

Jan 2016 Reserve Study

by Tom Tousignant, Treasurer
Approved November 12, 2015

5 Year Pro Forma Budget

Montage at Mission Hills Homeowners' Association

Report Date: 01/01/2015

Fiscal Year: 01/01/15 - 12/31/15

Account	Description	Current Budget 2015	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Annual Increase (%per Yr)
Potential Income								
4110	Regular Assessments	268,800	284,160	298,368	313,286	328,951	345,398	5%
4125	Collection Reimbursement	1,000	150	0	0	0	0	
4130	Interest Income (accumulated in Reserves)	212	87	173	1,852	1,942	2,722	
4135	Assessment Violations	250	0	100	100	100	100	
4140	Late Assessments	750	1,041	1,000	1,000	1,000	1,000	
4141	Admin Fee L/C (new Jan 2011)	360	488	500	500	500	500	
4142	Bank Charges	0	50	0	0	0	0	
4150	Special Assessments	0	0	0	0	0	0	
4155	Architectural Fees	0	0	0	0	0	1	
4160	Newsletter Advertising	0	0	0	0	0	0	
4180	Security Assessments	0	0	0	0	0	0	
4190	Gate Clickers/Keys	0	0	0	0	0	0	
4195	Transfer Fee (new Jan 2011)	0	0	0	0	0	0	
Total Potential Income		271,372	285,976	300,141	316,738	332,493	349,721	
Transfers								
5000	Reserve Loan	0	0	0	0	0	0	
5010	Less Reserves	(30,672)	(33,744)	(37,128)	(40,848)	(44,928)	(49,416)	8%
5011	Excess Funds Transfer	0	0	0	0	0	0	
5015	Less Restricted Interest	(212)	(87)	(173)	(1,852)	(1,942)	(2,722)	
Total Reserves		(30,884)	(33,831)	(37,301)	(42,700)	(46,870)	(52,138)	
Income after Reserves		240,488	252,145	262,840	274,038	285,623	297,583	
Operating Expenses								
Utilities								
5020	Electricity	11,235	10,636	10,955	11,284	11,622	11,971	3%
5021	Mailbox Lighting Electricity	128	128	132	136	140	144	3%
5040	Gate Telephone	900	1,478	1,522	1,568	1,615	1,664	3%
5050	Water	2,874	2,817	2,902	2,989	3,078	3,171	3%
Subtotal Utilities		15,137	15,059	15,511	15,977	16,455	16,950	3%
Landscape Maintenance								
5110	Landscape Contract	16,200	17,100	17,613	18,141	18,686	19,246	3%
5120	Landscape Extras	1,000	4,500	4,815	5,152	5,513	5,899	7%
5130	Sprinkler Maintenance	1,000	2,000	2,200	2,420	2,662	2,928	10%
5140	Tree Trimming	5,675	5,675	5,845	6,021	6,201	6,387	3%
5145	Tree Removal	500	500	515	530	546	563	3%
5150	Annual Color	540	0	0	0	0	0	3%
5160	Seed/Scalp/Fertilize	50	0	0	0	0	0	2%
5170	New Plants	800	800	824	849	874	900	3%
Subtotal Landscape		25,765	30,575	31,812	33,113	34,482	35,923	5%
Entrance Fountains								
5210	Contract Maintenance	1,680	2,400	2,448	2,497	2,547	2,598	2%
5220	Equipment Repair	260	200	200	200	200	200	0%
Subtotal Fountains		1,940	2,600	2,648	2,697	2,747	2,798	2%
Hardscapes Maintenance								
5320	Painting - Block Wall/Gate Touch Up	500	500	500	500	500	500	0%
5341	Grounds Misc.	1,000	1,000	1,020	1,040	1,061	1,082	2%
5343	Street Repairs	0	0	0	0	0	0	0%
5345	Street Sweeping	4,640	4,770	4,865	4,963	5,062	5,163	2%
5350	Retention Basin Well Pumping	1,500	0	0	0	0	0	2%

Report Date: 01/01/2015

Fiscal Year: 01/01/15 - 12/31/15

Account	Description	Current Budget 2015	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Annual Increase
5363	Holiday Décor	2,240	2,180	2,223	2,268	2,313	2,360	2%
5365	Electrical/Lighting Repair/Relamping	4,854	6,200	6,386	6,578	6,775	6,978	3%
5370	Pest Control	2,200	2,100	2,142	2,185	2,229	2,273	2%
5380	Signs	200	200	200	200	200	200	0%
5385	Block Wall Minor Repairs	0	0	0	0	0	0	2%
5390	Security/keys/clickers	6,300	6,300	6,426	6,555	6,686	6,819	2%
5395	Gate Metal/Motor/Arm Repairs	1,000	1,000	1,020	1,040	1,061	1,082	2%
5399	Gate Phone Repairs	0	0	0	0	0	0	3%
Subtotal Hardscapes		24,434	24,250	24,782	25,329	25,887	26,457	3%
Administration Cost								
5455	Permits	0	0	0	0	0	0	2%
5460	Licenses	30	150	153	156	159	162	2%
5465	Reserve Study	0	1,000	1,020	1,040	1,061	1,082	2%
5468	Professional Fee	0	0	0	0	0	0	2%
5470	Audit	1,400	1,400	1,428	1,457	1,486	1,515	2%
5480	Franchise Tax	10	10	10	10	11	11	2%
5481	State Required Forms	100	100	102	104	106	108	2%
5490	Internal Revenue	0	0	0	0	0	0	2%
5505	Legal Services	2,000	2,000	2,040	2,081	2,122	2,165	2%
5510	Assessment Collection Fee	750	750	765	780	796	812	2%
5511	CAI Membership	760	760	783	806	830	855	3%
5512	Bad Debts Expense	0	0	0	0	0	0	0%
5513	Meeting & Board Expense	600	800	824	849	874	900	3%
5515	Mission Hills Social Membership	124,032	130,161	136,669	143,502	150,677	158,211	5%
5516	PPM Late Admin Fee (new Jan 2011)	400	400	408	416	424	433	2%
5517	PPM Transfer fee (new Jan 2011)	0	0	0	0	0	0	2%
5520	Insurance	4,000	3,838	3,953	4,072	4,194	4,320	3%
5525	Insurance Claims	0	0	0	0	0	0	0%
5530	Management Services	30,744	30,744	31,666	32,616	33,595	34,603	3%
5531	PPM website	0	0	0	0	0	0	0%
5532	Smartweb Violation Services (new July 2014)	0	440	0	0	0	0	
5535	End of Year Closing	525	525	536	546	557	568	2%
5540	Printing/Postage	3,203	3,203	3,267	3,332	3,399	3,467	2%
5545	Bank Charges	0	0	0	0	0	0	
5548	PY Pool Deposits (new Jan 2011)	0	0	0	0	0	0	
5550	Miscellaneous/Contingency	4,658	3,380	8,166	9,798	11,457	11,458	
Subtotal Administration		173,212	179,661	191,790	201,565	211,748	220,670	
Total Operating Expenses		240,488	252,145	266,543	278,681	291,319	302,798	
3990	Net Income (Loss)	0	0	(3,703)	(4,643)	(5,696)	(5,215)	
Number of Units / Members		128	128	128	128	128	129	
\$ Per Unit / Month		\$175	\$185	\$194	\$204	\$214	\$225	

Jan 2016 Reserve Study

by Tom Tousignant, Treasurer
Adopted November 12, 2015

5 Year Plan / Reserves Cash Flow

Montage at Mission Hills Homeowners' Association

	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Annual Increase (% per Yr)
Potential Income						
Regular Assessments	\$284,160	\$298,368	\$313,286	\$328,951	\$345,398	4%
Special Assessments	\$0	\$0	\$0	\$0	\$0	
Interest & Other Income	\$1,816	\$1,773	\$3,452	\$3,542	\$4,323	0%
Total Income	\$285,976	\$300,141	\$316,738	\$332,493	\$349,721	4%
Projected Expenses						
Utilities	\$15,059	\$15,511	\$15,977	\$16,455	\$16,950	3%
Landscape Maintenance	\$30,575	\$31,812	\$33,113	\$34,482	\$35,923	2%
Entrance Fountains	\$2,600	\$2,648	\$2,697	\$2,747	\$2,798	2%
Hardscape Maintenance	\$24,250	\$24,782	\$25,329	\$25,887	\$26,457	2%
Administrative	\$179,661	\$191,790	\$201,565	\$211,748	\$220,670	4%
Operating Expenses	\$252,145	\$266,543	\$278,681	\$291,319	\$302,798	4%
Reserve Allocation	\$33,831	\$37,301	\$42,700	\$46,870	\$52,138	8%
Total Expenses	\$285,976	\$303,844	\$321,381	\$338,189	\$354,936	4%
Cash Flow (Reserves)						
Projected Reserves (start year)	\$70,856	\$86,276	\$106,268	\$80,785	\$115,344	n/a
Add: Special Assessments	\$0	\$0	\$0	\$0	\$0	n/a
Add: Reserve Contributions	\$33,831	\$37,301	\$42,700	\$46,870	\$52,138	5%
Add: Interest Income	\$87	\$173	\$1,852	\$1,942	\$2,722	n/a
Less: Expense Disbursements	(\$18,410)	(\$17,309)	(\$68,184)	(\$12,310)	(\$7,859)	n/a
Cash Flow Year End Reserves	\$86,363	\$106,441	\$82,637	\$117,286	\$162,346	n/a
Fully Funded Reserves (Ideal Reserves)	\$361,278	\$388,587	\$417,336	\$397,518	\$431,637	n/a
Percent Funded (%)	24%	27%	20%	30%	38%	n/a
Per Unit Costs / 5 Year Plan						
Total Projected Expenses	\$285,976	\$303,844	\$321,381	\$338,189	\$354,936	4%
Less: Interest & other income	(\$1,816)	(\$1,773)	(\$3,452)	(\$3,542)	(\$4,323)	0%
Total Exp (Less: Other income)	\$284,160	\$302,071	\$317,929	\$334,647	\$350,613	n/a
Number of Units / Members	128	128	128	128	128	n/a
\$ Per Unit / Month	\$186	\$198	\$209	\$220	\$231	5%
\$ Per Unit (less interest & other income)	\$185	\$197	\$207	\$218	\$228	5%

Assumptions / Comments

Contingency Allowance (Reserves)	0%	Selected allowance (% of the Replacement Costs per Exhibit D)
Inflation Allowance (Operating Expenses)	2%	Average annual inflation rate (Exhibit B) for the next 5 years
Inflation Allowance Reserve Funding	8%	Selected inflation rate used in Exhibit B (Reserve Allocation)
Inflation Allowance Reserve Expenses	2%	Selected inflation rate used in Exhibit E (Reserves Expenses)
Interest Rate (Reserve Funds)	1.50% Thru 2014, then 2.00%	
Annual updates of this study are required in order to reconcile your actual costs with the projected expenses,		

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Component Inventory Schedule - Exhibit D

Identified Major Components	Quantity Unit(s)	Measure Code	Cost/Per Unit	Start Date (Life Cycle)	Useful Life	Remaining Life (Adjusted based on Survey 10/xx/15)	Update 2016	Source Code	Condition Code	Current Replace Cost	Fully Funded Reserves (Current)	Straight Line Funding (Cost/UL) Annual Addition Required	Remarks
Asphalt													
Asphalt Seal/Stripe	198,880	SF	\$0.20	2013	5	3		A	RN	\$39,736	\$15,894	\$7,947	seal/stripes/repair allowance
Asphalt Repair Allowance	1	allowance	\$10,000	2013	5	3		H	AN	\$10,000	\$4,000	\$2,000	repair allowance
Asphalt Replace	198,880	SF	\$2.50	2003	28	16		B	AN	\$496,700	\$212,871	\$17,739	replacement allowance
Concrete													
Concrete Entrance - (Gerald Ford, Da Vall)	2	allowance	\$7,250	2012	6	3		H/C	fair	\$14,500	\$7,250	\$2,417	clean/seal/repair
Concrete Street Curbs/Apron - (Picasso, Da Vall)	5	allowance	\$5,000	2004	20	9		C	good	\$25,000	\$13,750	\$1,250	clean/seal/repair
Electrical/Lighting													
Light Fixtures (common areas)	2	Each	\$760	2015	6	6		H	AN	\$1,520	\$0	\$253	replacement allowance
Battery backup GF (gate operators)	4	allowance	\$2,500	2004	24	13		C	AN	\$10,000	\$4,583	\$417	circuit panels, wiring, timers
Mechanical													
Gate Operators Gerald Ford Dr	4	allowance	\$3,250	2015	12	12		B/C	AN	\$13,000	\$0	\$1,083	replacement allowance
Gate Operators Da Vall Rd	4	allowance	\$3,250	2004	12	1		B	AN	\$13,000	\$11,917	\$1,083	replacement allowance
Gate Sensors/Loop Systems Da Vall (Dec 1)	2	allowance	\$1,365	2011	6	2		H	good	\$2,730	\$1,820	\$455	replacement allowance
Gate Sensors/Loop Systems Gerald Ford	2	allowance	\$1,365	2010	6	1		H	AN	\$2,730	\$2,275	\$455	replacement allowance
Intercom Gerald Ford Dr	1	allowance	\$3,924	2012	12	9		B	AN	\$3,924	\$981	\$327	replacement allowance
Intercom Da Vall Rd	1	allowance	\$3,924	2012	12	9		B	AN	\$3,924	\$981	\$327	replacement allowance
Water Fountains													
Water Fountain Pumps	4	allowance	\$865	2015	5	5		H	AN	\$3,460	\$0	\$692	replacement allowance
Water Fountain Filters	2	allowance	\$1,050	2008	12	5		H	AN	\$2,100	\$1,225	\$175	replacement allowance
Water Fountain Resurface	2	allowance	\$5,000	2015	11	11		B/C	AN	\$10,000	\$0	\$909	resurface allowance
Painting													
Paint Wrought Iron Gates	1	LS	\$2,100	2013	3	1		H	good	\$2,100	\$1,400	\$700	prep & paint allowance
Paint Block walls	2,860	LF	\$1.94	2011	10	6		H	good	\$5,550	\$2,220	\$555	prep & paint allowance
Paint entrance/corner Montage signs	1	LS	\$1,300	2014	4	3		H	AN	\$1,300	\$325	\$325	prep & paint allowance
Returbish Mailboxes	1	LS	\$580	2010	6	1		H	AN	\$580	\$483	\$97	prep & paint allowance
Fences/Gates													
Entrance Gates (Vehicle)	5	allowance	\$5,000	2002	32	19		B/C	good	\$25,000	\$10,156	\$781	replacement allowance
Entrance Gates (Pedestrian)	2	allowance	\$850	2002	30	17		B/C	good	\$1,700	\$737	\$57	replacement allowance
Block Wall Repairs	1	allowance	\$3,500	as needed	5	4		C	AN	\$3,500	\$700	\$700	repair allowance
Landscape/Drainage													
Irrigation Timers	2	allowance	\$1,050	2015	12	12		H/C	AN	\$2,100	\$0	\$175	replacement allowance
Backflow	2	allowance	\$900	2002	18	5		B/C	AN	\$1,800	\$1,300	\$100	replacement allowance
Tree Trimming	106	Refer to Operating Budget											
Palm Tree Replacement (New 2015 update)	106	allowance	\$4,000	2013	50	5-20		H	AN	NA	NA	NA	5 replaced July 2011 for \$4000
Landscape Remodel (1/2 Operating Budget, Refer to Operating Budget)	1	Exclusive use area (residential owners responsibility)	\$15,000	2012	24	21		H/C	AN	\$15,000	\$1,875	\$625	returbish allowance
Residential Homes Drainage, Sewer	1	allowance	\$15,000	2012	24	21		H/C	AN	\$15,000	\$1,875	\$625	repair/replace allowance
Drainage Retention Basin (new drywell)	1	allowance	\$15,000	2012	24	21		H/C	AN	\$15,000	\$1,875	\$625	storm damage contingency
Other													
Mailboxes	128	Each	\$80	2002	15	2		B/C	good	\$10,240	\$8,875	\$883	replacement allowance
Monuments Signage	5	allowance	\$1,200	as needed	10	4		C	good	\$6,000	\$3,600	\$600	replacement allowance
Contingency													
Contingency Allowance		Refer to Operating Budget								\$747,194	\$313,219	\$44,927	
Total:													0%

Jan 2016 Reserve Study												
by Tom Tousignant, Treasurer												
Approved November 12, 2015												
30 Year Cash Flow Summary - Exhibit E (basis for update)												
Identified Major Components	Quantity (Unit(s))	Measure Code	Cost Per Unit	Start Date (Life Cycle)	Useful Life	Remaining Life	Next Year (Cycle)	Current Replace Cost	Straight Line Funding (Cost/UL)	2016 Replacement Cost	2017 Replacement Cost	2018 Replacement Cost
Asphalt												
Asphalt Seal/Stripe	198,680	SF	\$6.20	2013	5	3	2018	\$39,736	\$7,947	\$23,842	\$31,789	\$39,736
Asphalt Repair Allowance	1 allowance		\$10,000	2013	5	3	2018	\$10,000	\$2,000	\$6,000	\$8,000	\$10,000
Asphalt Replace	198,680	SF	\$2.50	2003	28	16	2031	\$496,700	\$17,739	\$230,611	\$248,350	\$266,089
Concrete												
Concrete Entrances - (Gerald Ford, Da Vall)	2	allowance	\$7,250	2012	6	3	2018	\$14,500	\$2,417	\$9,667	\$12,083	\$14,500
Concrete Street Curbs/Apron - (Picasso, Dali, Artisan E, Artisan W)	5	allowance	\$5,000	2004	20	9	2024	\$25,000	\$1,250	\$15,000	\$16,250	\$17,500
Electrical/Lighting												
Light Fixtures (common areas)	Refer to Operating Budget											
Battery Backup GF (gate operators)	2	Each	\$760	2015	6	6	2021	\$1,520	\$253	\$253	\$507	\$760
Electric Meter/ Contingency	4	allowance	\$2,500	2004	24	13	2028	\$10,000	\$417	\$5,000	\$5,417	\$5,833
Mechanical												
Gate Operators Gerald Ford Dr	4	allowance	\$3,250	2015	12	12	2027	\$13,000	\$1,083	\$1,083	\$2,167	\$3,250
Gate Operators Da Vall Rd	4	allowance	\$3,250	2004	12	1	2016	\$13,000	\$1,083	\$13,000	\$1,083	\$2,167
Gate Sensors/Loop Systems Da Vall (replace Dec 2011)	2	allowance	\$1,365	2011	6	2	2017	\$2,730	\$455	\$2,275	\$2,730	\$455
Gate Sensors/Loop Systems Gerald Ford	2	allowance	\$1,365	2006	6	1	2016	\$2,730	\$455	\$2,730	\$455	\$910
Intercom Gerald Ford Dr	1	allowance	\$3,924	2012	12	9	2024	\$3,924	\$327	\$1,308	\$1,635	\$1,962
Intercom Da Vall Rd	1	allowance	\$3,924	2012	12	9	2024	\$3,924	\$327	\$1,308	\$1,635	\$1,962
Water Fountains												
Water Fountain Pumps	4	allowance	\$865	2015	5	5	2020	\$3,460	\$682	\$682	\$1,384	\$2,076
Water Fountain Filters	2	allowance	\$1,000	2008	12	5	2020	\$2,000	\$167	\$1,833	\$1,500	\$1,667
Water Fountain Resurface	2	allowance	\$5,000	2015	11	11	2026	\$10,000	\$909	\$909	\$1,818	\$2,727
Painting												
Paint Wrought Iron Gates	1	LS	\$2,100	2013	3	1	2016	\$2,100	\$700	\$2,100	\$700	\$1,400
Paint Block walls	2,860	LF	\$1.94	2011	10	6	2021	\$5,548	\$555	\$2,774	\$3,329	\$3,884
Paint entrance/corner Montage signs	1	LS	\$1,300	2014	4	3	2018	\$1,300	\$325	\$650	\$975	\$1,300
Refurbish Mailboxes	1	LS	\$580	2010	6	1	2016	\$580	\$97	\$580	\$97	\$193
Fences/Gates												
Entrance Gates (Vehicle)	5	allowance	\$5,000	2002	32	19	2034	\$25,000	\$781	\$10,938	\$11,719	\$12,500
Entrance Gates (Pedestrian)	2	allowance	\$850	2002	30	17	2032	\$1,700	\$57	\$793	\$850	\$907
Block Wall Repairs	1	allowance	\$3,500	as needed	5	4	2019	\$3,500	\$700	\$1,400	\$2,100	\$2,800
Landscape/Drainage												
Irrigation Timers	2	allowance	\$1,050	2015	12	12	2027	\$2,100	\$175	\$175	\$350	\$525
Backflow	2	allowance	\$900	2002	18	5	2020	\$1,800	\$100	\$1,400	\$1,500	\$1,600
Tree Trimming	Refer to Operating Budget											
Palm Tree Replacement (New 2016 update)	As needed (estimate 5 trees every 5 years)											
Landscape Remodel (1/2 funded by Operating Budget)	Refer to Operating Budget											
Residential Homes Drainage, Sewer	Exclusive use area (residential owners responsibility)											
Drainage Retention Basin (new drywell)	1	allowance	\$15,000	2012	24	21	2036	\$15,000	\$625	\$2,500	\$3,125	\$3,750
Other												
Mailboxes	128	Each	\$80	2002	15	2	2017	\$10,240	\$683	\$9,557	\$10,240	\$683
Monuments Signage	5	allowance	\$1,200	as needed	10	4	2019	\$6,000	\$600	\$4,200	\$4,800	\$5,400
Contingency												
Contingency Allowance	Refer to Operating Budget											
Total Fully Funded Reserves:								\$751,092	\$45,719	\$361,278	\$388,587	\$417,336
Total Fully Funded Reserves + Inflation at 1% until 2015, then 2%:											\$392,473	\$425,724

Jan 2016 Reserve Study													
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30 Year Cash Flow Summary - E													
Identified Major Components	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Replacement Cost	Replacement Cost	Replacement Cost	Replacement Cost	Replacement Cost	Replacement Cost	Replacement Cost	Replacement Cost	Replacement Cost	Replacement Cost	Replacement Cost	Replacement Cost	Replacement Cost
Asphalt													
Asphalt Seal/Stripe	\$7,947	\$15,894	\$23,842	\$31,789	\$39,736	\$7,947	\$15,894	\$23,842	\$31,789	\$39,736	\$7,947	\$15,894	\$23,842
Asphalt Repair Allowance	\$2,000	\$4,000	\$6,000	\$8,000	\$10,000	\$2,000	\$4,000	\$6,000	\$8,000	\$10,000	\$2,000	\$4,000	\$6,000
Asphalt Replace	\$283,829	\$301,568	\$319,307	\$337,047	\$354,786	\$372,525	\$390,264	\$408,004	\$425,743	\$443,482	\$461,222	\$478,961	\$496,700
Concrete													
Concrete Entrance - (Gerald Ford, Da Vall)	\$2,417	\$4,833	\$7,250	\$9,667	\$12,083	\$14,500	\$2,417	\$4,833	\$7,250	\$9,667	\$12,083	\$14,500	\$2,417
Concrete Street Curbs/Apron - (Picasso, Da)	\$18,750	\$20,000	\$21,250	\$22,500	\$23,750	\$25,000	\$1,250	\$2,500	\$3,750	\$5,000	\$6,250	\$7,500	\$8,750
Electrical/Lighting													
Light Fixtures (common areas)	\$1,013	\$1,267	\$1,520	\$253	\$507	\$760	\$1,013	\$1,267	\$1,520	\$253	\$507	\$760	\$1,013
Battery backup GF (gate operators)	\$6,250	\$6,667	\$7,083	\$7,500	\$7,917	\$8,333	\$8,750	\$9,167	\$9,583	\$10,000	\$417	\$833	\$1,250
Electric Meter Contingency													
Mechanical													
Gate Operators Gerald Ford Dr	\$4,333	\$5,417	\$6,500	\$7,583	\$8,667	\$9,750	\$10,833	\$11,917	\$13,000	\$14,083	\$15,167	\$16,250	\$17,333
Gate Operators Da Vall Rd	\$3,250	\$4,333	\$5,417	\$6,500	\$7,583	\$8,667	\$9,750	\$10,833	\$11,917	\$13,000	\$14,083	\$15,167	\$16,250
Gate Sensors/Loop Systems Da Vall (replace)	\$910	\$1,365	\$1,820	\$2,275	\$2,730	\$3,185	\$3,640	\$4,095	\$4,550	\$5,005	\$5,460	\$5,915	\$6,370
Gate Sensors/Loop Systems Gerald Ford	\$1,365	\$1,820	\$2,275	\$2,730	\$3,185	\$3,640	\$4,095	\$4,550	\$5,005	\$5,460	\$5,915	\$6,370	\$6,825
Intercom Gerald Ford Dr	\$2,289	\$2,616	\$2,943	\$3,270	\$3,597	\$3,924	\$3,270	\$3,597	\$3,924	\$4,251	\$4,578	\$4,905	\$5,232
Intercom Da Vall Rd	\$2,289	\$2,616	\$2,943	\$3,270	\$3,597	\$3,924	\$3,270	\$3,597	\$3,924	\$4,251	\$4,578	\$4,905	\$5,232
Water Fountains													
Water Fountain Pumps	\$2,768	\$3,460	\$4,152	\$4,844	\$5,536	\$6,228	\$6,920	\$7,612	\$8,304	\$8,996	\$9,688	\$10,380	\$11,072
Water Fountain Filters	\$1,833	\$2,000	\$1,167	\$333	\$500	\$667	\$833	\$1,000	\$1,167	\$1,333	\$1,500	\$1,667	\$1,833
Water Fountain Resurface	\$3,636	\$4,545	\$5,455	\$6,364	\$7,273	\$8,182	\$9,091	\$10,000	\$9,091	\$1,818	\$2,727	\$3,636	\$4,545
Painting													
Paint Wrought Iron Gates	\$2,100	\$700	\$1,400	\$2,100	\$700	\$1,400	\$2,100	\$700	\$1,400	\$2,100	\$700	\$1,400	\$2,100
Paint Block walls	\$4,438	\$4,993	\$5,548	\$6,103	\$6,658	\$7,213	\$7,768	\$8,323	\$8,878	\$9,433	\$9,988	\$10,543	\$11,098
Paint entrance/corner Montage signs	\$325	\$650	\$975	\$1,300	\$1,625	\$1,950	\$2,275	\$2,600	\$2,925	\$3,250	\$3,575	\$3,900	\$4,225
Returbish Mailboxes	\$290	\$387	\$483	\$580	\$677	\$773	\$870	\$967	\$1,064	\$1,161	\$1,258	\$1,355	\$1,452
Fences/Gates													
Entrance Gates (Vehicle)	\$13,281	\$14,063	\$14,844	\$15,625	\$16,406	\$17,188	\$17,969	\$18,750	\$19,531	\$20,313	\$21,094	\$21,875	\$22,656
Entrance Gates (Pedestrian)	\$963	\$1,020	\$1,077	\$1,133	\$1,190	\$1,247	\$1,303	\$1,360	\$1,417	\$1,473	\$1,530	\$1,587	\$1,643
Block Wall Repairs	\$3,500	\$700	\$1,400	\$2,100	\$2,800	\$3,500	\$700	\$1,400	\$2,100	\$2,800	\$3,500	\$700	\$1,400
Landscaping/Drainage													
Irrigation Timers	\$700	\$875	\$1,050	\$1,225	\$1,400	\$1,575	\$1,750	\$1,925	\$2,100	\$2,275	\$2,450	\$2,625	\$2,800
Backflow	\$1,700	\$1,800	\$100	\$200	\$300	\$400	\$500	\$600	\$700	\$800	\$900	\$1,000	\$1,100
Tree Trimming													
Palm Tree Replacement (New 2016 update)	\$1,600	\$2,400	\$3,200	\$4,000	\$800	\$1,600	\$2,400	\$3,200	\$4,000	\$800	\$1,600	\$2,400	\$3,200
Landscape Remodel (1/2 funded by Operatr	\$12,000	\$14,000	\$16,000	\$18,000	\$20,000	\$2,000	\$4,000	\$6,000	\$8,000	\$10,000	\$12,000	\$14,000	\$16,000
Residential Homes Drainage, Sewer													
Drainage Retention Basin (new drywell)	\$4,375	\$5,000	\$5,625	\$6,250	\$6,875	\$7,500	\$8,125	\$8,750	\$9,375	\$10,000	\$10,625	\$11,250	\$11,875
Other													
Mailboxes	\$1,365	\$2,048	\$2,731	\$3,413	\$4,096	\$4,779	\$5,461	\$6,144	\$6,827	\$7,509	\$8,192	\$8,875	\$9,557
Monuments Signage	\$6,000	\$600	\$1,200	\$1,800	\$2,400	\$3,000	\$3,600	\$4,200	\$4,800	\$5,400	\$6,000	\$6,600	\$7,200
Contingency													
Contingency Allowance													
Total Fully Funded Reserves:	\$397,518	\$431,637	\$470,096	\$508,746	\$543,755	\$517,007	\$511,878	\$552,037	\$596,455	\$611,554	\$579,127	\$612,615	\$639,074
Total Fully Funded Reserves + Inflation	\$409,564	\$449,163	\$494,075	\$540,044	\$582,979	\$559,845	\$559,834	\$609,792	\$654,290	\$689,114	\$659,100	\$704,185	\$741,945

Jan 2016 Reserve Study														
by Tom Tounisiant, Treasurer														
Approved November 12, 2015														
30 Year Cash Flow Summary - E														
Identified Major Components	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
	Replace- ment Cost	Replace- ment Cost	Replace- ment Cost	Replace- ment Cost	Replace- ment Cost	Replace- ment Cost	Replace- ment Cost	Replace- ment Cost	Replace- ment Cost	Replace- ment Cost	Replace- ment Cost	Replace- ment Cost	Replace- ment Cost	Replace- ment Cost
Asphalt														
Asphalt Seal/Stripe	\$7,947	\$15,894	\$23,842	\$31,789	\$39,736	\$7,947	\$15,894	\$23,842	\$31,789	\$39,736	\$7,947	\$15,894	\$23,842	\$31,789
Asphalt Repair Allowance	\$2,000	\$4,000	\$6,000	\$8,000	\$10,000	\$2,000	\$4,000	\$6,000	\$8,000	\$10,000	\$2,000	\$4,000	\$6,000	\$8,000
Asphalt Replace	\$17,739	\$35,479	\$53,218	\$70,957	\$88,696	\$106,436	\$124,175	\$141,914	\$159,654	\$177,393	\$195,132	\$212,871	\$230,611	\$248,350
Concrete														
Concrete Entrance (Gerald Ford, Da Vall)	\$4,833	\$7,250	\$9,667	\$12,083	\$14,500	\$2,417	\$4,833	\$7,250	\$9,667	\$12,083	\$14,500	\$2,417	\$4,833	\$7,250
Concrete Street Curbs/Apron - (Picasso, Dal)	\$10,000	\$11,250	\$12,500	\$13,750	\$15,000	\$16,250	\$17,500	\$18,750	\$20,000	\$21,250	\$22,500	\$23,750	\$25,000	\$1,250
Electrical/Lighting														
Light Fixtures (common areas)														
Battery backup GF (gate operators)	\$1,267	\$1,520	\$2,53	\$507	\$760	\$1,013	\$1,267	\$1,520	\$2,53	\$507	\$760	\$1,013	\$1,267	\$1,520
Electric Meter/ Contingency	\$1,667	\$2,083	\$2,500	\$2,917	\$3,333	\$3,750	\$4,167	\$4,583	\$5,000	\$5,417	\$5,833	\$6,250	\$6,667	\$7,083
Mechanical														
Gate Operators Gerald Ford Dr	\$5,417	\$6,500	\$7,583	\$8,667	\$9,750	\$10,833	\$11,917	\$13,000	\$13,083	\$2,167	\$3,250	\$4,333	\$5,417	\$6,500
Gate Operators Da Vall Rd	\$4,333	\$5,417	\$6,500	\$7,583	\$8,667	\$9,750	\$10,833	\$11,917	\$13,000	\$13,083	\$2,167	\$3,250	\$4,333	\$5,417
Gate Sensors/Loop Systems Da Vall (replace)	\$1,365	\$1,820	\$2,275	\$2,730	\$455	\$910	\$1,365	\$1,820	\$2,275	\$2,730	\$455	\$910	\$1,365	\$1,820
Gate Sensors/Loop Systems Gerald Ford	\$1,820	\$2,275	\$2,730	\$455	\$910	\$1,365	\$1,820	\$2,275	\$2,730	\$455	\$910	\$1,365	\$1,820	\$2,275
Intercom Gerald Ford Dr	\$2,616	\$2,943	\$3,270	\$3,597	\$3,924	\$3,27	\$654	\$981	\$1,308	\$1,635	\$1,962	\$2,289	\$2,616	\$2,943
Intercom Da Vall Rd	\$2,616	\$2,943	\$3,270	\$3,597	\$3,924	\$3,27	\$654	\$981	\$1,308	\$1,635	\$1,962	\$2,289	\$2,616	\$2,943
Water Fountains														
Water Fountain Pumps	\$1,384	\$2,076	\$2,768	\$3,460	\$692	\$1,384	\$2,076	\$2,768	\$3,460	\$692	\$1,384	\$2,076	\$2,768	\$3,460
Water Fountain Filters	\$2,000	\$167	\$333	\$500	\$667	\$833	\$1,000	\$1,167	\$1,333	\$1,500	\$1,667	\$1,833	\$2,000	\$167
Water Fountain Resurface	\$5,455	\$6,364	\$7,273	\$8,182	\$9,091	\$10,000	\$909	\$1,818	\$2,727	\$3,636	\$4,545	\$5,455	\$6,364	\$7,273
Painting														
Paint Wrought Iron Gates	\$700	\$1,400	\$2,100	\$2,800	\$3,500	\$4,200	\$4,900	\$5,600	\$6,300	\$7,000	\$7,700	\$8,400	\$9,100	\$9,800
Paint Block walls	\$555	\$1,110	\$1,665	\$2,220	\$2,775	\$3,330	\$3,885	\$4,440	\$4,995	\$5,550	\$6,105	\$6,660	\$7,215	\$7,770
Paint entrance/corner Montage signs	\$650	\$975	\$1,300	\$1,625	\$1,950	\$2,275	\$2,600	\$2,925	\$3,250	\$3,575	\$3,900	\$4,225	\$4,550	\$4,875
Refurbish Mailboxes	\$387	\$483	\$580	\$676	\$772	\$868	\$964	\$1,060	\$1,156	\$1,252	\$1,348	\$1,444	\$1,540	\$1,636
Fences/Gates														
Entrance Gates (Vehicle)	\$23,438	\$24,219	\$25,000	\$25,781	\$26,562	\$27,344	\$28,125	\$28,906	\$29,688	\$30,469	\$31,250	\$32,031	\$32,813	\$33,594
Entrance Gates (Pedestrian)	\$1,700	\$57	\$113	\$170	\$227	\$283	\$340	\$397	\$453	\$510	\$567	\$623	\$680	\$737
Block Wall Repairs	\$2,100	\$2,800	\$3,500	\$4,200	\$4,900	\$5,600	\$6,300	\$7,000	\$7,700	\$8,400	\$9,100	\$9,800	\$10,500	\$11,200
Landscape/Drainage														
Irrigation Timers	\$875	\$1,050	\$1,225	\$1,400	\$1,575	\$1,750	\$1,925	\$2,100	\$2,275	\$2,450	\$2,625	\$2,800	\$2,975	\$3,150
Backflow	\$1,200	\$1,300	\$1,400	\$1,500	\$1,600	\$1,700	\$1,800	\$1,900	\$2,000	\$2,100	\$2,200	\$2,300	\$2,400	\$2,500
Tree Trimming														
Palm Tree Replacement (New 2016 update)	\$4,000	\$800	\$1,600	\$2,400	\$3,200	\$4,000	\$800	\$1,600	\$2,400	\$3,200	\$4,000	\$800	\$1,600	\$2,400
Landscape Remodel (1/2 funded by Operatr	\$18,000	\$20,000	\$22,000	\$24,000	\$26,000	\$28,000	\$30,000	\$32,000	\$34,000	\$36,000	\$38,000	\$40,000	\$42,000	\$44,000
Residential Homes Drainage, Sewer														
Drainage Retention Basin (new drywell)	\$12,500	\$13,125	\$13,750	\$14,375	\$15,000	\$625	\$1,250	\$1,875	\$2,500	\$3,125	\$3,750	\$4,375	\$5,000	\$5,625
Other														
Mailboxes	\$10,240	\$683	\$1,365	\$2,048	\$2,731	\$3,413	\$4,096	\$4,779	\$5,461	\$6,144	\$6,827	\$7,509	\$8,192	\$8,875
Monuments Signage	\$1,800	\$2,400	\$3,000	\$3,600	\$4,200	\$4,800	\$5,400	\$6,000	\$6,600	\$7,200	\$7,800	\$8,400	\$9,000	\$9,600
Contingency														
Contingency Allowance														
Total Fully Funded Reserves:	\$150,603	\$178,381	\$202,560	\$213,089	\$252,617	\$211,252	\$240,870	\$283,489	\$303,088	\$326,936	\$314,841	\$340,560	\$364,178	\$379,397
Total Fully Funded Reserves + Inflation	\$176,594	\$211,258	\$242,315	\$257,434	\$308,241	\$260,345	\$299,815	\$356,392	\$384,841	\$419,274	\$407,541	\$445,523	\$481,186	\$506,307

Jan 2016 Reserve Study

by Tom Tousignant, Treasurer

Approved November 12, 2015

30 Year Cash Flow and Percent Funded Projections

Fiscal Year (Cash Flow	Percent	Contribution (+)	Interest (+)	Expenditure (-)
January 1		(Beginning	Funded			
through		Balance with				
December 31)	100% Funded	Increase =)				
2016	\$361,278.44	\$70,855.51	19.61%	\$33,744.00	\$86.70	\$18,409.98
2017	\$392,472.97	\$86,276.23	21.98%	\$37,128.00	\$173.40	\$17,309.45
2018	\$425,724.14	\$106,268.18	24.96%	\$40,848.00	\$1,852.01	\$68,183.68
2019	\$409,563.51	\$80,784.51	19.72%	\$44,928.00	\$1,941.87	\$12,310.01
2020	\$449,163.14	\$115,344.37	25.68%	\$49,416.00	\$2,722.46	\$7,858.50
2021	\$494,075.15	\$159,624.33	32.31%	\$52,884.00	\$3,643.29	\$7,803.62
2022	\$540,044.35	\$208,348.00	38.58%	\$56,580.00	\$4,612.15	\$12,061.22
2023	\$582,978.78	\$257,478.92	44.17%	\$59,976.00	\$4,916.93	\$83,240.66
2024	\$559,845.01	\$239,131.20	42.71%	\$63,576.00	\$4,822.62	\$59,576.56
2025	\$559,833.53	\$247,953.26	44.29%	\$67,392.00	\$5,566.54	\$6,644.71
2026	\$609,791.99	\$314,267.08	51.54%	\$71,436.00	\$6,861.96	\$13,774.62
2027	\$654,289.70	\$378,790.41	57.89%	\$75,720.00	\$8,076.63	\$25,638.30
2028	\$689,114.44	\$436,948.73	63.41%	\$80,268.00	\$8,550.57	\$99,108.10
2029	\$659,100.16	\$426,659.21	64.73%	\$85,080.00	\$9,225.78	\$15,820.81
2030	\$704,185.49	\$505,144.17	71.73%	\$90,180.00	\$10,750.55	\$25,413.19
2031	\$741,944.98	\$580,661.54	78.26%	\$95,592.00	\$5,781.29	\$678,786.17
2032	\$176,593.67	\$3,248.66	1.84%	\$101,328.00	\$831.97	\$24,628.04
2033	\$211,257.75	\$80,780.60	38.24%	\$50,664.00	\$1,820.92	\$30,133.17
2034	\$242,315.50	\$103,132.35	42.56%	\$43,068.00	\$1,990.44	\$50,288.58
2035	\$257,434.21	\$97,902.21	38.03%	\$43,068.00	\$2,298.55	\$9,017.66
2036	\$308,241.00	\$134,251.10	43.55%	\$43,068.00	\$1,821.68	\$129,402.27
2037	\$260,345.05	\$49,738.50	19.10%	\$43,068.00	\$1,181.43	\$24,402.21
2038	\$299,815.31	\$69,585.72	23.21%	\$43,068.00	\$1,774.47	\$4,792.54
2039	\$356,392.04	\$109,635.65	30.76%	\$43,068.00	\$2,211.51	\$41,188.51
2040	\$384,841.11	\$113,726.65	29.55%	\$43,068.00	\$2,353.45	\$35,176.49
2041	\$419,273.80	\$123,971.60	29.57%	\$43,068.00	\$1,958.33	\$95,178.12
2042	\$407,540.90	\$73,819.82	18.11%	\$43,068.00	\$1,575.74	\$33,133.71
2043	\$445,523.28	\$85,329.84	19.15%	\$43,068.00	\$1,760.05	\$37,722.19
2044	\$481,185.60	\$92,435.71	19.21%	\$43,068.00	\$1,748.38	\$53,101.31
2045	\$506,306.74	\$84,150.78	16.62%	\$45,216.00	\$2,046.74	\$8,843.67
2046	\$566,279.37	\$122,569.85	21.64%	\$47,484.00	\$1,903.80	\$102,244.15
30 -Year Sum (2016- 2046):				\$1,675,704.00	\$104,958.40	\$1,728,948.05

Jan 2016 Reserve Study by Tom Tousignant, Treasurer Approved November 12, 2015 30 Year Cash Flow Update	Reserve Contribution =										Forecast	Interest rate =	2010 Actual	2011 Actual	2012 Actual	2013 Actual	2014 Actual	2015 Forecast	2016	2017	2018	2019	
	2008 Actual	2009 Actual	2010 Actual	2011 Actual	2012 Actual	2013 Actual	2014 Actual	2015 Forecast	2016	2017													2018
Beginning Balance	\$1,612.00	\$1,717.00	\$1,825.00	\$1,916.00	\$2,012.00	\$2,112.00	\$2,212.00	\$2,312.00	\$2,410.00	\$2,508.00	\$2,606.00	\$2,704.00	\$2,802.00	\$2,900.00	\$3,000.00	\$3,100.00	\$3,200.00	\$3,300.00	\$3,400.00	\$3,500.00	\$3,600.00	\$3,700.00	\$3,800.00
Contribution	\$84,127.43	\$83,162.75	\$92,223.63	\$111,982.09	\$117,881.17	\$99,647.95	\$111,982.09	\$117,881.17	\$99,647.95	\$111,982.09	\$117,881.17	\$99,647.95	\$111,982.09	\$117,881.17	\$99,647.95	\$111,982.09	\$117,881.17	\$99,647.95	\$111,982.09	\$117,881.17	\$99,647.95	\$111,982.09	\$117,881.17
Aug/Mor Unit	\$12.59	\$13.41	\$14.26	\$14.97	\$15.72	\$16.50	\$17.29	\$18.10	\$18.93	\$19.77	\$20.63	\$21.51	\$22.41	\$23.33	\$24.27	\$25.23	\$26.21	\$27.21	\$28.23	\$29.27	\$30.33	\$31.41	\$32.51
Percent change		6.51%	6.29%	4.99%	5.01%	4.97%	5.01%	4.97%	5.01%	4.97%	5.01%	4.97%	5.01%	4.97%	5.01%	4.97%	5.01%	4.97%	5.01%	4.97%	5.01%	4.97%	5.01%
Interest Earned	\$3,073.84	\$1,892.56	\$1,258.46	\$1,067.58	\$768.61	\$477.38	\$31.35	\$72.25	\$31.35	\$72.25	\$31.35	\$72.25	\$31.35	\$72.25	\$31.35	\$72.25	\$31.35	\$72.25	\$31.35	\$72.25	\$31.35	\$72.25	\$31.35
Asphalt																							
Asphalt Seal/Stripe	\$22,082.52																						
Asphalt Repair Allowance																							
Asphalt Replace																							
Concrete																							
Concrete Entrance - (Gerald Ford, Da Vall)																							
Concrete Street Curbs/Apron - (Picasso, Dall, Artisan E, Artisan W, Chegall)																							
Electrical/Lighting																							
Light Fixtures (common areas)																							
Battery backup GF (gate operators)																							
Electric Meter/ Contingency																							
Mechanical																							
Gate Operators Gerald Ford Dr																							
Gate Operators Da Vall Rd																							
Gate Sensors/Loop Systems Da Vall (Dec 11)																							
Intercom Gerald Ford Dr																							
Intercom Da Vall Rd																							
Water Fountains																							
Water Fountain Pumps																							
Water Fountain Filters																							
Water Fountain Resurface																							
Painting																							
Paint Wrought Iron Gates																							
Paint Block walls																							
Paint entrance/corner Montage signs																							
Refurbish Mailboxes																							
Fences/Gates																							
Entrance Gates (Vehicle)																							
Entrance Gates (Pedestrian)																							
Block Wall Repairs																							
Landscapes/Drainage																							
Irrigation Timers																							
Backflow																							
Tree Trimming																							
Palm Tree Replacement (New 2015 update)																							
Landscapes Remodel																							
Residential Homes Drainage, Sewer																							
Drainage Retention Basin (new drywell)																							
Other																							
Mailboxes																							
Monuments Signage																							
Contingency																							
Contingency Allowance																							
Total:	\$23,382.52	\$13,435.68	\$3,400.00	\$18,160.50	\$43,145.85	\$73,817.56	\$5,668.64	\$37,375.60	\$18,410	\$16,970	\$65,536	\$11,600	\$17,309	\$86,184	\$106,268	\$80,784.51	\$115,344.37	\$12,310	\$12,310	\$12,310	\$12,310	\$12,310	\$12,310
Less: Expense Disbursements (with inflation rate 2.0%)																							
Cash Flow (year end reserves)	\$83,162.75	\$92,223.63	\$111,982.09	\$117,881.17	\$99,647.95	\$51,651.57	\$75,017.06	\$70,855.51	\$86,276.23	\$106,268	\$80,784.51	\$115,344.37	\$12,310	\$12,310	\$12,310	\$12,310	\$12,310	\$12,310	\$12,310	\$12,310	\$12,310	\$12,310	\$12,310

Jan 2016 Reserve Study													
by Tom Tounsiant, Treasurer													
Approved November 12, 2015													
30 Year Cash Flow Update													
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Reserve C	\$4,118.00	\$4,407.00	\$4,715.00	\$4,998.00	\$5,298.00	\$5,616.00	\$5,953.00	\$6,310.00	\$6,669.00	\$7,090.00	\$7,515.00	\$7,966.00	\$8,444.00
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Beginning Balance	\$115,344.37	\$159,624.33	\$208,348.00	\$257,478.92	\$239,131.20	\$247,953.26	\$314,267.08	\$376,790.41	\$436,948.73	\$426,659.21	\$505,144.17	\$580,661.54	\$5,248.66
Contribution	\$49,416.00	\$52,884.00	\$56,580.00	\$59,976.00	\$63,576.00	\$67,392.00	\$71,436.00	\$75,720.00	\$80,268.00	\$85,080.00	\$90,180.00	\$95,592.00	\$101,328.00
Avg/Mo/Unit	\$32.18	\$34.43	\$36.84	\$39.05	\$41.39	\$43.87	\$46.54	\$49.30	\$52.25	\$55.39	\$58.71	\$62.24	\$65.97
Percent change	7.00%	7.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	-50.00%
Interest Earned	\$2,722.46	\$3,643.29	\$4,612.15	\$4,916.93	\$4,822.62	\$5,566.54	\$6,861.96	\$8,076.63	\$8,550.57	\$9,225.78	\$10,750.55	\$5,781.29	\$831.97
Asphalt													
Asphalt Seal/Stripe				\$39,736					\$39,736				
Asphalt Repair Allowance				\$10,000					\$10,000				
Asphalt Replace												\$496,700	
Concrete					\$14,500						\$14,500		
Concrete Entrance - (Gerald Ford, Da Vall)					\$25,000								
Concrete Street Curbs/Apron - (Picasso, Dall.)													
Electrical/Lighting													
Light Fixtures (common areas)													
Battery backup GF (gate operators)		\$1,520						\$1,520					
Electric Meter/ Contingency													
Mechanical													
Gate Operators Gerald Ford Dr													
Gate Operators Da Vall Rd								\$13,000					
Gate Sensors/Loop Systems Da Vall (Dec 11)				\$2,730					\$13,000				
Gate Sensors/Loop Systems Gerald Ford									\$2,730				
Intercom Gerald Ford Dr													
Intercom Da Vall Rd													
Water Fountains													
Water Fountain Pumps	\$3,460				\$3,924								
Water Fountain Fillers	\$2,000				\$3,924								\$2,000
Water Fountain Resurface													
Painting													
Paint Wrought Iron Gates			\$2,100						\$2,100				
Paint Block walls		\$5,548											
Paint entrance/corner Montage signs			\$1,300								\$1,300		
Refurbish Mailboxes			\$580						\$580				
Fences/Gates													
Entrance Gates (Vehicle)													
Entrance Gates (Pedestrian)													
Block Wall Repairs													
Landscape/Drainage					\$3,500					\$3,500			\$1,700
Irrigation Timers													
Backflow	\$1,800							\$2,100					
Tree Trimming													
Palm Tree Replacement (New 2015 update)			\$4,000					\$4,000					\$4,000
Landscape Remodel					\$20,000								
Residential Homes Drainage, Sewer													
Drainage Retention Basin (new drywell)													
Other													
Mailboxes													\$10,240
Monuments Signage												\$6,000	
Contingency													
Contingency Allowance													
Total:	\$7,260	\$7,068	\$10,710	\$72,466	\$50,848	\$5,560	\$11,300	\$20,620	\$78,146	\$12,230	\$19,260	\$504,348	\$17,940
Less: Expense Disbursements (with inflation)	\$7,859	\$7,804	\$12,061	\$63,241	\$59,577	\$6,645	\$13,775	\$25,638	\$99,108	\$15,821	\$25,413	\$678,786	\$24,628
Cash Flow (Year end reserves)	\$159,624.33	\$208,348.00	\$257,478.92	\$239,131.20	\$247,953.26	\$314,267.08	\$376,790.41	\$436,948.73	\$426,659.21	\$505,144.17	\$580,661.54	\$3,248.66	\$80,780.60

Jan 2016 Reserve Study												
by Tom Toussaint, Treasurer												
Approved November 12, 2015												
30 Year Cash Flow Update												
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Reserve C	\$4,222.00	\$3,589.00	\$3,589.00	\$3,589.00	\$3,589.00	\$3,589.00	\$3,589.00	\$3,589.00	\$3,589.00	\$3,589.00	\$3,589.00	\$3,589.00
	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Beginning Balance	\$80,780.60	\$103,132.35	\$97,902.21	\$134,251.10	\$49,738.50	\$69,585.72	\$109,635.65	\$113,726.65	\$123,971.60	\$73,819.82	\$85,329.84	\$92,435.71
Contribution	\$50,664.00	\$43,068.00	\$43,068.00	\$43,068.00	\$43,068.00	\$43,068.00	\$43,068.00	\$43,068.00	\$43,068.00	\$43,068.00	\$43,068.00	\$43,068.00
Avg/Mo/Unit	\$32.98	\$28.04	\$28.04	\$28.04	\$28.04	\$28.04	\$28.04	\$28.04	\$28.04	\$28.04	\$28.04	\$28.04
Percent change	-15.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Interest Earned	\$1,820.92	\$1,990.44	\$2,298.55	\$1,821.68	\$1,181.43	\$1,774.47	\$2,211.51	\$2,353.45	\$1,958.33	\$1,575.74	\$1,760.05	\$1,748.38
Asphalt												
Asphalt Seal/Strip				\$39,736					\$39,736			
Asphalt Repair Allowance				\$10,000					\$10,000			
Asphalt Replace												
Concrete				\$14,500					\$14,500			\$25,000
Concrete Entrance - (Gerald Ford, Da Vall)												
Concrete Street Curb/Appro - (Picasso, Dali,												
Electrical/Lighting												
Light Fixtures (common areas)												
Battery backup GF (gate operators)	\$1,520						\$1,520					
Electric Meter/ Contingency												
Mechanical												
Gate Operators Gerald Ford Dr							\$13,000					
Gate Operators Da Vall Rd								\$13,000				
Gate Sensors/Loop Systems Da Vall (Dec 11)			\$2,730						\$2,730			
Gate Sensors/Loop Systems Gerald Ford		\$2,730										
Intercom Gerald Ford Dr				\$3,924								
Intercom Da Vall Rd				\$3,924								
Water Fountains												
Water Fountain Pumps			\$3,460						\$3,460			\$2,000
Water Fountain Filters												
Water Fountain Resurface				\$10,000								
Painting												
Paint Wrought Iron Gates		\$2,100						\$2,100			\$2,100	
Paint Block walls		\$1,300							\$5,548			
Paint entrance/corner Montage signs		\$580										
Refurbish Mailboxes												
Fences/Gates												
Entrance Gates (Vehicle)		\$25,600										
Entrance Gates (Pedestrian)		\$3,500					\$3,500					\$3,500
Block Wall Repairs												
Landscape/Drainage												
Irrigation Timers												
Backflow						\$1,800						
Tree Trimming												
Palm Tree Replacement (New 2015 update)				\$4,000						\$4,000		
Landscape Remodel	\$20,000											
Residential Homes Drainage, Sewer												
Drainage Retention Basin (new drywell)				\$15,000								
Other												
Mailboxes												
Monuments Signage										\$6,000		
Contingency												
Contingency Allowance												
Total:	\$21,520	\$35,210	\$6,190	\$87,084	\$16,100	\$3,100	\$26,120	\$21,870	\$58,014	\$19,800	\$22,100	\$30,500
Less: Expense Disbursements (with Inflation)	\$30,133	\$50,289	\$9,018	\$129,402	\$24,402	\$4,793	\$41,189	\$35,176	\$95,178	\$33,134	\$37,722	\$55,101
Cash Flow (year end reserves)	\$103,132.35	\$97,902.21	\$134,251.10	\$49,738.50	\$69,585.72	\$109,635.65	\$113,726.65	\$123,971.60	\$73,819.82	\$85,329.84	\$92,435.71	\$94,150.78

Jan 2016 Reserve Study		Reserve C	Reserve D	2.00%	2.00%
by Tom Tousignant, Treasurer					
Approved November 12, 2015					
30 Year Cash Flow Update					
		\$3,769.00	\$3,957.00		
		2045	2046		
Beginning Balance		\$34,150.78	\$122,569.85		
Contribution		\$45,216.00	\$47,484.00		
Avg/Mo/Unit		\$29.44	\$30.91		
Percent change		5.00%	5.00%		
Interest Earned		\$2,046.74	\$1,903.80		
Asphalt					
Asphalt Seal/Stripe			\$39,736		
Asphalt Repair Allowance			\$10,000		
Asphalt Replace					
Concrete					
Concrete Entrance - (Gerald Ford, Da Vall)					
Concrete Street Curbs/Apron - (Picasso, Deli,					
Electrical/Lighting					
Light Fixtures (common areas)					
Battery backup GF (gate operators)		\$1,520			
Electric Meter/ Contingency					
Mechanical					
Gate Operators Gerald Ford Dr					
Gate Operators Da Vall Rd					
Gate Sensors/Loop Systems Da Vall (Dec 11)					
Gate Sensors/Loop Systems Gerald Ford			\$2,730		
Intercom Gerald Ford Dr					
Intercom Da Vall Rd					
Water Fountains					
Water Fountain Pumps		\$3,460			
Water Fountain Filters					
Water Fountain Resurface					
Painting					
Paint Wrought Iron Gates			\$2,100		
Paint Block walls					
Paint entrance/corner Montage signs			\$1,300		
Refurbish Mailboxes			\$590		
Fences/Gates					
Entrance Gates (Vehicle)					
Entrance Gates (Pedestrian)					
Block Wall Repairs					
Landscape/Drainage					
Irrigation Timers					
Backflow					
Tree Trimming					
Palm Tree Replacement (New 2015 update)					
Landscape Remodel					
Residential Homes Drainage, Sewer					
Drainage Retention Basin (new drywell)					
Other					
Mailboxes					
Monuments Signage					
Contingency					
Contingency Allowance		\$4,980	\$56,446		
Total:					
Less: Expense Disbursements (with inflation)			\$8,844		\$102,244
Cash Flow (year end reserves)			\$122,569.85		\$69,713.49

Jan 2016 Reserve Study

Table 2

by Tom Tousignant

Adopted November 12, 2015

30 Year Cash Flow and Percent Funded Projections

Fiscal Year (January 1 through December 31)	100% Funded	Cash Flow (Beginning Balance with Increase =)	Percent Funded	Contribution (+)	Interest (+)	Expenditure (-)
2016	\$361,278.44	\$70,881.59	19.62%	\$33,744.00	\$118.00	\$18,409.98
2017	\$392,472.97	\$86,333.60	22.00%	\$37,128.00	\$235.99	\$17,309.45
2018	\$425,724.14	\$106,388.14	24.99%	\$40,848.00	\$1,854.41	\$68,183.68
2019	\$409,563.51	\$80,906.88	19.75%	\$44,928.00	\$1,944.32	\$12,310.01
2020	\$449,163.14	\$115,469.18	25.71%	\$49,416.00	\$2,724.96	\$7,858.50
2021	\$494,075.15	\$159,751.64	32.33%	\$52,884.00	\$3,645.84	\$7,803.62
2022	\$540,044.35	\$208,477.85	38.60%	\$56,580.00	\$4,614.74	\$12,061.22
2023	\$582,978.78	\$257,611.38	44.19%	\$59,976.00	\$4,919.58	\$83,240.66
2024	\$559,845.01	\$239,266.30	42.74%	\$63,576.00	\$4,825.32	\$59,576.56
2025	\$559,833.53	\$248,091.06	44.32%	\$67,392.00	\$5,569.29	\$6,644.71
2026	\$609,791.99	\$314,407.64	51.56%	\$71,436.00	\$6,864.77	\$13,774.62
2027	\$654,289.70	\$378,933.78	57.92%	\$75,720.00	\$8,079.49	\$25,638.30
2028	\$689,114.44	\$437,094.97	63.43%	\$80,268.00	\$8,553.50	\$99,108.10
2029	\$659,100.16	\$426,808.37	64.76%	\$85,080.00	\$9,228.76	\$15,820.81
2030	\$704,185.49	\$505,296.32	71.76%	\$90,180.00	\$10,753.59	\$25,413.19
2031	\$741,944.98	\$580,816.73	78.28%	\$95,592.00	\$5,784.39	\$678,786.17
2032	\$176,593.67	\$3,406.96	1.93%	\$101,328.00	\$835.14	\$24,628.04
2033	\$211,257.75	\$80,942.06	38.31%	\$50,664.00	\$1,824.15	\$30,133.17
2034	\$242,315.50	\$103,297.04	42.63%	\$43,068.00	\$1,993.74	\$50,288.58
2035	\$257,434.21	\$98,070.20	38.10%	\$43,068.00	\$2,301.91	\$9,017.66
2036	\$308,241.00	\$134,422.44	43.61%	\$43,068.00	\$1,825.11	\$129,402.27
2037	\$260,345.05	\$49,913.28	19.17%	\$43,068.00	\$1,184.92	\$24,402.21
2038	\$299,815.31	\$69,763.99	23.27%	\$43,068.00	\$1,778.03	\$4,792.54
2039	\$356,392.04	\$109,817.48	30.81%	\$43,068.00	\$2,215.14	\$41,188.51
2040	\$384,841.11	\$113,912.11	29.60%	\$43,068.00	\$2,357.16	\$35,176.49
2041	\$419,273.80	\$124,160.78	29.61%	\$43,068.00	\$1,962.11	\$95,178.12
2042	\$407,540.90	\$74,012.78	18.16%	\$43,068.00	\$1,579.60	\$33,133.71
2043	\$445,523.28	\$85,526.67	19.20%	\$43,068.00	\$1,763.99	\$37,722.19
2044	\$481,185.60	\$92,636.47	19.25%	\$43,068.00	\$1,752.40	\$53,101.31
2045	\$506,306.74	\$84,355.55	16.66%	\$45,216.00	\$2,050.83	\$8,843.67
2046	\$566,279.37	\$122,778.72	21.68%	\$47,484.00	\$1,907.97	\$102,244.15
30 -Year Sum (2016- 2046):				\$1,675,704.00	\$105,141.18	\$1,728,948.05