



**2017
RESERVE STUDY
ALAFIA COVE HOMEOWNERS ASSOCIATION, INC**

Riverview, FL 33569
Financial Year 01.2017–12.2017
Level 1 | Full Reserve Study



A New Strategy for Reserve Funding.

Our reserve study approach is simple. We provide you with the insight needed to make fast, accurate and informed decisions. We focus on understanding your situation and providing funding solutions that are designed with your goals in mind. By focusing on the detail and the big picture we provide the information you need to best manage your reserve fund and annual contributions.

As a long-term capital budget plan, the reserve study identifies the current status of the reserve fund and whether contributions to the fund are adequate to address future needs. The report helps the Association make necessary decisions regarding the development of their reserve fund and establish expectations in relation to the timing and cost of significant repair and replacement projects.

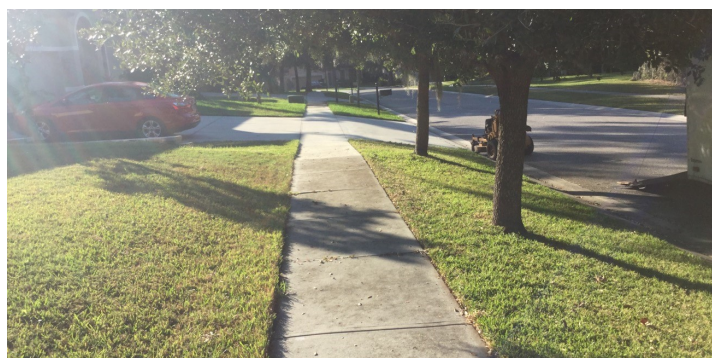
The reserve study recommends funding through smaller monthly contributions rather than risking large, unanticipated special assessments. Regular and ongoing reserve contributions are favored over special assessment as they help distribute expenses equally between current and future owners, and establish a stable contribution rate.

The reserve study contains 'forward looking' concepts which reflect expectations with respect to certain future events and potential financial performance. Although we believe at this time that the expectations reflected within the reserve study are reasonable, no assurances can be given that such expectations will prove correct. We recommend that the reserve study be updated annually to address changing circumstances and conditions.



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EXECUTIVE SUMMARY

PROPERTY SUMMARY

ASSOCIATION NAME	Alafia Cove Homeowners Association, Inc
LOCATION	Riverview, FL 33569
YEAR CONSTRUCTED	2005
NUMBER OF UNITS	28
FINANCIAL YEAR	2017 (January 1, 2017 - December 31, 2017)
REPORT LEVEL	Level 1 Full Study with Site Visit

RESERVE FUND

PROJECTED STARTING BALANCE ¹	\$91,915
FULL FUNDED BALANCE, IDEAL	\$78,012
PERCENT FUNDED ²	118%
INTEREST EARNED	1.36%
INFLATION RATE ³	3.00%

RESERVE CONTRIBUTIONS

CURRENT RESERVE FUND CONTRIBUTION	\$8,536
FULL FUNDING, MAXIMUM CONTRIBUTION	\$11,196
BASELINE FUNDING, MINIMUM CONTRIBUTION	\$8,010
SPECIAL ASSESSMENT	\$0

¹ Information in relation to the Association's finances were supplied by the Association's representative and is not audited.

² The ratio, at a particular point of time (the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage (www.caionline.org). Used to highlight the strength of the Association's reserve fund.

³ Inflation rate is based upon the average annual increase of the Consumer Price Index (CPI) over the last 30-years, as published by the US Bureau of Labor Statistics (www.labor.gov).



KEY INSIGHTS

\$91,915

RESERVE ACCOUNT
BALANCE

\$8,536

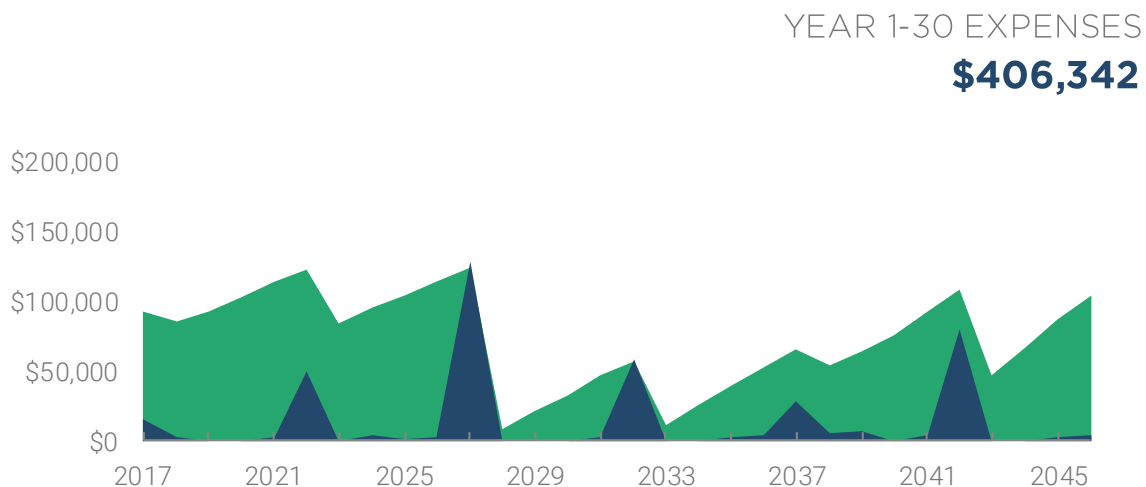
ANNUAL RESERVE
CONTRIBUTION

\$406,342

PROJECTED EXPENSES
OVER 30 YEARS

CURRENT FUNDING STRATEGY

Annual member contributions to the reserve fund are used to address those expenses too large or infrequent to be addressed through annual operating funds. The chart below highlights the outcome of continuing with the current funding strategy over the mid-to-long term.



STARTING BALANCE
\$91,915

ENDING BALANCE
\$121,541

Note: Figures based upon the expectation that the Association will continue to increase member contributions by an inflationary rate of 3.00% annually. Year-over-year change the result of projected expenses on the Association's reserve account.



CONTRIBUTION RANGE

We recommend that reserve contributions be evenly distributed between members over the life of a community. To achieve this goal, we establish an ideal contribution range within which the Association should establish ongoing payments.

\$8,010

MINIMUM
BASELINE FUNDING

\$11,196

MAXIMUM
FULL FUNDING

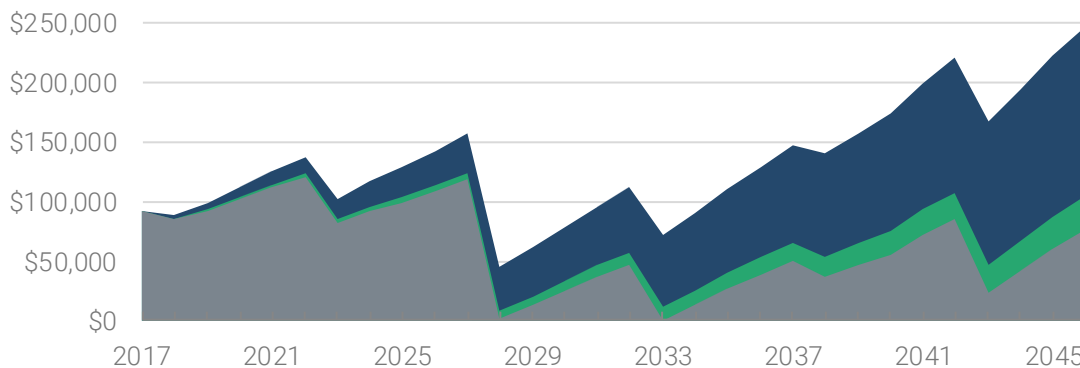


\$8,536

CURRENT FUNDING

FUNDING STRATEGIES

The funding strategy chosen will have a direct impact on the growth of the Association's reserve fund. The chart below highlights the outcomes of the various funding strategies.



FULL FUNDING
\$11,196

BASELINE FUNDING
\$8,010

CURRENT FUNDING
\$8,536

Note: Figures based upon the expectation that the Association will continue to increase the contributions highlighted by an inflationary rate of 3.00% annually.



FULL FUNDING PLAN | SUMMARY

Year	Fully Funded Balance	Percentage Funded	Beginning Balance	Reserve Contribution	Special Assessment	Interest Earned	Reserve Expenditures	Ending Balance
2017	\$78,012	118%	\$91,915	\$11,196	\$0	\$1,220	\$15,629	\$88,702
2018	\$74,877	118%	\$88,702	\$11,532	\$0	\$1,263	\$3,172	\$98,324
2019	\$84,797	116%	\$98,324	\$11,878	\$0	\$1,418	\$0	\$111,620
2020	\$98,610	113%	\$111,620	\$12,234	\$0	\$1,601	\$0	\$125,455
2021	\$113,176	111%	\$125,455	\$12,601	\$0	\$1,777	\$2,251	\$137,581
2022	\$126,208	109%	\$137,581	\$12,979	\$0	\$1,622	\$49,610	\$102,572
2023	\$91,211	112%	\$102,572	\$13,368	\$0	\$1,486	\$0	\$117,427
2024	\$106,631	110%	\$117,427	\$13,769	\$0	\$1,661	\$4,305	\$128,553
2025	\$118,460	109%	\$128,553	\$14,182	\$0	\$1,834	\$1,552	\$143,018
2026	\$133,872	107%	\$143,018	\$14,608	\$0	\$2,027	\$2,610	\$157,043
2027	\$149,060	105%	\$157,043	\$15,046	\$0	\$1,367	\$128,155	\$45,301
2028	\$35,809	127%	\$45,301	\$15,498	\$0	\$721	\$0	\$61,520
2029	\$51,587	119%	\$61,520	\$15,963	\$0	\$945	\$0	\$78,428
2030	\$68,280	115%	\$78,428	\$16,441	\$0	\$1,178	\$0	\$96,048
2031	\$85,928	112%	\$96,048	\$16,935	\$0	\$1,401	\$3,025	\$111,358
2032	\$101,457	110%	\$111,358	\$17,443	\$0	\$1,232	\$58,960	\$71,073
2033	\$60,322	118%	\$71,073	\$17,966	\$0	\$1,089	\$0	\$90,128
2034	\$79,178	114%	\$90,128	\$18,505	\$0	\$1,352	\$0	\$109,984
2035	\$99,111	111%	\$109,984	\$19,060	\$0	\$1,611	\$2,085	\$128,570
2036	\$118,020	109%	\$128,570	\$19,632	\$0	\$1,858	\$3,507	\$146,553
2037	\$136,575	107%	\$146,553	\$20,221	\$0	\$1,939	\$28,228	\$140,485
2038	\$130,783	107%	\$140,485	\$20,827	\$0	\$2,013	\$5,730	\$157,596
2039	\$148,566	106%	\$157,596	\$21,452	\$0	\$2,244	\$6,706	\$174,585
2040	\$166,470	105%	\$174,585	\$22,096	\$0	\$2,525	\$0	\$199,206
2041	\$192,428	104%	\$199,206	\$22,759	\$0	\$2,836	\$4,066	\$220,735
2042	\$215,607	102%	\$220,735	\$23,441	\$0	\$2,623	\$79,237	\$167,562
2043	\$162,702	103%	\$167,562	\$24,145	\$0	\$2,443	\$0	\$194,150
2044	\$190,492	102%	\$194,150	\$24,869	\$0	\$2,810	\$0	\$221,829
2045	\$219,802	101%	\$221,829	\$25,615	\$0	\$3,172	\$2,803	\$247,813
2046	\$247,813	100%	\$247,813	\$26,384	\$0	\$3,518	\$4,713	\$273,001



BASELINE FUNDING PLAN | SUMMARY

Year	Fully Funded Balance	Percentage Funded	Beginning Balance	Reserve Contribution	Special Assessment	Interest Earned	Reserve Expenditures	Ending Balance
2017	\$78,012	118%	\$91,915	\$8,010	\$0	\$1,198	\$15,629	\$85,495
2018	\$74,877	114%	\$85,495	\$8,251	\$0	\$1,197	\$3,172	\$91,770
2019	\$84,797	108%	\$91,770	\$8,498	\$0	\$1,306	\$0	\$101,574
2020	\$98,610	103%	\$101,574	\$8,753	\$0	\$1,441	\$0	\$111,768
2021	\$113,176	99%	\$111,768	\$9,016	\$0	\$1,566	\$2,251	\$120,099
2022	\$126,208	95%	\$120,099	\$9,286	\$0	\$1,359	\$49,610	\$81,134
2023	\$91,211	89%	\$81,134	\$9,565	\$0	\$1,168	\$0	\$91,867
2024	\$106,631	86%	\$91,867	\$9,852	\$0	\$1,287	\$4,305	\$98,701
2025	\$118,460	83%	\$98,701	\$10,147	\$0	\$1,401	\$1,552	\$108,698
2026	\$133,872	81%	\$108,698	\$10,452	\$0	\$1,532	\$2,610	\$118,071
2027	\$149,060	79%	\$118,071	\$10,765	\$0	\$808	\$128,155	\$1,489
2028	\$35,809	4%	\$1,489	\$11,088	\$0	\$96	\$0	\$12,673
2029	\$51,587	25%	\$12,673	\$11,421	\$0	\$250	\$0	\$24,344
2030	\$68,280	36%	\$24,344	\$11,763	\$0	\$411	\$0	\$36,519
2031	\$85,928	42%	\$36,519	\$12,116	\$0	\$558	\$3,025	\$46,168
2032	\$101,457	46%	\$46,168	\$12,480	\$0	\$312	\$58,960	\$0
2033	\$60,322	0%	\$0	\$12,854	\$0	\$87	\$0	\$12,942
2034	\$79,178	16%	\$12,942	\$13,240	\$0	\$266	\$0	\$26,447
2035	\$99,111	27%	\$26,447	\$13,637	\$0	\$438	\$2,085	\$38,437
2036	\$118,020	33%	\$38,437	\$14,046	\$0	\$594	\$3,507	\$49,571
2037	\$136,575	36%	\$49,571	\$14,467	\$0	\$581	\$28,228	\$36,391
2038	\$130,783	28%	\$36,391	\$14,902	\$0	\$557	\$5,730	\$46,120
2039	\$148,566	31%	\$46,120	\$15,349	\$0	\$686	\$6,706	\$55,448
2040	\$166,470	33%	\$55,448	\$15,809	\$0	\$862	\$0	\$72,119
2041	\$192,428	37%	\$72,119	\$16,283	\$0	\$1,064	\$4,066	\$85,401
2042	\$215,607	40%	\$85,401	\$16,772	\$0	\$737	\$79,237	\$23,672
2043	\$162,702	15%	\$23,672	\$17,275	\$0	\$439	\$0	\$41,387
2044	\$190,492	22%	\$41,387	\$17,793	\$0	\$684	\$0	\$59,864
2045	\$219,802	27%	\$59,864	\$18,327	\$0	\$920	\$2,803	\$76,308
2046	\$247,813	31%	\$76,308	\$18,877	\$0	\$1,134	\$4,713	\$91,605



CURRENT FUNDING PLAN | SUMMARY

Year	Fully Funded Balance	Percentage Funded	Beginning Balance	Reserve Contribution	Special Assessment	Interest Earned	Reserve Expenditures	Ending Balance
2017	\$78,012	118%	\$91,915	\$8,536	\$0	\$1,202	\$15,629	\$86,024
2018	\$74,877	115%	\$86,024	\$8,792	\$0	\$1,208	\$3,172	\$92,852
2019	\$84,797	109%	\$92,852	\$9,056	\$0	\$1,324	\$0	\$103,232
2020	\$98,610	105%	\$103,232	\$9,328	\$0	\$1,467	\$0	\$114,027
2021	\$113,176	101%	\$114,027	\$9,607	\$0	\$1,601	\$2,251	\$122,984
2022	\$126,208	97%	\$122,984	\$9,896	\$0	\$1,403	\$49,610	\$84,672
2023	\$91,211	93%	\$84,672	\$10,192	\$0	\$1,221	\$0	\$96,085
2024	\$106,631	90%	\$96,085	\$10,498	\$0	\$1,349	\$4,305	\$103,628
2025	\$118,460	87%	\$103,628	\$10,813	\$0	\$1,472	\$1,552	\$114,361
2026	\$133,872	85%	\$114,361	\$11,138	\$0	\$1,613	\$2,610	\$124,503
2027	\$149,060	84%	\$124,503	\$11,472	\$0	\$900	\$128,155	\$8,720
2028	\$35,809	24%	\$8,720	\$11,816	\$0	\$199	\$0	\$20,734
2029	\$51,587	40%	\$20,734	\$12,170	\$0	\$365	\$0	\$33,269
2030	\$68,280	49%	\$33,269	\$12,535	\$0	\$538	\$0	\$46,343
2031	\$85,928	54%	\$46,343	\$12,911	\$0	\$697	\$3,025	\$56,926
2032	\$101,457	56%	\$56,926	\$13,299	\$0	\$464	\$58,960	\$11,729
2033	\$60,322	19%	\$11,729	\$13,698	\$0	\$253	\$0	\$25,680
2034	\$79,178	32%	\$25,680	\$14,109	\$0	\$445	\$0	\$40,233
2035	\$99,111	41%	\$40,233	\$14,532	\$0	\$632	\$2,085	\$53,312
2036	\$118,020	45%	\$53,312	\$14,968	\$0	\$803	\$3,507	\$65,576
2037	\$136,575	48%	\$65,576	\$15,417	\$0	\$805	\$28,228	\$53,570
2038	\$130,783	41%	\$53,570	\$15,879	\$0	\$798	\$5,730	\$64,517
2039	\$148,566	43%	\$64,517	\$16,356	\$0	\$943	\$6,706	\$75,110
2040	\$166,470	45%	\$75,110	\$16,847	\$0	\$1,136	\$0	\$93,092
2041	\$192,428	48%	\$93,092	\$17,352	\$0	\$1,356	\$4,066	\$107,735
2042	\$215,607	50%	\$107,735	\$17,872	\$0	\$1,048	\$79,237	\$47,418
2043	\$162,702	29%	\$47,418	\$18,409	\$0	\$770	\$0	\$66,597
2044	\$190,492	35%	\$66,597	\$18,961	\$0	\$1,035	\$0	\$86,593
2045	\$219,802	39%	\$86,593	\$19,530	\$0	\$1,291	\$2,803	\$104,611
2046	\$247,813	42%	\$104,611	\$20,116	\$0	\$1,527	\$4,713	\$121,541



METHODOLOGY

An important aspect of living in a common area development such as a cooperative, condominium, or homeowner Association is the community's ownership and commitment to maintain its common areas.

Association members have a vested interest in maintaining and preserving their investment. To meet these obligations, the Association should prudently prepare for the future and contribute funds into a reserve account. Periodic contributions provide the freedom to gradually accumulate funds for anticipated expenditures while limiting the need to raise large sums of money through alternative means, such as special assessments.

When implementing a policy to fund major repair or replacement, the Board must educate owners about the benefits of accumulating reserve funds in advance through periodic contributions. Benefits of a systematic accumulation of funds include:

- having assurance that funds for major repairs and replacements will be available when needed;
- development of an equitable method of charging both current and future owners for ongoing use of assets;
- preservation of the market value of individual units; and
- compliance with the governing documents, statutes, mortgages, and other similar requirements.

A reserve study recommends the preferable mode of funding through smaller monthly contributions rather than facing large, unanticipated special assessments. The reserve study provides an Association with access to information and materials that will assist them in making timely and informed decisions about their reserve fund and contributions.

A reserve study is the sum of two parts: the physical and financial analysis. The physical analysis is a result of the on-site collection and review of data specific to the property's reserve components, common areas, and limited common areas. Through an onsite inspection and the use of source materials, the Reserve Specialist quantifies and establishes the reserve component inventory and assesses the physical condition of the Association's reserve components. Data from the physical analysis is used to define the scope and timing of future anticipated expenses.

The financial analysis evaluates the condition of the Association's reserve fund in relation to its income and anticipated expenses. It appraises the adequacy of the reserve fund, and associated



member contributions, against the current and future expenditures of the Association. To adequately forecast these expenditures over the 30-year projection period, current costs, projected inflation, and interest rates must be established. Recommendations are then provided to establish a reserve fund that addresses anticipated expenses, without having to resort to special assessments.

Due to the long-term nature of a reserve study, certain assumptions must be made. Every effort has been made to ensure that the recommendations are based upon reliable and experienced sources in the building industry. However, there can be no guarantee that events will occur at the predicted specific intervals, or that they will occur at all. Any reserve study must be viewed in the light of circumstances existing at the actual time of the study.

PHYSICAL ANALYSIS

As part of this reserve study a comprehensive list of reserve components (major common and limited common elements) has been compiled. Estimates for the useful life, remaining life, plus current repair and replacement costs for each of these reserve components have been calculated. This list is not intended to be exhaustive. However, an inaccurate or incomplete list of components can have an adverse impact upon the Association's long-term funding plan.

Site Inspection

A site inspection is conducted to assess the general condition of the property and its common areas. The on-site inspection is visual in nature, and no destructive or invasive testing is conducted. Observations are recorded using a representative sampling of the Association's common areas and reserve components. The component inventory and associated field measurements are also substantiated as part of the inspection.

Reserve Components

Determination of what constitutes a reserve component is dependent on a number of factors. A four-part test is generally used to distinguish a reserve item from an operational or maintenance expense. A component is included as a reserve item only if it satisfies ALL criteria outlined below:

- It is part of the Association's common and limited common area responsibilities.
- It has a predictable useful service life.
- Its useful life fits within the projection period. This means that components with a life of 30 years or more may not be included as part of the report if it is determined that they will last beyond the projection period.
- Its cost for repair or replacement is too high to include as part of the operating budget.



The components of common property that an Association includes in its reserve funding plan are also dependent on the type of project, the construction properties and the Association's applicable governing documents and state statutes.

Component Useful Life

The useful life of a reserve component relates to the number of years it is expected to last, given reasonable care and maintenance. The prediction of reserve and building component life can be no more than an informed estimate based upon information made available at the time of the report's development. Consideration is given to vendor recommendations, material warranty information provided at the time of the report's development, along with other published sources. The data and service life estimates in this report are based on information gathered from various groups and industry sources as outlined below:

- Historical data and feedback from the Association;
- Management groups and maintenance managers;
- Manufacturer recommendations and industry standards;
- Published sources of service life data;
- Manufacturers' and suppliers' data.

Component Remaining Useful Life

The remaining life of a reserve component refers to the number of years left before an item's expected repair or replacement. A component's remaining life is contingent upon the following factors:

- Age/years in service;
- Physical condition;
- Frequency and quality of inspections and maintenance;
- General use;
- Environment, impact of weather and building location;
- Installation methods that meets or exceed industry standards;
- Design and quality of materials used.

In addition to deterioration or anticipated failure of a component, the longevity may be impacted by obsolescence. The accuracy of the estimate is contingent upon reliable information made available at the time of the report's development. It is important to note that even with the highest degree of diligence and experience, outcomes will vary, and no guarantee can be given as to the timing or service life of the reserve components. All service life assessments in this report are based on the assumption that installation is carried out in accordance with manufacturer's recommendations and installation instructions, together with industry standards of workmanship.



FINANCIAL ANALYSIS

An Association, like any business entity, must prepare financially for the replacement and repair of its assets. Reserve study funding analysis is an important part of the annual budget process. Reserve funding should be reviewed at least once annually to help determine the annual assessment to be charged to members. The following elements are used in the financial analysis.

Recommended Funding Rate

We advocate a program of regular reserve fund contributions and promote a gradual means of reserving for future repair and replacement expenses. Recommended contributions are set at a level where they require only minor annual increases. The rate is designed to distribute the anticipated cost of common property ownership equitably between all members over the entire projection period.

Fully Funded Balance

The Fully Funded balance is equal to the total depreciable cost of all the Association's reserve components. It is determined by dividing each reserve component's cost by its useful life, and multiplying that by the number of years the component has been in service (effectively its age). In essence, the depreciated or 'used up' value of a component is utilized to establish an amount that the Association should have saved by a particular time. The recommendations in this report are based upon a Full Funding plan, which sets the goal of achieving one hundred percent fully funded reserves by the end of the 30-year projection period. We advocate full funding as we feel that this approach provides a solid platform to address future needs, thus dramatically reducing the need for special assessment.

Percent Funded

An Association's reserve fund status is assessed by comparing the ratio of actual or projected funds available verses how much they 'should have saved'. The result is presented as a percentage and is commonly known as "percent funded". In other words, percent funded is calculated by dividing the Association's current reserve fund balance by the fully funded balance. This equation is an industry measure of how well prepared an Association is to meet its current and future repair and replacement obligations. Percent funded highlights the strength of the Association's reserve account in relation to the anticipated costs of repair and replacement.

Reserve Component Cost

Current cost estimates for reserve components are derived from a variety of sources but typically are based on cost data sourced from national construction estimators (R.S. Means) and vendor pricing acquired from regional contractors and suppliers. All cost estimates formulated from national estimators are based upon the latest specific geographical information for the area. Future cost estimates are determined by applying the assumed annual inflation rate to the current cost of each component.



Individual cost estimates are for budgeting purposes only. Actual construction costs can vary significantly due to economies of scale, material availability, labor, seasonal considerations, and other factors beyond our control. We recommend that project costs be substantiated well in advance of the anticipated date of repair and replacement. A detailed evaluation by a qualified professional should also be undertaken to establish the scope and budget of each project.

Cost estimates do not account for permits, architectural, or project management fees that may be required. Allowances and contingencies must also be added to the total as the scope of work is defined.

Inflation Rate

The effect of inflation on the cost of reserve components is a key factor in the financial projections. Historically, the cost of construction materials and labor rise at a higher rate than that experienced by the general economy. RSG has chosen to use an inflationary multiplier that is somewhat higher than the current general consumer index for inflation. The rate used is based upon the historical average of inflation over the last 30 years. This rate reflects a realistic appreciation of future costs for reserve components and assists the Association in adequately budgeting for increasing cost.

Interest Rate

The interest rate used in this report is formulated on a conservative rate of return. Unless otherwise advised by the Association, an assumed net interest rate of 1.00% is used. RSG offers no guarantee or opinion in relation to investment decisions made by the Association or the rate of return achieved.

Current Reserve Fund Balance

The analysis, recommendations, and financial projections made within this report are heavily reliant on information provided by the Association and its representatives. The starting reserve fund balance (current or projected) and member contribution totals are supplied by these sources. This information has not been audited nor have the financial projections or recommendations.

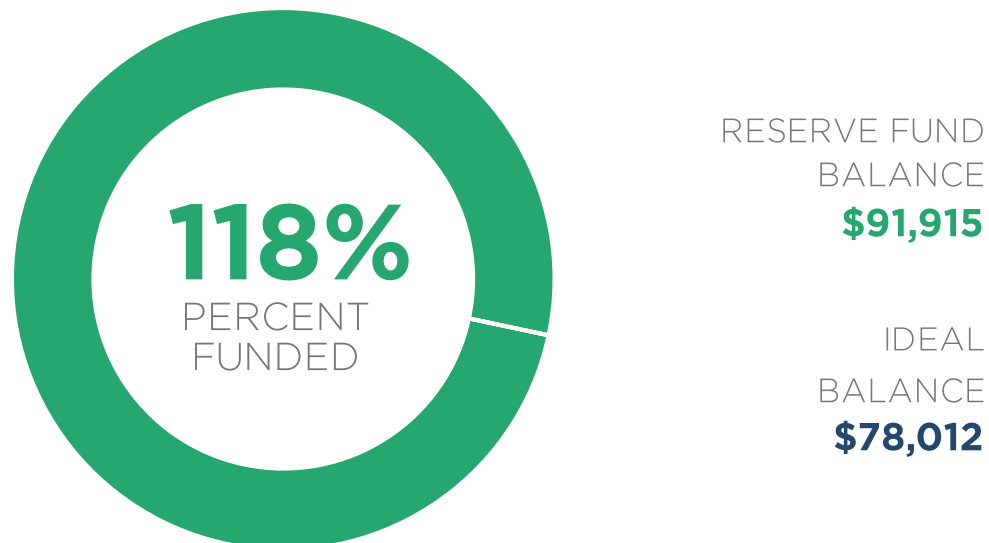


FINANCIAL ANALYSIS

This section of the report is intended to provide the association with the awareness to adequately plan for the ongoing major maintenance, repair and replacement of their common property components. The recommendations included within this report represent one scenario, and are not intended to represent the only means of achieving the association's goals. We recommend that the Board of Directors use the following information as a guide in planning for their future objectives.

Percent Funded

The Percent Funded equation is the industry measure of how well prepared an association is to meet its current and future repair and replacement obligations. Percent funded highlights the strength of the association's reserve account in relation to its anticipated costs of repair and replacement. The higher the funded level, the less exposed an association is to market conditions, unanticipated expenses or events, and fluctuations in the general economy.



An Association at or below a funding level of 30% has an increased risk of requiring special assessments to meet their ongoing obligations, as compared to Associations with higher funding levels. A level of funding at and above 60% is categorized as good or well funded. We recommend that associations look to achieve and maintain funding levels at and above 60%, with a preference to being 100% funded.



Funding Goals

There is a range of funding alternatives available to the association. In our opinion the strategy chosen should not only meet the immediate needs and risk tolerance of current members, but also the longer term needs of the association.

The association needs to establish a reserve contribution rate which, at a minimum, meets their anticipated financial needs without having to resort to special assessment or deferred maintenance. In addition, the funding goal needs to be prudent enough to meet the expectations of current members while not unfairly burdening future owners.

The minimum funding goal needed to meet planned expenditure is Baseline Funding. Baseline Funding maintains the reserve account at or above zero dollars, but leaves the association with no contingency to address unanticipated outcomes. Threshold funding is a strategy designed to provide for this contingency by keeping cash reserves above a specific dollar amount or percent funded level.

FULL FUNDING

Establishes a goal of achieving one hundred percent fully funded reserves by the end of the projection period.

THRESHOLD FUNDING

Sets out to keep the cash reserves above a specified dollar or percent funded amount for the duration of the projection period.

BASELINE FUNDING

Establishes a goal of maintaining a reserve account balance above zero dollars throughout the study period.

The reserve fund plan highlighted in this report is based upon the Full Funding program of reserve contributions. The Full Funding plan highlights an ideal level of contributions which will enable an association to be 100% funded by the end of the projection period. As stated previously, we recommend that the association implement a program that moves them toward and maintains a funding level of 60-100%.



RESERVE COMPONENT LIST

Component	Useful Life	Remaining Useful Life	Quantity	Unit of Measure	Unit Cost	Current Cost	Current Fully Funded Balance
Private Road - Asphalt, 1" Overlay ¹	20	10	42,300	SF	\$1.60	\$67,680	\$33,840
Private Road - Asphalt, Seal Coat & Repair ²	5	0	42,300	SF	\$0.28	\$11,844	\$11,844
Private Road - Concrete, Curb & Gutter [2% Replace] ³	10	8	3,500	LF	\$17.50	\$1,225	\$245
Private Road - Drainage, Catch Basin [Clean] ⁴	5	0	1	Allowance	\$2,000.00	\$2,000	\$2,000
General Site - Concrete, Sidewalk [2% Replace] ⁵	10	0	11,900	SF	\$7.50	\$1,785	\$1,785
General Site - Entry Gates, Swing	25	10	2	Each	\$4,775.00	\$9,550	\$5,730
General Site - Entry Gates, Access Panel	15	7	1	Each	\$3,500.00	\$3,500	\$1,867
General Site - Entry Gates, Operators	10	5	4	Each	\$3,500.00	\$14,000	\$7,000
General Site - Electrical, Lighting	5	4	1	Allowance	\$2,000.00	\$2,000	\$400
General Site - Signage	20	10	1	Lump Sum	\$2,500.00	\$2,500	\$1,250
General Site - Fence, Chain Link	20	1	220	LF	\$14.00	\$3,080	\$2,926
General Site - Fence & Gate, Metal	30	5	90	LF	\$55.00	\$4,950	\$4,125
General Site - Detention Pond, Drainage Easement Tracts ⁶	10	5	1	Allowance	\$10,000.00	\$10,000	\$5,000
TOTALS						\$134,114	\$78,012

¹ Work to include labor, materials, and equipment necessary to mill and overlay street surface. Estimate does not factor in cost for major repair or full depth pavement reconstruction.

² Preventative maintenance program needed to address pavement damage and improve service life. Seal coat line item includes allowance for crack sealing and limited patching within the overall resealing unit cost.

³ Partial removal and replacement anticipated. Allowance to be adjusted as costs are realized.

⁴ Catch basins will need to be periodically cleaned and sediment removed via a vac truck. We recommend the Association log all data related to cleaning (including amount of sediment collected) to help optimize future cleaning efforts.

⁵ Typically repairs are required when concrete slabs crack and twist to a point where there is a significant difference in elevation on either side of the crack. Where this occurs, the potential for a trip hazard increases, as does the Association's potential liability. We recommend that all such conditions are addressed on an as needed basis.

⁶ Storm drainage system including gutters, inlets, drainage pipes and ponds. Outside of periodic repairs and ongoing maintenance, complete replacement of the storm-water system is not anticipated at this time. Ongoing review and maintenance will help the Association address issues related to system overload, broken pipes or equipment failure prior to the onset of larger failures and greater costs.



RESERVE EXPENSES 1-10 YEARS

Component	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Private Road - Asphalt, 1" Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Private Road - Asphalt, Seal Coat & Repair	\$11,844	\$0	\$0	\$0	\$0	\$13,730	\$0	\$0	\$0	\$0
Private Road - Concrete, Curb & Gutter [2% Replace]	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,552	\$0
Private Road - Drainage, Catch Basin [Clean]	\$2,000	\$0	\$0	\$0	\$0	\$2,319	\$0	\$0	\$0	\$0
General Site - Concrete, Sidewalk [2% Replace]	\$1,785	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Entry Gates, Swing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Entry Gates, Access Panel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,305	\$0	\$0
General Site - Entry Gates, Operators	\$0	\$0	\$0	\$0	\$0	\$16,230	\$0	\$0	\$0	\$0
General Site - Electrical, Lighting	\$0	\$0	\$0	\$0	\$2,251	\$0	\$0	\$0	\$0	\$2,610
General Site - Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link	\$0	\$3,172	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Fence & Gate, Metal	\$0	\$0	\$0	\$0	\$0	\$5,738	\$0	\$0	\$0	\$0
General Site - Detention Pond, Drainage Easement Tracts	\$0	\$0	\$0	\$0	\$0	\$11,593	\$0	\$0	\$0	\$0
Annual Expenditure	\$15,629	\$3,172	\$0	\$0	\$2,251	\$49,610	\$0	\$4,305	\$1,552	\$2,610

YEARS 1 THROUGH 10



RESERVE EXPENSES 11-20 YEARS

Component	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Private Road - Asphalt, 1" Overlay	\$90,956	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Private Road - Asphalt, Seal Coat & Repair	\$15,917	\$0	\$0	\$0	\$0	\$18,453	\$0	\$0	\$0	\$0
Private Road - Concrete, Curb & Gutter [2% Replace]	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,085	\$0
Private Road - Drainage, Catch Basin [Clean]	\$2,688	\$0	\$0	\$0	\$0	\$3,116	\$0	\$0	\$0	\$0
General Site - Concrete, Sidewalk [2% Replace]	\$2,399	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Entry Gates, Swing	\$12,834	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Entry Gates, Access Panel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Entry Gates, Operators	\$0	\$0	\$0	\$0	\$0	\$21,812	\$0	\$0	\$0	\$0
General Site - Electrical, Lighting	\$0	\$0	\$0	\$0	\$3,025	\$0	\$0	\$0	\$0	\$3,507
General Site - Signage	\$3,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Fence & Gate, Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Detention Pond, Drainage Easement Tracts	\$0	\$0	\$0	\$0	\$0	\$15,580	\$0	\$0	\$0	\$0
Annual Expenditure	\$128,155	\$0	\$0	\$0	\$3,025	\$58,960	\$0	\$0	\$2,085	\$3,507

YEARS 11 THROUGH 20



RESERVE EXPENSES 21-30 YEARS

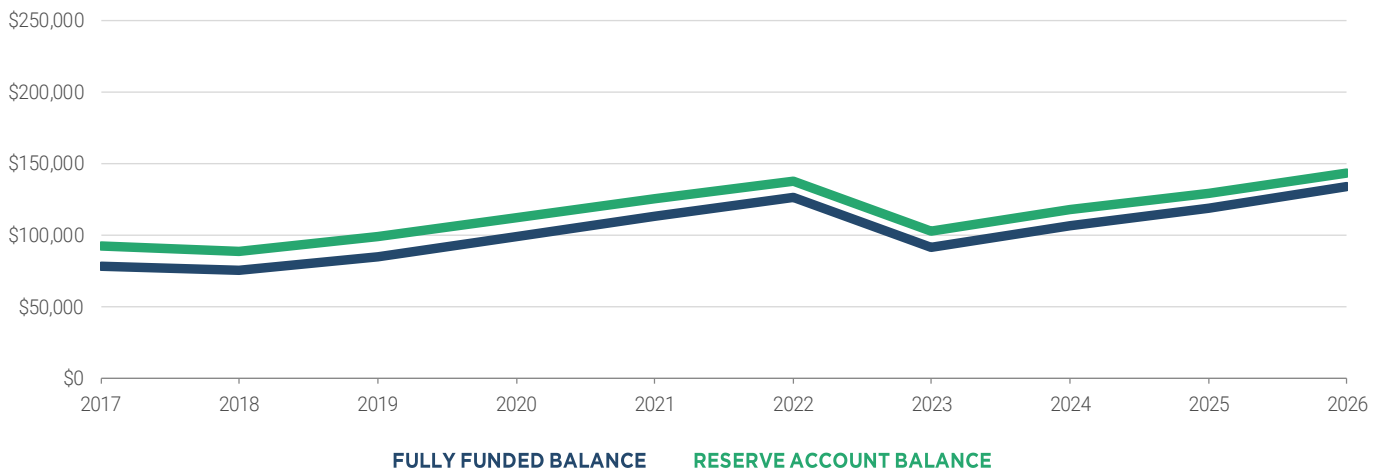
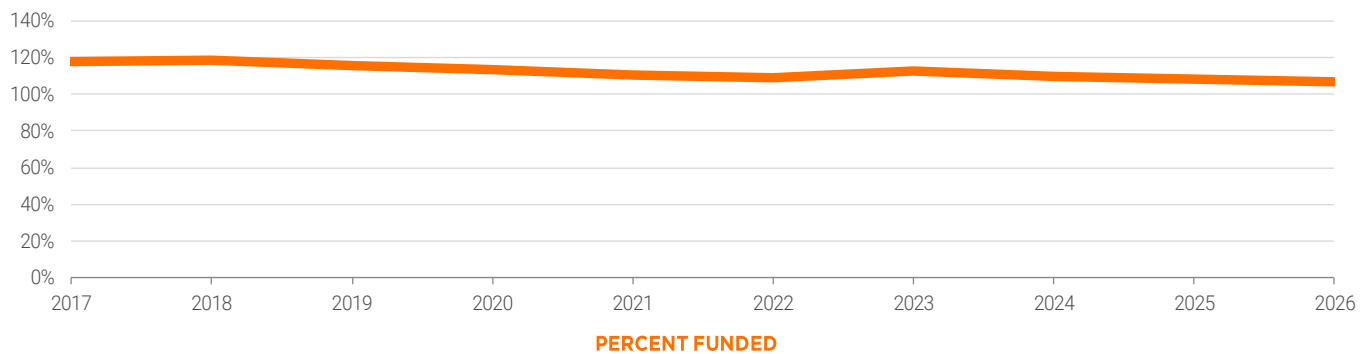
Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Private Road - Asphalt, 1" Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Private Road - Asphalt, Seal Coat & Repair	\$21,392	\$0	\$0	\$0	\$0	\$24,799	\$0	\$0	\$0	\$0
Private Road - Concrete, Curb & Gutter [2% Replace]	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,803	\$0
Private Road - Drainage, Catch Basin [Clean]	\$3,612	\$0	\$0	\$0	\$0	\$4,188	\$0	\$0	\$0	\$0
General Site - Concrete, Sidewalk [2% Replace]	\$3,224	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Entry Gates, Swing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Entry Gates, Access Panel	\$0	\$0	\$6,706	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Entry Gates, Operators	\$0	\$0	\$0	\$0	\$0	\$29,313	\$0	\$0	\$0	\$0
General Site - Electrical, Lighting	\$0	\$0	\$0	\$0	\$4,066	\$0	\$0	\$0	\$0	\$4,713
General Site - Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link	\$0	\$5,730	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Fence & Gate, Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Detention Pond, Drainage Easement Tracts	\$0	\$0	\$0	\$0	\$0	\$20,938	\$0	\$0	\$0	\$0
Annual Expenditure	\$28,228	\$5,730	\$6,706	\$0	\$4,066	\$79,237	\$0	\$0	\$2,803	\$4,713

YEARS 21 THROUGH 30



FULL FUNDING PLAN 1-10 YEARS

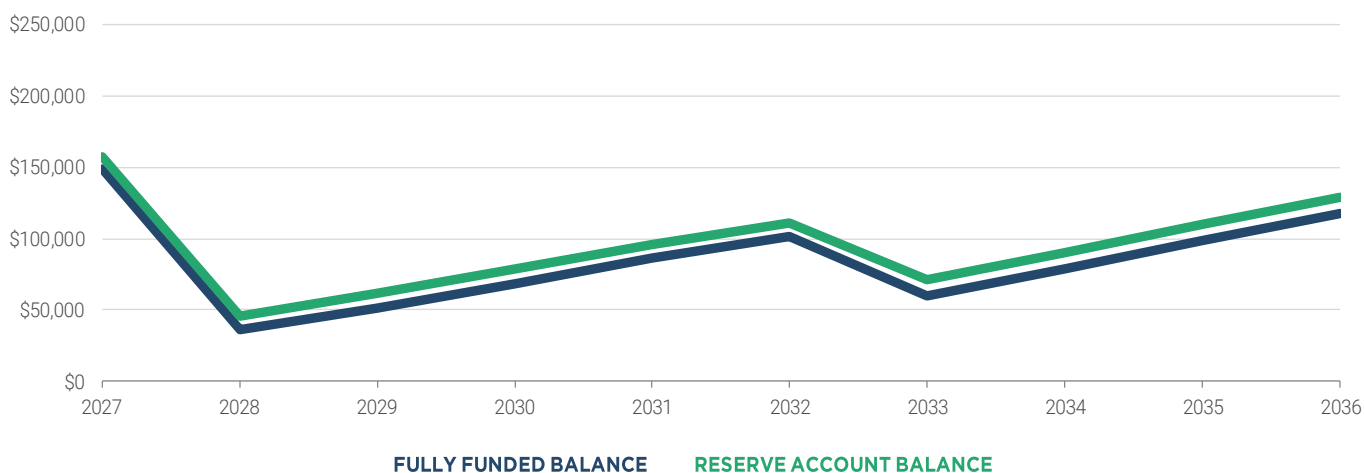
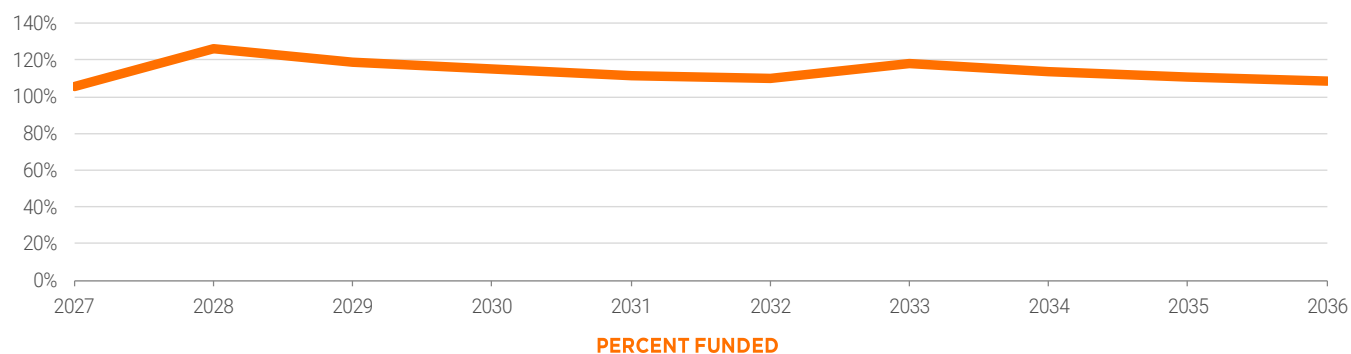
YEAR 1 - 10	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Fully Funded Balance	\$78,012	\$74,877	\$84,797	\$98,610	\$113,176	\$126,208	\$91,211	\$106,631	\$118,460	\$133,872
Percentage Funded (%)	118%	118%	116%	113%	111%	109%	112%	110%	109%	107%
Beginning Balance	\$91,915	\$88,702	\$98,324	\$111,620	\$125,455	\$137,581	\$102,572	\$117,427	\$128,553	\$143,018
Reserve Contribution	\$11,196	\$11,532	\$11,878	\$12,234	\$12,601	\$12,979	\$13,368	\$13,769	\$14,182	\$14,608
Avg Unit Contribution (mth)	\$33.32	\$34.32	\$35.35	\$36.41	\$37.50	\$38.63	\$39.79	\$40.98	\$42.21	\$43.48
Contribution Increase (%)		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Special Assessment										
Interest Earned	\$1,220	\$1,263	\$1,418	\$1,601	\$1,777	\$1,622	\$1,486	\$1,661	\$1,834	\$2,027
Reserve Expenditures	\$15,629	\$3,172	\$0	\$0	\$2,251	\$49,610	\$0	\$4,305	\$1,552	\$2,610
ENDING BALANCE	\$88,702	\$98,324	\$111,620	\$125,455	\$137,581	\$102,572	\$117,427	\$128,553	\$143,018	\$157,043





FULL FUNDING PLAN 11-20 YEARS

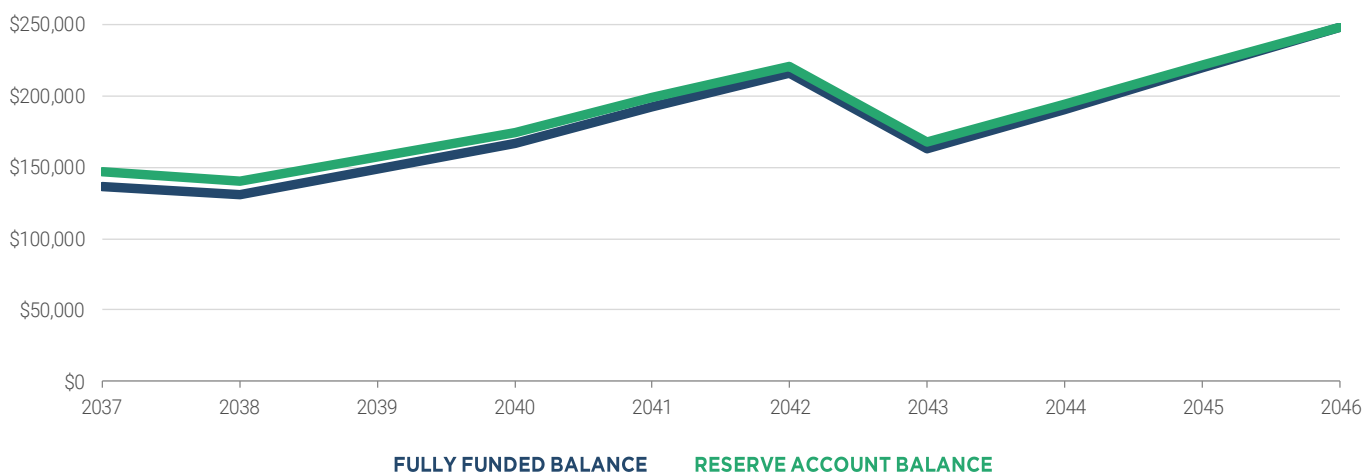
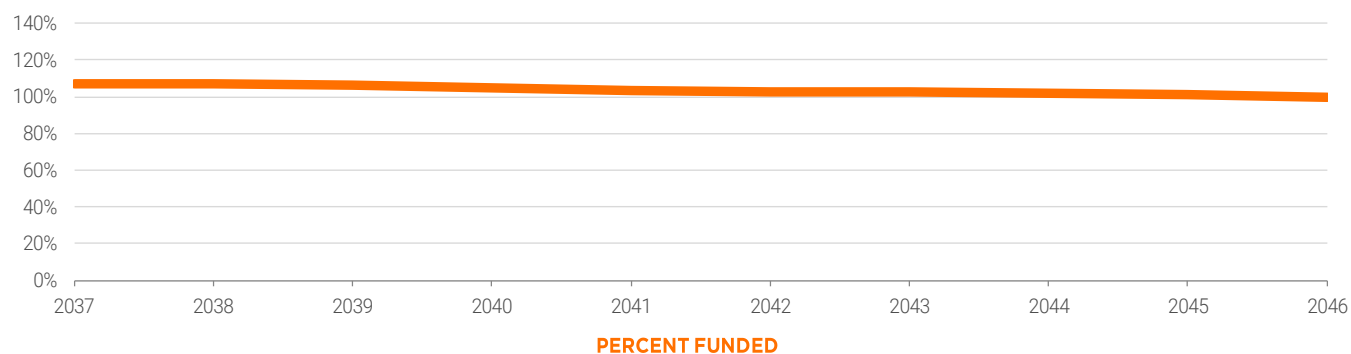
YEAR 11 - 20	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Fully Funded Balance	\$149,060	\$35,809	\$51,587	\$68,280	\$85,928	\$101,457	\$60,322	\$79,178	\$99,111	\$118,020
Percentage Funded (%)	105%	127%	119%	115%	112%	110%	118%	114%	111%	109%
Beginning Balance	\$157,043	\$45,301	\$61,520	\$78,428	\$96,048	\$111,358	\$71,073	\$90,128	\$109,984	\$128,570
Reserve Contribution	\$15,046	\$15,498	\$15,963	\$16,441	\$16,935	\$17,443	\$17,966	\$18,505	\$19,060	\$19,632
Avg Unit Contribution (mth)	\$44.78	\$46.12	\$47.51	\$48.93	\$50.40	\$51.91	\$53.47	\$55.07	\$56.73	\$58.43
Contribution Increase (%)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Special Assessment										
Interest Earned	\$1,367	\$721	\$945	\$1,178	\$1,401	\$1,232	\$1,089	\$1,352	\$1,611	\$1,858
Reserve Expenditures	\$128,155	\$0	\$0	\$0	\$3,025	\$58,960	\$0	\$0	\$2,085	\$3,507
ENDING BALANCE	\$45,301	\$61,520	\$78,428	\$96,048	\$111,358	\$71,073	\$90,128	\$109,984	\$128,570	\$146,553





FULL FUNDING PLAN 21-30 YEARS

YEAR 21 - 30	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Fully Funded Balance	\$136,575	\$130,783	\$148,566	\$166,470	\$192,428	\$215,607	\$162,702	\$190,492	\$219,802	\$247,813
Percentage Funded (%)	107%	107%	106%	105%	104%	102%	103%	102%	101%	100%
Beginning Balance	\$146,553	\$140,485	\$157,596	\$174,585	\$199,206	\$220,735	\$167,562	\$194,150	\$221,829	\$247,813
Reserve Contribution	\$20,221	\$20,827	\$21,452	\$22,096	\$22,759	\$23,441	\$24,145	\$24,869	\$25,615	\$26,384
Avg Unit Contribution (mth)	\$60.18	\$61.99	\$63.85	\$65.76	\$67.73	\$69.77	\$71.86	\$74.02	\$76.24	\$78.52
Contribution Increase (%)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Special Assessment										
Interest Earned	\$1,939	\$2,013	\$2,244	\$2,525	\$2,836	\$2,623	\$2,443	\$2,810	\$3,172	\$3,518
Reserve Expenditures	\$28,228	\$5,730	\$6,706	\$0	\$4,066	\$79,237	\$0	\$0	\$2,803	\$4,713
ENDING BALANCE	\$140,485	\$157,596	\$174,585	\$199,206	\$220,735	\$167,562	\$194,150	\$221,829	\$247,813	\$273,001





PHYSICAL ANALYSIS

This section of the report provides specific information regarding the physical condition of the property and common area assets. The data that follows is a result of the visual [non-intrusive] site review.

SITE INSPECTION

An on-site field survey was conducted to assess the general condition of the property and its reserve components. The survey was visual in nature, and no destructive or invasive testing was conducted. Observations were recorded using a representative sampling of the Association's common areas and reserve components. The component inventory and associated field measurements were also substantiated as part of the inspection. Due to the general and non-invasive nature of the site inspection, RSG cannot comment on components and conditions not visible to the naked eye.

COMPONENT INVENTORY

The component inventory summarizes associated costs of each reserve component, and additionally highlights those components which require further review. The inventory provides a visual reference point for understanding the Association's common area responsibilities.



COMPONENT INVENTORY

The following inventory summarizes the key data points of each reserve component funded through the Association's reserves. The list of components is unique to the Association and may serve as a general guide in determining the current condition and level of care needed to adequately maintain each component.

Understanding the Component Inventory

The information is intended to visually simplify and summarize the key points of information on a component by component basis.


General Site - Signage



The orange badge highlights reserve components that are significant in nature, accounting for more than 5% of the Association's total reserve funding budget. The Association should give greater consideration to the maintenance and ongoing review of these particular items.




Private Road - Asphalt, 1" Overlay



SIGNIFICANT ASSET

Current Cost	Estimated Quantity	Work Required	Action Required
\$67,680	42,300 SF	Overlay	2027

Private Road - Asphalt, Seal Coat & Repair




SIGNIFICANT ASSET

Current Cost	Estimated Quantity	Work Required	Action Required
\$11,844	42,300 SF	Maintain	2017



Private Road - Concrete, Curb & Gutter [2% Replace]



Current Cost \$1,225	Estimated Quantity 3,500 LF	Work Required Repair	Action Required 2025
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Private Road - Drainage, Catch Basin [Clean]



Current Cost \$2,000	Estimated Quantity 1 Allowance	Work Required Maintain	Action Required 2017
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General Site - Concrete, Sidewalk [2% Replace]



General Site - Entry Gates, Swing






General Site - Entry Gates, Access Panel



Current Cost	Estimated Quantity	Work Required	Action Required
\$3,500	1 Each	Replace	2024

General Site - Entry Gates, Operators



SIGNIFICANT ASSET

Current Cost	Estimated Quantity	Work Required	Action Required
\$14,000	4 Each	Replace	2022



General Site - Electrical, Lighting

No Photo Available

Current Cost \$2,000	Estimated Quantity 1 Allowance	Work Required Repair	Action Required 2021
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General Site - Signage



Current Cost \$2,500	Estimated Quantity 1 Lump Sum	Work Required Replace	Action Required 2027
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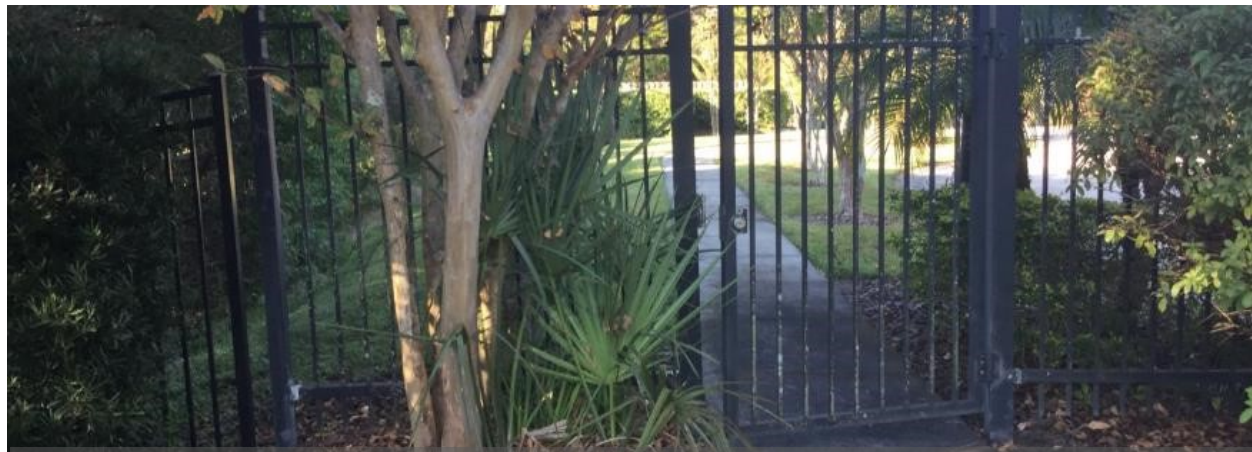


General Site - Fence, Chain Link

A photograph showing a chain-link fence in a wooded area. The fence is partially covered with green and brown vines, and it appears to be in poor condition, with some sections sagging or missing. The background shows dense trees and a grassy area.

Current Cost	Estimated Quantity	Work Required	Action Required
\$3,080	220 LF	Replace	2018

General Site - Fence & Gate, Metal

A photograph of a black metal fence and gate. The gate is closed and has a decorative design. The fence is made of vertical bars. There are trees and bushes in the background, and a paved path leads through the gate.

Current Cost	Estimated Quantity	Work Required	Action Required
\$4,950	90 LF	Replace	2022



General Site - Detention Pond, Drainage Easement Tracts





DISCLOSURES

As a guideline for establishing and spending reserves, it is assumed that the reserve study will be regularly updated to address the Association's changing physical and financial circumstances. As such this report is valid at the date shown and Reserve Study Group, LLC (RSG) cannot be held responsible for subsequent changes in physical/chemical environmental conditions and/or legislation over which we have no control.

This reserve study is based on visual inspections of the physical plant's major components. No invasive or destructive testing, or testing of materials was conducted during the inspections, or at any other time during the preparation of this report. It is assumed that all building and ancillary components have been designed and constructed properly and that life cycles will approximate normal industry performance standards. RSG shall not be responsible for accurate determination of remaining life expectancies of components that may have been improperly designed and constructed. Our opinions of the remaining life expectancy of the property's components do not represent a guarantee or warranty of performance in relation to the product, materials or workmanship.

Cost estimates used represent a preliminary opinion only and are neither a quote nor a warranty of actual costs that may be incurred. These estimates are based on typical cost data that may not fully characterize the scope of the underlying property conditions. It should be anticipated that actual cost outcomes will be impacted by varying physical and economic conditions, maintenance practices, changes in technology, and future regulatory actions.

The authors of this report make no representation or warranty, expressed or implied, with respect to the contents of this publication or any part thereof and cannot accept any legal responsibility or liability for any inaccuracies, errors or omissions contained in this publication or any part thereof. Our best professional judgment has been used, however certain facts forming the basis of this report are subject to professional interpretation and differing conclusions could be reached.

RSG nor any of its representatives, agents or employees maintain management roles or vested interest in, or have other business relationships with the Association. There is no perceived or actual conflicts of interest between RSG and the Association.

This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a reserve component.



GLOSSARY OF TERMS

Component

The individual line items in the Reserve Study which are included in the Physical Analysis. These elements form the building blocks for the Reserve Study.

Estimated Useful Life

The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

Fully Funded

When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

Fully Funded Balance (FFB)

The Reserve balance that is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an Association total.

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

Percent Funded

The ratio, at a particular point of time, of the actual Reserve Balance to the Fully Funded Balance (FFB), expressed as a percentage.

Remaining Useful Life

The estimated time, in years, that a Reserve Component can be expected to continue to service its intended function. Projects anticipated to occur in the initial year have a “zero” Remaining Life.

Unit Cost Estimate

The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during the current year.

Unit of Measure

Various units of measure have been used to quantify the amounts and costs in relation to each reserve component. Below are the key units used as part of this report.

SF = Square Foot
LF = Linear Foot

SY = Square Yard
SQUARE = 100 Square Feet (Roofing)

