Reserve Analysis Report

Park Orleans Townhouses

Scottsdale, Arizona

Version 001

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Park Orleans Townhouses

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Preface

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

♦ ♦ ♦ ♦ INTRODUCTION TO RESERVE BUDGETING ♦ ♦ ♦ ♦

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

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

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

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

♦ ♦ ♦ ♦ UNDERSTANDING THE RESERVE ANALYSIS ♦ ♦ ♦ ♦

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

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

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

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

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

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

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

♦ ♦ ♦ ♦ RESERVE FUNDING GOALS / OBJECTIVES ♦ ♦ ♦ ♦

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

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

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

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

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

♦ ♦ ♦ ♦ RESERVE FUNDING CALCULATION METHODS ♦ ♦ ♦ ♦

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

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

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

Step 1: Calculation of fully funded balance for each component

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

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

Step 2: Distribution of current reserve funds

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

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

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

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

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

Step 3: Developing a funding plan

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

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

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

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

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

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

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

Cash Flow Calculation Method

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

This calculation method tests reserve contributions against reserve expenditures through time to determine the minimum contribution necessary (baseline funding) or some other defined goal/objective (full funding, threshold funding or statutory funding). Unlike the component calculation method, this calculation method cannot precisely calculate the reserve funding for any single component (or group of components). In order to work-around this issue to provide this bookkeeping information, a formula has been applied to component method results to calculate a reasonable breakdown. This information is displayed on the Management / Accounting Summary and Charts as well as elsewhere within the report.

The **Directed Cash Flow Calculation Method** is our primary calculation method. It allows for several funding strategies to be manually tested until the optimal funding strategy accomplishing three goals is created:

Goal #1: Ensures that all scheduled reserve expenditures are covered by keeping the reserve cash balance above zero during the projected period (typically 30 years)

Goal #2: Uniformly distributes the costs of replacements over time to benefit both current & future members of the association by using consistent, incremental contribution increases

Goal #3: Provides for the lowest reserve funding recommendation as possible over time with the goal of approaching, reaching and/or maintaining a 100% fully funded reserve balance

These very important aspects of the **Directed Cash Flow Calculation Method** will greatly aid the board of directors during the annual budgeting process.

Preface

♦ ♦ ♦ ♦ READING THE RESERVE ANALYSIS ♦ ♦ ♦ ♦

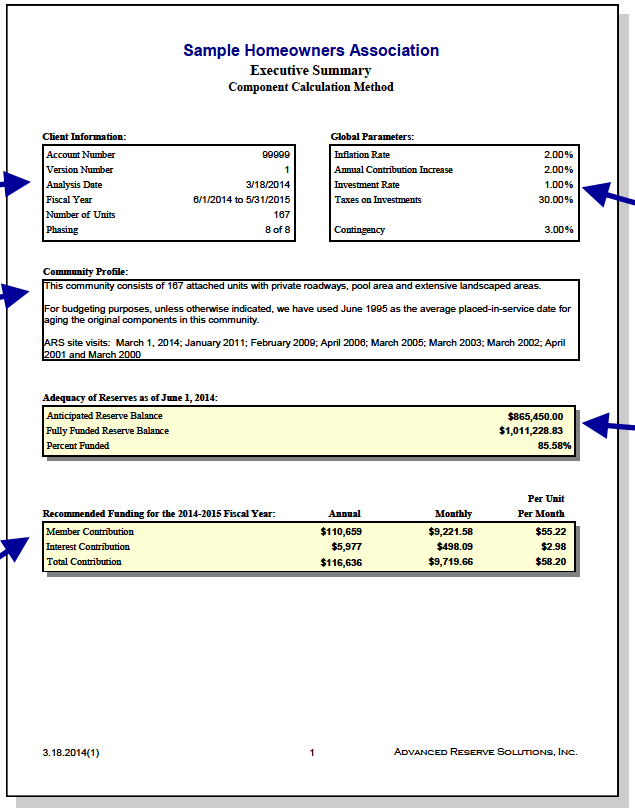
In some cases, the reserve analysis may be a lengthy document of one hundred pages or more. A complete and thorough review of the reserve analysis is always a good idea. However, if time is limited, it is suggested that a thorough review of the summary pages be made. If a "red flag" is raised in this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

Executive Summary

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

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

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



Sample Homeowners Association
Executive Summary
Component Calculation Method

Client Information:

Account Number	99999
Version Number	1
Analysis Date	3/18/2014
Fiscal Year	6/1/2014 to 5/31/2015
Number of Units	167
Phasing	8 of 8

Global Parameters:

Inflation Rate	2.00%
Annual Contribution Increase	2.00%
Investment Rate	1.00%
Taxes on Investments	30.00%
Contingency	3.00%

Community Profile:

This community consists of 167 attached units with private roadways, pool area and extensive landscaped areas.

For budgeting purposes, unless otherwise indicated, we have used June 1995 as the average placed-in-service date for aging the original components in this community.

ARS site visits: March 1, 2014; January 2011; February 2009; April 2006; March 2005; March 2003; March 2002; April 2001 and March 2000

Adequacy of Reserves as of June 1, 2014:

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

Recommended Funding for the 2014-2015 Fiscal Year:	Annual	Monthly	Per Unit Per Month
Member Contribution	$110,659	$9,221.58	$55.22
Interest Contribution	$5,977	$498.09	$2.98
Total Contribution	$116,636	$9,719.66	$58.20

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Community Profile
Provides brief description of the community, as well as other "global" type comments.

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

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

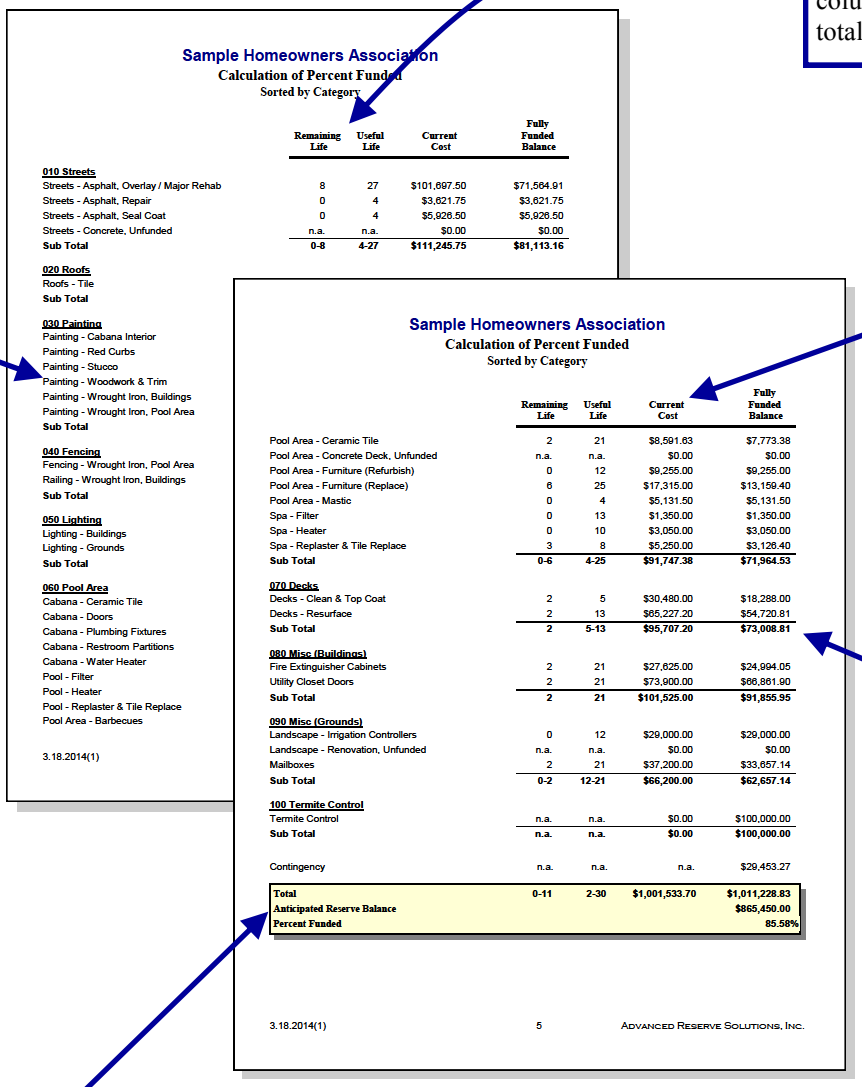
Preface

Calculation of Percent Funded

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

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

Reserve Components
All components are displayed (shown here in "category" order).



Sample Homeowners Association
Calculation of Percent Funded
Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
010 Streets				
Streets - Asphalt, Overlay / Major Rehab	8	27	$101,697.50	$71,564.91
Streets - Asphalt, Repair	0	4	$3,621.75	$3,621.75
Streets - Asphalt, Seal Coat	0	4	$5,926.50	$5,926.50
Streets - Concrete, Unfunded	n.a.	n.a.	$0.00	$0.00
Sub Total	**0-8**	**4-27**	**$111,245.75**	**$81,113.16**
020 Roofs				
Roofs - Tile				
Sub Total				
030 Painting				
Painting - Cabana Interior				
Painting - Red Curbs				
Painting - Stucco				
Painting - Woodwork & Trim				
Painting - Wrought Iron, Buildings				
Painting - Wrought Iron, Pool Area				
Sub Total				
040 Fencing				
Fencing - Wrought Iron, Pool Area				
Railing - Wrought Iron, Buildings				
Sub Total				
050 Lighting				
Lighting - Buildings				
Lighting - Grounds				
Sub Total				
060 Pool Area				
Cabana - Ceramic Tile				
Cabana - Doors				
Cabana - Plumbing Fixtures				
Cabana - Restroom Partitions				
Cabana - Water Heater				
Pool - Filter				
Pool - Heater				
Pool - Replaster & Tile Replace				
Pool Area - Barbecues				

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Sample Homeowners Association
Calculation of Percent Funded
Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
Pool Area - Ceramic Tile	2	21	$8,591.63	$7,773.38
Pool Area - Concrete Deck, Unfunded	n.a.	n.a.	$0.00	$0.00
Pool Area - Furniture (Refurbish)	0	12	$9,255.00	$9,255.00
Pool Area - Furniture (Replace)	6	25	$17,315.00	$13,159.40
Pool Area - Mastic	0	4	$5,131.50	$5,131.50
Spa - Filter	0	13	$1,350.00	$1,350.00
Spa - Heater	0	10	$3,050.00	$3,050.00
Spa - Replaster & Tile Replace	3	8	$5,250.00	$3,126.40
Sub Total	**0-6**	**4-25**	**$91,747.38**	**$71,964.53**
070 Decks				
Decks - Clean & Top Coat	2	5	$30,480.00	$18,288.00
Decks - Resurface	2	13	$65,227.20	$54,720.81
Sub Total	**2**	**5-13**	**$95,707.20**	**$73,008.81**
080 Misc (Buildings)				
Fire Extinguisher Cabinets	2	21	$27,625.00	$24,994.05
Utility Closet Doors	2	21	$73,900.00	$66,861.90
Sub Total	**2**	**21**	**$101,525.00**	**$91,855.95**
090 Misc (Grounds)				
Landscape - Irrigation Controllers	0	12	$29,000.00	$29,000.00
Landscape - Renovation, Unfunded	n.a.	n.a.	$0.00	$0.00
Mailboxes	2	21	$37,200.00	$33,657.14
Sub Total	**0-2**	**12-21**	**$66,200.00**	**$62,657.14**
100 Termite Control				
Termite Control	n.a.	n.a.	$0.00	$100,000.00
Sub Total	**n.a.**	**n.a.**	**$0.00**	**$100,000.00**
Contingency	n.a.	n.a.	n.a.	$29,453.27
Total	**0-11**	**2-30**	**$1,001,533.70**	**$1,011,228.83**
Anticipated Reserve Balance				**$865,450.00**
Percent Funded				**85.58%**

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

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

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

Preface

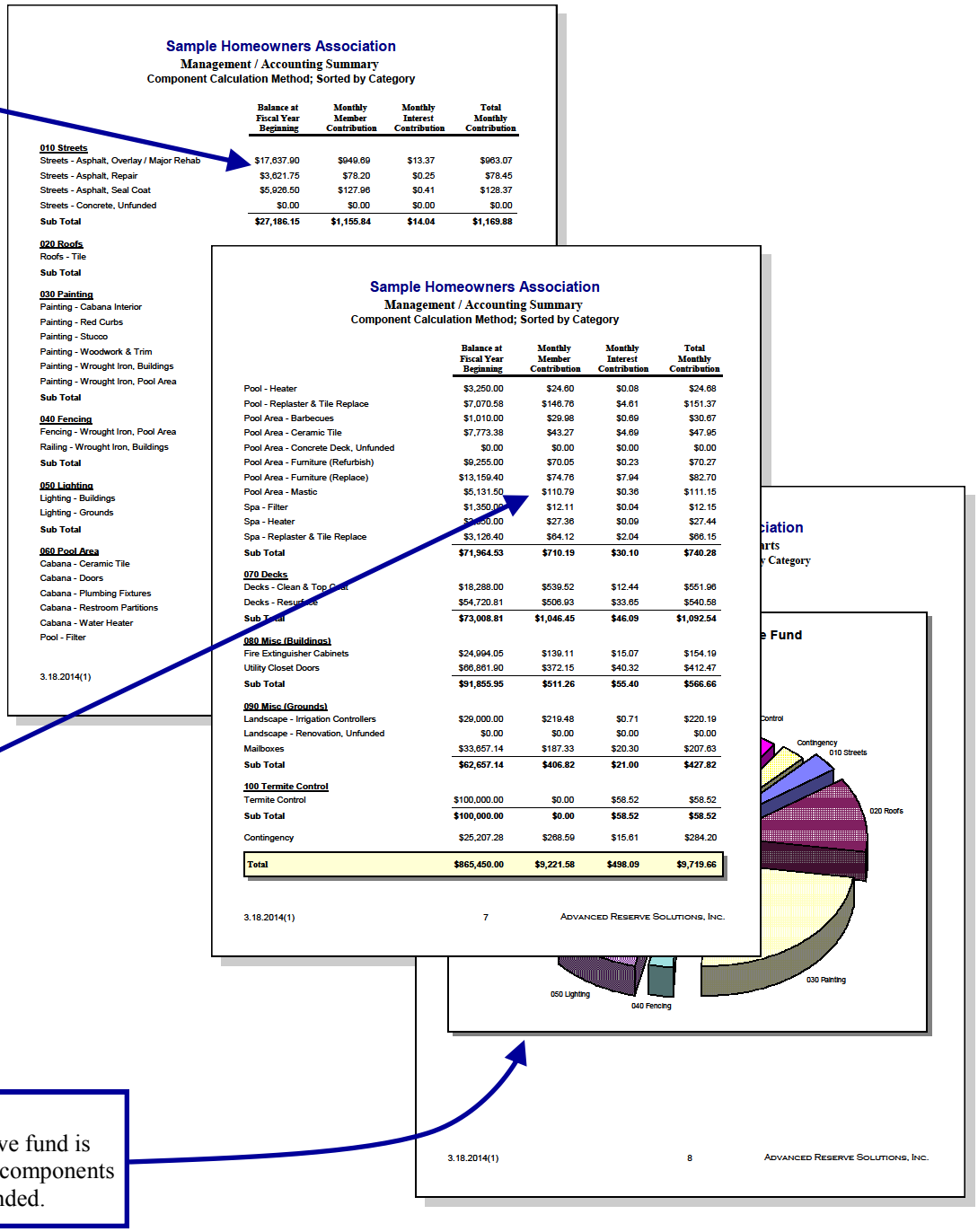
Management / Accounting Summary and Charts

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

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

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

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



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

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
010 Streets				
Streets - Asphalt, Overlay / Major Rehab	$17,637.90	$949.69	$13.37	$963.07
Streets - Asphalt, Repair	$3,621.75	$78.20	$0.25	$78.45
Streets - Asphalt, Seal Coat	$5,926.50	$127.96	$0.41	$128.37
Streets - Concrete, Unfunded	$0.00	$0.00	$0.00	$0.00
Sub Total	**$27,186.15**	**$1,155.84**	**$14.04**	**$1,169.88**
020 Roofs				
Roofs - Tile				
Sub Total				
030 Painting				
Painting - Cabana Interior				
Painting - Red Curbs				
Painting - Stucco				
Painting - Woodwork & Trim				
Painting - Wrought Iron, Buildings				
Painting - Wrought Iron, Pool Area				
Sub Total				
040 Fencing				
Fencing - Wrought Iron, Pool Area				
Railing - Wrought Iron, Buildings				
Sub Total				
050 Lighting				
Lighting - Buildings				
Lighting - Grounds				
Sub Total				
060 Pool Area				
Cabana - Ceramic Tile				
Cabana - Doors				
Cabana - Plumbing Fixtures				
Cabana - Restroom Partitions				
Cabana - Water Heater				
Pool - Filter				

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

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
Pool - Heater	$3,250.00	$24.60	$0.08	$24.68
Pool - Replaster & Tile Replace	$7,070.58	$146.76	$4.61	$151.37
Pool Area - Barbecues	$1,010.00	$29.98	$0.69	$30.67
Pool Area - Ceramic Tile	$7,773.38	$43.27	$4.69	$47.95
Pool Area - Concrete Deck, Unfunded	$0.00	$0.00	$0.00	$0.00
Pool Area - Furniture (Refurbish)	$9,255.00	$70.05	$0.23	$70.27
Pool Area - Furniture (Replace)	$13,159.40	$74.76	$7.94	$82.70
Pool Area - Mastic	$5,131.50	$110.79	$0.36	$111.15
Spa - Filter	$1,350.00	$12.11	$0.04	$12.15
Spa - Heater	$3,050.00	$27.36	$0.09	$27.44
Spa - Replaster & Tile Replace	$3,126.40	$64.12	$2.04	$66.15
Sub Total	**$71,964.53**	**$710.19**	**$30.10**	**$740.28**
070 Decks				
Decks - Clean & Top Coat	$18,288.00	$539.52	$12.44	$551.96
Decks - Resurface	$54,720.81	$506.93	$33.65	$540.58
Sub Total	**$73,008.81**	**$1,046.45**	**$46.09**	**$1,092.54**
080 Misc (Buildings)				
Fire Extinguisher Cabinets	$24,994.05	$139.11	$15.07	$154.19
Utility Closet Doors	$66,861.90	$372.15	$40.32	$412.47
Sub Total	**$91,855.95**	**$511.26**	**$55.40**	**$566.66**
090 Misc (Grounds)				
Landscape - Irrigation Controllers	$29,000.00	$219.48	$0.71	$220.19
Landscape - Renovation, Unfunded	$0.00	$0.00	$0.00	$0.00
Mailboxes	$33,657.14	$187.33	$20.30	$207.63
Sub Total	**$62,657.14**	**$406.82**	**$21.00**	**$427.82**
100 Termite Control				
Termite Control	$100,000.00	$0.00	$58.52	$58.52
Sub Total	**$100,000.00**	**$0.00**	**$58.52**	**$58.52**
Contingency	$25,207.28	$268.59	$15.61	$284.20
Total	**$865,450.00**	**$9,221.58**	**$498.09**	**$9,719.66**

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Fund

Control
Contingency
010 Streets
020 Roofs
030 Painting
040 Fencing
050 Lighting

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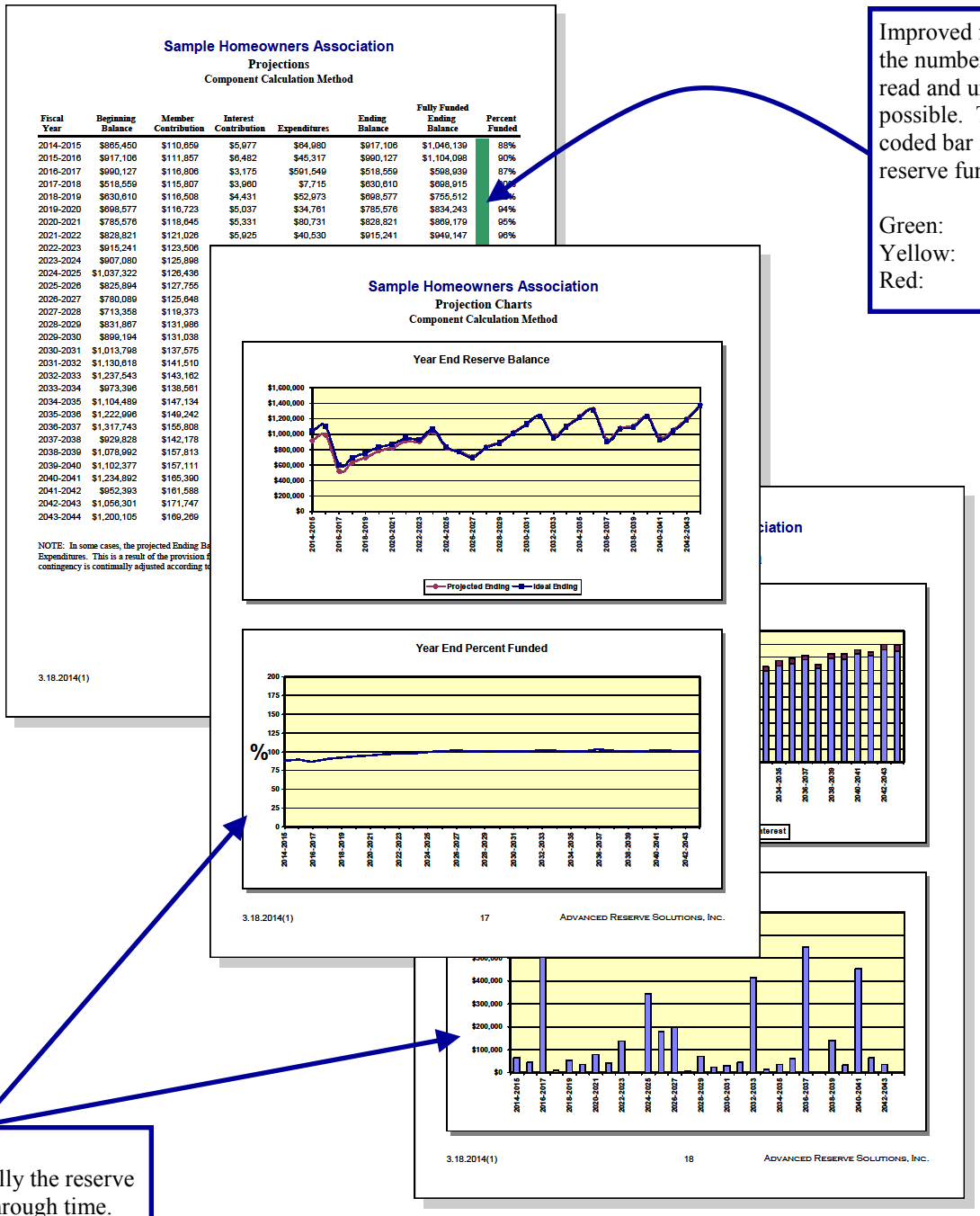
Projections and Charts

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



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

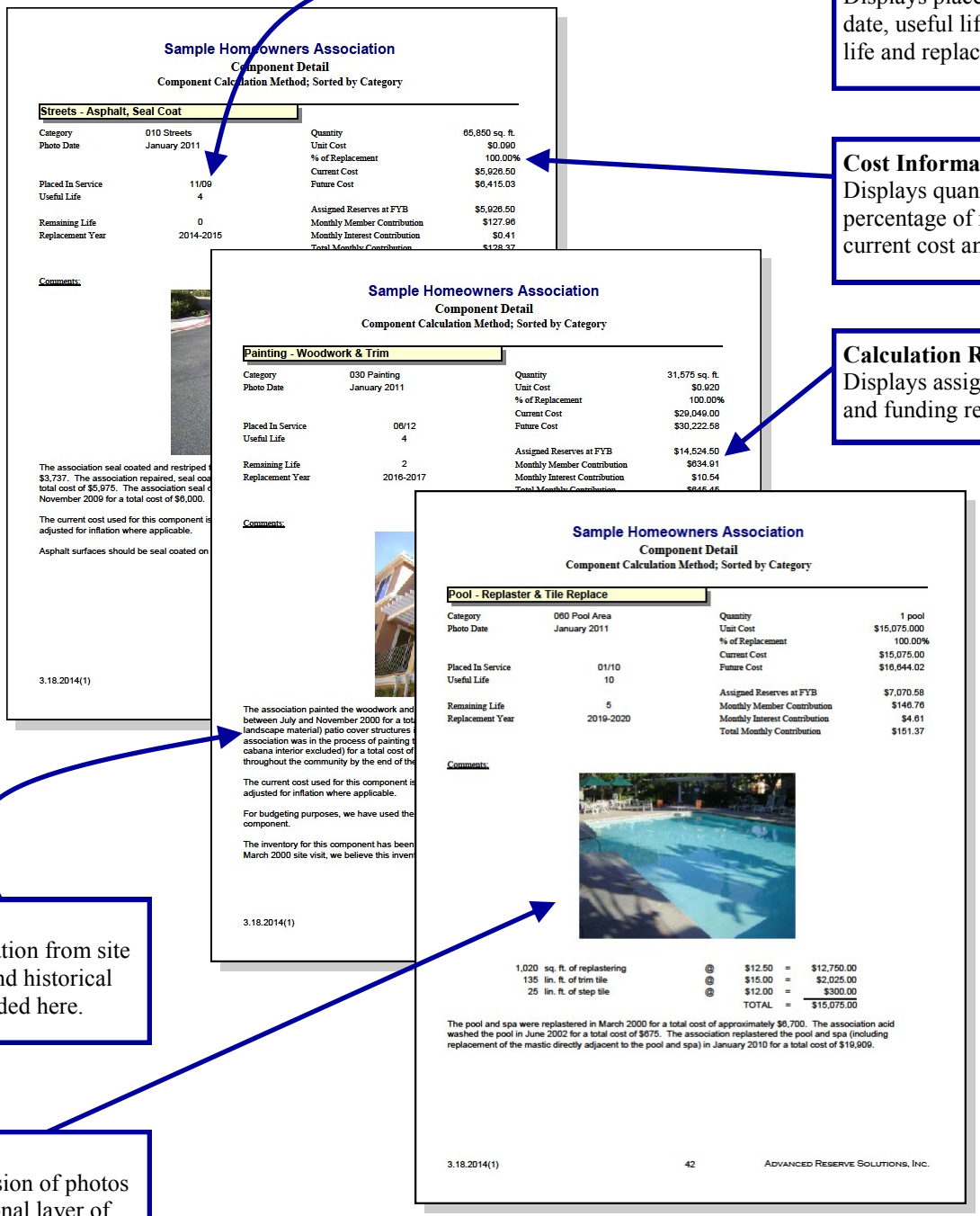
Green: Good
Yellow: Fair
Red: Poor

Charts
Show graphically the reserve funding plan through time.

Preface

Component Detail

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



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

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

Calculation Results
Displays assigned reserves and funding requirements.

Comments
Useful information from site observations and historical expenses included here.

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

Preface

♦ ♦ ♦ ♦ GLOSSARY OF KEY TERMS ♦ ♦ ♦ ♦

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

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

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

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

Assigned Funds (and "Fixed" Assigned Funds)
The amount of money, as of the fiscal year beginning date for which the reserve analysis is prepared, that a reserve component has been assigned.

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

Cash Flow Calculation Method
Reserve funding calculation method developed based on total annual expenditures. A more detailed description of the actual calculation process is included in the "reserve funding calculation methods" section of the preface.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Monthly Contribution (and "Fixed" Monthly Contribution)
The amount of money, for the fiscal year which the reserve analysis is prepared, that a reserve component will be funded.

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

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

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

One-Time Replacement
Used for components that will be budgeted for only once.

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

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

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

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

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

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

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

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

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

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

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

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

Reserve Components
Line items included in the reserve analysis.

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

Total Contribution
The sum of the membership contribution and interest contribution.

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

♦ ♦ ♦ ♦ LIMITATIONS OF RESERVE ANALYSIS ♦ ♦ ♦ ♦

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

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

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

Park Orleans Townhouses

Executive Summary

Directed Cash Flow Calculation Method

Client Information:

Account Number	5082
Version Number	001
Analysis Date	10/19/2017
Fiscal Year	1/1/2018 to 12/31/2018
Number of Units	76
Phasing	1 of 1

Global Parameters:

Inflation Rate	2.67 %
Annual Contribution Increase	1.00 %
Investment Rate	0.21 %
Taxes on Investments	0.00 %
Contingency	0.00 %

Community Profile:

This community was built in 1968. Refer to the Component Detail section of the report for the dates used to age the components examined in this analysi.

Reserve Balance as of June 30, 2017: $347,341

Remaining 2017 Reserve Contributions: $25,500 ($4,250/month x 6 months)

Remaining 2017 Interest to be Earned Per Budget: $500

Remaining 2017 Reserve Expenditures: $206,000 (Asphalt Replacement & Seal Coat)

Projected January 1, 2018 Reserve Balance: $167,341

REPORTS: 2017.

Adequacy of Reserves as of January 1, 2018:

Anticipated Reserve Balance	**$167,341.00**
Fully Funded Reserve Balance	**$484,954.14**
Percent Funded	**34.51%**

Recommended Funding for the 2018 Fiscal Year:	**Annual**	**Monthly**	**Per Unit Per Month**
Member Contribution	**$90,095**	**$7,507.92**	**$98.79**
Interest Contribution	**$401**	**$33.44**	**$0.44**
Total Contribution	**$90,496**	**$7,541.36**	**$99.23**

Park Orleans Townhouses

Distribution of Current Reserve Funds

Sorted by Remaining Life

	Remaining Life	Fully Funded Balance	Assigned Reserves
Roofs - Flat, Foam, Recoat (Bldgs 4 & 7)	0	$17,704.50	$17,704.50
Pool - Deck Recoat	1	$3,664.29	$3,664.29
Clubhouse - HVAC	2	$11,500.00	$11,500.00
Clubhouse - Interior Improvements	2	$16,000.00	$16,000.00
Paint - Community Exteriors	2	$90,000.00	$90,000.00
Pool - Furniture (Tables & Umbrellas)	2	$2,250.00	$2,250.00
Pool - Heater	2	$2,800.00	$2,800.00
Streets - Seal Coat & Restripe	4	$0.00	$0.00
Walls - Block, Repairs	4	$2,730.00	$2,730.00
Monument Sign	5	$4,000.00	$4,000.00
Pool - Filter	5	$902.78	$902.78
Roofs - Flat, Condos & Clubhouse (Built-Up)	5	$257,213.79	$0.00
Roofs - Flat, Storage Sheds (Built-Up)	5	$31,108.97	$15,789.44
Pool - Deck Resurface	8	$4,885.71	$0.00
Pool - Furniture (Chaise Lounges & Chairs)	9	$180.90	$0.00
Lighting - Pole & Wall Mounted	10	$3,750.00	$0.00
Fencing/Gate - Wrought Iron (Pool Area)	12	$3,000.00	$0.00
Streets - Asphalt Repairs	16	$0.00	$0.00
Roofs - Tile Mansards	17	$29,380.00	$0.00
Pool - Resurface & Retile	19	$3,883.20	$0.00
Streets - Asphalt Rehabilitation	36	$0.00	$0.00
Concrete Components - Unfunded	n.a.	$0.00	$0.00
Granite Replenishment - Unfunded	n.a.	$0.00	$0.00
Irrigation Controllers - Unfunded	n.a.	$0.00	$0.00
Irrigation System Infrastructure - Unfunded	n.a.	$0.00	$0.00
Lighting - Unfunded	n.a.	$0.00	$0.00
Roofs - Metal, Carports, Unfunded	n.a.	$0.00	$0.00

Park Orleans Townhouses

Distribution of Current Reserve Funds

Sorted by Remaining Life

	Remaining Life	Fully Funded Balance	Assigned Reserves
Contingency	n.a.	$0.00	$0.00
Total	**0-36**	**$484,954.14**	**$167,341.00**
Percent Funded			**34.51%**

Park Orleans Townhouses

Projections

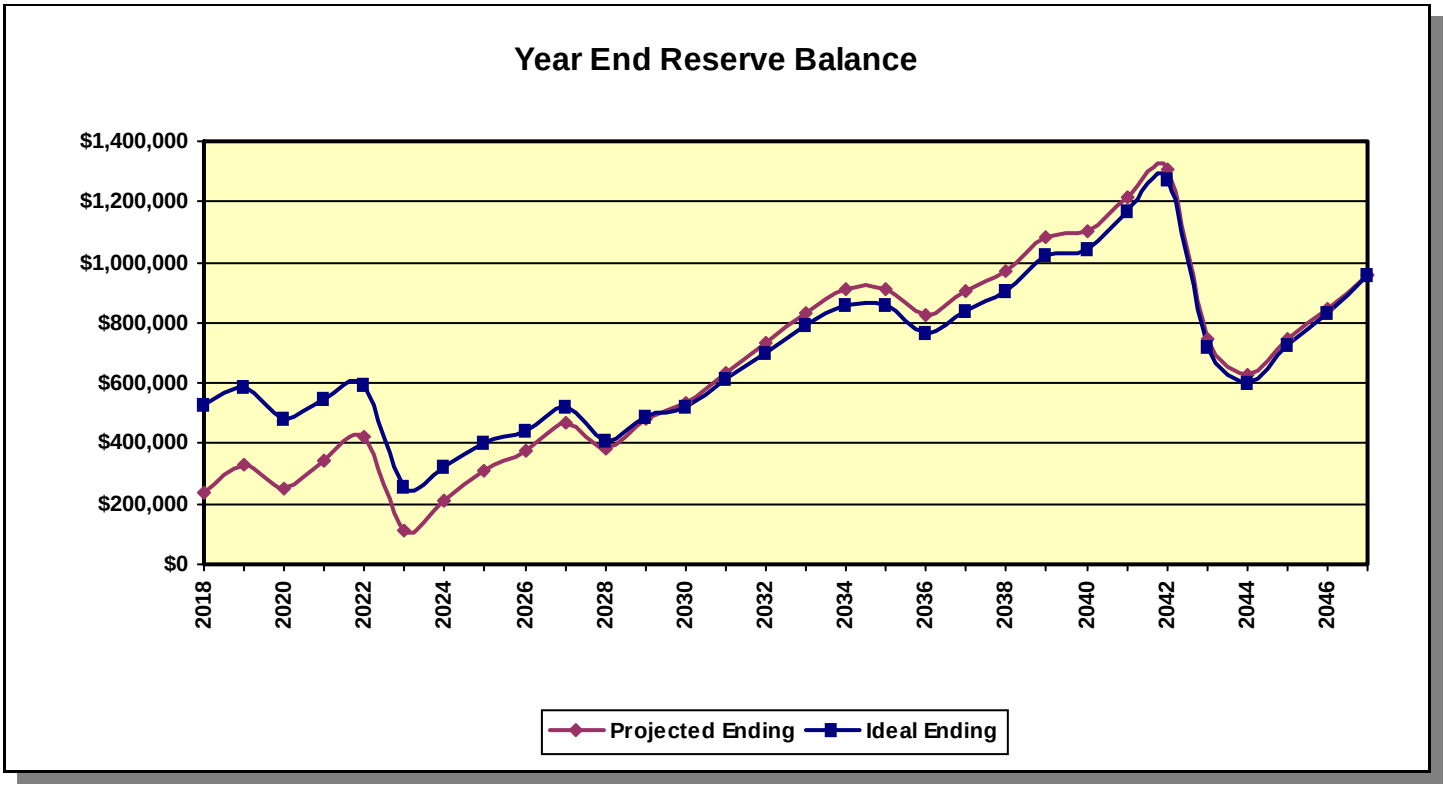
Directed Cash Flow Calculation Method

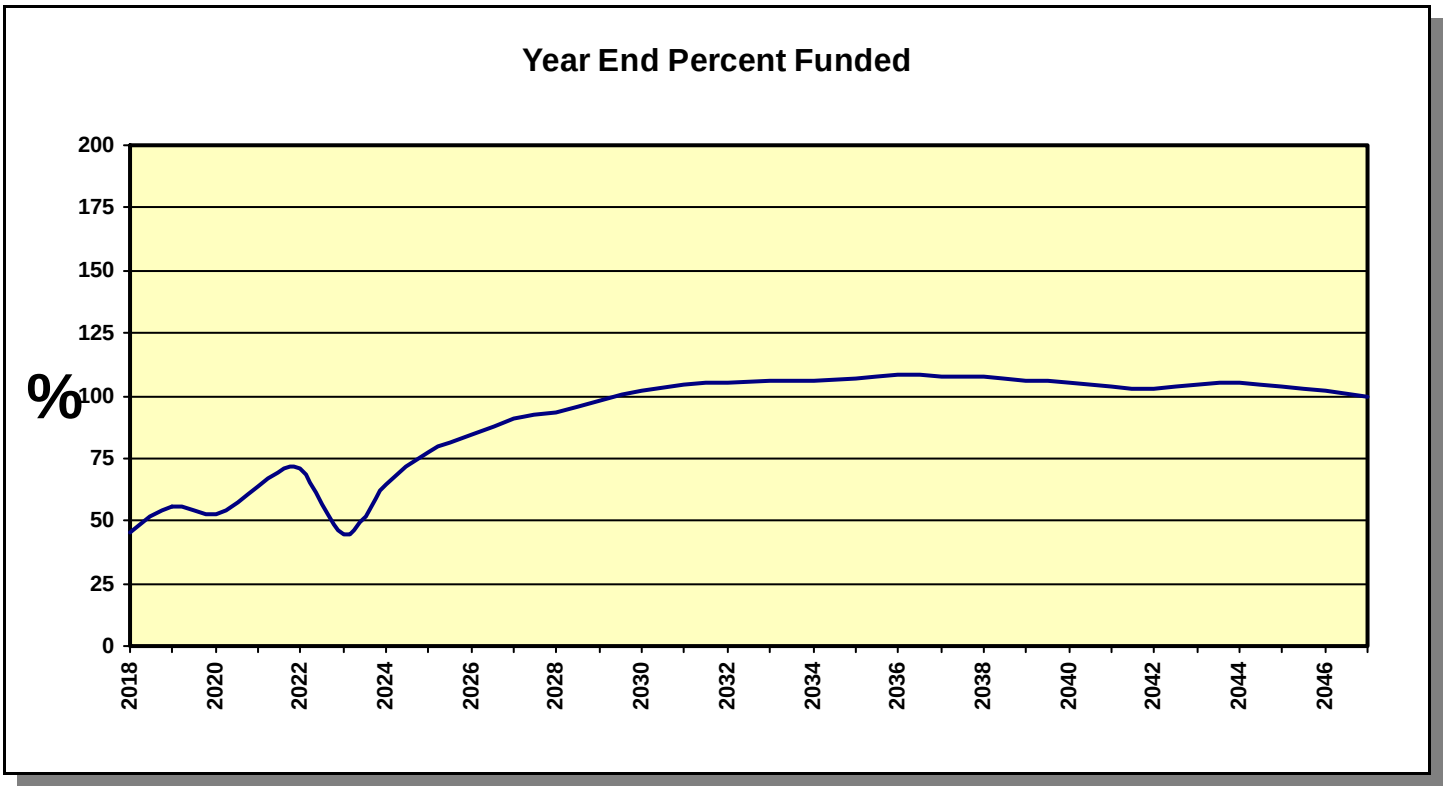
Fiscal Year	Beginning Balance	Member Contribution	Interest Contribution	Expenditures	Ending Balance	Fully Funded Ending Balance	Percent Funded
2018	$167,341	$90,095	$401	$17,705	$240,133	$527,378	46%
2019	$240,133	$90,996	$583	$4,389	$327,323	$585,877	56%
2020	$327,323	$91,906	$425	$167,077	$252,577	$480,349	53%
2021	$252,577	$92,825	$620	$0	$346,022	$544,886	64%
2022	$346,022	$93,753	$784	$16,092	$424,467	$596,004	71%
2023	$424,467	$94,691	$133	$404,581	$114,710	$257,376	45%
2024	$114,710	$95,638	$333	$0	$210,681	$326,714	64%
2025	$210,681	$96,594	$536	$0	$307,811	$399,571	77%
2026	$307,811	$97,560	$675	$31,617	$374,429	$443,625	84%
2027	$374,429	$98,536	$874	$3,767	$470,071	$519,189	91%
2028	$470,071	$99,521	$687	$188,980	$381,299	$408,418	93%
2029	$381,299	$100,516	$898	$0	$482,713	$490,567	98%
2030	$482,713	$101,521	$1,002	$52,725	$532,511	$522,679	102%
2031	$532,511	$102,537	$1,218	$0	$636,265	$611,735	104%
2032	$636,265	$103,562	$1,423	$6,580	$734,671	$698,418	105%
2033	$734,671	$104,597	$1,632	$6,347	$834,552	$789,713	106%
2034	$834,552	$105,643	$1,786	$33,310	$908,672	$857,877	106%
2035	$908,672	$106,700	$1,790	$106,113	$911,048	$855,283	107%
2036	$911,048	$107,767	$1,614	$192,826	$827,603	$765,821	108%
2037	$827,603	$108,845	$1,778	$31,597	$906,629	$841,791	108%
2038	$906,629	$109,933	$1,913	$46,812	$971,662	$906,517	107%
2039	$971,662	$111,032	$2,149	$0	$1,084,844	$1,023,444	106%
2040	$1,084,844	$112,143	$2,185	$96,729	$1,102,443	$1,046,658	105%
2041	$1,102,443	$113,264	$2,422	$2,291	$1,215,837	$1,169,992	104%
2042	$1,215,837	$114,397	$2,609	$27,258	$1,305,585	$1,273,596	103%
2043	$1,305,585	$115,541	$1,441	$673,216	$749,350	$719,439	104%
2044	$749,350	$116,696	$1,187	$238,075	$629,158	$599,998	105%
2045	$629,158	$117,863	$1,436	$0	$748,457	$724,623	103%
2046	$748,457	$119,042	$1,644	$20,772	$848,371	$834,149	102%
2047	$848,371	$120,232	$1,866	$15,560	$954,909	$954,927	100%

Park Orleans Townhouses

Projection Charts

Directed Cash Flow Calculation Method

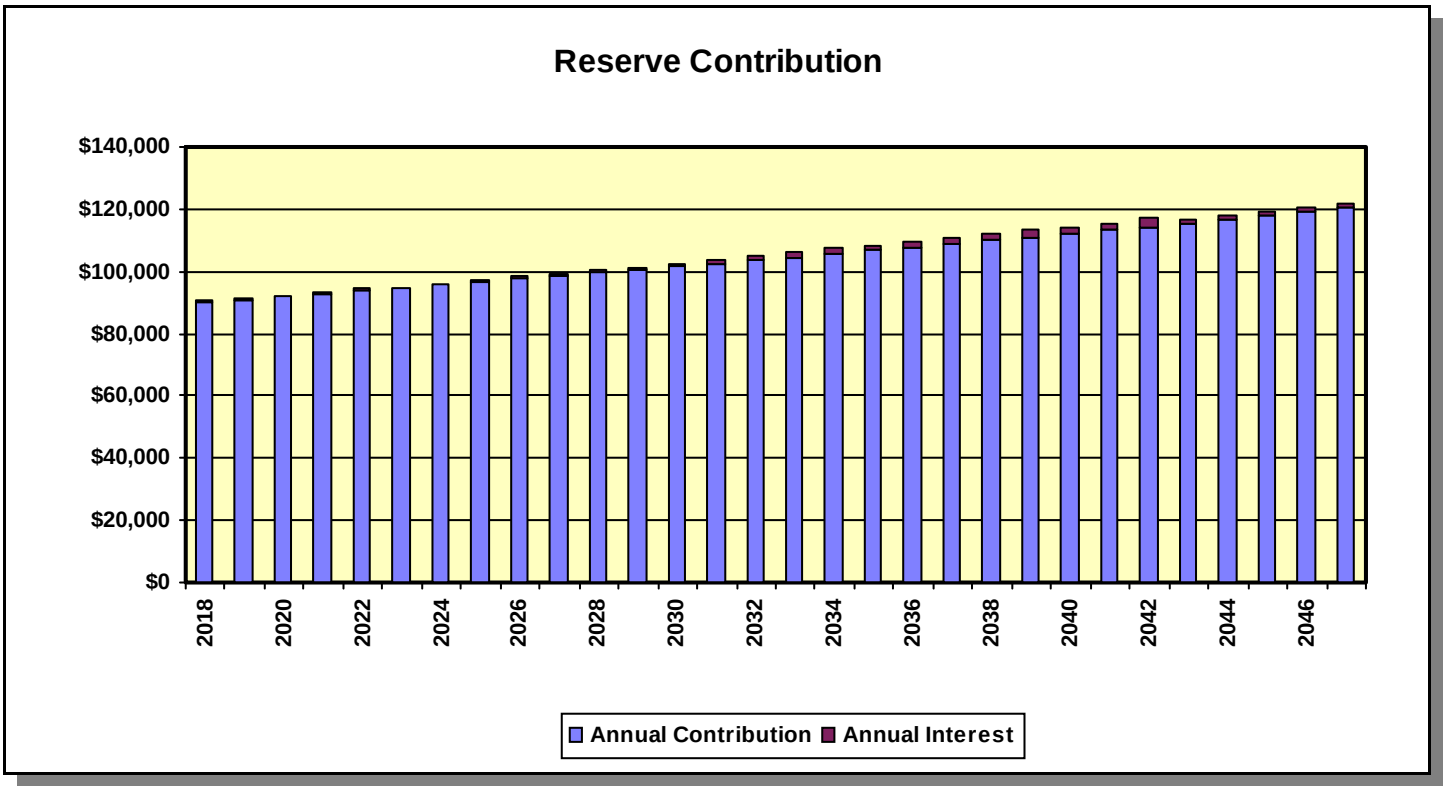


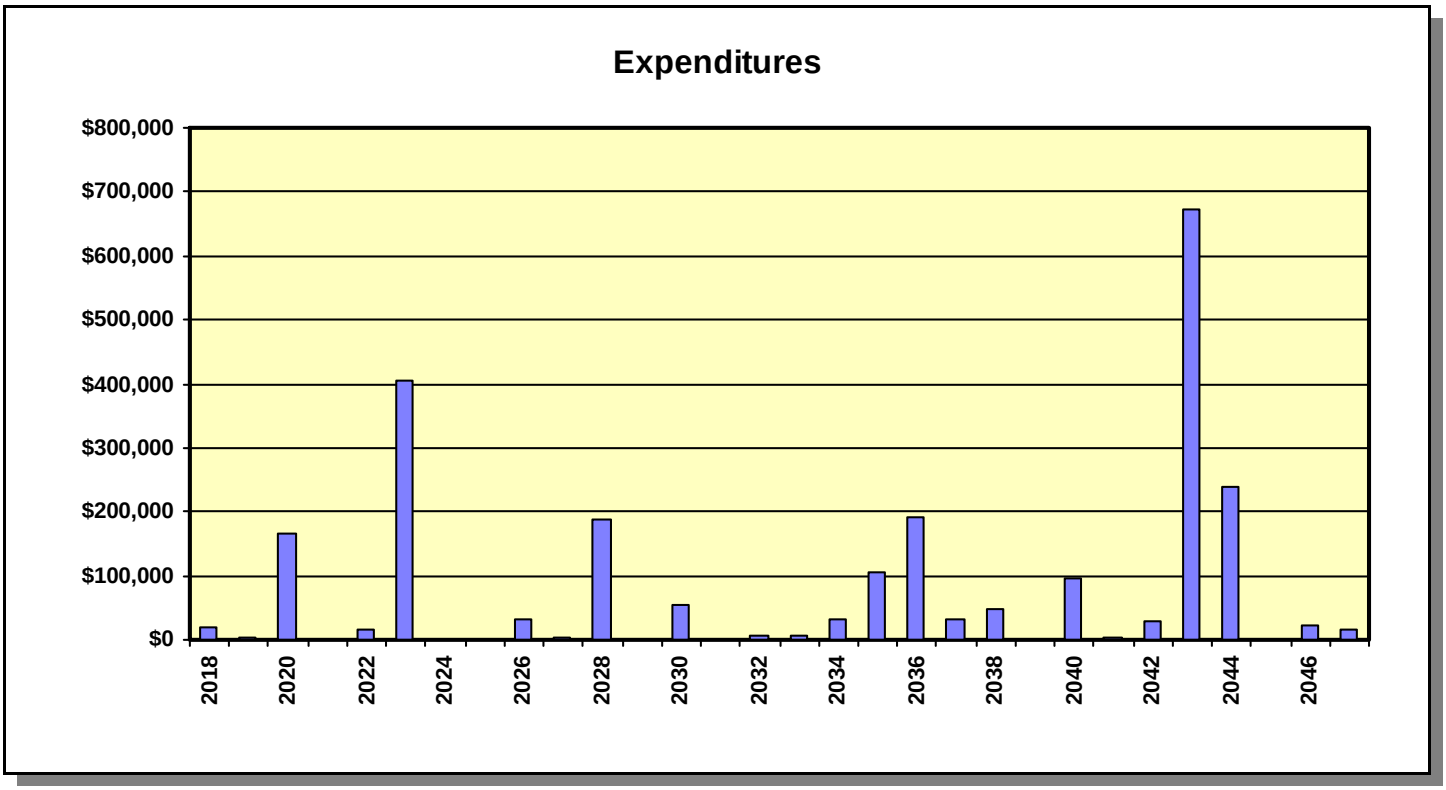


Park Orleans Townhouses

Projection Charts

Directed Cash Flow Calculation Method





Park Orleans Townhouses

Annual Expenditure Detail

Sorted by Description

2018 Fiscal Year	
Roofs - Flat, Foam, Recoat (Bldgs 4 & 7)	$17,704.50
Sub Total	**$17,704.50**
2019 Fiscal Year	
Pool - Deck Recoat	$4,389.14
Sub Total	**$4,389.14**
2020 Fiscal Year	
Clubhouse - HVAC	$13,176.41
Clubhouse - Interior Improvements	$21,082.26
Paint - Community Exteriors	$126,493.55
Pool - Furniture (Tables & Umbrellas)	$2,635.28
Pool - Heater	$3,689.40
Sub Total	**$167,076.89**
2022 Fiscal Year	
Streets - Seal Coat & Restripe	$11,036.43
Walls - Block, Repairs	$5,055.75
Sub Total	**$16,092.18**
2023 Fiscal Year	
Monument Sign	$5,704.11
Pool - Filter	$1,426.03
Roofs - Flat, Condos & Clubhouse (Built-Up)	$354,567.41
Roofs - Flat, Storage Sheds (Built-Up)	$42,883.49
Sub Total	**$404,581.04**
2026 Fiscal Year	
Pool - Deck Recoat	$5,278.19
Pool - Deck Resurface	$14,075.16
Streets - Seal Coat & Restripe	$12,263.17
Sub Total	**$31,616.51**
2027 Fiscal Year	
Pool - Furniture (Chaise Lounges & Chairs)	$3,767.39
Sub Total	**$3,767.39**
2028 Fiscal Year	
Lighting - Pole & Wall Mounted	$9,761.06
Paint - Community Exteriors	$156,176.92

Park Orleans Townhouses

Annual Expenditure Detail

Sorted by Description

Roofs - Flat, Foam, Recoat (Bldgs 4 & 7)	$23,041.95
Sub Total	**$188,979.94**
2030 Fiscal Year	
Clubhouse - Interior Improvements	$27,438.02
Fencing/Gate - Wrought Iron (Pool Area)	$6,859.50
Pool - Heater	$4,801.65
Streets - Seal Coat & Restripe	$13,626.27
Sub Total	**$52,725.44**
2032 Fiscal Year	
Walls - Block, Repairs	$6,579.93
Sub Total	**$6,579.93**
2033 Fiscal Year	
Pool - Deck Recoat	$6,347.31
Sub Total	**$6,347.31**
2034 Fiscal Year	
Streets - Asphalt Repairs	$18,169.06
Streets - Seal Coat & Restripe	$15,140.88
Sub Total	**$33,309.94**
2035 Fiscal Year	
Roofs - Tile Mansards	$106,113.40
Sub Total	**$106,113.40**
2036 Fiscal Year	
Paint - Community Exteriors	$192,825.90
Sub Total	**$192,825.90**
2037 Fiscal Year	
Pool - Furniture (Chaise Lounges & Chairs)	$4,903.16
Pool - Resurface & Retile	$26,693.54
Sub Total	**$31,596.71**
2038 Fiscal Year	
Roofs - Flat, Foam, Recoat (Bldgs 4 & 7)	$29,988.51
Streets - Seal Coat & Restripe	$16,823.85
Sub Total	**$46,812.36**

Park Orleans Townhouses

Annual Expenditure Detail

Sorted by Description

2040 Fiscal Year	
Clubhouse - HVAC	$22,318.67
Clubhouse - Interior Improvements	$35,709.88
Pool - Deck Recoat	$7,632.99
Pool - Deck Resurface	$20,354.63
Pool - Furniture (Tables & Umbrellas)	$4,463.73
Pool - Heater	$6,249.23
Sub Total	**$96,729.13**
2041 Fiscal Year	
Pool - Filter	$2,291.46
Sub Total	**$2,291.46**
2042 Fiscal Year	
Streets - Seal Coat & Restripe	$18,693.89
Walls - Block, Repairs	$8,563.61
Sub Total	**$27,257.50**
2043 Fiscal Year	
Roofs - Flat, Condos & Clubhouse (Built-Up)	$600,578.89
Roofs - Flat, Storage Sheds (Built-Up)	$72,637.58
Sub Total	**$673,216.47**
2044 Fiscal Year	
Paint - Community Exteriors	$238,075.04
Sub Total	**$238,075.04**
2046 Fiscal Year	
Streets - Seal Coat & Restripe	$20,771.79
Sub Total	**$20,771.79**
2047 Fiscal Year	
Pool - Deck Recoat	$9,179.09
Pool - Furniture (Chaise Lounges & Chairs)	$6,381.34
Sub Total	**$15,560.43**

Park Orleans Townhouses

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Streets - Asphalt Rehabilitation

Category	010 Streets	Quantity	99,324 sq. ft.
		Unit Cost	$2.000
		% of Replacement	100.00%
		Current Cost	$198,648.00
Placed In Service	01/18	Future Cost	$512,923.30
Useful Life	36		
		Assigned Reserves at FYB	$0.00
Remaining Life	36	Monthly Member Contribution	$685.53
Replacement Year	2054	Monthly Interest Contribution	$0.85
		Total Monthly Contribution	$686.38

Comments:

Pinnacle Paving, Inc. will be completing a project prior to the end of 2017 at a cost of $206,000 to remove & replace all of the community asphalt (99,324 sq. ft. of drive lanes, uncovered parking spaces & covered parking spaces), and then to seal coat & restripe.

This component budgets for future asphalt removal & replacement cycles (future seal coating cycles are accounted for in a separate component).

Streets - Asphalt Repairs

Category	010 Streets	Quantity	99,324 sq. ft.
		Unit Cost	$3.000
		% of Replacement	4.00%
		Current Cost	$11,918.88
Placed In Service	01/18	Future Cost	$18,169.06
Useful Life	16		
		Assigned Reserves at FYB	$0.00
Remaining Life	16	Monthly Member Contribution	$61.80
Replacement Year	2034	Monthly Interest Contribution	$0.07
		Total Monthly Contribution	$61.87

Comments:

It is estimated that a percentage of the asphalt areas will require repair or replacement. The actual condition of the asphalt should be monitored through time and the estimate adjusted accordingly. The accumulated funds should be used "as needed" for asphalt repairs.

Park Orleans Townhouses

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Streets - Seal Coat & Restripe

Category	010 Streets	Quantity	99,324 sq. ft.
		Unit Cost	$0.100
		% of Replacement	100.00%
		Current Cost	$9,932.40
Placed In Service	01/18	Future Cost	$11,036.43
Useful Life	4		
		Assigned Reserves at FYB	$0.00
Remaining Life	4	Monthly Member Contribution	$161.51
Replacement Year	2022	Monthly Interest Contribution	$0.20
		Total Monthly Contribution	$161.72

Comments:

The asphalt will be seal coated as part of the late 2017 asphalt rehabilitation project. This component budgets for a continuous four (4) year seal coating & restriping cycle.

It should be noted that the repair/seal coat and rehabilitation assets are budgeted to occur in the same budget year. It is recommended that the asphalt be seal coated within 6 months of rehabilitation. Therefore, this component appears in the same year as the rehabilitation project. If the Association chooses not to seal coat within 6 months of rehabilitation, the accumulated funds can be used for any additional expenses associated with the rehabilitation, or remain in the reserve account to be reallocated to other future projects.

Park Orleans Townhouses

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Roofs - Flat, Condos & Clubhouse (Built-Up)

Category	020 Roofing	Quantity	88,800 sq. ft.
		Unit Cost	$3.500
		% of Replacement	100.00%
		Current Cost	$310,800.00
Placed In Service	01/94	Future Cost	$354,567.41
Useful Life	20		
Adjustment	+9	Assigned Reserves at FYB	$0.00
Remaining Life	5	Monthly Member Contribution	$4,126.10
Replacement Year	2023	Monthly Interest Contribution	$5.11
		Total Monthly Contribution	$4,131.21

Comments:

Advanced Reserve Solutions was provided a significant number of historical roofing bids, invoices, contracts & reports for the preparation of this reserve study. We have had a difficult time determining what has been done, when it was done, what the specifics costs were, etc. The most reliable piece of information appears to be the Roof Proposal And Contract provided by Lyons Roofing in mid-2013. However, it does not appear as though any of the work outlined in this document has been done.

The flat roofs atop the following buildings are multi-ply, built-up roof systems with elastomeric coatings: Buildings 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13 & the clubhouse. In 1995, when we did a reserve study bid for this property, we were advised that these roofs had been recently installed. Since then, these roofs have received periodic repairs and recoats. Based on a review of all of the information provided by the client for this reserve study, it is our opinion that these roofs should be scheduled for replacement.

This component will accumulate funds for the next five years, and then on a 20 year cycle, for the replacement of these roofs on an "as needed" basis. Should the client wish to budget for the repair, recoating and/or replacement of these roofs in a different manner, on a different schedule, or using a different cost, we will do so at their request.

Park Orleans Townhouses

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Roofs - Flat, Foam, Recoat (Bldgs 4 & 7)

Category	020 Roofing	Quantity	10,730 sq. ft.
		Unit Cost	$1.650
		% of Replacement	100.00%
		Current Cost	$17,704.50
Placed In Service	01/08	Future Cost	$23,041.95
Useful Life	10		
		Assigned Reserves at FYB	$17,704.50
Remaining Life	0	Monthly Member Contribution	$130.07
Replacement Year	2018	Monthly Interest Contribution	$0.17
		Total Monthly Contribution	$130.23

Comments:

This component budgets to repair & recoat the foam roofs atop Buildings 4 & 7 in 2018, and then on a 10 year cycle. We do not know when these roofs were foamed, or when they were last recoated. Should the client wish to budget to repair, recoat, or replace these roofs in a different manner, on a different schedule, or using a different cost, we will do so at their request.

Roofs - Flat, Storage Sheds (Built-Up)

Category	020 Roofing	Quantity	7,518 sq. ft.
		Unit Cost	$5.000
		% of Replacement	100.00%
		Current Cost	$37,590.00
Placed In Service	01/94	Future Cost	$42,883.49
Useful Life	20		
Adjustment	+9	Assigned Reserves at FYB	$15,789.44
Remaining Life	5	Monthly Member Contribution	$313.35
Replacement Year	2023	Monthly Interest Contribution	$2.94
		Total Monthly Contribution	$316.29

Comments:

The flat roofs atop the storage sheds are built-up roofs with coatings. This component will accumulate funds for the next five years, and then on a 20 year cycle, for the replacement of these roofs on an "as needed" basis. Should the client wish to budget for the repair, recoating and/or replacement of these roofs in a different manner, on a different schedule, or using a different cost, we will do so at their request.

Park Orleans Townhouses

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Roofs - Metal, Carports, Unfunded

Category	020 Roofing	Quantity	1 comment
		Unit Cost	$0.000
		% of Replacement	0.00%
		Current Cost	$0.00
Placed In Service	01/68	Future Cost	$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	$0.00
Remaining Life	n.a.	Monthly Member Contribution	$0.00
Replacement Year	n.a.	Monthly Interest Contribution	$0.00
		Total Monthly Contribution	$0.00

Comments:

We are not budgeting to replace the corrugated metal carport roofs because they should last indefinitely. However, the condition of these roofs should be monitored over time, and if future replacements are anticipated, we will include a provision for such in a future update of this report. Should the client wish to budget for these roofs at this time, we will revise this report to include these roofs at their request. Minor repairs should be handled on an “as needed” basis using operating funds.

Roofs - Tile Mansards

Category	020 Roofing	Quantity	16,950 sq. ft.
		Unit Cost	$4.000
		% of Replacement	100.00%
		Current Cost	$67,800.00
Placed In Service	01/05	Future Cost	$106,113.40
Useful Life	30		
		Assigned Reserves at FYB	$0.00
Remaining Life	17	Monthly Member Contribution	$337.63
Replacement Year	2035	Monthly Interest Contribution	$0.41
		Total Monthly Contribution	$338.04

Comments:

We provided a bid for a reserve study to Park Orleans Townhouses in 1995. At that time, we were told that the mansard roofs were shake shingle. Now the mansard roofs are tile. We were not provided any information on when the tile roof mansards were installed. For budgeting purposes we have used 2005 as the basis for aging the tile roof mansards. This component budgets to replace the underlayment on a 30 year cycle, and includes a provision for tile replacements on an "as needed" basis.

Paint - Community Exteriors

Category	030 Painting	Quantity	1 total
		Unit Cost	$120,000.000
		% of Replacement	100.00%
		Current Cost	$120,000.00
Placed In Service	01/12	Future Cost	$126,493.55
Useful Life	8		
		Assigned Reserves at FYB	$90,000.00
Remaining Life	2	Monthly Member Contribution	$1,069.89
Replacement Year	2020	Monthly Interest Contribution	$15.84
		Total Monthly Contribution	$1,085.73

Comments:

Advanced Reserve Solutions hasn't been provided any historical painting or building exterior maintenance information. The community manager has simply stated that "paint will need to be looked at in the near future".

This component budgets to repaint the community exteriors (listed below) in 2020, and then on an eight (8) year cycle. The cost also includes a provision for exterior building repairs and/or siding replacement that may be needed in conjunction with future paint cycles.

- condominium building exteriors (block, wood siding, wood trim, metal)
- storage sheds (wood siding & doors)
- metal carport support structures (132 covered spaces)
- block patio walls at various condominium units
- pool area walls, wrought iron & equipment/storage enclosures
- clubhouse exteriors

NOTE: No provision has been included in this reserve study for complete replacement of wood siding on the buildings and storage sheds. Should the client feel it is necessary to budget for such, we recommend having all of the siding evaluated by a professional contractor to determine its remaining useful life & estimated replacement cost.

Fencing/Gate - Wrought Iron (Pool Area)

Category	040 Fencing/Walls	Quantity	1 total
		Unit Cost	$5,000.000
		% of Replacement	100.00%
		Current Cost	$5,000.00
Placed In Service	01/00	Future Cost	$6,859.50
Useful Life	30		
		Assigned Reserves at FYB	$0.00
Remaining Life	12	Monthly Member Contribution	$31.88
Replacement Year	2030	Monthly Interest Contribution	$0.04
		Total Monthly Contribution	$31.91

Comments:

The age of the pool area wrought iron is unknown. For budgeting purposes we have used 2000 as the basis for aging it. The fencing is primarily mounted in 7' - 8' panels between block wall sections. This component will accumulate funds on a 30 year cycle to replace the wrought iron components on an "as needed" basis. Currently, one of the panels (7'4" long) is rusted through at the bottom rail and should be replaced. The total inventory includes:

100 - LF of 4'8" fencing (installed as multiple 7' - 8' panels/sections)
1 - 4'10" x 3'3" gate

Walls - Block, Repairs

Category	040 Fencing/Walls	Quantity	6,500 sq. ft.
		Unit Cost	$14.000
		% of Replacement	5.00%
		Current Cost	$4,550.00
Placed In Service	01/12	Future Cost	$5,055.75
Useful Life	10		
		Assigned Reserves at FYB	$2,730.00
Remaining Life	4	Monthly Member Contribution	$33.70
Replacement Year	2022	Monthly Interest Contribution	$0.48
		Total Monthly Contribution	$34.18

Comments:

There are unpainted block walls along the south & west perimeters of the community. We have no historical maintenance or repair information on these walls. Going forward, this component includes a provision every 10 years for the major repair/replacement of a percentage of the block walls. For budgeting purposes we have used 2012 as the basis for aging this component. The accumulated funds should be used “as needed”, and the percentage budgeted for repair/replacement should be adjusted over time as conditions dictate.

Lighting - Pole & Wall Mounted

Category	050 Lighting	Quantity	1 total
		Unit Cost	$7,500.000
		% of Replacement	100.00%
		Current Cost	$7,500.00
Placed In Service	01/08	Future Cost	$9,761.06
Useful Life	20		
		Assigned Reserves at FYB	$0.00
Remaining Life	10	Monthly Member Contribution	$55.10
Replacement Year	2028	Monthly Interest Contribution	$0.06
		Total Monthly Contribution	$55.16

Comments:

This component includes a provision to replace the following lighting. The accumulated funds should be used on an "as needed" basis.

12 - 6' poles w/3 lantern fixtures scattered throughout the community
4 - post mounted lanterns at the pool area
4 - wall mounted lanterns on the clubhouse exterior

Park Orleans Townhouses

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Lighting - Unfunded

Category	050 Lighting	Quantity	1 comment
		Unit Cost	$0.000
		% of Replacement	0.00%
		Current Cost	$0.00
Placed In Service	01/68	Future Cost	$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	$0.00
Remaining Life	n.a.	Monthly Member Contribution	$0.00
Replacement Year	n.a.	Monthly Interest Contribution	$0.00
		Total Monthly Contribution	$0.00

Comments:

We are not budgeting to replace any ground level landscape, monument or pathway lighting systems. Individual light fixtures are most often replaced as needed using operating funds due to frequent damage by pedestrians, landscape personnel, and/or weather conditions. Should complete replacement of the lighting system(s) be required, expert evaluation will be necessary to provide replacement cost information.

Pool - Deck Recoat

Category	060 Pool	Quantity	2,850 sq. ft.
		Unit Cost	$1.500
		% of Replacement	100.00%
		Current Cost	$4,275.00
Placed In Service	01/12	Future Cost	$4,389.14
Useful Life	7		
		Assigned Reserves at FYB	$3,664.29
Remaining Life	1	Monthly Member Contribution	$42.75
Replacement Year	2019	Monthly Interest Contribution	$0.64
		Total Monthly Contribution	$43.39

Comments:

This component budgets to repair & recoat the acrylic pool deck surface on a seven year cycle.

Park Orleans Townhouses

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Pool - Deck Resurface

Category	060 Pool	Quantity	2,850 sq. ft.
		Unit Cost	$4.000
		% of Replacement	100.00%
		Current Cost	$11,400.00
Placed In Service	01/12	Future Cost	$14,075.16
Useful Life	14		
		Assigned Reserves at FYB	$0.00
Remaining Life	8	Monthly Member Contribution	$100.53
Replacement Year	2026	Monthly Interest Contribution	$0.13
		Total Monthly Contribution	$100.66

Comments:

This component budgets to scarify and resurface the acrylic pool deck. We have estimated that it was last resurfaced in 2012 (no information was provided by the client). The coating/coloring of the deck following resurfacing is accounted for in the Deck Recoat component.

Pool - Filter

Category	060 Pool	Quantity	1 filter
		Unit Cost	$1,250.000
		% of Replacement	100.00%
		Current Cost	$1,250.00
Placed In Service	01/05	Future Cost	$1,426.03
Useful Life	18		
		Assigned Reserves at FYB	$902.78
Remaining Life	5	Monthly Member Contribution	$5.98
Replacement Year	2023	Monthly Interest Contribution	$0.16
		Total Monthly Contribution	$6.13

Comments:

We did not have access to the pool equipment enclosure to inspect the equipment - we could only see it over the gate. This component includes a provision to replace the sand filter.

Park Orleans Townhouses

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Pool - Furniture (Chaise Lounges & Chairs)

Category	060 Pool	Quantity	1 total
		Unit Cost	$2,972.000
		% of Replacement	100.00%
		Current Cost	$2,972.00
Placed In Service	06/17	Future Cost	$3,767.39
Useful Life	10		
		Assigned Reserves at FYB	$0.00
Remaining Life	9	Monthly Member Contribution	$23.77
Replacement Year	2027	Monthly Interest Contribution	$0.03
		Total Monthly Contribution	$23.80

Comments:

$2,972 was spent in mid-2017 to purchase the following pool furniture. This component budgets to replace this pool furniture on a 10 year cycle. Accumulated funds can be used for restrapping on an "as needed" basis.

8 - chaise lounges (strapped)
12 - dining chairs (strapped)

Pool - Furniture (Tables & Umbrellas)

Category	060 Pool	Quantity	1 total
		Unit Cost	$2,500.000
		% of Replacement	100.00%
		Current Cost	$2,500.00
Placed In Service	01/00	Future Cost	$2,635.28
Useful Life	20		
		Assigned Reserves at FYB	$2,250.00
Remaining Life	2	Monthly Member Contribution	$11.13
Replacement Year	2020	Monthly Interest Contribution	$0.38
		Total Monthly Contribution	$11.51

Comments:

This component includes a provision to replace the pool area tables & umbrellas.

3 - metal mesh dining tables
3 - metal umbrellas

Park Orleans Townhouses

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Pool - Heater

Category	060 Pool	Quantity	1 heater
		Unit Cost	$3,500.000
		% of Replacement	100.00%
		Current Cost	$3,500.00
Placed In Service	01/10	Future Cost	$3,689.40
Useful Life	10		
		Assigned Reserves at FYB	$2,800.00
Remaining Life	2	Monthly Member Contribution	$26.00
Replacement Year	2020	Monthly Interest Contribution	$0.49
		Total Monthly Contribution	$26.49

Comments:

We did not have access to the pool equipment enclosure to inspect the equipment - we could only see it over the gate. This component includes a provision to replace the Laars Lite 2 heater.

Pool - Resurface & Retile

Category	060 Pool	Quantity	1 total
		Unit Cost	$16,180.000
		% of Replacement	100.00%
		Current Cost	$16,180.00
Placed In Service	01/12	Future Cost	$26,693.54
Useful Life	25		
		Assigned Reserves at FYB	$0.00
Remaining Life	19	Monthly Member Contribution	$75.07
Replacement Year	2037	Monthly Interest Contribution	$0.09
		Total Monthly Contribution	$75.16

Comments:

1,990	sq. ft. (IA) of pebble surface	@	$7.00	=	$13,930.00
150	LF of trim tile	@	$15.00	=	$2,250.00
			TOTAL	=	$16,180.00

We have estimated that the pool was last resurfaced about 5 - 6 years ago.

Park Orleans Townhouses

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Clubhouse - HVAC

Category	070 Clubhouse	Quantity	1 total
		Unit Cost	$12,500.000
		% of Replacement	100.00%
		Current Cost	$12,500.00
Placed In Service	01/95	Future Cost	$13,176.41
Useful Life	20		
Adjustment	+5	Assigned Reserves at FYB	$11,500.00
Remaining Life	2	Monthly Member Contribution	$48.23
Replacement Year	2020	Monthly Interest Contribution	$1.92
		Total Monthly Contribution	$50.15

Comments:

The roof mounted HVAC units at the clubhouse are old (specific age is unknown). This component includes a provision to replace them over the next couple of years.

1	Goettl, 3.5 ton package unit	@	$5,500.00	=	$5,500.00
1	Goettl, 5 ton package unit	@	$7,000.00	=	$7,000.00
			TOTAL	=	$12,500.00

Park Orleans Townhouses

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Clubhouse - Interior Improvements

Category	070 Clubhouse	Quantity	1 total
		Unit Cost	$20,000.000
		% of Replacement	100.00%
		Current Cost	$20,000.00
Placed In Service	01/10	Future Cost	$21,082.26
Useful Life	10		
		Assigned Reserves at FYB	$16,000.00
Remaining Life	2	Monthly Member Contribution	$148.57
Replacement Year	2020	Monthly Interest Contribution	$2.76
		Total Monthly Contribution	$151.33

Comments:

We were provided one key for access to locked areas at the property. This key opened the pool gate, but did not open any of the three clubhouse doors. Thus, we were unable to inspect & inventory the clubhouse interiors in order to come up with a plan for interior replacements and/or remodeling. As a placeholder, this component will accumulate funds on a 10 year cycle for interior improvements on an "as needed" basis. Should the client wish to budget for the clubhouse interiors in a different manner, we will do so at their request. Should the client wish to provide access to the clubhouse for us to come back to the property to evaluate the interiors, we will do so for a fee of $250.

Park Orleans Townhouses

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Concrete Components - Unfunded

Category	100 Grounds	Quantity	1 comment
		Unit Cost	$0.000
		% of Replacement	0.00%
		Current Cost	$0.00
Placed In Service	01/68	Future Cost	$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	$0.00
Remaining Life	n.a.	Monthly Member Contribution	$0.00
Replacement Year	n.a.	Monthly Interest Contribution	$0.00
		Total Monthly Contribution	$0.00

Comments:

We are not budgeting for repair or replacement of concrete components in this analysis. It is anticipated that any repairs/replacements required will be addressed immediately due to safety concerns. There should not be a need for complete replacement at a single point in time, and good maintenance practice won't allow the need for repairs to accumulate to a point of major expense. We recommend that a line item be set up in the annual operating budget to account for potential concrete repairs/replacements on an "as needed" basis. However, should the client wish to include budgeting for concrete components as a reserve expense, we will do so at their request (cost and useful life to be provided by client).

Park Orleans Townhouses

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Granite Replenishment - Unfunded

Category	100 Grounds	Quantity	1 comment
		Unit Cost	$0.000
		% of Replacement	0.00%
		Current Cost	$0.00
Placed In Service	01/68	Future Cost	$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	$0.00
Remaining Life	n.a.	Monthly Member Contribution	$0.00
Replacement Year	n.a.	Monthly Interest Contribution	$0.00
		Total Monthly Contribution	$0.00

Comments:

We are not budgeting to replenish the common area granite landscape rock located throughout the community because the cost to do so is most often considered an operating expense. We recommend that a line item be set up in the annual operating budget to account for ongoing granite replenishment projects. Should the Association wish to have granite replenishment included in the reserve study, we will budget for it at the Board's request. However, in order to do so, the following information will need to be provided:

- $ amount to be budgeted (or total square footage of granite landscaped areas)
- Year in which the next expenditure should be scheduled to occur
- Number of years between expenditures (useful life cycle)

Irrigation Controllers - Unfunded

Category	100 Grounds	Quantity	1 comment
		Unit Cost	$0.000
		% of Replacement	0.00%
		Current Cost	$0.00
Placed In Service	01/68	Future Cost	$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	$0.00
Remaining Life	n.a.	Monthly Member Contribution	$0.00
Replacement Year	n.a.	Monthly Interest Contribution	$0.00
		Total Monthly Contribution	$0.00

Comments:

There are three irrigation controllers mounted to the side of the clubhouse. We recommend replacing these inexpensive irrigation controllers on an "as needed" basis using operating funds.

Irrigation System Infrastructure - Unfunded

Category	100 Grounds	Quantity	1 comment
		Unit Cost	$0.000
		% of Replacement	0.00%
		Current Cost	$0.00
Placed In Service	01/68	Future Cost	$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	$0.00
Remaining Life	n.a.	Monthly Member Contribution	$0.00
Replacement Year	n.a.	Monthly Interest Contribution	$0.00
		Total Monthly Contribution	$0.00

Comments:

Irrigation systems are one of the most difficult items to budget for without specific information provided by an expert who is familiar with the system inventory and system condition. We have been advised by irrigation system experts that most system components (piping, sprinkler heads, valves, etc) have a useful life of 20+ years. However, budgeting for the replacement of an irrigation system requires evaluation of the present condition (to identify remaining useful life) and replacement cost - both of which call for expert evaluation, but fall outside the scope of a reserve study.

Therefore, we recommend that the Association board and/or management company have the system evaluated to determine the appropriate scope of work, projected replacement cost and remaining life, all of which are necessary so that budgeting can be included in a revision or future update of this analysis.

Park Orleans Townhouses

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Monument Sign

Category	100 Grounds	Quantity	1 total
		Unit Cost	$5,000.000
		% of Replacement	100.00%
		Current Cost	$5,000.00
Placed In Service	01/98	Future Cost	$5,704.11
Useful Life	25		
		Assigned Reserves at FYB	$4,000.00
Remaining Life	5	Monthly Member Contribution	$19.34
Replacement Year	2023	Monthly Interest Contribution	$0.67
		Total Monthly Contribution	$20.01

Comments:

This is a free-standing monument structure with wall mounted, double-sided, sandblasted & painted ceramic tiles (approx. 10 sq. ft. per side) that indicate "PARK ORLEANS TOWNHOUSES". This component budgets to refurbish/reconstruct the monument on a 25 year cycle.

Park Orleans Townhouses

Detail Report Index

Number of components included in this reserve analysis is 27.