



Reserve Study  
For  
Reserve at Pilottown  
October 29, 2021



Reserve Study Prepared  
By  
The Whayland Group, LLC  
123 Lake Drive  
Laurel, Delaware 19956

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**Part I General Information – This section will provide background information on reserve studies in general and the reserve study process. Not all information contained herein will have direct application to your study.**

**INTRODUCTION**

Preparing the annual budget and overseeing finances are among the most important responsibilities of the Association and its management team. The annual operating and reserve budgets reflect the planning and goals of the Association and set the level and quality of service for all of the Association activities. The use of the reserve study as a planning tool is key to maintaining the value of individual units as well as the value of the community as a whole. The Association has full rights to reproduce and distribute this report for any lawful purpose.

**IMPORTANT INFORMATION**

This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the client, its contractors, assorted vendors, specialist and independent contractors, and various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and McGraw-Hill Professional. Additionally, costs are obtained from numerous vendor catalogues, actual quotations or historical costs, and our own experience in the field of property management and reserve study preparation.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the client. The decision for the inclusion of these as well as all assets considered is left to the client.

We recommend that your reserve study be updated on an annual basis (2 or 3 years for studies of limited scope) due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the lives of many of the assets under consideration. All of the information collected during our observation and computations made subsequently in preparing this reserve analysis study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year.

The Whayland Group would like to thank you for using our services. We invite you to call us at any time, should you have questions, comments or need assistance. In addition, any of the parameters and estimates used in this study may be changed at your request, after which we will provide a revised study.

This reserve analysis study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described.

## **DISCLOSURES**

This reserve study is based on information furnished to the preparer and is compiled for the use of the Association and not for the purposes of auditing, forensic investigation, quality determination, historical verification, or any other purpose.

All information furnished by the Association including but not limited to site plans indicating the location of lots, roads, and other improvements, building plans, and certain financial and historical information, is held to be reliable by the reserve study preparer.

On-site observations conducted by the reserve study preparer shall not be considered to be engineering or quality inspections, or quantity or capacity audits.

Unless stated elsewhere in the reserve study, the physical analysis was developed from on-site field observations; quantity surveying was performed on-line via GIS, by drawing-take-off, or by field measurement where GIS and drawing information were not available. On-site surface visual observation was used to determine the condition and/or remaining life of the components. No invasive, chemical, destructive, or other tests were performed.

The reserve balance, actual or projected, contained in the reserve study is based on information provided and was not audited by the reserve study preparer.

The reserve study preparer is not aware of any material issues, which if not disclosed, would result in a distortion of the Association's situation.

The reserve study preparer is not aware of any other business dealings or relationships with the Association or its individual members that could constitute an actual or perceived conflict of interest.

## **RESERVE STUDY PREPARER'S QUALIFICATIONS**

Robert C. Wheatley has a Bachelor of Science degree in Business Administration and 47 years' experience in commercial building construction, and condominium/apartment construction and project management. He has been engaged in the preparation of reserve studies since 2009.

He has met all the criteria for and is designated by the Community Associations Institute (CAI) as Reserve Specialist #309.

He is a licensed real estate broker in Delaware and a licensee in Maryland, an outside Director of LINKBANK, former Chairman of the Sussex County Planning and Zoning Commission, and a former Governor's Sussex County Appointed Member of the Delaware Association Professional Engineers.

## **FUNDING OPTIONS**

When a major repair or replacement is required, there are essentially three options available to address

the expenditure:

The first, and only logical means to ensure its ability to maintain the assets for which it is obligated, is by **setting aside an adequate level reserves** as part of the regular annual budget process. The association is not only comprised of present members, but also future members. Any decision to adopt a calculation method or funding plan, which would disproportionately burden future members in order to make up for past reserve deficits, would be a breach of its fiduciary responsibility to those future members. Unlike individuals determining their own course of action, the trustees are responsible to the association as a whole.

The second option is for the client to **acquire a loan** from a lending institution in order to affect the required repairs. In some cases, banks will lend to a client using “future collections” as collateral for the loan. More often than not, the bank will require real estate collateral or personal guarantees. Regardless, the current trustees are pledging the future assets of the association. They are also incurring the additional expense of interest fees along with the original principal amount. In the case of a \$150,000 roofing replacement, the client may be required to pay back the loan over a three to five year period, with interest.

The third option, too often used, is simply to **defer the required repair or replacement**. This option, which is not recommended, can create an environment of declining property values due to expanding lists of deferred maintenance items and the client’s financial inability to keep pace with the normal aging process of the common area components.

**Ad hoc or special assessments are not considered an appropriate means of funding replacements. The Delaware Uniform Common Interest Ownership Act (DUCIOA) and Maryland HB 107 legislation enacted in recent years to deter special assessments and provide some measure of long term predictability to the funding common element replacement through the reserve study process.**

## **TYPES OF RESERVE STUDIES**

Most reserve studies fit into one of three categories:

Full Reserve Study;

Update with site inspection; and

Update without site inspection.

In a **Full Reserve Study**, the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a “fund status” and “funding plan”.

In an **Update with site inspection**, the reserve provider conducts a component inventory (verification only, not quantification unless new components have been added to the inventory), a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both the “fund status and “funding plan.”

In an **Update without site inspection**, the reserve provider conducts life and valuation estimates to determine the “fund status” and “funding plan.”

## **PHYSICAL AND FINANCIAL ANALYSIS**

There are two components of a reserve study: a physical analysis and a financial analysis.

## Physical Analysis

During the physical analysis, a reserve study provider evaluates information regarding the physical status and repair/replacement cost of the client's major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates.

## Developing a Component List

The budget process begins with full inventory of all the major components for which the client is responsible. The determination of whether an expense should be labeled as operational, reserve, or excluded altogether is sometimes subjective. Since this labeling may have a major impact on the financial plans of the client, subjective determinations should be minimized. We suggest the following considerations when labeling an expense.

## Operational Expenses

Occur at least annually, no matter how large the expense, and can be budgeted for effectively each year. They are characterized as being reasonably predictable, both in terms of frequency and cost. Operational expenses include all minor expenses, which would not otherwise adversely affect an operational budget from one year to the next. Examples of *operational expenses* include:

<b>Utilities:</b>	Bank Service Charges	Accounting
Electricity	Dues & Publications	Reserve Study
Gas	Licenses, Permits & Fees	<b>Repair Expenses:</b>
Water	Insurance(s)	Tile Roof Repairs
Telephone	<b>Services:</b>	Equipment Repairs
Cable TV	Landscaping	Minor Concrete Repairs
<b>Administrative:</b>	Pool Maintenance	Operating Contingency
Supplies	Street Sweeping	

## Reserve Expenses

These are major expenses that occur other than annually, and which must be budgeted for in advance in order to ensure the availability of the necessary funds in time for their use. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets that have an indeterminable but potential liability that may be demonstrated as a likely occurrence. They are expenses that, when incurred, would have a significant effect on the smooth operation of the budgetary process from one year to the next, if they were not reserved for in advance. Examples of reserve expenses include:

Roof Replacements	Park/Play Equipment
Painting	Pool/Spa Re-plastering
Deck Resurfacing	Pool Equipment Replacement
Fencing Replacement	Pool Furniture Replacement
Asphalt Seal Coating	Tennis Court Resurfacing
Asphalt Repairs	Lighting Replacement
Asphalt Overlays	Insurance(s)
Equipment Replacement	Reserve Study

### **Budgeting is Normally Excluded for:**

Repairs or replacements of assets which are deemed to have an estimated useful life equal to or exceeding the estimated useful life of the facility or community itself, or exceeding the legal life of the community as defined in a client's governing documents or policies. Examples include the complete replacement of elevators, tile roofs, wiring and plumbing. Also excluded are insignificant expenses that may be covered either by an operating or reserve contingency, or otherwise in a general maintenance fund. Expenses that are necessitated by acts of nature, accidents or other occurrences that are more properly insured for, rather than reserved for, are also excluded.

### **Financial Analysis**

The financial analysis assesses the client's reserve balance or "fund status" (measured in cash or as percent fully funded) to determine a recommendation for the appropriate reserve contribution rate in the future, known as the "funding plan".

### **Preparing the Reserve Study**

Once the reserve assets have been identified and quantified, their respective replacement costs, useful lives and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides. Remaining lives are calculated from the useful lives and ages of assets and adjusted according to conditions such as design, manufactured quality, usage, exposure to the elements and maintenance history.

By following the recommendations of an effective reserve study, the client should avoid any major shortfalls. However, to remain accurate, the report should be updated on an annual basis to reflect such changes as shifts in economic parameters, additions of phases or assets, or expenditures of reserve funds. The client can assist in simplifying the reserve analysis update process by keeping accurate records of these changes throughout the year.

## **FUNDING METHODS**

From the simplest to the most complex, reserve analysis providers use many different computational processes to calculate reserve requirements. However, there are two basic processes identified as industry standards: the cash flow method and the component method.

The cash flow method develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a "window" in which all future anticipated replacement costs are computed, based upon the individual lives of the components under consideration. The Whayland Group Threshold and The Whayland Group Current Assessment funding models are based upon the cash flow method.

The component method develops a reserve-funding plan where the total contribution is based upon the sum of contributions for individual components. The component method is the more conservative of the two funding options, and assures that the client will achieve and maintain an ideal level of reserve over

time. This method also allows for computations on individual components in the analysis. The Whayland Group Component Funding model is based upon the component methodology.

## FUNDING STRATEGIES

Once a client has established its funding goals, the client can select an appropriate funding plan. There are four basic strategies from which most clients select. It is recommended that clients consult professionals to determine the best strategy or combination of plans that best suit the client's need. Additionally, clients should consult with their financial advisor to determine the tax implications of selecting a particular plan. Further, consultation with the American Institute of Certified Public Accountants (AICPA) for their reporting requirements is advisable. The four funding plans and descriptions of each are detailed below. Clients will have to update their reserve studies more or less frequently depending on the funding strategy they select.

**Full Funding**---Given that the basis of funding for reserves is to distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves would be proportionately related to those lives and costs. If a client has a component with an expected estimated useful life of ten years, it would set aside approximately one-tenth of the replacement cost each year. At the end of three years, one would expect three-tenths of the replacement cost to have accumulated, and if so, that component would be "fully-funded." This model is important in that it is a measure of the adequacy of a client's reserves at any one point of time, and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. This formula represents a snapshot in time and is based upon current replacement cost, independent of future inflationary or investment factors:

Fully Funded Reserves = **Age** divided by **Useful Life** the results multiplied by **Current Replacement Cost**

When a client's total accumulated reserves for all components meet this criterion, its reserves are considered "fully-funded."

The Whayland Group **Threshold Funding Model**. This method is based upon the cash flow funding concept. The goal of this funding method is to keep the reserve cash balance above a certain dollar level. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below a certain level during the projected period. Cash flow funding can result in a more efficient application of funds and is widely used in the industry.

The Whayland Group **Current Assessment Funding Model**. This method is also based upon the cash flow funding concept. The initial reserve assessment is set at the client's current fiscal year funding level and a 30-year projection is calculated to illustrate the adequacy of the current level of funding over time.

The Whayland Group **Component Funding Model**. This is a straight-line funding model. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments, hence the name "Component Funding Model". This is the most conservative funding model. It leads to or maintains the fully funded reserve position; however, it can result in a reserve balance in excess of what is needed to adequately fund replacements on an ongoing basis.

## USERS' GUIDE TO YOUR RESERVE ANALYSIS STUDY

Part II of your Whayland Group Report contains the reserve analysis study for your client. There are seven types of reports in the study as described below.

### **Report Summaries**

The Report Summary for all funding models lists all of the parameters that were used in calculating the report as well as the summary of your reserve analysis study.

### **Index Reports**

The **Distribution of Accumulated Reserves** report lists all assets in remaining life order. It also identifies the ideal level of reserves that should have accumulated for the client as well as the actual reserves available. This information is valid only for the “Component Funding Model” calculation.

The **Component Listing/Summary** lists all assets by category (i.e. roofing, painting, lighting, etc.) together with their remaining life, current cost, monthly reserve contribution, and net monthly allocation.

### **Detail Reports**

The Detail Report itemizes each asset and lists all measurements, current and future costs, and calculations for that asset. Provisions for percentage replacements, salvage values, and one-time replacements can also be utilized. These reports can be sorted by category or group.

The numerical listings for each asset are enhanced by extensive narrative detailing factors such as design, manufactured quality, usage, exposure to elements and maintenance history.

The Whayland Group Detail Index is an alphabetical listing of all assets, together with the page number of the asset’s detail report, the projected replacement year, and the asset number.

### **Projections**

Thirty-year projections add to the usefulness of your reserve analysis study.

## **DEFINITIONS**

### **Report I.D.**

Includes the Report Date (example: November 15, 2012), Account Number (example: 9773), and Version (example: 1.0). Please use this information (displayed on the summary page) when referencing your report.

### **Budget Year Beginning/Ending**

The budgetary year for which the report is prepared. For clients with fiscal years ending December 31<sup>st</sup>, the monthly contribution figures indicated are for the 12-month period beginning 1/1/20xx and ending 12/31/20xx.

### **Number of Units and/or Phases**

If applicable, the number of units and/or phases included in this version of the report.

### **Inflation**

This figure is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement, and the total is used in calculating the monthly reserve contribution that will be necessary to accumulate the required funds in time for replacement.

### **Annual Assessment Increase**

This represents the percentage rate at which the client will increase its assessment to reserves at the end of each year. For example, in order to accumulate \$10,000 in 10 years, you could set aside \$1,000 per

year. As an alternative, you could set aside \$795 the first year and increase that amount by 5% each year until the year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this figure should be equal to the rate of inflation.

### **Investment Yield Before Taxes**

The average interest rate anticipated by the client based upon its current investment practices.

**Taxes on Interest Yield**

The estimated percentage of interest income that will be set aside to pay income taxes on the interest earned.

**Projected Reserve Balance**

The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. This is based upon information provided and not audited.

**Percent Fully Funded**

The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

**Phase Increment Detail and/or Age**

Comments regarding aging of the components on the basis of construction date or date of acceptance by the client.

**Monthly (or Quarterly or Annually) Assessment**

The assessment to reserves required by the client each month (or quarter or year).

**Interest Contribution (After Taxes)**

The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.

**Total Monthly (or Quarterly or Annual) Allocation**

Sum of the monthly (or quarterly or annually assessment / interest contribution figures.

**Group and Category**

The report may be prepared and sorted either by group (location, building, phase, etc.) or by category (roofing, painting, etc.). The standard report printing format is by category.

**Percentage of Replacement or Repairs**

In some cases, an asset may not be replaced in its entirety or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period of time, or sharing the expense to replace a common wall with a neighboring party.

**Placed-In-Service Date**

The month and year that the asset was placed-in-service. This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.

**Estimated Useful Life**

The estimated useful life of an asset based upon industry standards, manufacturer specifications, visual inspection, location, usage, client standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset. For example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom-used meeting room or office.

**Adjustment to Useful Life**

Once the useful life is determined, it may be adjusted, up or down, by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimated replacement cycles for future replacements.

**Estimated Remaining Life**

This calculation is completed internally based upon the report's fiscal year date and the date the asset was placed-in-service.

**Replacement Year**

The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

**Annual Fixed Reserves**

An optional figure which, if used, will override the normal process of allocating reserves to each asset.

**Fixed Assessment**

An optional figure which, if used, will override all calculations and set the assessment at this amount. This assessment can be set for monthly, quarterly or annually as necessary.

**Salvage Value**

The salvage value of the asset at the time of replacement, if applicable.

**One-Time Replacement**

Notation if the asset is to be replaced on a one-time basis.

**Current Replacement Cost**

The estimated replacement cost effective at the beginning of the fiscal year for which the report is being prepared

**Future Replacement Cost**

The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

**Component Inventory**

The task of selecting and qualifying reserve components. This task can be accomplished through on-site visual, review of client design and organizational documents, a review of established client precedents, and discussion with appropriate client representative(s).

## **A MULTI-PURPOSE TOOL**

Your Whayland Group Report is an important part of your client's budgetary process. Following its recommendations should ensure the client's smooth budgetary transitions from one fiscal year to the next.

In addition, your Whayland Group reserve study serves a variety of useful purposes:

- A reserve analysis study may be required by your accountant during the preparation of the client's annual audit.
- The Whayland Group reserve study is sometimes requested by lending institutions during the process of loan applications.
- Your Whayland Group Report is also a detailed inventory of the client's major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements.
- Your Whayland Group Report is a tool that can assist the client in fulfilling its legal and fiduciary obligations for maintaining the facility in a state of good repair.
- Since the Whayland Group reserve analysis study includes measurements and cost estimates of the client's assets, the detail reports may be used as a guide to evaluate the accuracy and price of contractor bids when assets are due to be repaired or replaced.
- Your Whayland Group Report provides a record of the time, cost, and quantities of past reserve replacements. At times the client's management personnel are transitory which may result in the loss of these important records.

# Executive Summary

Reserve at Pilottown is a 110 unit single family home development situated off New Road in Lewes, Delaware. The development was constructed in 2004. The Whayland Group, LLC prepared this full reserve study for Reserve at Pilottown in 2022.

This study was prepared by Robert C. Wheatley, Reserve Specialist #309 as designated by the Community Association Institute. Mr. Wheatley has 43 years' experience in the construction and real estate industries on the Delmarva Peninsula, is Chairman of the Sussex County Planning and Zoning Commission, an outside director of Bank of Delmarva, and is the Sussex County Public Member of the Delaware Association of Professional Engineers. He has been engaged in the preparation of reserve studies since 2009.

The study is a full reserve study including a review of the documents furnished by the Association and on-site observation and inventory of the components included in the study. The last field visit was on October 4, 2021. The component list was developed from our review of the documents, site visits, and conversations with Mike Tupman and Karen Fleck, Association representatives.

The in-service date for each component is the year in which that component was completed if known or the date of completion of the development. The components were assigned useful lives and values in accordance with industry standards and our findings. Remaining lives were calculated based on the in-service date with certain adjustments indicated by our site visits.

We recommend the **Component Funding Model (CFM)** for associations that have a relatively low number of replacement components and that have an adequate current reserve account balance. Reserve at Pilottown has 5 replacement components and a reserve balance of \$85,057.00, which indicate that the Component Funding Model is appropriate for this study.

**Component Funding Model (CFM)** is an industry-sanctioned conservative funding approach based on the concept of maintaining a 100% fully funded reserve. "100% fully funded" means that at any given time, 100% of the funds needed for the replacement of each individual item are available in proportion to the remaining useful life of that item. The model strives to maintain a minimum of 100% funding. Any sustained percent funded above 100% is considered well-funded.

The Component Method Funding Model is based on the following assumptions:

Reserve Study Assumptions

Effective Date of Study	January 1, 2022
Length of Study	30 years
Number of Units	110
Annual Interest Rate Earned on Reserves	0.00%
Tax Rate on Reserve Interest Income	30.00%
Annual Inflation Rate	3.00%
Beginning Reserve Account Balance	\$85,057
Minimum Account Balance	\$5,000.00
Annual Increase in Reserve Requirement	3.00%

SUMMARY OF FINDINGS

Study Year 2022	Component Funding Model
Total Current Cost of Replacements	<b>\$89,250.00</b>
Annual Contribution Requirement for 2022	<b>\$2,580.00</b>
Annual Contribution Requirement Per Unit	<b>\$23.46</b>
5-year Average Annual Contribution Requirement	<b>\$3,709.80</b>
5-year Average Annual Contribution Requirement per unit	<b>\$33.73</b>

Summary of Findings Notes:

1. Figures are for 2022. Full 30-year projections can be found on page 2-2
2. Some Associations prefer a level payment for a period of years instead of an annual increase. A 5-year average contribution is an acceptable alternative and in this instance is statistically insignificant.

The study indicates that Reserve at Pilottown is very well-funded at this time. Since we understand that the Association prefers a predictable level payment over a period of years, we recommend the 5-year Average Annual Contribution of \$3,709.80 per year or \$33.73 per unit per year for years 2022-2026 with a reserve study update in 2026 and recalculation of the reserve requirement beginning in 2027.

Also, we recommend that the Association engage its pond maintenance contractor to measure the sediment in the pond and provide the Association with a projection of when dredging might be required. If the projection differs substantially from that which is indicated in the study. We will update the study at that time at no additional cost.

**The Association also must bear in mind that the reserve fund is for regular, expected repairs and replacements only. It is not intended to fund unexpected or catastrophic losses. The Association must be diligent in insuring itself against acts of God, accidents, and other insurable events. We urge you to consult an insurance specialist in this regard.**

**It is important to note that the funding model does not assume any delinquency. Contributions must be made on time in full.**

Reserve at Pilottown appears to be a well-managed community. The Association representatives appear engaged and sincerely interested in preserving and enhancing unit owners' investment in the community. We thank you for the privilege of serving you and look forward to a long association with Reserve at Pilottown.

Submitted by: \_\_\_\_\_  
Robert C. Wheatley

Date: \_\_\_\_\_

**Reserve at Pilottown**  
Lewes, DE  
**RA Component Funding Model Summary**

Report Date	October 29, 2021
Account Number	202120
Budget Year Beginning	January 1, 2022
Budget Year Ending	December 31, 2022
Total Units	110

<i>Report Parameters</i>	
Inflation	3.00%
Interest Rate on Reserve Deposit	0.50%
Tax Rate on Interest	30.00%
2022 Beginning Balance	\$85,057

***Component Funding Model Summary of Calculations***

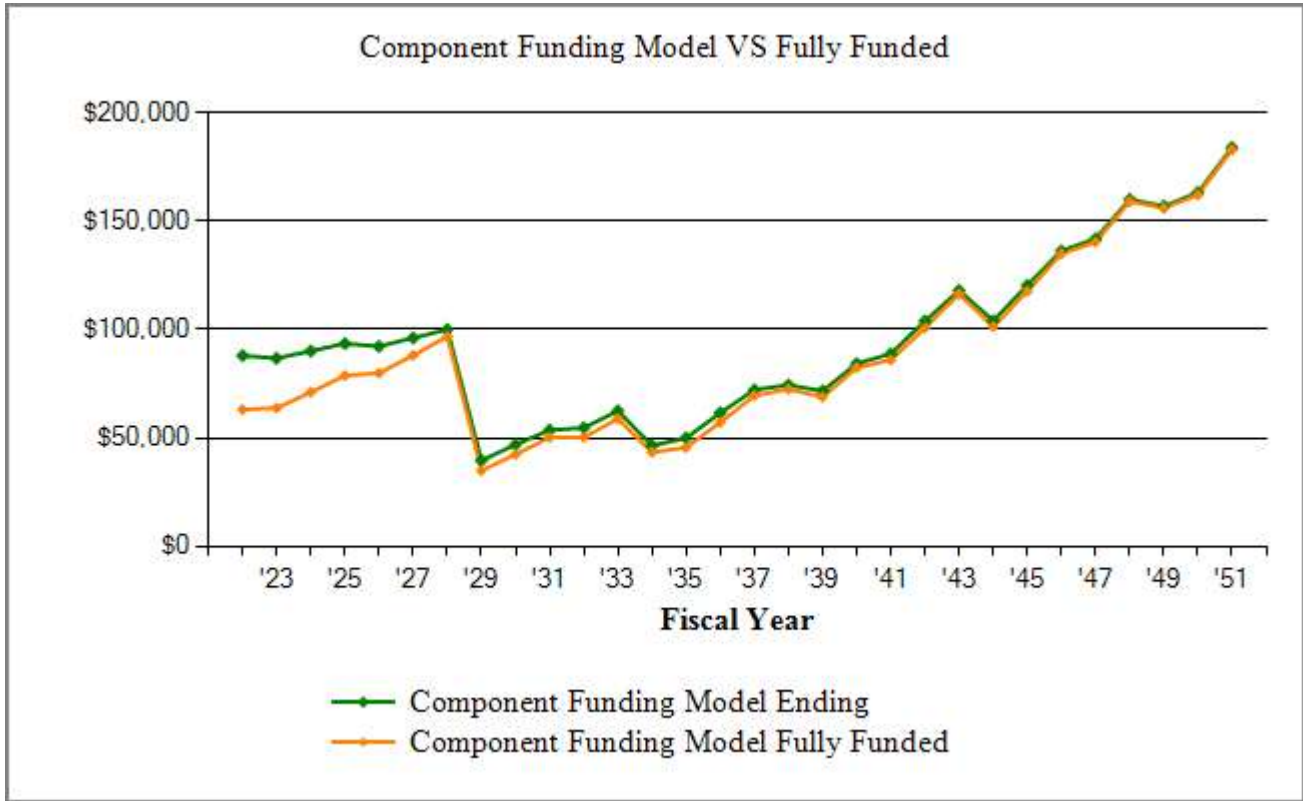
Required Annual Contribution	\$2,580.27
<i>\$23.46 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$306.73</u>
Total Annual Allocation to Reserves	\$2,887.00
<i>\$26.25 per unit annually</i>	

**Reserve at Pilottown  
RA Component Funding Model Projection**

Beginning Balance: \$85,057

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2022	89,250	2,580	307		87,944	63,096	139%
2023	91,927	4,699	303	6,180	86,766	63,831	136%
2024	94,685	3,030	314		90,110	71,109	127%
2025	97,526	3,085	326		93,521	78,767	119%
2026	100,452	5,155	322	6,753	92,245	79,864	116%
2027	103,465	3,541	335		96,120	88,121	109%
2028	106,569	3,548	349		100,017	96,801	103%
2029	109,766	8,347	138	68,873	39,629	34,984	113%
2030	113,059	7,152	164		46,945	42,438	111%
2031	116,451	6,520	187		53,652	50,307	107%
2032	119,945	8,865	191	8,063	54,644	50,305	109%
2033	123,543	7,665	218		62,527	58,813	106%
2034	127,249	9,807	162	26,020	46,476	43,432	107%
2035	131,067	12,156	174	8,811	49,996	45,605	110%
2036	134,999	11,378	215		61,588	57,216	108%
2037	139,049	10,380	252		72,221	69,484	104%
2038	143,220	11,541	259	9,628	74,393	72,519	103%
2039	147,517	13,560	250	16,528	71,674	68,863	104%
2040	151,942	12,334	294		84,302	82,459	102%
2041	156,500	14,747	310	10,521	88,838	85,971	103%
2042	161,195	14,698	362		103,898	100,781	103%
2043	166,031	13,710	412		118,020	116,403	101%
2044	171,012	16,288	363	30,658	104,013	101,294	103%
2045	176,143	15,952	420		120,385	117,699	102%
2046	181,427	15,389	475		136,248	134,996	101%
2047	186,870	17,685	495	12,563	141,865	140,286	101%
2048	192,476	17,594	558		160,018	159,100	101%
2049	198,250	18,492	547	22,213	156,843	156,037	101%
2050	204,198	19,457	569	13,728	163,142	162,073	101%
2051	210,323	20,087	641		183,870	182,894	101%

**Reserve at Pilottown  
RA Component Funding Model & Fully Funded Comparison Chart**



The **Component Funding Model's** long-term objective is to provide a plan to a fully funded reserve position over the longest period of time practical. This is the most conservative funding model.

**Reserve at Pilottown  
RA Component Funding Model Assessment & Category Summary**

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
<b>Grounds Components</b>							
Bio- Swale Replace/Refurbish Allowance	2034	5	25	12	10,000	10,000	6,000
Bio-Swale Pruning and Clean-up	2023	3	0	1	6,000	6,000	4,000
Entrance Features	2054	50	0	32	15,000	10,807	5,400
Mailboxes - Replacement	2034	30	0	12	8,250	8,250	4,950
Storm Water Pond - Dredging Allowance	2029	25	0	7	<u>50,000</u>	<u>50,000</u>	<u>36,000</u>
Grounds Components - Total					<u>\$89,250</u>	<u>\$85,057</u>	<u>\$56,350</u>
Total Asset Summary					<u>\$89,250</u>	<u>\$85,057</u>	<u>\$56,350</u>

Excess Funds:

Percent Fully Funded	151%
Current Average Equity per Unit (Total Units: 110)	\$261

**Reserve at Pilottown  
RA Distribution of Accumulated Reserves**

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Bio-Swale Pruning and Clean-up	1	2023	6,000	4,000
Bio- Swale Replace/Refurbish Allowance	12	2034	10,000	6,000
Entrance Features	32	2054	10,807	5,400
Storm Water Pond - Dredging Allowance	7	2029	50,000	36,000
Mailboxes - Replacement	12	2034	8,250	4,950
Total Asset Summary			\$85,057	\$56,350

Excess Funds:

Percent Fully Funded	151%
Current Average Equity per Unit (Total Units: 110)	\$261

**Reserve at Pilottown  
RA Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 2022</i>	
<b>Replacement Year 2023</b>	
<b>Grounds Components</b>	
Bio-Swale Pruning and Clean-up	6,180
<b>Total for 2023</b>	<u><b>\$6,180</b></u>
<i>No Replacement in 2024</i>	
<i>No Replacement in 2025</i>	
<b>Replacement Year 2026</b>	
<b>Grounds Components</b>	
Bio-Swale Pruning and Clean-up	6,753
<b>Total for 2026</b>	<u><b>\$6,753</b></u>
<i>No Replacement in 2027</i>	
<i>No Replacement in 2028</i>	
<b>Replacement Year 2029</b>	
<b>Grounds Components</b>	
Bio-Swale Pruning and Clean-up	7,379
Storm Water Pond - Dredging Allowance	61,494
<b>Total for 2029</b>	<u><b>\$68,873</b></u>
<i>No Replacement in 2030</i>	
<i>No Replacement in 2031</i>	
<b>Replacement Year 2032</b>	
<b>Grounds Components</b>	
Bio-Swale Pruning and Clean-up	8,063
<b>Total for 2032</b>	<u><b>\$8,063</b></u>
<i>No Replacement in 2033</i>	
<b>Replacement Year 2034</b>	
<b>Grounds Components</b>	
Bio- Swale Replace/Refurbish Allowance	14,258

**Reserve at Pilottown  
RA Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2034 continued...</i>	
Mailboxes - Replacement	11,763
<b>Total for 2034</b>	<b><u>\$26,020</u></b>
 <b>Replacement Year 2035</b>	
<b>Grounds Components</b>	
Bio-Swale Pruning and Clean-up	8,811
<b>Total for 2035</b>	<b><u>\$8,811</u></b>
 <i>No Replacement in 2036</i>	
<i>No Replacement in 2037</i>	
 <b>Replacement Year 2038</b>	
<b>Grounds Components</b>	
Bio-Swale Pruning and Clean-up	9,628
<b>Total for 2038</b>	<b><u>\$9,628</u></b>
 <b>Replacement Year 2039</b>	
<b>Grounds Components</b>	
Bio- Swale Replace/Refurbish Allowance	16,528
<b>Total for 2039</b>	<b><u>\$16,528</u></b>
 <i>No Replacement in 2040</i>	
 <b>Replacement Year 2041</b>	
<b>Grounds Components</b>	
Bio-Swale Pruning and Clean-up	10,521
<b>Total for 2041</b>	<b><u>\$10,521</u></b>
 <i>No Replacement in 2042</i>	
<i>No Replacement in 2043</i>	
 <b>Replacement Year 2044</b>	
<b>Grounds Components</b>	
Bio- Swale Replace/Refurbish Allowance	19,161

**Reserve at Pilottown  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2044 continued...</i></b>	
Bio-Swale Pruning and Clean-up	11,497
<b>Total for 2044</b>	<b><u>\$30,658</u></b>
 <i>No Replacement in 2045</i>	
<i>No Replacement in 2046</i>	
 <b>Replacement Year 2047</b>	
<b>Grounds Components</b>	
Bio-Swale Pruning and Clean-up	12,563
<b>Total for 2047</b>	<b><u>\$12,563</u></b>
 <i>No Replacement in 2048</i>	
 <b>Replacement Year 2049</b>	
<b>Grounds Components</b>	
Bio- Swale Replace/Refurbish Allowance	22,213
<b>Total for 2049</b>	<b><u>\$22,213</u></b>
 <b>Replacement Year 2050</b>	
<b>Grounds Components</b>	
Bio-Swale Pruning and Clean-up	13,728
<b>Total for 2050</b>	<b><u>\$13,728</u></b>
 <i>No Replacement in 2051</i>	

**Reserve at Pilottown  
RA Asset Summary Report**

Description	Asset ID	Next Replacement	Current Cost	Useful Life Adjustment			Remaining	Future Cost	Quantity	Unit Cost
<b>Grounds Components</b>										
Bio- Swale Replace/Refurbish Allowa..	1002	2034	10,000	5	25	12	14,258		1 @	10,000.00
Bio-Swale Pruning and Clean-up	1003	2023	6,000	3	0	1	6,180		1 @	6,000.00
Entrance Features	1004	2054	15,000	50	0	32	38,626		2 @	7,500.00
Mailboxes - Replacement	1005	2034	8,250	30	0	12	11,763		110 @	75.00
Storm Water Pond - Dredging Allowa..	1001	2029	50,000	25	0	7	61,494		1 @	50,000.00

**Reserve at Pilottown  
RA Detail Report by Category**

**Bio- Swale Replace/Refurbish Allowance - 2034**

Asset ID	1002	1 lot	@ \$10,000.00
		Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
Category	Grounds Components	Future Cost	\$14,257.61
Placed in Service	January 2004	Assigned Reserves	\$10,000.00
Useful Life	5		
Adjustment	25	Annual Assessment	\$714.40
Replacement Year	2034	Interest Contribution	<u>\$36.09</u>
Remaining Life	12	Reserve Allocation	\$750.49

In consultation with Solitude, the Association's storm water system maintenance contract, it was determined that an allowance should be made to repair/refurbish a section of bio-swale every five years, beginning in 2034.

**Bio-Swale Pruning and Clean-up - 2023**

Asset ID	1003	1 lot	@ \$6,000.00
		Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
Category	Grounds Components	Future Cost	\$6,180.00
Placed in Service	January 2020	Assigned Reserves	\$6,000.00
Useful Life	3		
Replacement Year	2023	Annual Assessment	\$362.88
Remaining Life	1	Interest Contribution	<u>\$21.55</u>
		Reserve Allocation	\$384.44

The Association reports that the bio-swales are re-mulched every year as part of the operating budget and that every third year substantial pruning and clean-up is performed. This component creates a budget to prune, mulch, and clean-up every third year.

**Entrance Features - 2054**

Asset ID	1004	2 each	@ \$7,500.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category	Grounds Components	Future Cost	\$38,626.24
Placed in Service	January 2004	Assigned Reserves	\$10,807.00
Useful Life	50		
Replacement Year	2054	Annual Assessment	\$1,792.20
Remaining Life	32	Interest Contribution	<u>\$40.56</u>
		Reserve Allocation	\$1,832.77

Stone entrance features are long-life components that are projected to last slightly beyond the 30-year horizon of the study and may well last far beyond that, however, we have funded them

**Reserve at Pilottown  
RA Detail Report by Category**

*Entrance Features continued...*

as the Association may wish to update the entrance features for a more contemporary appearance at the scheduled time.

Mailboxes - Replacement - 2034			
Asset ID	1005	110 unit	@ \$75.00
		Asset Actual Cost	\$8,250.00
		Percent Replacement	100%
Category	Grounds Components	Future Cost	\$11,762.53
Placed in Service	January 2004	Assigned Reserves	\$8,250.00
Useful Life	30		
Replacement Year	2034	Annual Assessment	\$589.38
Remaining Life	12	Interest Contribution	<u>\$29.78</u>
		Reserve Allocation	\$619.16

Storm Water Pond - Dredging Allowance - 2029			
Asset ID	1001	1 lot	@ \$50,000.00
		Asset Actual Cost	\$50,000.00
		Percent Replacement	100%
Category	Grounds Components	Future Cost	\$61,493.69
Placed in Service	January 2004	Assigned Reserves	\$50,000.00
Useful Life	25		
Replacement Year	2029	Annual Assessment	\$3,308.83
Remaining Life	7	Interest Contribution	<u>\$180.06</u>
		Reserve Allocation	\$3,488.89

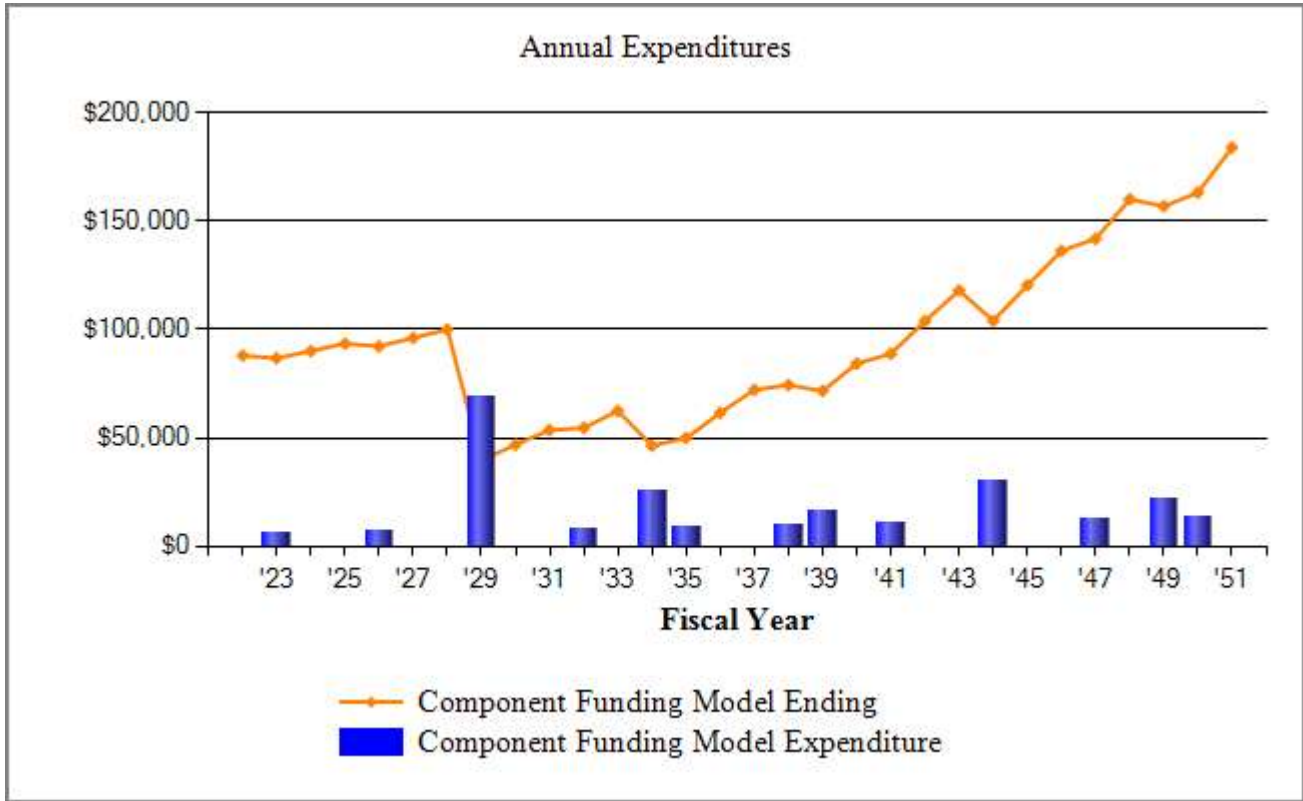
In consultation with Solitude, the Association's storm water system maintenance contractor, it was determined that a dredging allowance should be established to fund future dredging operations. Currently this activity is scheduled to occur every 25 years and can be adjusted going forward based on pond silt measurements.

<b>Grounds Components - Total Current Cost</b>	<b>\$89,250</b>
<b>Assigned Reserves</b>	<b>\$85,057</b>
<b>Fully Funded Reserves</b>	<b>\$56,350</b>

**Reserve at Pilottown  
RA Category Detail Index**

Asset ID	Description	Replacement	Page
1002	Bio- Swale Replace/Refurbish Allowance	2034	2-10
1003	Bio-Swale Pruning and Clean-up	2023	2-10
1004	Entrance Features	2054	2-10
1005	Mailboxes - Replacement	2034	2-11
1001	Storm Water Pond - Dredging Allowance	2029	2-11
	Total Funded Assets	5	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	5	

**Reserve at Pilottown  
RA Annual Asset Expenditure Charts**



**Reserve at Pilottown  
RA Spread Sheet**

<b>Description</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>
Bio-Swale Pruning and Clean-up		6,180			6,753			7,379		
Storm Water Pond - Dredging Allowance								61,494		
Bio- Swale Replace/Refurbish Allowance										
Mailboxes - Replacement										
Entrance Features										
<b>Year Total:</b>		<b>6,180</b>			<b>6,753</b>			<b>68,873</b>		

**Reserve at Pilottown  
RA Spread Sheet**

<b>Description</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>
Bio-Swale Pruning and Clean-up	8,063			8,811			9,628			10,521
Storm Water Pond - Dredging Allowance										
Bio- Swale Replace/Refurbish Allowance			14,258					16,528		
Mailboxes - Replacement			11,763							
Entrance Features										
<b>Year Total:</b>	<b>8,063</b>		<b>26,020</b>	<b>8,811</b>			<b>9,628</b>	<b>16,528</b>		<b>10,521</b>

**Reserve at Pilottown  
RA Spread Sheet**

<b>Description</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>
Bio-Swale Pruning and Clean-up			11,497			12,563			13,728	
Storm Water Pond - Dredging Allowance										
Bio- Swale Replace/Refurbish Allowance			19,161					22,213		
Mailboxes - Replacement										
Entrance Features										
<b>Year Total:</b>			<b>30,658</b>			<b>12,563</b>		<b>22,213</b>	<b>13,728</b>	

**Reserve at Pilottown  
RA Asset Current Cost by Category**

