

Introduction

Reserve Study Purpose

The purpose of this Reserve Study is to provide the board with a budgeting tool to help ensure that there are adequate reserve funds available to perform future reserve projects. In this respect our estimates of the current and future Fully Funded balances are less significant than the recommended reserve contribution. The board should weigh carefully our recommendations when setting the Reserve Contribution. The detailed schedules will serve as an advanced warning that major projects will need to be addressed in the future. This will allow the Board of Directors to have ample time to obtain competitive estimates and bids that will result in cost savings to the individual homeowners. It will also ensure the physical well-being of the property and ultimately enhance each owner's investment, while limiting the possibility of unexpected major projects that may lead to special assessments.

Preparer's Credentials

This reserve study was prepared under the responsible charge of TJ Martin. Any persons assisting in the preparation of this study worked under his responsible charge and have appropriate experience and training.

- Senior Project Manager, Nevada Region
- Nevada Reserve Study Specialist permit number RSS.0000196
- Local 720 IATSE union member
- Nevada Real Estate license number S.0174286
- Personally has prepared or assisted in the preparation of over 400 reserve studies.
- Has worked on reserve studies for association's ranging from single family home communities, high-rises, master associations, condominium communities, and townhouse associations.

Budget Breakdown

Every association conducts their business within a budget. There are typically two main parts to this budget, the Operating budget and the Reserve budget. The operating budget typically includes all expenses that occur on an annual basis as well as general maintenance and repairs. Typical Operating budget line items include management fees, maintenance expenses, utilities, etc. The reserves are primarily made up of capital replacement items such as roofing, fencing, mechanical equipment, etc., that do not normally occur on an annual basis. Typically, the reserve contribution makes up 15% - 40% of the association's total budget. Therefore, reserves are considered to be a major part of the overall monthly association assessment.

Report Sections

The **Reserve Analysis Section** contains the evaluation of the association's reserve balance, income, and expenses. It includes a finding of the client's current reserve fund status (measured as percent funded) and a recommendation for an appropriate reserve allocation rate (also known as the funding plan).

The **Component Evaluation Section** contains information regarding the physical status and replacement cost of major common area components the association is responsible to maintain. It is important to understand that while the component inventory will remain relatively "stable" from year to year, the condition assessment and life estimates will most likely vary from year to year.



Significant Components

ID #	Component Name	UL	RUL	Average Current	Significance: (Curr Cost/UL)	
					As \$	As %
106	Pitched Roof - Tile - Replace (Homeowner Responsibility)	N/A	0	\$0	\$0	0.00%
201	Stucco Surfaces - Repaint	12	7	\$204,750	\$17,063	34.01%
202	Building Trim - Repaint	6	1	\$58,500	\$9,750	19.43%
207	Wrought Iron Fencing - Repaint	5	2	\$1,000	\$200	0.40%
214	Red Curbing - Repaint	3	2	\$2,338	\$779	1.55%
401	Asphalt - Major Rehab.	30	5	\$193,375	\$6,446	12.85%
402	Asphalt - Preventive Maintenance	5	0	\$23,200	\$4,640	9.25%
403	Concrete - Repair/Replace	15	5	\$6,500	\$433	0.86%
808	Street Signs - Replace	20	1	\$4,800	\$240	0.48%
1002	Wrought Iron Fencing - Replace	25	5	\$8,125	\$325	0.65%
1307	Pet Waste - Replace	10	5	\$1,800	\$180	0.36%
1801	Groundcover - Replenish	3	1	\$2,750	\$917	1.83%
1812	Landscaping / Irrigation - Renovate	10	4	\$60,000	\$6,000	11.96%
2090	Water Shut-Off Valves - Repair/Replace	25	2	\$80,000	\$3,200	6.38%

