

RDA REPORT

Westbank, Inc. HOA
Gilbert, Arizona
Account 3747 - Version 001
November 5, 2013

RESERVE DATA ANALYSIS, INC.

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RDA Reserve Management Software
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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 association, its contractors, assorted vendors, specialist and independent contractors, the Community Associations Institute, 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 the McGraw Hill Book Company. Additionally, costs are obtained from numerous vendor catalogues, actual quotations or historical costs, and our own experience in the field of property management and preparation of reserve analysis studies.

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

We recommend that your reserve analysis study be updated every two to three years 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 inspection of the association and subsequent computations made in preparing this reserve analysis study are retained in our computer files. Therefore, updates can typically be completed in a more timely manner than the original study.

Reserve Data Analysis, Inc. would like to thank you for using our services, and we invite you to call us at any time should you have any questions or 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 you with a revised study.

RESERVE DATA ANALYSIS, INC.

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TABLE OF CONTENTS

PART I - INTRODUCTION

THE RESERVE BUDGET

Funding Options	1-1
The Reserve Study	1-2
Developing a Component List	1-3
Preparing the Reserve Study	1-4
Funding Methods	1-5
Funding Strategies	1-5
Distribution of Accumulated Reserves	1-7
Funding Reserves	1-8

USING YOUR RESERVE ANALYSIS STUDY

User's Guide to Your Reserve Analysis Study	1-9
Definitions	1-10
A Multi-Purpose Tool	1-13

PART II - RESERVE ANALYSIS STUDY

Cash Flow Specific Summary of Calculations	2-1
Distribution of Accumulated Reserves	2-2
Cash Flow Specific Projections	2-4
Annual Expenditure Detail	2-5
Cash Flow Detail Report by Category	2-10
Detail Report Index	2-24

PART I - INTRODUCTION

Preparing the annual budget and overseeing the association's finances are perhaps the most important responsibilities of board members. 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's activities.

■ 1. Funding Options

When a major repair or replacement is required in a community, an association has essentially four options available to address the expenditure:

The first option is to pass a "special assessment" to the membership in an amount required to cover the expenditure. Although not commonplace, there have been special assessments in the amount of \$10,000 per member assessed in associations in Virginia and southern California. When a special assessment is passed, the association has the authority and responsibility to collect the assessments, even by means of foreclosure if necessary. However, an association operating on a special assessment basis cannot guarantee that an assessment, when needed, will be passed. Consequently, it cannot guarantee its ability to perform the required repairs or replacements to those major components for which the association is obligated to maintain when the need arises. Additionally, while relatively new communities require very little in the way of major "reserve" expenditures, associations reaching 12 to 15 years of age and older find many components reaching the end of their effective useful lives. These required expenditures, all accruing at the same time, can be devastating to an association's overall budget.

The second option is for the association to acquire a loan from a lending institution in order to effect the required repairs. In many cases, banks will lend money to an association using "future homeowner assessments" as collateral for the loan. With this method, not only is the current board of directors pledging the future assets of an association, they are also required to pay interest fees on the loan payback in addition to the original principal. In the case of a \$150,000 roofing replacement, the association may be required to pay back the loan over a three to five year period, with interest; whereas, if the association was setting aside reserves for this purpose, using the

vehicle of the regularly assessed membership dues, it would have had the full term of the life of the roof in order to accumulate the necessary moneys. Additionally, those contributions would have been evenly distributed over the entire membership and would have earned interest as part of that contribution.

The third option, too often used, is simply to defer the required repair or replacement. This option can create an environment of declining property values due to the increasing deferred maintenance and the association's financial inability to keep pace with the normal aging process of the common area components. This, in turn, can have a seriously negative impact on sellers in the Association by making it difficult or even impossible for potential buyers to obtain financing from lenders. Increasingly, many lending institutions are requesting copies of the association's most recent reserve study before granting loans, either for the association, a prospective purchaser, or for an individual within such association.

The fourth, and only logical means that the board of directors has to ensure its ability to maintain the assets for which it is obligated, uniformly distributing the costs of the replacements over the entire membership, is by assessing an adequate level of reserves as part of the regular membership assessment. The community is not only comprised of present members, but also future members. Any decision by the board of directors 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 board is responsible to the "community" as a whole.

■ 2. The Reserve Study

There are two components of a reserve study – a physical analysis and a financial analysis. During the physical analysis, a reserve provider evaluates information regarding the physical status and repair/replacement cost of the association's major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates. A financial analysis assesses the association's reserve balance or "fund status" (measured in cash or as percent funded) to determine a recommendation for an appropriate reserve contribution rate in the future known as the "funding plan."

Reserve studies fit into one of three categories: 1) Full Study; 2) Update - with site inspection; and 3) 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), a condition assessment (based on 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.”

■ 3. Developing a Component List

The budget process begins with an accurate inventory of all the major components for which the association 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 association, 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 effectively budgeted for 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:

Utilities:

- Electricity
- Gas
- Water
- Telephone
- Cable TV

Services:

- Landscaping
- Pool Maintenance
- Street Sweeping
- Accounting
- Reserve Study

Administrative:

- Supplies
- Bank Service Charges
- Dues & Publications
- Licenses, Permits & Fees

Repair Expenses:

- Tile Roof Repairs
- Equipment Repairs
- Minor Concrete Repairs
- Operating Contingency

RESERVE EXPENSES are major expenses that occur other than annually and which must be budgeted for in advance in order to provide the necessary funds in time

for their occurrence. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets which have an indeterminable but potential liability which may be demonstrated as a likely occurrence. They are expenses that when incurred would have a significant affect 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
- Painting
- Deck Resurfacing
- Fencing Replacement
- Street Seal/Slurry Coatings
- Asphalt Overlays
- Pool Re-plastering
- Pool Equipment Replacement
- Pool Furniture Replacement
- Tennis Court Resurfacing
- Park & Play Equipment
- Equipment Replacement
- Interior Furnishings
- Lighting Replacement

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 an association's governing documents. Examples include the complete replacement of elevators, tile roofs, wiring and plumbing. Also excluded are insignificant expenses which may be covered either by an operating or reserve contingency, or otherwise in a general maintenance fund. Costs which are caused by acts of God, accidents or other occurrences which are more properly insured for, rather than reserved for, are also excluded.

■ 4. 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, manufacture quality, usage, exposure to the elements and maintenance history.

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

■ 5. Funding Methods

From the simplest to 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 on the individual lives of the components under consideration.

The component method develops a reserve-funding plan where the total contribution is based on the sum of contributions for individual components. The component method is the more conservative of the two funding options, and assures that the association will achieve and maintain an ideal level of reserves over time. This method also allows for computations on individual components in the analysis. The RDA Summary and RDA Projection Reports are based upon the component methodology.

■ 6. Funding Strategies

Once an association has established its funding goals, the association can select an appropriate funding plan. There are two basic strategies widely used by associations. It is recommended that associations consult professionals to determine the best strategy or combination of plans that best suit the association's need. Additionally, associations 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 two funding plans and descriptions of both are detailed below.

- 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 an association 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 that 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 an association'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. The formula is based on current replacement cost, and is a measure in time, independent of future inflationary or investment factors:

$$\text{Fully Funded Reserves} = \frac{\text{Age of Component}}{\text{Useful Life}} \times \text{Current Replacement Cost}$$

When an association's total accumulated reserves for all components meet this criteria, its reserves are "fully-funded."

- **Threshold Funding (RDA Modified Cash Flow Reports)** — There are two goals of this funding method. The first goal is to make sure that all scheduled reserve expenditures are covered by keeping the reserve cash balance above zero during the projected period. The second goal is to reach and maintain a 100% fully funded reserve balance during the projected period. Depending on the association's current percent funded, it may take the entire projected period (typically 30 years) before the 100% fully funded level is achieved.

Reaching and maintaining a 100% fully funded reserve balance by uniformly distributing the costs of the replacements over time benefits both current and future members of an association, and is the best approach the board of directors can take to fulfill its fiduciary responsibility. The modified cash flow method creates a funding strategy that gives the membership the lowest reserve funding recommendation as possible over time, while approaching the 100% fully funded level.

Another advantage of the modified cash flow method is that in most cases several strategies can be manually tested by Reserve Data Analysis, Inc. (the strategy is not based strictly on each components current funding status) until the best funding strategy is created – one that has consistent, incremental contribution increases from year to year. This very important aspect of the reserve study will aid the board of directors during the annual budgeting process.

■ 7. Distribution of Accumulated Reserves

The first step is to identify the ideal level of reserves for each asset. As indicated in the prior section, this is accomplished by evaluating the component's age proportionate to its estimated useful life and current replacement cost. Again, the equation used is as follows:

$$\text{Fully Funded Reserves} = \frac{\text{Age of Component}}{\text{Useful Life}} \times \text{Current Replacement Cost}$$

The RDA RESERVE MANAGEMENT SOFTWARE™ program performs the above calculations to the very month the component was placed-in-service. It also allows for the accumulation of the necessary reserves for the replacement to be available on the first day of the fiscal year it is scheduled to be replaced.

After identifying the ideal level of reserves for each asset, the beginning reserve balance must be allocated to each of the individual components identified in the analysis.

The next step the program performs is to arrange all of the assets used in the study in ascending order by remaining life, and alphabetically within each grouping of remaining life items. These assets are then assigned their respective ideal level of reserves until the amount of funds available are depleted, or until all assets are appropriately funded. If any assets are assigned a zero remaining life (schedule for replacement this fiscal year), then the amount assigned equals the current replacement cost and funding begins for the next cycle of replacement. If there are insufficient funds available to accomplish this, then the software automatically adjusts the zero remaining life item to 1 year and that asset assumes its new grouping position alphabetically in the final printed report.

If at the completion of this task there are additional moneys which have not been distributed, the remaining reserves are then assigned, in ascending order, to a level equal to, but not exceeding, the current replacement cost for each component. If there are sufficient moneys available to fund all assets at their current replacement cost levels, then any excess funds are designated as such initially, but are then considered to be available reserves in the report funding computations.

Assigning the reserves in this manner defers the make-up period for any underfunding over the longest remaining life of all the assets under consideration, thereby minimizing the impact of deficiency. For example, if the report indicates an underfunding of \$50,000, this underfunding will be assigned to components with the longest remaining life possible in order to give more time to "replenish" the account. If the \$50,000 underfunding were to be assigned to short remaining life items, the impact would be immediately felt.

If the reserves are underfunded, the monthly contribution requirements as outlined in this report may be higher than normal depending on the calculation method that is used. In future years, as individual assets are replaced, the funding requirements will return to their normal levels. In the case of a large deficiency, a special assessment may be considered. The program can easily generate revised reports outlining how the monthly contributions would be affected by such an adjustment, or by any other changes which may be under consideration.

■ 8. Funding Reserves

Two contribution numbers are provided in the report, the "Monthly Membership Contribution" and the "Net Monthly Allocation." The association should contribute to reserves each month the "Monthly Membership Contribution" figure, when the interest earned on the reserves is left in the reserve accounts as part of the contribution. When interest is earned on the reserves, that interest must be left in reserves and only amounts set aside for taxes should be removed.

The second alternative is to allocate the "Net Monthly Allocation" to reserves (this is the member contribution plus the anticipated interest earned for the fiscal year). This method assumes that all interest earned will be assigned directly as operating income. This allocation takes into consideration the anticipated interest earned on accumulated reserves regardless of whether or not it is actually earned. When taxes are paid the amount due will be taken directly from the association's operating accounts as the reserve accounts are allocated only those moneys net of taxes.

■ 9. Users' Guide to Your Reserve Analysis Study

Part II of your RDA REPORT contains the reserve analysis study for your association. There are seven types of pages in the study as described below.

REPORT SUMMARY

The **Report Summary** lists all of the parameters which 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 which should have accumulated for the association as well as the actual reserves available.

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.

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

The **Detail Report Index** is an alphabetical listing of all assets together with the page number of the asset's detail report and asset number.

PROJECTIONS AND CHARTS

Thirty-year Projections of projected data add to the usefulness of your reserve analysis study.

■ 10. Definitions

REPORT I.D. - Includes the REPORT DATE (ex. November 15, 1992), VERSION (ex. 001), and ACCOUNT NUMBER (ex. 9773). Please use this information when referencing your report. (Displayed on the summary page.)

BUDGET YEAR BEGINNING/ENDING - The budgetary year for which the report is prepared. For associations with fiscal years ending December 31, the monthly contribution figures indicated are for the 12 month period beginning 1/1/2X and ending 12/31/2X.

NUMBER OF UNITS/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 which will be necessary in order to accumulate the required funds in time for replacement.

ANNUAL CONTRIBUTION INCREASE - The percentage rate at which the association will increase its contribution to reserves at the end of each year until the year in which the asset is replaced. 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. It can, however, be used to aid those associations that have not set aside appropriate reserves in the past by making the initial year's allocation less formidable.

INVESTMENT YIELD - The average interest rate anticipated by the association based upon its current investment practices.

TAXES ON YIELD - The estimated percentage of interest income which will be set aside for taxes.

ACCUMULATED RESERVE BALANCE - The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. 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/AGE - Comments regarding aging of the components on the basis of construction date or date of acceptance by the association.

MONTHLY CONTRIBUTION - The contribution to reserves required by the association each month.

INTEREST CONTRIBUTION - 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.

NET MONTHLY ALLOCATION - The sum of the monthly contribution and interest contribution figures.

GROUP OR FACILITY NUMBER/CATEGORY NUMBER - The report may be prepared and sorted either by group or facility (location, building, phase, etc.) or by category (roofing, painting, etc.). Standard report printing format is by category.

PERCENTAGE OF REPLACEMENT - 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 - 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, association 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 +/- 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.

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

FIXED MONTHLY CONTRIBUTION - An optional figure which, if used, will override all calculations and set the contribution at this amount.

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 as of 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 quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents and discussion with appropriate association representative(s).

■ 11. A Multi-Purpose Tool

Your RDA REPORT is an important part of your association's budgetary process. Following its recommendations should ensure the association's smooth budgetary transitions from one fiscal year to the next, and either decrease or eliminate the need for "special assessments".

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

- Following the recommendations of a reserve study performed by a professional consultant can protect the Board of Directors in a community from personal liability concerning reserve components and reserve funding.
- A reserve analysis study is required by your accountant during the preparation of the association's annual audit.
- A reserve study is often requested by lending institutions during the process of loan applications, both for the community and, in many cases, the individual owners.
- Your RDA REPORT is also a detailed inventory of the association's major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements.
- Your RDA REPORT is a tool which can assist the Board in fulfilling its legal and fiduciary obligations for maintaining the community in a state of good repair. If a community is operating on a special assessment basis, it cannot guarantee that an assessment, when needed, will be passed. Therefore, it cannot guarantee its ability to perform the required repairs or replacements to those major components which the association is obligated to maintain.
- Since the RDA reserve analysis study includes precise measurements and cost estimates of the client's assets, the detail reports may be used to evaluate the accuracy and price of contractor bids when assets are due to be repaired or replaced.
- The reserve study is an annual disclosure to the membership concerning the financial condition of the association, and may be used as a "consumers' guide" by prospective purchasers.

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Westbank, Inc. HOA
 Gilbert, Arizona
CFS Reserve Analysis Report Summary

Report Date	November 5, 2013	Parameters:	
Version	001	Inflation	3.00%
Account Number	3747	Annual Contribution Increase	3.00%
Budget Year Beginning	1/ 1/14	Investment Yield	0.05%
Ending	12/31/14	Taxes on Yield	0.00%
Total Units Included	168	Contingency	3.00%
Phase Development	1 of 1	Reserve Fund Balance as of	
		1/ 1/14:	\$62,252.00

Project Profile & Introduction

Unless otherwise indicated in this report, we have used 1997 as the basis for aging the original components examined in this analysis. Refer to Asset ID #1001 (** Reserve Balance Calculation) for an explanation of how the projected 1/1/2014 reserve balance was determined. This report has been calculated using the Association's 2014 reserve contribution amount of \$425 per month.

Calculation Method: Modified Cash Flow
 Funding Strategy: Threshold
 RDA Reports: November 2013.

Cash Flow Specific Summary of Calculations

Monthly Contribution to Reserves Required:	\$425.00
(\$2.53 per unit per month)	
Average Net Monthly Interest Contribution This Year:	2.35
Net Monthly Allocation to Reserves 1/ 1/14 to 12/31/14:	\$427.35
(\$2.54 per unit per month)	

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Westbank, Inc. HOA
Distribution of Accumulated Reserves

REPORT DATE: November 5, 2013
 VERSION: 001
 ACCOUNT NUMBER: 3747

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
** Reserve Balance Calculation	0	0.00	0.00
Concrete Components - Unfunded	0	0.00	0.00
Granite Replenishment - Unfunded	0	0.00	0.00
Irrigation Controllers (1997)	0	500.00	500.00
Irrigation System - Unfunded	0	0.00	0.00
Paint - Block Walls	0	7,500.00	7,500.00
Paint - Metal Light Poles	0	300.00	300.00
Irrigation Controllers (2003)	1	458.33	500.00
Drywells - Repair & Clean Out	2	1,100.00	2,200.00
North Park - Park Equipment (A)	3	2,826.25	3,325.00
South Park - Park Equipment (A)	3	786.25	925.00
North Park - Shade Fabric	5	776.71	1,656.00
Irrigation Controllers (2009)	7	105.65	270.00
South Park - Shade Fabric	7	456.83	1,656.00
Light Fixtures - Pole Mounted (A)	8	1,360.00	2,000.00
North Park - Playstructure	8	13,600.00	20,000.00
Irrigation Controllers (2011)	9	29.35	135.00
North Park - Dog Station	10	148.32	450.00
South Park - Dog Station	10	148.32	450.00
North Park - Park Equipment (B)	14	40.00	1,000.00
South Park - Park Equipment (B)	14	32.00	800.00
Monument Signs	16	603.45	3,500.00
Bulletin Boards (Mailboxes)	17	241.38	2,000.00
Light Fixtures - Pole Mounted (B)	18	277.59	1,000.00
South Park - Playstructure	22	2,162.16	10,271.83
South Park - Swing Set	25	0.00	0.00

Westbank, Inc. HOA
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Total Asset Summary:		33,452.59	60,438.83
Contingency @ 3.00%:		1,003.58	1,813.17
Grand Total:		34,456.17	62,252.00
 Excess Reserves Not Used:			 0.00
 Percent Fully Funded:	 181%		

Westbank, Inc. HOA
Cash Flow Specific Projections

REPORT DATE: November 5, 2013
 VERSION: 001
 ACCOUNT NUMBER: 3747

Beginning Accumulated Reserves: \$62,252

YEAR	CURRENT REPLACEMENT COST	ANNUAL CONTRBTN	ANNUAL INTEREST CONTRBTN	ANNUAL EXPENDTRS	PROJECTED ENDING RESERVES	FULLY FUNDED RESERVES	PERCENT FULLY FUNDED
'14	73,167	5,100	28	8,300	59,080	31,495	188%
'15	75,362	5,253	30	515	63,849	36,849	173%
'16	77,623	5,411	32	2,334	66,957	40,583	165%
'17	79,952	5,573	32	4,644	67,919	42,131	161%
'18	82,350	5,740	35	0	73,694	48,809	151%
'19	84,821	5,912	37	1,920	77,724	53,802	144%
'20	87,365	6,090	39	2,985	80,867	57,981	139%
'21	89,986	6,272	41	2,369	84,811	63,102	134%
'22	92,686	6,461	25	37,370	53,927	31,421	172%
'23	95,466	6,654	28	176	60,434	38,430	157%
'24	98,330	6,854	30	4,166	63,151	41,604	152%
'25	101,280	7,060	33	0	70,244	49,485	142%
'26	104,319	7,271	36	1,141	76,411	56,592	135%
'27	107,448	7,490	40	734	83,206	64,549	129%
'28	110,672	7,714	40	6,050	84,910	67,310	126%
'29	113,992	7,946	43	2,580	90,319	74,052	122%
'30	117,412	8,184	38	17,652	80,889	65,221	124%
'31	120,934	8,430	39	6,043	83,315	68,665	121%
'32	124,562	8,682	41	5,959	86,080	72,539	119%
'33	128,299	8,943	45	473	94,594	82,591	115%
'34	132,148	9,211	49	0	103,855	93,699	111%
'35	136,112	9,488	54	251	113,145	105,133	108%
'36	140,196	9,772	38	42,538	80,417	72,293	111%
'37	144,401	10,065	38	8,388	82,133	74,971	110%
'38	148,733	10,367	35	16,872	75,663	69,011	110%
'39	153,195	10,678	34	12,680	73,696	67,610	109%
'40	157,791	10,999	37	4,745	79,987	74,885	107%
'41	162,525	11,329	41	3,678	87,678	83,818	105%
'42	167,401	11,668	47	0	99,393	97,239	102%
'43	172,423	12,018	50	4,242	107,220	106,889	100%

Westbank, Inc. HOA
Annual Expenditure Detail

REPORT DATE: November 5, 2013
VERSION: 001
ACCOUNT NUMBER: 3747

DESCRIPTION	EXPENDITURES
REPLACEMENT YEAR 2014	
Irrigation Controllers (1997)	500.00
Paint - Block Walls	7,500.00
Paint - Metal Light Poles	300.00
*** ANNUAL TOTAL:	<hr/> 8,300.00
REPLACEMENT YEAR 2015	
Irrigation Controllers (2003)	515.00
*** ANNUAL TOTAL:	<hr/> 515.00
REPLACEMENT YEAR 2016	
Drywells - Repair & Clean Out	2,333.98
*** ANNUAL TOTAL:	<hr/> 2,333.98
REPLACEMENT YEAR 2017	
North Park - Park Equipment (A)	3,633.31
South Park - Park Equipment (A)	1,010.77
*** ANNUAL TOTAL:	<hr/> 4,644.08
REPLACEMENT YEAR 2018	
*** ANNUAL TOTAL:	0.00
REPLACEMENT YEAR 2019	
North Park - Shade Fabric	1,919.77
*** ANNUAL TOTAL:	<hr/> 1,919.77
REPLACEMENT YEAR 2020	
Drywells - Repair & Clean Out	2,626.91
Paint - Metal Light Poles	358.21
*** ANNUAL TOTAL:	<hr/> 2,985.12

Westbank, Inc. HOA
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
REPLACEMENT YEAR 2021	
Irrigation Controllers (2009)	332.06
South Park - Shade Fabric	2,036.68
*** ANNUAL TOTAL:	<hr/> 2,368.74
REPLACEMENT YEAR 2022	
Light Fixtures - Pole Mounted (A)	2,533.53
North Park - Playstructure	25,335.40
Paint - Block Walls	9,500.77
*** ANNUAL TOTAL:	<hr/> 37,369.70
REPLACEMENT YEAR 2023	
Irrigation Controllers (2011)	176.16
*** ANNUAL TOTAL:	<hr/> 176.16
REPLACEMENT YEAR 2024	
Drywells - Repair & Clean Out	2,956.62
North Park - Dog Station	604.75
South Park - Dog Station	604.75
*** ANNUAL TOTAL:	<hr/> 4,166.12
REPLACEMENT YEAR 2025	
*** ANNUAL TOTAL:	0.00
REPLACEMENT YEAR 2026	
Irrigation Controllers (1997)	712.87
Paint - Metal Light Poles	427.73
*** ANNUAL TOTAL:	<hr/> 1,140.60
REPLACEMENT YEAR 2027	
Irrigation Controllers (2003)	734.26
*** ANNUAL TOTAL:	<hr/> 734.26
REPLACEMENT YEAR 2028	
Drywells - Repair & Clean Out	3,327.70
North Park - Park Equipment (B)	1,512.60

Westbank, Inc. HOA
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
South Park - Park Equipment (B)	1,210.06
*** ANNUAL TOTAL:	6,050.36
REPLACEMENT YEAR 2029	
North Park - Shade Fabric	2,580.01
*** ANNUAL TOTAL:	2,580.01
REPLACEMENT YEAR 2030	
Monument Signs	5,616.47
Paint - Block Walls	12,035.28
*** ANNUAL TOTAL:	17,651.75
REPLACEMENT YEAR 2031	
Bulletin Boards (Mailboxes)	3,305.69
South Park - Shade Fabric	2,737.13
*** ANNUAL TOTAL:	6,042.82
REPLACEMENT YEAR 2032	
Drywells - Repair & Clean Out	3,745.36
Light Fixtures - Pole Mounted (B)	1,702.45
Paint - Metal Light Poles	510.73
*** ANNUAL TOTAL:	5,958.54
REPLACEMENT YEAR 2033	
Irrigation Controllers (2009)	473.45
*** ANNUAL TOTAL:	473.45
REPLACEMENT YEAR 2034	
*** ANNUAL TOTAL:	0.00
REPLACEMENT YEAR 2035	
Irrigation Controllers (2011)	251.16
*** ANNUAL TOTAL:	251.16

Westbank, Inc. HOA
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
REPLACEMENT YEAR 2036	
Drywells - Repair & Clean Out	4,215.43
South Park - Playstructure	38,322.06
*** ANNUAL TOTAL:	42,537.49
REPLACEMENT YEAR 2037	
North Park - Park Equipment (A)	6,562.18
South Park - Park Equipment (A)	1,825.53
*** ANNUAL TOTAL:	8,387.71
REPLACEMENT YEAR 2038	
Irrigation Controllers (1997)	1,016.38
Paint - Block Walls	15,245.94
Paint - Metal Light Poles	609.82
*** ANNUAL TOTAL:	16,872.14
REPLACEMENT YEAR 2039	
Irrigation Controllers (2003)	1,046.87
North Park - Dog Station	942.16
North Park - Shade Fabric	3,467.31
South Park - Dog Station	942.16
South Park - Swing Set	6,281.34
*** ANNUAL TOTAL:	12,679.84
REPLACEMENT YEAR 2040	
Drywells - Repair & Clean Out	4,744.50
*** ANNUAL TOTAL:	4,744.50
REPLACEMENT YEAR 2041	
South Park - Shade Fabric	3,678.47
*** ANNUAL TOTAL:	3,678.47
REPLACEMENT YEAR 2042	
*** ANNUAL TOTAL:	0.00

Westbank, Inc. HOA
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
REPLACEMENT YEAR 2043	
North Park - Park Equipment (B)	2,356.58
South Park - Park Equipment (B)	1,885.25
*** ANNUAL TOTAL:	<hr/> 4,241.83

Westbank, Inc. HOA
Cash Flow Detail Report by Category

REPORT DATE: November 5, 2013
 VERSION: 001
 ACCOUNT NUMBER: 3747

**** Reserve Balance Calculation**

	QUANTITY	1 comment
ASSET ID 1001	UNIT COST	0.000
GROUP/FACILITY 0	PERCENT REPL	0.00%
CATEGORY 5	CURRENT COST	0.00
	FUTURE COST	0.00
	SALVAGE VALUE	0.00
PLACED IN SERVICE 0/ 0		
0 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT		
REPLACEMENT YEAR 2014		
0 YEAR REM LIFE		

REMARKS:

Current Reserve Balance Per Client (8/19/13):	\$	63,239
Remaining 2013 Reserve Contributions:		
\$400/month x 5 months	+	2,000
Remaining 2013 Interest to be Earned (0.05%)	+	13
Remaining 2013 Reserve Expenditures:		
Purchase/Install of Swing Set in South Park	-	3,000

Projected January 1, 2014 Reserve Balance:	\$	62,252

Westbank, Inc. HOA
Cash Flow Detail Report by Category

Concrete Components - Unfunded

	QUANTITY	1 comment
	UNIT COST	0.000
ASSET ID 1027	PERCENT REPL	0.00%
GROUP/FACILITY 0	CURRENT COST	0.00
CATEGORY 10	FUTURE COST	0.00
	SALVAGE VALUE	0.00
PLACED IN SERVICE 0/ 0		
0 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT		
REPLACEMENT YEAR 2014		
0 YEAR REM LIFE		

REMARKS:

We are not budgeting for repair or replacement of concrete decks, pads, sidewalks, or driveways as a reserve component. It is anticipated that any repairs required will be addressed immediately due to safety concerns. Good maintenance practice won't allow the need for repairs to accumulate to a point of major expense. We recommend that the client includes a line item in the annual operating budget for repairs and/or replacements on an "as needed" basis. However, should the client wish to include budgeting for concrete components, we will do so at their request (cost and useful life to be provided by client).

Westbank, Inc. HOA
Cash Flow Detail Report by Category

Paint - Block Walls		QUANTITY	1 total
		UNIT COST	7,500.000
ASSET ID	1007	PERCENT REPL	100.00%
GROUP/FACILITY	0	CURRENT COST	7,500.00
CATEGORY	30	FUTURE COST	7,500.00
		SALVAGE VALUE	0.00
PLACED IN SERVICE	3/06		
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2014		
0 YEAR REM LIFE			

REMARKS:

\$6,500 was spent in March 2006 to repair and repaint the common area walls (14,350 sq. ft.). We are budgeting for similar work every eight (8) years.

- west perimeter along Cooper
- side of Lot 67 facing the south park
- side of the two lots facing the north park (stucco walls)
- sides of the four lots bordering the two north end pathways

Paint - Metal Light Poles		QUANTITY	1 total
		UNIT COST	300.000
ASSET ID	1004	PERCENT REPL	100.00%
GROUP/FACILITY	0	CURRENT COST	300.00
CATEGORY	30	FUTURE COST	300.00
		SALVAGE VALUE	0.00
PLACED IN SERVICE	2/07		
6 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2014		
0 YEAR REM LIFE			

REMARKS:

This component is to paint the metal light poles at the following locations:

- 2 - South Park
- 2 - North Park
- 2 - one at each north side pathway

Westbank, Inc. HOA
Cash Flow Detail Report by Category

Light Fixtures - Pole Mounted (A)		QUANTITY	4 fixtures
		UNIT COST	500.000
ASSET ID	1005	PERCENT REPL	100.00%
GROUP/FACILITY	0	CURRENT COST	2,000.00
CATEGORY	50	FUTURE COST	2,533.54
		SALVAGE VALUE	0.00
PLACED IN SERVICE 1/97			
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR 2022			
8 YEAR REM LIFE			

REMARKS:

These are pole mounted, box style light fixtures at the two playstructure play areas. The cost does not include the replacement of the poles or mounting brackets.

Light Fixtures - Pole Mounted (B)		QUANTITY	2 fixtures
		UNIT COST	500.000
ASSET ID	1006	PERCENT REPL	100.00%
GROUP/FACILITY	0	CURRENT COST	1,000.00
CATEGORY	50	FUTURE COST	1,702.43
		SALVAGE VALUE	0.00
PLACED IN SERVICE 2/07			
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR 2032			
18 YEAR REM LIFE			

REMARKS:

These are pole mounted, box style light fixtures at the two north end pathways (installed 2/2007). The cost does not include the replacement of the poles or mounting brackets.

Westbank, Inc. HOA
Cash Flow Detail Report by Category

North Park - Dog Station		QUANTITY		1 dog station
		UNIT COST		450.000
ASSET ID	1014	PERCENT REPL		100.00%
GROUP/FACILITY	0	CURRENT COST		450.00
CATEGORY	65	FUTURE COST		604.76
		SALVAGE VALUE		0.00
PLACED IN SERVICE	2/09			
15 YEAR USEFUL LIFE				
+0 YEAR ADJUSTMENT				
REPLACEMENT YEAR	2024			
10 YEAR REM LIFE				

REMARKS:

\$400 was spent in February 2009 to install the dog station.

North Park - Park Equipment (A)		QUANTITY		1 total
		UNIT COST		3,325.000
ASSET ID	1018	PERCENT REPL		100.00%
GROUP/FACILITY	0	CURRENT COST		3,325.00
CATEGORY	65	FUTURE COST		3,633.32
		SALVAGE VALUE		0.00

PLACED IN SERVICE 1/97
 20 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2017
 3 YEAR REM LIFE

REMARKS:

3 - 6' benches	@	\$ 800.00	=	\$ 2,400.00
1 - trash receptacle w/lid	@	575.00	=	575.00
1 - BBQ grill, pedestal mounted	@	350.00	=	350.00

		TOTAL	=	\$ 3,325.00

North Park - Park Equipment (B)		QUANTITY		1 total
		UNIT COST		1,000.000
ASSET ID	1017	PERCENT REPL		100.00%
GROUP/FACILITY	0	CURRENT COST		1,000.00
CATEGORY	65	FUTURE COST		1,512.59
		SALVAGE VALUE		0.00

PLACED IN SERVICE 6/13
 15 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2028
 14 YEAR REM LIFE

Westbank, Inc. HOA
Cash Flow Detail Report by Category

North Park - Park Equipment (B), Continued ...

REMARKS:

1 - 8' ADA picnic table @ \$ 1,000.00 = \$ 1,000.00

 TOTAL = \$ 1,000.00

The north park picnic table was refurbished in June 2013. Thus, we have used June 2013 as the basis for aging it.

North Park - Playstructure	QUANTITY	1 total
ASSET ID 1015	UNIT COST	20,000.000
GROUP/FACILITY 0	PERCENT REPL	100.00%
CATEGORY 65	CURRENT COST	20,000.00
	FUTURE COST	25,335.40
	SALVAGE VALUE	0.00
PLACED IN SERVICE 1/97		
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT		
REPLACEMENT YEAR 2022		
8 YEAR REM LIFE		

REMARKS:

This component is to replace the Park Structures playstructure, and includes a provision for sand replenishment on an "as needed" basis.

North Park - Shade Fabric	QUANTITY	552 sq. ft.
ASSET ID 1013	UNIT COST	3.000
GROUP/FACILITY 0	PERCENT REPL	100.00%
CATEGORY 65	CURRENT COST	1,656.00
	FUTURE COST	1,919.76
	SALVAGE VALUE	0.00
PLACED IN SERVICE 8/09		
10 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT		
REPLACEMENT YEAR 2019		
5 YEAR REM LIFE		

REMARKS:

This component includes a provision to replace the fabric portion of the shade structure above the playstructure.

Westbank, Inc. HOA
Cash Flow Detail Report by Category

South Park - Dog Station	QUANTITY	1 dog station
ASSET ID 1009	UNIT COST	450.000
GROUP/FACILITY 0	PERCENT REPL	100.00%
CATEGORY 65	CURRENT COST	450.00
	FUTURE COST	604.76
	SALVAGE VALUE	0.00
PLACED IN SERVICE 2/09		
15 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT		
REPLACEMENT YEAR 2024		
10 YEAR REM LIFE		

REMARKS:

\$400 was spent in February 2009 to install the dog station.

South Park - Park Equipment (A)	QUANTITY	1 total
ASSET ID 1020	UNIT COST	925.000
GROUP/FACILITY 0	PERCENT REPL	100.00%
CATEGORY 65	CURRENT COST	925.00
	FUTURE COST	1,010.77
	SALVAGE VALUE	0.00
PLACED IN SERVICE 1/97		
20 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT		
REPLACEMENT YEAR 2017		
3 YEAR REM LIFE		

REMARKS:

1 - trash receptacle w/lid	@ \$ 575.00	= \$ 575.00
1 - BBQ grill, pedestal mounted	@ 350.00	= 350.00

TOTAL		= \$ 925.00

South Park - Park Equipment (B)	QUANTITY	1 total
ASSET ID 1019	UNIT COST	800.000
GROUP/FACILITY 0	PERCENT REPL	100.00%
CATEGORY 65	CURRENT COST	800.00
	FUTURE COST	1,210.07
	SALVAGE VALUE	0.00
PLACED IN SERVICE 6/13		
15 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT		
REPLACEMENT YEAR 2028		
14 YEAR REM LIFE		

Westbank, Inc. HOA
Cash Flow Detail Report by Category

South Park - Park Equipment (B), Continued ...

REMARKS:

1 - 6' picnic table @ \$ 800.00 = \$ 800.00

 TOTAL = \$ 800.00

The south park picnic table was refurbished in June 2013. Thus, we have used June 2013 as the basis for aging it.

South Park - Playstructure

ASSET ID 1011
 GROUP/FACILITY 0
 CATEGORY 65

QUANTITY	1 total
UNIT COST	20,000.000
PERCENT REPL	100.00%
CURRENT COST	20,000.00
FUTURE COST	38,322.07
SALVAGE VALUE	0.00

PLACED IN SERVICE 5/11
 25 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2036
 22 YEAR REM LIFE

REMARKS:

This component is to replace the Playworld Systems playstructure (installed in May 2011), and includes a provision for sand replenishment on an "as needed" basis.

South Park - Shade Fabric

ASSET ID 1012
 GROUP/FACILITY 0
 CATEGORY 65

QUANTITY	552 sq. ft.
UNIT COST	3.000
PERCENT REPL	100.00%
CURRENT COST	1,656.00
FUTURE COST	2,036.67
SALVAGE VALUE	0.00

PLACED IN SERVICE 5/11
 10 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2021
 7 YEAR REM LIFE

REMARKS:

This component includes a provision to replace the fabric portion of the shade structure above the playstructure.

Westbank, Inc. HOA
Cash Flow Detail Report by Category

South Park - Swing Set

ASSET ID 1016
 GROUP/FACILITY 0
 CATEGORY 65

QUANTITY	1 total
UNIT COST	3,000.000
PERCENT REPL	100.00%
CURRENT COST	3,000.00
FUTURE COST	6,281.33
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/14
 25 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2039
 25 YEAR REM LIFE

REMARKS:

A two-seat swing set was installed in October 2013 at a cost of \$3,000.
 For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Westbank, Inc. HOA
Cash Flow Detail Report by Category

Bulletin Boards (Mailboxes)

ASSET ID 1010
 GROUP/FACILITY 0
 CATEGORY 70

QUANTITY	1 total
UNIT COST	2,000.000
PERCENT REPL	100.00%
CURRENT COST	2,000.00
FUTURE COST	3,305.70
SALVAGE VALUE	0.00

PLACED IN SERVICE 9/11
 20 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2031
 17 YEAR REM LIFE

REMARKS:

Five aluminum framed bulletin boards were installed in September 2011 - one at each of the five mailbox locations (no cost information was provided).

Westbank, Inc. HOA
Cash Flow Detail Report by Category

Drywells - Repair & Clean Out

	QUANTITY	1 total
	UNIT COST	2,200.000
ASSET ID 1008	PERCENT REPL	100.00%
GROUP/FACILITY 0	CURRENT COST	2,200.00
CATEGORY 100	FUTURE COST	2,333.98
	SALVAGE VALUE	0.00
PLACED IN SERVICE 1/12		
4 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT		
REPLACEMENT YEAR 2016		
2 YEAR REM LIFE		

REMARKS:

The client has advised us that \$2,200 was spent in 2008, and then again in 2012, to clean out & repair the community drywells and catch basins. We are budgeting for similar work every four years.

** NOTE: We located 10 drywells at the north & south park retention areas.

Granite Replenishment - Unfunded

	QUANTITY	1 comment
	UNIT COST	0.000
ASSET ID 1021	PERCENT REPL	0.00%
GROUP/FACILITY 0	CURRENT COST	0.00
CATEGORY 100	FUTURE COST	0.00
	SALVAGE VALUE	0.00
PLACED IN SERVICE 0/ 0		
0 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT		
REPLACEMENT YEAR 2014		
0 YEAR REM LIFE		

REMARKS:

The client has advised us that granite replenishment will be handled out of the operating budget. Should the client change their mind and wish to have granite replenishment included we will need to be provided with the following information:

- \$ amount to be budgeted (or provide the total sq. ft. of granite)
- useful life to be used
- year in which next expenditure should occur

Westbank, Inc. HOA
Cash Flow Detail Report by Category

Irrigation Controllers (1997)	QUANTITY	1 total
ASSET ID 1023	UNIT COST	500.000
GROUP/FACILITY 0	PERCENT REPL	100.00%
CATEGORY 100	CURRENT COST	500.00
	FUTURE COST	500.00
	SALVAGE VALUE	0.00
PLACED IN SERVICE 1/97		
12 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT		
REPLACEMENT YEAR 2014		
0 YEAR REM LIFE		

REMARKS:

1 - Irritrol, Dial 16 controller @ \$ 500.00 = \$ 500.00

TOTAL = \$ 500.00

Location: North Park

** NOTE: We are budgeting to replace this controller with a Hunter ICC series controller.

Irrigation Controllers (2003)	QUANTITY	1 total
ASSET ID 1024	UNIT COST	500.000
GROUP/FACILITY 0	PERCENT REPL	100.00%
CATEGORY 100	CURRENT COST	500.00
	FUTURE COST	515.00
	SALVAGE VALUE	0.00
PLACED IN SERVICE 1/03		
12 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT		
REPLACEMENT YEAR 2015		
1 YEAR REM LIFE		

REMARKS:

1 - Hunter ICC, 16 station controller @ \$ 500.00 = \$ 500.00

TOTAL = \$ 500.00

Location: South Park

Westbank, Inc. HOA
Cash Flow Detail Report by Category

Irrigation Controllers (2009)		QUANTITY	1 total
		UNIT COST	270.000
ASSET ID	1025	PERCENT REPL	100.00%
GROUP/FACILITY	0	CURRENT COST	270.00
CATEGORY	100	FUTURE COST	332.07
		SALVAGE VALUE	0.00
PLACED IN SERVICE 7/09			
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR 2021			
7 YEAR REM LIFE			

REMARKS:

2 - Hunter EC, 4 station controllers @ \$ 135.00 = \$ 270.00

TOTAL = \$ 270.00

Location: next to Lot 121, and next to Lot 131

Irrigation Controllers (2011)		QUANTITY	1 total
		UNIT COST	135.000
ASSET ID	1026	PERCENT REPL	100.00%
GROUP/FACILITY	0	CURRENT COST	135.00
CATEGORY	100	FUTURE COST	176.14
		SALVAGE VALUE	0.00
PLACED IN SERVICE 7/11			
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR 2023			
9 YEAR REM LIFE			

REMARKS:

1 - Hunter XCore, 4 station controller @ \$ 135.00 = \$ 135.00

TOTAL = \$ 135.00

Location: next to Lot 106

Westbank, Inc. HOA
Cash Flow Detail Report by Category

Irrigation System - Unfunded		QUANTITY	1 comment
		UNIT COST	0.000
ASSET ID	1022	PERCENT REPL	0.00%
GROUP/FACILITY	0	CURRENT COST	0.00
CATEGORY	100	FUTURE COST	0.00
		SALVAGE VALUE	0.00
PLACED IN SERVICE	0/ 0		
0 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2014		
0 YEAR REM LIFE			

REMARKS:

The client has advised us to exclude funding for the replacement of the irrigation system infrastructure (pvc piping, tubing, sprinkler heads, valves, etc.) within the reserve study. Should the client change their mind and wish to have it included we will need to be provided with the following information:

- \$ amount to be budgeted
- useful life to be used
- year in which next expenditure should occur

Monument Signs		QUANTITY	1 total
		UNIT COST	3,500.000
ASSET ID	1003	PERCENT REPL	100.00%
GROUP/FACILITY	0	CURRENT COST	3,500.00
CATEGORY	100	FUTURE COST	5,616.47
		SALVAGE VALUE	0.00
PLACED IN SERVICE	9/10		
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2030		
16 YEAR REM LIFE			

REMARKS:

The two metal monument signs that indicate "WESTBANK ESTATES" were installed in September 2010 at a cost of \$3,000.00.

DETAIL REPORT INDEX

ASSET	DESCRIPTION	PAGE
1001	** Reserve Balance Calculation	2-10
1010	Bulletin Boards (Mailboxes)	2-19
1027	Concrete Components - Unfunded	2-11
1008	Drywells - Repair & Clean Out	2-20
1021	Granite Replenishment - Unfunded	2-20
1023	Irrigation Controllers (1997)	2-21
1024	Irrigation Controllers (2003)	2-21
1025	Irrigation Controllers (2009)	2-22
1026	Irrigation Controllers (2011)	2-22
1022	Irrigation System - Unfunded	2-23
1005	Light Fixtures - Pole Mounted (A)	2-13
1006	Light Fixtures - Pole Mounted (B)	2-13
1003	Monument Signs	2-23
1014	North Park - Dog Station	2-14
1018	North Park - Park Equipment (A)	2-14
1017	North Park - Park Equipment (B)	2-14
1015	North Park - Playstructure	2-15
1013	North Park - Shade Fabric	2-15
1007	Paint - Block Walls	2-12
1004	Paint - Metal Light Poles	2-12
1009	South Park - Dog Station	2-16
1020	South Park - Park Equipment (A)	2-16
1019	South Park - Park Equipment (B)	2-16
1011	South Park - Playstructure	2-17
1012	South Park - Shade Fabric	2-17
1016	South Park - Swing Set	2-18

TOTAL ASSET LINES INCLUDED: 26