



Tuesday, February 07, 2023

Garage Town at Del Camino Storage Co., Inc.
Attn: Garrett Quackenbush
Board Member
3656 Stagecoach Rd.
Longmont, CO. 80504

Regarding: Reserve Study Final Version

Dear Garrett,

Attached please find the final version of the reserve study for Garage Town at Del Camino Storage Co., Inc. While it has been our goal to provide you with a document that is both easy to read and understand, it is also our intention to provide a complete and accurate report. If any adjustments are required due to a change in the association's philosophies, this can be accomplished at our standard rate of \$200 per hour.

Now that you have received the Reserve Analysis, use it as a tool to assist you in establishing your budget, as well as an advanced warning for upcoming projects. This report should be reviewed at least once a year for obtaining proposals in advance of pending projects, and to make sure the Reserve funds are in line with projections. The outcome of this report should be conveyed with the property owners as to the status of the Reserve fund. The property owners should also know what the Board of Directors plans are to improve or maintain the Reserve fund.

Remember, just like any major line item in the budget, it is important to review the Reserve Fund status and contribution rate each year as the budget planning process begins. We look forward to working together in the future to assist the Board of Directors in planning their budgets by completing an updated Reserve Study. The estimated replacement costs in this report are accurate to the best of our knowledge as of the date printed on this report. Our recommendations are made without guarantee based on continuous influxes in the various industries related to your components.

In the meantime, if you have any questions, please feel free to give our office a call (303) 790-7572.

Sincerely,

G. Michael Kelsen, RS, PRA
Owner

Tuesday, February 07, 2023

Level 1, Platinum Reserve Analysis

Garage Town at Del Camino Storage Co., Inc.
3656 Stagecoach Rd.
Longmont, CO. 80504



FINAL VERSION

Report Period – 01/01/23 – 12/31/23

Client Reference Number – 10540

Property Type – Commercial Storage Garage Condominiums

Fiscal Year End – December 31st

Number of Units – 84

Date of Property Observation – January 6, 2023

Property Observation Conducted by – Mike Kelsen

Project Manager – Mike Kelsen, RS, PRA

Main Contact Person – Garrett Quackenbush, Board Member



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Introduction to the Reserve Analysis –

The elected officials of this association made a wise decision to invest in a Reserve Analysis to get a better understanding of the status of the Reserve funds. This Analysis will be a valuable tool to assist the Board of Directors in making the decision to which the dues are derived. Typically, the Reserve contribution makes up 15% - 40% of the association's total budget. Therefore, Reserves is considered to be a significant part of the overall monthly association payment.

Every association conducts its business within a budget. There are typically two main parts to this budget, Operating and Reserves. The Operating budget includes all expenses that are fixed on an annual basis. These would include management fees, maintenance fees, utilities, etc. The Reserves is primarily made up of Capital Replacement items such as asphalt, roofing, fencing, mechanical equipment, etc., that do not normally occur on an annual basis.

The Reserve Analysis is also broken down into two different parts, the Physical Analysis and the Financial Analysis. The Physical Analysis is information regarding the physical status and replacement cost of major common area components that the association is responsible to maintain. It is important to understand that while the Component Inventory will remain relatively "stable" from year to year, the Condition Assessment and Life/Valuation Estimates will most likely vary from year to year. You can find this information in the **Asset Inventory Section** (Section 2) of this Reserve Analysis. The **Financial Analysis Section** is the evaluation of the association's Reserve balance, income, and expenses. This is made up of a finding of the clients current Reserve Fund Status (measured as Percent Funded) and a recommendation for an appropriate Reserve Allocation rate (also known as the Funding Plan). You can find this information in Section 3 of this Reserve Analysis.

The purpose of this Reserve Analysis is to provide an educated estimate as to what the Reserve Allocation needs to be. The detailed schedules will serve as an advanced warning that major projects will need to be addressed in the future. This will allow the Board of Directors to have ample timing to obtain competitive estimates and bids that will result in cost savings to the individual homeowners. This will also ensure the physical well being of the property and ultimately enhance each owner's investment, while limiting the possibility of unexpected major projects that may lead to Special Assessments.

It is important for the client, homeowners, and potential future homeowners to understand that the information contained in this analysis is based on estimates and assumptions gathered from various sources. Estimated life expectancies and cycles are based upon conditions that were readily visible and accessible at time of the observation. No destructive or intrusive methods (such as entering the walls to inspect the condition of electrical wiring, plumbing lines, and telephone wires) were performed. In addition, environmental hazards (such as lead paint, asbestos, radon, etc.), construction defects, and acts of nature have not been investigated in the preparation of this report. If problem areas were revealed, a reasonable effort has been made to include these items within the report. While every effort has been made to ensure accurate results, this report reflects the judgment of Aspen Reserve Specialties and should not be construed as a guarantee or assurance of predicting future events.

General Information and Answers to Frequently Asked Questions –

Why is it important to perform a Reserve Study?

As previously mentioned, the Reserve allocation makes up a significant portion of the total monthly dues. This report provides the essential information that is needed to guide the Board of Directors in establishing the budget in order to run the daily operations of your association. It is suggested that a third party professionally prepare a Reserve Study since there is no vested interest in the property. Also, a professional knows what to look for and how to properly develop an accurate and reliable component list.

Now that we have “it”, what do we do with “it”?

Hopefully, you will not look at this report and think it is too cumbersome to understand. Our intention is to make this Reserve Analysis very easy to read and understand. Please take the time to review it carefully and make sure the “main ingredients” (asset information) are complete and accurate. If there are any inaccuracies, please inform us immediately so we may revise the report.

Once you feel the report is an accurate tool to work from, use it to help establish your budget for the upcoming fiscal year. The Reserve allocation makes up a significant portion of the total monthly dues and this report should help you determine the correct amount of money to go into the Reserve fund. Additionally, the Reserve Study should act as a guide to obtain proposals in advance of pending normal maintenance and replacement projects. This will give you an opportunity to shop around for the best price available.

The Reserve Study should be readily available for Real Estate agents, brokerage firms, and lending institutions for potential future homeowners. As the importance of Reserves becomes more of a household term, people are requesting homeowners associations to reveal the strength of the Reserve fund prior to purchasing a condominium or townhome.

How often do we update or review “it”?

Unfortunately, there is a misconception that these reports are good for an extended period of time since the report has projections for the next 30 years. Just like any major line item in the budget, the Reserve Analysis should be reviewed *each year before* the budget is established. Invariably, some assumptions have to be made during the compilation of this analysis. Anticipated events may not materialize and unpredictable circumstances could occur. Aging rates and repair/replacement costs will vary from causes that are unforeseen. Earned interest rates may vary from year to year. These variations could alter the content of the Reserve Analysis. Therefore, this analysis should be reviewed annually, and a property observation should be conducted at least once every three years.

Is it the law to have a Reserve Study conducted?

The Government requires reserve analyses in approximately 20 states. The State of Colorado currently requires all associations to adopt a Reserve policy, but does not currently enforce a Reserve Study should be completed. Despite enacting this current law, the chances are also very good the documents of the association require the association to have a Reserve fund established. This may not mean a Reserve Analysis is required, but how are you going to know there are enough funds in the account if you don't have the proper information? Hypothetically, some associations look at the Reserve fund and think \$150,000 is a lot of money and they are in good shape. What they don't know is a major component will need to be replaced within 5 years, and the cost of the component is going to exceed \$175,000. So while \$150,000 sounds like a lot of money, in reality it won't even cover the cost of the component in question, let alone all the other amenities the association is responsible to maintain.

What makes an asset a “Reserve” item versus an “Operating” item?

A “Reserve” asset is an item that is the responsibility of the association to maintain, has a limited Useful Life, predictable Remaining Useful Life expectancies, typically occurs on a cyclical basis that exceeds 1 year, and costs above a minimum threshold cost. An “operating” expense is typically a fixed expense that occurs on an annual basis. For instance, minor repairs to a roof for damage caused by high winds or other weather elements would be considered an “operating” expense. However, if the entire roof needs to be replaced because it has reached the end of its life expectancy, then the replacement would be considered a Reserve expense.

The GREY area of “maintenance” items that are often seen in a Reserve Study –

One of the most popular questions revolves around major “maintenance” items, such as painting the buildings or seal coating the asphalt. You may hear from your accountant that since painting or seal coating is not replacing a “capital” item, then it cannot be considered a Reserve issue. However, it is the opinion of several major Reserve Study providers that these items are considered to be major expenses that occur on a cyclical basis. Therefore, it makes it very difficult to ignore a major expense that meets the criteria to be considered a Reserve component. Once explained in this context, many accountants tend to agree and will include any expenses, such as these examples, as a Reserve component.

The Property Observation –

The Property Observation was conducted following a review of the documents that were established by the developer identifying all common area assets. In some cases, the Board of Directors at some point may have revised the documents. In either case, the most current set of documents was reviewed prior to inspecting the property. In addition, common area assets may have been reported to Aspen Reserve Specialties by the client, or by other parties.

Estimated life expectancies and life cycles are based upon conditions that were readily accessible and visible at the time of the observation. We did not destroy any landscape work, building walls, or perform any methods of intrusive investigation during the observation. In these cases, information may have been obtained by contacting the contractor or vendor that has worked on the property.

The Reserve Fund Analysis –

We projected the starting balance from taking the most recent balance statement, adding expected Reserve contributions for the rest of the year, and subtracting any pending projects for the rest of the year. We compared this number to the ideal Reserve Balance and arrived at the Percent funded level. Measures of strength are as follows:

0% - 30% Funded – Is considered to be a “weak” financial position. Associations that fall into this category are subject to Special Assessments and deferred maintenance, which could lead to lower property values. If the association is in this position, actions should be taken to improve the financial strength of the Reserve Fund.

31% - 69% Funded – The majority of associations are considered to be in this “fair” financial position. While this doesn’t represent financial strength and stability, the likelihood of Special Assessments and deferred maintenance is diminished. Effort should be taken to continue strengthening the financial position of the Reserve fund.

70% - 99% Funded – This indicates financial strength of a Reserve fund and every attempt to maintain this level should be a goal of the association.

100% Funded – This is the ideal amount of Reserve funding. This means that the association has the exact amount of funds in the Reserve account that should be at any given time.

Summary of Garage Town Del Camino Storage CO, Inc - Assoc # - 10540

Reported Starting Balance as of January 1, 2023 -	\$59,006
Ideal Reserve Balance as of January 1, 2023 -	\$334,744
Percent Funded as of January 1, 2023 -	18%
Recommended Reserve Allocation (per month) -	\$6,500
Minimum Reserve Allocation (per month) -	\$6,000
Recommended Special Assessments -	\$0

Information to complete this Reserve Analysis was gathered during a property observation of the common area elements on January 6, 2023. In addition, we obtained information by contacting local vendors and contractors, as well as communicating with the property representative (Community Manager). To the best of our knowledge, the conclusions and suggestions of this report are considered reliable and accurate insofar as the information obtained from these sources.

This property contains 84 storage garage condominiums that were constructed in 2006. Association maintenance responsibilities include the common drives, building exterior surfaces, a fire protection system, sidewalks, mailboxes, a clubhouse, and a storage shed. Please refer to the *Projected Reserve Expenditures* table of the Financial Analysis section for a list of when components are supposed to be addressed.

In comparing the projected balance of \$59,006 versus the ideal Reserve Balance of \$334,744, we find the association Reserve fund to be in a less than average financial position at this point in time (approximately 18% funded of ideal). However, in reviewing the current budget, it does not appear a monthly Reserve contribution has been established. Therefore, we find it necessary to recommend establishing a Reserve contribution of \$6,500 per month (representing an increase of \$77.40 per unit per month), followed by nominal annual increases of 2.75% to 3.60% thereafter to help offset the effects of inflation. By following the recommendation, the plan will maintain the Reserve account in a positive manner, while gradually increasing to a fully funded position within the thirty-year period.

In the percent Funded graph, you will see we have also provided a "minimum Reserve contribution" of \$6,000 per month. If the Reserve contribution falls below this rate, then the Reserve fund will fall into a situation where additional Special Assessments, deferred maintenance, and lower property values are possible at some point in the future. The minimum Reserve allocation follows the "threshold" theory of Reserve funding where the "percent funded" status is not allowed to dip below 30% funded at any point during the thirty-year period. This was provided for one purpose only, to show the association how small the difference is between the two scenarios and how it would not make financial sense to contribute less money (approximately 8% in this case) to the Reserve fund to only stay above a certain threshold. As you can see, the difference between the two scenarios is considered to be minimal, and based on the risk involved, we strongly suggest the recommended Reserve Allocation is followed.

Comp #: 108 Metal Roof - Replace



Observations:

- Conditions at time of site visit were unsafe to access, and height of building is too high to access. It is reported the recent inspection of the roof did not reveal any unusual conditions or problems with leaks or lifted panels.
- It is believed this metal roof is an insulated panel system manufactured by the same company that manufactured the wall system as well.
- This roof material has an extended life expectancy and should be inspected at least every year to ensure seams and screw holes are caulked properly and there are no areas where water intrusion can occur.
- The main concern for damage is from dents and dings as a result of hail.
- If severe damage due to a hailstorm occurs, replacement would be handled as an insurance claim.
- Since this cannot be predicted if/when it will occur, Reserve funding for replacement is not required under normal circumstances
- If replacement is required due to normal aging and deterioration, expect to spend about \$1,300,000 at today's dollars.

Location: **Building rooftops**

Quantity: **Approx. 1,020 squares**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source Information: Research with manufacturer

General Notes:

- Bldg. 1 - Approx. 165 squares
- Bldg. 2 - Approx. 225 squares
- Bldg. 3 - Approx. 120 squares
- Bldg. 4 - Approx. 165 squares
- Bldg. 5 - Approx. 225 squares
- Bldg. 6 - Approx. 120 squares

Comp #: 120 Gutters/Downspouts - Replace



Observations:

- Damaged extensions can be replaced as needed with general operating funds.
- The life expectancy for the size of these gutters and downspouts should range between 25 - 30 years, depending on maintenance.
- Keep gutters and downspouts free from dirt and debris which can cause corrosion of metal materials or blockage which can cause the downspouts to freeze and expand during winter months.
- Remaining life is based on the age of the buildings

Location: **Perimeter of buildings**

Quantity: **Approx. 3,360 LF**

Life Expectancy: **30** Remaining Life: **12**

Best Cost: **\$33,600**
\$10.00/LF; Estimate to replace

Worst Cost: **\$38,640**
\$11.50/LF; Higher estimate for larger lines

Source Information: Cost database

General Notes:

Raingutters -
Bldg. 1 - Approx. 500 LF
Bldg. 2 - Approx. 410 LF
Bldg. 3 - Approx. 205 LF
Bldg. 4 - Approx. 400 LF
Bldg. 5 - Approx. 410 LF
Bldg. 6 - Approx. 205 LF
Downspouts -
Bldg. 1 - Approx. 275 LF
Bldg. 2 - Approx. 270 LF
Bldg. 3 - Approx. 90 LF
Bldg. 4 - Approx. 240 LF
Bldg. 5 - Approx. 270 LF
Bldg. 6 - Approx. 90 LF

Comp #: 201 Stucco Surfaces - Repaint



Observations:

- Stucco surfaces should typically be repainted approximately every 10 to 15 years to protect stucco surface and maintain appearance. - Remaining life based on current condition.
- However, this surface is in good condition after being installed about 18 years ago.
- There are some areas that have been "tagged" and the graffiti has been removed.
- However, this has deteriorated the stucco finish minimally.
- According to the manufacturer, this material has a 20-year finish warranty
- We recommend in order to maintain an appropriate appearance for these surfaces, the buildings are painted every 20 - 25 years

Location: **Building Exterior Materials**

Quantity: **Approx. 77,335 GSF**

Life Expectancy: **22** Remaining Life: **4**

Best Cost: **\$135,340**
\$1.75/GSF; Estimate to repaint stucco

Worst Cost: **\$154,670**
\$2.00/GSF; Higher estimate for more prep work

Source Information: Cost database

General Notes:

- Bldg. 1 - Approx. 6,935 GSF
- Bldg. 2 - Approx. 27,790 GSF
- Bldg. 3 - Approx. 4,530 GSF
- Bldg. 4 - Approx. 5,760 GSF
- Bldg. 5 - Approx. 27,790 GSF
- Bldg. 6 - Approx. 4,530 GSF

Comp #: 212 Metal Surfaces - Repaint



Observations:

- Area is too small for reserve designation.
- Repaint on an as needed basis with general operating funds.

Location: North side of property

Quantity:

Life Expectancy: N/A Remaining Life:

Best Cost: \$0

Worst Cost: \$0

Source Information:

General Notes:

Metal handrails - Approx. 65 LF
 Metal gates - (4) 18' each

Component History

- 2017 - Repainted iron railings on north side, no cost provided

Comp #: 217 Doors/Bollards - Repaint



Observations:

- These surfaces should be painted every 4 - 5 years to protect the materials from exposure to elements and to maintain appearance.
- It was reported the unit owner is responsible for painting the unit man doors and the bollards adjacent to their unit.
- Therefore, separate Reserve funding is not required for this component

Location: **At each unit**

Quantity: **(84) Units**

Life Expectancy: **N/A** *Remaining Life:*

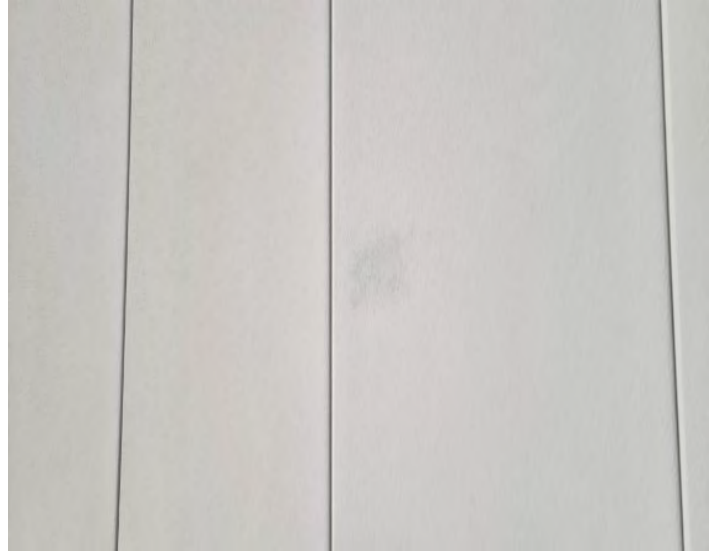
Best Cost: **\$0**

Worst Cost: **\$0**

Source Information:

General Notes:

Comp #: 307 Stucco - Repair



Observations:

- In general, the stucco is in good condition with little to no signs of deterioration.
- The only areas we noted damage was where stucco had to be pressure washed to remove graffiti from the walls.
- There was some evidence of minor scratches, but nothing that would require a major expense for repairs.
- This stucco is applied to a metal backing that has an extended life expectancy.
- Due to an indefinite life for this material, we do not recommend Reserve funding for this component

Location: **Building Exterior siding materials**

Quantity: **Approx. 77,335 GSF**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source Information: Cost database

General Notes:

Bldg. 1 - Approx. 6,935 GSF
 Bldg. 2 - Approx. 27,790 GSF
 Bldg. 3 - Approx. 4,530 GSF
 Bldg. 4 - Approx. 5,760 GSF
 Bldg. 5 - Approx. 27,790 GSF
 Bldg. 6 - Approx. 4,530 GSF

Comp #: 401 Asphalt - Major Overlay



Observations:

- Asphalt has been well maintained with annual crack fill and periodic seal coating being performed.
- The average life expectancy for asphalt surfaces ranges between 20 - 27 years for surfaces that are maintained on a regular schedule.
- Maintenance includes crack fill and repairing small potholes annually as an operating expense.
- In addition, asphalt should be seal coated every 3 - 4 years, depending on the level of traffic and snow removing techniques.

Location: **Parking lots**

Quantity: **Approx. 73,230 GSF**

Life Expectancy: **27** Remaining Life: **9**

Best Cost: **\$120,830**
\$1.65/GSF; Est. to rotomill and 2" overlay

Worst Cost: **\$139,140**
\$1.90/GSF; Higher estimate for more repairs

Source Information: Cost database

General Notes:

Between bldg. 3/6 - 2/5 - Approx. 28,920 GSF
 Between bldg. 2/5 - Approx. 2,410 GSF
 Between bldg. 2/5 - 1/4 - Approx. 28,920 GSF
 Along bldgs. 1/4 street side - Approx. 12,980 GSF

Component History

- 2023 - \$2,986 (Repairs near trash enclosure and south end between bldgs 1 and 2)

Comp #: 402 Asphalt - Surface Application



Observations:

- Seal coated in 2021 and is in good to fair condition at time of site visit. The large cracks that were observed will be filled in January 2023.
- It is important to maintain a proper seal cycle to protect the integrity of the asphalt and prevent extensive cracking, development of potholes, and loss of emulsion, which will lead to advanced deterioration.
- Depending on the type of snow removal techniques and the level of traffic, we suggest seal coating every 2 - 3 years.
- In between seal cycles, the asphalt should be inspected and any cracking that develops should be filled, along with any minor repairs to prolong the life of the surface.

Location: **Property drives**

Quantity: **Approx. 72,480 GSF**

Life Expectancy: **3** Remaining Life: **1**

Best Cost: **\$10,875**
\$.15/GSF; Estimate for crack fill/seal coat

Worst Cost: **\$13,050**
\$.18/GSF; Higher est. includes repairs

Source Information: Cost database

General Notes:

Between bldg. 3/6 - 2/5 - Approx. 28,545 GSF Between bldg. 2/5 - Approx. 2,410 GSF Between bldg. 2/5 - 1/4 - Approx. 28,545 GSF Along bldgs. 1/4 street side - Approx. 12,980 GSF
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Component History

- 2021 - sealed all paved areas
- 2022 - \$3,547 (Crack seal approx. 2,700 LF in field and approx. 3,954 LF asphalt/concrete joints)

Comp #: 403 Concrete - Partial Replace



Observations:

- Concrete is in good to fair condition, with no significant cracking or spalling noted at time of site visit.
- It is unlikely that all concrete will fail and need to be replaced at the same time.
- Therefore, we recommend reserving an allowance for periodic repairs to a percentage of the total area (15% of total area, or 875 GSF) every 6 years.
- Coordinate this project with other concrete and/or asphalt projects for best cost estimates based on quantity of work.
- This line item is not intended to be interpreted as complete replacement.

Location: **Curbs, gutters, drain pans, trash enclosure pad**

Quantity: **Approx. 5,900 GSF**

Life Expectancy: **6** Remaining Life: **4**

Best Cost: **\$13,050**
Allowance to replace 15% of area

Worst Cost: **\$15,080**
Higher allowance for more repairs

Source Information: Cost database

Component History

- 2015 - \$6,677 (Added rebar reinforced pad in front of trash enclosure)
- 2020 - \$10,921 (Install concrete drain pan between building 2 & 5)

General Notes:

Between bldgs. 3/6 and 2/5 - Approx. 1,660 GSF
 Between bldgs. 2/5 - Approx. 850 GSF
 Along bldgs. 1/4 street side - Approx. 1,310 GSF
 Trash enclosure between bldgs. 5/6 - Approx. 250 GSF
 curb/gutters - Approx. 1830 GSF

Comp #: 501 Common Steel Doors - Replace



Observations:

- The average replacement cycle for exterior doors ranges between 20 - 30 years under normal conditions.
- These doors are exposed directly to elements, so a shorter life is possible.
- However, based on age of property and the observed conditions, we have established a replacement cycle of 27 years at this time.
- Continue to monitor and if conditions worsen more than anticipated, then adjust accordingly in future Reserve Study updates.
- Association should paint these common doors as needed with operating funds due to low quantity.
- Unit owners are responsible for their own man door, so Reserve funding is not required for those doors

Location: **Utility closet per building**

Quantity: **(6) Doors**

Life Expectancy: **27** *Remaining Life:* **9**

Best Cost: **\$5,100**
\$850/door; Estimate to replace

Worst Cost: **\$5,850**
Higher estimate for better quality insulated door

Source Information: Cost database

General Notes:

Common doors -
Bldg. 1 - (1) 3x7
Bldg. 2 - (1) 3x7
Bldg. 3 - (1) 3x7
Bldg. 4 - (1) 3x7
Bldg. 5 - (1) 3x7
Bldg. 6 - (1) 3x7

Unit doors -
Bldg. 2 - (20) 3x7
Bldg. 3 - (10) 3x7
Bldg. 4 - (11) 3x7
Bldg. 2 - (20) 3x7
Bldg. 6 - (10) 3x7

Comp #: 502 Garage Doors - Replace



Observations:

- It has been reported that garage doors are the responsibility of the owner.
- Some associations decide to include garage doors as an association expense to obtain the best cost available and to maintain a consistent appearance for the association.
- Unless otherwise noted, Reserve funding will not be included based on the rules stated in the declarations.
- We suggest the association establish a design guideline so that when an owner goes to replace a door, it will match and be consistent with the others.

Location: **Building exteriors**

Quantity: **(88) Various doors**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source Information:

General Notes:

Bldg. 1 - (3) 18x14; (4) 10x14; (2) 14x14
 Bldg. 2 - (4) 18x14; (16) 14x14
 Bldg. 3 - (2) 18x14; (8) 14x14
 Bldg. 4 - (3) 18x14; (6) 10x14; (10) 14x14
 Bldg. 5 - (4) 18x14; (16) 14x14
 Bldg. 6 - (2) 18x14; (8) 14x14

Comp #: 506 Windows - Replace



Observations:

- No reported problems with leaks. Seals appear to be intact with no fogging of windows noted.
- In our experience, we have seen the need to replace common area windows and doors every 25 - 35 years on average.
- Remaining life is based on the age of the property

Location: **Bldg. 1**

Quantity: **(9) Openings**

Life Expectancy: **32** Remaining Life: **14**

Best Cost: **\$10,350**
\$1150/opening; Average estimate to replace

Worst Cost: **\$11,700**
\$1300/opening; Higher estimate for better quality

Source Information: Cost database

General Notes:

(8) Windows, (1) 3x7 door

Comp #: 601 Concrete Flatwork - Partial Replace



Observations:

- Similar to the concrete drive surfaces, it is unlikely all areas will fail and need to be replaced at the same time.
- Therefore, we set an allowance of 10% of the total area measured (1225 GSF) to be repaired every 6 years.
- As the property continues to age, it is possible the percentage or frequency of repairs will need to be adjusted in future Reserve Study updates.

Location: Sidewalks and concrete aprons

Quantity: Approx. 12,265 GSF

Life Expectancy: 6 Remaining Life: 4

Best Cost: \$16,560

Allowance to repair 10% of area every 6 years

Worst Cost: \$18,400

Higher allowance for more repairs

Source Information: Cost database

General Notes:

- Bldg. 1 - Approx. 665 GSF
- Bldg. 2 - Approx. 350 GSF
- Bldg. 3 - Approx. 560 GSF
- Bldg. 4 - Approx. 1,075 GSF
- Bldg. 5 - Approx. 350 GSF
- Bldg. 6 - Approx. 795 GSF
- Between bldg. 1/2 - Approx. 850 GSF
- Street side - Approx. 7,620 GSF

Component History

- 2022 - \$2,637 (Replaced walkway north of building 1)

Comp #: 703 Water Heater - Replace



Observations:

- Heaters were functional and in good operating condition with no reported problems. When tested, water heated up quickly.
- The replacement cost of these heaters (less than \$500 each) is too small for separate Reserve designation.
- Replace as needed with general operating funds.

Location: **Bldg. 1 Clubhouse Restrooms**

Quantity:

Life Expectancy: **N/A** Remaining Life:

Best Cost: **\$0**

Worst Cost: **\$0**

Source Information:

General Notes:

(2) Instahot SP3512
 150 PSI
 S/N #572756

Comp #: 705 HVAC Split System - Replace



Observations:

- System was installed within the past couple years and is working well with no reported issues.
- According to local contractors, the average life expectancy for these units ranges from 15 - 18 years
- The remaining life is based on the age of the system

Location: **Bldg. 1 clubhouse**

Quantity: **(1) Unit**

Life Expectancy: **18** *Remaining Life:* **15**

Best Cost: **\$4,200**
\$4,200/system; Estimate to replace

Worst Cost: **\$5,000**
\$5,000/unit; Higher estimate

Source Information: Cost database

General Notes:

(1) LG LSU180HSV5
S/N #903KAJP0LX12

Comp #: 717 Baseboard Heaters - Replace



Observations:

- Cost to replace small electric baseboard heaters is too small for Reserve designation.
- Replace as needed with general operating funds.

Location: **Bldg. 1 Clubhouse, utility rooms**

Quantity: **(8) Units (assorted lengths)**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source Information:

General Notes:

Comp #: 727 Air Circulator - Replace



Observations:

- An air circulator (looks like a small fan) was installed at the top of the clubhouse tower for better air flow and to balance the temperature of the room better, so the air conditioner and heater doesn't work as hard.
- The cost for a new circulator is too small to use Reserve funds for replacement
- Replace as needed with operating funds.

Location: **Bldg. 1 Clubhouse**

Quantity: **(1) Unit**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source Information:

General Notes:

Comp #: 727 Air Compressor - Replace



Observations:

- Compressors are functioning well with no noted issues with operation of units.
- The replacement cycle will depend on the amount of use and the quality of the units.
- We recommend the association plan on replacing every 10 - 12 years to ensure the system is operating when necessary

Location: **Riser rooms per building**

Quantity: **(6) Units**

Life Expectancy: **12** *Remaining Life:* **8**

Best Cost: **\$5,400**
\$900/unit; Estimate to replace and install

Worst Cost: **\$6,900**
Higher estimate for more horsepower

Source Information: Cost database

General Notes:

(6) General Air Compressors - 1 per building in the riser rooms
1 HP

Comp #: 803 Mailboxes - Replace (New)



Observations:

- These boxes were added in 2020 as the post office would not deliver mail to the property unless there was a slot for each unit owner.
- These are not used often as only a few owners get mail delivered to the property.
- However, as long as these remain as an asset for the community, we must Reserve for eventual replacement.
- According to several manufacturers, the typical life expectancy for this type of mailbox is 20 - 25 years in this environment.
- Remaining life is based on age of these units.

Location: **By bldg. 1**

Quantity: **(4) Various CBU's**

Life Expectancy: **24** *Remaining Life:* **21**

Best Cost: **\$12,400**
\$3100/CBU; Estimate to replace

Worst Cost: **\$14,000**
\$3500/CBU; Higher estimate for better quality

Source Information: Cost database

General Notes:

- (1) 16 box CBU w/ 2 parcel - (1) Nov. 2019
- (3) 13 box CBU w/ 1 parcel - Nov. 2019

Component History

- 2020 - \$7,092 (Install new mailboxes)

Comp #: 803 Mailboxes - Replace (Old)



Observations:

- These boxes are original to the date of construction.
- These are not used often as only a few owners get mail delivered to the property.
- However, as long as these remain as an asset for the community, we must Reserve for eventual replacement.
- According to several manufacturers, the typical life expectancy for this type of mailbox is 20 - 25 years in this environment.
- Remaining life is based on age of these units.

Location: **By bldg. 1**

Quantity: **(2) 16 box CBU's**

Life Expectancy: **24** *Remaining Life:* **7**

Best Cost: **\$6,200**
\$3100/CBU; Estimate to replace

Worst Cost: **\$7,000**
\$3500/CBU; Higher estimate for better quality

Source Information: Cost database

General Notes:

(2) 16 box CBU w/ 2 parcel - 01/2006

Comp #: 804 Awnings - Replace



Observations:

- No rips or tears noted, no fading or discoloration observed.
- Expect to replace awning fabric every 6 - 8 years.
- The cost for the fabric is too small for Reserve designation.
- Replace with general operating funds.

Location: **Bldg. 1 clubhouse entrance**

Quantity: **(1) 6x3 Awning**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source Information:

General Notes:

Component History

- 2022 - \$2,381 (Enlarged awning over the entry to "club" unit)

Comp #: 901 Fire Protection System - Replace



Observations:

- System was recently professionally tested and passed inspection.
- Once the system is installed, it is unlikely that any rewiring will be required; replacement costs reflect replacement of the panels only.
- Expect to replace these panels every 15 - 20 years depending on levels of maintenance and under normal conditions.
- Professionally test at least once a year to ensure proper operation during an emergency situation.

Location: Main panel by clubhouse

General Notes:

Quantity: (1) Main Panel

Life Expectancy: 20 Remaining Life: 3

Best Cost: \$4,750
\$4750/Panel; Estimate to replace

Worst Cost: \$5,500
Higher estimate for additional parts

Source Information: Cost database

Empty rectangular box for general notes.

Comp #: 902 Fire Alarm Equipment - Replace



Observations:

- Lines are connected to the main, there are no separate meters of the system.
- If trouble arises, the system activates in the troubled areas only, not the entire system
- System is inspected every year
- It is not expected that all components of the system will fail at the same time.
- An allowance has been included to replace needed pieces of the system (batteries, valves, gauges, etc.) every 2 years

Location: Each riser room

Quantity: Extensive system

Life Expectancy: 2 Remaining Life: 1

Best Cost: \$1,500

Allowance to replace needed pieces of equipment every 2 years

Worst Cost: \$1,800

Higher allowance for more replacement

Source Information: Cost database

General Notes:

Empty rectangular box for general notes.

Comp #: 903 Security System - Replace



Observations:

- Due to advances in technology over the past 5 - 10 years with web based video security, we are finding that associations can download updates to their existing software at little or no cost.
- However, due to improved resolution of cameras, we recommend reserving to replace the monitoring system every 5 - 8 years
- Remaining life is based on assumed age and quality of system

Location: **Buildings, riser rooms, clubhouse, common areas**

Quantity: **Extensive system**

Life Expectancy: **8** Remaining Life: **4**

Best Cost: **\$35,000**
Estimate to replace with similar type system

Worst Cost: **\$40,000**
Higher estimate for upgraded cameras, recorders

Source Information: Cost database

Component History

- 2016-2021 - \$30,735 (Replaced analog security system with digital cameras (44) and recorders (6) and fiber optic for new system.)

General Notes:

- Bldg. 1 - (9)
- Bldg. 2 - (6), Mount w/ 5 cameras - (2)
- Bldg. 3 - (6)
- Bldg. 4 - (7)
- Bldg. 5 - (7)
- Bldg. 6 - (7)
- Clubhouse - (1)
- Riser rooms - (6) 1 per building
- (1) Recorder per riser room for a total of 6

Comp #: 907 Vehicle Gates - Replace



Observations:

- These gates are heavy duty and should have an indefinite life expectancy under normal conditions.
- At this time, we do not recommend Reserving for replacement due to indefinite life expectancy with proper maintenance

Location: **Between buildings 4/5 - 5/6**

Quantity: **(4) 18' gates**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source Information:

General Notes:

Component History

- 2010 - Added locked gates on south side between buildings 4/5 & 5/6 to stop drive through access - no cost provided

Comp #: 1002 Metal Handrails - Replace



Observations:

- The base rail and posts were buried in snow at the time of our site evaluation, so we were unable to observe the condition and determine if there was any rusting or corrosion along the bottom of the railings. Of the areas that were exposed, there were no unusual conditions noted.
- The average life expectancy for metal rails ranges between 25 - 30 years, depending on maintenance schedules and exposure to elements.
- The remaining life is based on age of rails and observed conditions.

Location: **North side of property**

Quantity: **Approx. 65 LF**

Life Expectancy: **30** *Remaining Life:* **13**

Best Cost: **\$3,900**
\$60/LF; Estimate to replace

Worst Cost: **\$4,550**
\$70/LF: Higher estimate

Source Information: Cost database

General Notes:

Comp #: 1003 Chain Link Fencing - Replace



Observations:

- Fence is in good condition at time of site visit
- Fence should have a long life expectancy under normal conditions and should not need replacement frequently.
- Repair or stretch chain link as needed with general operating funds.
- As long as there is no serious abuse of fence, funding for replacement is not required at this time.

Location: **South side of bldg. 1**

Quantity: **Approx. 15 LF**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source Information:

General Notes:

Approx. 15 LF
(1) Gate

Comp #: 1010 Trash Enclosures - Replace



Observations:

- There was some damage observed on the metal gates, but wood fence was sturdy and in very good condition.
- Expect frequent repairs and replacement to the gates and possibly the fencing due to the exposure to elements and probability of abuse from rubbish companies.
- In our experience, we typically see the need for repairs every 5 - 15 years, depending on the level of abuse.
- Based on age and observed condition, we established a replacement cycle of 15 years at this time.

Location: **Between bldg. 5/6**

Quantity: **(1) Trash enclosure**

Life Expectancy: **15** *Remaining Life:* **4**

Best Cost: **\$3,575**
 Estimate to replace gates and perform major repairs on fence

Worst Cost: **\$4,125**
 Higher estimate for more repairs to fence

Source Information: Cost database

General Notes:

Between bldg. 5/6 -
 Wood fence - Approx. 55 LF
 Metal gate - (2) 5.5 x 3.5

Component History

- 2012 - Created 1 trash/recycle area between building 3 & 6. No cost provided

Comp #: 1413 Clubhouse - Periodic Upgrades



Observations:

- This line item is a small allowance to replace needed furnishings or equipment every 5 years.
- See component #1414 for a major upgrade and refurbishment every 25 years

Location: Clubhouse in building #1

Quantity: See general notes

Life Expectancy: 5 Remaining Life: 2

Best Cost: \$2,500

Allowance to replace needed components every 5 years

Worst Cost: \$3,000

Higher allowance for more replacement

Source Information: Mutual discussion with client

General Notes:

Paint - Approx. 1360 GSF (main room and restrooms)
 Concrete flooring - Approx.
 (2) Small restrooms that includes a toilet, sink in each room, 50 GSF melamine wall,
 Kitchen - (6) cabinets, Approx 15 GSF countertop, Kitchen Aid refrigerator
 (10) bar stools
 (1) TV
 (1) sofa, (2) chairs, (2) end tables
 (3) pendant lights, (4) wall sconces
 (1) wall mount drink fountain

Comp #: 1414 Clubhouse Room - Major Remodel



Observations:

- Expect to refurbish and perform a major remodel this clubhouse room every 25 - 30 years to maintain appearance and keep up with changing decorative trends.
- On a separate line item, (see component #1413), we have also included a small allowance to replace needed items every 5 years.
- Remaining life based on age of clubhouse and current observed condition

Location: **Clubhouse in building #1**

Quantity: **Approx. 20x20**

Life Expectancy: **25** *Remaining Life:* **7**

Best Cost: **\$16,000**
Allowance for a major refurbish of clubhouse room

Worst Cost: **\$20,000**
Higher allowance for more refurbishment

Source Information: Cost database

General Notes:

Paint - Approx. 1360 GSF (main room and restrooms)
 Concrete flooring - Approx.
 (2) Small restrooms that includes a toilet, sink in each room, 50 GSF melamine wall,
 Kitchen - (6) cabinets, Approx 15 GSF countertop, Kitchen Aid refrigerator
 (10) bar stools
 (1) TV
 (1) sofa, (2) chairs, (2) end tables
 (3) pendant lights, (4) wall sconces
 (1) wall mount drink fountain

Comp #: 1417 Office Equipment - Replace



Observations:

- We have established an allowance to replace needed equipment every 6 years.

Location: **Bldg. 1 Clubhouse**

Quantity: **(5) Various pieces**

Life Expectancy: **6** *Remaining Life:* **2**

Best Cost: **\$2,000**
Estimate to replace/upgrade office equipment

Worst Cost: **\$2,375**
Higher estimate for more pieces

Source Information: Cost database

General Notes:

- (1) Printer
- (1) HP Computer, 2019
- (1) Copier
- (2) Battery backup

Comp #: 1602 Exterior Wall Pak Lights - Replace



Observations:

- Association replaced vapor lights with LED about 7 - 9 years ago.
- While replacement can occur on an as needed basis, it is our opinion and recommendation to replace all lights at the same time every 10 - 15 years to maintain a consistent appearance throughout the property.
- By replacing multiple fixtures, the association will be able to obtain a quantity discount for replacement and installation of the fixtures. - This will also ensure a consistent appearance for the community by replacing all at the same time.

Location: **Building exteriors**

Quantity: **(42) Lights**

Life Expectancy: **15** *Remaining Life:* **6**

Best Cost: **\$9,450**
\$225/light; Estimate to replace

Worst Cost: **\$11,550**
\$275/light; Higher estimate for better quality

Source Information: Cost database

General Notes:

- Bldg. 1 - (7)
- Bldg. 2 - (8)
- Bldg. 3 - (5)
- Bldg. 4 - (9)
- Bldg. 5 - (8)
- Bldg. 6 - (5)

Component History

- 2014-2016 - \$8,500 (Replaced multi vapor exterior lighting with LED wall packs.)

Comp #: 1701 Irrigation System - Major Repairs



Observations:

- System has been decommissioned since the association converted all the grass areas to rock and xeriscape.
- Since the system is not no longer functional, Reserve funding is not required

Location: **Common Areas**

Quantity:

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source Information:

General Notes:

- (1) Hunter ICC, 19 stations, Nov. 06
- (1) Backflow by clubhouse entry

Comp #: 1801 Groundcover/Trees - Replenish



Observations:

- There is very little "groundcover" such as plants.
- Typically, associations will establish a line item in the operating budget to handle annual replenishment of any landscaping
- Therefore, separate Reserve funding is not necessary since funding has been established in a separate budget.
- If the association prefers to include a funding allowance for additional groundcover replenishment, then we would need to know how much and how often the current board of directors would prefer to set aside since this would be considered a discretionary expense.

Location: **Common Areas**

Quantity:

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source Information:

General Notes:

Component History

- 2011 - Replaced turf areas with xeriscape - no cost provided

Comp #: 1904 Storage Shed - Replace



Observations:

- We recommend painting every 5 - 6 years as an operating expense to protect the materials from exposure to elements that can cause deterioration.
- As long as proper maintenance occurs and there is limited exposure to elements (snow and ice buildup), then the replacement cycle of these sheds ranges from 20 - 25 years

Location: **South side of bldg. 1**

Quantity: **(1) 13x11 Shed**

Life Expectancy: **20** *Remaining Life:* **6**

Best Cost: **\$3,000**
Estimate to replace with similar size

Worst Cost: **\$3,500**
Higher estimate for larger unit

Source Information: Cost database

General Notes:

Comp #: 2005 Insurance Premium - Annually



Observations:

- Per the request of the client, insurance premiums are comingled with the Reserve savings account.
- Therefore, an annual cost for insurance has been included in the Reserve account

Location: N/A

Quantity: (1) Annual expense

Life Expectancy: 1 Remaining Life: 0

Best Cost: \$15,000
Annual estimate for insurance premiums

Worst Cost: \$18,000
Higher estimate for increased premiums

Source Information: Client provided cost information

General Notes:

Funding Summary For Garage Town Del Camino Storage CO, Inc.

NOTE: The results of this report are based on replacement costs we know as of the date of this report. We are not responsible for higher than normal price increases after the date of this report.

Beginning Assumptions

Financial Information Source	Research With Client
# of units	84
Fiscal Year End	December 31, 2023
Monthly Dues from 2022 budget	\$6,160.00
Monthly Reserve Allocation from 2022 Budget	\$0.00
Projected Starting Reserve Balance (as of 1/1/2023)	\$59,006
Reserve Balance: Average Per Unit	\$702
Ideal Starting Reserve Balance (as of 1/1/2023)	\$334,744
Ideal Reserve Balance: Average Per Unit	\$3,985

Economic Factors

Past 20 year Average Inflation Rate (Based on CCI)	4.25%
Current Average Interest Rate	1.00%

Current Reserve Status

Current Balance as a % of Ideal Balance	18%
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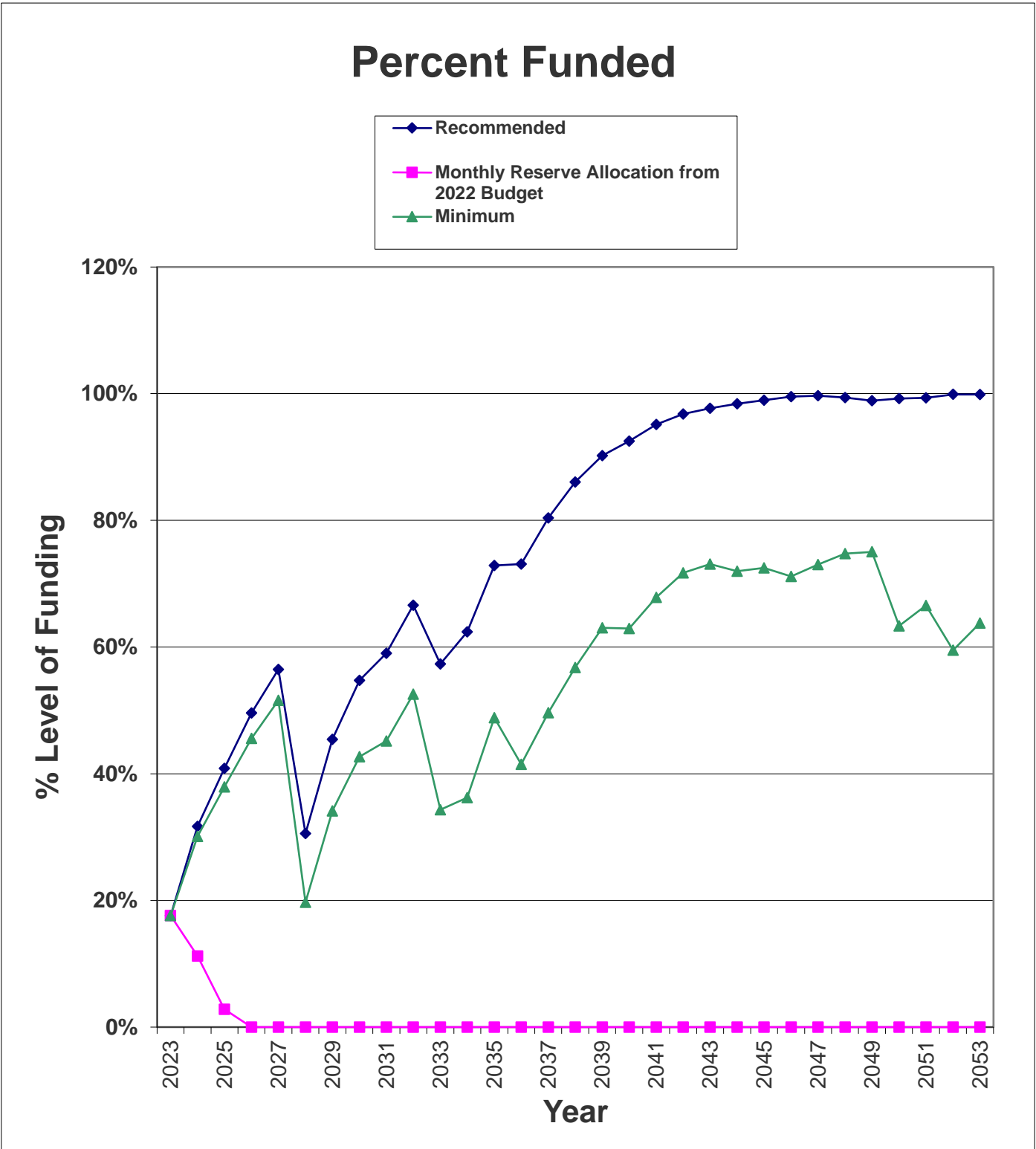
Recommendations for 2023 Fiscal Year

Monthly Reserve Allocation	\$6,500
Per Unit	\$77.38
Minimum Monthly Reserve Allocation	\$6,000
Per Unit	\$71.43
Primary Annual Increases	2.75%
# of Years	15
Secondary Annual Increases	3.60%
# of Years	15
Additional Funding Req'd	\$0
Per Unit	\$0

Changes From Prior Year (2022 to 2023)

Increase/Decrease to Reserve Allocation	\$6,500
as Percentage	0%
Average Per Unit	\$77.38

Percent Funded Graph For Garage Town Del Camino Storage CO, Inc.



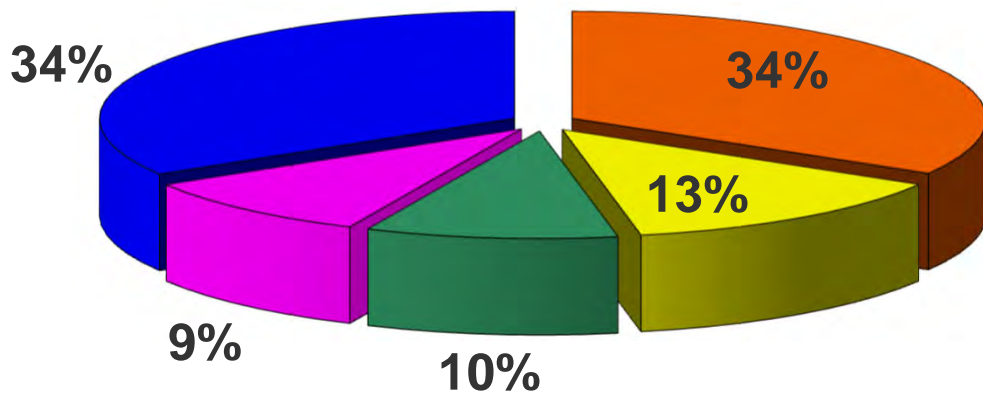
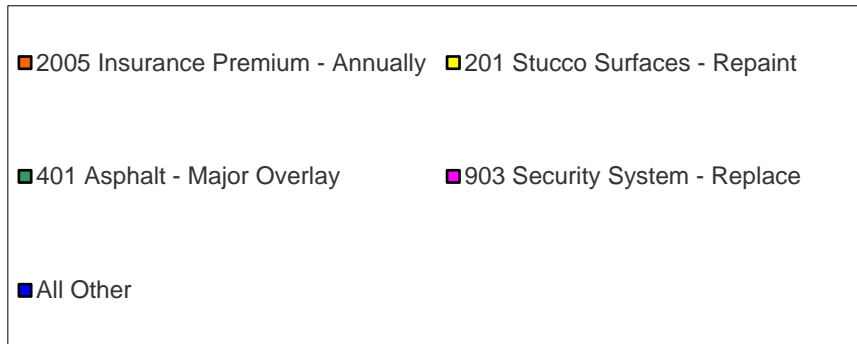
Component Inventory for Garage Town at Del Camino Storage Co., Inc.

Category	Asset #	Asset Name	UL	RUL	Best Cost	Worst Cost
Roofing	108	Metal Roof - Replace	N/A		\$0	\$0
	120	Gutters/Downspouts - Replace	30	12	\$33,600	\$38,640
Painted Surfaces	201	Stucco Surfaces - Repaint	22	4	\$135,340	\$154,670
	212	Metal Surfaces - Repaint	N/A		\$0	\$0
	217	Doors/Bollards - Repaint	N/A		\$0	\$0
Siding Materials	307	Stucco - Repair	N/A		\$0	\$0
Drive Materials	401	Asphalt - Major Overlay	27	9	\$120,830	\$139,140
	402	Asphalt - Surface Application	3	1	\$10,875	\$13,050
	403	Concrete - Partial Replace	6	4	\$13,050	\$15,080
Property Access	501	Common Steel Doors - Replace	27	9	\$5,100	\$5,850
	502	Garage Doors - Replace	N/A		\$0	\$0
	506	Windows - Replace	32	14	\$10,350	\$11,700
Walking Surfaces	601	Concrete Flatwork - Partial Replace	6	4	\$16,560	\$18,400
Mechanical Equip.	703	Water Heater - Replace	N/A		\$0	\$0
	705	HVAC Split System - Replace	18	15	\$4,200	\$5,000
	717	Baseboard Heaters - Replace	N/A		\$0	\$0
	727	Air Circulator - Replace	N/A		\$0	\$0
	727	Air Compressor - Replace	12	8	\$5,400	\$6,900
Prop. Identification	803	Mailboxes - Replace (New)	24	21	\$12,400	\$14,000
	803	Mailboxes - Replace (Old)	24	7	\$6,200	\$7,000
	804	Awnings - Replace	N/A		\$0	\$0
Security	901	Fire Protection System - Replace	20	3	\$4,750	\$5,500
	902	Fire Alarm Equipment - Replace	2	1	\$1,500	\$1,800
	903	Security System - Replace	8	4	\$35,000	\$40,000
	907	Vehicle Gates - Replace	N/A		\$0	\$0
Fencing/Walls	1002	Metal Handrails - Replace	30	13	\$3,900	\$4,550
	1003	Chain Link Fencing - Replace	N/A		\$0	\$0
	1010	Trash Enclosures - Replace	15	4	\$3,575	\$4,125
Interiors	1413	Clubhouse - Periodic Upgrades	5	2	\$2,500	\$3,000
	1414	Clubhouse Room - Major Remodel	25	7	\$16,000	\$20,000
	1417	Office Equipment - Replace	6	2	\$2,000	\$2,375
Light Fixtures	1602	Exterior Wall Pak Lights - Replace	15	6	\$9,450	\$11,550
Irrig. System	1701	Irrigation System - Major Repairs	N/A		\$0	\$0
Landscaping	1801	Groundcover/Trees - Replenish	N/A		\$0	\$0
Maintenance Equip.	1904	Storage Shed - Replace	20	6	\$3,000	\$3,500
Miscellaneous	2005	Insurance Premium - Annually	1	0	\$15,000	\$18,000

Significant Components For Garage Town Del Camino Storage CO, Inc.

ID	Asset Name	UL	RUL	Significance:		
				Ave Curr Cost	(Curr Cost/UL) As \$	As %
120	Gutters/Downspouts - Replace	30	12	\$36,120	\$1,204	2.4492%
201	Stucco Surfaces - Repaint	22	4	\$145,005	\$6,591	13.4080%
401	Asphalt - Major Overlay	27	9	\$129,985	\$4,814	9.7934%
402	Asphalt - Surface Application	3	1	\$11,963	\$3,988	8.1116%
403	Concrete - Partial Replace	6	4	\$14,065	\$2,344	4.7686%
501	Common Steel Doors - Replace	27	9	\$5,475	\$203	0.4125%
506	Windows - Replace	32	14	\$11,025	\$345	0.7009%
601	Concrete Flatwork - Partial Replace	6	4	\$17,480	\$2,913	5.9265%
705	HVAC Split System - Replace	18	15	\$4,600	\$256	0.5199%
727	Air Compressor - Replace	12	8	\$6,150	\$513	1.0426%
803	Mailboxes - Replace (New)	24	21	\$13,200	\$550	1.1188%
803	Mailboxes - Replace (Old)	24	7	\$6,600	\$275	0.5594%
901	Fire Protection System - Replace	20	3	\$5,125	\$256	0.5213%
902	Fire Alarm Equipment - Replace	2	1	\$1,650	\$825	1.6783%
903	Security System - Replace	8	4	\$37,500	\$4,688	9.5356%
1002	Metal Handrails - Replace	30	13	\$4,225	\$141	0.2865%
1010	Trash Enclosures - Replace	15	4	\$3,850	\$257	0.5221%
1413	Clubhouse - Periodic Upgrades	5	2	\$2,750	\$550	1.1188%
1414	Clubhouse Room - Major Remodel	25	7	\$18,000	\$720	1.4647%
1417	Office Equipment - Replace	6	2	\$2,188	\$365	0.7417%
1602	Exterior Wall Pak Lights - Replace	15	6	\$10,500	\$700	1.4240%
1904	Storage Shed - Replace	20	6	\$3,250	\$163	0.3306%
2005	Insurance Premium - Annually	1	0	\$16,500	\$16,500	33.5652%

Significant Components Graph For Garage Town Del Camino Storage CO, Inc.



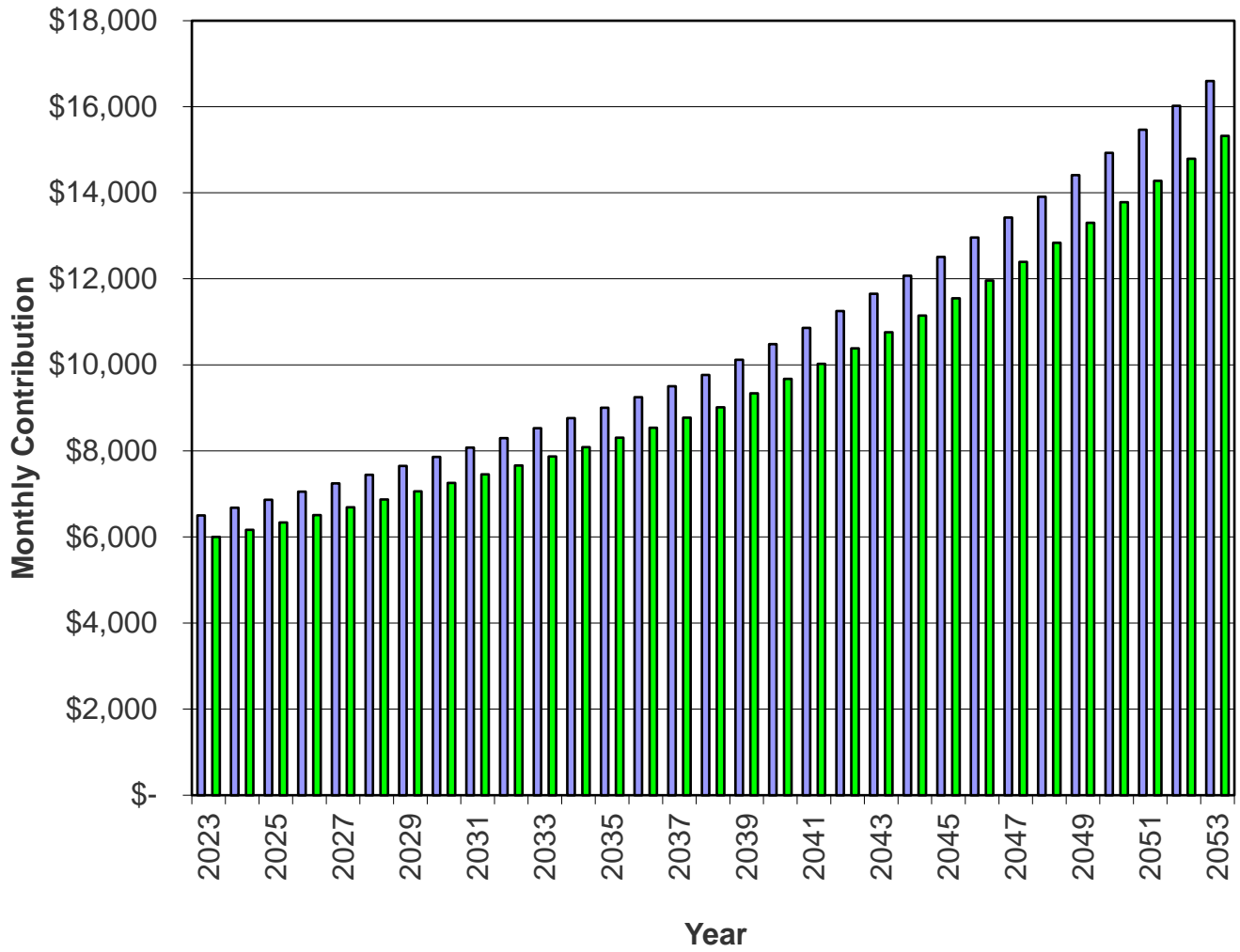
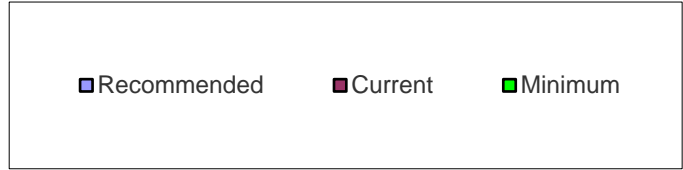
Asset ID	Asset Name	UL	RUL	Average Curr. Cost	Significance: (Curr Cost/UL)	
					As \$	As %
2005	Insurance Premium - Annually	1	0	\$16,500	\$16,500	34%
201	Stucco Surfaces - Repaint	22	4	\$145,005	\$6,591	13%
401	Asphalt - Major Overlay	27	9	\$129,985	\$4,814	10%
903	Security System - Replace	8	4	\$37,500	\$4,688	10%
All Other	See Expanded Table on Page 4 For Additional Breakdown				\$16,565	34%

Yearly Summary For Garage Town Del Camino Storage CO, Inc.

Fiscal Year Start	Fully Funded Balance	Starting Reserve Balance	Percent Funded	Annual Reserve Contribs	Additional Funding Req'd	Interest Income	Reserve Expenses
2023	\$334,744	\$59,006	18%	\$78,000	\$0	\$902	\$16,500
2024	\$383,017	\$121,408	32%	\$80,145	\$0	\$1,465	\$31,392
2025	\$419,994	\$171,625	41%	\$82,349	\$0	\$2,021	\$23,298
2026	\$469,251	\$232,696	50%	\$84,614	\$0	\$2,630	\$26,370
2027	\$519,766	\$293,570	56%	\$86,940	\$0	\$1,924	\$290,991
2028	\$299,029	\$91,444	31%	\$89,331	\$0	\$1,255	\$22,349
2029	\$351,543	\$159,681	45%	\$91,788	\$0	\$1,870	\$38,831
2030	\$391,787	\$214,508	55%	\$94,312	\$0	\$2,242	\$76,898
2031	\$396,852	\$234,164	59%	\$96,906	\$0	\$2,665	\$34,651
2032	\$449,090	\$299,084	67%	\$99,571	\$0	\$2,383	\$223,411
2033	\$309,805	\$177,626	57%	\$102,309	\$0	\$1,841	\$90,984
2034	\$305,822	\$190,792	62%	\$105,122	\$0	\$2,301	\$28,689
2035	\$369,916	\$269,526	73%	\$108,013	\$0	\$2,482	\$153,034
2036	\$310,546	\$226,987	73%	\$110,983	\$0	\$2,541	\$58,987
2037	\$350,286	\$281,525	80%	\$114,036	\$0	\$3,134	\$53,211
2038	\$401,478	\$345,482	86%	\$117,172	\$0	\$3,846	\$42,474
2039	\$469,940	\$424,026	90%	\$121,390	\$0	\$4,283	\$116,795
2040	\$467,898	\$432,904	93%	\$125,760	\$0	\$4,768	\$42,407
2041	\$547,558	\$521,024	95%	\$130,287	\$0	\$5,713	\$34,902
2042	\$642,846	\$622,122	97%	\$134,977	\$0	\$6,552	\$74,894
2043	\$705,101	\$688,758	98%	\$139,837	\$0	\$6,902	\$143,308
2044	\$703,481	\$692,188	98%	\$144,871	\$0	\$7,178	\$100,298
2045	\$751,638	\$743,938	99%	\$150,086	\$0	\$7,440	\$156,797
2046	\$748,161	\$744,667	100%	\$155,489	\$0	\$7,957	\$60,623
2047	\$850,240	\$847,490	100%	\$161,087	\$0	\$9,098	\$44,803
2048	\$978,822	\$972,871	99%	\$166,886	\$0	\$10,184	\$85,241
2049	\$1,076,626	\$1,064,700	99%	\$172,894	\$0	\$9,090	\$492,657
2050	\$760,022	\$754,026	99%	\$179,118	\$0	\$8,152	\$64,298
2051	\$882,953	\$876,998	99%	\$185,566	\$0	\$8,172	\$312,729
2052	\$758,821	\$758,007	100%	\$192,247	\$0	\$8,276	\$60,685

Reserve Contributions For Garage Town Del Camino Storage CO, Inc.

Reserve Contributions



Component Funding Information For Garage Town Del Camino Storage CO,

ID	Component Name	Ave Current Cost	Ideal Balance	Current Fund Balance	Monthly
120	Gutters/Downspouts - Replace	\$36,120	\$21,672	\$0	\$159.20
201	Stucco Surfaces - Repaint	\$145,005	\$118,640	\$26,241	\$871.52
401	Asphalt - Major Overlay	\$129,985	\$86,657	\$0	\$636.57
402	Asphalt - Surface Application	\$11,963	\$7,975	\$7,975	\$527.25
403	Concrete - Partial Replace	\$14,065	\$4,688	\$0	\$309.96
501	Common Steel Doors - Replace	\$5,475	\$3,650	\$0	\$26.81
506	Windows - Replace	\$11,025	\$6,202	\$0	\$45.56
601	Concrete Flatwork - Partial Replace	\$17,480	\$5,827	\$0	\$385.22
705	HVAC Split System - Replace	\$4,600	\$767	\$0	\$33.79
727	Air Compressor - Replace	\$6,150	\$2,050	\$0	\$67.77
803	Mailboxes - Replace (New)	\$13,200	\$1,650	\$0	\$72.72
803	Mailboxes - Replace (Old)	\$6,600	\$4,675	\$0	\$36.36
901	Fire Protection System - Replace	\$5,125	\$4,356	\$4,356	\$33.88
902	Fire Alarm Equipment - Replace	\$1,650	\$825	\$825	\$109.09
903	Security System - Replace	\$37,500	\$18,750	\$0	\$619.81
1002	Metal Handrails - Replace	\$4,225	\$2,394	\$0	\$18.62
1010	Trash Enclosures - Replace	\$3,850	\$2,823	\$0	\$33.94
1413	Clubhouse - Periodic Upgrades	\$2,750	\$1,650	\$1,650	\$72.72
1414	Clubhouse Room - Major Remodel	\$18,000	\$12,960	\$0	\$95.20
1417	Office Equipment - Replace	\$2,188	\$1,458	\$1,458	\$48.21
1602	Exterior Wall Pak Lights - Replace	\$10,500	\$6,300	\$0	\$92.56
1904	Storage Shed - Replace	\$3,250	\$2,275	\$0	\$21.49
2005	Insurance Premium - Annually	\$16,500	\$16,500	\$16,500	\$2,181.74

Yearly Cash Flow For Garage Town Del Camino Storage CO, Inc.

Year	2023	2024	2025	2026	2027
Starting Balance	\$59,006	\$121,408	\$171,625	\$232,696	\$293,570
<i>Reserve Income</i>	\$78,000	\$80,145	\$82,349	\$84,614	\$86,940
<i>Interest Earnings</i>	\$902	\$1,465	\$2,021	\$2,630	\$1,924
<i>Additional Funding Req'd</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$137,908	\$203,017	\$255,995	\$319,940	\$382,434
Reserve Expenditures	\$16,500	\$31,392	\$23,298	\$26,370	\$290,991
Ending Balance	\$121,408	\$171,625	\$232,696	\$293,570	\$91,444

Year	2028	2029	2030	2031	2032
Starting Balance	\$91,444	\$159,681	\$214,508	\$234,164	\$299,084
<i>Reserve Income</i>	\$89,331	\$91,788	\$94,312	\$96,906	\$99,571
<i>Interest Earnings</i>	\$1,255	\$1,870	\$2,242	\$2,665	\$2,383
<i>Additional Funding Req'd</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$182,030	\$253,339	\$311,063	\$333,735	\$401,037
Reserve Expenditures	\$22,349	\$38,831	\$76,898	\$34,651	\$223,411
Ending Balance	\$159,681	\$214,508	\$234,164	\$299,084	\$177,626

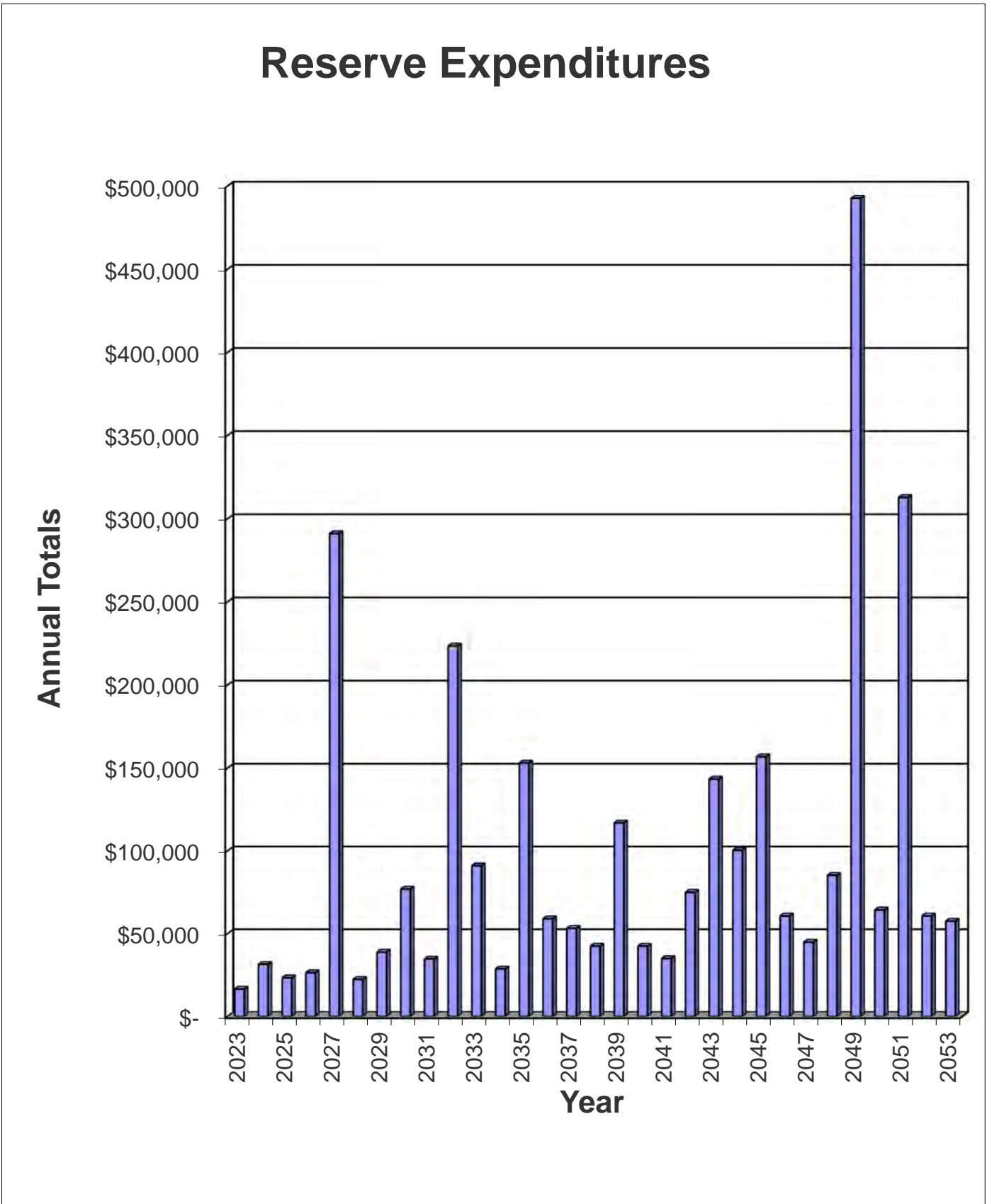
Year	2033	2034	2035	2036	2037
Starting Balance	\$177,626	\$190,792	\$269,526	\$226,987	\$281,525
<i>Reserve Income</i>	\$102,309	\$105,122	\$108,013	\$110,983	\$114,036
<i>Interest Earnings</i>	\$1,841	\$2,301	\$2,482	\$2,541	\$3,134
<i>Additional Funding Req'd</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$281,776	\$298,215	\$380,021	\$340,512	\$398,694
Reserve Expenditures	\$90,984	\$28,689	\$153,034	\$58,987	\$53,211
Ending Balance	\$190,792	\$269,526	\$226,987	\$281,525	\$345,482

Year	2038	2039	2040	2041	2042
Starting Balance	\$345,482	\$424,026	\$432,904	\$521,024	\$622,122
<i>Reserve Income</i>	\$117,172	\$121,390	\$125,760	\$130,287	\$134,977
<i>Interest Earnings</i>	\$3,846	\$4,283	\$4,768	\$5,713	\$6,552
<i>Additional Funding Req'd</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$466,500	\$549,699	\$563,431	\$657,025	\$763,651
Reserve Expenditures	\$42,474	\$116,795	\$42,407	\$34,902	\$74,894
Ending Balance	\$424,026	\$432,904	\$521,024	\$622,122	\$688,758

Year	2043	2044	2045	2046	2047
Starting Balance	\$688,758	\$692,188	\$743,938	\$744,667	\$847,490
<i>Reserve Income</i>	\$139,837	\$144,871	\$150,086	\$155,489	\$161,087
<i>Interest Earnings</i>	\$6,902	\$7,178	\$7,440	\$7,957	\$9,098
<i>Additional Funding Req'd</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$835,496	\$844,236	\$901,464	\$908,113	\$1,017,675
Reserve Expenditures	\$143,308	\$100,298	\$156,797	\$60,623	\$44,803
Ending Balance	\$692,188	\$743,938	\$744,667	\$847,490	\$972,871

Year	2048	2049	2050	2051	2052
Starting Balance	\$972,871	\$1,064,700	\$754,026	\$876,998	\$758,007
<i>Reserve Income</i>	\$166,886	\$172,894	\$179,118	\$185,566	\$192,247
<i>Interest Earnings</i>	\$10,184	\$9,090	\$8,152	\$8,172	\$8,276
<i>Additional Funding Req'd</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$1,149,941	\$1,246,683	\$941,296	\$1,070,735	\$958,529
Reserve Expenditures	\$85,241	\$492,657	\$64,298	\$312,729	\$60,685
Ending Balance	\$1,064,700	\$754,026	\$876,998	\$758,007	\$897,844

Yearly Expenditures Graph For Garage Town Del Camino Storage CO, Inc.



Projected Reserve Expenditures For Garage Town Del Camino Storage CO, Inc.

Year	Asset ID	Asset Name	Projected Cost	Total Per Annum
2023	2005	Insurance Premium - Annually	\$16,500	\$16,500
2024	402	Asphalt - Surface Application	\$12,471	
	902	Fire Alarm Equipment - Replace	\$1,720	
	2005	Insurance Premium - Annually	\$17,201	\$31,392
2025	1413	Clubhouse - Periodic Upgrades	\$2,989	
	1417	Office Equipment - Replace	\$2,377	
	2005	Insurance Premium - Annually	\$17,932	\$23,298
2026	901	Fire Protection System - Replace	\$5,807	
	902	Fire Alarm Equipment - Replace	\$1,869	
	2005	Insurance Premium - Annually	\$18,694	\$26,370
2027	201	Stucco Surfaces - Repaint	\$171,272	
	402	Asphalt - Surface Application	\$14,129	
	403	Concrete - Partial Replace	\$16,613	
	601	Concrete Flatwork - Partial Replace	\$20,646	
	903	Security System - Replace	\$44,293	
	1010	Trash Enclosures - Replace	\$4,547	
	2005	Insurance Premium - Annually	\$19,489	\$290,991
2028	902	Fire Alarm Equipment - Replace	\$2,032	
	2005	Insurance Premium - Annually	\$20,317	\$22,349
2029	1602	Exterior Wall Pak Lights - Replace	\$13,479	
	1904	Storage Shed - Replace	\$4,172	
	2005	Insurance Premium - Annually	\$21,181	\$38,831
2030	402	Asphalt - Surface Application	\$16,009	
	803	Mailboxes - Replace (Old)	\$8,832	
	902	Fire Alarm Equipment - Replace	\$2,208	
	1413	Clubhouse - Periodic Upgrades	\$3,680	
	1414	Clubhouse Room - Major Remodel	\$24,088	
	2005	Insurance Premium - Annually	\$22,081	\$76,898
2031	727	Air Compressor - Replace	\$8,580	
	1417	Office Equipment - Replace	\$3,052	
	2005	Insurance Premium - Annually	\$23,019	\$34,651
2032	401	Asphalt - Major Overlay	\$189,050	
	501	Common Steel Doors - Replace	\$7,963	
	902	Fire Alarm Equipment - Replace	\$2,400	
	2005	Insurance Premium - Annually	\$23,998	\$223,411
2033	402	Asphalt - Surface Application	\$18,138	
	403	Concrete - Partial Replace	\$21,326	
	601	Concrete Flatwork - Partial Replace	\$26,503	
	2005	Insurance Premium - Annually	\$25,018	\$90,984
2034	902	Fire Alarm Equipment - Replace	\$2,608	
	2005	Insurance Premium - Annually	\$26,081	\$28,689
2035	120	Gutters/Downspouts - Replace	\$59,520	
	903	Security System - Replace	\$61,794	
	1413	Clubhouse - Periodic Upgrades	\$4,532	
	2005	Insurance Premium - Annually	\$27,189	\$153,034
2036	402	Asphalt - Surface Application	\$20,550	
	902	Fire Alarm Equipment - Replace	\$2,834	
	1002	Metal Handrails - Replace	\$7,258	
	2005	Insurance Premium - Annually	\$28,345	\$58,987
2037	506	Windows - Replace	\$19,744	
	1417	Office Equipment - Replace	\$3,918	
	2005	Insurance Premium - Annually	\$29,549	\$53,211
2038	705	HVAC Split System - Replace	\$8,588	

Year	Asset ID	Asset Name	Projected Cost	Total Per Annum
	902	Fire Alarm Equipment - Replace	\$3,081	
	2005	Insurance Premium - Annually	\$30,805	\$42,474
2039	402	Asphalt - Surface Application	\$23,283	
	403	Concrete - Partial Replace	\$27,375	
	601	Concrete Flatwork - Partial Replace	\$34,022	
	2005	Insurance Premium - Annually	\$32,114	\$116,795
2040	902	Fire Alarm Equipment - Replace	\$3,348	
	1413	Clubhouse - Periodic Upgrades	\$5,580	
	2005	Insurance Premium - Annually	\$33,479	\$42,407
2041	2005	Insurance Premium - Annually	\$34,902	\$34,902
2042	402	Asphalt - Surface Application	\$26,380	
	902	Fire Alarm Equipment - Replace	\$3,639	
	1010	Trash Enclosures - Replace	\$8,490	
	2005	Insurance Premium - Annually	\$36,386	\$74,894
2043	727	Air Compressor - Replace	\$14,138	
	903	Security System - Replace	\$86,209	
	1417	Office Equipment - Replace	\$5,029	
	2005	Insurance Premium - Annually	\$37,932	\$143,308
2044	803	Mailboxes - Replace (New)	\$31,635	
	902	Fire Alarm Equipment - Replace	\$3,954	
	1602	Exterior Wall Pak Lights - Replace	\$25,164	
	2005	Insurance Premium - Annually	\$39,544	\$100,298
2045	402	Asphalt - Surface Application	\$29,888	
	403	Concrete - Partial Replace	\$35,141	
	601	Concrete Flatwork - Partial Replace	\$43,673	
	1413	Clubhouse - Periodic Upgrades	\$6,871	
	2005	Insurance Premium - Annually	\$41,225	\$156,797
2046	901	Fire Protection System - Replace	\$13,349	
	902	Fire Alarm Equipment - Replace	\$4,298	
	2005	Insurance Premium - Annually	\$42,977	\$60,623
2047	2005	Insurance Premium - Annually	\$44,803	\$44,803
2048	402	Asphalt - Surface Application	\$33,863	
	902	Fire Alarm Equipment - Replace	\$4,671	
	2005	Insurance Premium - Annually	\$46,707	\$85,241
2049	201	Stucco Surfaces - Repaint	\$427,918	
	1417	Office Equipment - Replace	\$6,455	
	1904	Storage Shed - Replace	\$9,591	
	2005	Insurance Premium - Annually	\$48,692	\$492,657
2050	902	Fire Alarm Equipment - Replace	\$5,076	
	1413	Clubhouse - Periodic Upgrades	\$8,460	
	2005	Insurance Premium - Annually	\$50,762	\$64,298
2051	402	Asphalt - Surface Application	\$38,366	
	403	Concrete - Partial Replace	\$45,110	
	601	Concrete Flatwork - Partial Replace	\$56,062	
	903	Security System - Replace	\$120,271	
	2005	Insurance Premium - Annually	\$52,919	\$312,729
2052	902	Fire Alarm Equipment - Replace	\$5,517	
	2005	Insurance Premium - Annually	\$55,168	\$60,685
2053	2005	Insurance Premium - Annually	\$57,513	\$57,513

Glossary of Commonly used Words and Phrases (provided by the National Reserve Study Standards of the Community Associations Institute)

Asset or Component – Individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Building Responsibility, 2) with limited Useful Life expectancies, 3) have predictable Remaining Life expectancies, 4) above a minimum threshold cost, and 5) required by local codes.

Cash Flow Method – A method of developing 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 anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

Component Inventory – The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of the building design and organizational documents, a review of established precedents, and discussion with appropriate the building's representatives.

Deficit – An actual (or projected) Reserve Balance, which is less than the Fully Funded Balance.

Effective Age – The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

Financial Analysis – The portion of the Reserve Study where current status of the Reserves (Measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of the Reserve Study.

Component Full Funding – When the actual (or projected) cumulative Reserve balance for all components is equal to the Fully Funded Balance.

Fully Fund Balance (aka – Ideal Balance) – An indicator against which Actual (or projected) Reserve Balance can be compared. The Reserve balance that is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This number is calculated for each component, and then summed together for a church total.

$$\text{FFB} = \text{Replacement Cost} \times \text{Effective Age} / \text{Useful Life}$$

Fund Status – The status of the Reserve Fund as compared to an established benchmark, such as percent funding.

Funding Goals – Independent of methodology utilized, the following represent the basic categories of Funding Plan Goals.

- **Baseline Funding:** Establishing a Reserve funding goal of keeping the Reserve Balance above zero.
- **Component Full Funding:** Setting a Reserve funding goal of attaining and maintaining cumulative Reserves at or near 100% funded.
- **Threshold Funding:** Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than the “Component Fully Funding” method.

Funding Plan – A plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

Funding Principles –

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

Life and Valuation Estimates – The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

Percent Funded – The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the *actual* (or *projected*) Reserve Balance to the accrued *Fund Balance*, expressed as a percentage.

Physical Analysis – The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

Remaining Useful Life (RUL) – Also referred to as “Remaining Life” (RL). The estimated time, in years, that a reserve component can be expected to *continue* to serve its intended function. Projects anticipated to occur in the initial year have “0” Remaining Useful Life.

Replacement Cost – The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

Reserve Balance – Actual or projected funds as of a particular point in time (typically the beginning of the fiscal year) that the church has identified for use to defray the future repair or replacement of those major components in which the church is obligated to maintain. Also known as Reserves, Reserve Accounts, Cash Reserves. This is based upon information provided and is not audited.

Reserve Provider – An individual that prepares Reserve Studies. Also known as **Aspen Reserve Specialties**.

Reserve Study – A budget-planning tool that identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: The Physical Analysis and the Financial Analysis.

Special Fundraisers– A special fundraiser to be levied on the members of a church in addition to regular fundraisers.

Surplus – An actual (or projected) Reserve Balance that is greater than the Fully Funded Balance.

Useful Life (UL) – Also known as “Life Expectancy”, or “Depreciable Life”. The estimated time, in years, that a Reserve component can be expected to serve its intended function if properly constructed and maintained in its present application or installation.