



RESERVE ANALYSIS REPORT

Barrington Heights HOA

West Linn, OR

Fiscal Year Start Date: Jan 01, 2021

Date Prepared: Nov 02, 2020



TABLE OF CONTENTS

Reserve Study Introduction.....	2
Executive Summary.....	6
Component Inventory.....	9
Anticipated Expenditures (5 Years).....	11
Funding Models.....	12
Custom Funding Model- Initial Contribution.....	12
Custom Funding Model- Annual Increases.....	13
Percent Funded Analysis.....	14
Reserve Allocation Report.....	15
Anticipated Expenditures (30 Years).....	16
Component Photos & Details.....	20

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.

Reserve Allocation: A comparison of your reserve allocation based on a component level across multiple funding plan options.

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

- Current Funding / Adopted Funding: This funding model projects the reserve fund over the next 20-30 years based on a funding level equal to the Association's current assessments for reserve assets.
- Threshold Funding – Minimum \$/=: A funding model designed to provide the lowest annual funding feasible over the next 30 years which will meet all reserve requirements as they occur. This plan is calculated in which a minimum annual contribution is sought with the constraint that the ending reserve balance or percentage for each year (1 through 30) must be greater than or equal to a specified dollar or percent funded amount. The calculation takes into consideration only the immediate total annual expense requirements. Due to this fact, annual allocations may fluctuate widely from year to year. This plan provides a minimal contingency for unanticipated emergency expenditures. Baseline Funding is a form of Threshold Funding where the minimum balance is \$1.00 for the duration of the report.
- Target Funding: A funding model designed to achieve a specific goal (percentage) over a projected time frame. Example of a typical target funding model would be "Target Funding – 100% in 10 Years". This example is designed to achieve the fully funded mark of 100% in year 10. Once the target is hit, the model will then adjust to maintain this level of funding for the remaining years of the report. The target and designated time frame can be adjusted to meet specific requirements of a property.
- Full Funding: A full funding model is designed to achieve and maintain a funding goal near or at 100%. This model can be calculated by designating a specific time frame to hit the 100% funded level (see Target Funding).
- Ladder Funding: A funding plan designed to incorporate varying funding percent increases or dollar amounts to meet specific funding goals or expense requirements. This funding model may incorporate varying contribution percentage increases at different intervals throughout the projected time frame.
- Compliance Funding / Statutory Funding: Funding model designed to comply with specific state statute requirements. These will vary from state to state.

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, interest is applied to the average annual reserve balance represented in the reserve funding plans. 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.

Reserve Study Introduction

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 you are 88% funded, all of 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

Reserve Study Introduction

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.

Executive Summary

Property Description	Financial Summary
Property Name: Barrington Heights HOA	Starting Reserve Balance: \$104,435
Location: West Linn, OR	Fully Funded Reserve Balance: \$150,808
Project Type: Planned Unit Development	Percent Funded: 69%
Number of Units: 259	Current Replacement Cost: \$314,928
Age of Project: 35 Year(s)	Deficit/Surplus vs. Fully Funded Reserve: (\$46,373) or (\$179.05) Per Unit Avg

A planned community consisting of 259 lots in West Linn, OR.

Assumed Inflation, Interest & Rate of Annual Reserve Contribution Increase

Funding and anticipated expenditures have been computed with a time value of money approach with the following rates:

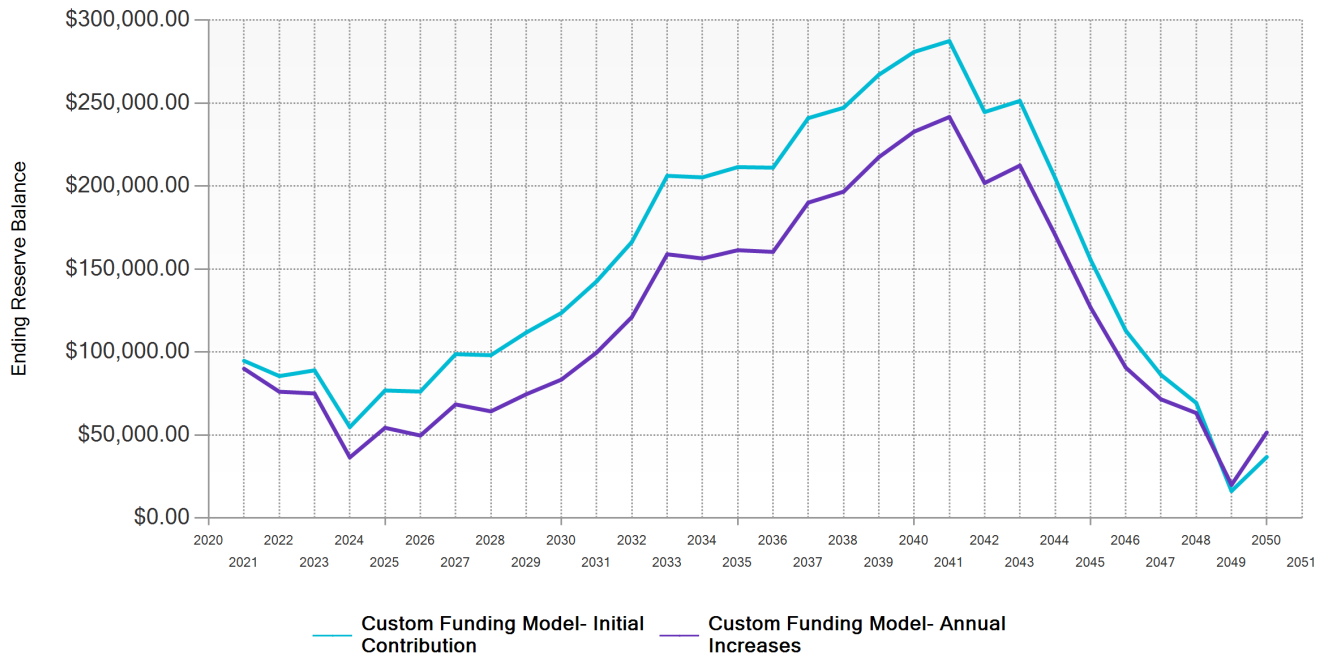
<p>Inflation:</p> <p style="text-align: center;">3.00 %</p> <p>Applied to the anticipated expenditures</p>	<p>Interest:</p> <p style="text-align: center;">0.50 %</p> <p>Applied to the average annual reserve balance</p>	<p>Annual Reserve Contribution Increase:</p> <p style="text-align: center;">Varies</p> <p>See individual funding models</p>
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Executive Summary

Summary of Funding Plans

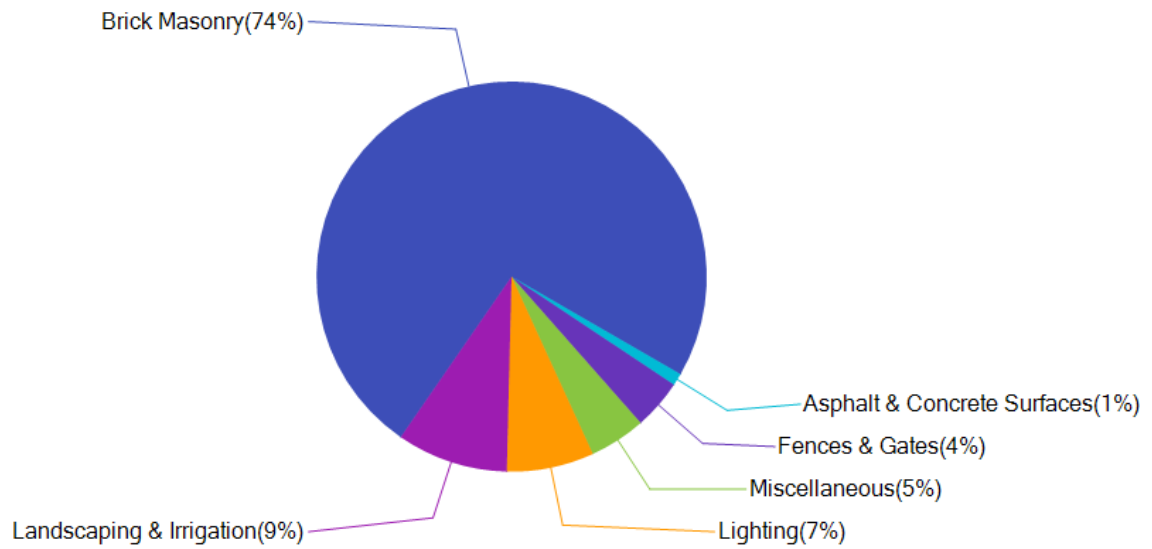
★ Recommended funding plan

Funding Plans	Annual Reserve Contributions	Yearly 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
Custom Funding Model- Initial Contribution ★	\$27,250	\$105.21	Yes	N/A	\$151,800	56%
Custom Funding Model- Annual Increases	\$22,500	\$86.87	Yes	N/A	\$120,592	44%



Expenditures by Category

Current Replacement Cost: \$314,928.00



	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Asphalt & Concrete Surfaces	10-10	6-6	\$3,183	\$882	\$318	\$1,273	\$264
Brick Masonry	6-25	0-24	\$232,125	\$80,525	\$11,865	\$116,281	\$9,831
Fences & Gates	7-30	3-26	\$13,075	\$3,138	\$1,133	\$4,532	\$939
Landscaping & Irrigation	2-5	1-4	\$29,069	\$7,281	\$7,246	\$10,514	\$6,003
Lighting	10-30	5-24	\$22,809	\$6,796	\$1,927	\$9,813	\$1,597
Miscellaneous	2-99	0-8	\$14,668	\$5,814	\$3,587	\$8,395	\$2,972
Totals			\$314,928	\$104,435	\$26,077	\$150,808	\$21,606

Component Inventory

Current Replacement Cost: \$314,928

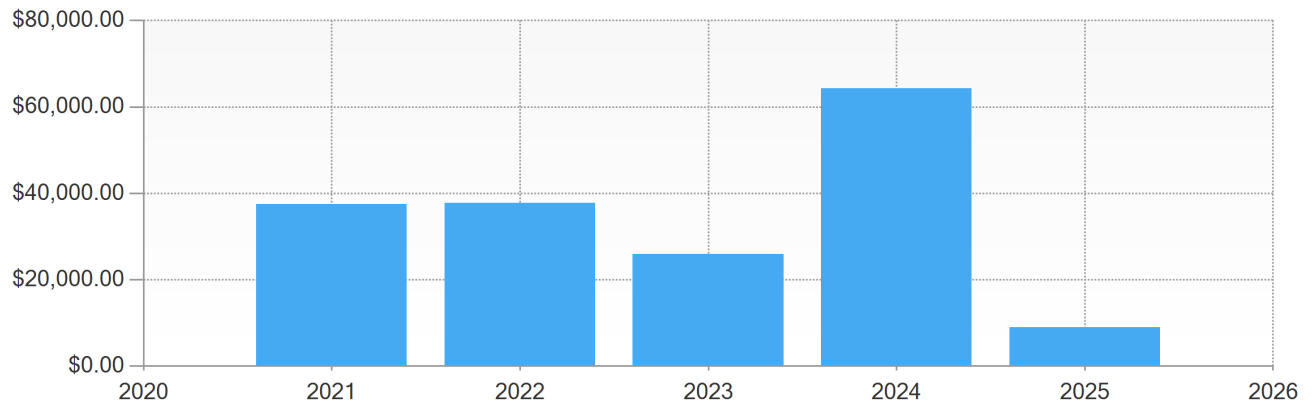
Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Asphalt & Concrete Surfaces									
Concrete - Repair Contingency			10	6	\$3,182.70 / Total	1	\$3,183	\$3,800	Inspector
Totals							\$3,183	\$3,800	
Brick Masonry									
Mailboxes - Clean & Seal			7	3	\$212.18 / EA	34	\$7,214	\$7,883	Bid
Pricing based on past costs for Marc's Masonry to clean and seal mailbox clusters.									
Mailboxes - Renovation - Phase 1			25	20	\$6,100.18 / EA	4	\$24,401	\$44,070	Bid
Units replaced in Phase 1: 2040 Wellington drive (2014), 4071 Imperial (2015/16), 4951 Imperial (2015/16), 4037 Imperial (2015/16). Units replaced include: 2014 - 2040 Wellington Drive 2015 & 2016 - 3913 Edgewater Court 2015 & 2016 - 2831 Beacon Hill 2015 & 2016 - 3832 Fairhaven 2015 & 2016 - 4037, 4051, 4071 Imperial 2017 - 3360 Barrington Drive, 2870 Beacon Hill Dr.									
Mailboxes - Renovation - Phase 2			25	21	\$6,100.18 / EA	4	\$24,401	\$45,392	Bid
Units replaced in Phase 2: 3832 Fairhaven (2015/16), 2831 Beacon Hill (2015/16), 3931 Edgewood Court (2015/16), 2870 (2017). Units replaced recently include: Replaced in 2018 - 2067 Riverknoll, 3320 Barrington Drive, 3457 Barrington Drive, 2919 Beacon Hill Drive, two other newly installed locations at border of Phase II and Phase VIII. Replaced in 2019 - 3330 Barrington Drive, 3383 Barrington Drive, 2860 Beacon Hill, 2800 Beacon Hill									
Mailboxes - Renovation - Phase 3			25	22	\$6,100.18 / EA	4	\$24,401	\$46,754	Bid
Units Replaced in Phase 3: 2919 Beavon Hill Drive (2018), 3457 Barrington Drive (2018), 3320 Barrington Drive (2018), 3360 Barrington Drive (2017). Units replaced recently include: 3457 Barrington, 2870 Beacon Hill, Riverknoll Ct, 2919 Beacon Hill, 3330 Barrington Dr, 3383 Barrington, 2860 Beacon Hill Drive, 2800 Beacon Hill Drive, 3320 Barrington Dr, 3360 Barrington Drive.									
Mailboxes - Renovation - Phase 4			25	23	\$6,100.18 / EA	4	\$24,401	\$48,157	Bid
Units replaced in 2014: 2067 Riverknoll Court (2018), 2800 Beacon Hill (2019), 2860 Beacon Hill (2019), 3383 Barrington Drive (2019).									
Mailboxes - Renovation - Phase 5			25	24	\$6,100.18 / EA	4	\$24,401	\$49,602	Bid
Units Replaced in Phase 5: 3330 Barrington Drive (2019), 2090 Wellington Drive (2020), 2020 Riverknoll Ct (2020), 2000 Riverknoll Ct (2020).									
Mailboxes - Renovation - Phase 6			25	0	\$6,100.18 / EA	3	\$18,301	\$18,301	Bid
Mailboxes - Renovation - Phase 7			25	1	\$6,100.18 / EA	4	\$24,401	\$25,133	Bid
Mailboxes - Renovation - Phase 8			25	2	\$6,100.18 / EA	4	\$24,401	\$25,887	Bid
Mailboxes - Renovation - Phase 9			25	3	\$6,100.18 / EA	3	\$18,301	\$19,997	Bid
Monuments - Repair, Clean & Seal			7	0	\$15,913.50 / Total	1	\$15,914	\$15,914	Inspector
Roof Inspection & Repair - Arches			6	1	\$1,591.35 / Total	1	\$1,591	\$1,639	Inspector
Totals							\$232,125	\$348,729	
Fences & Gates									
Wrought Iron - Painting			7	3	\$6,365.40 / Total	1	\$6,365	\$6,956	Bid
Pricing based on 2017 expense to have Summit Reconstruction complete this task.									

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Wrought Iron - Repair			30	26	\$6,709.13 / Total	1	\$6,709	\$14,469	Inspector
Totals							\$13,075	\$21,424	
Landscaping & Irrigation									
Holiday Tree Lighting			5	3	\$16,337.86 / Total	1	\$16,338	\$17,853	Inspector
Pricing based on 2018 cost from Innovative Nightscapes.									
Irrigation Repairs - Contingency			2	1	\$4,774.05 / Total	1	\$4,774	\$4,917	Inspector
Tree Maintenance			5	4	\$7,956.75 / Total	1	\$7,957	\$8,955	Inspector
Totals							\$29,069	\$31,725	
Lighting									
Low Voltage			10	5	\$17,504.85 / Total	1	\$17,505	\$20,293	Inspector
Monument Fixtures - Replacement Contingency			30	24	\$530.45 / EA	20	\$5,305	\$10,783	Previous Study
Totals							\$22,809	\$31,076	
Miscellaneous									
Bench Painting			8	0	\$583.50 / Total	1	\$583	\$583	Inspector
Contingency - General			99	0	\$2,652.25 / Total	1	\$2,652	\$2,652	Inspector
Pressure Washing			2	1	\$5,861.47 / Total	1	\$5,861	\$6,037	User
Pricing used is based on signed contract with HOA Services in 2019. Useful life provided by Board.									
Signage - Repair/Repaint/Replace			10	6	\$5,569.73 / Total	1	\$5,570	\$6,651	Inspector
Utilities - Underground & Street Light Fixtures			40	8	\$1.06 / Total	1	\$1	\$1	User
Totals							\$14,668	\$15,925	

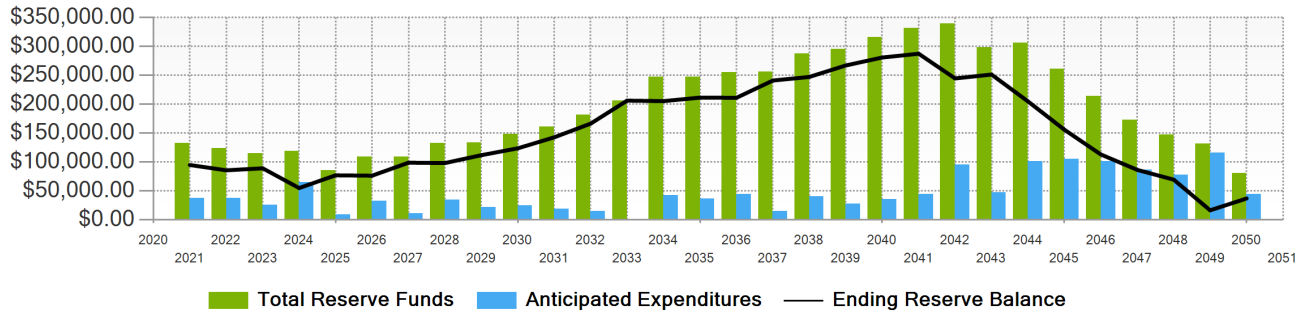
Measure key : SF = Square Feet , EA = Each , SY = Square Yard(s) , LF = Linear Feet , ALW = Allowance , BLD = Building(s) , CY = Cubic Yard(s) , LT = Lot , PLC = Place(s) , SQ = Square(s) , TN = Tont(s), LS = Lump Sum

Anticipated Expenditures (5 Years)



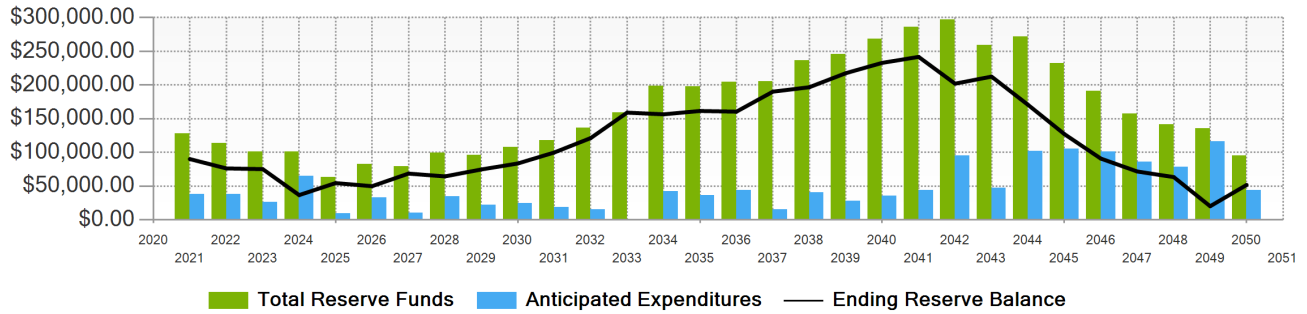
Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2021						
Bench Painting				Miscellaneous	\$583	\$583
Contingency - General				Miscellaneous	\$2,652	\$2,652
Mailboxes - Renovation - Phase 6				Brick Masonry	\$18,301	\$18,301
Monuments - Repair, Clean & Seal				Brick Masonry	\$15,914	\$15,914
					Total for 2021:	\$37,450
2022						
Irrigation Repairs - Contingency				Landscaping & Irrigation	\$4,774	\$4,917
Mailboxes - Renovation - Phase 7				Brick Masonry	\$24,401	\$25,133
Pressure Washing				Miscellaneous	\$5,861	\$6,037
Roof Inspection & Repair - Arches				Brick Masonry	\$1,591	\$1,639
					Total for 2022:	\$37,726
2023						
Mailboxes - Renovation - Phase 8				Brick Masonry	\$24,401	\$25,887
					Total for 2023:	\$25,887
2024						
Holiday Tree Lighting				Landscaping & Irrigation	\$16,338	\$17,853
Irrigation Repairs - Contingency				Landscaping & Irrigation	\$4,774	\$5,217
Mailboxes - Clean & Seal				Brick Masonry	\$7,214	\$7,883
Mailboxes - Renovation - Phase 9				Brick Masonry	\$18,301	\$19,997
Pressure Washing				Miscellaneous	\$5,861	\$6,405
Wrought Iron - Painting				Fences & Gates	\$6,365	\$6,956
					Total for 2024:	\$64,311
2025						
Tree Maintenance				Landscaping & Irrigation	\$7,957	\$8,955
					Total for 2025:	\$8,955

This plan represents first-year reserve contribution of \$27,250 or \$105.21 yearly per unit and incorporates the following variable annual increases in funding: 3% in years 2-30. If maintained, this plan will meet all anticipated expenditures as they occur over the projected 30 years. If designated future year increases are not maintained the association may be unable to meet all future expense requirements. 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	Yearly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
Duration: 30 years			Rate of Annual Reserve Contribution Increases: 3.00%			Additional Funds To Reserves: \$0.00			
2021	\$27,250	\$105.21	\$104,435	\$497	\$132,182	\$37,450	\$94,732	\$143,618	66%
2022	\$28,068	\$108.37	\$94,732	\$450	\$123,249	\$37,726	\$85,523	\$136,734	63%
2023	\$28,910	\$111.62	\$85,523	\$435	\$114,867	\$25,887	\$88,981	\$142,668	62%
2024	\$29,777	\$114.97	\$88,981	\$359	\$119,116	\$64,311	\$54,805	\$110,059	50%
2025	\$30,670	\$118.42	\$54,805	\$328	\$85,804	\$8,955	\$76,848	\$134,367	57%
2026	\$31,590	\$121.97	\$76,848	\$382	\$108,820	\$32,622	\$76,198	\$135,935	56%
2027	\$32,538	\$125.63	\$76,198	\$436	\$109,172	\$10,451	\$98,721	\$161,321	61%
2028	\$33,514	\$129.40	\$98,721	\$491	\$132,726	\$34,609	\$98,117	\$163,547	60%
2029	\$34,519	\$133.28	\$98,117	\$523	\$133,160	\$21,437	\$111,723	\$180,398	62%
2030	\$35,555	\$137.28	\$111,723	\$587	\$147,865	\$24,259	\$123,606	\$195,870	63%
2031	\$36,622	\$141.40	\$123,606	\$664	\$160,892	\$18,250	\$142,642	\$219,046	65%
2032	\$37,720	\$145.64	\$142,642	\$771	\$181,133	\$14,722	\$166,411	\$247,633	67%
2033	\$38,852	\$150.01	\$166,411	\$929	\$206,192	\$0	\$206,192	\$293,358	70%
2034	\$40,018	\$154.51	\$206,192	\$1,026	\$247,236	\$41,948	\$205,288	\$298,396	69%
2035	\$41,218	\$159.14	\$205,288	\$1,039	\$247,545	\$36,106	\$211,439	\$310,787	68%
2036	\$42,455	\$163.92	\$211,439	\$1,054	\$254,947	\$43,842	\$211,105	\$316,800	67%
2037	\$43,728	\$168.83	\$211,105	\$1,127	\$255,961	\$14,981	\$240,980	\$353,975	68%
2038	\$45,040	\$173.90	\$240,980	\$1,217	\$287,237	\$40,024	\$247,213	\$367,765	67%
2039	\$46,391	\$179.12	\$247,213	\$1,283	\$294,887	\$27,814	\$267,073	\$395,876	67%
2040	\$47,783	\$184.49	\$267,073	\$1,366	\$316,223	\$35,392	\$280,830	\$418,397	67%
2041	\$49,217	\$190.03	\$280,830	\$1,417	\$331,464	\$44,070	\$287,394	\$434,068	66%
2042	\$50,693	\$195.73	\$287,394	\$1,327	\$339,413	\$94,781	\$244,632	\$399,432	61%
2043	\$52,214	\$201.60	\$244,632	\$1,237	\$298,083	\$46,754	\$251,328	\$414,724	61%
2044	\$53,780	\$207.65	\$251,328	\$1,138	\$306,246	\$101,391	\$204,855	\$375,743	55%
2045	\$55,394	\$213.88	\$204,855	\$899	\$261,148	\$105,349	\$155,798	\$333,105	47%
2046	\$57,055	\$220.29	\$155,798	\$670	\$213,524	\$100,569	\$112,955	\$295,751	38%
2047	\$58,767	\$226.90	\$112,955	\$497	\$172,219	\$85,967	\$86,253	\$274,003	31%
2048	\$60,530	\$233.71	\$86,253	\$388	\$147,171	\$77,826	\$69,345	\$261,726	26%
2049	\$62,346	\$240.72	\$69,345	\$213	\$131,905	\$115,659	\$16,246	\$211,902	8%
2050	\$64,216	\$247.94	\$16,246	\$132	\$80,594	\$43,814	\$36,780	\$236,427	16%

This plan represents first-year reserve contribution of \$22,500 or \$86.87 yearly per unit and incorporates the following variable annual increases in funding: 4.25% in years 2-30. If maintained, this plan will meet all anticipated expenditures as they occur over the projected 30 years. If designated future year increases are not maintained the association may be unable to meet all future expense requirements. 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	Yearly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
Duration: 30 years			Rate of Annual Reserve Contribution Increases: 4.25%			Additional Funds To Reserves: \$0.00			
2021	\$22,500	\$86.87	\$104,435	\$485	\$127,420	\$37,450	\$89,970	\$143,618	63%
2022	\$23,456	\$90.56	\$89,970	\$414	\$113,840	\$37,726	\$76,114	\$136,734	56%
2023	\$24,453	\$94.41	\$76,114	\$377	\$100,944	\$25,887	\$75,057	\$142,668	53%
2024	\$25,492	\$98.43	\$75,057	\$278	\$100,828	\$64,311	\$36,517	\$110,059	33%
2025	\$26,576	\$102.61	\$36,517	\$227	\$63,320	\$8,955	\$54,364	\$134,367	40%
2026	\$27,705	\$106.97	\$54,364	\$260	\$82,329	\$32,622	\$49,707	\$135,935	37%
2027	\$28,883	\$111.52	\$49,707	\$295	\$78,884	\$10,451	\$68,433	\$161,321	42%
2028	\$30,110	\$116.26	\$68,433	\$331	\$98,875	\$34,609	\$64,266	\$163,547	39%
2029	\$31,390	\$121.20	\$64,266	\$346	\$96,002	\$21,437	\$74,565	\$180,398	41%
2030	\$32,724	\$126.35	\$74,565	\$394	\$107,683	\$24,259	\$83,424	\$195,870	43%
2031	\$34,115	\$131.72	\$83,424	\$457	\$117,996	\$18,250	\$99,746	\$219,046	46%
2032	\$35,565	\$137.32	\$99,746	\$551	\$135,862	\$14,722	\$121,140	\$247,633	49%
2033	\$37,076	\$143.15	\$121,140	\$698	\$158,914	\$0	\$158,914	\$293,358	54%
2034	\$38,652	\$149.24	\$158,914	\$786	\$198,352	\$41,948	\$156,404	\$298,396	52%
2035	\$40,295	\$155.58	\$156,404	\$792	\$197,491	\$36,106	\$161,385	\$310,787	52%
2036	\$42,007	\$162.19	\$161,385	\$802	\$204,195	\$43,842	\$160,353	\$316,800	51%
2037	\$43,792	\$169.08	\$160,353	\$874	\$205,019	\$14,981	\$190,038	\$353,975	54%
2038	\$45,654	\$176.27	\$190,038	\$964	\$236,656	\$40,024	\$196,632	\$367,765	53%
2039	\$47,594	\$183.76	\$196,632	\$1,033	\$245,259	\$27,814	\$217,445	\$395,876	55%
2040	\$49,617	\$191.57	\$217,445	\$1,123	\$268,184	\$35,392	\$232,792	\$418,397	56%
2041	\$51,725	\$199.71	\$232,792	\$1,183	\$285,700	\$44,070	\$241,630	\$434,068	56%
2042	\$53,924	\$208.20	\$241,630	\$1,106	\$296,660	\$94,781	\$201,878	\$399,432	51%
2043	\$56,215	\$217.05	\$201,878	\$1,033	\$259,127	\$46,754	\$212,373	\$414,724	51%
2044	\$58,605	\$226.27	\$212,373	\$955	\$271,932	\$101,391	\$170,541	\$375,743	45%
2045	\$61,095	\$235.89	\$170,541	\$742	\$232,378	\$105,349	\$127,029	\$333,105	38%
2046	\$63,692	\$245.91	\$127,029	\$543	\$191,264	\$100,569	\$90,695	\$295,751	31%
2047	\$66,399	\$256.37	\$90,695	\$405	\$157,498	\$85,967	\$71,532	\$274,003	26%
2048	\$69,221	\$267.26	\$71,532	\$336	\$141,088	\$77,826	\$63,263	\$261,726	24%
2049	\$72,163	\$278.62	\$63,263	\$208	\$135,633	\$115,659	\$19,974	\$211,902	9%
2050	\$75,230	\$290.46	\$19,974	\$178	\$95,382	\$43,814	\$51,568	\$236,427	22%

Percent Funded Analysis

Current Percent Funded: 69%

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
ASPHALT & CONCRETE SURFACES								
Concrete - Repair Contingency	10	6	4	\$3,183	\$882	\$318	\$1,273	\$264
			Total	\$3,183	\$882	\$318	\$1,273	\$264
BRICK MASONRY								
Mailboxes - Clean & Seal	7	3	4	\$7,214	\$2,855	\$1,031	\$4,122	\$854
Mailboxes - Renovation - Phase 1	25	20	5	\$24,401	\$3,380	\$976	\$4,880	\$809
Mailboxes - Renovation - Phase 2	25	21	4	\$24,401	\$2,704	\$976	\$3,904	\$809
Mailboxes - Renovation - Phase 3	25	22	3	\$24,401	\$2,028	\$976	\$2,928	\$809
Mailboxes - Renovation - Phase 4	25	23	2	\$24,401	\$1,352	\$976	\$1,952	\$809
Mailboxes - Renovation - Phase 5	25	24	1	\$24,401	\$676	\$976	\$976	\$809
Mailboxes - Renovation - Phase 6	25	0	25	\$18,301	\$12,673	\$732	\$18,301	\$606
Mailboxes - Renovation - Phase 7	25	1	24	\$24,401	\$16,222	\$976	\$23,425	\$809
Mailboxes - Renovation - Phase 8	25	2	23	\$24,401	\$15,546	\$976	\$22,449	\$809
Mailboxes - Renovation - Phase 9	25	3	22	\$18,301	\$11,152	\$732	\$16,104	\$606
Monuments - Repair, Clean & Seal	7	0	7	\$15,914	\$11,020	\$2,273	\$15,914	\$1,884
Roof Inspection & Repair - Arches	6	1	5	\$1,591	\$918	\$265	\$1,326	\$220
			Total	\$232,125	\$80,525	\$11,865	\$116,281	\$9,831
FENCES & GATES								
Wrought Iron - Painting	7	3	4	\$6,365	\$2,519	\$909	\$3,637	\$753
Wrought Iron - Repair	30	26	4	\$6,709	\$619	\$224	\$895	\$185
			Total	\$13,075	\$3,138	\$1,133	\$4,532	\$939
LANDSCAPING & IRRIGATION								
Holiday Tree Lighting	5	3	2	\$16,338	\$4,526	\$3,268	\$6,535	\$2,707
Irrigation Repairs - Contingency	2	1	1	\$4,774	\$1,653	\$2,387	\$2,387	\$1,978
Tree Maintenance	5	4	1	\$7,957	\$1,102	\$1,591	\$1,591	\$1,318
			Total	\$29,069	\$7,281	\$7,246	\$10,514	\$6,003
LIGHTING								
Low Voltage	10	5	5	\$17,505	\$6,061	\$1,750	\$8,752	\$1,450
Monument Fixtures - Replacement Contingency	30	24	6	\$5,305	\$735	\$177	\$1,061	\$146
			Total	\$22,809	\$6,796	\$1,927	\$9,813	\$1,597
MISCELLANEOUS								
Bench Painting	8	0	8	\$583	\$404	\$73	\$583	\$60
Contingency - General	99	0	99	\$2,652	\$1,837	\$27	\$2,652	\$22
Pressure Washing	2	1	1	\$5,861	\$2,030	\$2,931	\$2,931	\$2,428
Signage - Repair/Repaint/Replace	10	6	4	\$5,570	\$1,543	\$557	\$2,228	\$461
Utilities - Underground & Street Light Fixtures	40	8	32	\$1	\$1	\$0	\$1	\$0
			Total	\$14,668	\$5,814	\$3,587	\$8,395	\$2,972
			Totals	\$314,928	\$104,435	\$26,077	\$150,808	\$21,606

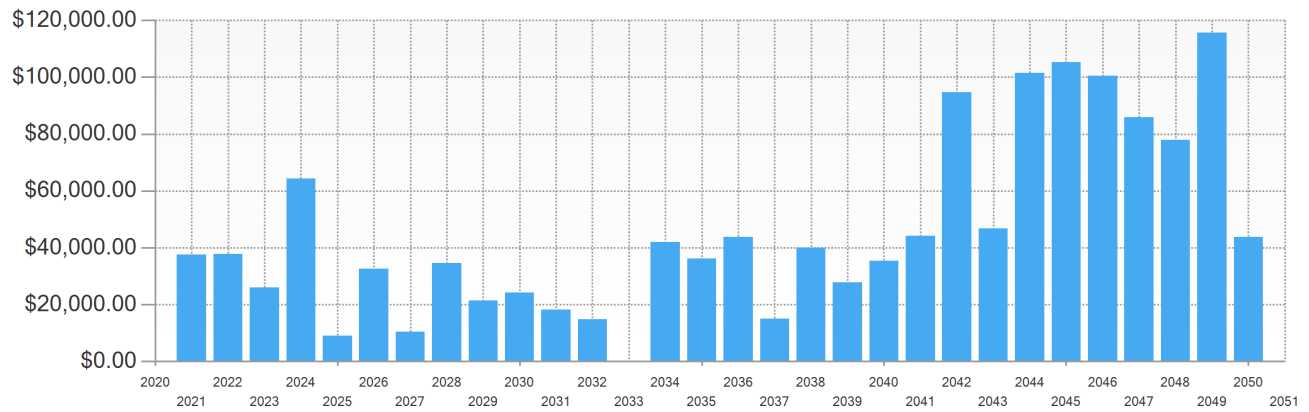
Percent Funded Calculations: Effective Age (Column C): (A) - (B) = (C). Starting Reserve Balance (Column E): G (Individual) / G (Total) * E (Total) = E (Individual). Annual Fully Funding Requirement (Column F): (D) / (A) = (F). Fully Funded Reserve Balance (Column G): (C) * (F) = (G)

Reserve Allocation Report

Component	GL Code	Custom Funding Model- Annual Increases	Custom Funding Model- Initial Contribution
ASPHALT & CONCRETE SURFACES			
Concrete - Repair Contingency		\$275	\$333
	Total	\$275	\$333
BRICK MASONRY			
Mailboxes - Clean & Seal		\$889	\$1,077
Mailboxes - Renovation - Phase 1		\$842	\$1,020
Mailboxes - Renovation - Phase 2		\$842	\$1,020
Mailboxes - Renovation - Phase 3		\$842	\$1,020
Mailboxes - Renovation - Phase 4		\$842	\$1,020
Mailboxes - Renovation - Phase 5		\$842	\$1,020
Mailboxes - Renovation - Phase 6		\$632	\$765
Mailboxes - Renovation - Phase 7		\$842	\$1,020
Mailboxes - Renovation - Phase 8		\$842	\$1,020
Mailboxes - Renovation - Phase 9		\$632	\$765
Monuments - Repair, Clean & Seal		\$1,961	\$2,376
Roof Inspection & Repair - Arches		\$229	\$277
	Total	\$10,238	\$12,399
FENCES & GATES			
Wrought Iron - Painting		\$785	\$950
Wrought Iron - Repair		\$193	\$234
	Total	\$978	\$1,184
LANDSCAPING & IRRIGATION			
Holiday Tree Lighting		\$2,819	\$3,415
Irrigation Repairs - Contingency		\$2,060	\$2,494
Tree Maintenance		\$1,373	\$1,663
	Total	\$6,252	\$7,572
LIGHTING			
Low Voltage		\$1,510	\$1,829
Monument Fixtures - Replacement Contingency		\$153	\$185
	Total	\$1,663	\$2,014
MISCELLANEOUS			
Bench Painting		\$63	\$76
Contingency - General		\$23	\$28
Pressure Washing		\$2,529	\$3,063
Signage - Repair/Repaint/Replace		\$481	\$582
Utilities - Underground & Street Light Fixtures		\$0	\$0
	Total	\$3,095	\$3,749
	Totals	\$22,500	\$27,250

Anticipated Expenditures (30 Years)

Units: 259 | Start Date: 1/1/2021



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2021						
Bench Painting				Miscellaneous	\$583	\$583
Contingency - General				Miscellaneous	\$2,652	\$2,652
Mailboxes - Renovation - Phase 6				Brick Masonry	\$18,301	\$18,301
Monuments - Repair, Clean & Seal				Brick Masonry	\$15,914	\$15,914
					Total for 2021:	\$37,450
2022						
Irrigation Repairs - Contingency				Landscaping & Irrigation	\$4,774	\$4,917
Mailboxes - Renovation - Phase 7				Brick Masonry	\$24,401	\$25,133
Pressure Washing				Miscellaneous	\$5,861	\$6,037
Roof Inspection & Repair - Arches				Brick Masonry	\$1,591	\$1,639
					Total for 2022:	\$37,726
2023						
Mailboxes - Renovation - Phase 8				Brick Masonry	\$24,401	\$25,887
					Total for 2023:	\$25,887
2024						
Holiday Tree Lighting				Landscaping & Irrigation	\$16,338	\$17,853
Irrigation Repairs - Contingency				Landscaping & Irrigation	\$4,774	\$5,217
Mailboxes - Clean & Seal				Brick Masonry	\$7,214	\$7,883
Mailboxes - Renovation - Phase 9				Brick Masonry	\$18,301	\$19,997
Pressure Washing				Miscellaneous	\$5,861	\$6,405
Wrought Iron - Painting				Fences & Gates	\$6,365	\$6,956
					Total for 2024:	\$64,311
2025						
Tree Maintenance				Landscaping & Irrigation	\$7,957	\$8,955
					Total for 2025:	\$8,955
2026						
Irrigation Repairs - Contingency				Landscaping & Irrigation	\$4,774	\$5,534
Low Voltage				Lighting	\$17,505	\$20,293
Pressure Washing				Miscellaneous	\$5,861	\$6,795
					Total for 2026:	\$32,622

Anticipated Expenditures (30 Years)

Units: 259 | Start Date: 1/1/2021

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2027						
Concrete - Repair Contingency				Asphalt & Concrete Surfaces	\$3,183	\$3,800
Signage - Repair/Repaint/Replace				Miscellaneous	\$5,570	\$6,651
					Total for 2027:	\$10,451
2028						
Irrigation Repairs - Contingency				Landscaping & Irrigation	\$4,774	\$5,871
Monuments - Repair, Clean & Seal				Brick Masonry	\$15,914	\$19,572
Pressure Washing				Miscellaneous	\$5,861	\$7,209
Roof Inspection & Repair - Arches				Brick Masonry	\$1,591	\$1,957
					Total for 2028:	\$34,609
2029						
Bench Painting				Miscellaneous	\$583	\$739
Holiday Tree Lighting				Landscaping & Irrigation	\$16,338	\$20,696
Utilities - Underground & Street Light Fixtures				Miscellaneous	\$1	\$1
					Total for 2029:	\$21,437
2030						
Irrigation Repairs - Contingency				Landscaping & Irrigation	\$4,774	\$6,229
Pressure Washing				Miscellaneous	\$5,861	\$7,648
Tree Maintenance				Landscaping & Irrigation	\$7,957	\$10,382
					Total for 2030:	\$24,259
2031						
Mailboxes - Clean & Seal				Brick Masonry	\$7,214	\$9,695
Wrought Iron - Painting				Fences & Gates	\$6,365	\$8,555
					Total for 2031:	\$18,250
2032						
Irrigation Repairs - Contingency				Landscaping & Irrigation	\$4,774	\$6,608
Pressure Washing				Miscellaneous	\$5,861	\$8,114
					Total for 2032:	\$14,722
2033						
					Total for 2033:	\$0
2034						
Holiday Tree Lighting				Landscaping & Irrigation	\$16,338	\$23,993
Irrigation Repairs - Contingency				Landscaping & Irrigation	\$4,774	\$7,011
Pressure Washing				Miscellaneous	\$5,861	\$8,608
Roof Inspection & Repair - Arches				Brick Masonry	\$1,591	\$2,337
					Total for 2034:	\$41,948
2035						
Monuments - Repair, Clean & Seal				Brick Masonry	\$15,914	\$24,071
Tree Maintenance				Landscaping & Irrigation	\$7,957	\$12,035
					Total for 2035:	\$36,106
2036						
Irrigation Repairs - Contingency				Landscaping & Irrigation	\$4,774	\$7,438
Low Voltage				Lighting	\$17,505	\$27,272
Pressure Washing				Miscellaneous	\$5,861	\$9,132
					Total for 2036:	\$43,842

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2037						
Bench Painting				Miscellaneous	\$583	\$936
Concrete - Repair Contingency				Asphalt & Concrete Surfaces	\$3,183	\$5,107
Signage - Repair/Repaint/Replace				Miscellaneous	\$5,570	\$8,938
					Total for 2037:	\$14,981
2038						
Irrigation Repairs - Contingency				Landscaping & Irrigation	\$4,774	\$7,891
Mailboxes - Clean & Seal				Brick Masonry	\$7,214	\$11,924
Pressure Washing				Miscellaneous	\$5,861	\$9,688
Wrought Iron - Painting				Fences & Gates	\$6,365	\$10,521
					Total for 2038:	\$40,024
2039						
Holiday Tree Lighting				Landscaping & Irrigation	\$16,338	\$27,814
					Total for 2039:	\$27,814
2040						
Irrigation Repairs - Contingency				Landscaping & Irrigation	\$4,774	\$8,371
Pressure Washing				Miscellaneous	\$5,861	\$10,278
Roof Inspection & Repair - Arches				Brick Masonry	\$1,591	\$2,790
Tree Maintenance				Landscaping & Irrigation	\$7,957	\$13,952
					Total for 2040:	\$35,392
2041						
Mailboxes - Renovation - Phase 1				Brick Masonry	\$24,401	\$44,070
					Total for 2041:	\$44,070
2042						
Irrigation Repairs - Contingency				Landscaping & Irrigation	\$4,774	\$8,881
Mailboxes - Renovation - Phase 2				Brick Masonry	\$24,401	\$45,392
Monuments - Repair, Clean & Seal				Brick Masonry	\$15,914	\$29,604
Pressure Washing				Miscellaneous	\$5,861	\$10,904
					Total for 2042:	\$94,781
2043						
Mailboxes - Renovation - Phase 3				Brick Masonry	\$24,401	\$46,754
					Total for 2043:	\$46,754
2044						
Holiday Tree Lighting				Landscaping & Irrigation	\$16,338	\$32,244
Irrigation Repairs - Contingency				Landscaping & Irrigation	\$4,774	\$9,422
Mailboxes - Renovation - Phase 4				Brick Masonry	\$24,401	\$48,157
Pressure Washing				Miscellaneous	\$5,861	\$11,568
					Total for 2044:	\$101,391
2045						
Bench Painting				Miscellaneous	\$583	\$1,186
Mailboxes - Clean & Seal				Brick Masonry	\$7,214	\$14,665
Mailboxes - Renovation - Phase 5				Brick Masonry	\$24,401	\$49,602
Monument Fixtures -				Lighting	\$5,305	\$10,783

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Replacement Contingency						
Tree Maintenance				Landscaping & Irrigation	\$7,957	\$16,174
Wrought Iron - Painting				Fences & Gates	\$6,365	\$12,940
					Total for 2045:	\$105,349
2046						
Irrigation Repairs - Contingency				Landscaping & Irrigation	\$4,774	\$9,996
Low Voltage				Lighting	\$17,505	\$36,651
Mailboxes - Renovation - Phase 6				Brick Masonry	\$18,301	\$38,317
Pressure Washing				Miscellaneous	\$5,861	\$12,273
Roof Inspection & Repair - Arches				Brick Masonry	\$1,591	\$3,332
					Total for 2046:	\$100,569
2047						
Concrete - Repair Contingency				Asphalt & Concrete Surfaces	\$3,183	\$6,864
Mailboxes - Renovation - Phase 7				Brick Masonry	\$24,401	\$52,622
Signage - Repair/Repaint/Replace				Miscellaneous	\$5,570	\$12,012
Wrought Iron - Repair				Fences & Gates	\$6,709	\$14,469
					Total for 2047:	\$85,967
2048						
Irrigation Repairs - Contingency				Landscaping & Irrigation	\$4,774	\$10,605
Mailboxes - Renovation - Phase 8				Brick Masonry	\$24,401	\$54,201
Pressure Washing				Miscellaneous	\$5,861	\$13,020
					Total for 2048:	\$77,826
2049						
Holiday Tree Lighting				Landscaping & Irrigation	\$16,338	\$37,380
Mailboxes - Renovation - Phase 9				Brick Masonry	\$18,301	\$41,870
Monuments - Repair, Clean & Seal				Brick Masonry	\$15,914	\$36,409
					Total for 2049:	\$115,659
2050						
Irrigation Repairs - Contingency				Landscaping & Irrigation	\$4,774	\$11,250
Pressure Washing				Miscellaneous	\$5,861	\$13,813
Tree Maintenance				Landscaping & Irrigation	\$7,957	\$18,751
					Total for 2050:	\$43,814

Component Photos & Details

Asphalt & Concrete Surfaces

Concrete - Repair Contingency



Component Type:	Reserve Component	GL Code:	
Date in Service:	2017	Cost Center:	
Source:	Inspector	Project Number:	
Owner:			
Effective Age:	4	Current Cost:	\$3,183
Useful Life:	10	Inflation Rate:	
Remaining Life:	6	Starting Reserve Balance:	\$882
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$318
Unit Price:	\$3,182.70 / Total	Fully Funded Reserve Balance:	\$1,273
Replacement %:	100.00	Annual Reserve Contribution:	\$264

Contingency for grinding of trip hazards or replacement of broken slabs.

Brick Masonry

Mailboxes - Clean & Seal



Component Type:	Reserve Component	GL Code:	
Date in Service:	2017	Cost Center:	
Source:	Bid	Project Number:	
Owner:			
Effective Age:	4	Current Cost:	\$7,214
Useful Life:	7	Inflation Rate:	
Remaining Life:	3	Starting Reserve Balance:	\$2,855
Quantity / Units:	34 EA	Annual Fully Funding Requirement:	\$1,031
Unit Price:	\$212.18 / EA	Fully Funded Reserve Balance:	\$4,122
Replacement %:	100.00	Annual Reserve Contribution:	\$854

Clean and seal of mailbox clusters.

Pricing based on past costs for Marc's Masonry to clean and seal mailbox clusters.

Component Photos & Details

Mailboxes - Renovation - Phase 1



Component Type:	Reserve Component	GL Code:	
Date in Service:	2016	Cost Center:	
Source:	Bid	Project Number:	
Owner:			
Effective Age:	5	Current Cost:	\$24,401
Useful Life:	25	Inflation Rate:	3.00
Remaining Life:	20	Starting Reserve Balance:	\$3,380
Quantity / Units:	4 EA	Annual Fully Funding Requirement:	\$976
Unit Price:	\$6,100.18 / EA	Fully Funded Reserve Balance:	\$4,880
Replacement %:	100.00	Annual Reserve Contribution:	\$809

Replacement of brick mailbox clusters including mailbox insert.

Units replaced in Phase 1: 2040 Wellington drive (2014), 4071 Imperial (2015/16), 4951 Imperial (2015/16), 4037 Imperial (2015/16).

Units replaced include:

2014 - 2040 Wellington Drive

2015 & 2016 - 3913 Edgewater Court

2015 & 2016 - 2831 Beacon Hill

2015 & 2016 - 3832 Fairhaven

2015 & 2016 - 4037, 4051, 4071 Imperial

2017 - 3360 Barrington Drive, 2870 Beacon Hill Dr.

Component Photos & Details

Mailboxes - Renovation - Phase 2



Component Type:	Reserve Component	GL Code:	
Date in Service:	2017	Cost Center:	
Source:	Bid	Project Number:	
Owner:			
Effective Age:	4	Current Cost:	\$24,401
Useful Life:	25	Inflation Rate:	3.00
Remaining Life:	21	Starting Reserve Balance:	\$2,704
Quantity / Units:	4 EA	Annual Fully Funding Requirement:	\$976
Unit Price:	\$6,100.18 / EA	Fully Funded Reserve Balance:	\$3,904
Replacement %:	100.00	Annual Reserve Contribution:	\$809

Replacement of brick mailbox clusters including mailbox insert.

Units replaced in Phase 2: 3832 Fairhaven (2015/16), 2831 Beacon Hill (2015/16), 3931 Edgewood Court (2015/16), 2870 (2017).

Units replaced recently include:

Replaced in 2018 - 2067 Riverknoll, 3320 Barrington Drive, 3457 Barrington Drive, 2919 Beacon Hill Drive, two other newly installed locations at border of Phase II and Phase VIII.

Replaced in 2019 - 3330 Barrington Drive, 3383 Barrington Drive, 2860 Beacon Hill, 2800 Beacon Hill

Mailboxes - Renovation - Phase 3



Component Type:	Reserve Component	GL Code:	
Date in Service:	2018	Cost Center:	
Source:	Bid	Project Number:	
Owner:			
Effective Age:	3	Current Cost:	\$24,401
Useful Life:	25	Inflation Rate:	3.00
Remaining Life:	22	Starting Reserve Balance:	\$2,028
Quantity / Units:	4 EA	Annual Fully Funding Requirement:	\$976
Unit Price:	\$6,100.18 / EA	Fully Funded Reserve Balance:	\$2,928
Replacement %:	100.00	Annual Reserve Contribution:	\$809

Replacement of brick mailbox clusters including mailbox insert.

Units Replaced in Phase 3: 2919 Beavon Hill Drive (2018), 3457 Barrington Drive (2018), 3320 Barrington Drive (2018), 3360 Barrington Drive (2017).

Units replaced recently include: 3457 Barrington, 2870 Beacon Hill, Riverknoll Ct, 2919 Beacon Hill, 3330 Barrington Dr, 3383 Barrington, 2860 Beacon Hill Drive, 2800 Beacon Hill Drive, 3320 Barrington Dr, 3360 Barrington Drive.

Component Photos & Details

Mailboxes - Renovation - Phase 4



Component Type:	Reserve Component	GL Code:	
Date in Service:	2019	Cost Center:	
Source:	Bid	Project Number:	
Owner:			
Effective Age:	2	Current Cost:	\$24,401
Useful Life:	25	Inflation Rate:	3.00
Remaining Life:	23	Starting Reserve Balance:	\$1,352
Quantity / Units:	4 EA	Annual Fully Funding Requirement:	\$976
Unit Price:	\$6,100.18 / EA	Fully Funded Reserve Balance:	\$1,952
Replacement %:	100.00	Annual Reserve Contribution:	\$809

Replacement of brick mailbox clusters including mailbox insert.

Units replaced in 2014: 2067 Riverknoll Court (2018), 2800 Beacon Hill (2019), 2860 Beacon Hill (2019), 3383 Barrington Drive (2019).

Mailboxes - Renovation - Phase 5



Component Type:	Reserve Component	GL Code:	
Date in Service:	2020	Cost Center:	
Source:	Bid	Project Number:	
Owner:			
Effective Age:	1	Current Cost:	\$24,401
Useful Life:	25	Inflation Rate:	3.00
Remaining Life:	24	Starting Reserve Balance:	\$676
Quantity / Units:	4 EA	Annual Fully Funding Requirement:	\$976
Unit Price:	\$6,100.18 / EA	Fully Funded Reserve Balance:	\$976
Replacement %:	100.00	Annual Reserve Contribution:	\$809

Replacement of brick mailbox clusters including mailbox insert.

Units Replaced in Phase 5: 3330 Barrington Drive (2019), 2090 Wellington Drive (2020), 2020 Riverknoll Ct (2020), 2000 Riverknoll Ct (2020).

Component Photos & Details

Mailboxes - Renovation - Phase 6



Component Type:	Reserve Component	GL Code:	
Date in Service:	1994	Cost Center:	
Source:	Bid	Project Number:	
Owner:			
Effective Age:	25	Current Cost:	\$18,301
Useful Life:	25	Inflation Rate:	3.00
Remaining Life:	0	Starting Reserve Balance:	\$12,673
Quantity / Units:	3 EA	Annual Fully Funding Requirement:	\$732
Unit Price:	\$6,100.18 / EA	Fully Funded Reserve Balance:	\$18,301
Replacement %:	100.00	Annual Reserve Contribution:	\$606

Replacement of brick mailbox clusters including mailbox insert.

Mailboxes - Renovation - Phase 7



Component Type:	Reserve Component	GL Code:	
Date in Service:	1994	Cost Center:	
Source:	Bid	Project Number:	
Owner:			
Effective Age:	24	Current Cost:	\$24,401
Useful Life:	25	Inflation Rate:	3.00
Remaining Life:	1	Starting Reserve Balance:	\$16,222
Quantity / Units:	4 EA	Annual Fully Funding Requirement:	\$976
Unit Price:	\$6,100.18 / EA	Fully Funded Reserve Balance:	\$23,425
Replacement %:	100.00	Annual Reserve Contribution:	\$809

Replacement of brick mailbox clusters including mailbox insert.

Component Photos & Details

Mailboxes - Renovation - Phase 8



Component Type: Reserve Component
 Date in Service: 1994
 Source: Bid
 Owner:
 Effective Age: 23
 Useful Life: 25
 Remaining Life: 2
 Quantity / Units: 4 EA
 Unit Price: \$6,100.18 / EA
 Replacement %: 100.00

GL Code:
 Cost Center:
 Project Number:
 Current Cost: \$24,401
 Inflation Rate: 3.00
 Starting Reserve Balance: \$15,546
 Annual Fully Funding Requirement: \$976
 Fully Funded Reserve Balance: \$22,449
 Annual Reserve Contribution: \$809

Replacement of brick mailbox clusters including mailbox insert.

Mailboxes - Renovation - Phase 9



Component Type: Reserve Component
 Date in Service: 1994
 Source: Bid
 Owner:
 Effective Age: 22
 Useful Life: 25
 Remaining Life: 3
 Quantity / Units: 3 EA
 Unit Price: \$6,100.18 / EA
 Replacement %: 100.00

GL Code:
 Cost Center:
 Project Number:
 Current Cost: \$18,301
 Inflation Rate: 3.00
 Starting Reserve Balance: \$11,152
 Annual Fully Funding Requirement: \$732
 Fully Funded Reserve Balance: \$16,104
 Annual Reserve Contribution: \$606

Replacement of brick mailbox clusters including mailbox insert.

Component Photos & Details

Monuments - Repair, Clean & Seal



Component Type:	Reserve Component	GL Code:	
Date in Service:	2014	Cost Center:	
Source:	Inspector	Project Number:	
Owner:			
Effective Age:	7	Current Cost:	\$15,914
Useful Life:	7	Inflation Rate:	
Remaining Life:	0	Starting Reserve Balance:	\$11,020
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$2,273
Unit Price:	\$15,913.50 / Total	Fully Funded Reserve Balance:	\$15,914
Replacement %:	100.00	Annual Reserve Contribution:	\$1,884

Contingency for targeted repair of all brick structures and monuments (excluding mailboxes), followed by a clean and seal of all brick surfaces.

Roof Inspection & Repair - Arches



Component Type:	Reserve Component	GL Code:	
Date in Service:	2016	Cost Center:	
Source:	Inspector	Project Number:	
Owner:			
Effective Age:	5	Current Cost:	\$1,591
Useful Life:	6	Inflation Rate:	0.00
Remaining Life:	1	Starting Reserve Balance:	\$918
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$265
Unit Price:	\$1,591.35 / Total	Fully Funded Reserve Balance:	\$1,326
Replacement %:	100.00	Annual Reserve Contribution:	\$220

Contingency to inspect, clean, and repair tile roofs located at brick arches.

Fences & Gates

Wrought Iron - Painting



Component Type:	Reserve Component	GL Code:	
Date in Service:	2017	Cost Center:	
Source:	Bid	Project Number:	
Owner:			
Effective Age:	4	Current Cost:	\$6,365
Useful Life:	7	Inflation Rate:	0.00
Remaining Life:	3	Starting Reserve Balance:	\$2,519
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$909
Unit Price:	\$6,365.40 / Total	Fully Funded Reserve Balance:	\$3,637
Replacement %:	100.00	Annual Reserve Contribution:	\$753

Rust removal and painting of all wrought iron gates and fencing.
 Pricing based on 2017 expense to have Summit Reconstruction complete this task.

Component Photos & Details

Wrought Iron - Repair



Component Type:	Reserve Component	GL Code:	
Date in Service:	1985	Cost Center:	
Source:	Inspector	Project Number:	
Owner:			
Effective Age:	4	Current Cost:	\$6,709
Useful Life:	30	Inflation Rate:	0.00
Remaining Life:	26	Starting Reserve Balance:	\$619
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$224
Unit Price:	\$6,709.13 / Total	Fully Funded Reserve Balance:	\$895
Replacement %:	100.00	Annual Reserve Contribution:	\$185

Repair to all wrought iron gates and fencing.

Landscaping & Irrigation

Holiday Tree Lighting

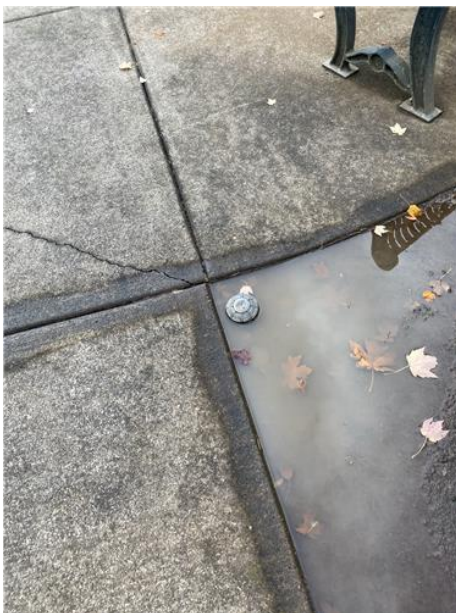


Component Type:	Reserve Component	GL Code:	
Date in Service:	2019	Cost Center:	
Source:	Inspector	Project Number:	
Owner:			
Effective Age:	2	Current Cost:	\$16,338
Useful Life:	5	Inflation Rate:	3.00
Remaining Life:	3	Starting Reserve Balance:	\$4,526
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$3,268
Unit Price:	\$16,337.86 / Total	Fully Funded Reserve Balance:	\$6,535
Replacement %:	100.00	Annual Reserve Contribution:	\$2,707

Cost to replace lighting in big trees.

Pricing based on 2018 cost from Innovative Nightscapes.

Irrigation Repairs - Contingency



Component Type:	Reserve Component	GL Code:	
Date in Service:	2019	Cost Center:	
Source:	Inspector	Project Number:	
Owner:			
Effective Age:	1	Current Cost:	\$4,774
Useful Life:	2	Inflation Rate:	
Remaining Life:	1	Starting Reserve Balance:	\$1,653
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$2,387
Unit Price:	\$4,774.05 / Total	Fully Funded Reserve Balance:	\$2,387
Replacement %:	100.00	Annual Reserve Contribution:	\$1,978

Contingency for replacement of irrigation timer clocks, valves, and backflow devices.

Component Photos & Details

Tree Maintenance



Component Type:	Reserve Component	GL Code:	
Date in Service:	2015	Cost Center:	
Source:	Inspector	Project Number:	
Owner:			
Effective Age:	1	Current Cost:	\$7,957
Useful Life:	5	Inflation Rate:	
Remaining Life:	4	Starting Reserve Balance:	\$1,102
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$1,591
Unit Price:	\$7,956.75 / Total	Fully Funded Reserve Balance:	\$1,591
Replacement %:	100.00	Annual Reserve Contribution:	\$1,318

Contingency for pruning or removal and replacement of commonly maintained trees.

Lighting

Low Voltage



Component Type:	Reserve Component	GL Code:	
Date in Service:	2016	Cost Center:	
Source:	Inspector	Project Number:	
Owner:			
Effective Age:	5	Current Cost:	\$17,505
Useful Life:	10	Inflation Rate:	0.00
Remaining Life:	5	Starting Reserve Balance:	\$6,061
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$1,750
Unit Price:	\$17,504.85 / Total	Fully Funded Reserve Balance:	\$8,752
Replacement %:	100.00	Annual Reserve Contribution:	\$1,450

Replacement of low voltage lighting systems and fixtures.

Component Photos & Details

Monument Fixtures - Replacement Contingency



Component Type:	Reserve Component	GL Code:	
Date in Service:	2016	Cost Center:	
Source:	Previous Study	Project Number:	
Owner:			
Effective Age:	6	Current Cost:	\$5,305
Useful Life:	30	Inflation Rate:	0.00
Remaining Life:	24	Starting Reserve Balance:	\$735
Quantity / Units:	20 EA	Annual Fully Funding Requirement:	\$177
Unit Price:	\$530.45 / EA	Fully Funded Reserve Balance:	\$1,061
Replacement %:	50.00	Annual Reserve Contribution:	\$146

Contingency for replacement of monument lighting fixtures.

Miscellaneous

Bench Painting



Component Type:	Reserve Component	GL Code:	
Date in Service:	2013	Cost Center:	
Source:	Inspector	Project Number:	
Owner:			
Effective Age:	8	Current Cost:	\$583
Useful Life:	8	Inflation Rate:	
Remaining Life:	0	Starting Reserve Balance:	\$404
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$73
Unit Price:	\$583.50 / Total	Fully Funded Reserve Balance:	\$583
Replacement %:	100.00	Annual Reserve Contribution:	\$60

Cost to prep and repaint bench located in greenspace at Salamo entrance.

Component Photos & Details

Contingency - General



Component Type:	Reserve Component	GL Code:	
Date in Service:	1985	Cost Center:	
Source:	Inspector	Project Number:	
Owner:			
Effective Age:	99	Current Cost:	\$2,652
Useful Life:	99	Inflation Rate:	
Remaining Life:	0	Starting Reserve Balance:	\$1,837
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$27
Unit Price:	\$2,652.25 / Total	Fully Funded Reserve Balance:	\$2,652
Replacement %:	100.00	Annual Reserve Contribution:	\$22

A general contingency that will always be in Year 1 of the study in order to provide a buffer for unplanned or unbudgeted expenses.

Pressure Washing



Component Type:	Reserve Component	GL Code:	
Date in Service:	2017	Cost Center:	
Source:	User	Project Number:	
Owner:			
Effective Age:	1	Current Cost:	\$5,861
Useful Life:	2	Inflation Rate:	3.00
Remaining Life:	1	Starting Reserve Balance:	\$2,030
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$2,931
Unit Price:	\$5,861.47 / Total	Fully Funded Reserve Balance:	\$2,931
Replacement %:	100.00	Annual Reserve Contribution:	\$2,428

Pressure washing of commonly maintained hardscapes, monuments, planters, and brickwork.
Pricing used is based on signed contract with HOA Services in 2019. Useful life provided by Board.

Signage - Repair/Repaint/Replace



Component Type:	Reserve Component	GL Code:	
Date in Service:	2017	Cost Center:	
Source:	Inspector	Project Number:	
Owner:			
Effective Age:	4	Current Cost:	\$5,570
Useful Life:	10	Inflation Rate:	
Remaining Life:	6	Starting Reserve Balance:	\$1,543
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$557
Unit Price:	\$5,569.73 / Total	Fully Funded Reserve Balance:	\$2,228
Replacement %:	100.00	Annual Reserve Contribution:	\$461

Contingency for inspection and repair or replacement of entry signage to Barrington Heights.

Utilities - Underground & Street Light Fixtures



Component Type:	Reserve Component	GL Code:	
Date in Service:	1989	Cost Center:	
Source:	User	Project Number:	
Owner:			
Effective Age:	32	Current Cost:	\$1
Useful Life:	40	Inflation Rate:	3.00
Remaining Life:	8	Starting Reserve Balance:	\$1
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$0
Unit Price:	\$1.06 / Total	Fully Funded Reserve Balance:	\$1
Replacement %:	100.00	Annual Reserve Contribution:	\$0

This component is unfunded but serves as a placeholder in case the City determines these components are the Association's to replace.