized in remaining life order, from least to greatest, and the remaining current reserve funds are assigned to each component up to its current cost, until reserves are exhausted.

Pass 3: If all components are assigned their current cost and additional funds exist, they are assigned in a "third pass." Components with a remaining life of zero years are assigned double their current cost.

Distributing, or assigning, the current reserve funds in this manner is the most efficient use of the funds on hand – it defers the make-up period of any underfunded reserves over the lives of the components with the largest remaining lives.

Step 3: Developing a funding plan

After step 2, all components have a "starting" balance. A calculation is made to determine what funding would be required to get from the starting balance to the future cost over the number of years remaining until replacement. The funding plan incorporates the annual contribution increase parameter to develop a "stair stepped" contribution.

For example, if an association needs to accumulate \$100,000 in ten years, \$10,000 could be contributed each year. Alternatively, the association could contribute \$8,723 in the first year and increase the contribution by 3% each year thereafter until the tenth year.

In most cases, this rate should match the inflation parameter. Matching the annual contribution increase parameter to the inflation parameter indicates, in theory, that member contributions should increase at the same rate as the cost of living (inflation parameter). Due to the "time value of money," this creates the most equitable distribution of member contributions through time.

Using an annual contribution increase parameter that is greater than the inflation parameter will reduce the burden to the current membership at the expense of the future membership. Using an annual contribution increase parameter that is less than the inflation parameter will increase the burden to the current membership to the benefit of the future membership. The following chart shows a comparison:

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	<u>0% Increase</u>	<u>3% Increase</u>	<u>10% Increase</u>
Year 1	\$10,000.00	\$8,723.05	\$6,274.54
Year 2	\$10,000.00	\$8,984.74	\$6,901.99
Year 3	\$10,000.00	\$9,254.28	\$7,592.19
Year 4	\$10,000.00	\$9,531.91	\$8,351.41
Year 5	\$10,000.00	\$9,817.87	\$9,186.55
Year 6	\$10,000.00	\$10,112.41	\$10,105.21
Year 7	\$10,000.00	\$10,415.78	\$11,115.73
Year 8	\$10,000.00	\$10,728.25	\$12,227.30
Year 9	\$10,000.00	\$11,050.10	\$13,450.03
Year 10	\$10,000.00	\$11,381.60	\$14,795.04
TOTAL	\$100,000.00	\$100,000.00	\$100,000.00

This parameter is used to develop a funding plan only; it does not mean that the reserve contributions must be raised each year. There are far more significant factors that will contribute to a total reserve contribution increase or decrease from year to year than this parameter.

One of the major benefits of using this calculation method is that for any single component (or group of components), the accumulated balance and reserve funding can be precisely calculated. For example, using this calculation method, the reserve analysis can indicate the exact amount of current reserve funds “in the bank” for the roofs and the amount of money being funded towards the roofs each month. This information is displayed on the Management / Accounting Summary and Charts as well as elsewhere within the report.

The component calculation method is typically used for well-funded associations (greater than 65% funded) with a goal/objective of full funding.

Cash Flow Calculation Method

This calculation method develops a funding plan based on current reserve funds and projected expenditures during a specific timeframe (typically 30 years). This funding method structures a funding plan that enables the association to pay for all reserve expenditures as they come due, but is not necessarily concerned with the ideal level of reserves through time.

This calculation method tests reserve contributions against reserve expenditures through time to determine the minimum contribution necessary (baseline funding) or some other defined goal/objective (full funding, threshold funding or statutory funding).

Unlike the component calculation method, this calculation method cannot precisely calculate the reserve funding for any single component (or group of components). In order to work-around this issue to provide this bookkeeping information, a formula has been applied to component method results to calculate a reasonable breakdown. This information is displayed on the Management / Accounting Summary and Charts as well as elsewhere within the report.

The cash flow calculation method is typically used for under-funded associations (less than 65% funded) with a goal/objective of full funding, threshold funding, baseline funding or statutory funding.

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◆ ◆ ◆ ◆ READING THE RESERVE ANALYSIS ◆ ◆ ◆ ◆

In some cases, the reserve analysis may be a lengthy document of one hundred pages or more. A complete and thorough review of the reserve analysis is always a good idea. However, if time is limited, it is suggested that a thorough review of the summary pages be made. If a “red flag” is raised in this review, the reader should then check the detail information, of the component in question, for all relevant information. In this section, a description of most of the summary or report sections is provided along with comments regarding what to look for and how to use each section.

Executive Summary

Provides general information about the client, global parameters used in the calculation of the reserve analysis as well as the core results of the reserve analysis.

Client Information

Provides various client information including fiscal year for which the reserve analysis was prepared, number of units, phasing, etc.

Global Parameters

Displays the calculation parameters that were used to calculate the reserve analysis including inflation, annual contribution increase, investment rate, tax rate and contingency.

Community Profile

Provides brief description of the community, as well as other “global” type comments.

Budget

Provides recommended funding for the fiscal year for which the reserve analysis was prepared. Indicates the reserve funding from the membership, anticipated interest contribution and the total contribution

Sample Homeowners Association
Executive Summary
Component Calculation Method

Client Information:		Global Parameters:	
Account Number	00000	Inflation Rate	2.00%
Version Number	1	Annual Contribution Increase	2.00%
Analysis Date	3/18/2014	Investment Rate	1.00%
Fiscal Year	6/1/2014 to 5/31/2015	Taxes on Investment	30.00%
Number of Units	167	Contingency	3.00%
Phasing	8 of 8		

Community Profile:
This community consists of 167 attached units with private roadways, pool area and extensive landscaped areas. For budgeting purposes, unless otherwise indicated, we have used June 1995 as the average placed-in-service date for aging the original components in this community.
ARS site visits: March 1, 2014; January 2011; February 2009; April 2006; March 2005; March 2003; March 2002; April 2001 and March 2000

Adequacy of Reserves as of June 1, 2014:

Anticipated Reserve Balance	\$865,450.00
Fully Funded Reserve Balance	\$1,011,228.83
Percent Funded	85.58%

Recommended Funding for the 2014-2015 Fiscal Year:

	Annual	Monthly	Per Unit Per Month
Member Contribution	\$110,659	\$9,221.58	\$55.22
Interest Contribution	\$5,977	\$498.09	\$2.98
Total Contribution	\$116,636	\$9,719.66	\$58.20

3.18.2014(1) 1 ADVANCED RESERVE SOLUTIONS, INC.

Adequacy of Reserves

Displays the results of calculations with regard to the “health” of the reserve fund as of the beginning of the fiscal year for which the reserve analysis was prepared. Provides the anticipated reserve balance, fully funded reserve balance and the percent funded.

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Calculation of Percent Funded

Summary displays all reserve components, shown here in “category” order. Provides the remaining life, useful life, current cost and the fully funded balance at the beginning of the fiscal year for which the reserve analysis was prepared.

Reserve Components

All components are displayed (shown here in “category” order).

Lifespans

Remaining life and useful life are displayed. And, these columns are conveniently sub totaled to show range.

**Sample Homeowners Association
Calculation of Percent Funded
Sorted by Category**

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
010 Streets				
Streets - Asphalt, Overlay / Major Rehab	8	27	\$101,867.50	\$71,564.91
Streets - Asphalt, Repair	0	4	\$3,621.75	\$3,621.75
Streets - Asphalt, Seal Coat	0	4	\$5,926.50	\$5,926.50
Streets - Concrete, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Sub Total	0-8	4-27	\$111,245.75	\$81,113.16
020 Roofs				
Roofs - Tile				
Sub Total				
030 Painting				
Painting - Cabana Interior				
Painting - Red Curbs				
Painting - Stucco				
Painting - Woodwork & Trim				
Painting - Wrought Iron, Buildings				
Painting - Wrought Iron, Pool Area				
Sub Total				
040 Fencing				
Fencing - Wrought Iron, Pool Area				
Railing - Wrought Iron, Buildings				
Sub Total				
050 Lighting				
Lighting - Buildings				
Lighting - Grounds				
Sub Total				
060 Pool Area				
Cabana - Ceramic Tile				
Cabana - Doors				
Cabana - Plumbing Fixtures				
Cabana - Restroom Partitions				
Cabana - Water Heater				
Pool - Filter				
Pool - Heater				
Pool - Replaster & Tile Replace				
Pool Area - Barbecues				
Sub Total				
3.18.2014(1)				

**Sample Homeowners Association
Calculation of Percent Funded
Sorted by Category**

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
Pool Area - Ceramic Tile	2	21	\$8,501.63	\$7,773.38
Pool Area - Concrete Deck, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Pool Area - Furniture (Refurbish)	0	12	\$9,255.00	\$9,255.00
Pool Area - Furniture (Replace)	6	25	\$17,315.00	\$13,159.40
Pool Area - Mastic	0	4	\$5,131.50	\$5,131.50
Spa - Filter	0	13	\$1,350.00	\$1,350.00
Spa - Heater	0	10	\$3,050.00	\$3,050.00
Spa - Replaster & Tile Replace	3	8	\$5,250.00	\$3,126.40
Sub Total	0-6	4-25	\$91,747.38	\$71,964.53
070 Decks				
Decks - Clean & Top Coat	2	5	\$30,480.00	\$18,288.00
Decks - Resurface	2	13	\$65,227.20	\$54,720.81
Sub Total	2	5-13	\$95,707.20	\$73,008.81
080 Misc (Buildings)				
Fire Extinguisher Cabinets	2	21	\$27,625.00	\$24,994.05
Utility Closet Doors	2	21	\$73,900.00	\$69,801.90
Sub Total	2	21	\$101,525.00	\$94,805.95
090 Misc (Grounds)				
Landscape - Irrigation Controllers	0	12	\$29,000.00	\$29,000.00
Landscape - Renovation, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Mailboxes	2	21	\$37,200.00	\$33,657.14
Sub Total	0-2	12-21	\$66,200.00	\$62,657.14
100 Termite Control				
Termite Control	n.a.	n.a.	\$0.00	\$100,000.00
Sub Total	n.a.	n.a.	\$0.00	\$100,000.00
Contingency	n.a.	n.a.	n.a.	\$29,453.27
Total	0-11	2-30	\$1,091,533.70	\$1,011,228.83
Anticipated Reserve Balance				\$865,456.00
Percent Funded				85.58%
3.18.2014(1)				

Current Cost

Displays the current cost to replace or otherwise maintain each component. This column is conveniently sub totaled.

Fully Funded Balance

Displays the fully funded balance for each component. This column is conveniently sub totaled.

The total current cost to replace or otherwise maintain all components, total fully funded balance, anticipated reserve balance and percent funded are provided at the bottom of this summary. Also shown is the range of reserve component remaining lives and useful lives.

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Management / Accounting Summary and Charts

Summary displays all reserve components, shown here in “category” order. Provides the assigned reserve funds at the beginning of the fiscal year for which the reserve analysis was prepared along with the monthly member contribution, interest contribution and total contribution for each component and category. Pie charts show graphically how the total reserve fund is distributed amongst the reserve component categories and how each category is funded on a monthly basis.

Balance at FYB
Shows the amount of reserve funds assigned to each reserve component. And, this column is conveniently sub totaled.

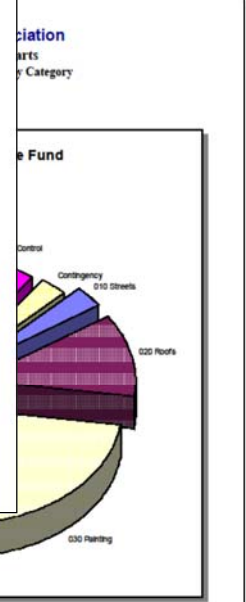
Sample Homeowners Association
Management / Accounting Summary
Component Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
010 Streets				
Streets - Asphalt, Overlay / Major Rehab	\$17,837.90	\$949.09	\$13.37	\$963.07
Streets - Asphalt, Repair	\$3,821.75	\$78.20	\$0.25	\$78.45
Streets - Asphalt, Seal Coat	\$5,926.50	\$127.96	\$0.41	\$128.37
Streets - Concrete, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Sub Total	\$27,586.15	\$1,155.84	\$14.04	\$1,169.88
020 Roofs				
Roofs - Tile				
Sub Total				
030 Painting				
Painting - Cabana Interior				
Painting - Red Curbs				
Painting - Stucco				
Painting - Woodwork & Trim				
Painting - Wrought Iron, Buildings				
Painting - Wrought Iron, Pool Area				
Sub Total				
040 Fencing				
Fencing - Wrought Iron, Pool Area				
Railing - Wrought Iron, Buildings				
Sub Total				
050 Lighting				
Lighting - Buildings				
Lighting - Grounds				
Sub Total				
060 Pool Area				
Cabana - Ceramic Tile				
Cabana - Doors				
Cabana - Plumbing Fixtures				
Cabana - Restroom Partitions				
Cabana - Water Heater				
Pool - Filter				
Sub Total				
070 Decks				
Decks - Clean & Top Coat	\$18,288.00	\$539.52	\$12.44	\$551.96
Decks - Resurfacing	\$94,720.81	\$306.93	\$33.65	\$340.58
Sub Total	\$73,008.81	\$1,046.45	\$46.09	\$1,092.54
080 Misc (Buildings)				
Fire Extinguisher Cabinets	\$24,994.05	\$139.11	\$15.07	\$154.19
Utility Closet Doors	\$95,881.90	\$372.15	\$40.32	\$412.47
Sub Total	\$91,855.95	\$511.26	\$55.40	\$566.66
090 Misc (Grounds)				
Landscape - Irrigation Controllers	\$20,000.00	\$219.48	\$0.71	\$220.19
Landscape - Renovation, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Mailboxes	\$33,657.14	\$187.33	\$20.30	\$207.63
Sub Total	\$62,657.14	\$406.82	\$21.00	\$427.82
100 Termite Control				
Termite Control	\$100,000.00	\$0.00	\$58.52	\$58.52
Sub Total	\$100,000.00	\$0.00	\$58.52	\$58.52
Contingency	\$25,207.28	\$268.59	\$15.61	\$284.20
Total	\$865,450.00	\$9,221.58	\$498.09	\$9,719.66

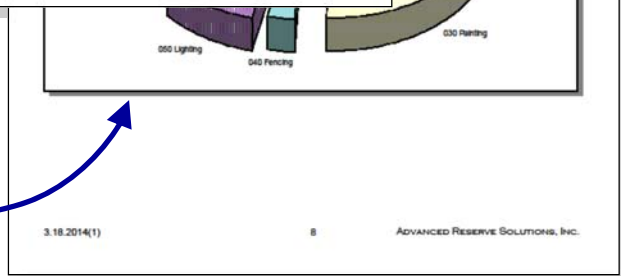
Monthly Funding
Displays the monthly funding for each component from the members and interest. Total monthly funding is also indicated. And, these columns are conveniently sub totaled.

Sample Homeowners Association
Management / Accounting Summary
Component Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
Pool - Heater	\$3,250.00	\$24.60	\$0.08	\$24.68
Pool - Replaster & Tile Replace	\$7,070.58	\$146.76	\$4.61	\$151.37
Pool Area - Barbecues	\$1,010.00	\$26.98	\$0.69	\$30.67
Pool Area - Ceramic Tile	\$7,773.38	\$43.27	\$4.69	\$47.96
Pool Area - Concrete Deck, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Pool Area - Furniture (Refurbish)	\$9,255.00	\$70.05	\$0.23	\$70.27
Pool Area - Furniture (Replace)	\$13,159.40	\$74.78	\$7.94	\$82.70
Pool Area - Mastic	\$5,131.50	\$110.79	\$0.36	\$111.15
Spa - Filter	\$1,350.00	\$12.11	\$0.04	\$12.15
Spa - Heater	\$2,200.00	\$27.36	\$0.09	\$27.44
Spa - Replaster & Tile Replace	\$3,128.40	\$54.12	\$2.04	\$56.15
Sub Total	\$71,964.53	\$716.19	\$30.10	\$746.28
070 Decks				
Decks - Clean & Top Coat	\$18,288.00	\$539.52	\$12.44	\$551.96
Decks - Resurfacing	\$94,720.81	\$306.93	\$33.65	\$340.58
Sub Total	\$73,008.81	\$1,046.45	\$46.09	\$1,092.54
080 Misc (Buildings)				
Fire Extinguisher Cabinets	\$24,994.05	\$139.11	\$15.07	\$154.19
Utility Closet Doors	\$95,881.90	\$372.15	\$40.32	\$412.47
Sub Total	\$91,855.95	\$511.26	\$55.40	\$566.66
090 Misc (Grounds)				
Landscape - Irrigation Controllers	\$20,000.00	\$219.48	\$0.71	\$220.19
Landscape - Renovation, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Mailboxes	\$33,657.14	\$187.33	\$20.30	\$207.63
Sub Total	\$62,657.14	\$406.82	\$21.00	\$427.82
100 Termite Control				
Termite Control	\$100,000.00	\$0.00	\$58.52	\$58.52
Sub Total	\$100,000.00	\$0.00	\$58.52	\$58.52
Contingency	\$25,207.28	\$268.59	\$15.61	\$284.20
Total	\$865,450.00	\$9,221.58	\$498.09	\$9,719.66



Pie Charts
Show graphically how the reserve fund is distributed amongst the reserve components and how the components are funded.



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Projections and Charts

Summary displays projections of beginning reserve balance, member contribution, interest contribution, expenditures and ending reserve balance for each year of the projection period (shown here for 30 years). The two columns on the right-hand side provide the fully funded ending balance and the percent funded for each year. Charts show the same information in an easy-to-understand graphic format.

**Sample Homeowners Association
Projections
Component Calculation Method**

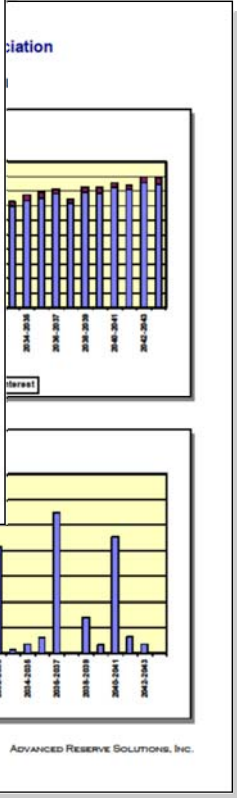
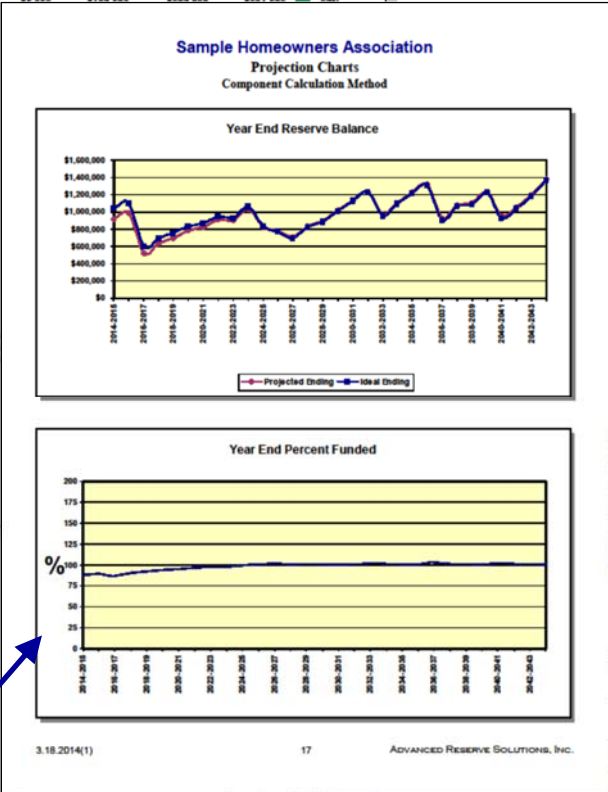
Fiscal Year	Beginning Balance	Member Contribution	Interest Contribution	Expenditures	Ending Balance	Fully Funded Ending Balance	Percent Funded
2014-2015	\$865,450	\$110,659	\$5,977	\$54,980	\$917,106	\$1,046,139	88%
2015-2016	\$917,106	\$111,857	\$6,482	\$45,317	\$990,127	\$1,104,098	90%
2016-2017	\$990,127	\$116,806	\$3,175	\$591,549	\$518,559	\$598,939	87%
2017-2018	\$518,559	\$115,807	\$3,900	\$7,715	\$630,610	\$698,915	90%
2018-2019	\$630,610	\$116,508	\$4,431	\$52,973	\$698,577	\$755,512	92%
2019-2020	\$698,577	\$116,723	\$5,037	\$34,701	\$795,576	\$834,243	94%
2020-2021	\$785,576	\$118,645	\$5,331	\$80,731	\$828,821	\$896,179	92%
2021-2022	\$828,821	\$121,028	\$5,925	\$40,530	\$915,241	\$949,147	96%
2022-2023	\$915,241	\$123,506					
2023-2024	\$907,080	\$125,898					
2024-2025	\$1,037,322	\$126,436					
2025-2026	\$825,894	\$127,755					
2026-2027	\$780,089	\$125,648					
2027-2028	\$713,358	\$119,373					
2028-2029	\$631,867	\$131,696					
2029-2030	\$696,194	\$131,038					
2030-2031	\$1,013,798	\$137,575					
2031-2032	\$1,130,618	\$141,510					
2032-2033	\$1,237,543	\$143,162					
2033-2034	\$973,366	\$138,561					
2034-2035	\$1,104,489	\$147,134					
2035-2036	\$1,222,996	\$149,242					
2036-2037	\$1,317,743	\$150,808					
2037-2038	\$926,826	\$142,178					
2038-2039	\$1,078,962	\$157,813					
2039-2040	\$1,102,377	\$157,111					
2040-2041	\$1,234,862	\$165,390					
2041-2042	\$952,363	\$161,588					
2042-2043	\$1,056,301	\$171,747					
2043-2044	\$1,200,105	\$169,299					

NOTE: In some cases, the projected Ending Balance Expenditures. This is a result of the provision of contingency is continually adjusted according to

3.18.2014(1)

Improved format makes the numbers as easy to read and understand as possible. The color-coded bar indicates the reserve fund status:

Green: Good
Yellow: Fair
Red: Poor



Charts
Show graphically the reserve funding plan through time.

Preface

Component Detail

Summary provides detailed information about each reserve component. These pages display all information about each reserve component as well as comments from site observations and historical information regarding replacement or other maintenance.

Lifespan Information

Displays placed-in-service date, useful life, remaining life and replacement year.

Cost Information

Displays quantity, unit cost, percentage of replacement, current cost and future cost.

Calculation Results

Displays assigned reserves and funding requirements.

Streets - Asphalt, Seal Coat

Category	010 Streets	Quantity	65,850 sq. ft.
Photo Date	January 2011	Unit Cost	\$0.090
		% of Replacement	100.00%
		Current Cost	\$5,926.50
		Future Cost	\$6,415.03
Placed In Service	11/09	Assigned Reserves at FYB	\$5,926.50
Useful Life	4	Monthly Member Contribution	\$127.96
Remaining Life	0	Monthly Interest Contribution	\$0.41
Replacement Year	2014-2015	Total Monthly Contribution	\$128.37

Painting - Woodwork & Trim

Category	030 Painting	Quantity	31,575 sq. ft.
Photo Date	January 2011	Unit Cost	\$0.620
		% of Replacement	100.00%
		Current Cost	\$20,949.00
		Future Cost	\$30,222.58
Placed In Service	06/12	Assigned Reserves at FYB	\$14,524.50
Useful Life	4	Monthly Member Contribution	\$634.91
Remaining Life	2	Monthly Interest Contribution	\$10.54
Replacement Year	2016-2017	Total Monthly Contribution	\$645.45

Pool - Replaster & Tile Replace

Category	060 Pool Area	Quantity	1 pool
Photo Date	January 2011	Unit Cost	\$15,075.000
		% of Replacement	100.00%
		Current Cost	\$15,075.00
		Future Cost	\$16,644.02
Placed In Service	01/10	Assigned Reserves at FYB	\$7,070.58
Useful Life	10	Monthly Member Contribution	\$146.70
Remaining Life	5	Monthly Interest Contribution	\$4.61
Replacement Year	2019-2020	Total Monthly Contribution	\$151.37

Comments

The association seal coated and restriped the streets for a total cost of \$5,926.50. The association seal coated and restriped the streets for a total cost of \$5,926.50. The association seal coated and restriped the streets for a total cost of \$5,926.50.

The current cost used for this component is adjusted for inflation where applicable.

Asphalt surfaces should be seal coated on...

3.18.2014(1)

The association painted the woodwork and trim for a total cost of \$20,949.00. The association painted the woodwork and trim for a total cost of \$20,949.00. The association painted the woodwork and trim for a total cost of \$20,949.00.

The current cost used for this component is adjusted for inflation where applicable.

For budgeting purposes, we have used the current cost.

The inventory for this component has been reviewed as of March 2000 site visit, we believe this inventory is accurate.

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The pool and spa were replastered in March 2000 for a total cost of approximately \$6,700. The association also washed the pool in June 2002 for a total cost of \$675. The association replastered the pool and spa (including replacement of the mastic directly adjacent to the pool and spa) in January 2010 for a total cost of \$15,000.

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42 ADVANCED RESERVE SOLUTIONS, INC.

Comments

Useful information from site observations and historical expenses included here.

Photos

Optional inclusion of photos adds an additional layer of detail to the reserve analysis.

Preface

◆ ◆ ◆ ◆ GLOSSARY OF KEY TERMS ◆ ◆ ◆ ◆

Annual Contribution Increase Parameter

The rate used in the calculation of the funding plan. This rate is used on an annual compounding basis. This rate represents, in theory, the rate the association expects to increase contributions each year.

In most cases, this rate should match the inflation parameter. Matching the annual contribution increase parameter to the inflation parameter indicates, in theory, that member contributions should increase at the same rate as the cost of living (inflation parameter). Due to the “time value of money,” this creates the most equitable distribution of member contributions through time.

This parameter is used to develop a funding plan only; it does not mean that the reserve contributions must be raised each year. There are far more significant factors that will contribute to a total reserve contribution increase or decrease from year to year than this parameter. See the description of “reserve funding calculation methods” in this preface for more detail on this parameter.

Anticipated Reserve Balance (or Reserve Funds)

The amount of money, as of a certain point in time, held by the association to be used for the repair or replacement of reserve components. This figure is “anticipated” because it is calculated based on the most current financial information available as of the analysis date, which is almost always prior to the fiscal year beginning date for which the reserve analysis is prepared.

Assigned Funds (and “Fixed” Assigned Funds)

The amount of money, as of the fiscal year beginning date for which the reserve analysis is prepared, that a reserve component has been assigned.

The assigned funds are considered “fixed” when the normal calculation process is bypassed and a specific amount of money is assigned to a reserve component. For example, if the normal calculation process assigns \$10,000 to the roofs, but the association would like to show \$20,000 assigned to roofs, “fixed” funds of \$20,000 can be assigned.

Cash Flow Calculation Method

Reserve funding calculation method developed based on total annual expenditures. A more detailed description of the actual calculation process is included in the “reserve funding calculation methods” section of the preface.

Component Calculation Method

Reserve funding calculation method developed based on each individual component. A more detailed description of the actual calculation process is included in the “reserve funding calculation methods” section of the preface.

Contingency Parameter

The rate used as a built-in buffer in the calculation of the funding plan. This rate will assign a percentage of the reserve funds, as of the fiscal year beginning, as contingency funds and will also determine the level of funding toward the contingency each month.

Current Replacement Cost

The amount of money, as of the fiscal year beginning date for which the reserve analysis is prepared, that a reserve component is expected to cost to replace.

Fiscal Year

Indicates the budget year for the association for which the reserve analysis was prepared. The fiscal year beginning (FYB) is the first day of the budget year; the fiscal year end (FYE) is the last day of the budget year.

Fully Funded Reserve Balance (or Ideal Reserves)

The amount of money that should theoretically have accumulated in the reserve fund as of a certain point in time. Fully funded reserves are calculated for each reserve component based on the current replacement cost, age and useful life:

Preface

$$\text{Fully Funded Reserves} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Replacement Cost}$$

The fully funded reserve balance is the sum of the fully funded reserves for each reserve component.

An association that has accumulated the fully funded reserve balance does not have all of the funds necessary to replace all of its reserve components immediately; it has the proportionately appropriate reserve funds for the reserve components it maintains, based on each component's current replacement cost, age and useful life.

Future Replacement Cost

The amount of money, as of the fiscal year during which replacement of a reserve component is scheduled, that a reserve component is expected to cost to replace. This cost is calculated using the current replacement cost compounded annually by the inflation parameter.

Global Parameters

The financial parameters used to calculate the reserve analysis. See also "inflation parameter," "annual contribution increase parameter," "investment rate parameter" and "taxes on investments parameter."

Inflation Parameter

The rate used in the calculation of future costs for reserve components. This rate is used on an annual compounding basis. This rate represents the rate the association expects the cost of goods and services relating to their reserve components to increase each year.

Interest Contribution

The amount of money contributed to the reserve fund by the interest earned on the reserve fund and member contributions.

Investment Rate Parameter

The gross rate used in the calculation of interest contribution (interest earned) from the reserve balance and member contributions. This rate (net of the taxes on investments parameter) is used on a monthly compounding basis. This parameter represents the weighted average interest rate the association expects to earn on their reserve fund investments.

Membership Contribution

The amount of money contributed to the reserve fund by the association's membership.

Monthly Contribution (and "Fixed" Monthly Contribution)

The amount of money, for the fiscal year which the reserve analysis is prepared, that a reserve component will be funded.

The monthly contribution is considered "fixed" when the normal calculation process is bypassed and a specific amount of money is funded to a reserve component. For example, if the normal calculation process funds \$1,000 to the roofs each month, but the association would like to show \$500 funded to roofs each month, a "fixed" contribution of \$500 can be assigned.

Number of Units (or other assessment basis)

Indicates the number of units for which the reserve analysis was prepared. In "phased" developments (see phasing), this number represents the number of units, and corresponding common area components, that existed as of a certain point in time.

For some associations, assessments and reserve contributions are based on a unit of measure other than the number of units. Examples include time-interval weeks for timeshare resorts or lot acreage for commercial/industrial developments.

Preface

One-Time Replacement

Used for components that will be budgeted for only once.

Percent Funded

A measure, expressed as a percentage, of the association's reserve fund "health" as of a certain point in time. This number is the ratio of the anticipated reserve fund balance to the fully funded reserve balance:

$$\text{Percent Funded} = \frac{\text{Anticipated Reserve Fund Balance}}{\text{Fully Funded Reserve Balance}}$$

An association that is 100% funded does not have all of the reserve funds necessary to replace all of its reserve components immediately; it has the proportionately appropriate reserve funds for the reserve components it maintains, based on each component's current replacement cost, age and useful life.

Percentage of Replacement

The percentage of the reserve component that is expected to be replaced.

For most reserve components, this percentage should be 100%. In some cases, this percentage may be more or less than 100%. For example, fencing which is shared with a neighboring community may be set at 50%.

Phasing

Indicates the number of phases for which the reserve analysis was prepared and the total number of phases expected at build-out (i.e. Phase 4 of 7). In phased developments, the first number represents the number of phases, and corresponding common area components, that existed as of a certain point in time. The second number represents the number of phases that are expected to exist at build-out.

Placed-In-Service Date

The date (month and year) that the reserve component was originally put into service or last replaced.

Remaining Life

The length of time, in years, until a reserve component is scheduled to be replaced.

Remaining Life Adjustment

The length of time, in years, that a reserve component is expected to last in excess (or deficiency) of its useful life for the current cycle of replacement.

If the current cycle of replacement for a reserve component is expected to be greater than or less than the "normal" life expectancy, the reserve component's life should be adjusted using a remaining life adjustment.

For example, if wood trim is painted normally on a 4 year cycle, the useful life should be 4 years. However, when it comes time to paint the wood trim and it is determined that it can be deferred for an additional year, the useful life should remain at 4 years and a remaining life adjustment of +1 year should be used.

Replacement Year

The fiscal year that a reserve component is scheduled to be replaced.

Reserve Components

Line items included in the reserve analysis.

Taxes on Investments Parameter

The rate used to offset the investment rate parameter in the calculation of the interest contribution. This parameter represents the marginal tax rate the association expects to pay on interest earned by the reserve funds and member contributions.

Preface

Total Contribution

The sum of the membership contribution and interest contribution.

Useful Life

The length of time, in years, that a reserve component is expected to last each time it is replaced. See also “remaining life adjustment.”

◆ ◆ ◆ ◆ **LIMITATIONS OF RESERVE ANALYSIS** ◆ ◆ ◆ ◆

This reserve analysis is intended as a tool for the association’s Board of Directors to be used in evaluating the association’s current physical and financial condition with regard to reserve components. The results of this reserve analysis represent the independent opinion of the preparer. There is no implied warranty or guarantee of this work product.

For the purposes of this reserve analysis, it has been assumed that all components have been installed properly, no construction defects exist and all components are operational. Additionally, it has been assumed that all components will be maintained properly in the future.

The representations set forth in this reserve analysis are based on the best information and estimates of the preparer as of the date of this analysis. These estimates are subject to change. This reserve analysis includes estimates of replacement costs and life expectancies as well as assumptions regarding future events. Some estimates are projections of future events based on information currently available and are not necessarily indicative of the actual future outcome. The longer the time period between the estimate and the estimated event, the more likely the possibility of error and/or discrepancy. For example, some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the preparation of this reserve analysis. Therefore, the actual replacement costs and remaining lives may vary from this reserve analysis and the variation may be significant. Additionally, inflation and other economic events may impact this reserve analysis, particularly over an extended period of time and those events could have a significant and negative impact on the accuracy of this reserve analysis and, further, the funds available to meet the association’s obligation for repair, replacement or other maintenance of major components during their estimated useful life. Furthermore, the occurrence of vandalism, severe weather conditions, earthquakes, floods, acts of nature or other unforeseen events cannot be predicted and/or accounted for and are excluded when assessing life expectancy, repair and/or replacement costs of the components.

Sample Condominium Association With Pool And Clubhouse

Executive Summary

Directed Cash Flow Calculation Method

Client Information:

Account Number	12668
Version Number	1
Analysis Date	07/05/2016
Fiscal Year	1/1/2017 to 12/31/2017
Number of Units	168
Phasing	1 of 1

Global Parameters:

Inflation Rate	2.00 %
Annual Contribution Increase	2.00 %
Investment Rate	1.75 %
Taxes on Investments	30.00 %
Contingency	3.00 %

Community Profile:

This community presently consists of 186 attached units with private roadways, clubhouse, pool area, putting green and landscaped areas.

For budgeting purposes, unless otherwise indicated, we have used January 2003 as the placed-in-service date for aging the original components included in this analysis.

ARS site visits: June 6, 2016

Adequacy of Reserves as of January 1, 2017:

Anticipated Reserve Balance	\$1,574,300.00
Fully Funded Reserve Balance	\$2,075,490.31
Percent Funded	75.85%

Recommended Funding for the 2017 Fiscal Year:	Annual	Monthly	Per Unit
			Per Month
Member Contribution	\$354,000	\$29,500.00	\$175.60
Interest Contribution	\$21,388	\$1,782.35	\$10.61
Total Contribution	\$375,388	\$31,282.35	\$186.20

Sample Condominium Association With Pool And Clubhouse

Membership Disclosure Summary

Sorted by Category

Major Reserve Components	Current Cost	Assigned Reserves	Remaining Life Range	Useful Life Range
010 Streets	\$273,938	\$156,301	2-10	4-24
020 Roofing	\$149,775	\$15,298	4-21	5-35
030 Painting	\$392,454	\$54,299	3-9	4-10
040 Fencing, Gates & Walls	\$680,050	\$250,646	2-16	16-30
050 Lighting	\$93,835	\$66,521	2-16	16-30
060 Buildings	\$2,193,036	\$557,970	3-21	5-35
070 Interior	\$16,750	\$9,573	5-16	19-30
070 Pool Area	\$280,498	\$143,369	2-18	4-30
080 Grounds	\$154,700	\$90,783	2-16	3-30
090 Landscape	\$251,000	\$183,688	1-16	2-30
Contingency	n.a.	\$45,853	n.a.	n.a.
Total	\$4,486,035	\$1,574,300	1-21	2-35

Sample Condominium Association With Pool And Clubhouse

Preparer's Disclosure Statement

Mark Smith completed this reserve study under the direct supervision of a Community Associations Institute (CAI) designated Reserve Specialist (RS); Mr. Smith is currently working toward his RS designation.

The RS designation was developed by CAI for professional reserve analysts who wish to confirm to their peers and/or clients that they have demonstrated a basic level of competency within the industry. The RS designation is awarded to reserve analysts who are dedicated to the highest standards of professionalism and reserve analysis preparation.

Consultant certifies that:

- 1) Consultant has no other involvement with association which could result in actual or perceived conflicts of interest.
- 2) Consultant made a site visit of this community on June 6, 2016. Component inventories were developed by actual field inventory, representative sampling or photos or were provided by a previous reserve study prepared by another firm.
Component conditional assessments were developed by actual field observation and representative sampling.
- 3) Financial assumptions used in this analysis are listed on the Executive Summary and further explained in the Preface of this report.
- 4) This is a "Level 2" reserve study with a site visit.
- 5) There are no material issues known to consultant at this time which would cause a distortion of the association's situation.

Sample Condominium Association With Pool And Clubhouse

Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
<u>010 Streets</u>				
Streets - Asphalt, Overlay / Major Rehab	10	24	\$251,350.00	\$146,620.83
Streets - Asphalt, Repair	2	4	\$11,467.50	\$4,914.64
Streets - Asphalt, Seal Coat	2	4	\$11,120.00	\$4,765.71
Streets - Concrete, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Sub Total	2-10	4-24	\$273,937.50	\$156,301.19
<u>020 Roofing</u>				
Roofing - Metal	9	10	\$12,975.00	\$1,297.50
Roofing - Rain Gutters	21	35	\$66,800.00	\$26,720.00
Roofing - Tile, Repair	4	5	\$70,000.00	\$14,000.00
Roofing - Tile, Replace (Unfunded)	n.a.	n.a.	\$0.00	\$0.00
Sub Total	4-21	5-35	\$149,775.00	\$42,017.50
<u>030 Painting</u>				
Painting - Interior	7	8	\$2,156.00	\$269.50
Painting - Stucco	9	10	\$254,107.50	\$25,410.75
Painting - Woodwork & Trim	4	5	\$108,577.50	\$21,715.50
Painting - Wrought Iron	3	4	\$27,612.50	\$6,903.13
Sub Total	3-9	4-10	\$392,453.50	\$54,298.88
<u>040 Fencing, Gates & Walls</u>				
Access - Entrance Phone	5	19	\$9,300.00	\$6,852.63
Access - Gate Operators	2	16	\$7,300.00	\$6,387.50
Fencing - Glass	11	25	\$53,700.00	\$30,072.00
Fencing - Wrought Iron	11	25	\$282,275.00	\$158,074.00
Railing - Wrought Iron	16	30	\$317,825.00	\$148,318.33
Walls - Block, Repair	11	25	\$9,650.00	\$5,404.00
Sub Total	2-16	16-30	\$680,050.00	\$355,108.46
<u>050 Lighting</u>				
Lighting - Buildings	6	20	\$29,800.00	\$20,860.00
Lighting - Clubhouse	16	30	\$1,760.00	\$821.33
Lighting - Fixtures	6	20	\$2,650.00	\$1,855.00
Lighting - Floods	2	16	\$7,125.00	\$6,234.38
Lighting - Pool Deck	6	20	\$34,500.00	\$24,150.00
Lighting - Streets / Parking	6	20	\$18,000.00	\$12,600.00
Sub Total	2-16	16-30	\$93,835.00	\$66,520.71

Sample Condominium Association With Pool And Clubhouse

Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
<u>060 Buildings</u>				
Buildings - Alarm Systems	7	15	\$25,200.00	\$13,440.00
Buildings - Bird Exclusion Wire	19	20	\$78,000.00	\$3,900.00
Buildings - Decks, Resurface (2016)	14	15	\$262,496.00	\$17,499.73
Buildings - Decks, Resurface (Original)	9	23	\$135,200.00	\$82,295.65
Buildings - Decks, Top Coat	4	5	\$95,600.00	\$19,120.00
Buildings - Doors, Decks & Patios	21	35	\$676,800.00	\$270,720.00
Buildings - Doors, Garage	11	25	\$147,000.00	\$82,320.00
Buildings - Doors, Unit Entry	21	35	\$184,800.00	\$73,920.00
Buildings - Fire Alarm Control Panels	6	20	\$78,000.00	\$54,600.00
Buildings - Fire Extinguisher Cabinets	18	20	\$54,900.00	\$5,490.00
Buildings - Fire Sprinkler, 5-Year Certification	3	5	\$30,000.00	\$12,000.00
Buildings - Mailboxes	6	20	\$13,440.00	\$9,408.00
Buildings - Metal Building Trim	16	30	\$56,400.00	\$26,320.00
Buildings - Stone Siding, Repair	4	5	\$10,000.00	\$2,000.00
Buildings - Termite Control	4	18	\$210,000.00	\$163,333.33
Buildings - Wood Repairs	4	5	\$20,000.00	\$4,000.00
Buildings - Wood Shutters, 2016	19	20	\$23,100.00	\$1,155.00
Buildings - Wood Shutters, Original	4	18	\$92,100.00	\$71,633.33
Sub Total	3-21	5-35	\$2,193,036.00	\$913,155.05
<u>070 Interior</u>				
Cabana - Plumbing Fixtures	16	30	\$10,250.00	\$4,783.33
Cabana - Restroom Partitions	5	19	\$6,500.00	\$4,789.47
Sub Total	5-16	19-30	\$16,750.00	\$9,572.81
<u>070 Pool Area</u>				
Cabana - Ceramic Tile, Exterior	6	20	\$8,982.75	\$6,287.93
Cabana - Ceramic Tile, Interior	16	30	\$16,750.13	\$7,816.73
Cabana - Doors	6	20	\$14,300.00	\$10,010.00
Cabana - Water Heater	5	10	\$1,250.00	\$625.00
Clubhouse - Cabinets & Counter Top	6	20	\$10,500.00	\$7,350.00
Clubhouse - Floor, Resurface	11	25	\$7,350.00	\$4,116.00
Clubhouse - Furniture	5	19	\$20,000.00	\$14,736.84
Clubhouse - HVAC	2	12	\$6,500.00	\$5,416.67
Clubhouse - Plumbing Fixtures	16	30	\$1,500.00	\$700.00
Clubhouse - Refrigerator	5	19	\$2,850.00	\$2,100.00
Pool - Filter	7	12	\$2,250.00	\$890.29

Sample Condominium Association With Pool And Clubhouse

Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
Pool - Heater	6	12	\$3,650.00	\$1,825.00
Pool - Replaster	11	12	\$19,877.50	\$1,656.46
Pool - Wood Patio Covers	13	27	\$96,538.00	\$50,056.74
Pool Area - Barbecue	2	8	\$2,750.00	\$2,062.50
Pool Area - Entry System	7	15	\$25,750.00	\$13,733.33
Pool Area - Fountain, Refurbish	4	10	\$10,000.00	\$6,000.00
Pool Area - Furniture	4	6	\$9,475.00	\$3,158.33
Pool Area - Mastic	2	4	\$6,390.00	\$2,354.21
Pool Area - Trash Receptacle	18	20	\$2,250.00	\$225.00
Spa - Filter	3	10	\$2,250.00	\$1,539.47
Spa - Heater	9	10	\$3,450.00	\$345.00
Spa - Replaster	9	10	\$5,885.00	\$588.50
Sub Total	2-18	4-30	\$280,498.38	\$143,594.00
<u>080 Grounds</u>				
Grounds - Benches	9	23	\$72,150.00	\$43,917.39
Grounds - Fireplace	16	30	\$12,500.00	\$5,833.33
Grounds - Fountain, Filters	5	10	\$2,900.00	\$1,450.00
Grounds - Fountain, Refurbish	4	10	\$15,000.00	\$9,000.00
Grounds - Gazebo	8	22	\$20,000.00	\$12,727.27
Grounds - Hammocks	2	3	\$1,050.00	\$350.00
Grounds - Pots / Planters	6	20	\$3,500.00	\$2,450.00
Grounds - Synthetic Turf, Putting Greens	5	11	\$27,600.00	\$15,054.55
Sub Total	2-16	3-30	\$154,700.00	\$90,782.54
<u>090 Landscape</u>				
Landscape - Erosion Control	16	30	\$150,000.00	\$70,000.00
Landscape - Irrigation Controllers	1	15	\$36,000.00	\$33,600.00
Landscape - Replacement	n.a.	n.a.	\$0.00	\$47,588.00
Landscape - Slopes, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Landscape - Tree Trimming	1	2	\$65,000.00	\$32,500.00
Sub Total	1-16	2-30	\$251,000.00	\$183,688.00
Contingency	n.a.	n.a.	n.a.	\$60,451.17
Total	1-21	2-35	\$4,486,035.38	\$2,075,490.31
Anticipated Reserve Balance				\$1,574,300.00
Percent Funded				75.85%

Sample Condominium Association With Pool And Clubhouse

Management / Accounting Summary

Directed Cash Flow Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
<u>010 Streets</u>				
Streets - Asphalt, Overlay / Major Rehab	\$146,620.83	\$960.67	\$155.47	\$1,116.14
Streets - Asphalt, Repair	\$4,914.64	\$267.66	\$6.60	\$274.26
Streets - Asphalt, Seal Coat	\$4,765.71	\$259.55	\$6.40	\$265.95
Streets - Concrete, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Sub Total	\$156,301.19	\$1,487.88	\$168.47	\$1,656.35
<u>020 Roofing</u>				
Roofing - Metal	\$1,297.50	\$108.39	\$1.96	\$110.35
Roofing - Rain Gutters	\$0.00	\$275.81	\$1.62	\$277.44
Roofing - Tile, Repair	\$14,000.00	\$1,148.01	\$21.06	\$1,169.07
Roofing - Tile, Replace (Unfunded)	\$0.00	\$0.00	\$0.00	\$0.00
Sub Total	\$15,297.50	\$1,532.21	\$24.64	\$1,556.86
<u>030 Painting</u>				
Painting - Interior	\$269.50	\$22.35	\$0.41	\$22.76
Painting - Stucco	\$25,410.75	\$2,122.82	\$38.47	\$2,161.29
Painting - Woodwork & Trim	\$21,715.50	\$1,780.68	\$32.68	\$1,813.36
Painting - Wrought Iron	\$6,903.13	\$563.95	\$10.37	\$574.32
Sub Total	\$54,298.88	\$4,489.80	\$81.93	\$4,571.73
<u>040 Fencing, Gates & Walls</u>				
Access - Entrance Phone	\$6,852.63	\$44.14	\$7.27	\$51.41
Access - Gate Operators	\$6,387.50	\$40.73	\$6.77	\$47.50
Fencing - Glass	\$30,072.00	\$197.70	\$31.89	\$229.59
Fencing - Wrought Iron	\$158,074.00	\$1,039.23	\$167.64	\$1,206.87
Railing - Wrought Iron	\$43,855.80	\$1,484.13	\$53.55	\$1,537.68
Walls - Block, Repair	\$5,404.00	\$35.53	\$5.73	\$41.26
Sub Total	\$250,645.93	\$2,841.46	\$272.85	\$3,114.31
<u>050 Lighting</u>				
Lighting - Buildings	\$20,860.00	\$134.83	\$22.11	\$156.94
Lighting - Clubhouse	\$821.33	\$5.49	\$0.88	\$6.37
Lighting - Fixtures	\$1,855.00	\$11.99	\$1.97	\$13.96
Lighting - Floods	\$6,234.38	\$39.75	\$6.61	\$46.36
Lighting - Pool Deck	\$24,150.00	\$156.10	\$25.60	\$181.70
Lighting - Streets / Parking	\$12,600.00	\$81.44	\$13.36	\$94.80

Sample Condominium Association With Pool And Clubhouse

Management / Accounting Summary

Directed Cash Flow Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
Sub Total	\$66,520.71	\$429.61	\$70.52	\$500.13
<u>060 Buildings</u>				
Buildings - Alarm Systems	\$13,440.00	\$146.44	\$14.59	\$161.03
Buildings - Bird Exclusion Wire	\$0.00	\$353.35	\$2.08	\$355.43
Buildings - Decks, Resurface (2016)	\$17,499.73	\$1,489.22	\$26.66	\$1,515.87
Buildings - Decks, Resurface (Original)	\$82,295.65	\$537.38	\$87.25	\$624.64
Buildings - Decks, Top Coat	\$19,120.00	\$1,567.85	\$28.77	\$1,596.61
Buildings - Doors, Decks & Patios	\$0.00	\$2,794.47	\$16.45	\$2,810.93
Buildings - Doors, Garage	\$82,320.00	\$541.20	\$87.30	\$628.50
Buildings - Doors, Unit Entry	\$0.00	\$763.03	\$4.49	\$767.52
Buildings - Fire Alarm Control Panels	\$54,600.00	\$352.92	\$57.87	\$410.79
Buildings - Fire Extinguisher Cabinets	\$0.00	\$261.55	\$1.54	\$263.09
Buildings - Fire Sprinkler, 5-Year Certification	\$12,000.00	\$493.80	\$15.17	\$508.97
Buildings - Mailboxes	\$9,408.00	\$60.81	\$9.97	\$70.78
Buildings - Metal Building Trim	\$26,320.00	\$175.98	\$27.93	\$203.91
Buildings - Stone Siding, Repair	\$2,000.00	\$164.00	\$3.01	\$167.01
Buildings - Termite Control	\$163,333.33	\$1,048.59	\$173.07	\$1,221.66
Buildings - Wood Repairs	\$4,000.00	\$328.00	\$6.02	\$334.02
Buildings - Wood Shutters, 2016	\$0.00	\$104.64	\$0.62	\$105.26
Buildings - Wood Shutters, Original	\$71,633.33	\$459.88	\$75.90	\$535.79
Sub Total	\$557,970.05	\$11,643.12	\$638.69	\$12,281.80
<u>070 Interior</u>				
Cabana - Plumbing Fixtures	\$4,783.33	\$31.98	\$5.08	\$37.06
Cabana - Restroom Partitions	\$4,789.47	\$30.85	\$5.08	\$35.93
Sub Total	\$9,572.81	\$62.84	\$10.15	\$72.99
<u>070 Pool Area</u>				
Cabana - Ceramic Tile, Exterior	\$6,287.93	\$40.64	\$6.67	\$47.31
Cabana - Ceramic Tile, Interior	\$7,816.73	\$52.26	\$8.29	\$60.56
Cabana - Doors	\$10,010.00	\$64.70	\$10.61	\$75.31
Cabana - Water Heater	\$625.00	\$10.59	\$0.70	\$11.29
Clubhouse - Cabinets & Counter Top	\$7,350.00	\$47.51	\$7.79	\$55.30
Clubhouse - Floor, Resurface	\$4,116.00	\$27.06	\$4.37	\$31.43
Clubhouse - Furniture	\$14,736.84	\$94.93	\$15.62	\$110.55
Clubhouse - HVAC	\$5,416.67	\$47.04	\$5.81	\$52.85

Sample Condominium Association With Pool And Clubhouse

Management / Accounting Summary

Directed Cash Flow Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
Clubhouse - Plumbing Fixtures	\$700.00	\$4.68	\$0.75	\$5.43
Clubhouse - Refrigerator	\$2,100.00	\$13.53	\$2.23	\$15.76
Pool - Filter	\$890.29	\$16.53	\$1.01	\$17.53
Pool - Heater	\$1,825.00	\$26.05	\$2.02	\$28.07
Pool - Replaster	\$1,656.46	\$139.41	\$2.52	\$141.93
Pool - Wood Patio Covers	\$50,056.74	\$331.32	\$53.10	\$384.42
Pool Area - Barbecue	\$2,062.50	\$29.02	\$2.28	\$31.30
Pool Area - Entry System	\$13,733.33	\$149.63	\$14.91	\$164.54
Pool Area - Fountain, Refurbish	\$6,000.00	\$85.03	\$6.63	\$91.66
Pool Area - Furniture	\$3,158.33	\$130.45	\$3.99	\$134.44
Pool Area - Mastic	\$2,354.21	\$164.44	\$3.37	\$167.81
Pool Area - Trash Receptacle	\$0.00	\$10.72	\$0.06	\$10.78
Spa - Filter	\$1,539.47	\$20.14	\$1.69	\$21.83
Spa - Heater	\$345.00	\$28.82	\$0.52	\$29.34
Spa - Replaster	\$588.50	\$49.16	\$0.90	\$50.06
Sub Total	\$143,369.00	\$1,583.67	\$155.83	\$1,739.50
<u>080 Grounds</u>				
Grounds - Benches	\$43,917.39	\$286.78	\$46.56	\$333.34
Grounds - Fireplace	\$5,833.33	\$39.00	\$6.19	\$45.19
Grounds - Fountain, Filters	\$1,450.00	\$24.57	\$1.62	\$26.19
Grounds - Fountain, Refurbish	\$9,000.00	\$127.55	\$9.94	\$137.49
Grounds - Gazebo	\$12,727.27	\$82.83	\$13.50	\$96.32
Grounds - Hammocks	\$350.00	\$28.49	\$0.53	\$29.01
Grounds - Pots / Planters	\$2,450.00	\$15.84	\$2.60	\$18.43
Grounds - Synthetic Turf, Putting Greens	\$15,054.55	\$214.12	\$16.64	\$230.76
Sub Total	\$90,782.54	\$819.17	\$97.58	\$916.75
<u>090 Landscape</u>				
Landscape - Erosion Control	\$70,000.00	\$468.03	\$74.28	\$542.32
Landscape - Irrigation Controllers	\$33,600.00	\$213.51	\$35.59	\$249.11
Landscape - Replacement	\$47,588.00	\$434.18	\$51.18	\$485.36
Landscape - Slopes, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Landscape - Tree Trimming	\$32,500.00	\$2,635.28	\$48.73	\$2,684.02
Sub Total	\$183,688.00	\$3,751.01	\$209.79	\$3,960.80

Sample Condominium Association With Pool And Clubhouse

Management / Accounting Summary

Directed Cash Flow Calculation Method; Sorted by Category

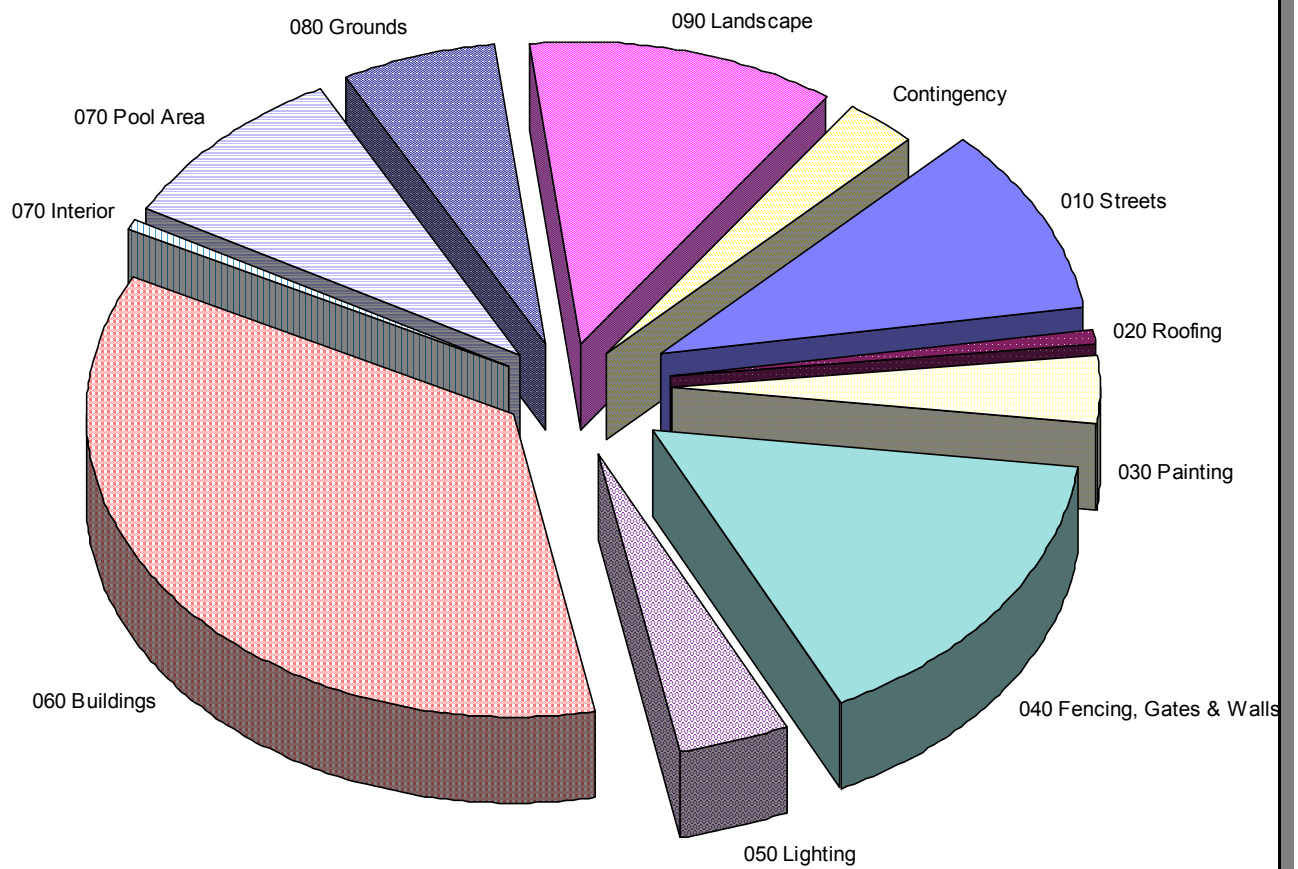
	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
Contingency	\$45,853.40	\$859.22	\$51.91	\$911.14
Total	\$1,574,300.00	\$29,500.00	\$1,782.35	\$31,282.35

Sample Condominium Association With Pool And Clubhouse

Management / Accounting Charts

Directed Cash Flow Calculation Method; Sorted by Category

Distribution of Current Reserve Fund

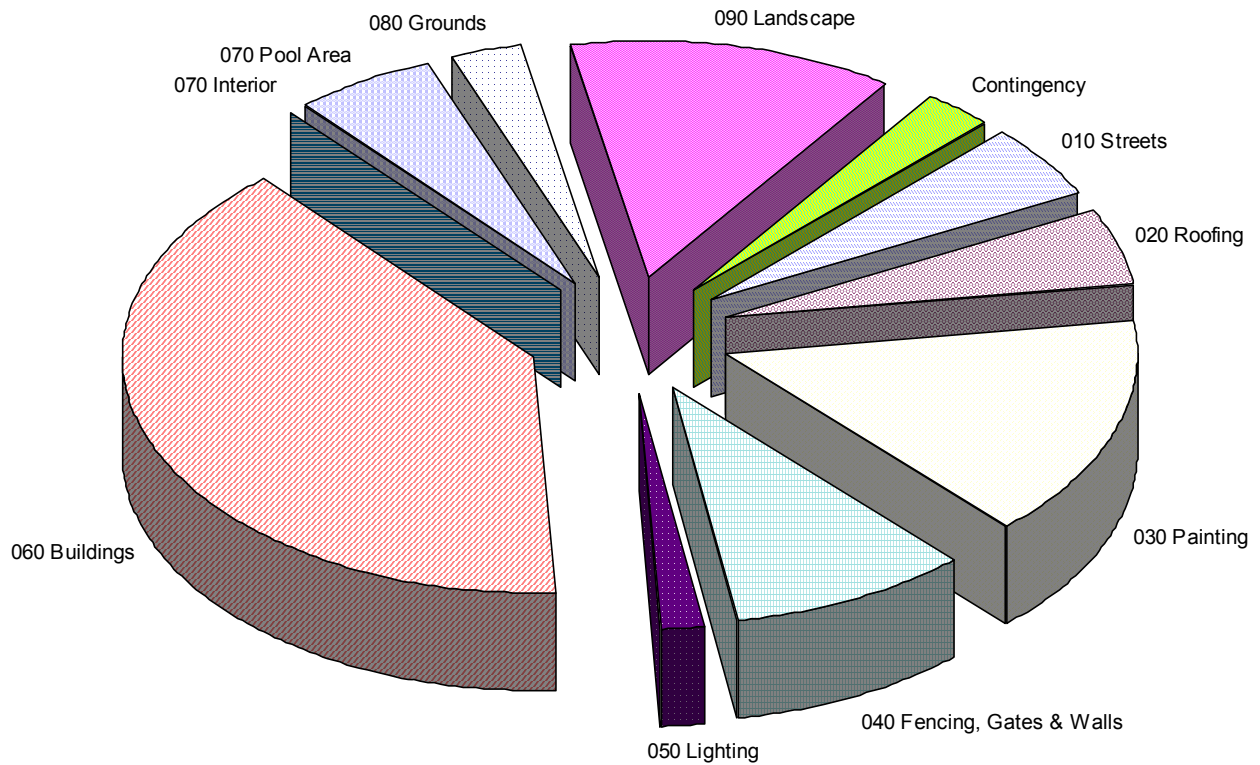


Sample Condominium Association With Pool And Clubhouse

Management / Accounting Charts

Directed Cash Flow Calculation Method; Sorted by Category

Monthly Member Contribution



Sample Condominium Association With Pool And Clubhouse

Annual Expenditure Detail

Sorted by Description

2018 Fiscal Year

Landscape - Irrigation Controllers	\$36,720.00
Landscape - Tree Trimming	\$66,300.00

Sub Total \$103,020.00

2019 Fiscal Year

Access - Gate Operators	\$7,594.92
Clubhouse - HVAC	\$6,762.60
Grounds - Hammocks	\$1,092.42
Lighting - Floods	\$7,412.85
Pool Area - Barbecue	\$2,861.10
Pool Area - Mastic	\$6,648.16
Streets - Asphalt, Repair	\$11,930.79
Streets - Asphalt, Seal Coat	\$11,569.25

Sub Total \$55,872.08

2020 Fiscal Year

Buildings - Fire Sprinkler, 5-Year Certification	\$31,836.24
Landscape - Tree Trimming	\$68,978.52
Painting - Wrought Iron	\$29,302.61
Spa - Filter	\$2,387.72

Sub Total \$132,505.08

2021 Fiscal Year

Buildings - Decks, Top Coat	\$103,480.51
Buildings - Stone Siding, Repair	\$10,824.32
Buildings - Termite Control	\$227,310.75
Buildings - Wood Repairs	\$21,648.64
Buildings - Wood Shutters, Original	\$99,692.00
Grounds - Fountain, Refurbish	\$16,236.48
Painting - Woodwork & Trim	\$117,527.78
Pool Area - Fountain, Refurbish	\$10,824.32
Pool Area - Furniture	\$10,256.04
Roofing - Tile, Repair	\$75,770.25

Sub Total \$693,571.11

2022 Fiscal Year

Access - Entrance Phone	\$10,267.95
Cabana - Restroom Partitions	\$7,176.53
Cabana - Water Heater	\$1,380.10

Sample Condominium Association With Pool And Clubhouse

Annual Expenditure Detail

Sorted by Description

Clubhouse - Furniture	\$22,081.62
Clubhouse - Refrigerator	\$3,146.63
Grounds - Fountain, Filters	\$3,201.83
Grounds - Hammocks	\$1,159.28
Grounds - Synthetic Turf, Putting Greens	\$30,472.63
Landscape - Tree Trimming	\$71,765.25
Sub Total	\$150,651.83
2023 Fiscal Year	
Buildings - Fire Alarm Control Panels	\$87,840.67
Buildings - Mailboxes	\$15,135.62
Cabana - Ceramic Tile, Exterior	\$10,116.04
Cabana - Doors	\$16,104.12
Clubhouse - Cabinets & Counter Top	\$11,824.71
Grounds - Pots / Planters	\$3,941.57
Lighting - Buildings	\$33,559.64
Lighting - Fixtures	\$2,984.33
Lighting - Pool Deck	\$38,852.60
Lighting - Streets / Parking	\$20,270.92
Painting - Wrought Iron	\$31,096.16
Pool - Heater	\$4,110.49
Pool Area - Mastic	\$7,196.18
Streets - Asphalt, Repair	\$12,914.27
Streets - Asphalt, Seal Coat	\$12,522.93
Sub Total	\$308,470.25
2024 Fiscal Year	
Buildings - Alarm Systems	\$28,946.88
Landscape - Tree Trimming	\$74,664.57
Painting - Interior	\$2,476.57
Pool - Filter	\$2,584.54
Pool Area - Entry System	\$29,578.66
Sub Total	\$138,251.21
2025 Fiscal Year	
Buildings - Fire Sprinkler, 5-Year Certification	\$35,149.78
Grounds - Gazebo	\$23,433.19
Grounds - Hammocks	\$1,230.24
Sub Total	\$59,813.21

Sample Condominium Association With Pool And Clubhouse

Annual Expenditure Detail

Sorted by Description

2026 Fiscal Year

Buildings - Decks, Resurface (Original)	\$161,576.52
Buildings - Decks, Top Coat	\$114,250.85
Buildings - Stone Siding, Repair	\$11,950.93
Buildings - Wood Repairs	\$23,901.85
Grounds - Benches	\$86,225.93
Landscape - Tree Trimming	\$77,681.02
Painting - Stucco	\$303,681.98
Painting - Woodwork & Trim	\$129,760.16
Painting - Wrought Iron	\$32,999.49
Roofing - Metal	\$15,506.33
Roofing - Tile, Repair	\$83,656.48
Spa - Heater	\$4,123.07
Spa - Replaster	\$7,033.12

Sub Total

\$1,052,347.72

2027 Fiscal Year

Pool Area - Barbecue	\$3,352.23
Pool Area - Furniture	\$11,549.97
Pool Area - Mastic	\$7,789.37
Streets - Asphalt, Overlay / Major Rehab	\$306,394.25
Streets - Asphalt, Repair	\$13,978.82
Streets - Asphalt, Seal Coat	\$13,555.22

Sub Total

\$356,619.87

2028 Fiscal Year

Buildings - Doors, Garage	\$182,776.02
Clubhouse - Floor, Resurface	\$9,138.80
Fencing - Glass	\$66,769.20
Fencing - Wrought Iron	\$350,973.48
Grounds - Hammocks	\$1,305.54
Landscape - Tree Trimming	\$80,819.33
Pool - Replaster	\$24,715.17
Walls - Block, Repair	\$11,998.56

Sub Total

\$728,496.12

2029 Fiscal Year

Access - Gate Operators	\$9,258.17
Lighting - Floods	\$9,036.22
Painting - Wrought Iron	\$35,019.33

Sample Condominium Association With Pool And Clubhouse

Annual Expenditure Detail

Sorted by Description

Sub Total	\$53,313.71
2030 Fiscal Year	
Buildings - Fire Sprinkler, 5-Year Certification	\$38,808.20
Grounds - Synthetic Turf, Putting Greens	\$35,703.54
Landscape - Irrigation Controllers	\$46,569.84
Landscape - Tree Trimming	\$84,084.43
Pool - Wood Patio Covers	\$124,882.20
Spa - Filter	\$2,910.61
Sub Total	\$332,958.82
2031 Fiscal Year	
Buildings - Decks, Resurface (2016)	\$346,357.90
Buildings - Decks, Top Coat	\$126,142.17
Buildings - Stone Siding, Repair	\$13,194.79
Buildings - Wood Repairs	\$26,389.58
Clubhouse - HVAC	\$8,576.61
Grounds - Fountain, Refurbish	\$19,792.18
Grounds - Hammocks	\$1,385.45
Painting - Woodwork & Trim	\$143,265.71
Pool Area - Fountain, Refurbish	\$13,194.79
Pool Area - Mastic	\$8,431.47
Roofing - Tile, Repair	\$92,363.51
Streets - Asphalt, Repair	\$15,131.12
Streets - Asphalt, Seal Coat	\$14,672.60
Sub Total	\$828,897.88
2032 Fiscal Year	
Access - Entrance Phone	\$12,516.58
Cabana - Water Heater	\$1,682.34
Clubhouse - Refrigerator	\$3,835.72
Grounds - Fountain, Filters	\$3,903.02
Landscape - Tree Trimming	\$87,481.44
Painting - Interior	\$2,901.69
Painting - Wrought Iron	\$37,162.79
Sub Total	\$149,483.58
2033 Fiscal Year	
Buildings - Metal Building Trim	\$77,425.11
Cabana - Ceramic Tile, Interior	\$22,994.33

Sample Condominium Association With Pool And Clubhouse

Annual Expenditure Detail

Sorted by Description

Cabana - Plumbing Fixtures	\$14,071.05
Clubhouse - Plumbing Fixtures	\$2,059.18
Grounds - Fireplace	\$17,159.82
Landscape - Erosion Control	\$205,917.86
Lighting - Clubhouse	\$2,416.10
Pool Area - Furniture	\$13,007.14
Railing - Wrought Iron	\$436,305.62
Sub Total	\$791,356.22
2034 Fiscal Year	
Grounds - Hammocks	\$1,470.25
Landscape - Tree Trimming	\$91,015.69
Sub Total	\$92,485.95
2035 Fiscal Year	
Buildings - Fire Extinguisher Cabinets	\$78,410.72
Buildings - Fire Sprinkler, 5-Year Certification	\$42,847.39
Painting - Wrought Iron	\$39,437.45
Pool - Heater	\$5,213.10
Pool Area - Barbecue	\$3,927.68
Pool Area - Mastic	\$9,126.49
Pool Area - Trash Receptacle	\$3,213.55
Streets - Asphalt, Repair	\$16,378.41
Streets - Asphalt, Seal Coat	\$15,882.10
Sub Total	\$214,436.89
2036 Fiscal Year	
Buildings - Bird Exclusion Wire	\$113,631.27
Buildings - Decks, Top Coat	\$139,271.15
Buildings - Stone Siding, Repair	\$14,568.11
Buildings - Termite Control	\$305,930.35
Buildings - Wood Repairs	\$29,136.22
Buildings - Wood Shutters, 2016	\$33,652.34
Landscape - Tree Trimming	\$94,692.73
Painting - Stucco	\$370,186.65
Painting - Woodwork & Trim	\$158,176.92
Pool - Filter	\$3,277.83
Roofing - Metal	\$18,902.13
Roofing - Tile, Repair	\$101,976.78
Spa - Heater	\$5,026.00

Sample Condominium Association With Pool And Clubhouse

Annual Expenditure Detail

Sorted by Description

Spa - Replaster	\$8,573.33
Sub Total	\$1,397,001.79
2037 Fiscal Year	
Cabana - Restroom Partitions	\$9,658.66
Clubhouse - Furniture	\$29,718.95
Grounds - Hammocks	\$1,560.24
Sub Total	\$40,937.85
2038 Fiscal Year	
Buildings - Doors, Decks & Patios	\$1,025,802.98
Buildings - Doors, Unit Entry	\$280,095.14
Grounds - Synthetic Turf, Putting Greens	\$41,832.39
Landscape - Tree Trimming	\$98,518.31
Painting - Wrought Iron	\$41,851.34
Roofing - Rain Gutters	\$101,246.51
Sub Total	\$1,589,346.67
2039 Fiscal Year	
Access - Gate Operators	\$11,285.65
Buildings - Alarm Systems	\$38,958.69
Lighting - Floods	\$11,015.11
Pool Area - Entry System	\$39,808.98
Pool Area - Furniture	\$14,648.16
Pool Area - Mastic	\$9,878.81
Streets - Asphalt, Repair	\$17,728.52
Streets - Asphalt, Seal Coat	\$17,191.29
Sub Total	\$160,515.20
2040 Fiscal Year	
Buildings - Fire Sprinkler, 5-Year Certification	\$47,306.98
Grounds - Hammocks	\$1,655.74
Landscape - Tree Trimming	\$102,498.45
Painting - Interior	\$3,399.79
Pool - Replaster	\$31,344.82
Spa - Filter	\$3,548.02
Sub Total	\$189,753.81
2041 Fiscal Year	
Buildings - Decks, Resurface (Original)	\$217,460.72

Sample Condominium Association With Pool And Clubhouse

Annual Expenditure Detail

Sorted by Description

Buildings - Decks, Top Coat	\$153,766.60
Buildings - Stone Siding, Repair	\$16,084.37
Buildings - Wood Repairs	\$32,168.75
Buildings - Wood Shutters, Original	\$148,137.07
Grounds - Fountain, Refurbish	\$24,126.56
Painting - Woodwork & Trim	\$174,640.10
Painting - Wrought Iron	\$44,412.97
Pool Area - Fountain, Refurbish	\$16,084.37
Roofing - Tile, Repair	\$112,590.61
Sub Total	\$939,472.11
2042 Fiscal Year	
Access - Entrance Phone	\$15,257.64
Cabana - Water Heater	\$2,050.76
Clubhouse - Refrigerator	\$4,675.73
Grounds - Benches	\$118,369.72
Grounds - Fountain, Filters	\$4,757.76
Landscape - Irrigation Controllers	\$59,061.82
Landscape - Tree Trimming	\$106,639.39
Sub Total	\$310,812.81
2043 Fiscal Year	
Buildings - Fire Alarm Control Panels	\$130,526.61
Buildings - Mailboxes	\$22,490.74
Cabana - Ceramic Tile, Exterior	\$15,031.90
Cabana - Doors	\$23,929.88
Clubhouse - Cabinets & Counter Top	\$17,570.89
Clubhouse - HVAC	\$10,877.22
Grounds - Hammocks	\$1,757.09
Grounds - Pots / Planters	\$5,856.96
Lighting - Buildings	\$49,867.86
Lighting - Fixtures	\$4,434.56
Lighting - Pool Deck	\$57,732.92
Lighting - Streets / Parking	\$30,121.53
Pool Area - Barbecue	\$4,601.90
Pool Area - Mastic	\$10,693.14
Streets - Asphalt, Repair	\$19,189.92
Streets - Asphalt, Seal Coat	\$18,608.41
Sub Total	\$423,291.53

Sample Condominium Association With Pool And Clubhouse

Annual Expenditure Detail

Sorted by Description

2044 Fiscal Year

Landscape - Tree Trimming	\$110,947.62
Painting - Wrought Iron	\$47,131.40

Sub Total \$158,079.02

2045 Fiscal Year

Buildings - Fire Sprinkler, 5-Year Certification	\$52,230.73
Grounds - Gazebo	\$34,820.48
Pool Area - Furniture	\$16,496.20

Sub Total \$103,547.41

2046 Fiscal Year

Buildings - Decks, Resurface (2016)	\$466,152.13
Buildings - Decks, Top Coat	\$169,770.75
Buildings - Stone Siding, Repair	\$17,758.45
Buildings - Wood Repairs	\$35,516.89
Grounds - Hammocks	\$1,864.64
Grounds - Synthetic Turf, Putting Greens	\$49,013.31
Landscape - Tree Trimming	\$115,429.90
Painting - Stucco	\$451,255.45
Painting - Woodwork & Trim	\$192,816.78
Roofing - Metal	\$23,041.58
Roofing - Tile, Repair	\$124,309.13
Spa - Heater	\$6,126.66
Spa - Replaster	\$10,450.85

Sub Total \$1,663,506.53

Sample Condominium Association With Pool And Clubhouse Projections

Directed Cash Flow Calculation Method

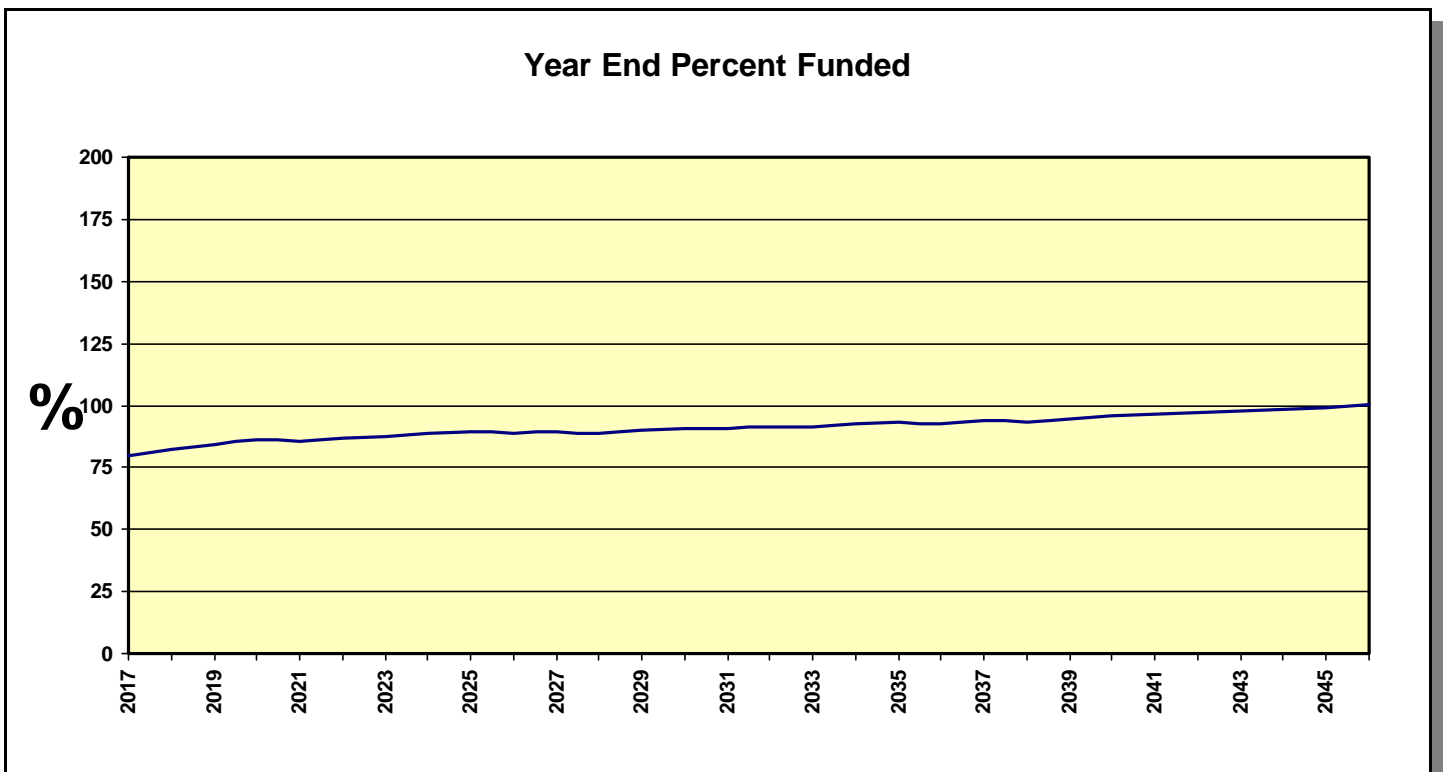
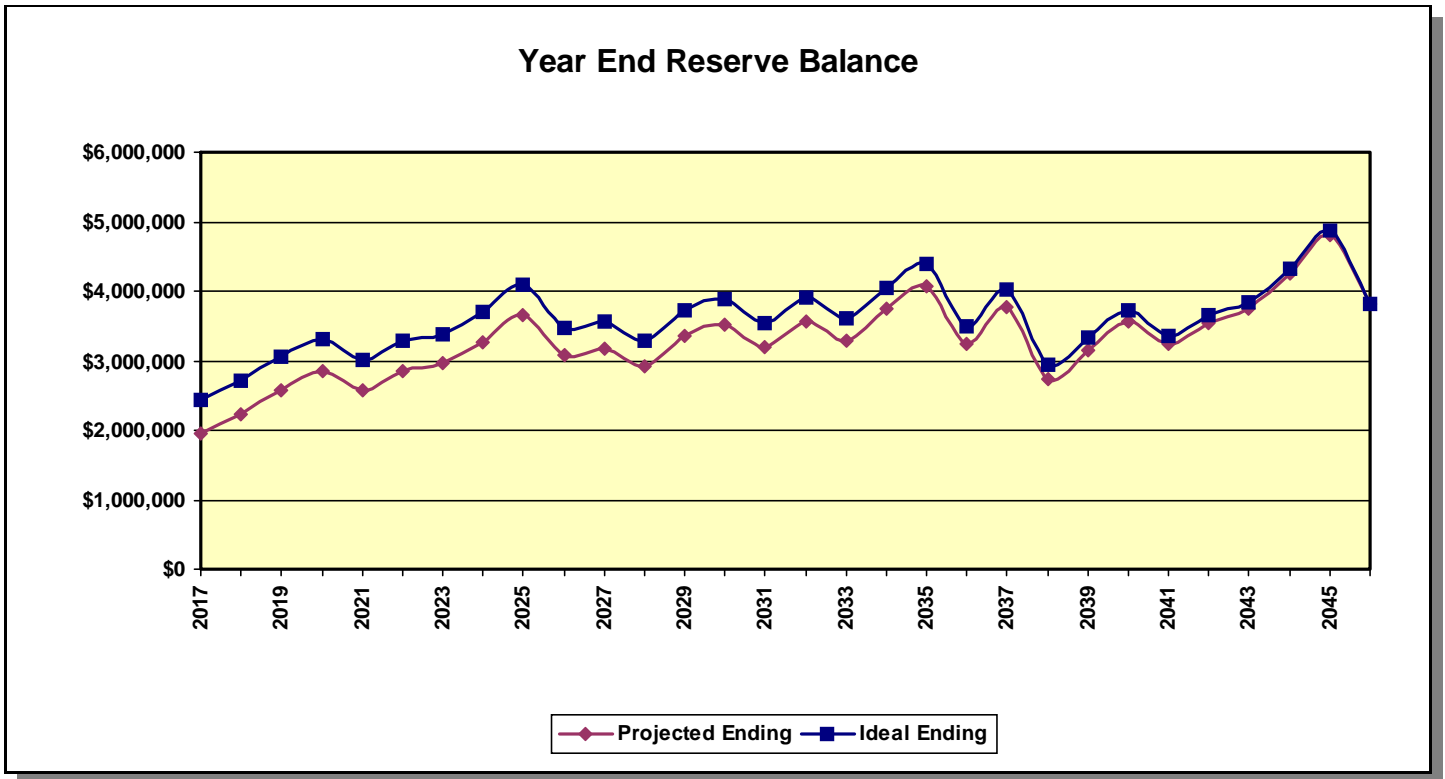
Fiscal Year	Beginning Balance	Member Contribution	Interest Contribution	Expenditures	Ending Balance	Fully Funded Ending Balance	Percent Funded
2017	\$1,574,300	\$354,000	\$21,388	\$0	\$1,949,688	\$2,441,947	80%
2018	\$1,949,688	\$361,080	\$24,783	\$103,020	\$2,232,532	\$2,714,489	82%
2019	\$2,232,532	\$368,302	\$28,889	\$55,872	\$2,573,850	\$3,047,750	84%
2020	\$2,573,850	\$375,668	\$32,191	\$132,505	\$2,849,204	\$3,316,317	86%
2021	\$2,849,204	\$383,181	\$28,714	\$693,571	\$2,567,528	\$3,009,656	85%
2022	\$2,567,528	\$390,845	\$31,975	\$150,652	\$2,839,696	\$3,276,403	87%
2023	\$2,839,696	\$398,661	\$33,428	\$308,470	\$2,963,316	\$3,389,826	87%
2024	\$2,963,316	\$406,635	\$37,093	\$138,251	\$3,268,792	\$3,691,630	89%
2025	\$3,268,792	\$414,767	\$41,868	\$59,813	\$3,665,614	\$4,089,422	90%
2026	\$3,665,614	\$423,063	\$34,576	\$1,052,348	\$3,070,906	\$3,465,657	89%
2027	\$3,070,906	\$431,524	\$35,868	\$356,620	\$3,181,678	\$3,568,199	89%
2028	\$3,181,678	\$440,155	\$32,700	\$728,496	\$2,926,037	\$3,290,107	89%
2029	\$2,926,037	\$448,958	\$37,918	\$53,314	\$3,359,600	\$3,723,968	90%
2030	\$3,359,600	\$457,937	\$39,865	\$332,959	\$3,524,443	\$3,882,744	91%
2031	\$3,524,443	\$467,095	\$35,838	\$828,898	\$3,198,478	\$3,532,195	91%
2032	\$3,198,478	\$476,437	\$40,245	\$149,484	\$3,565,677	\$3,897,132	91%
2033	\$3,565,677	\$485,966	\$36,915	\$791,356	\$3,297,201	\$3,603,895	91%
2034	\$3,297,201	\$495,685	\$42,271	\$92,486	\$3,742,672	\$4,048,084	92%
2035	\$3,742,672	\$505,599	\$46,313	\$214,437	\$4,080,147	\$4,382,273	93%
2036	\$4,080,147	\$515,711	\$35,959	\$1,397,002	\$3,234,816	\$3,490,167	93%
2037	\$3,234,816	\$526,025	\$42,309	\$40,938	\$3,762,212	\$4,014,512	94%
2038	\$3,762,212	\$536,546	\$29,790	\$1,589,347	\$2,739,202	\$2,932,391	93%
2039	\$2,739,202	\$547,277	\$34,850	\$160,515	\$3,160,813	\$3,339,760	95%
2040	\$3,160,813	\$558,222	\$39,745	\$189,754	\$3,569,027	\$3,734,761	96%
2041	\$3,569,027	\$569,387	\$35,601	\$939,472	\$3,234,543	\$3,360,415	96%
2042	\$3,234,543	\$580,775	\$39,289	\$310,813	\$3,543,794	\$3,649,667	97%
2043	\$3,543,794	\$592,390	\$41,779	\$423,292	\$3,754,672	\$3,837,362	98%
2044	\$3,754,672	\$604,238	\$47,711	\$158,079	\$4,248,541	\$4,318,489	98%
2045	\$4,248,541	\$616,323	\$54,534	\$103,547	\$4,815,851	\$4,877,796	99%
2046	\$4,815,851	\$628,649	\$42,375	\$1,663,507	\$3,823,369	\$3,820,889	100%

NOTE: In some cases, the projected Ending Balance may exceed the Fully Funded Ending Balance in years following high Expenditures. This is a result of the provision for contingency in this analysis, which in these projections is never expended. The contingency is continually adjusted according to need and any excess is redistributed among all components included.

Sample Condominium Association With Pool And Clubhouse

Projection Charts

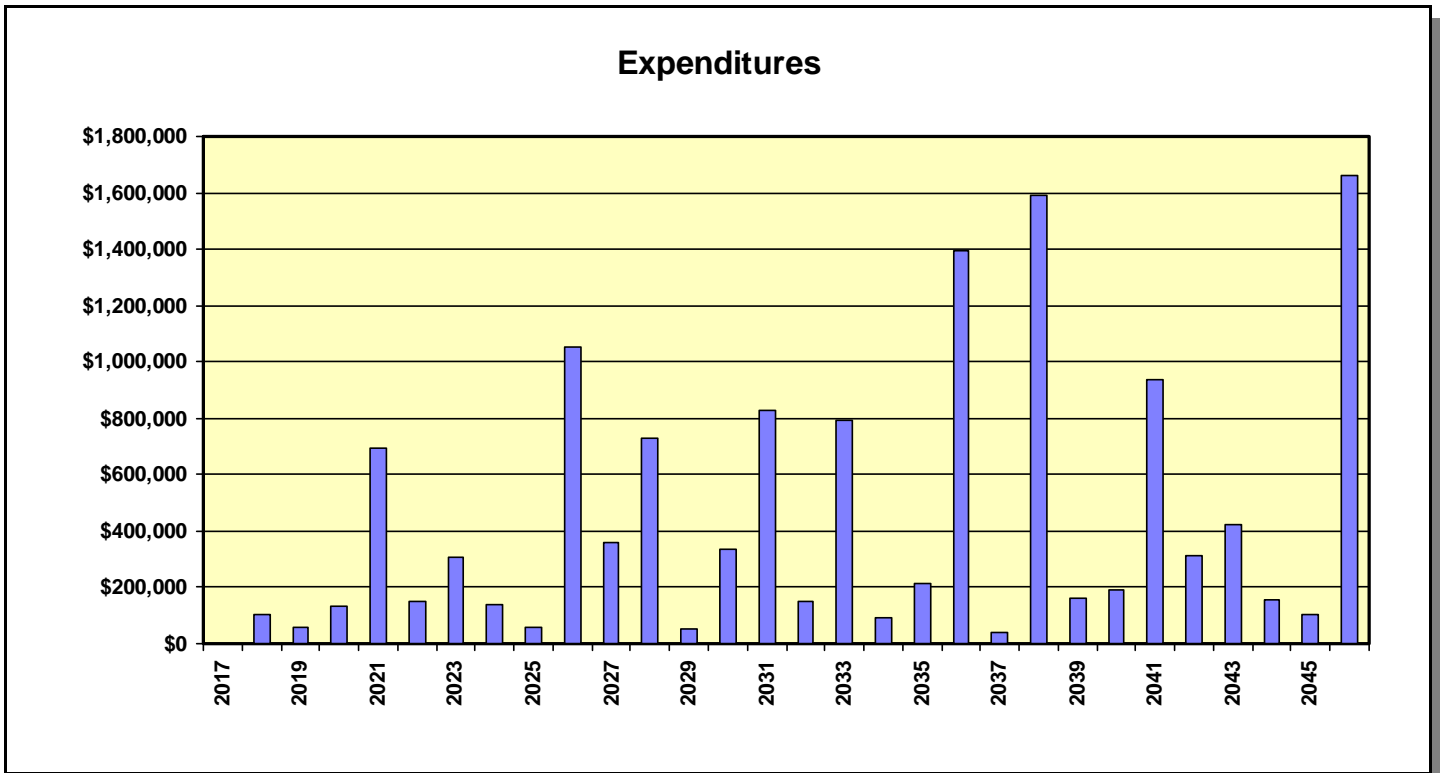
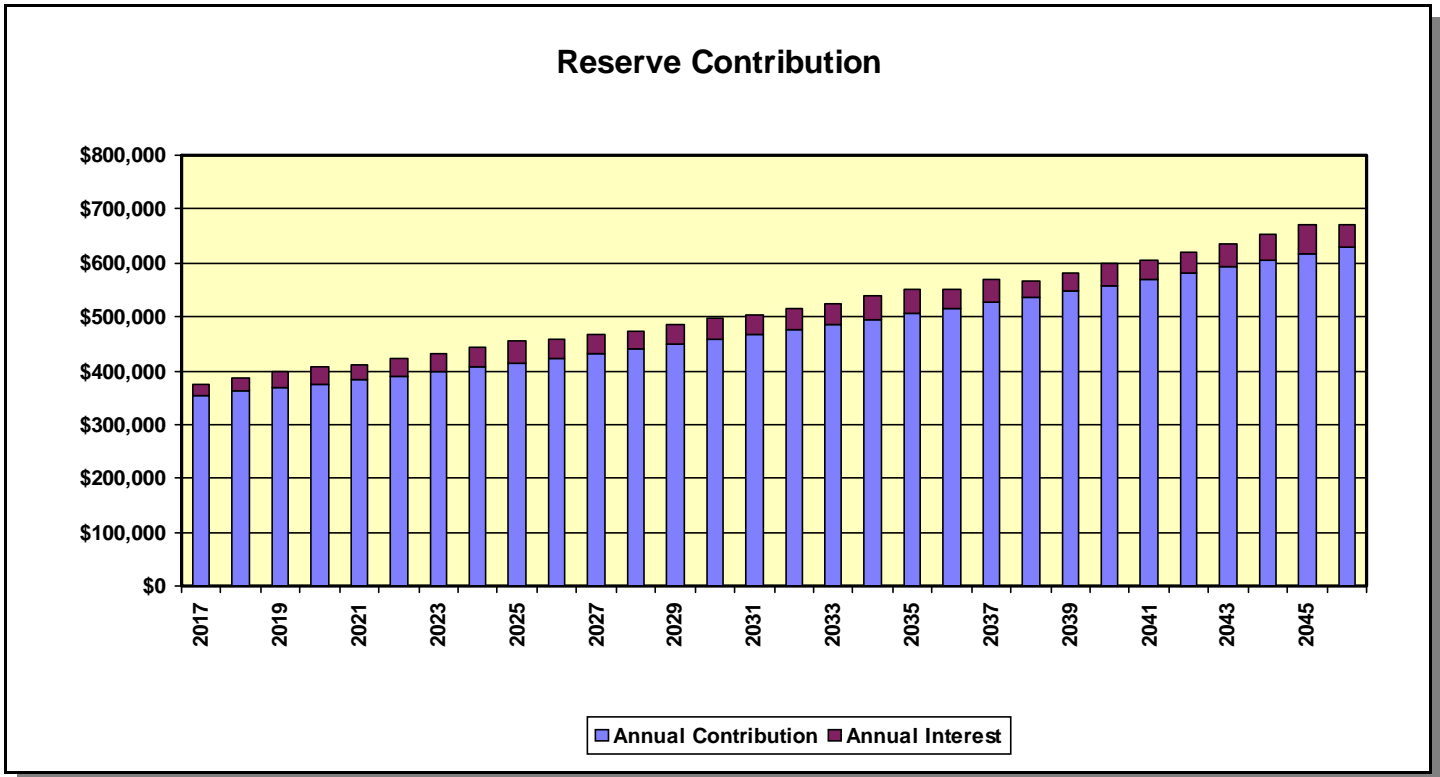
Directed Cash Flow Calculation Method



Sample Condominium Association With Pool And Clubhouse

Projection Charts

Directed Cash Flow Calculation Method



Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Streets - Asphalt, Overlay / Major Rehab

Category	010 Streets	Quantity	1 total
Photo Date	June 2016	Unit Cost	\$251,350.00
		% of Replacement	100.00%
		Current Cost	\$251,350.00
Placed In Service	01/03	Future Cost	\$306,394.25
Useful Life	24		
		Assigned Reserves at FYB	\$146,620.83
Remaining Life	10	Monthly Member Contribution	\$960.67
Replacement Year	2027	Monthly Interest Contribution	\$155.47
		Total Monthly Contribution	\$1,116.14

Comments:



139,000 sq. ft. of overlay/major rehab	@	\$1.60	=	\$222,400.00
57 valve cover adjustments	@	\$200.00	=	\$11,400.00
39 manhole cover adjustments	@	\$450.00	=	\$17,550.00
		TOTAL	=	\$251,350.00

Most asphalt areas can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay or other major rehabilitation is required. In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

The surface area inventory for the asphalt has been provided by the client in the form of a previous reserve study, prepared by another firm.

Streets - Asphalt, Repair			
Category	010 Streets	Quantity	139,000 sq. ft.
Photo Date	June 2016	Unit Cost	\$5.500
		% of Replacement	1.50%
		Current Cost	\$11,467.50
Placed In Service	07/15	Future Cost	\$11,930.79
Useful Life	4		
		Assigned Reserves at FYB	\$4,914.64
Remaining Life	2	Monthly Member Contribution	\$267.66
Replacement Year	2019	Monthly Interest Contribution	\$6.60
		Total Monthly Contribution	\$274.26

Comments:



The association repaired and seal coated the asphalt in the summer of 2015.

It is estimated that a percentage of the asphalt areas will require repair or replacement. The actual condition of the asphalt should be monitored through time and these estimates adjusted accordingly.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Streets - Asphalt, Seal Coat

Category	010 Streets	Quantity	139,000 sq. ft.
Photo Date	June 2016	Unit Cost	\$0.080
		% of Replacement	100.00%
		Current Cost	\$11,120.00
Placed In Service	07/15	Future Cost	\$11,569.25
Useful Life	4		
		Assigned Reserves at FYB	\$4,765.71
Remaining Life	2	Monthly Member Contribution	\$259.55
Replacement Year	2019	Monthly Interest Contribution	\$6.40
		Total Monthly Contribution	\$265.95

Comments:



The association repaired and seal coated the asphalt in the summer of 2015.

Asphalt surfaces should be seal coated on a 3 to 4 year cycle.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Streets - Concrete, Unfunded

Category	010 Streets	Quantity	1 comment
Photo Date	June 2016	Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/03	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:



There are typical concrete sidewalks, curbs, gutters and drainage swales located throughout the community.

Typically, budgeting for concrete repairs as a reserve component is excluded as it is anticipated that any repairs required will be addressed immediately due to safety concerns. Good maintenance practice would not allow the need for repairs to accumulate to a point that they would become a major expense. Minor repairs, as needed, should be addressed immediately as a maintenance issue using the client's operating and/or reserve contingency funds. Should the client desire, funding for this component can be included.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Roofing - Metal

Category	020 Roofing	Quantity	1,730 sq. ft.
Photo Date	June 2016	Unit Cost	\$7.500
		% of Replacement	100.00%
		Current Cost	\$12,975.00
Placed In Service	01/16	Future Cost	\$15,506.33
Useful Life	10		
		Assigned Reserves at FYB	\$1,297.50
Remaining Life	9	Monthly Member Contribution	\$108.39
Replacement Year	2026	Monthly Interest Contribution	\$1.96
		Total Monthly Contribution	\$110.35

Comments:



In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. Fees for these services vary based on the size of the project and detail required by the client, and have not been included in the cost used for this component. Should the client desire, a provision for a consultant can be incorporated into this analysis.

The inventory for this component has been provided by the client, in the form of a previous reserve study, prepared by another firm.

The cost for this component was originally provided by the client's maintenance contractor.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Roofing - Rain Gutters

Category	020 Roofing	Quantity	8,350 lin. ft.
Photo Date	June 2016	Unit Cost	\$8.000
		% of Replacement	100.00%
		Current Cost	\$66,800.00
Placed In Service	01/03	Future Cost	\$101,246.51
Useful Life	35		
		Assigned Reserves at FYB	\$0.00
Remaining Life	21	Monthly Member Contribution	\$275.81
Replacement Year	2038	Monthly Interest Contribution	\$1.62
		Total Monthly Contribution	\$277.44

Comments:



These are the typical metal rain gutters and downspouts located throughout the community.

The inventory for this component has been provided by the client, in the form of a previous reserve study, prepared by another firm.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Roofing - Tile, Repair

Category	020 Roofing	Quantity	1 provision
Photo Date	June 2016	Unit Cost	\$70,000.00
		% of Replacement	100.00%
		Current Cost	\$70,000.00
Placed In Service	01/16	Future Cost	\$75,770.25
Useful Life	5		
		Assigned Reserves at FYB	\$14,000.00
Remaining Life	4	Monthly Member Contribution	\$1,148.01
Replacement Year	2021	Monthly Interest Contribution	\$21.06
		Total Monthly Contribution	\$1,169.07

Comments:



For the purposes of this analysis, we have budgeted a provision for the periodic inspection and repair/maintenance of the concrete tile roofing.

The useful life estimate for this component has been provided by client's maintenance contractor.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Roofing - Tile, Replace (Unfunded)

Category	020 Roofing	Quantity	313,570 sq. ft.
Photo Date	June 2016	Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/03	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:



The inventory for this component has been provided by the client, in the form of a previous reserve study, prepared by another firm.

Tile roofs are designed to last the life of a community. However, the underlayment (waterproof membrane underneath the roof tiles) can be subject to deterioration and failure through time. The timing and rate of failure is difficult to predict and can vary significantly from one project to another depending largely on the quality of the original design and construction (materials and installation), exposure to outside influences (climate, foot traffic, etc.) and the level of routine maintenance.

For the purposes of this analysis, we have excluded budgeting for the complete replacement of the tile roofs and/or underlayment. It is anticipated that tile roof-related expenses can be effectively managed by the repair component included herein (see previous component) and as an annual operating/maintenance expense through time. It is recommended that the client include a line item in the annual operating budget for regularly scheduled inspections and repairs that may be necessary from time to time. The annual operating budget should be adjusted each year to reflect changes in tile roof-related requirements (based on inspections and scope of repairs needed).

Sample Condominium Association With Pool And Clubhouse

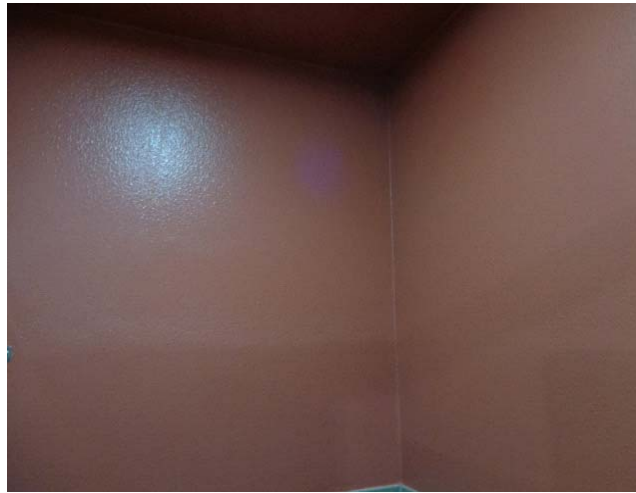
Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Painting - Interior

Category	030 Painting	Quantity	2,695 sq. ft.
Photo Date	June 2016	Unit Cost	\$0.800
		% of Replacement	100.00%
		Current Cost	\$2,156.00
Placed In Service	01/16	Future Cost	\$2,476.57
Useful Life	8		
		Assigned Reserves at FYB	\$269.50
Remaining Life	7	Monthly Member Contribution	\$22.35
Replacement Year	2024	Monthly Interest Contribution	\$0.41
		Total Monthly Contribution	\$22.76

Comments:



clubhouse	2,220 sq. ft.
cabana	475
	2,695 sq. ft.

The actual date this component was placed into service is not available. For budgeting purposes, this date has been estimated based on its condition at our most recent site visit.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Painting - Stucco

Category	030 Painting	Quantity	298,950 sq. ft.
Photo Date	June 2016	Unit Cost	\$0.850
		% of Replacement	100.00%
		Current Cost	\$254,107.50
Placed In Service	01/16	Future Cost	\$303,681.98
Useful Life	10		
		Assigned Reserves at FYB	\$25,410.75
Remaining Life	9	Monthly Member Contribution	\$2,122.82
Replacement Year	2026	Monthly Interest Contribution	\$38.47
		Total Monthly Contribution	\$2,161.29

Comments:



The association painted the stucco, woodwork, trim and wrought iron during 2016 for approximately \$390,000.

Color coated stucco can last from 10 to 15 years before it will require its first painting, as the coloring is mixed into the stucco material. Thereafter, budgeting for the painting of the stucco has been scheduled to be completed every other time the woodwork is painted.

The inventory for this component has been provided by the client, in the form of a previous reserve study, prepared by another firm.

The useful life estimate for this component has been provided by the client's maintenance contractor.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Painting - Woodwork & Trim

Category	030 Painting	Quantity	72,385 sq. ft.
Photo Date	June 2016	Unit Cost	\$1.500
		% of Replacement	100.00%
		Current Cost	\$108,577.50
Placed In Service	01/16	Future Cost	\$117,527.78
Useful Life	5		
		Assigned Reserves at FYB	\$21,715.50
Remaining Life	4	Monthly Member Contribution	\$1,780.68
Replacement Year	2021	Monthly Interest Contribution	\$32.68
		Total Monthly Contribution	\$1,813.36

Comments:



woodwork*	55,860 sq. ft.
deck railing*	11,255
stair railing*	2,835
steel pedestrian gates**	1,680
utility gates	755
	72,385 sq. ft.

* The inventory for this component has been provided by the client, in the form of a previous reserve study, prepared by another firm.

** These 4' x 3.5' steel gates are located at the front patios of various units.

*** These 3.5' x 4.5' wrought iron gates are located at the utility areas on every building.

The association painted the stucco, woodwork, trim and wrought iron during 2016 for approximately \$390,000.

The useful life estimate for this component has been provided by the client's maintenance contractor.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Painting - Wrought Iron

Category	030 Painting	Quantity	11,045 sq. ft.
Photo Date	June 2016	Unit Cost	\$2.500
		% of Replacement	100.00%
		Current Cost	\$27,612.50
		Future Cost	\$29,302.61
Placed In Service	01/16	Assigned Reserves at FYB	\$6,903.13
Useful Life	3	Monthly Member Contribution	\$563.95
Adjustment	+1	Monthly Interest Contribution	\$10.37
Remaining Life	3	Total Monthly Contribution	\$574.32
Replacement Year	2020		

Comments:



6' perimeter fencing*	9,000	sq. ft.
pool area fencing	1,635	
vehicle entry gates	210	
crash gates**	180	
pedestrian entry gate	20	
	11,045	sq. ft.

* The association intends to paint the perimeter wrought iron fencing before their 2016 fiscal year end.

** These 15' x 6' wrought iron crash gates are located at the east side of Talmont.

The association painted the stucco, woodwork, trim and wrought iron during 2016 for approximately \$390,000.

To ensure that the wrought iron achieves its full useful life, it should be painted as recommended.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Access - Entrance Phone

Category	040 Fencing, Gates & Walls	Quantity	1 phone
Photo Date	June 2016	Unit Cost	\$9,300.00
		% of Replacement	100.00%
		Current Cost	\$9,300.00
Placed In Service	01/03	Future Cost	\$10,267.95
Useful Life	10		
Adjustment	+9	Assigned Reserves at FYB	\$6,852.63
Remaining Life	5	Monthly Member Contribution	\$44.14
Replacement Year	2022	Monthly Interest Contribution	\$7.27
		Total Monthly Contribution	\$51.41

Comments:



This is a "DKS" electronic access phone.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Access - Gate Operators

Category	040 Fencing, Gates & Walls	Quantity	2 operators
Photo Date	June 2016	Unit Cost	\$3,650.00
		% of Replacement	100.00%
		Current Cost	\$7,300.00
Placed In Service	01/03	Future Cost	\$7,594.92
Useful Life	10		
Adjustment	+6	Assigned Reserves at FYB	\$6,387.50
Remaining Life	2	Monthly Member Contribution	\$40.73
Replacement Year	2019	Monthly Interest Contribution	\$6.77
		Total Monthly Contribution	\$47.50

Comments:



These are sliding gate operators.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Fencing - Glass

Category	040 Fencing, Gates & Walls	Quantity	895 lin. ft.
Photo Date	June 2016	Unit Cost	\$60.000
		% of Replacement	100.00%
		Current Cost	\$53,700.00
Placed In Service	01/03	Future Cost	\$66,769.20
Useful Life	25		
		Assigned Reserves at FYB	\$30,072.00
Remaining Life	11	Monthly Member Contribution	\$197.70
Replacement Year	2028	Monthly Interest Contribution	\$31.89
		Total Monthly Contribution	\$229.59

Comments:



This 4' glass fencing is located on a 2' block wall along the perimeter of the community on the north side.

The inventory for this component has been provided by the client, in the form of a previous reserve study, prepared by another firm.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Fencing - Wrought Iron

Category	040 Fencing, Gates & Walls	Quantity	1 total
Photo Date	June 2016	Unit Cost	\$282,275.00
		% of Replacement	100.00%
		Current Cost	\$282,275.00
Placed In Service	01/03	Future Cost	\$350,973.48
Useful Life	25		
		Assigned Reserves at FYB	\$158,074.00
Remaining Life	11	Monthly Member Contribution	\$1,039.23
Replacement Year	2028	Monthly Interest Contribution	\$167.64
		Total Monthly Contribution	\$1,206.87

Comments:



This wrought iron is located throughout the community:

ENTRANCE AREA:			
2	- 15' x 7' vehicle entry gates	@	\$10,300.00 = \$20,600.00
1	- 3' x 7' pedestrian entry gate	@	\$2,000.00 = \$2,000.00
PERIMETER:			
1,500	- lin. ft. of 6' perimeter fencing*	@	\$65.00 = \$97,500.00
2	- 3' x 6' gates w/mesh	@	\$850.00 = \$1,700.00
2	- 15' x 6' crash gates**	@	\$4,500.00 = \$9,000.00
POOL AREA:			
435	- lin. ft. of 3.5' pool fencing	@	\$40.00 = \$17,400.00
35	- lin. ft. of 5' pool fencing	@	\$55.00 = \$1,925.00
20	- lin. ft. of 5' pool fencing w/mesh	@	\$60.00 = \$1,200.00
3	- 3' x 6' pool gates w/mesh	@	\$850.00 = \$2,550.00
UNITS:			

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

120 patio gates***	@	\$750.00	=	\$90,000.00
48 utility gates****	@	\$800.00	=	\$38,400.00
		TOTAL	=	<u>\$282,275.00</u>

* The inventory for this component has been provided by the client.

** These 15' x 6' wrought iron crash gates are located at the east side of Talmont.

*** These 4' x 3.5' steel gates are located at the front patios of various units.

**** These 3.5' x 4.5' wrought iron gates are located at the utility areas on every building.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Railing - Wrought Iron

Category	040 Fencing, Gates & Walls	Quantity	1 total
Photo Date	June 2016	Unit Cost	\$317,825.00
		% of Replacement	100.00%
		Current Cost	\$317,825.00
Placed In Service	01/03	Future Cost	\$436,305.62
Useful Life	30		
		Assigned Reserves at FYB	\$43,855.80
Remaining Life	16	Monthly Member Contribution	\$1,484.13
Replacement Year	2033	Monthly Interest Contribution	\$53.55
		Total Monthly Contribution	\$1,537.68

Comments:



3,215 - lin. ft. of 3.5' deck railing*	@	\$85.00	=	\$273,275.00
810 - lin. ft. of 3' to 3.5' stair railing**	@	\$55.00	=	\$44,550.00
		TOTAL	=	<u>\$317,825.00</u>

* These railings are located at decks and balconies.

** These railings are located at ground-level stairs.

The inventory for this component has been provided by the client, in the form of a previous reserve study, performed by another firm.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Walls - Block, Repair

Category	040 Fencing, Gates & Walls	Quantity	7,720 sq. ft.
Photo Date	June 2016	Unit Cost	\$12.500
		% of Replacement	10.00%
		Current Cost	\$9,650.00
Placed In Service	01/03	Future Cost	\$11,998.56
Useful Life	25		
		Assigned Reserves at FYB	\$5,404.00
Remaining Life	11	Monthly Member Contribution	\$35.53
Replacement Year	2028	Monthly Interest Contribution	\$5.73
		Total Monthly Contribution	\$41.26

Comments:



Pool area	5,930 sq. ft.
Talmont	1,790
	7,720 sq. ft.

It is estimated that a percentage of the concrete block walls will require repair or replacement through time. The actual condition of these walls should be monitored and the percentage of replacement and remaining life estimates adjusted accordingly.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Lighting - Buildings

Category	050 Lighting	Quantity	1 total
Photo Date	June 2016	Unit Cost	\$29,800.00
		% of Replacement	100.00%
		Current Cost	\$29,800.00
Placed In Service	01/03	Future Cost	\$33,559.64
Useful Life	20		
		Assigned Reserves at FYB	\$20,860.00
Remaining Life	6	Monthly Member Contribution	\$134.83
Replacement Year	2023	Monthly Interest Contribution	\$22.11
		Total Monthly Contribution	\$156.94

Comments:



This inventory includes the "common area" building lighting located throughout the community:

UNIT BUILDINGS:			
96	recessed spot lights	@	\$160.00 = \$15,360.00
72	medium size lanterns	@	\$175.00 = \$12,600.00
CABANA BUILDING:			
3	medium size lanterns	@	\$175.00 = \$525.00
3	recessed spot lights	@	\$160.00 = \$480.00
CLUBHOUSE BUILDING:			
3	medium size lanterns	@	\$175.00 = \$525.00
2	recessed spot lights	@	\$155.00 = \$310.00
			TOTAL = \$29,800.00

We have excluded budgeting for the "exclusive use" lighting located at the front doors, patios and balconies; these lights are the maintenance responsibility of the individual unit owners.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Lighting - Clubhouse

Category	050 Lighting	Quantity	11 fixtures
Photo Date	June 2016	Unit Cost	\$160.000
		% of Replacement	100.00%
		Current Cost	\$1,760.00
Placed In Service	01/03	Future Cost	\$2,416.10
Useful Life	30		
		Assigned Reserves at FYB	\$821.33
Remaining Life	16	Monthly Member Contribution	\$5.49
Replacement Year	2033	Monthly Interest Contribution	\$0.88
		Total Monthly Contribution	\$6.37

Comments:



These recessed spot lights are located at the clubhouse.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Lighting - Fixtures

Category	050 Lighting	Quantity	1 total
Photo Date	June 2016	Unit Cost	\$2,650.00
		% of Replacement	100.00%
		Current Cost	\$2,650.00
Placed In Service	01/03	Future Cost	\$2,984.33
Useful Life	20		
		Assigned Reserves at FYB	\$1,855.00
Remaining Life	6	Monthly Member Contribution	\$11.99
Replacement Year	2023	Monthly Interest Contribution	\$1.97
		Total Monthly Contribution	\$13.96

Comments:



These light fixtures located throughout the community:

ENTRANCE:			
4	large size lanterns	@	\$300.00 = \$1,200.00
1	medium size lantern	@	\$175.00 = \$175.00
GROUNDS:			
3	step illumination fixtures	@	\$425.00 = \$1,275.00
		TOTAL	= <u>\$2,650.00</u>

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Lighting - Floods

Category	050 Lighting	Quantity	19 floods
Photo Date	June 2016	Unit Cost	\$375.000
		% of Replacement	100.00%
		Current Cost	\$7,125.00
Placed In Service	01/03	Future Cost	\$7,412.85
Useful Life	10		
Adjustment	+6	Assigned Reserves at FYB	\$6,234.38
Remaining Life	2	Monthly Member Contribution	\$39.75
Replacement Year	2019	Monthly Interest Contribution	\$6.61
		Total Monthly Contribution	\$46.36

Comments:



These light fixtures are located at the entrance and throughout the rest of the community.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Lighting - Pool Deck

Category	050 Lighting	Quantity	1 total
Photo Date	June 2016	Unit Cost	\$34,500.00
		% of Replacement	100.00%
		Current Cost	\$34,500.00
Placed In Service	01/03	Future Cost	\$38,852.60
Useful Life	20		
		Assigned Reserves at FYB	\$24,150.00
Remaining Life	6	Monthly Member Contribution	\$156.10
Replacement Year	2023	Monthly Interest Contribution	\$25.60
		Total Monthly Contribution	\$181.70

Comments:



These light fixtures are located at the pool area:

9 - 2.5' bollard lights	@	\$1,850.00	=	\$16,650.00
34 - flood light fixtures	@	\$375.00	=	\$12,750.00
12 - step illuminated fixtures	@	\$425.00	=	\$5,100.00
		TOTAL	=	\$34,500.00

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Lighting - Streets / Parking

Category	050 Lighting	Quantity	18 pole lights
Photo Date	June 2016	Unit Cost	\$1,000.00
		% of Replacement	100.00%
		Current Cost	\$18,000.00
Placed In Service	01/03	Future Cost	\$20,270.92
Useful Life	20		
		Assigned Reserves at FYB	\$12,600.00
Remaining Life	6	Monthly Member Contribution	\$81.44
Replacement Year	2023	Monthly Interest Contribution	\$13.36
		Total Monthly Contribution	\$94.80

Comments:



These are the approximately 18' concrete poles with large vapor lanterns.

We have budgeted for the light fixtures only; the concrete poles are expected to last the life of the community.

The inventory for this component has been provided by the client, in the form of a previous reserve study, prepared by another firm.

Sample Condominium Association With Pool And Clubhouse

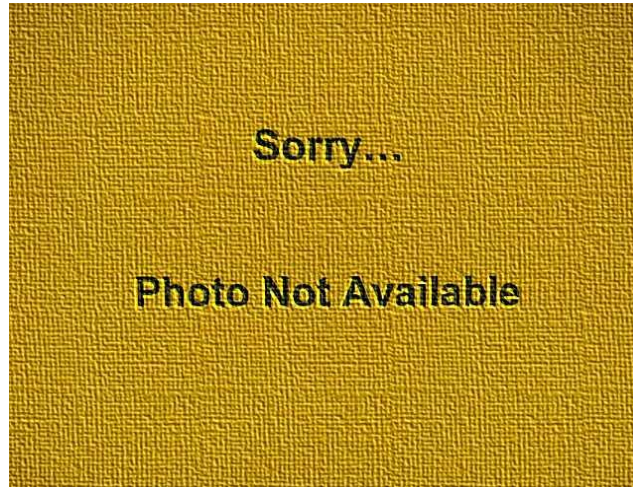
Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Alarm Systems

Category	060 Buildings	Quantity	24 systems
Photo Date	June 2016	Unit Cost	\$1,050.000
		% of Replacement	100.00%
		Current Cost	\$25,200.00
Placed In Service	01/09	Future Cost	\$28,946.88
Useful Life	15		
		Assigned Reserves at FYB	\$13,440.00
Remaining Life	7	Monthly Member Contribution	\$146.44
Replacement Year	2024	Monthly Interest Contribution	\$14.59
		Total Monthly Contribution	\$161.03

Comments:



According to the previous reserve study, prepared by another firm, the alarm systems were replaced during 2009.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

Sample Condominium Association With Pool And Clubhouse

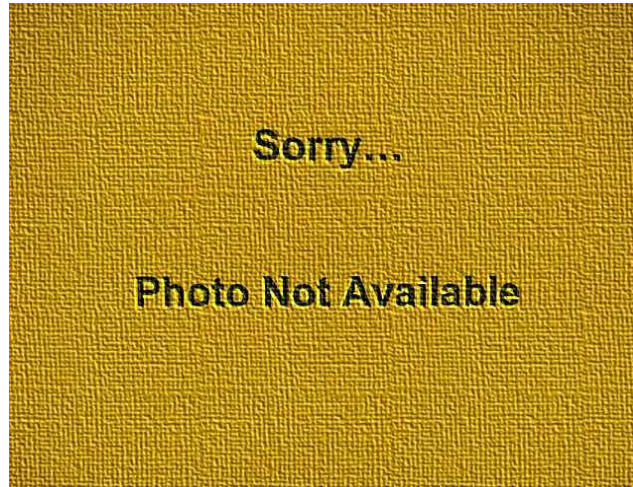
Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Bird Exclusion Wire

Category	060 Buildings	Quantity	1 total
Photo Date	June 2016	Unit Cost	\$78,000.00
		% of Replacement	100.00%
		Current Cost	\$78,000.00
Placed In Service	01/16	Future Cost	\$113,631.27
Useful Life	20		
		Assigned Reserves at FYB	\$0.00
Remaining Life	19	Monthly Member Contribution	\$353.35
Replacement Year	2036	Monthly Interest Contribution	\$2.08
		Total Monthly Contribution	\$355.43

Comments:



This component, and all information contained herein, has been provided by the client's maintenance contractor.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Decks, Resurface (2016)

Category	060 Buildings	Quantity	12,620 sq. ft.
Photo Date	June 2016	Unit Cost	\$20.800
		% of Replacement	100.00%
		Current Cost	\$262,496.00
Placed In Service	01/16	Future Cost	\$346,357.90
Useful Life	15		
		Assigned Reserves at FYB	\$17,499.73
Remaining Life	14	Monthly Member Contribution	\$1,489.22
Replacement Year	2031	Monthly Interest Contribution	\$26.66
		Total Monthly Contribution	\$1,515.87

Comments:



This component budgets for 12,620 sq. ft. of 19,120 sq. ft. of the decks located throughout the community to be resurfaced.

The association resurfaced these decks during their 2016 reconstruction project for a total cost of \$262,657.

This component budgets for the longer-term repair and complete resurfacing of these deck surfaces.

The cost for this component was originally provided by the client's maintenance contractor and has been adjusted for inflation where applicable.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Decks, Resurface (Original)

Category	060 Buildings	Quantity	6,500 sq. ft.
Photo Date	June 2016	Unit Cost	\$20.800
		% of Replacement	100.00%
		Current Cost	\$135,200.00
Placed In Service	01/03	Future Cost	\$161,576.52
Useful Life	15		
Adjustment	+8	Assigned Reserves at FYB	\$82,295.65
Remaining Life	9	Monthly Member Contribution	\$537.38
Replacement Year	2026	Monthly Interest Contribution	\$87.25
		Total Monthly Contribution	\$624.64

Comments:



This component budgets for 6,500 sq. ft. of 19,120 sq. ft. of the decks located throughout the community to be resurfaced.

This component budgets for the longer-term repair and complete resurfacing of these deck surfaces.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Decks, Top Coat

Category	060 Buildings	Quantity	19,120 sq. ft.
Photo Date	June 2016	Unit Cost	\$5.000
		% of Replacement	100.00%
		Current Cost	\$95,600.00
Placed In Service	01/16	Future Cost	\$103,480.51
Useful Life	5		
		Assigned Reserves at FYB	\$19,120.00
Remaining Life	4	Monthly Member Contribution	\$1,567.85
Replacement Year	2021	Monthly Interest Contribution	\$28.77
		Total Monthly Contribution	\$1,596.61

Comments:



These decks are located throughout the community.

The association resurfaced various decks (6,500 sq. ft.) during 2016 for a total cost of \$21,844.

This component budgets for the shorter-term repair, cleaning and top-coating of these deck surfaces.

The cost for this component was originally provided by the client's maintenance contractor and has been adjusted for inflation where applicable.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Doors, Decks & Patios

Category	060 Buildings	Quantity	564 doors
Photo Date	June 2016	Unit Cost	\$1,200.000
		% of Replacement	100.00%
		Current Cost	\$676,800.00
Placed In Service	01/03	Future Cost	\$1,025,802.98
Useful Life	35		
		Assigned Reserves at FYB	\$0.00
Remaining Life	21	Monthly Member Contribution	\$2,794.47
Replacement Year	2038	Monthly Interest Contribution	\$16.45
		Total Monthly Contribution	\$2,810.93

Comments:



These french doors are located at the decks and patios.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Doors, Garage

Category	060 Buildings	Quantity	168 doors
Photo Date	June 2016	Unit Cost	\$875.000
		% of Replacement	100.00%
		Current Cost	\$147,000.00
Placed In Service	01/03	Future Cost	\$182,776.02
Useful Life	25		
		Assigned Reserves at FYB	\$82,320.00
Remaining Life	11	Monthly Member Contribution	\$541.20
Replacement Year	2028	Monthly Interest Contribution	\$87.30
		Total Monthly Contribution	\$628.50

Comments:



These are 16' x 7' sectional metal garage doors.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Doors, Unit Entry

Category	060 Buildings	Quantity	168 doors
Photo Date	June 2016	Unit Cost	\$1,100.000
		% of Replacement	100.00%
		Current Cost	\$184,800.00
Placed In Service	01/03	Future Cost	\$280,095.14
Useful Life	35		
		Assigned Reserves at FYB	\$0.00
Remaining Life	21	Monthly Member Contribution	\$763.03
Replacement Year	2038	Monthly Interest Contribution	\$4.49
		Total Monthly Contribution	\$767.52

Comments:



These are 3' x 8' decorative front entry doors; some of these doors have "square" tops; some doors have "rounded" tops.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Fire Alarm Control Panels

Category	060 Buildings	Quantity	24 panels
Photo Date	June 2016	Unit Cost	\$3,250.00
		% of Replacement	100.00%
		Current Cost	\$78,000.00
Placed In Service	01/03	Future Cost	\$87,840.67
Useful Life	20		
		Assigned Reserves at FYB	\$54,600.00
Remaining Life	6	Monthly Member Contribution	\$352.92
Replacement Year	2023	Monthly Interest Contribution	\$57.87
		Total Monthly Contribution	\$410.79

Comments:



Each building has a fire alarm control panel.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Fire Extinguisher Cabinets

Category	060 Buildings	Quantity	122 cabinets
Photo Date	June 2016	Unit Cost	\$450.000
		% of Replacement	100.00%
		Current Cost	\$54,900.00
Placed In Service	01/15	Future Cost	\$78,410.72
Useful Life	20		
		Assigned Reserves at FYB	\$0.00
Remaining Life	18	Monthly Member Contribution	\$261.55
Replacement Year	2035	Monthly Interest Contribution	\$1.54
		Total Monthly Contribution	\$263.09

Comments:



These are the metal fire extinguisher cabinets mounted in a recessed configuration located throughout the community.

Sample Condominium Association With Pool And Clubhouse

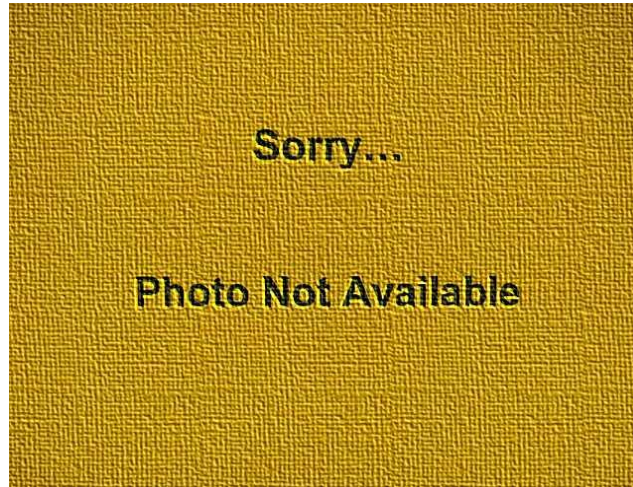
Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Fire Sprinkler, 5-Year Certification

Category	060 Buildings	Quantity	1 provision
Photo Date	June 2016	Unit Cost	\$30,000.00
		% of Replacement	100.00%
		Current Cost	\$30,000.00
Placed In Service	01/15	Future Cost	\$31,836.24
Useful Life	5		
		Assigned Reserves at FYB	\$12,000.00
Remaining Life	3	Monthly Member Contribution	\$493.80
Replacement Year	2020	Monthly Interest Contribution	\$15.17
		Total Monthly Contribution	\$508.97

Comments:



Each unit has fire sprinklers.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Mailboxes

Category	060 Buildings	Quantity	192 boxes
Photo Date	June 2016	Unit Cost	\$70.000
		% of Replacement	100.00%
		Current Cost	\$13,440.00
Placed In Service	01/03	Future Cost	\$15,135.62
Useful Life	20		
		Assigned Reserves at FYB	\$9,408.00
Remaining Life	6	Monthly Member Contribution	\$60.81
Replacement Year	2023	Monthly Interest Contribution	\$9.97
		Total Monthly Contribution	\$70.78

Comments:



These recessed mounted horizontal mailboxes are located throughout the community; some of mailboxes have been combined to form parcel lockers or outgoing mailboxes.

The cost for this component was originally provided by the client in the form of a previous study, prepared by another firm, and has been adjusted to allow for inflation where applicable.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Metal Building Trim

Category	060 Buildings	Quantity	1 total
Photo Date	June 2016	Unit Cost	\$56,400.00
		% of Replacement	100.00%
		Current Cost	\$56,400.00
Placed In Service	01/03	Future Cost	\$77,425.11
Useful Life	30		
		Assigned Reserves at FYB	\$26,320.00
Remaining Life	16	Monthly Member Contribution	\$175.98
Replacement Year	2033	Monthly Interest Contribution	\$27.93
		Total Monthly Contribution	\$203.91

Comments:



The buildings have the following decorative wrought iron accents:

48 - 2' x 3' window grates	@	\$300.00	=	\$14,400.00
84 - 2.5' x 4' window grates	@	\$500.00	=	\$42,000.00
		TOTAL	=	\$56,400.00

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Stone Siding, Repair

Category	060 Buildings	Quantity	1 provision
Photo Date	June 2016	Unit Cost	\$10,000.00
		% of Replacement	100.00%
		Current Cost	\$10,000.00
Placed In Service	01/16	Future Cost	\$10,824.32
Useful Life	5		
		Assigned Reserves at FYB	\$2,000.00
Remaining Life	4	Monthly Member Contribution	\$164.00
Replacement Year	2021	Monthly Interest Contribution	\$3.01
		Total Monthly Contribution	\$167.01

Comments:



The association repaired the stone siding throughout the community during 2016.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Termite Control

Category	060 Buildings	Quantity	168 units
Photo Date	June 2016	Unit Cost	\$1,250.000
		% of Replacement	100.00%
		Current Cost	\$210,000.00
Placed In Service	01/03	Future Cost	\$227,310.75
Useful Life	15		
Adjustment	+3	Assigned Reserves at FYB	\$163,333.33
Remaining Life	4	Monthly Member Contribution	\$1,048.59
Replacement Year	2021	Monthly Interest Contribution	\$173.07
		Total Monthly Contribution	\$1,221.66

Comments:



Remaining life has been extended to align with future painting cycle.

Effective September 25, 1987, an amendment to Civil Code Section 1364 relating to responsibilities for the repair and maintenance of termite damage in various types of common interest developments was signed into California law as follows:

Section 1364(b):

(1) In a community apartment project, condominium project, or stock cooperative, as defined in Section 1351, unless otherwise provided in the declaration, the association is responsible for the repair and maintenance of the common area occasioned by the presence of wood-destroying pests or organisms.

(2) In a planned development, unless a different maintenance scheme is provided in the declaration, each owner of a separate interest is responsible for the repair and maintenance of that separate interest as may be occasioned by the presence of wood-destroying pests or organisms. Upon approval of the majority of all members of the association, the responsibility for such repair and maintenance may be delegated to the association, which shall be entitled to recover the cost thereof as a special assessment.

Section 1364(c):

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

The cost of temporary relocation during the repair and maintenance of the areas within the responsibility of the association shall be borne by the owner of the separate interest affected.

Please see the appropriate code sections for further details.

The consensus of pest control companies operating in this geographic area is that all buildings can be considered to warrant fumigation by 15 years of age. Additionally, it is recommended that each client provide a line item in their operating budget for "local treatments" annually which would include a provision for subterranean termites.

Due to the nature and size of this expense, it is appropriate to budget for "tenting" each building in the community on a 15 year cycle.

Buildings - Wood Repairs

Category	060 Buildings	Quantity	1 provision
Photo Date	June 2016	Unit Cost	\$20,000.00
		% of Replacement	100.00%
		Current Cost	\$20,000.00
Placed In Service	01/16	Future Cost	\$21,648.64
Useful Life	5		
		Assigned Reserves at FYB	\$4,000.00
Remaining Life	4	Monthly Member Contribution	\$328.00
Replacement Year	2021	Monthly Interest Contribution	\$6.02
		Total Monthly Contribution	\$334.02

Comments:



This component, and all information contained herein, has been provided by the client's maintenance contractor.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Wood Shutters, 2016

Category	060 Buildings	Quantity	77 shutters
Photo Date	June 2016	Unit Cost	\$300.000
		% of Replacement	100.00%
		Current Cost	\$23,100.00
Placed In Service	01/16	Future Cost	\$33,652.34
Useful Life	20		
		Assigned Reserves at FYB	\$0.00
Remaining Life	19	Monthly Member Contribution	\$104.64
Replacement Year	2036	Monthly Interest Contribution	\$0.62
		Total Monthly Contribution	\$105.26

Comments:



These non-operable wood shutters measure from approximately 1.5' x 6' to 2' x 6' each.

The association replaced approximately 20% of the wood shutters throughout the community during 2016.

The cost for this component was provided by the client's maintenance contractor.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Wood Shutters, Original

Category	060 Buildings	Quantity	307 shutters
Photo Date	June 2016	Unit Cost	\$300.00
		% of Replacement	100.00%
		Current Cost	\$92,100.00
Placed In Service	01/03	Future Cost	\$99,692.00
Useful Life	20		
Adjustment	-2	Assigned Reserves at FYB	\$71,633.33
Remaining Life	4	Monthly Member Contribution	\$459.88
Replacement Year	2021	Monthly Interest Contribution	\$75.90
		Total Monthly Contribution	\$535.79

Comments:



These non-operable wood shutters measure from approximately 1.5' x 6' to 2' x 6' each.

The remaining life of this component has been decreased due to its condition at our most recent site visit.

The cost for this component was provided by the client's maintenance contractor

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Cabana - Plumbing Fixtures

Category	070 Interior	Quantity	1 total
Photo Date	June 2016	Unit Cost	\$10,250.00
		% of Replacement	100.00%
		Current Cost	\$10,250.00
Placed In Service	01/03	Future Cost	\$14,071.05
Useful Life	30		
		Assigned Reserves at FYB	\$4,783.33
Remaining Life	16	Monthly Member Contribution	\$31.98
Replacement Year	2033	Monthly Interest Contribution	\$5.08
		Total Monthly Contribution	\$37.06

Comments:



Interior:			
5 toilets, tank type	@	\$1,050.00	= \$5,250.00
4 sinks, rectangular wall mount	@	\$750.00	= \$3,000.00
1 urinal, wall mount	@	\$700.00	= \$700.00
Exterior:			
2 drinking fountain, stainless	@	\$650.00	= \$1,300.00
		TOTAL	= \$10,250.00

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Cabana - Restroom Partitions

Category	070 Interior	Quantity	1 total
Photo Date	June 2016	Unit Cost	\$6,500.00
		% of Replacement	100.00%
		Current Cost	\$6,500.00
Placed In Service	01/03	Future Cost	\$7,176.53
Useful Life	15		
Adjustment	+4	Assigned Reserves at FYB	\$4,789.47
Remaining Life	5	Monthly Member Contribution	\$30.85
Replacement Year	2022	Monthly Interest Contribution	\$5.08
		Total Monthly Contribution	\$35.93

Comments:



These are metal partitions with a baked enamel finish:

4 toilet partitions	@	\$1,500.00	=	\$6,000.00
1 urinal partition	@	\$500.00	=	\$500.00
		TOTAL	=	\$6,500.00

The remaining life of this component has been extended due to its condition at our most recent site visit.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Cabana - Ceramic Tile, Exterior

Category	070 Pool Area	Quantity	290 sq. ft.
Photo Date	June 2016	Unit Cost	\$29.500
		% of Replacement	105.00%
		Current Cost	\$8,982.75
Placed In Service	01/03	Future Cost	\$10,116.04
Useful Life	20		
		Assigned Reserves at FYB	\$6,287.93
Remaining Life	6	Monthly Member Contribution	\$40.64
Replacement Year	2023	Monthly Interest Contribution	\$6.67
		Total Monthly Contribution	\$47.31

Comments:



This is the exterior ceramic tile:

shower	220 sq. ft.
bathroom entrances	70
	290 sq. ft.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Cabana - Ceramic Tile, Interior

Category	070 Pool Area	Quantity	1 total
Photo Date	June 2016	Unit Cost	\$15,952.500
		% of Replacement	105.00%
		Current Cost	\$16,750.13
Placed In Service	01/03	Future Cost	\$22,994.33
Useful Life	30		
		Assigned Reserves at FYB	\$7,816.73
Remaining Life	16	Monthly Member Contribution	\$52.26
Replacement Year	2033	Monthly Interest Contribution	\$8.29
		Total Monthly Contribution	\$60.56

Comments:



475 sq. ft. of wall tile	@	\$21.00	=	\$9,975.00
285 sq. ft. of floor tile	@	\$19.50	=	\$5,557.50
		TOTAL	=	\$15,532.50

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

Sample Condominium Association With Pool And Clubhouse

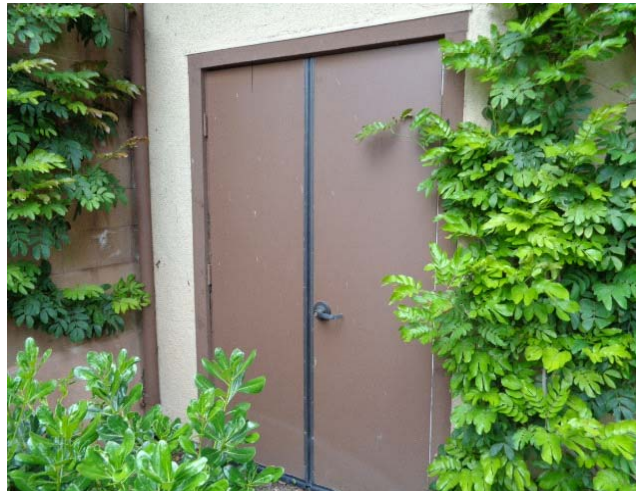
Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Cabana - Doors

Category	070 Pool Area	Quantity	1 total
Photo Date	June 2016	Unit Cost	\$14,300.00
		% of Replacement	100.00%
		Current Cost	\$14,300.00
Placed In Service	01/03	Future Cost	\$16,104.12
Useful Life	20		
		Assigned Reserves at FYB	\$10,010.00
Remaining Life	6	Monthly Member Contribution	\$64.70
Replacement Year	2023	Monthly Interest Contribution	\$10.61
		Total Monthly Contribution	\$75.31

Comments:



These doors are located at the cabana:

CLUBHOUSE:			
6	- 3' x 8' french doors	@	\$1,200.00 = \$7,200.00
1	- 3.5' x 8' "rounded" top, solid wood door	@	\$1,200.00 = \$1,200.00
1	- 35.' x 8' "rounded" top, solid wood door w/glass	@	\$1,400.00 = \$1,400.00
RESTROOMS:			
2	- 3' x 6'8" solid wood doors	@	\$900.00 = \$1,800.00
UTILITY CLOSETS:			
2	- 2.5' x 6'8" metal doors	@	\$850.00 = \$1,700.00
1	- 3' x 6'8" metal door w/full louvers	@	\$1,000.00 = \$1,000.00
			TOTAL = \$14,300.00

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Cabana - Water Heater

Category	070 Pool Area	Quantity	1 heater
Photo Date	June 2016	Unit Cost	\$1,250.00
		% of Replacement	100.00%
		Current Cost	\$1,250.00
Placed In Service	01/12	Future Cost	\$1,380.10
Useful Life	10		
		Assigned Reserves at FYB	\$625.00
Remaining Life	5	Monthly Member Contribution	\$10.59
Replacement Year	2022	Monthly Interest Contribution	\$0.70
		Total Monthly Contribution	\$11.29

Comments:



This is a 50 gallon natural gas water heater.

The actual date this component was placed into service is not available. For budgeting purposes, this date has been estimated based on its condition at our most recent site visit.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Clubhouse - Cabinets & Counter Top

Category	070 Pool Area	Quantity	1 total
Photo Date	June 2016	Unit Cost	\$10,500.00
		% of Replacement	100.00%
		Current Cost	\$10,500.00
Placed In Service	01/03	Future Cost	\$11,824.71
Useful Life	20		
		Assigned Reserves at FYB	\$7,350.00
Remaining Life	6	Monthly Member Contribution	\$47.51
Replacement Year	2023	Monthly Interest Contribution	\$7.79
		Total Monthly Contribution	\$55.30

Comments:



These are the stained wood cabinets and ceramic tile counter top in the kitchen:

21 lin. ft. of counter top	@	\$150.00	=	\$3,150.00
21 lin. ft. of base cabinet	@	\$350.00	=	\$7,350.00
		TOTAL	=	\$10,500.00

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Clubhouse - Floor, Resurface

Category	070 Pool Area	Quantity	490 sq. ft.
Photo Date	June 2016	Unit Cost	\$15.000
		% of Replacement	100.00%
		Current Cost	\$7,350.00
Placed In Service	01/03	Future Cost	\$9,138.80
Useful Life	25		
		Assigned Reserves at FYB	\$4,116.00
Remaining Life	11	Monthly Member Contribution	\$27.06
Replacement Year	2028	Monthly Interest Contribution	\$4.37
		Total Monthly Contribution	\$31.43

Comments:



This decorative flooring is located at the clubhouse.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Clubhouse - Furniture

Category	070 Pool Area	Quantity	1 total
Photo Date	June 2016	Unit Cost	\$20,000.00
		% of Replacement	100.00%
		Current Cost	\$20,000.00
		Future Cost	\$22,081.62
Placed In Service	01/03	Assigned Reserves at FYB	\$14,736.84
Useful Life	15	Monthly Member Contribution	\$94.93
Adjustment	+4	Monthly Interest Contribution	\$15.62
Remaining Life	5	Total Monthly Contribution	\$110.55
Replacement Year	2022		

Comments:



- 16 folding chairs
- 4 sofa chairs
- 2 reading lamps
- 2 plastic tables (5')
- 2 coffee tables (3.5')
- 1 sofa (8')
- 1 coffee table (5' x 2')
- 1 dresser (5' x 2')
- 1 plastic table (4' x 4')
- 1 desk (4' x 2')
- 1 whisk chair
- 1 large size chandelier
- 1 medium size chandelier

The cost estimate for this component has been calculated based on the inventory identified herein. It is likely that future replacements will vary and, therefore, the cost used should be considered as a general indication of budgetary needs rather than specific to this inventory.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Clubhouse - HVAC

Category	070 Pool Area	Quantity	1 HVAC
Photo Date	June 2016	Unit Cost	\$6,500.00
		% of Replacement	100.00%
		Current Cost	\$6,500.00
Placed In Service	01/07	Future Cost	\$6,762.60
Useful Life	12		
		Assigned Reserves at FYB	\$5,416.67
Remaining Life	2	Monthly Member Contribution	\$47.04
Replacement Year	2019	Monthly Interest Contribution	\$5.81
		Total Monthly Contribution	\$52.85

Comments:



This HVAC is located at the clubhouse.

This cost includes the price for the furnace.

According to the association's previous reserve study, prepared by another firm, this HVAC was replaced during 2007.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Clubhouse - Plumbing Fixtures

Category	070 Pool Area	Quantity	1 sink
Photo Date	June 2016	Unit Cost	\$1,500.00
		% of Replacement	100.00%
		Current Cost	\$1,500.00
Placed In Service	01/03	Future Cost	\$2,059.18
Useful Life	30		
		Assigned Reserves at FYB	\$700.00
Remaining Life	16	Monthly Member Contribution	\$4.68
Replacement Year	2033	Monthly Interest Contribution	\$0.75
		Total Monthly Contribution	\$5.43

Comments:



This is a double sink located at the clubhouse.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Clubhouse - Refrigerator

Category	070 Pool Area	Quantity	1 refrigerator
Photo Date	June 2016	Unit Cost	\$2,850.00
		% of Replacement	100.00%
		Current Cost	\$2,850.00
Placed In Service	01/03	Future Cost	\$3,146.63
Useful Life	10		
Adjustment	+9	Assigned Reserves at FYB	\$2,100.00
Remaining Life	5	Monthly Member Contribution	\$13.53
Replacement Year	2022	Monthly Interest Contribution	\$2.23
		Total Monthly Contribution	\$15.76

Comments:



This refrigerator, which has 22.6 cu. ft., is located at the clubhouse.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool - Filter

Category	070 Pool Area	Quantity	1 filter
Photo Date	June 2016	Unit Cost	\$2,250.00
		% of Replacement	100.00%
		Current Cost	\$2,250.00
Placed In Service	06/12	Future Cost	\$2,584.54
Useful Life	12		
		Assigned Reserves at FYB	\$890.29
Remaining Life	7	Monthly Member Contribution	\$16.53
Replacement Year	2024	Monthly Interest Contribution	\$1.01
		Total Monthly Contribution	\$17.53

Comments:



This sand filter, which has a filter surface area of 7.06 sq. ft., was replaced in June 2012.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool - Heater

Category	070 Pool Area	Quantity	1 heater
Photo Date	June 2016	Unit Cost	\$3,650.00
		% of Replacement	100.00%
		Current Cost	\$3,650.00
Placed In Service	01/11	Future Cost	\$4,110.49
Useful Life	12		
		Assigned Reserves at FYB	\$1,825.00
Remaining Life	6	Monthly Member Contribution	\$26.05
Replacement Year	2023	Monthly Interest Contribution	\$2.02
		Total Monthly Contribution	\$28.07

Comments:



This heater, which has an input capacity of 400K BTU/hr, was replaced during 2011.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool - Replaster

Category	070 Pool Area	Quantity	1 pool
Photo Date	June 2016	Unit Cost	\$19,877.500
		% of Replacement	100.00%
		Current Cost	\$19,877.50
Placed In Service	01/16	Future Cost	\$24,715.17
Useful Life	12		
		Assigned Reserves at FYB	\$1,656.46
Remaining Life	11	Monthly Member Contribution	\$139.41
Replacement Year	2028	Monthly Interest Contribution	\$2.52
		Total Monthly Contribution	\$141.93

Comments:



1,325 sq. ft. of replastering	@	\$12.50	=	\$16,562.50
185 lin. ft. of trim tile	@	\$15.00	=	\$2,775.00
45 lin. ft. of step tile	@	\$12.00	=	\$540.00
		TOTAL	=	\$19,877.50

The association replastered the pool in November 2015.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool - Wood Patio Covers

Category	070 Pool Area	Quantity	2,444 sq. ft.
Photo Date	June 2016	Unit Cost	\$39.500
		% of Replacement	100.00%
		Current Cost	\$96,538.00
Placed In Service	01/03	Future Cost	\$124,882.20
Useful Life	20		
Adjustment	+7	Assigned Reserves at FYB	\$50,056.74
Remaining Life	13	Monthly Member Contribution	\$331.32
Replacement Year	2030	Monthly Interest Contribution	\$53.10
		Total Monthly Contribution	\$384.42

Comments:



pool deck	2,248 sq. ft.
pump room	196
	2,444 sq. ft.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool Area - Barbecue

Category	070 Pool Area	Quantity	1 barbecue
Photo Date	June 2016	Unit Cost	\$2,750.00
		% of Replacement	100.00%
		Current Cost	\$2,750.00
Placed In Service	01/11	Future Cost	\$2,861.10
Useful Life	8		
		Assigned Reserves at FYB	\$2,062.50
Remaining Life	2	Monthly Member Contribution	\$29.02
Replacement Year	2019	Monthly Interest Contribution	\$2.28
		Total Monthly Contribution	\$31.30

Comments:



This is a "Fire Magic" built-in stainless steel barbecue.

This includes a provision for the mounted light fixture.

According to the previous reserve study, prepared by another firm, the association replaced the barbecue during 2011.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool Area - Entry System

Category	070 Pool Area	Quantity	1 system
Photo Date	June 2016	Unit Cost	\$25,750.00
		% of Replacement	100.00%
		Current Cost	\$25,750.00
Placed In Service	01/09	Future Cost	\$29,578.66
Useful Life	15		
		Assigned Reserves at FYB	\$13,733.33
Remaining Life	7	Monthly Member Contribution	\$149.63
Replacement Year	2024	Monthly Interest Contribution	\$14.91
		Total Monthly Contribution	\$164.54

Comments:



According to the previous reserve study, prepared by another firm, the association replaced the pool area entry system during 2009.

The cost for this component was originally provided by the client in the form of a previous study, prepared by another firm, and has been adjusted to allow for inflation where applicable.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool Area - Fountain, Refurbish

Category	070 Pool Area	Quantity	1 fountain
Photo Date	June 2016	Unit Cost	\$10,000.00
		% of Replacement	100.00%
		Current Cost	\$10,000.00
Placed In Service	01/11	Future Cost	\$10,824.32
Useful Life	10		
		Assigned Reserves at FYB	\$6,000.00
Remaining Life	4	Monthly Member Contribution	\$85.03
Replacement Year	2021	Monthly Interest Contribution	\$6.63
		Total Monthly Contribution	\$91.66

Comments:



This fountain located at the pool area consists of:

- 36 sq. ft. of ceramic tile
- 1 large size pot

The actual date this component was placed into service is not available. For budgeting purposes, this date has been estimated based on its condition at our most recent site visit.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool Area - Furniture

Category	070 Pool Area	Quantity	1 total
Photo Date	June 2016	Unit Cost	\$9,475.00
		% of Replacement	100.00%
		Current Cost	\$9,475.00
Placed In Service	01/15	Future Cost	\$10,256.04
Useful Life	6		
		Assigned Reserves at FYB	\$3,158.33
Remaining Life	4	Monthly Member Contribution	\$130.45
Replacement Year	2021	Monthly Interest Contribution	\$3.99
		Total Monthly Contribution	\$134.44

Comments:



This is strapped style, commercial quality pool furniture:

18 chaise lounges	@	\$275.00	=	\$4,950.00
15 brunch chairs	@	\$135.00	=	\$2,025.00
8 tea tables	@	\$125.00	=	\$1,000.00
3 bar stools	@	\$175.00	=	\$525.00
3 brunch tables	@	\$325.00	=	\$975.00
		TOTAL	=	\$9,475.00

The actual date this component was placed into service is not available. For budgeting purposes, this date has been estimated based on its condition at our most recent site visit.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool Area - Mastic

Category	070 Pool Area	Quantity	1,065 lin. ft.
Photo Date	June 2016	Unit Cost	\$6.000
		% of Replacement	100.00%
		Current Cost	\$6,390.00
Placed In Service	11/15	Future Cost	\$6,648.16
Useful Life	4		
		Assigned Reserves at FYB	\$2,354.21
Remaining Life	2	Monthly Member Contribution	\$164.44
Replacement Year	2019	Monthly Interest Contribution	\$3.37
		Total Monthly Contribution	\$167.81

Comments:



pool area	955 lin. ft.
spa area	110
	1,065 lin. ft.

Mastic material (deck caulking) prevents moisture from seeping through the expansion joints in the concrete pool deck, which otherwise could result in cracking these surfaces. The mastic material should be carefully monitored for deterioration and replaced as soon as water tight integrity is lost.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool Area - Trash Receptacle

Category	070 Pool Area	Quantity	3 receptacles
Photo Date	June 2016	Unit Cost	\$750.000
		% of Replacement	100.00%
		Current Cost	\$2,250.00
Placed In Service	01/15	Future Cost	\$3,213.55
Useful Life	20		
		Assigned Reserves at FYB	\$0.00
Remaining Life	18	Monthly Member Contribution	\$10.72
Replacement Year	2035	Monthly Interest Contribution	\$0.06
		Total Monthly Contribution	\$10.78

Comments:



These 3.5' trash receptacles are located throughout the pool area.

The actual date this component was placed into service is not available. For budgeting purposes, this date has been estimated based on its condition at our most recent site visit.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Spa - Filter

Category	070 Pool Area	Quantity	1 filter
Photo Date	June 2016	Unit Cost	\$2,250.00
		% of Replacement	100.00%
		Current Cost	\$2,250.00
Placed In Service	07/10	Future Cost	\$2,387.72
Useful Life	10		
		Assigned Reserves at FYB	\$1,539.47
Remaining Life	3	Monthly Member Contribution	\$20.14
Replacement Year	2020	Monthly Interest Contribution	\$1.69
		Total Monthly Contribution	\$21.83

Comments:



This sand filter, which has a filter surface area of 7.06 sq. ft., was replaced in July 2010.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Spa - Heater

Category	070 Pool Area	Quantity	1 heater
Photo Date	June 2016	Unit Cost	\$3,450.00
		% of Replacement	100.00%
		Current Cost	\$3,450.00
Placed In Service	01/16	Future Cost	\$4,123.07
Useful Life	10		
		Assigned Reserves at FYB	\$345.00
Remaining Life	9	Monthly Member Contribution	\$28.82
Replacement Year	2026	Monthly Interest Contribution	\$0.52
		Total Monthly Contribution	\$29.34

Comments:



This heater, which has an input capacity of 250K BTU/hr, was replaced between 2015 and 2016.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Spa - Replaster

Category	070 Pool Area	Quantity	1 spa
Photo Date	June 2016	Unit Cost	\$5,885.00
		% of Replacement	100.00%
		Current Cost	\$5,885.00
Placed In Service	01/16	Future Cost	\$7,033.12
Useful Life	10		
		Assigned Reserves at FYB	\$588.50
Remaining Life	9	Monthly Member Contribution	\$49.16
Replacement Year	2026	Monthly Interest Contribution	\$0.90
		Total Monthly Contribution	\$50.06

Comments:



1 spa replastering (80 sq. ft.)	@	\$5,000.00	=	\$5,000.00
35 lin. ft. of trim tile	@	\$15.00	=	\$525.00
30 lin. ft. of step tile	@	\$12.00	=	\$360.00
		TOTAL	=	\$5,885.00

The association replastered the spa in November 2015.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Grounds - Benches

Category	080 Grounds	Quantity	37 benches
Photo Date	June 2016	Unit Cost	\$1,950.00
		% of Replacement	100.00%
		Current Cost	\$72,150.00
Placed In Service	01/03	Future Cost	\$86,225.93
Useful Life	16		
Adjustment	+7	Assigned Reserves at FYB	\$43,917.39
Remaining Life	9	Monthly Member Contribution	\$286.78
Replacement Year	2026	Monthly Interest Contribution	\$46.56
		Total Monthly Contribution	\$333.34

Comments:



These 6' teak benches are located throughout the community.

The association "prepped and applied two coats of stain" to the benches during 2016 for a total cost of \$6,660. According to the association's maintenance contractor, "if these benches are prepped and stained every three years, then the benches should be able to last another 6 to 9 years."

The remaining life of this component has been extended due to its condition at our most recent site visit.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Grounds - Fireplace

Category	080 Grounds	Quantity	1 fireplace
Photo Date	June 2016	Unit Cost	\$12,500.00
		% of Replacement	100.00%
		Current Cost	\$12,500.00
Placed In Service	01/03	Future Cost	\$17,159.82
Useful Life	30		
		Assigned Reserves at FYB	\$5,833.33
Remaining Life	16	Monthly Member Contribution	\$39.00
Replacement Year	2033	Monthly Interest Contribution	\$6.19
		Total Monthly Contribution	\$45.19

Comments:



This fireplace consists of:

- 125 sq. ft. of split-face block wall
- 90 sq. ft. of painted stucco
- 2 ceramic chimneys
- wood shelve (6' x 1')
- wrought iron trim (2.5' x 2.5')

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Grounds - Fountain, Filters

Category	080 Grounds	Quantity	2 filters
Photo Date	June 2016	Unit Cost	\$1,450.00
		% of Replacement	100.00%
		Current Cost	\$2,900.00
Placed In Service	01/12	Future Cost	\$3,201.83
Useful Life	10		
		Assigned Reserves at FYB	\$1,450.00
Remaining Life	5	Monthly Member Contribution	\$24.57
Replacement Year	2022	Monthly Interest Contribution	\$1.62
		Total Monthly Contribution	\$26.19

Comments:



This sand filter, which has., was replaced in July 2010.

entrance*	1 filter
pool area**	1
	2 filter

These filters have a filter surface area of 200 sq. ft.

* The association replaced this filter August 2011.

** The association replaced this filter November 2011.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Grounds - Fountain, Refurbish

Category	080 Grounds	Quantity	1 fountain
Photo Date	June 2016	Unit Cost	\$15,000.00
		% of Replacement	100.00%
		Current Cost	\$15,000.00
Placed In Service	01/11	Future Cost	\$16,236.48
Useful Life	10		
		Assigned Reserves at FYB	\$9,000.00
Remaining Life	4	Monthly Member Contribution	\$127.55
Replacement Year	2021	Monthly Interest Contribution	\$9.94
		Total Monthly Contribution	\$137.49

Comments:



This fountain located at the entrance of the community consists of:

- 190 sq. ft. of ceramic tile
- 3 large size pots

According to the previous reserve study, prepared by another firm, this fountain was refurbished during 2011.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Grounds - Gazebo

Category	080 Grounds	Quantity	1 gazebo
Photo Date	June 2016	Unit Cost	\$20,000.00
		% of Replacement	100.00%
		Current Cost	\$20,000.00
Placed In Service	01/03	Future Cost	\$23,433.19
Useful Life	20		
Adjustment	+2	Assigned Reserves at FYB	\$12,727.27
Remaining Life	8	Monthly Member Contribution	\$82.83
Replacement Year	2025	Monthly Interest Contribution	\$13.50
		Total Monthly Contribution	\$96.32

Comments:



This gazebo (3,585 sq. ft.) is located at the east side of Talmont.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Grounds - Hammocks

Category	080 Grounds	Quantity	3 hammocks
Photo Date	June 2016	Unit Cost	\$350.000
		% of Replacement	100.00%
		Current Cost	\$1,050.00
Placed In Service	01/16	Future Cost	\$1,092.42
Useful Life	3		
		Assigned Reserves at FYB	\$350.00
Remaining Life	2	Monthly Member Contribution	\$28.49
Replacement Year	2019	Monthly Interest Contribution	\$0.53
		Total Monthly Contribution	\$29.01

Comments:



These hammocks are located between the units of Saraceno and San Sovino.

The actual date this component was placed into service is not available. For budgeting purposes, this date has been estimated based on its condition at our most recent site visit.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Grounds - Pots / Planters

Category	080 Grounds	Quantity	1 total
Photo Date	June 2016	Unit Cost	\$3,500.00
		% of Replacement	100.00%
		Current Cost	\$3,500.00
Placed In Service	01/03	Future Cost	\$3,941.57
Useful Life	20		
		Assigned Reserves at FYB	\$2,450.00
Remaining Life	6	Monthly Member Contribution	\$15.84
Replacement Year	2023	Monthly Interest Contribution	\$2.60
		Total Monthly Contribution	\$18.43

Comments:



These pots/planters are located throughout the community:

2 medium size planters*	@	\$1,000.00	=	\$2,000.00
1 large size planter**	@	\$1,500.00	=	\$1,500.00
		TOTAL	=	\$3,500.00

* These medium size pots/planters measure approximately 2.5' x 2.5' x 2.5'.

** This large size pots/planter measure approximately 3' x 3' x 5'.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Grounds - Synthetic Turf, Putting Greens

Category	080 Grounds	Quantity	2,300 sq. ft.
Photo Date	June 2016	Unit Cost	\$12.000
		% of Replacement	100.00%
		Current Cost	\$27,600.00
Placed In Service	01/11	Future Cost	\$30,472.63
Useful Life	8		
Adjustment	+3	Assigned Reserves at FYB	\$15,054.55
Remaining Life	5	Monthly Member Contribution	\$214.12
Replacement Year	2022	Monthly Interest Contribution	\$16.64
		Total Monthly Contribution	\$230.76

Comments:



According to the previous reserve study, prepared by another firm, the astro turf was replaced during 2011.

This component budgets for 2 of the 3 putting greens due to the association intending on removing 1 of the putting greens and replacing it with grass and installing a root barrier for a total cost \$20,000 in the near future.

The cost for this component was originally provided by the client's maintenance contractor.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Landscape - Erosion Control

Category	090 Landscape	Quantity	1 provision
Photo Date	June 2016	Unit Cost	\$150,000.00
		% of Replacement	100.00%
		Current Cost	\$150,000.00
Placed In Service	01/03	Future Cost	\$205,917.86
Useful Life	30		
		Assigned Reserves at FYB	\$70,000.00
Remaining Life	16	Monthly Member Contribution	\$468.03
Replacement Year	2033	Monthly Interest Contribution	\$74.28
		Total Monthly Contribution	\$542.32

Comments:



This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Landscape - Irrigation Controllers

Category	090 Landscape	Quantity	6 controllers
Photo Date	June 2016	Unit Cost	\$6,000.00
		% of Replacement	100.00%
		Current Cost	\$36,000.00
Placed In Service	01/03	Future Cost	\$36,720.00
Useful Life	12		
Adjustment	+3	Assigned Reserves at FYB	\$33,600.00
Remaining Life	1	Monthly Member Contribution	\$213.51
Replacement Year	2018	Monthly Interest Contribution	\$35.59
		Total Monthly Contribution	\$249.11

Comments:



These are "Calsense" irrigation controllers.

The inventory for this component has been provided by the client, in the form of a previous reserve study, performed by another firm.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Landscape - Replacement

Category	090 Landscape	Quantity	1 comment
Photo Date	June 2016	Unit Cost	\$0.000
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/03	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$47,588.00
Remaining Life	n.a.	Monthly Member Contribution	\$434.18
Replacement Year	n.a.	Monthly Interest Contribution	\$51.18
		Total Monthly Contribution	\$485.36

Fixed Accumulated Reserves

Fixed Monthly Contribution

Comments:



At the request of the client, we have assigned "fixed" accumulated reserves and a "fixed" monthly contribution to this component.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Landscape - Slopes, Unfunded

Category	090 Landscape	Quantity	1 comment
Photo Date	June 2016	Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/03	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:



Slope failures represent a significant potential liability to a client. As the extent and nature of this liability is largely indeterminable, budgeting for this component has been excluded at this time.

In the past, our firm has coordinated the evaluation of a client's slopes by a licensed geotechnical engineering firm. Typically, these firms can provide inspections, testing, calculations and documentation as to the probability and magnitude of a slope failure. The client may wish to pursue this type of evaluation.

Sample Condominium Association With Pool And Clubhouse

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Landscape - Tree Trimming

Category	090 Landscape	Quantity	1 provision
Photo Date	June 2016	Unit Cost	\$65,000.00
		% of Replacement	100.00%
		Current Cost	\$65,000.00
Placed In Service	01/16	Future Cost	\$66,300.00
Useful Life	2		
		Assigned Reserves at FYB	\$32,500.00
Remaining Life	1	Monthly Member Contribution	\$2,635.28
Replacement Year	2018	Monthly Interest Contribution	\$48.73
		Total Monthly Contribution	\$2,684.02

Comments:



This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

Sample Condominium Association With Pool And Clubhouse

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Sample Condominium Association With Pool And Clubhouse

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Number of components included in this reserve analysis is 80.