



RESERVE ANALYSIS REPORT

Barrington Heights HOA - Radcliffe Ct
West Linn, OR

Fiscal Year Start Date: Jan 01, 2020

Date Prepared: Nov 01, 2019

Pono Building Consultants

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The purpose of the Reserve Analysis Report is to help you better understand what you own, in order to develop a financial plan, and adequately budget to pay for future expenses. It consists of a component inventory, life cycle assessment, snapshot of current financial condition, and multiple funding plan options that give you more customization in selecting a strategy that's right for you.

What Should I Expect In My Reserve Analysis Report?

By definition, the reserve analysis report is a budget-planning tool, which identifies the current status of the reserve fund and provides a stable and equitable funding plan to offset the anticipated expenditures of tomorrow. The contents are based on estimates of the most probable current replacement costs and remaining useful lives. Accordingly, the funding plans reflect judgments based on circumstances of the most likely replacement costs and the assumption of regular maintenance of useful and remaining lives. The property may elect to adopt any of the funding plans presented, or may implement some variation developed from the reserve analysis.

The report includes the following:

Executive Summary: Provides project description, financial information, assumptions used in calculations, key indicators of current funding plan, and category summary of expenditures.

Anticipated Expenditures: Includes expenditures associated with the components you will refurbish, replace or repair in a given year.

Component Inventory: Includes the useful life and remaining life of each component, current replacement cost, projected annual expenditures, and source of component information.

Percent Funded Analysis: Provides a snapshot of the financial condition on a component basis by looking at how much you have in reserves vs. how much you should ideally have.

Summary of Funding Plans: An overview of different funding plans that include key performance indicators of financial strength. The funding plans include:

- Current: This plan represents the currently adopted annual reserve contribution of \$3,968 or \$27.56 per unit per Monthly projected over the 30 year duration using an inflation factor of 2.5% per year, interest rate of 0.5% per year, and assumed rate of annual reserve contribution increases of 3%. Based on the projected starting reserve balance of \$11,757 as of Jan 1, 2020, this plan will not meet all anticipated expenditures as they occur. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all future expenditures will be funded.
- Recommended Funding Model: This plan represents annual reserve contributions, rate of annual reserve contributions, and special assessments applied to year 1 based on specified durations which are detailed in the plan. The plan allows for multiple ladders or steps to be included in order to develop a more flexible plan that can account for gradual reserve contribution increases over time while addressing funding requirements. It takes into account an inflation factor of 2.5% per year and interest rate of 0.5% per year. This funding plan is a more realistic approach and allows for strategic budgeting of reserves. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all funding goals and expectations are being met.

How Do I Read My Reserve Study?

Here are four easy steps to help you better understand your reserve study so you can use it as an effective tool to budget and plan for your future needs.

Step One (1): **Understand What You Own.** First things first. Whether you are evaluating the need to increase your reserve contributions or leaving them the same, everybody wants to know – "where is the money going?" Typically, 3 to 5 categories make up 80 % to 90 % of the anticipated expenditures. Review the Executive Summary and Component Inventory to understand what you own.

Step Two (2): **Review Your Upcoming Anticipated Expenditures.** It's important to evaluate what projects are expected for repair, refurbishment, and/or replacement within the next 3 to 5 years. Review the Anticipated Expenditures report and if you don't agree or don't plan to complete those improvements, make sure your component inventory is adjusted accordingly.

Step Three (3): **Analyze Your Current Funding Plan.** Always look to see if your Current Funding Plan is solvent. In other words, are you going to run out of money? Look to see if your current reserve contributions meet your anticipated expenditures over the life of the plan? If yes, great! If not, look at the year the ending reserve balance goes negative (the plan runs out of money), see what the anticipated expenditures driving the shortfall are, and make adjustments accordingly.

Step Four (4): **Adopt a Funding Plan that Meets Your Needs.** We believe it's important to give you options. That's why we designed the Summary of Funding Plans for you to review. We show you what you are currently contributing to reserves, and let you compare to a minimum threshold amount, as well as a more conservative approach of 100% reserve funding in 10 years. If you don't like those options we also give you the flexibility to create your own customized funding plans.

What Does Percent Funded Mean?

This is an indicator of your financial strength. The ratio of Starting Reserve Balance divided by Fully Funded Reserve Balance is expressed as a percentage.

The higher the percentage is, the stronger or healthier your reserve fund is and the more confidence you'll have to pay for future repairs. If your Reserve Fund Balance equals the Fully Funded Reserve Balance, the reserve fund would be considered fully funded, or 100% funded. This is considered an ideal amount.

Think of the Reserve Fund Balance as the gas in your tank and the Fully Funded Reserve Balance as the ideal amount you need to fund your road trip. It's okay if the two don't match perfectly. Usually 70% funded or above is considered strong or healthy.

What Are The Assumptions Used In The Reserve Analysis?

Assumptions are applied in calculating the inflation rate, average interest rate, and rate of reserve contribution increases over the duration of funding plan.

The inflation rate is the percentage rate of change of a price index over time. Future-cost calculations include an assumed annual inflationary factor, which is incorporated into the component inventory, anticipated expenditures, and reserve funding projections. Typically the cost of goods and services will increase over time, so the analysis wants to take that into consideration as it projects long-term, future costs. The current replacement cost of each common area component will be annually compounded by the inflation rate selected. Historical inflation rates in this industry are about 3%, but users can increase or decrease the rate depending on the applicable economic climate. These costs should be updated and reincorporated into your reserve analysis on an ongoing basis.

For planning purposes, an annual average interest is applied to the ending reserve balance values represented in the reserve funding plans and Percent Funded Analysis report. Reserve funds deposited in certificates of deposit or money market accounts will generate interest income, increasing the reserves. Interest rates can be pegged to current bank rates or CD rates. Obviously, a lower rate is more conservative for planning purposes. Note that income from the reserve and operating accounts is taxable to an association, even if the association is established as a non-profit organization. Adjustments to the operating budget may be required to account for applicable federal and state taxes.

Annual reserve contribution increases are assumed in the reserve funding plans provided for future projections. Generally, this is established at the same rate as inflation with the school of thought being that contributions will, at a minimum, be raised to pace inflationary increases in the cost of goods and services. However, it's important for users to be realistic. If users set it to 3% and then do not increase the annual reserve contributions by 3% annually, there will be a shortfall. If there is no plan or expectation to increase reserve contributions, it is best to leave at zero to develop a more realistic plan.

What Methodology Is Used to Perform the Reserve Analysis?

The Cash Flow Method of calculation is utilized to perform your Reserve Analysis. In other words the reserves are 'pooled' together into one reserve account. This is a method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the projected annual expenditures from year to year. At any given point in time using the Cash Flow Method, all components are funded equally in relation to the overall percent funded. If your 88% funded, all your components are equally funded at 88%.

This method gives you the flexibility to pursue a solvent, reasonably funded reserve plan when multiple components on different life cycles exist. It allows for minor adjustments to the reserve plan without worry of funding shortfalls. If one or more of the anticipated expenditures are slightly higher than expected there should be cushion to absorb the shortfall and avoid a special assessment or the need to borrow money.

Disclosure

The Reserve Analysis report is to be used only for the purpose stated herein, any use or reliance for any other purpose is invalid. The analysis provided is applicable as of the report completion date, and those items, which are not expected to undergo major repair or replacement within the duration of the report, have been defined as 'life of the project' and may not be included. It is imperative that these components be reviewed annually to consider the impact of changing conditions. Adjustments to the component useful lives and replacement costs should be made whenever the rate of deterioration has changed or when there have been significant changes in the cost of materials and/or labor. Some assumptions have been made about costs, conditions, and future events and circumstances that may occur. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this report. Therefore, the actual replacement costs and remaining lives may vary from this report and the variations could be material.

No conclusion or any other form of assurance on the reserve funding plans or projections is provided because the compilation of the reserve funding plans and related projections is limited as described above.

No responsibility to update this report for events and circumstances occurring after the date of this report is assumed.

Glossary of Terms:

Annual Fully Funded Requirement: This is a theoretical value represented in the Percent Funded Analysis report per component. It's also considered the annual accrued depreciation. In other word it's the ideal amount required to Fully Fund the replacement on an annual basis. The amount is calculated based on the useful life and replacement cost and makes no adjustment to eliminate any current reserve deficits.

Annual Reserve Contributions: The total assessments, fees, or dues are apportioned between annual operating costs (paying for trash, water, utilities, maintenance, insurance, management fees) and the money you are setting aside every year to pay for anticipated expenditures. This value should not include interest earned as that is already calculated into the reserve funding plans. Our Reserve Analysis Report compares the annual reserve contributions vs. the anticipated expenditures over the duration of the reserve funding plan.

Component: Components are all the different common parts of the property (that typically an HOA would be responsible for). They are everything from the roof to asphalt or concrete to decking and balconies to landscaping, lighting, and painting. All of these things need to be repaired or replaced eventually. Our Reserve Analysis Report provides estimates of those current replacement costs to help determine how much money will be required in the bank to pay for them eventually.

Fully Funded Reserve Balance: The Fully Funded Reserve Balance is the total accrued depreciation. In other words it's the amount of life "used up" for each one of your components translated into a dollar value. This is calculated by multiplying the fractional age of each component by its current estimated replacement cost, then adding them all together, otherwise known as straight-line depreciation. Its purpose is to help you measure the strength of your reserve fund.

Here's a simple example not taking interest and inflation into consideration: If the association's reserve study says replace the roof every 10 years at a cost of \$100,000, Fully Funded does not mean \$100,000 is required today. It means that \$10,000 is required in the bank this year, \$20,000 next year, \$30,000 the following year, and so on until you have \$100,000 on the 10th year when the roof is scheduled to be replaced.

Reserve Balance: This is how much money you have in the bank set aside for reserves at a given point in time, like at the start of each fiscal year called 'Starting Reserve Balance' or at the end of the fiscal year called 'Ending Reserve Balance.' It can also be the reserve accumulated to date, like in the Percent Funding Analysis report where each component has an 'Accumulated Reserve Balance' value.

Reserves are the money set aside for anticipated common area expenses. The reserve account (also called cash reserves or reserve funds) is funded by dues collected from owners (like HOA fees).

Just like an emergency fund or a rainy-day fund to cover personal expenses if the car breaks down or the kitchen sink leaks, HOAs with commonly owned space like condominiums must set aside a healthy percentage of funds every year to plan for the future.

Without it, paying for big expenses becomes difficult. It may require a special assessment to raise the funds to pay for a repair, putting an oversized financial burden on owners. Or a capital improvement loan may be required. The Reserve Analysis report will help figure out a sufficient amount of money to put away in reserves each year to pay for those eventual expenses. Usually a 70% funded reserve balance or above is considered strong.

Remaining Useful Life (RUL): Remaining useful life is how many remaining years of use a component should have left before it has to be replaced. For example, if the useful life of your roof is 20 years and it is five years old, the remaining useful life would be 15 years.

Replacement Contingency %: The replacement contingency percentage is a budgeting option that gives you the flexibility to determine the amount or percentage to fund replacements. This gives you more control to establish the funds available to make the necessary repairs on a cycled basis. For example, the retaining walls may be estimated to be replaced over 25 years, but the budget may call to phase the replacement in stages of 20% every five years. It may be determined to only account for that percentage of the replacement cost in your budget.

Source: These are the source(s) utilized to obtain component repair or replacement cost estimates and can be reviewed on the Component Inventory report.

Useful Life (UL): Useful life is how many years a component is expected to be in use from the time it's new (or refurbished); to the time it has to be replaced. For example, the roof – depending on what kind it is – might have a useful life of 20 years. After 20 years, you'd expect to replace it.

Project Description

Property Name:	Barrington Heights HOA - Radcliffe Ct
Location:	West Linn, OR
Project Type:	Planned Unit Development
Number of Units:	12
Age of Project:	22 Year(s)

Financial Summary

Starting Reserve Balance:	\$11,757
Fully Funded Reserve Balance:	\$48,321
Percent Funded:	24%
Current Replacement Cost:	\$97,044
Deficit/Surplus vs. Fully Funded Reserve:	(\$36,564) or (\$3,046.97) Per Unit Avg

A 12-unit section of the Barrington Heights planned community.

Assumed Inflation, Interest & Rate of Annual Reserve Contribution Increase

Funding and anticipated expenditures have been computed with a Time Value of Money approach. Inflation was applied to the anticipated expenditures, and average interest to the ending reserve balance values.

Annual Inflation Rate: 2.50 %

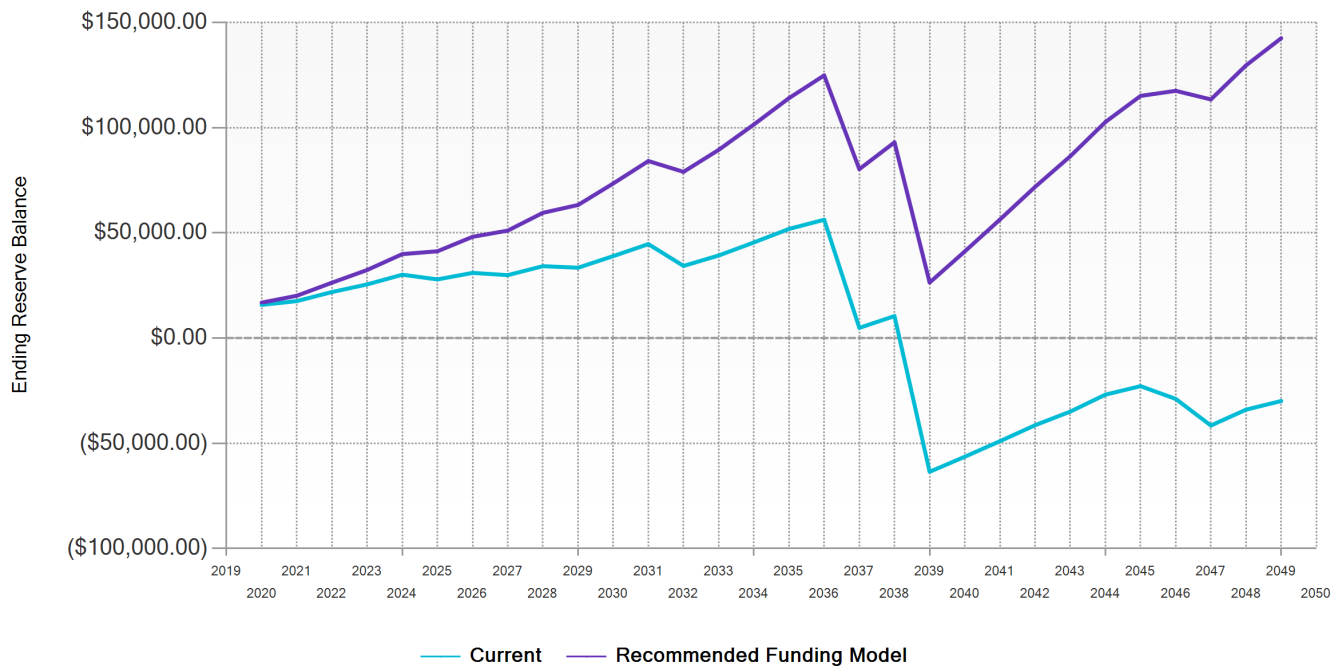
Annual Interest Rate: 0.50 %

Annual Reserve Contribution Increase: 3.00 %

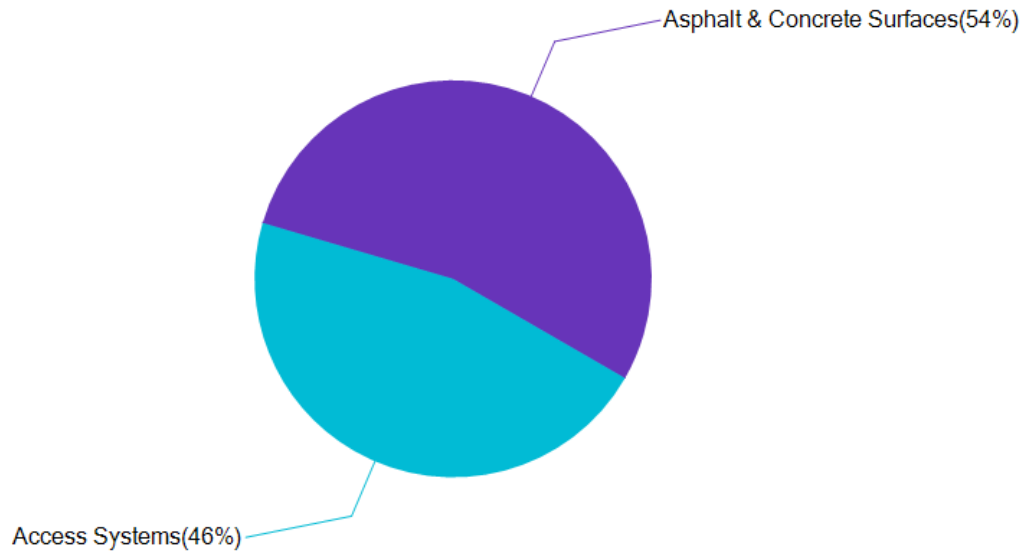
Summary of Funding Plans

★ Recommended funding plan

Funding Plans	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Meet All Anticipated Expenditures During Next 30 Years	1st Year of Reserve Deficit (if Applicable)	Average Reserve Balance Over 30 Years	Average Percent Funded Over 30 Years
Current ★	\$3,968	\$27.56	No	2039	\$5,482	22%
Recommended Funding Model	\$5,040	\$35.00	Yes	N/A	\$74,764	112%



Expenditures by Category

Total Current Cost: \$97,044.00

	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Access Systems	5-40	1-17	\$44,845	\$5,529	\$2,116	\$22,723	\$1,906
Asphalt & Concrete Surfaces	7-42	5-19	\$52,199	\$6,228	\$2,289	\$25,597	\$2,062
Totals			\$97,044	\$11,757	\$4,405	\$48,321	\$3,968

Component Inventory



Barrington Heights HOA - Radcliffe Ct
West Linn, OR

Date Prepared: Nov 1, 2019

Start Date: Jan 1, 2020

Current Replacement Cost: \$97,044

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Access Systems								
Callbox - Replacement		15	12	\$5,894.78 / Total	1	\$5,895	\$7,928	User
Pricing based on September 2017 invoice from Metro Access Controls for replacement of components.								
Gate - Wrought Iron - Paint		8	1	\$2,306.25 / Total	1	\$2,306	\$2,364	User
Gate - Wrought Iron - Replacement		40	17	\$15,375.00 / EA	2	\$30,750	\$46,790	User
Pricing based on comparable custom gate systems at another HOA.								
Gate Accessories		5	3	\$768.75 / Total	1	\$769	\$828	User
Gate Motors		10	7	\$2,562.50 / EA	2	\$5,125	\$6,092	User
Pricing and useful life based on replacement of same product at another homeowners' association.								
Totals						\$44,845	\$64,001	
Asphalt & Concrete Surfaces								
Asphalt - Overlay		42	19	\$2.51 / SF	16,700	\$41,937	\$67,043	User
Pricing based on psf price from Oregon Paving Co. Square footage based on sealcoat square footage from 2017 work completed.								
Asphalt - Seal/Stripe & Repair		7	5	\$0.37 / SF	16,700	\$6,162	\$6,972	User
Pricing and square footage from Hal's Construction sealcoat invoice from work completed in 2018.								
Brick Replacement / Repair - Contingency		10	6	\$1,537.50 / Total	1	\$1,538	\$1,783	User
Remaining useful life based on visual inspection in 2019.								
Concrete Repair - Contingency		10	9	\$2,562.50 / Total	1	\$2,563	\$3,200	User
Remaining useful life based on visual inspection in 2019.								
Totals						\$52,199	\$78,998	

Measure key : SF = Square Feet , EA = Each , SY = Square Yard(s) , LF = Linear Feet , ALW = Allowance , BLD = Building(s) , CY = Cubic Yard(s) , LT = Lot , PLC = Place(s) , SQ = Square(s) , TN = Ton(s)

Access Systems

Callbox - Replacement



Component Type:	Reserve Component	GL Code:	
Date in Service:	2017	Source:	User
Effective Age:	3	Current Cost:	\$5,895
Useful Life:	15	Inflation Rate:	2.50
Remaining Life:	12	Starting Reserve Balance:	\$287
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$393
Unit Price:	\$5,894.78 / Total	Fully Funded Reserve Balance:	\$1,179
Replacement %:	100.00	Annual Reserve Contribution:	\$354

Replacement of entryway callbox phone system and pedestal.

Pricing based on September 2017 invoice from Metro Access Controls for replacement of components.

Gate - Wrought Iron - Paint



Component Type:	Reserve Component	GL Code:	
Date in Service:	2013	Source:	User
Effective Age:	7	Current Cost:	\$2,306
Useful Life:	8	Inflation Rate:	2.50
Remaining Life:	1	Starting Reserve Balance:	\$491
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$288
Unit Price:	\$2,306.25 / Total	Fully Funded Reserve Balance:	\$2,018
Replacement %:	100.00	Annual Reserve Contribution:	\$260

Preparation and painting of two wrought iron double-swing gates.

Gate - Wrought Iron - Replacement



Component Type:	Reserve Component	GL Code:	
Date in Service:	1997	Source:	User
Effective Age:	23	Current Cost:	\$30,750
Useful Life:	40	Inflation Rate:	2.50
Remaining Life:	17	Starting Reserve Balance:	\$4,302
Quantity / Units:	2 EA	Annual Fully Funding Requirement:	\$769
Unit Price:	\$15,375.00 / EA	Fully Funded Reserve Balance:	\$17,681
Replacement %:	100.00	Annual Reserve Contribution:	\$692

Replacement of wrought iron custom double-swing vehicle gates.

Pricing based on comparable custom gate systems at another HOA.

Gate Accessories



Component Type:	Reserve Component	GL Code:	
Date in Service:	2018	Source:	User
Effective Age:	2	Current Cost:	\$769
Useful Life:	5	Inflation Rate:	2.50
Remaining Life:	3	Starting Reserve Balance:	\$75
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$154
Unit Price:	\$768.75 / Total	Fully Funded Reserve Balance:	\$308
Replacement %:	100.00	Annual Reserve Contribution:	\$138

Contingency for repairs and replacement of gate system accessories.

Component Photos & Details



Barrington Heights HOA - Radcliffe Ct
West Linn, OR

Date Prepared: Nov 1, 2019

Start Date: Jan 1, 2020

Gate Motors



Component Type:	Reserve Component	GL Code:	
Date in Service:	2017	Source:	User
Effective Age:	3	Current Cost:	\$5,125
Useful Life:	10	Inflation Rate:	2.50
Remaining Life:	7	Starting Reserve Balance:	\$374
Quantity / Units:	2 EA	Annual Fully Funding Requirement:	\$513
Unit Price:	\$2,562.50 / EA	Fully Funded Reserve Balance:	\$1,538
Replacement %:	100.00	Annual Reserve Contribution:	\$462

Replacement of swing gate motors, two pairs of motors included in the replacement event.

Pricing and useful life based on replacement of same product at another homeowners' association.

Asphalt & Concrete Surfaces

Asphalt - Overlay



Component Type:	Reserve Component	GL Code:	
Date in Service:	1997	Source:	User
Effective Age:	23	Current Cost:	\$41,937
Useful Life:	42	Inflation Rate:	2.50
Remaining Life:	19	Starting Reserve Balance:	\$5,588
Quantity / Units:	16,700 SF	Annual Fully Funding Requirement:	\$999
Unit Price:	\$2.51 / SF	Fully Funded Reserve Balance:	\$22,966
Replacement %:	100.00	Annual Reserve Contribution:	\$899

2" overlay of asphalt areas on private road.

Pricing based on psf price from Oregon Paving Co. Square footage based on sealcoat square footage from 2017 work completed.

Asphalt - Seal/Stripe & Repair



Component Type:	Reserve Component	GL Code:	
Date in Service:	2018	Source:	User
Effective Age:	2	Current Cost:	\$6,162
Useful Life:	7	Inflation Rate:	2.50
Remaining Life:	5	Starting Reserve Balance:	\$428
Quantity / Units:	16,700 SF	Annual Fully Funding Requirement:	\$880
Unit Price:	\$0.37 / SF	Fully Funded Reserve Balance:	\$1,761
Replacement %:	100.00	Annual Reserve Contribution:	\$793

Crack repair and sealcoat resurfacing of private road asphalt areas.

Pricing and square footage from Hal's Construction sealcoat invoice from work completed in 2018.

Brick Replacement / Repair - Contingency



Component Type:	Reserve Component	GL Code:	
Date in Service:	2016	Source:	User
Effective Age:	4	Current Cost:	\$1,538
Useful Life:	10	Inflation Rate:	2.50
Remaining Life:	6	Starting Reserve Balance:	\$150
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$154
Unit Price:	\$1,537.50 / Total	Fully Funded Reserve Balance:	\$615
Replacement %:	100.00	Annual Reserve Contribution:	\$138

Contingency for targeted repair to brick roadway surface surrounding gates.

Remaining useful life based on visual inspection in 2019.

Concrete Repair - Contingency



Component Type:	Reserve Component	GL Code:	
Date in Service:	2019	Source:	User
Effective Age:	1	Current Cost:	\$2,563
Useful Life:	10	Inflation Rate:	2.50
Remaining Life:	9	Starting Reserve Balance:	\$62
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$256
Unit Price:	\$2,562.50 / Total	Fully Funded Reserve Balance:	\$256
Replacement %:	100.00	Annual Reserve Contribution:	\$231

Contingency for repair to commonly maintained sidewalks along Tract C, and for curb repairs as needed.

Remaining useful life based on visual inspection in 2019.

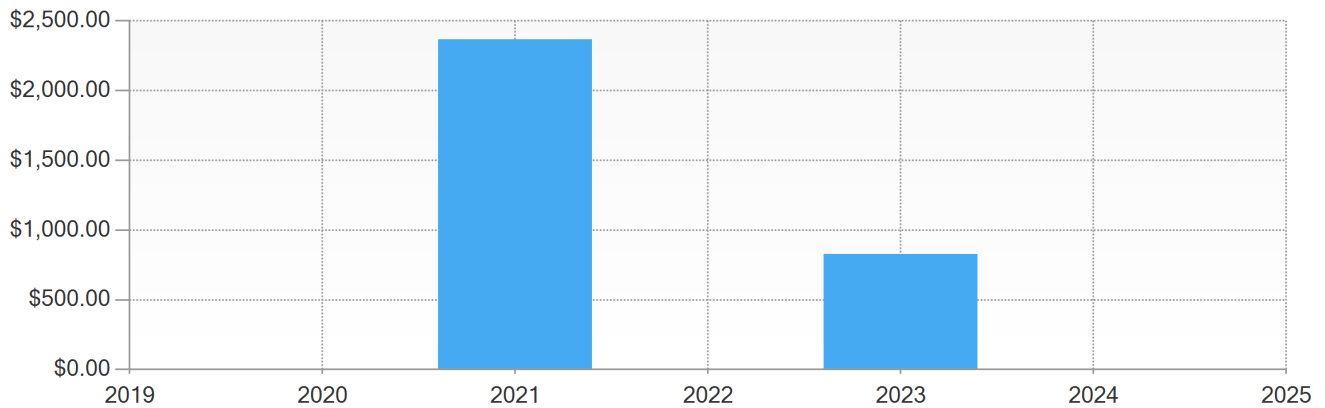
Anticipated Expenditures (5 Years)



Barrington Heights HOA - Radcliffe Ct
West Linn, OR

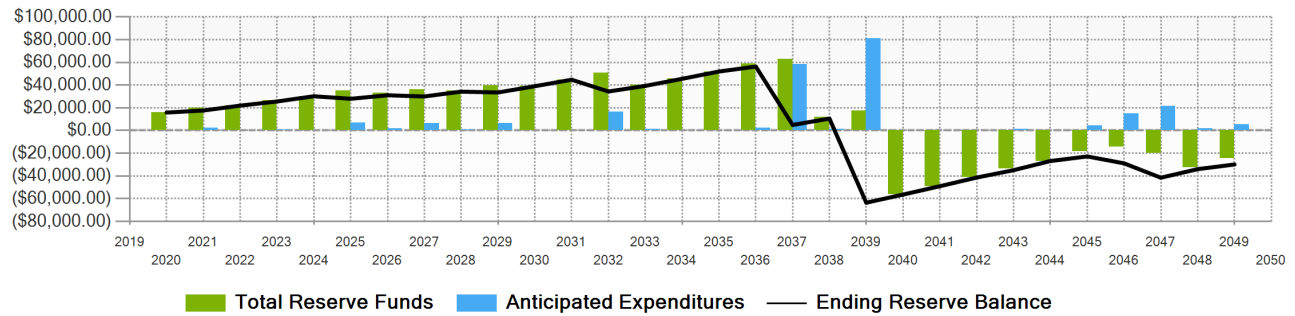
Date Prepared: Nov 1, 2019

Start Date: Jan 1, 2020



Component	GL Code	Category	Current Replacement Cost	Anticipated Expenditures
2020				
			Total for 2020:	\$0
2021				
Gate - Wrought Iron - Paint		Access Systems	\$2,306	\$2,364
			Total for 2021:	\$2,364
2022				
			Total for 2022:	\$0
2023				
Gate Accessories		Access Systems	\$769	\$828
			Total for 2023:	\$828
2024				
			Total for 2024:	\$0

This plan represents the currently adopted annual reserve contribution of \$3,968 or \$27.56 per unit per Monthly projected over the 30 year duration using an inflation factor of 2.5% per year, interest rate of 0.5% per year, and assumed rate of annual reserve contribution increases of 3%. Based on the projected starting reserve balance of \$11,757 as of Jan 1, 2020, this plan will not meet all anticipated expenditures as they occur. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all future expenditures will be funded.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2020	\$3,968	\$27.56	\$11,757	\$69	\$15,794	\$0	\$15,794	\$54,044	29%
2021	\$4,087	\$28.38	\$15,794	\$83	\$19,964	\$2,364	\$17,600	\$57,600	31%
2022	\$4,210	\$29.23	\$17,600	\$99	\$21,908	\$0	\$21,908	\$63,784	34%
2023	\$4,336	\$30.11	\$21,908	\$118	\$26,363	\$828	\$25,535	\$69,392	37%
2024	\$4,466	\$31.01	\$25,535	\$139	\$30,140	\$0	\$30,140	\$76,111	40%
2025	\$4,600	\$31.94	\$30,140	\$145	\$34,884	\$6,972	\$27,912	\$75,976	37%
2026	\$4,738	\$32.90	\$27,912	\$147	\$32,797	\$1,783	\$31,014	\$81,284	38%
2027	\$4,880	\$33.89	\$31,014	\$152	\$36,046	\$6,092	\$29,954	\$82,439	36%
2028	\$5,027	\$34.91	\$29,954	\$160	\$35,141	\$937	\$34,204	\$89,041	38%
2029	\$5,177	\$35.95	\$34,204	\$169	\$39,550	\$6,080	\$33,470	\$90,674	37%
2030	\$5,333	\$37.03	\$33,470	\$181	\$38,983	\$0	\$38,983	\$98,721	39%
2031	\$5,493	\$38.14	\$38,983	\$209	\$44,685	\$0	\$44,685	\$107,113	42%
2032	\$5,657	\$39.29	\$44,685	\$197	\$50,539	\$16,215	\$34,324	\$99,242	35%
2033	\$5,827	\$40.47	\$34,324	\$184	\$40,334	\$1,060	\$39,275	\$106,862	37%
2034	\$6,002	\$41.68	\$39,275	\$211	\$45,488	\$0	\$45,488	\$115,913	39%
2035	\$6,182	\$42.93	\$45,488	\$243	\$51,913	\$0	\$51,913	\$125,350	41%
2036	\$6,367	\$44.22	\$51,913	\$270	\$58,550	\$2,282	\$56,268	\$132,847	42%
2037	\$6,558	\$45.55	\$56,268	\$152	\$62,979	\$58,097	\$4,881	\$83,489	6%
2038	\$6,755	\$46.91	\$4,881	\$38	\$11,675	\$1,199	\$10,476	\$91,390	11%
2039	\$6,958	\$48.32	\$10,476	\$0	\$17,434	\$80,991	(\$63,557)	\$17,877	0%
2040	\$7,167	\$49.77	(\$63,557)	\$0	(\$56,390)	\$0	(\$56,390)	\$25,723	0%
2041	\$7,382	\$51.26	(\$56,390)	\$0	(\$49,009)	\$0	(\$49,009)	\$33,950	0%
2042	\$7,603	\$52.80	(\$49,009)	\$0	(\$41,405)	\$0	(\$41,405)	\$42,572	0%
2043	\$7,831	\$54.38	(\$41,405)	\$0	(\$33,574)	\$1,357	(\$34,931)	\$50,213	0%
2044	\$8,066	\$56.01	(\$34,931)	\$0	(\$26,865)	\$0	(\$26,865)	\$59,635	0%
2045	\$8,308	\$57.70	(\$26,865)	\$0	(\$18,557)	\$4,276	(\$22,832)	\$65,115	0%
2046	\$8,557	\$59.43	(\$22,832)	\$0	(\$14,275)	\$14,632	(\$28,907)	\$60,325	0%
2047	\$8,814	\$61.21	(\$28,907)	\$0	(\$20,093)	\$21,464	(\$41,557)	\$48,627	0%
2048	\$9,078	\$63.05	(\$41,557)	\$0	(\$32,478)	\$1,535	(\$34,013)	\$57,284	0%
2049	\$9,351	\$64.94	(\$34,013)	\$0	(\$24,662)	\$5,244	(\$29,906)	\$62,581	0%

Inflation Rate: 2.50%

Interest Rate: 0.50%

Average Rate of Annual Reserve Funding Increases: 3.00%

Recommended Funding Model

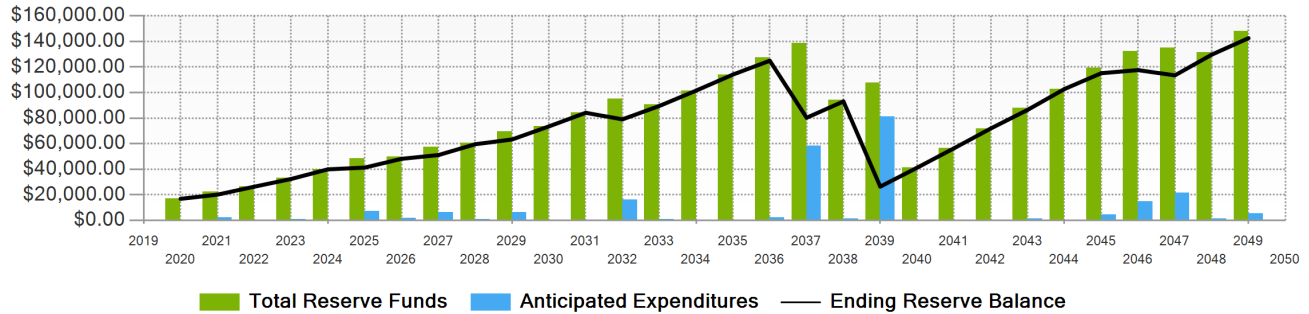


Barrington Heights HOA - Radcliffe Ct
West Linn, OR

Date Prepared: Nov 1, 2019

Start Date: Jan 1, 2020

This plan represents annual reserve contributions, rate of annual reserve contributions, and special assessments applied to year 1 based on specified durations which our detailed in the plan. The plan allows for multiple ladders or steps to be included in order to develop a more flexible plan that can account for gradual reserve contribution increases over time while addressing funding requirements. It takes into account an inflation factor of 2.5% per year and interest rate of 0.5% per year. This funding plan is a more realistic approach and allows for strategic budgeting of reserves. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all funding goals and expectations are being met.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2020	\$5,040	\$35.00	\$11,757	\$71	\$16,868	\$0	\$16,868	\$54,044	31%
2021	\$5,544	\$38.50	\$16,868	\$92	\$22,505	\$2,364	\$20,141	\$57,600	35%
2022	\$6,098	\$42.35	\$20,141	\$116	\$26,355	\$0	\$26,355	\$63,784	41%
2023	\$6,708	\$46.58	\$26,355	\$146	\$33,210	\$828	\$32,382	\$69,392	47%
2024	\$7,379	\$51.24	\$32,382	\$180	\$39,941	\$0	\$39,941	\$76,111	52%

Rate of Annual Reserve Funding Increases: 10.00%

Duration: 5 years

Additional Funds To Reserves: \$0.00

2025	\$8,117	\$56.37	\$39,941	\$203	\$48,261	\$6,972	\$41,289	\$75,976	54%
2026	\$8,442	\$58.62	\$41,289	\$223	\$49,954	\$1,783	\$48,171	\$81,284	59%
2027	\$8,779	\$60.97	\$48,171	\$248	\$57,197	\$6,092	\$51,105	\$82,439	62%
2028	\$9,130	\$63.41	\$51,105	\$276	\$60,512	\$937	\$59,575	\$89,041	67%
2029	\$9,496	\$65.94	\$59,575	\$306	\$69,377	\$6,080	\$63,297	\$90,674	70%
2030	\$9,876	\$68.58	\$63,297	\$341	\$73,514	\$0	\$73,514	\$98,721	74%
2031	\$10,271	\$71.32	\$73,514	\$393	\$84,178	\$0	\$84,178	\$107,113	79%
2032	\$10,681	\$74.18	\$84,178	\$407	\$95,266	\$16,215	\$79,051	\$99,242	80%
2033	\$11,109	\$77.14	\$79,051	\$420	\$90,580	\$1,060	\$89,520	\$106,862	84%
2034	\$11,553	\$80.23	\$89,520	\$476	\$101,549	\$0	\$101,549	\$115,913	88%
2035	\$12,015	\$83.44	\$101,549	\$538	\$114,102	\$0	\$114,102	\$125,350	91%
2036	\$12,496	\$86.78	\$114,102	\$596	\$127,194	\$2,282	\$124,911	\$132,847	94%
2037	\$12,996	\$90.25	\$124,911	\$512	\$138,419	\$58,097	\$80,322	\$83,489	96%
2038	\$13,515	\$93.86	\$80,322	\$432	\$94,269	\$1,199	\$93,070	\$91,390	102%
2039	\$14,056	\$97.61	\$93,070	\$298	\$107,424	\$80,991	\$26,434	\$17,877	148%

Rate of Annual Reserve Funding Increases: 4.00%

Duration: 15 years

Additional Funds To Reserves: \$0.00

2040	\$14,618	\$101.52	\$26,434	\$169	\$41,221	\$0	\$41,221	\$25,723	160%
2041	\$14,911	\$103.55	\$41,221	\$243	\$56,375	\$0	\$56,375	\$33,950	166%
2042	\$15,209	\$105.62	\$56,375	\$320	\$71,903	\$0	\$71,903	\$42,572	169%
2043	\$15,513	\$107.73	\$71,903	\$395	\$87,811	\$1,357	\$86,455	\$50,213	172%
2044	\$15,823	\$109.88	\$86,455	\$472	\$102,750	\$0	\$102,750	\$59,635	172%
2045	\$16,140	\$112.08	\$102,750	\$543	\$119,433	\$4,276	\$115,157	\$65,115	177%
2046	\$16,462	\$114.32	\$115,157	\$580	\$132,200	\$14,632	\$117,568	\$60,325	195%
2047	\$16,792	\$116.61	\$117,568	\$576	\$134,936	\$21,464	\$113,472	\$48,627	233%

Inflation Rate: 2.50%

Interest Rate: 0.50%

Average Rate of Annual Reserve Funding Increases: 4.41%

Recommended Funding Model



Barrington Heights HOA - Radcliffe Ct
West Linn, OR

Date Prepared: Nov 1, 2019

Start Date: Jan 1, 2020

Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2048	\$17,128	\$118.94	\$113,472	\$606	\$131,205	\$1,535	\$129,671	\$57,284	226%
2049	\$17,470	\$121.32	\$129,671	\$679	\$147,820	\$5,244	\$142,576	\$62,581	228%
Rate of Annual Reserve Funding Increases: 2.00%				Duration: 10 years		Additional Funds To Reserves: \$0.00			

Inflation Rate: 2.50%

Interest Rate: 0.50%

Average Rate of Annual Reserve Funding Increases: 4.41%

Percent Funding Analysis



Barrington Heights HOA - Radcliffe Ct
West Linn, OR

Date Prepared: Nov 1, 2019

Start Date: Jan 1, 2020

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Percent Funded: 24%		
						Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
ACCESS SYSTEMS								
Callbox - Replacement	15	12	3	\$5,895	\$287	\$393	\$1,179	\$354
Gate - Wrought Iron - Paint	8	1	7	\$2,306	\$491	\$288	\$2,018	\$260
Gate - Wrought Iron - Replacement	40	17	23	\$30,750	\$4,302	\$769	\$17,681	\$692
Gate Accessories	5	3	2	\$769	\$75	\$154	\$308	\$138
Gate Motors	10	7	3	\$5,125	\$374	\$513	\$1,538	\$462
			Total	\$44,845	\$5,529	\$2,116	\$22,723	\$1,906
ASPHALT & CONCRETE SURFACES								
Asphalt - Overlay	42	19	23	\$41,937	\$5,588	\$999	\$22,966	\$899
Asphalt - Seal/Stripe & Repair	7	5	2	\$6,162	\$428	\$880	\$1,761	\$793
Brick Replacement / Repair - Contingency	10	6	4	\$1,538	\$150	\$154	\$615	\$138
Concrete Repair - Contingency	10	9	1	\$2,563	\$62	\$256	\$256	\$231
			Total	\$52,199	\$6,228	\$2,289	\$25,597	\$2,062
			Totals	\$97,044	\$11,757	\$4,405	\$48,321	\$3,968

Percent Funded Calculations: Effective Age (Column C): (A) - (B) = (C). Starting Reserve Balance (Column E): G (Individual) / G (Total) * E (Total) = E (Individual). Annual Fully Funding Requirement (Column F): (D) / (A) = (F). Fully Funded Reserve Balance (Column G): (C) * (F) = (G)

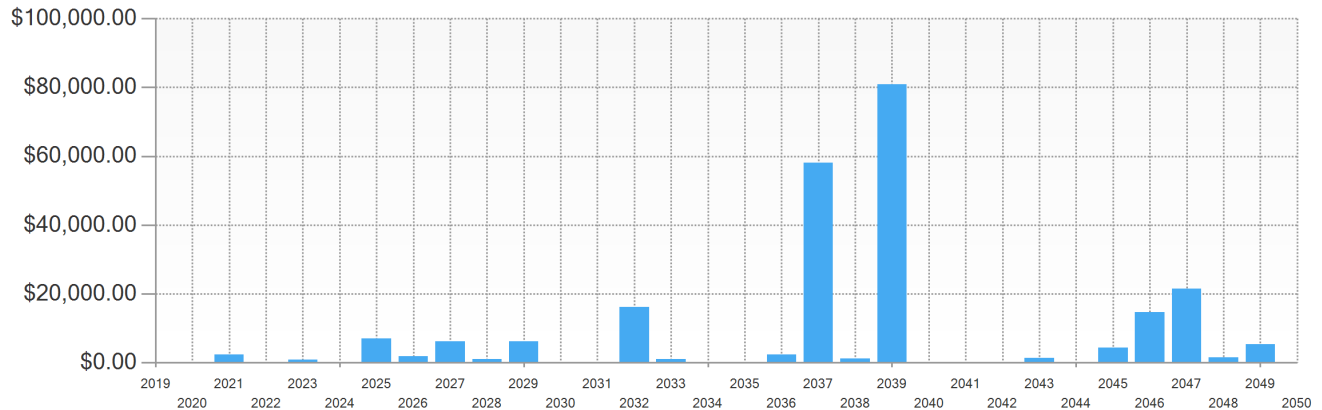
Anticipated Expenditures (30 Years)



Barrington Heights HOA - Radcliffe Ct
West Linn, OR

Date Prepared: Nov 1, 2019

Start Date: Jan 1, 2020



Component	GL Code	Category	Current Replacement Cost	Anticipated Expenditures
2020				
			Total for 2020:	\$0
2021				
Gate - Wrought Iron - Paint		Access Systems	\$2,306	\$2,364
			Total for 2021:	\$2,364
2022				
			Total for 2022:	\$0
2023				
Gate Accessories		Access Systems	\$769	\$828
			Total for 2023:	\$828
2024				
			Total for 2024:	\$0
2025				
Asphalt - Seal/Stripe & Repair		Asphalt & Concrete Surfaces	\$6,162	\$6,972
			Total for 2025:	\$6,972
2026				
Brick Replacement / Repair - Contingency		Asphalt & Concrete Surfaces	\$1,538	\$1,783
			Total for 2026:	\$1,783
2027				
Gate Motors		Access Systems	\$5,125	\$6,092
			Total for 2027:	\$6,092
2028				
Gate Accessories		Access Systems	\$769	\$937
			Total for 2028:	\$937
2029				
Concrete Repair - Contingency		Asphalt & Concrete Surfaces	\$2,563	\$3,200
Gate - Wrought Iron - Paint		Access Systems	\$2,306	\$2,880
			Total for 2029:	\$6,080
2030				
			Total for 2030:	\$0
2031				
			Total for 2031:	\$0
2032				
Asphalt - Seal/Stripe & Repair		Asphalt & Concrete Surfaces	\$6,162	\$8,288
Callbox - Replacement		Access Systems	\$5,895	\$7,928
			Total for 2032:	\$16,215
2033				
Gate Accessories		Access Systems	\$769	\$1,060
			Total for 2033:	\$1,060

Anticipated Expenditures (30 Years)



Barrington Heights HOA - Radcliffe Ct
West Linn, OR

Date Prepared: Nov 1, 2019

Start Date: Jan 1, 2020

Component	GL Code	Category	Current Replacement Cost	Anticipated Expenditures
2034				
			Total for 2034:	\$0
2035				
			Total for 2035:	\$0
2036				
Brick Replacement / Repair - Contingency		Asphalt & Concrete Surfaces	\$1,538	\$2,282
			Total for 2036:	\$2,282
2037				
Gate - Wrought Iron - Paint		Access Systems	\$2,306	\$3,509
Gate - Wrought Iron - Replacement		Access Systems	\$30,750	\$46,790
Gate Motors		Access Systems	\$5,125	\$7,798
			Total for 2037:	\$58,097
2038				
Gate Accessories		Access Systems	\$769	\$1,199
			Total for 2038:	\$1,199
2039				
Asphalt - Overlay		Asphalt & Concrete Surfaces	\$41,937	\$67,043
Asphalt - Seal/Stripe & Repair		Asphalt & Concrete Surfaces	\$6,162	\$9,851
Concrete Repair - Contingency		Asphalt & Concrete Surfaces	\$2,563	\$4,097
			Total for 2039:	\$80,991
2040				
			Total for 2040:	\$0
2041				
			Total for 2041:	\$0
2042				
			Total for 2042:	\$0
2043				
Gate Accessories		Access Systems	\$769	\$1,357
			Total for 2043:	\$1,357
2044				
			Total for 2044:	\$0
2045				
Gate - Wrought Iron - Paint		Access Systems	\$2,306	\$4,276
			Total for 2045:	\$4,276
2046				
Asphalt - Seal/Stripe & Repair		Asphalt & Concrete Surfaces	\$6,162	\$11,710
Brick Replacement / Repair - Contingency		Asphalt & Concrete Surfaces	\$1,538	\$2,922
			Total for 2046:	\$14,632
2047				
Callbox - Replacement		Access Systems	\$5,895	\$11,482
Gate Motors		Access Systems	\$5,125	\$9,982
			Total for 2047:	\$21,464
2048				
Gate Accessories		Access Systems	\$769	\$1,535
			Total for 2048:	\$1,535
2049				
Concrete Repair - Contingency		Asphalt & Concrete Surfaces	\$2,563	\$5,244
			Total for 2049:	\$5,244