

Funding Summary For Centennial Glen HOA (SUPP ANALYSIS)

NOTE - In this analysis, we removed the funding of the mailboxes per the request of the client. It was reported by the client that the Post Office is currently responsible for replacement of the mailboxes. However, it should be noted that the Post Office is gradually turning replacement responsibilities over to associations, so the funding remains in our version of the report for conservative purposes

Beginning Assumptions

Financial Information Source	Research With Client
# of units	46
Fiscal Year End	December 31, 2016
Monthly Dues from 2015 budget	\$7,335.00
Monthly Reserve Allocation from 2015 Budget	\$0.00
Projected Starting Reserve Balance (as of 1/1/2016)	\$51,851
Reserve Balance: Average Per Unit	\$1,127
Ideal Starting Reserve Balance (as of 1/1/2016)	\$83,296
Ideal Reserve Balance: Average Per Unit	\$1,811

Economic Factors

Past 20 year Average Inflation Rate (Based on CCI)	3.50%
Current Average Interest Rate	0.50%

Current Reserve Status

Current Balance as a % of Ideal Balance	62%
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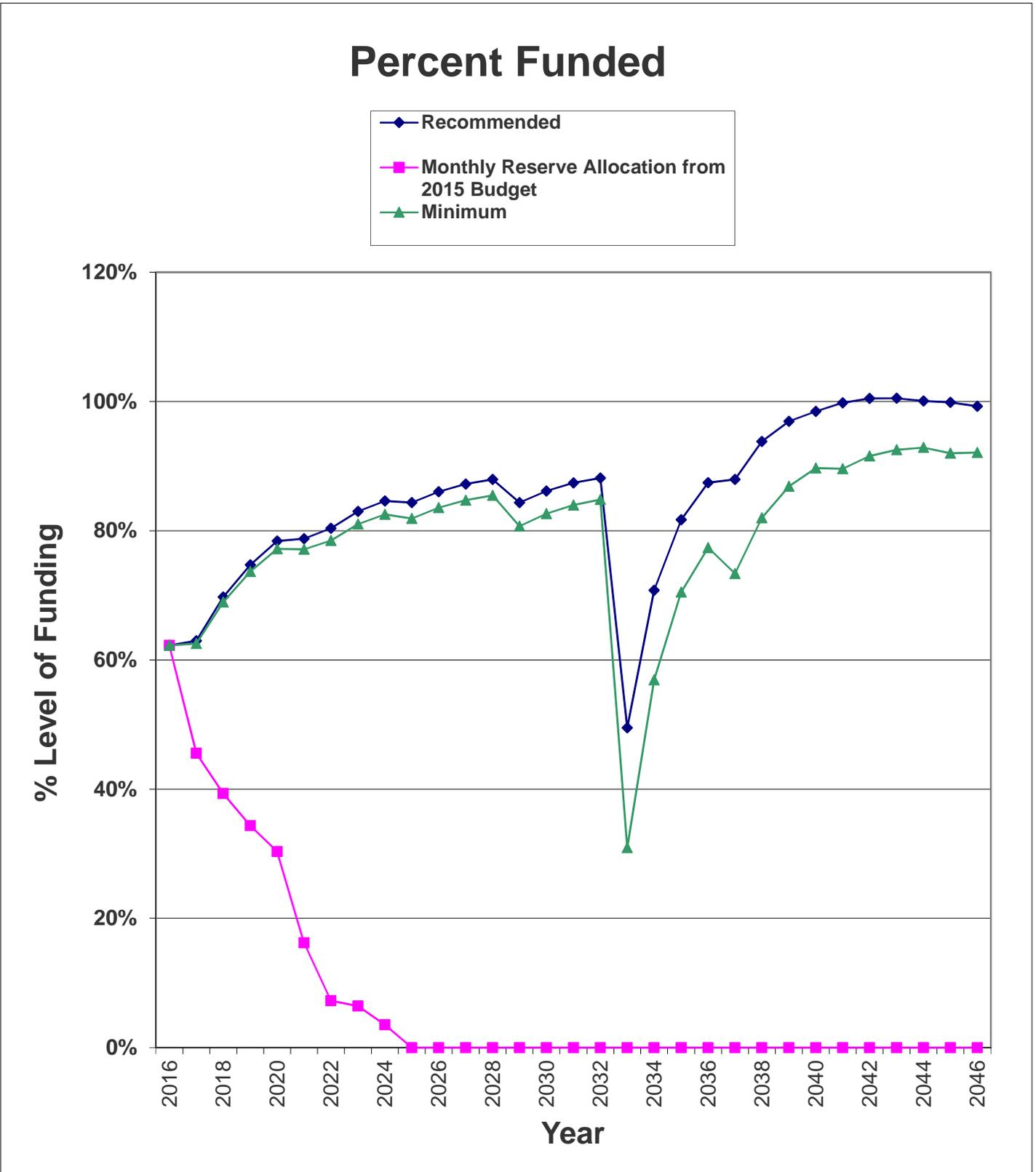
Recommendations for 2016 Fiscal Year

Monthly Reserve Allocation	\$1,160
Per Unit	\$25.22
Minimum Monthly Reserve Allocation	\$1,130
Per Unit	\$24.57
Primary Annual Increases	3.00%
# of Years	20
Secondary Annual Increases	2.75%
# of Years	10
Special Assessment	\$0
Per Unit	\$0

Changes From Prior Year (2015 to 2016)

Increase/Decrease to Reserve Allocation	\$1,160
as Percentage	0%
Per Unit	\$25.22

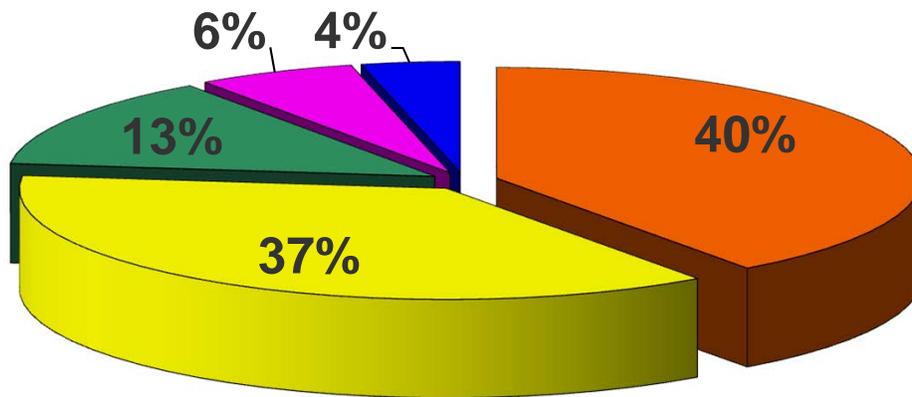
Percent Funded Graph For Centennial Glen HOA (SUPP ANALYSIS)



Significant Components For Centennial Glen HOA (SUPP ANALYSIS)

ID	Asset Name	UL	RUL	Significance:		
				Ave Curr Cost	(Curr Cost/UL) As \$	As %
207	Iron Fencing - Repaint	4	0	\$15,538	\$3,884	40.0445%
801	Monument - Major Refurbishment	25	12	\$32,500	\$1,300	13.4019%
803	Mailboxes - Replace	20	7	\$0	\$0	0.0000%
1002	Ironwork Fencing - Replace	28	16	\$99,988	\$3,571	36.8137%
1005	Stone Columns - Major Repairs	16	8	\$1,950	\$122	1.2564%
1603	Landscape Lights - Replace	12	7	\$2,875	\$240	2.4699%
1703	Irrigation Controllers - Replace	15	5	\$8,750	\$583	6.0137%

Significant Components Graph For Centennial Glen HOA (SUPP ANALYSIS)



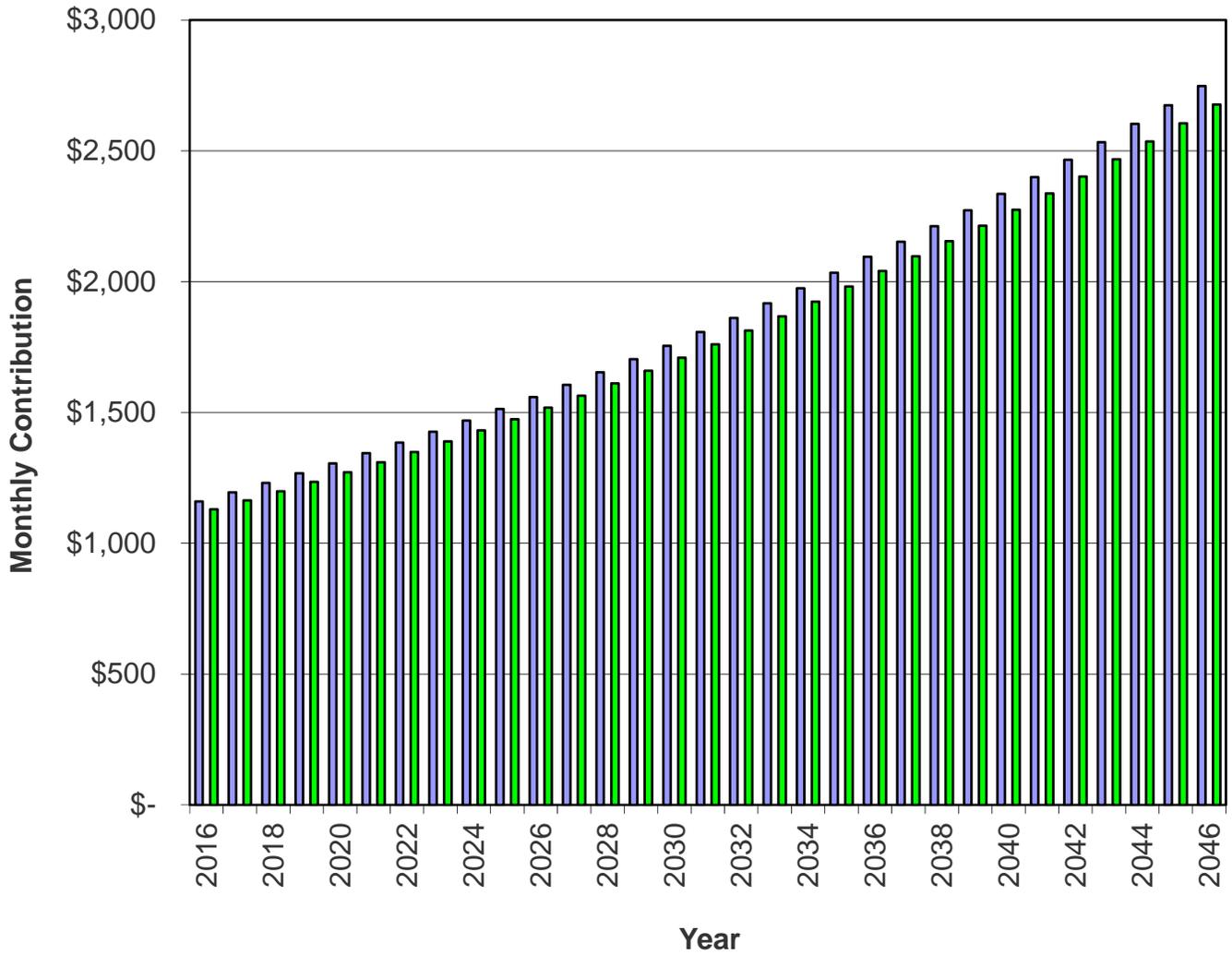
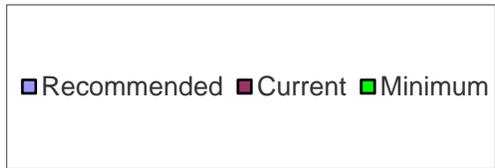
Asset ID	Asset Name	UL	RUL	Average Curr. Cost	Significance: (Curr Cost/UL)	
					As \$	As %
207	Iron Fencing - Repaint	4	0	\$15,538	\$3,884	40%
1002	Ironwork Fencing - Replace	28	16	\$99,988	\$3,571	37%
801	Monument - Major Refurbishment	25	12	\$32,500	\$1,300	13%
1703	Irrigation Controllers - Replace	15	5	\$8,750	\$583	6%
All Other	See Expanded Table on Page 4 For Additional Breakdown				\$361	4%

Yearly Summary For Centennial Glen HOA (SUPP ANALYSIS)

Fiscal Year	Start	Fully Funded Balance	Starting Reserve Balance	Percent Funded	Annual Reserve Contribs	Rec. Special Ass'mnt	Interest Income	Reserve Expenses
2016		\$83,296	\$51,851	62%	\$13,920	\$0	\$256	\$15,538
2017		\$80,169	\$50,489	63%	\$14,338	\$0	\$289	\$0
2018		\$93,366	\$65,116	70%	\$14,768	\$0	\$363	\$0
2019		\$107,389	\$80,247	75%	\$15,211	\$0	\$440	\$0
2020		\$122,278	\$95,898	78%	\$15,667	\$0	\$475	\$17,830
2021		\$119,625	\$94,211	79%	\$16,137	\$0	\$487	\$10,392
2022		\$124,980	\$100,442	80%	\$16,621	\$0	\$545	\$0
2023		\$141,696	\$117,608	83%	\$17,120	\$0	\$623	\$3,658
2024		\$155,643	\$131,693	85%	\$17,633	\$0	\$646	\$23,028
2025		\$150,477	\$126,946	84%	\$18,162	\$0	\$682	\$0
2026		\$169,426	\$145,790	86%	\$18,707	\$0	\$777	\$0
2027		\$189,518	\$165,274	87%	\$19,269	\$0	\$877	\$0
2028		\$210,809	\$185,420	88%	\$19,847	\$0	\$797	\$72,588
2029		\$158,229	\$133,475	84%	\$20,442	\$0	\$720	\$0
2030		\$179,469	\$154,637	86%	\$21,055	\$0	\$828	\$0
2031		\$202,001	\$176,520	87%	\$21,687	\$0	\$939	\$0
2032		\$225,891	\$199,146	88%	\$22,338	\$0	\$552	\$200,319
2033		\$43,876	\$21,717	49%	\$23,008	\$0	\$166	\$0
2034		\$63,430	\$44,891	71%	\$23,698	\$0	\$284	\$0
2035		\$84,299	\$68,873	82%	\$24,409	\$0	\$392	\$5,527
2036		\$100,830	\$88,147	87%	\$25,141	\$0	\$384	\$48,327
2037		\$74,317	\$65,345	88%	\$25,832	\$0	\$392	\$0
2038		\$97,594	\$91,570	94%	\$26,543	\$0	\$525	\$0
2039		\$122,409	\$118,638	97%	\$27,273	\$0	\$663	\$0
2040		\$148,842	\$146,574	98%	\$28,023	\$0	\$705	\$39,930
2041		\$135,649	\$135,372	100%	\$28,793	\$0	\$751	\$0
2042		\$164,122	\$164,915	100%	\$29,585	\$0	\$901	\$0
2043		\$194,423	\$195,401	101%	\$30,399	\$0	\$1,055	\$0
2044		\$226,644	\$226,856	100%	\$31,235	\$0	\$1,113	\$40,711
2045		\$218,746	\$218,492	100%	\$32,094	\$0	\$1,175	\$0

Reserve Contributions For Centennial Glen HOA (SUPP ANALYSIS)

Reserve Contributions



Component Funding Information For Centennial Glen HOA (SUPP ANALYSIS)

ID	Component Name	Ave Current Cost	Ideal Balance	Current Fund Balance	Monthly
207	Iron Fencing - Repaint	\$15,538	\$15,538	\$15,538	\$464.52
801	Monument - Major Refurbishment	\$32,500	\$16,900	\$16,900	\$155.46
803	Mailboxes - Replace	\$0	\$0	\$0	\$0.00
1002	Ironwork Fencing - Replace	\$99,988	\$42,852	\$11,407	\$427.04
1005	Stone Columns - Major Repairs	\$1,950	\$975	\$975	\$14.57
1603	Landscape Lights - Replace	\$2,875	\$1,198	\$1,198	\$28.65
1703	Irrigation Controllers - Replace	\$8,750	\$5,833	\$5,833	\$69.76

Yearly Cash Flow For Centennial Glen HOA (SUPP ANALYSIS)

Year	2016	2017	2018	2019	2020
Starting Balance	\$51,851	\$50,489	\$65,116	\$80,247	\$95,898
<i>Reserve Income</i>	\$13,920	\$14,338	\$14,768	\$15,211	\$15,667
<i>Interest Earnings</i>	\$256	\$289	\$363	\$440	\$475
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$66,027	\$65,116	\$80,247	\$95,898	\$112,040
Reserve Expenditures	\$15,538	\$0	\$0	\$0	\$17,830
Ending Balance	\$50,489	\$65,116	\$80,247	\$95,898	\$94,211

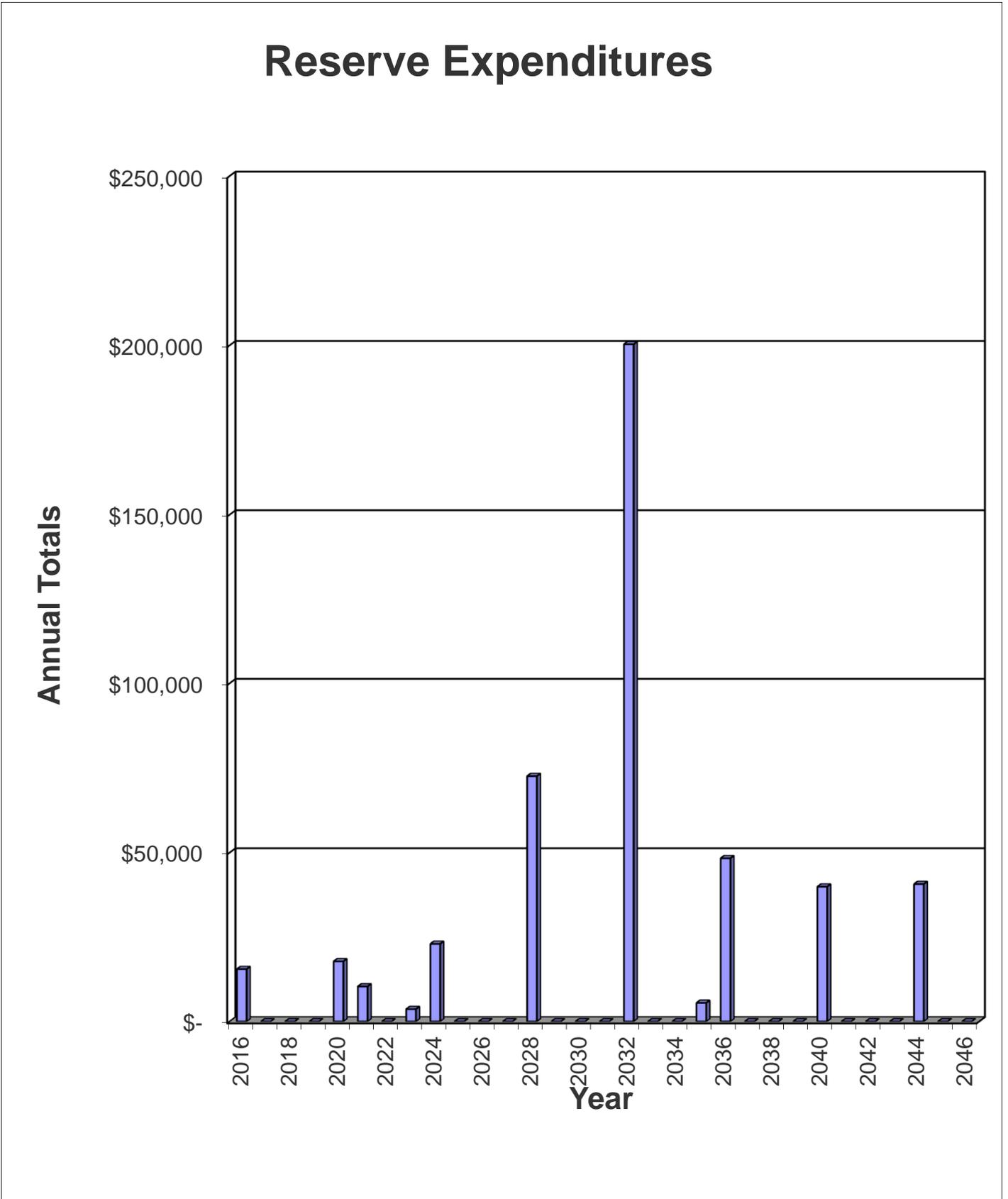
Year	2021	2022	2023	2024	2025
Starting Balance	\$94,211	\$100,442	\$117,608	\$131,693	\$126,946
<i>Reserve Income</i>	\$16,137	\$16,621	\$17,120	\$17,633	\$18,162
<i>Interest Earnings</i>	\$487	\$545	\$623	\$646	\$682
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$110,834	\$117,608	\$135,351	\$149,973	\$145,790
Reserve Expenditures	\$10,392	\$0	\$3,658	\$23,028	\$0
Ending Balance	\$100,442	\$117,608	\$131,693	\$126,946	\$145,790

Year	2026	2027	2028	2029	2030
Starting Balance	\$145,790	\$165,274	\$185,420	\$133,475	\$154,637
<i>Reserve Income</i>	\$18,707	\$19,269	\$19,847	\$20,442	\$21,055
<i>Interest Earnings</i>	\$777	\$877	\$797	\$720	\$828
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$165,274	\$185,420	\$206,063	\$154,637	\$176,520
Reserve Expenditures	\$0	\$0	\$72,588	\$0	\$0
Ending Balance	\$165,274	\$185,420	\$133,475	\$154,637	\$176,520

Year	2031	2032	2033	2034	2035
Starting Balance	\$176,520	\$199,146	\$21,717	\$44,891	\$68,873
<i>Reserve Income</i>	\$21,687	\$22,338	\$23,008	\$23,698	\$24,409
<i>Interest Earnings</i>	\$939	\$552	\$166	\$284	\$392
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$199,146	\$222,036	\$44,891	\$68,873	\$93,675
Reserve Expenditures	\$0	\$200,319	\$0	\$0	\$5,527
Ending Balance	\$199,146	\$21,717	\$44,891	\$68,873	\$88,147

Year	2036	2037	2038	2039	2040
Starting Balance	\$88,147	\$65,345	\$91,570	\$118,638	\$146,574
<i>Reserve Income</i>	\$25,141	\$25,832	\$26,543	\$27,273	\$28,023
<i>Interest Earnings</i>	\$384	\$392	\$525	\$663	\$705
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$113,672	\$91,570	\$118,638	\$146,574	\$175,301
Reserve Expenditures	\$48,327	\$0	\$0	\$0	\$39,930
Ending Balance	\$65,345	\$91,570	\$118,638	\$146,574	\$135,372

Year	2041	2042	2043	2044	2045
Starting Balance	\$135,372	\$164,915	\$195,401	\$226,856	\$218,492
<i>Reserve Income</i>	\$28,793	\$29,585	\$30,399	\$31,235	\$32,094
<i>Interest Earnings</i>	\$751	\$901	\$1,055	\$1,113	\$1,175
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$164,915	\$195,401	\$226,856	\$259,203	\$251,762
Reserve Expenditures	\$0	\$0	\$0	\$40,711	\$0
Ending Balance	\$164,915	\$195,401	\$226,856	\$218,492	\$251,762



Projected Reserve Expenditures For Centennial Glen HOA (SUPP ANALYSIS)

Year	Asset ID	Asset Name	Projected Cost	Total Per Annum
2016	207	Iron Fencing - Repaint	\$15,538	\$15,538
2017		No Expenditures Projected		\$0
2018		No Expenditures Projected		\$0
2019		No Expenditures Projected		\$0
2020	207	Iron Fencing - Repaint	\$17,830	\$17,830
2021	1703	Irrigation Controllers - Replace	\$10,392	\$10,392
2022		No Expenditures Projected		\$0
2023	803	Mailboxes - Replace	\$0	
	1603	Landscape Lights - Replace	\$3,658	\$3,658
2024	207	Iron Fencing - Repaint	\$20,460	
	1005	Stone Columns - Major Repairs	\$2,568	\$23,028
2025		No Expenditures Projected		\$0
2026		No Expenditures Projected		\$0
2027		No Expenditures Projected		\$0
2028	207	Iron Fencing - Repaint	\$23,478	
	801	Monument - Major Refurbishment	\$49,110	\$72,588
2029		No Expenditures Projected		\$0
2030		No Expenditures Projected		\$0
2031		No Expenditures Projected		\$0
2032	207	Iron Fencing - Repaint	\$26,942	
	1002	Ironwork Fencing - Replace	\$173,377	\$200,319
2033		No Expenditures Projected		\$0
2034		No Expenditures Projected		\$0
2035	1603	Landscape Lights - Replace	\$5,527	\$5,527
2036	207	Iron Fencing - Repaint	\$30,916	
	1703	Irrigation Controllers - Replace	\$17,411	\$48,327
2037		No Expenditures Projected		\$0
2038		No Expenditures Projected		\$0
2039		No Expenditures Projected		\$0
2040	207	Iron Fencing - Repaint	\$35,477	
	1005	Stone Columns - Major Repairs	\$4,452	\$39,930
2041		No Expenditures Projected		\$0
2042		No Expenditures Projected		\$0
2043	803	Mailboxes - Replace	\$0	
		No Expenditures Projected		\$0
2044	207	Iron Fencing - Repaint	\$40,711	\$40,711
2045		No Expenditures Projected		\$0
2046		No Expenditures Projected		\$0