

# **Level 3 Reserve Study Update**

## **East Village Homeowners Association**

**Ashland, OR**

**Budget Year: 1/1/2019 – 12/31/2019**

**Reserve Specialist®: Carson M. Horton, RS®**



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## East Village Homeowners Association RA Disclosures

*This reserve study should be reviewed carefully. It may not include all common and limited common element components which 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.*

**Period of Inquiry:** This repair and replacement funding and cost analysis (reserve study) encompasses a period of thirty (30) years beginning on January 1, 2019 and ending on December 31, 2048.

**Restrictions on Use:** This reserve study document has been provided pursuant to an agreement containing restrictions on its use. No part of the document may be copied or distributed in any form, or disclosed to third parties, without the written permission of Capital Reserve Consultants, LLC (CRC) or the Association. The Association shall have the right to reproduce and distribute copies of this report, in whole or in part, as may be necessary in the conduct of the Association's business.

**Current & Final Version:** If the reader has obtained this document from anyone other than CRC or the owner of the subject property they should verify that the reserve study represents the current, final version of the report. Alterations made to this reserve study by any individual other than a representative of CRC are not authorized and do not represent the opinion of the Reserve Specialist® who prepared this reserve study.

**Statement of Qualifications:** Carson M. Horton, RS®, the person supervising the preparation of this reserve study, is a Community Associations Institute Certified Reserve Specialist® (RS®); recognized for expertise in the preparation and analysis of reserve funding plans. Mr. Horton has supervised the preparation of more than one-thousand reserve studies for homeowner's associations; investment property owners and institutional Associations in fourteen states.

**Objective Analysis:** CRC and Carson M. Horton, RS®, are independent, third party consultants with no actual or apparent conflict of interest which would prevent them from rendering an objective and impartial opinion regarding the appropriate level of reserve funding for the property which is the subject of this reserve study. The authors of this reserve study have no other involvement with the Association other than to prepare or update the reserve study.

**Statement of Purpose:** The purpose of this reserve study is to provide a planning and budgeting tool to assist in the development of a long-range financial plan to pay for the maintenance and renewal of the property which is the subject of the funding analysis. Because this reserve study relies on assumptions regarding future events over which CRC has no control, the accuracy of replacement costs and scheduling cannot be guaranteed.

**Assumptions:** This analysis assumes that all components and equipment will be installed correctly, in a workmanlike manner, using generally accepted construction practices. It is expected routine preventive maintenance will be performed throughout the entire lifecycle of all components whether or not such maintenance expenses are provided for in this reserve funding plan. The component replacement schedules and corresponding funding projections presented in the reserve study assume all components will achieve their normal life expectancy before requiring replacement, unless otherwise noted.

**Limitations of the Analysis:** Information regarding the reserve fund balance was provided by the Association and has not been confirmed by an independent audit of the Association's financial records.

The authors of this reserve study have no control over whether the funds allocated for maintenance and renewal of the subject property will be consistent with the recommendations made by this reserve study.

**Reliance on Third-Party Information:** The reserve study is a reflection of information provided to CRC by third parties and cannot be used for the purpose of performing an audit, forensic analysis or verification of historical

**East Village Homeowners Association  
RA Disclosures**

records. The information is deemed reliable, but is not based on an audit of the Association's financial records, and should not be used for purposes other than those intended in this study. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection.

Information which has been provided to CRC by third parties is deemed reliable for the purpose of this reserve study. Third party information which is incorrect may have a material impact on the Association's reserve funding requirements. CRC takes no responsibility for the accuracy of any such information or the impact inaccurate information may have on the findings and conclusions presented in the reserve study.

**Standards of Analysis:** This reserve study was prepared in accordance with the National Reserve Study Standards established by the Community Associations Institute for the preparation of reserve studies for common interest developments; the laws of various states and the rules set forth in the Audit & Accounting Guide Common Interest Realty Associations (American Institute of Certified Public Accountants-May 1, 2008).

**No invasive or destructive testing has been employed in the investigative phase of this study and no environmental assessment of any kind was performed. This reserve study is not intended to address or discover construction defects and no representation is made herein that is meant to imply any such warranty.**



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Carson M. Horton, RS®



## East Village Homeowners Association RA Introduction

**1. Level of Inquiry:** This reserve study is a Level 3 reserve study update of a previous reserve study that was prepared by Capital Reserve Consultants, LLC. A Level 3 reserve study update is an update of a previous study that does not include a site visit by the reserve study provider.

The reserve study is an analysis of the General and Limited Common Elements which are the responsibility of the Association to maintain and replace, according to the governing documents or as may be required by state law. Information regarding the quantity, current condition and remaining useful life of the assets and improvements which are the subject of this reserve study was obtained during a visit to the property by representatives of CRC.

Opinions regarding the current condition and remaining life expectancy of the common area components are based on visual observations made during the inspection process. Component quantities may be based on field measurements, a physical inventory and/or Association records. This information is intended to be used for developing long term reserve funding projections but should not be considered adequate for the purpose of ordering materials or formulating repair and replacement project costs.

**2. Limitations of the Analysis:** The physical condition assessment performed in conjunction with this reserve study is not intended to identify construction defects or other sub-standard conditions which may require immediate corrective action. The reserve study utilizes information obtained from the following sources to arrive at component replacement costs and useful life estimates for the common area components identified in the component inventory:

- National Construction Estimator (2019)
- Life Cycle Costing for Facilities – (Reed Construction Publishers)
- Preventive Maintenance and Building Operations Efficiency – (BOMA)
- Facility Manager's Maintenance Handbook – (McGraw-Hill)
- RS Means Facilities Maintenance & Repair Cost Data - 16<sup>th</sup> Edition
- Condition assessment conducted by CRC

**3. Statutory Requirements:** The funding time frame covered in this reserve study is thirty (30) years. The study must be updated annually to be in compliance with state law. To be considered a current reserve study that complies with state law the study must contain the following information:

- The reserve fund balance as of the first day of the current budget year.
- An estimate of the remaining useful life of the common elements for which the reserves have been established from the point at which the reserve study is updated.
- An estimate of the future cost of repairing, replacing or maintaining the components for which the reserves have been established, based on the inflation rate at the time the reserve study is updated.
- An estimate of the future cost of exterior painting if the common elements include exterior surfaces that are painted.

For more details on the reserve study update requirements in Oregon please refer to the Reserve Study Updates section found in the Appendix.

**SECTION I**

**PHYSICAL ANALYSIS**

**East Village Homeowners Association  
RA Property Summary**

The following details pertain to the East Village Homeowners Association:

- 1. Legal Name of Association:** Homeowners Association.
- 2. Physical Address:** Abbott Avenue & Dollarhide Way, Ashland, OR
- 3. Mailing Address:** 258 A Street Suite 1, PMB 59, Ashland, OR 97520
- 4. Property Type:** Planned Development
- 5. Total Number of Residential Units or Lots:** 39
- 6. Year Constructed:** 2004-2006
- 7. Conversion Condominium:** No
- 8. Incorporation Date:** 9/13/2004
- 9. Association Responsibilities:** The Association is responsible for repair and replacement of General and Limited Common Elements as described in the Declaration for the Association.
- 10. Owner Responsibilities:** Owners are responsible for the maintenance, repair and replacement costs relating to the interiors of their respective condominium units up to the boundaries of the unit in the case of a condominium development or up to the boundaries of their respective lots in the case of a planned development; the boundary of each unit or lot being that which is described in the Declaration for the Association.
- 11. General Description:** The subject property is a residential planned development consisting of thirty-nine attached homes in seven buildings. The Association is responsible for maintaining the various site improvements including front yard landscaping; landscape irrigation equipment; sidewalks and driveway approaches. This Reserve Study includes expenditures pertaining to the following improvements:

- Concrete sidewalks
- Landscape irrigation equipment
- Landscape Renovation (front yard only)

Common area improvements that are not included in this reserve funding analysis are paid for with funds from the operating account according to the Board of Directors.

**SECTION II**

**FINANCIAL ANALYSIS**

## East Village Homeowners Association RA Current & Projected Funding Analysis

**1. Current Financial Condition:** The Association's budget year begins January 1<sup>st</sup> of each year.

- This reserve study covers the 30-year period between **1/1/2019** and **12/31/2048**.
- The reserve fund balance as of **1/1/2019** is **\$26,538.00**.
- Based on the funding schedule set forth in this reserve study and the beginning reserve fund balance indicated above, the percent funded level as of **1/1/2019** will be: **107%**

**2. Percent Funded Level:** The percent funded level resulting from this reserve study analysis is calculated using the following formula, which is mandated by the Community Associations Institute's Reserve Study Guidelines:

- Fully Funded = PV x CA / EUL.
- Where PV = present value; CA = current age; and EUL = expected useful life.

Hence the Fully Funded calculation for a component with a current age of 3 years, a present value of \$10,000 and an expected useful life of 10 years would be:

- $\$10,000 \times 3 / 10 = \$3,000.00$ .

Therefore, the total amount of money required to be Fully Funded as of the first day of the current funding cycle would be \$3,000.00.

**3. Funding Parameters & Projections:** Reserve funds will be accumulated in the replacement fund based on the estimated current replacement cost, adjusted for inflation, of the common area components listed in the Component Inventory. If additional funds are required at the time replacement occurs, the Association reserves the right, subject to member approval, to increase regular assessments or levy special assessments, or it may delay repair or replacement of components until funds are available.

Actual costs may vary from the amounts established in this reserve study. Investment income and income tax levels may affect reserve funding levels and the variances may be material. Amounts accumulated in the replacement reserve fund may not be adequate to meet future funding requirements; particularly if updates are not performed in a timely manner, or if reserve contributions are not consistent with the amounts set forth in this reserve study.

The reserve funding projections which result from this reserve study utilize the following financial parameters:

- Reserve fund balance as **1/1/2019: \$26,538.00**
- **2019** reserve fund contribution: **\$2,210.00**.
- Maximum annual increase in the reserve contribution after **2019** of: **5%**.
- Earnings on reserve deposits: **.50%\***
- Annual inflation rate: **2%\*\***
- Effective income tax rate: **30%**
- Reserve fund contingency: **5%**
- Contingency funds available as of **1/12019: \$1,327.00**

The Annual Reserve Fund Expenditure Detail indicates the next reserve expenditures scheduled to occur will be in fiscal year **2019**. The total amount of these expenditures is estimated to be: **\$4,000.00**.

**4. Current Assessment Funding:** The funding projection contained in this reserve study utilizes a cash flow funding method known as Current Assessment Funding. Current Assessment Funding is a reserve funding model

## East Village Homeowners Association RA Current & Projected Funding Analysis

in which the first year, or current, reserve fund contribution is established by the Board of Directors or the Reserve Specialist®. The Current Assessment Funding Projection begins with a first-year reserve fund contribution of **\$2,210.00** which equals **\$56.67** per lot based on **39** lots.

**5. Percent Funded Analysis:** The percent funded level under the Current Assessment Funding Projection will be **92%** at the end of **2019** assuming the reserve fund activity is consistent with the schedule set forth in the reserve study.

- The highest percent funded level after **2019** is **116%** in **2026**.
- The lowest percent funded level after **2019** is **46%** in **2046**.

The Current Assessment Funding Projection included in this reserve study represents the contribution schedule required to meet the reserve obligations set forth in this reserve study for the next thirty years, assuming a beginning reserve fund balance of **\$26,538**; a first-year contribution of **\$2,210.00** and a maximum annual increase in the reserve contribution of **5%** in any year after **2020**.

**6. Total Reserve Spending:** Assuming the reserve fund expenditures and contributions do not deviate from the schedule set forth in this reserve study the reserve funding and spending obligations for the thirty-year period ending on **12/31/2048** are as follows:

- Total Reserve Spending **\$122,041.00**
- Average Annual Reserve Expenditures: **\$4,068.00**
- Total Reserve Fund Contributions: **\$108,007.00**
- Interest Earnings on Reserve Fund Deposits: **\$2,848.00**
- **12/31/2048** Reserve Fund Balance: **\$15,355.00**

**7. Minimum Reserve Fund Balance:** Assuming the reserve fund contributions and expenditures do not deviate from the schedule set forth in this reserve study, the minimum year-end reserve fund balance resulting from the Current Assessment Funding Projection will be **\$5,034** in **2046**.

**8. Funding Summary:** The reserve funding projection established by this reserve study assumes interest earnings on reserve fund deposits of **.50%** each year for the next thirty years, resulting in total interest earnings of **\$2,848**. As required by state law, the annual inflation rate that is used to project future replacement costs is the current inflation rate, which was **2%** as of **5/29/2019**. If the reserve funding and spending activity does not deviate from the schedule set forth in this reserve study, the funding schedule will meet the reserve spending obligations of the Association assuming the reserve funding parameters outlined above do not change. If the inflation rate exceeds the current rate of inflation over the next thirty years, the reserve fund expenditures in future years may exceed the amounts projected by this reserve study.

*\*\*Due to changes in ORS 94 and 100, which went into effect on 1/1/2018, the reserve study must now include a projection of the future cost of repairing, replacing and maintaining those common elements for which the reserves were established that is based on the current inflation rate at the time the reserve study is prepared. The most recent inflation data available as of the date of this reserve study is for the 12-month period ending on 4/30/2019. As of this date the inflation rate was 2% based on information published by the website inflationdata.com.*

**East Village Homeowners Association**  
**RA Distribution of Accumulated Reserves**

Report Date	May 29, 2019	
Beginning Fiscal Year	January 01, 2019	
Account Number	OR-1601-000	Version Number LEVEL 3

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
<b>Landscape Irrigation-Sprinkler Heads-Shrub Zone</b>				
Concrete Sidewalks-Repair (Clay St)	0	2019	4,000	4,000
Landscape Irrigation-Timers	4	2023	539	108
Concrete Sidewalks-Repair (Abbott Ave)	4	2023	1,000	600
Front Yard Landscape Renovation (1)	5	2024	3,325	2,494
Landscape Irrigation-Double-Check Valve (2")	5	2024	750	750
Concrete Sidewalks-Repair (Engle St)	6	2025	916	916
Front Yard Landscape Renovation (2)	6	2025	4,550	4,550
Concrete Sidewalks-Repair (Dollarhide Way)	7	2026	876	876
Front Yard Landscape Renovation (3)	7	2026	4,225	4,225
Total Asset Summary			<hr/> <hr/> <hr/> \$25,211	<hr/> <hr/> <hr/> \$23,394
Contingency at 5.00%			<hr/> <hr/> <hr/> \$1,327	<hr/> <hr/> <hr/> \$1,231
Summary Total			<hr/> <hr/> <hr/> \$26,538	<hr/> <hr/> <hr/> \$24,625

Excess Funds:

## **SECTION III**

## **RESERVE FUNDING PROJECTIONS**

**East Village Homeowners Association  
RA Explanation of Reserve Funding Projections**

**1. Reserve Funding Models:** The thirty-year reserve funding schedule presented in this reserve study utilizes a Cash Flow Funding Model known as Current Assessment Funding. The Current Assessment Funding projection begins with a **2019** reserve fund contribution of **\$2,210.00** which represents an average of **\$56.67** per lot based on **39** lots.

**2. Cash Flow Funding Method:** Cash Flow Funding is a reserve funding approach which is designed to generate sufficient incoming cash flow into the Association's reserve account to meet the funding obligations established in the reserve study. Assuming the cost and frequency of reserve expenditures does not deviate from the schedule set forth in the reserve study; the Association's reserve fund will always contain enough money to meet its funding obligations, regardless of the percent funded level at any point in time.

All cash flow funding methods result in the pooling of reserves. Pooled reserves occur when all reserve funds are accumulated in one reserve account and the current reserves are allocated to pay for reserve expenditures based on chronological urgency or discretionary action taken by the Board of Directors. Reserves accumulated in a pooled reserve fund may only be used to pay for current or future reserve obligations and will automatically be reallocated to pay for other scheduled expenditures if 100% of the amount allocated to pay for a specific expenditure is not used to pay for the expense at the time it is scheduled to occur.

Funds collected for the purpose of providing replacement reserves to pay for repair and replacement of common elements may not be used to pay for operating expenses or any expenses which are not specifically identified as reserve expenditures in the current reserve study.

**3. Reserve Funding & Disclosure Requirements:** The reserve funding projections presented in this reserve study are intended to serve as a guide to help frame the minimum and maximum funding levels which should be considered by the Board of Directors. Under Oregon law the Association is not obligated to adopt any particular method of reserve funding or to maintain any minimum percent funded level. The Association is required to fund the reserve account in an amount which is determined to be adequate to meet the reserve funding requirements of the Association, in the opinion of the Board of Directors.

**East Village Homeowners Association  
RA Current Assessment Funding Summary**

***Report Parameters***

Report Date	May 29, 2019	Inflation	2.00%
Account Number	OR-1601-000		
Version	LEVEL 3		
Budget Year Beginning	January 01, 2019	Interest Rate on Reserve Deposit	0.50%
Budget Year Ending	December 31, 2019	Contingency	5.00%
Total Units	39		
Phase Development	3 of 3	2019 Beginning Balance	\$26,538

This funding projection utilizes a cash flow funding method known as *Current Assessment Funding* to generate the funding schedule on the following page. Current Assessment Funding is a cash flow funding method which allows the Reserve Specialist® or the Board of Directors to specify the amount of the annual reserve fund contribution in one or more of the years covered by the reserve study.

Reserves accumulated under a cash flow funding strategy are pooled. Pooling of reserves refers to the fact that all funds are maintained in one fund and are allocated based on the annual cash flow required to meet the reserve funding obligations of the Association rather than being allocated according to the rate at which the assets for which the reserves have been established, are depreciating.

Cash flowing funding models may or may not result in the accumulation of reserves at a rate which is sufficient to offset the loss in value due to depreciation of the assets that will be replaced with the reserve funds. In order for the accumulated reserves to fully offset the loss in value that results from depreciation the percent funded level at the end of the fiscal year must be 100% or more.

The first-year reserve fund contribution that results from this funding schedule is **\$2,210.00**.

***Current Assessment Funding Model Summary of Calculations***

Required Month Contribution	\$184.17
Average Net Month Interest Earned	<u>\$9.91</u>
Total Month Allocation to Reserves	\$194.08

**East Village Homeowners Association  
RA Current Assessment Funding Projection**

Report Date	May 29, 2019
Beginning Fiscal Year	January 01, 2019
Account Number	OR-1601-000
	Version Number LEVEL 3

Beginning Balance: \$26,538

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Fully Funded Percent
2019	33,568	2,210	119	4,000	24,867	26,999	92%
2020	30,159	2,210	131		27,208	25,078	108%
2021	30,762	2,210	142		29,560	27,536	107%
2022	31,378	2,232	154		31,946	30,084	106%
2023	32,005	2,254	158	1,666	32,692	30,933	106%
2024	32,645	2,322	110	11,952	23,173	21,388	108%
2025	33,298	2,392	79	8,764	16,879	15,364	110%
2026	33,964	2,511	37	10,822	8,606	7,429	116%
2027	34,643	2,637	50		11,293	11,023	102%
2028	35,336	2,769	61	644	13,478	14,065	96%
2029	36,043	2,879	55	4,053	12,359	13,579	91%
2030	36,764	2,995	62	1,595	13,821	15,795	88%
2031	37,499	3,114	59	3,705	13,290	15,862	84%
2032	38,249	3,239	75		16,605	19,983	83%
2033	39,014	3,369	82	2,031	18,024	22,082	82%
2034	39,794	3,503	77	4,475	17,130	21,676	79%
2035	40,590	3,643	87	1,761	19,100	24,255	79%
2036	41,402	3,789	85	4,090	18,884	24,466	77%
2037	42,230	3,941	105		22,930	29,155	79%
2038	43,075	4,098	122	785	26,365	33,178	79%
2039	43,936	4,262	119	4,941	25,806	32,906	78%
2040	44,815	4,433	132	1,944	28,426	35,934	79%
2041	45,711	4,610	132	4,516	28,652	36,349	79%
2042	46,626	4,748	156		33,557	41,713	80%
2043	47,558	4,891	169	2,476	36,142	44,619	81%
2044	48,509	5,038	106	17,760	23,525	31,267	75%
2045	49,479	5,189	67	13,023	15,757	22,830	69%
2046	50,469	5,344	13	16,081	5,034	11,039	46%
2047	51,478	5,505	40		10,579	16,379	65%
2048	52,508	5,670	64	957	15,355	20,900	73%

**SECTION IV**

**COMPONENT INVENTORY REPORTS**

## **East Village Homeowners Association RA Explanation of Component Inventory Reports**

This section of the Reserve Study provides a narrative summary and tabular compilations of the common area components which are the subject of this reserve funding analysis. A brief explanation of each report contained in this section is included here for those readers who may be unfamiliar with the information provided in a Reserve Study.

**1. Component Inventory Summary:** This report provides a summary of the component inventory which is a condensed version of the information found in the Component Detail Reports which appears at the end of Section II. The components are grouped by the component category to which they have been assigned, and are listed within each category according to the remaining life expectancy of the component. Other information found in this report includes the in-service date, current cost, useful life, remaining life, future cost and current cost of each component.

**2. Component Inventory by Remaining Life Expectancy:** This report displays the component inventory sorted by the remaining life expectancy of each component which is included in the reserve funding schedule. Expenditures which are scheduled to recur more than one time over the 30 year period covered by the study will only appear one time in this list based on the next scheduled year of occurrence. Other information provided in this report includes the next scheduled year of replacement, useful life, current cost, assigned reserves and the amount required for each component to be fully funded as of the beginning date of the Reserve Study. If the assigned reserves are equal to the fully funded amount shown in the far right-hand column then the component in question is said to be fully funded.

**3. Component Inventory with Current Costs:** This report again displays the component inventory by category and remaining life expectancy. It also includes the component quantity based on the unit of measure (SF, SY, LF, etc.,), the unit cost which has been used to arrive at the total replacement cost, and the current replacement cost as of the beginning date of the Reserve Study.

**4. Component Detail Reports:** This report, which is found in the Appendix, reflects all of the component data which has been input into the modeling database to develop the reserve funding projections contained in the Reserve Study. If a photographic inventory has been included in the Reserve Study a picture of the component will appear in this section of the report unless it is not possible to obtain a photograph of the component. Most of the information contained in this report is also displayed in one or more of the Component Inventory reports found in Section II.

**East Village Homeowners Association**  
**RA Component Inventory Summary**

Report Date	May 29, 2019
Beginning Fiscal Year	January 01, 2019
Account Number	OR-1601-000
	Version Number LEVEL 3

Description	Asset ID	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
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**Concrete Pavement**

**Concrete Sidewalks-Repair (Clay St)** 2023 539 5 0 4 584 1135 @ 9.50

This component provides funding for repairing the sidewalks along Clay Street . Funding is scheduled to occur every 5 years beginning in 2018.

**Concrete Sidewalks-Repair (Abbott Ave)**

2024 3,325 5 15 5 3,671 7000 @ 9.50

This component provides funding for repairing the sidewalks along Abbott Ave . Funding is scheduled to occur every 5 years beginning in 2024.

**Concrete Sidewalks-Repair (Engle St)**

2025 1,282 5 16 6 1,444 2700 @ 9.50

This component provides funding for repairing the sidewalks along Engle Street . Funding is scheduled to occur every 5 years beginning in 2025.

**Concrete Sidewalks-Repair (Dollarhide Way)**

2026 2,921 5 5 7 3,356 6150 @ 9.50

This component provides funding for repairing the sidewalks along Dollarhide Way. Funding is scheduled to occur every 5 years beginning in 2026.

**Landscaping & Irrigation**

**Landscape Irrigation-Sprinkler Heads-Shrub Zone**

2019 4,000 1 0 0 4,000 1 @ 4,000.00

This component provides funding for upgrading the sprinkler heads within the shrub zones. Funding is scheduled to occur one time in 2016 after replacement of individual sprinkler heads will be expensed to the operating budget rather than capitalized.

**Landscape Irrigation-Timers**

2023 1,000 10 0 4 1,082 2 @ 500.00

This component provides funding for replacement of the landscape irrigation timers. Funding is scheduled to occur every 10 years beginning in 2023.

**Front Yard Landscape Renovation (1)**

2024 6,500 20 0 5 7,177 13 @ 500.00

This component provides funding for renovation of the front yard area landscaping at 13 of the 39 homes. Funding is scheduled to occur every 20 years beginning in 2024.

**East Village Homeowners Association**  
**RA Component Inventory Summary**

Description	Asset ID	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
<b><i>Landscaping &amp; Irrigation continued...</i></b>									
<b>Landscape Irrigation-Double-Check Valve (2")</b>		2024	1,000	20	0	5	1,104	1 @	1,000.00
This component provides funding for replacement of the 2" double-check valve that is part of the landscape irrigation system. Funding is scheduled to occur every 20 years beginning in 2024.									
<b>Front Yard Landscape Renovation (2)</b>		2025	6,500	20	0	6	7,320	13 @	500.00
This component provides funding for renovation of the front yard area landscaping at 13 of the 39 homes. Funding is scheduled to occur every 20 years beginning in 2025.									
<b>Front Yard Landscape Renovation (3)</b>		2026	6,500	20	0	7	7,466	13 @	500.00
This component provides funding for renovation of the front yard area landscaping at 13 of the 39 homes. Funding is scheduled to occur every 20 years beginning in 2026.									

**East Village Homeowners Association**  
**RA Component Inventory by Remaining Life Expectancy**

Report Date	May 29, 2019
Beginning Fiscal Year	January 01, 2019
Account Number	OR-1601-000
	Version Number <b>LEVEL 3</b>

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Landscape Irrigation-Sprinkler Heads-Shrub Zone							
	2019	1	0	0	4,000	4,000	4,000
Concrete Sidewalks-Repair (Clay St)	2023	5	0	4	539	539	108
Landscape Irrigation-Timers	2023	10	0	4	1,000	1,000	600
Concrete Sidewalks-Repair (Abbott Ave)	2024	5	15	5	3,325	3,325	2,494
Front Yard Landscape Renovation (1)	2024	20	0	5	6,500	5,030	4,875
Landscape Irrigation-Double-Check Valve (2")	2024	20	0	5	1,000	750	750
Concrete Sidewalks-Repair (Engle St)	2025	5	16	6	1,282	916	916
Front Yard Landscape Renovation (2)	2025	20	0	6	6,500	4,550	4,550
Concrete Sidewalks-Repair (Dollarhide Way)	2026	5	5	7	2,921	876	876
Front Yard Landscape Renovation (3)	2026	20	0	7	6,500	4,225	4,225
					<b>Total Asset Summary</b>	<b>\$33,568</b>	<b>\$25,211</b>
					Contingency at 5.00%	\$1,327	\$1,231
					<b>Summary Total</b>	<b>\$26,538</b>	<b>\$24,625</b>

Excess Funds:

**East Village Homeowners Association  
RA Component Inventory with Current Costs**

Report Date	May 29, 2019	
Beginning Fiscal Year	January 01, 2019	
Account Number	OR-1601-000	
		Version Number <b>LEVEL 3</b>

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Concrete Pavement</b>								
Concrete Sidewalks-Repair (Clay St)	2018	2023	5	0	4	56 SF	9.50	539
Concrete Sidewalks-Repair (Abbott Ave)	2004	2024	5	15	5	350 SF	9.50	3,325
Concrete Sidewalks-Repair (Engle St)	2004	2025	5	16	6	135 SF	9.50	1,282
Concrete Sidewalks-Repair (Dollarhide Way)	2016	2026	5	5	7	307 SF	9.50	2,921
Concrete Pavement - Total								\$8,068
<b>Landscaping &amp; Irrigation</b>								
Landscape Irrigation-Sprinkler Heads-Shrub Zone								
	2016	2019	1	0	0	1 Total	4,000.00	4,000
Landscape Irrigation-Timers	2013	2023	10	0	4	2 EA	500.00	1,000
Front Yard Landscape Renovation (1)	2004	2024	20	0	5	13 UNITS	500.00	6,500
Landscape Irrigation-Double-Check Valve (..	2004	2024	20	0	5	1 Total	1,000.00	1,000
Front Yard Landscape Renovation (2)	2005	2025	20	0	6	13 UNITS	500.00	6,500
Front Yard Landscape Renovation (3)	2006	2026	20	0	7	13 UNITS	500.00	6,500
Landscaping & Irrigation - Total								\$25,500
Total Asset Summary								\$33,568

**SECTION V**

**RESERVE EXPENDITURE REPORTS**

## **East Village Homeowners Association RA Explanation of Reserve Expenditure Reports**

This section of the Reserve Study includes a series of reports which detail how the Association's reserve funds will be spent over the next 30 years. A brief explanation of each report contained in this section is included here for those readers who may be unfamiliar with the information provided in a Reserve Study.

**1. Annual Reserve Expenditure Detail:** This report provides a year by year summary of the reserve fund expenditures scheduled for each year covered in the Reserve Study. Expenditures are listed alphabetically in each year when they are scheduled to occur. Hence, an expenditure which is scheduled to occur every 5 years beginning in 2015 will appear for the first time under the 2015 heading and again in years 2020, 2025, 2030 and so on. The projected costs listed for each year take into account the effect of inflation on future replacement costs. Therefore, the replacement cost for a recurring expenditure will be higher each time it appears in this schedule.

**2. Capital & Non-Capital Expenditures:** This report groups the scheduled reserve expenditures under one of two categories; Capital Expenditures or Non-Capital Expenditures. In the context of a Reserve Study capital expenditures are generally defined as expenditures which are for the purpose of replacing, improving or prolonging the life expectancy of a common area asset. Non-capital expenditures are expenses incurred to maintain or repair common area assets, but which are not necessarily expected to improve or extend the life expectancy of the asset.

**East Village Homeowners Association**  
**RA Annual Reserve Expenditure Detail**

Report Date **May 29, 2019**  
 Beginning Fiscal Year **January 01, 2019**  
 Account Number **OR-1601-000**

Version Number **LEVEL 3**

Description	Expenditures
-------------	--------------

**Replacement Year 2019**

**Landscaping & Irrigation**

Landscape Irrigation-Sprinkler Heads-Shrub Zone	<b>4,000</b>
	<hr/>
<b>Total for 2019</b>	<b>\$4,000</b>

*No Replacement in 2020*

*No Replacement in 2021*

*No Replacement in 2022*

**Replacement Year 2023**

**Concrete Pavement**

Concrete Sidewalks-Repair (Clay St)	584
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**Landscaping & Irrigation**

Landscape Irrigation-Timers	1,082
	<hr/>
<b>Total for 2023</b>	<b>\$1,666</b>

**Replacement Year 2024**

**Concrete Pavement**

Concrete Sidewalks-Repair (Abbott Ave)	3,671
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**Landscaping & Irrigation**

Front Yard Landscape Renovation (1)	7,177
Landscape Irrigation-Double-Check Valve (2")	1,104
	<hr/>

**Total for 2024**

**\$11,952**

**Replacement Year 2025**

**Concrete Pavement**

Concrete Sidewalks-Repair (Engle St)	1,444
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**Landscaping & Irrigation**

Front Yard Landscape Renovation (2)	7,320
	<hr/>
<b>Total for 2025</b>	<b>\$8,764</b>

**East Village Homeowners Association  
RA Annual Reserve Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2026</b>	
<b>Concrete Pavement</b>	
Concrete Sidewalks-Repair (Dollarhide Way)	3,356
<b>Landscaping &amp; Irrigation</b>	
Front Yard Landscape Renovation (3)	7,466
<b>Total for 2026</b>	<b>\$10,822</b>
<i>No Replacement in 2027</i>	
<b>Replacement Year 2028</b>	
<b>Concrete Pavement</b>	
Concrete Sidewalks-Repair (Clay St)	644
<b>Total for 2028</b>	<b>\$644</b>
<b>Replacement Year 2029</b>	
<b>Concrete Pavement</b>	
Concrete Sidewalks-Repair (Abbott Ave)	4,053
<b>Total for 2029</b>	<b>\$4,053</b>
<b>Replacement Year 2030</b>	
<b>Concrete Pavement</b>	
Concrete Sidewalks-Repair (Engle St)	1,595
<b>Total for 2030</b>	<b>\$1,595</b>
<b>Replacement Year 2031</b>	
<b>Concrete Pavement</b>	
Concrete Sidewalks-Repair (Dollarhide Way)	3,705
<b>Total for 2031</b>	<b>\$3,705</b>
<i>No Replacement in 2032</i>	
<b>Replacement Year 2033</b>	
<b>Concrete Pavement</b>	
Concrete Sidewalks-Repair (Clay St)	711

**East Village Homeowners Association  
RA Annual Reserve Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2033 continued...</i></b>	
<b>Landscaping &amp; Irrigation</b>	
Landscape Irrigation-Timers	1,319
<b>Total for 2033</b>	<b>\$2,031</b>
<b>Replacement Year 2034</b>	
<b>Concrete Pavement</b>	
Concrete Sidewalks-Repair (Abbott Ave)	4,475
<b>Total for 2034</b>	<b>\$4,475</b>
<b>Replacement Year 2035</b>	
<b>Concrete Pavement</b>	
Concrete Sidewalks-Repair (Engle St)	1,761
<b>Total for 2035</b>	<b>\$1,761</b>
<b>Replacement Year 2036</b>	
<b>Concrete Pavement</b>	
Concrete Sidewalks-Repair (Dollarhide Way)	4,090
<b>Total for 2036</b>	<b>\$4,090</b>
<i>No Replacement in 2037</i>	
<b>Replacement Year 2038</b>	
<b>Concrete Pavement</b>	
Concrete Sidewalks-Repair (Clay St)	785
<b>Total for 2038</b>	<b>\$785</b>
<b>Replacement Year 2039</b>	
<b>Concrete Pavement</b>	
Concrete Sidewalks-Repair (Abbott Ave)	4,941
<b>Total for 2039</b>	<b>\$4,941</b>
<b>Replacement Year 2040</b>	
<b>Concrete Pavement</b>	
Concrete Sidewalks-Repair (Engle St)	1,944
<b>Total for 2040</b>	<b>\$1,944</b>

**East Village Homeowners Association  
RA Annual Reserve Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2041</b>	
<b>Concrete Pavement</b>	
Concrete Sidewalks-Repair (Dollarhide Way)	4,516
<b>Total for 2041</b>	<b>\$4,516</b>
<i>No Replacement in 2042</i>	
<b>Replacement Year 2043</b>	
<b>Concrete Pavement</b>	
Concrete Sidewalks-Repair (Clay St)	867
<b>Landscaping &amp; Irrigation</b>	
Landscape Irrigation-Timers	1,608
<b>Total for 2043</b>	<b>\$2,476</b>
<b>Replacement Year 2044</b>	
<b>Concrete Pavement</b>	
Concrete Sidewalks-Repair (Abbott Ave)	5,455
<b>Landscaping &amp; Irrigation</b>	
Front Yard Landscape Renovation (1)	10,664
Landscape Irrigation-Double-Check Valve (2")	1,641
<b>Total for 2044</b>	<b>\$17,760</b>
<b>Replacement Year 2045</b>	
<b>Concrete Pavement</b>	
Concrete Sidewalks-Repair (Engle St)	2,146
<b>Landscaping &amp; Irrigation</b>	
Front Yard Landscape Renovation (2)	10,877
<b>Total for 2045</b>	<b>\$13,023</b>
<b>Replacement Year 2046</b>	
<b>Concrete Pavement</b>	
Concrete Sidewalks-Repair (Dollarhide Way)	4,986
<b>Landscaping &amp; Irrigation</b>	
Front Yard Landscape Renovation (3)	11,095
<b>Total for 2046</b>	<b>\$16,081</b>

**East Village Homeowners Association  
RA Annual Reserve Expenditure Detail**

Description	Expenditures
<i>No Replacement in 2047</i>	
<b>Replacement Year 2048</b>	
<b>Concrete Pavement</b>	
Concrete Sidewalks-Repair (Clay St)	957
<b>Total for 2048</b>	<b>\$957</b>

**East Village Homeowners Association**  
**RA Capital & Non-Capital Reserve Expenditures**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Capital Expenditures</b>								
Concrete Sidewalks-Repair (Abbott Ave)	2004	2024	5	15	5	350 SF	9.50	3,325
Concrete Sidewalks-Repair (Clay St)	2018	2023	5	0	4	56 SF	9.50	539
Concrete Sidewalks-Repair (Dollarhide Way)	2016	2026	5	5	7	307 SF	9.50	2,921
Concrete Sidewalks-Repair (Engle St)	2004	2025	5	16	6	135 SF	9.50	1,282
Front Yard Landscape Renovation (1)	2004	2024	20	0	5	13 UNITS	500.00	6,500
Front Yard Landscape Renovation (2)	2005	2025	20	0	6	13 UNITS	500.00	6,500
Front Yard Landscape Renovation (3)	2006	2026	20	0	7	13 UNITS	500.00	6,500
Landscape Irrigation-Double-Check Valve (..	2004	2024	20	0	5	1 Total	1,000.00	1,000
Landscape Irrigation-Sprinkler Heads-Shrub Zone	2016	2019	1	0	0	1 Total	4,000.00	4,000
Landscape Irrigation-Timers	2013	2023	10	0	4	2 EA	500.00	1,000
Capital Expenditures - Total								\$33,568
Total Asset Summary								\$33,568

## **APPENDIX**

**East Village Homeowners Association**  
**RA Component Detail Reports**

Report Date	May 29, 2019	
Beginning Fiscal Year	January 01, 2019	
Account Number	OR-1601-000	Version Number LEVEL 3

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**Landscape Irrigation-Sprinkler Heads-Shrub Zone - 2019**

Asset ID		1 Total	@ \$4,000.00
		Asset Cost	\$4,000.00
Capital Expenditures		Percent Replacement	100%
Landscaping & Irrigation		Future Cost	\$4,000.00
Placed in Service	January 2016	Assigned Reserves	\$4,000.00
Useful Life	1		
Replacement Year	2019	Monthly Assessment	No Assessment
Remaining Life	0	Interest Contribution	
		Reserve Allocation	

This component provides funding for upgrading the sprinkler heads within the shrub zones. Funding is scheduled to occur one time in 2016 after replacement of individual sprinkler heads will be expensed to the operating budget rather than capitalized.

**East Village Homeowners Association**  
**RA Component Detail Reports**

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<b>Concrete Sidewalks-Repair (Clay St) - 2023</b>		1,135 SF	@ \$9.50
Asset ID		Asset Cost	\$539.12
Capital Expenditures		Percent Replacement	5%
Concrete Pavement		Future Cost	\$583.57
Placed in Service	January 2018	Assigned Reserves	\$539.12
Useful Life	5		
Replacement Year	2023	Monthly Assessment	\$0.79
Remaining Life	4	Interest Contribution	<u>\$0.23</u>
		Reserve Allocation	\$1.02

This component provides funding for repairing the sidewalks along Clay Street . Funding is scheduled to occur every 5 years beginning in 2018.

**East Village Homeowners Association**  
**RA Component Detail Reports**

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Landscape Irrigation-Timers - 2023		2 EA	@ \$500.00
Asset ID		Asset Cost	\$1,000.00
Capital Expenditures		Percent Replacement	100%
Landscaping & Irrigation		Future Cost	\$1,082.43
Placed in Service	January 2013	Assigned Reserves	\$1,000.00
Useful Life	10		
Replacement Year	2023	Monthly Assessment	\$1.47
Remaining Life	4	Interest Contribution	<u>\$0.42</u>
		Reserve Allocation	\$1.89

This component provides funding for replacement of the landscape irrigation timers. Funding is scheduled to occur every 10 years beginning in 2023.

**East Village Homeowners Association**  
**RA Component Detail Reports**

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**Concrete Sidewalks-Repair (Abbott Ave) - 2024**

Asset ID		7,000 SF	@ \$9.50
		Asset Cost	\$3,325.00
	Capital Expenditures	Percent Replacement	5%
	Concrete Pavement	Future Cost	\$3,671.07
Placed in Service	January 2004	Assigned Reserves	\$3,325.00
Useful Life	5		
Adjustment	15	Monthly Assessment	\$4.94
Replacement Year	2024	Interest Contribution	\$1.40
Remaining Life	5	Reserve Allocation	\$6.34

This component provides funding for repairing the sidewalks along Abbott Ave . Funding is scheduled to occur every 5 years beginning in 2024.

**East Village Homeowners Association**  
**RA Component Detail Reports**

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**Front Yard Landscape Renovation (1) - 2024**

Asset ID	13 UNITS	@ \$500.00
	Asset Cost	\$6,500.00
Capital Expenditures	Percent Replacement	100%
Landscaping & Irrigation	Future Cost	\$7,176.53
Placed in Service	Assigned Reserves	\$5,029.53
January 2004		
Useful Life		
20		
Replacement Year	Monthly Assessment	\$38.09
2024	Interest Contribution	\$2.20
Remaining Life	Reserve Allocation	\$40.30
5		

This component provides funding for renovation of the front yard area landscaping at 13 of the 39 homes. Funding is scheduled to occur every 20 years beginning in 2024.

**East Village Homeowners Association**  
**RA Component Detail Reports**

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**Landscape Irrigation-Double-Check Valve (2") - 2024**

Asset ID		1 Total	@ \$1,000.00
		Asset Cost	\$1,000.00
Capital Expenditures		Percent Replacement	100%
Landscaping & Irrigation		Future Cost	\$1,104.08
Placed in Service	January 2004	Assigned Reserves	\$750.00
Useful Life	20		
Replacement Year	2024	Monthly Assessment	\$6.32
Remaining Life	5	Interest Contribution	<u>\$0.33</u>
		Reserve Allocation	\$6.65

This component provides funding for replacement of the 2" double-check valve that is part of the landscape irrigation system. Funding is scheduled to occur every 20 years beginning in 2024.

**East Village Homeowners Association**  
**RA Component Detail Reports**

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**Concrete Sidewalks-Repair (Engle St) - 2025**

Asset ID	2,700 SF	@ \$9.50
	Asset Cost	\$1,282.50
Capital Expenditures	Percent Replacement	5%
Concrete Pavement	Future Cost	\$1,444.30
Placed in Service	January 2004	Assigned Reserves
Useful Life	5	
Adjustment	16	Monthly Assessment
Replacement Year	2025	Interest Contribution
Remaining Life	6	Reserve Allocation

This component provides funding for repairing the sidewalks along Engle Street . Funding is scheduled to occur every 5 years beginning in 2025.

**East Village Homeowners Association**  
**RA Component Detail Reports**

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**Front Yard Landscape Renovation (2) - 2025**

Asset ID		13 UNITS	@ \$500.00
		Asset Cost	\$6,500.00
Capital Expenditures		Percent Replacement	100%
Landscaping & Irrigation		Future Cost	\$7,320.06
Placed in Service	January 2005	Assigned Reserves	\$4,550.00
Useful Life	20		
Replacement Year	2025	Monthly Assessment	\$41.25
Remaining Life	6	Interest Contribution	<u>\$2.01</u>
		Reserve Allocation	\$43.27

This component provides funding for renovation of the front yard area landscaping at 13 of the 39 homes. Funding is scheduled to occur every 20 years beginning in 2025.

**East Village Homeowners Association**  
**RA Component Detail Reports**

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**Concrete Sidewalks-Repair (Dollarhide Way) - 2026**

Asset ID	6,150 SF	@ \$9.50
	Asset Cost	\$2,921.25
Capital Expenditures	Percent Replacement	5%
Concrete Pavement	Future Cost	\$3,355.60
Placed in Service	January 2016	Assigned Reserves
Useful Life	5	
Adjustment	5	Monthly Assessment
Replacement Year	2026	Interest Contribution
Remaining Life	7	Reserve Allocation

This component provides funding for repairing the sidewalks along Dollarhide Way. Funding is scheduled to occur every 5 years beginning in 2026.

**East Village Homeowners Association**  
**RA Component Detail Reports**

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**Front Yard Landscape Renovation (3) - 2026**

Asset ID	13 UNITS	@ \$500.00
	Asset Cost	\$6,500.00
Capital Expenditures	Percent Replacement	100%
Landscaping & Irrigation	Future Cost	\$7,466.46
Placed in Service	Assigned Reserves	\$4,225.00
January 2006		
Useful Life		
20		
Replacement Year	Monthly Assessment	\$41.43
2026	Interest Contribution	<u>\$1.88</u>
Remaining Life	Reserve Allocation	\$43.31
7		

This component provides funding for renovation of the front yard area landscaping at 13 of the 39 homes. Funding is scheduled to occur every 20 years beginning in 2026.

**East Village Homeowners Association  
RA Component Detail Reports**

**Detail Report Summary**

**Total of All Assets**

Assigned Reserves	\$25,211.10
Monthly Contribution	\$174.96
Monthly Interest	\$9.33
Monthly Allocation	\$184.29

**Contingency at 5.00%**

Assigned Reserves	\$1,326.90
Monthly Contribution	\$9.21
Monthly Interest	\$0.49
Monthly Allocation	\$9.70

**Grand Total**

Assigned Reserves	\$26,538.00
Monthly Contribution	\$184.17
Monthly Interest	\$9.82
Monthly Allocation	\$193.99

## East Village Homeowners Association RA Glossary

### Abbreviations

**Btu** – British thermal unit

**CFM** – Cubic feet per minute

**CY** – Cubic yard

**EA** – Each

**FYE** – Fiscal year end or fiscal year ending

**GPM** – Gallons per minute

**LBS** – Pounds

**LF** – Lineal foot

**MBH** – Thousand Btu per hour

**NCE** – National Construction Estimator CostBooks® construction cost estimating database

**RSM** – RS Means CostWorks® construction cost estimating database

**SF** – Square foot

**SQ** – 100 square feet (commonly used unit of measure for shingle roofing)

**SY** – Square yard

**TSF** – Total square feet

**YR** – Year

### Definition of Reserve Study Terms

**Accumulated Reserves** -The accumulated reserves are the funds available to pay for reserve expenditures as of the first day of the current budget cycle. The accumulated reserve balance may or may not include the reserve contribution for the current year depending on whether the reserve contribution is made at the beginning of the budget year or throughout the course of the year. The terms beginning balance and starting balance are also used in some reserve studies.

**Capital Expense** – For the purposes of this reserve funding analysis The AICPA definition of capital expense shall apply, as follows: Funds expended for improvements, or major repairs or replacements or improvements of property components that extend their useful lives or service periods.

**Cash Flow Funding** – Cash flow funding is a reserve funding model which is designed to generate sufficient cash flow to pay for the reserve expenditures set forth in the reserve study as opposed to a funding schedule that accumulates reserves in correlation with the rate at which the capital assets are losing value due to depreciation. Under a cash flow funding model the accumulated reserves at any point in time may or may not offset the asset value that has been lost to depreciation. When the accumulated reserve fund balance is equal to or greater than the value that has been lost to depreciation the reserves are said to be fully funded or 100% funded.

**Common Elements** - Common Elements are the assets and improvements that are commonly owned by the members of the Association and which are maintained, repaired and replaced at the Association's expense. Common elements may be limited common elements meaning they are used by some but not all association members or they may be a general common element, which means they are intended for the use and benefit of all association members.

**Component** – In the context of reserve planning a component is an expense identified in the reserve study that will be paid for with funds from the reserve account.

**Component Funding** – Component Funding is a funding method which allocates reserves to each component

## East Village Homeowners Association RA Glossary

based on the projected replacement cost and remaining life expectancy as of the beginning date of the current fiscal reporting period. The projected replacement cost is then amortized over the remaining life expectancy of the component and the accumulated reserves are allocated by dividing the future replacement cost by the number of years remaining until replacement is scheduled to occur.

Component Funding utilizes a different math model from that which is used to calculate Cash Flow Funding Projections and is therefore considered an alternative reserve funding methodology to Cash Flow Funding. Component Funding is typically utilized when the goal is to generate annual reserve contributions which offset the loss in value associated with the depreciation of the components which are the subject of the funding analysis.

**Component Inventory** – A list of all components included in the replacement reserve funding schedule.

**Current Assessment Funding Model** - Current Assessment Funding is a cash flow funding method which begins with a first year reserve contribution equal to the current annual reserve contribution which has been scheduled by the Association or an amount specified by the Board of Directors or the Reserve Specialist®.

Current Assessment Funding is often used when an Association has already approved the annual reserve contribution for the upcoming budget year; or when it is necessary to specify the reserve fund contribution rather than allowing the reserve study software to calculate the contribution.

**Effective Age** – The effective age is the difference between useful life expectancy and the remaining useful life of a component. The effective age is not always equivalent to the chronological age of the component due to the tendency for similar components to age at differing rates because of unique characteristics of the individual components.

**Expected Useful Life (EUL)** - The generally accepted life expectancy of a component from the time it is placed into service as a new component until the time when major renovation, renewal or replacement of the component is required in order to maintain the quality, performance and usefulness of the component.

**Financial Analysis** – The section of the reserve study which analyzes the current and future financial implications of the reserve funding obligations set forth in the study. The current analysis provides information regarding the current reserve fund status as of the first day of the current reporting period. The future analysis addresses the financial obligations established by the reserve study based on the future component expenditures and replacement schedules set forth in the study.

**Fiscal Year** – An accounting term used to describe a one year reporting cycle other than a January 1-December 31 cycle (calendar year); although the term “fiscal year” is often used to describe any one year financial reporting cycle, including a calendar year reporting cycle. The fiscal year is identified by the year when the reporting cycle ends. Hence, if the fiscal year ends on June 30<sup>th</sup> then the fiscal year ending on June 30, 2017 is referred to as the 2017 fiscal year or fiscal year 2017.

**Fully Funded Balance** – The term Fully Funded means that the amount of money allocated to pay for each funded reserve expense is equal to the amount derived from the following formula:

Fully Funded = PV x CA / EUL.

Where PV = present value; CA = current age; and EUL = expected useful life.

The Fully Funded balance is the cumulative amount required to achieve Full Funding for all of the components

## East Village Homeowners Association RA Glossary

included in the replacement reserve funding schedule. The present value is always the future replacement cost adjusted for inflation as of the beginning date of the current reserve study. This concept is explained in more detail under the definition of Percent Funded.

It is important to note that full funding does not mean that 100% of the projected replacement cost is available to pay for the expense in question at any particular point in time. Rather it means the current level of funding is equal to the value of the component or components that has been lost to depreciation. If a component is projected to cost \$20,000 to replace and it has a 20 year life expectancy then it will depreciate at the rate of \$1,000 per year. At year 10, the component will have lost \$10,000 of its economic value and hence the allocated reserves at the end of the 10<sup>th</sup> year would need to be \$10,000 in order for the component to be Fully Funded.

**Funding Projection** – A schedule which projects the annual reserve funding contributions required to meet the reserve funding requirements set forth in the reserve study. When the reserve funding projection begins with the first day of the current reporting period the reserve study is said to be current. The reserve funding projections contained in most studies encompass a period of thirty years but can encompass any number of years.

**Financial Analysis** – The section of the reserve funding study which analyzes the current and future financial implications of the reserve funding obligations presented in the study. The current analysis provides information regarding the current reserve fund status as of the first day of the current reporting period. The future analysis discusses the financial obligations implied by the reserve funding study based on the future component expenditures and replacement schedules set forth in the study.

**Funding Velocity** – Funding Velocity is a dynamic value utilized when Component Funding is used to generate the annual reserve funding projection. The Funding Velocity influences the percent funded level and determines how quickly the reserve fund will reach Fully Funded status; with 100% used as a baseline. If a Funding Velocity greater than 100% is required to achieve a Fully Funded reserve fund balance, the current funding levels would be considered low. If a Funding Velocity less than 100% is sufficient to accomplish full funding of the reserve account then the current funding levels are considered strong. The degree to which the Funding Velocity deviates from 100% is considered a relative measurement of the strength of an Association's reserve funding plan.

**Percent Funded Level** - The percent funded level measures the relationship between the accumulated reserves and amount of money required to achieve a Fully Funded reserve account at a given point in time. A Fully Funded reserve account occurs when the accumulated reserves are equal to the value of the value of the components that has been lost to depreciation.

When the reserve account is Fully Funded the percent funded level is 100%. Therefore, if 100% represents a Fully Funded level of reserves, then a reserve fund which is 60% funded would contain actual cash reserves equal to 60% of the amount necessary to be 100% funded.

To calculate the percent funded level for a reserve fund containing more than one component expenditure this calculation is performed for each component and the sum total is the amount required to achieve Full Funding. Hence, the percent funded level for a typical reserve fund represents an average of the percent funded level for all of the components that are included in the reserve funding analysis.

**Physical Analysis** – The physical analysis includes four elements: development of the component inventory; conducting the condition assessment; determining the remaining useful life of the components and preparing a replacement cost analysis. The information obtained while conducting the physical analysis is the primary data

## East Village Homeowners Association RA Glossary

that determines the reserve funding schedule established in the reserve funding study.

**Property Condition Assessment** – A property condition assessment (PCA) is a walk-through survey conducted for the purpose of establishing the current physical condition and remaining life expectancy of the assets and improvements which are the subject of the inspection. The written report that results from a PCA is known as a Property Condition Report or PCR.

A Baseline Property Condition Assessment that meets the ASTM E2018-08 standard will also identify physical deficiencies in the subject property and includes an examination of construction documents and interviews with property managers, maintenance personnel and other individuals who possess specific knowledge about the subject property for the purpose of gaining additional insight into the physical condition and maintenance requirements for the property. The document is referred to as a Baseline Property Condition Assessment report.

**Remaining Useful Life (RUL)** - The remaining life is the number of years that remain until a component reaches the end of its service life or until major renovation or renewal of the component is expected to be required. The remaining useful life analysis is used to develop the schedule of reserve fund expenditures that appears in the reserve study.

**Replacement Reserves** - Replacement reserves are funds collected from Association members that will be used to pay for repair and replacement of common area components according to the repair and replacement schedules contained in the reserve study. These funds should be held in a separate account and not co-mingled with operating funds.

**Statutory Funding** – Funding of the reserve account at a level required by local or state statutes. As of 2017 the only state with a statutory funding requirement for homeowners associations is Hawaii.

**Threshold Funding Method** – Threshold funding is a cash flow funding model that allows the Reserve Specialist® to specify a minimum balance for the Association's reserve account and creates a funding projection which results in the fund balance never dropping below the predetermined minimum balance. The minimum fund balance established for the fund is known as the funding threshold.

**Transition Inspection** – The inspection of Association property at or near the time period when control of the Board of Directors passes from the Declarant to a board comprised of unit owners other than the original declarant. The transition inspection is an extremely important process which should be undertaken by a qualified architect or engineer to ensure the interests of the community are protected.

The statute of limitations concerning construction defects varies from one jurisdiction to another. The Association's right to legal recourse for defective products and installations may be compromised if they fail to document the current condition of their property during this transitional period. In addition, warranties in effect could be impacted by the failure to perform timely inspections of components under warranty.

## **East Village Homeowners Association RA Reserve Study Updates**

**1. Annual Updates:** Oregon law requires all homeowner associations and condominiums created after 10/23/1999, or any Association formed prior to this date that has conducted a reserve study prior or subsequent to 10/23/1999, to conduct a new reserve study or to update an existing reserve study each year.

The annual update does not necessarily require a physical inspection. However, changes to ORS 94 and 100 which became effective on 1/1/2018 have resulted in several new requirements that will impact the procedures for updating a reserve study moving forward. Three significant changes to the statute that must now be considered every time the reserve study is updated are as follows:

1. The reserve study must include the reserve fund balance as of the first day of the current budget year.
2. The reserve study must include an estimate of the remaining life expectancy of the components that will be repaired, replaced or maintained with the reserve funds, from the date the update is performed.
3. The reserve study must include an estimate of the future cost of repair, replacement and maintenance of the common elements for which the reserves were established based on the current inflation rate at the time the reserve study is updated.

The need for a physical inspection of the property will depend on the age, complexity and current condition of the common area components which are the subject of the reserve study. The annual update must also include a review of the funding parameters, component replacement costs and verification of the current reserve fund balance as of the beginning date of the updated reserve funding projection.

The industry standard for estimating future replacements has historically been to estimate the current replacement cost and to then subject the current cost to an inflation rate that is the same for all expenditures included in the reserve study. Certain expenditures may increase in cost at a rate which exceeds the annual inflation rate. These accelerated cost increases may be significant and may have a material impact on future reserve spending obligations.

The inflation rate used in most reserve studies is an average of the annual inflation rate for a period that may range from 10 to 50 years. The average annual inflation rate is an average of the inflation rate that is calculated at the end of each month by the Bureau of Labor Statistics. The average annual inflation rate for the period between 1/1/1970 and 12/31/2018 was **4%**.

**2. Current Reserve Study:** State law require that the reserve study include a schedule of reserve fund contributions and expenditures that covers a minimum period of thirty years into the future. For a reserve study to be considered current, and in compliance with state law, the thirty-year projection must begin on the first day of the current budget year.

**3. Reserve Study Update Requirements:** The Association's bylaws require that the Board of Directors review and update the reserve study annually. Failure to update the reserve study may result in an underfunded reserve account if an Association relies on information contained in an outdated reserve study as the basis for its reserve funding plan. The statute does not require that the update be performed by a reserve study professional, but the study must include specific information that changes from year to year. If the study is not updated using the software that was used to prepare the initial reserve study, it is unlikely that all required information will be properly updated.

## **East Village Homeowners Association RA Funding Parameters & Assumptions**

**1. Parameters:** This reserve study was prepared using information provided by the Association and its representatives. Any such information is assumed to be true for the purposes of this reserve study. Representations of fact are assumed to be true and made in good faith by all parties associated with the development of this study.

Opinions and conclusions stated herein are based solely on the representations made in the information described in the previous paragraph. Capital Reserve Consultants, LLC (CRC) reserves the right to conduct a field evaluation of the property subsequent to completion of construction to verify as-built conditions. Changes made to this reserve study as a result of such an inspection are at the sole discretion of CRC.

**Inflation:** State law requires that future replacement costs be determined by applying an inflation factor to current replacement costs that is equal to the rate of inflation at the time the reserve study is updated. The inflation rate used in this reserve study is based on the most recent inflation data reported by the website [inflationdata.com](https://inflationdata.com) at the time the study was updated. The inflation rate as of **5/29/2019** was **2%**.  
<https://inflationdata.com/>

**Interest Earnings:** Investment income and income tax levels may affect reserve funding levels. The funding parameters established for this reserve study assume all reserve funds will be held in FDIC insured interest-bearing accounts. Interest earnings of **.50%** are assumed in this reserve study.

**Income Taxes:** This funding analysis assumes the Association will file IRS Form 1120-H which will result in an income tax rate on interest earnings of **30%**.

**Reserve Fund Contingency:** A reserve fund contingency of **5%** has been established for this reserve study. The contingency funding is available as of the first day of the budget year and may be used to pay for reserve expenditures which exceed the amount budgeted in the reserve study, or to pay for expenses which are not scheduled to occur until future years. Contingency funds should not be used to pay for expenses other than those identified in the study as reserve fund expenditures. Contingency funds available as of **1/1/2019** are **\$1,32700**.

**East Village Homeowners Association**  
**RA Component Detail Report Index**

Asset ID Description	Replacement	Page
<b>Concrete Pavement</b>		
Concrete Sidewalks-Repair (Clay St)	2023	A-2
Concrete Sidewalks-Repair (Abbott Ave)	2024	A-4
Concrete Sidewalks-Repair (Engle St)	2025	A-7
Concrete Sidewalks-Repair (Dollarhide Way)	2026	A-9
<b>Landscaping &amp; Irrigation</b>		
Landscape Irrigation-Sprinkler Heads-Shrub Zone	2019	A-1
Landscape Irrigation-Timers	2023	A-3
Front Yard Landscape Renovation (1)	2024	A-5
Landscape Irrigation-Double-Check Valve (2")	2024	A-6
Front Yard Landscape Renovation (2)	2025	A-8
Front Yard Landscape Renovation (3)	2026	A-10
Total Funded Assets	10	
Total Unfunded Assets	<u>0</u>	
Total Assets	10	