

## 3- Minute Executive Summary

**Association:** Fox Creek Farm HOA **Assoc. #: 20796-0**  
**Location:** Longmont  
**# of Units:** 476  
**Report Period:** January 1, 2012 through December 31, 2012

### *Results*

<b>Projected Starting Reserve Balance:</b> .....	<b>\$279,000</b>
<b>Fully Funded Reserve Balance:</b> .....	<b>\$37,875</b>
<b>Average Reserve Deficit (Surplus) Per Unit:</b> .....	<b>\$(507)</b>
<b>Percent Funded:</b> .....	<b>736.6%</b>
<b>Recommended 2012 monthly Reserve Contribution:</b> .....	<b>\$900</b>
<b>Recommended Special Assessment this year:</b> .....	<b>\$0</b>
<b>Most Recent Reserve Contribution Rate:</b> .....	<b>\$0</b>

### *Economic Assumptions:*

**Net Annual “After Tax” Interest Earnings Accruing to Reserves.....** 1.50%  
**Annual Inflation Rate .....** 3.00%

- This is a “Full” Reserve Study (original, created “from scratch”).
- The information in this Reserve Study is based on our site inspection on February 16, 2011.
- This Reserve Study was prepared by, or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is above 30%, at 736.6% Funded, this represents a surplus position. In perspective, associations 70% funded and above are less likely to experience any financial risk. Whereas, associations 30% funded and below are more likely to experience large increase to dues, special assessments or deferred maintenance issues.
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to start your Reserve contributions in order to anticipate future long term expenses.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
103	Conc. Deck/Walk - Repair/Replace	5	0	\$3,000	\$3,478
505	Wood Fence - Replace	25	23	\$109,350	\$215,812
1001	Irrigation/Backflow - Replace/Upgrd	1	0	\$5,000	\$5,150
1003	Irrigation Controllers - Replace	6	1	\$2,000	\$2,060
1005	Trees - Replace (partial)	3	1	\$6,000	\$6,180
1109	Wood Fence - Restain	5	3	\$13,900	\$15,189
1402	Signage/Monument - Repair	10	1	\$8,500	\$8,755
1505	Landscape Lights - Replace	5	0	\$2,250	\$2,608
8	Total Funded Components				

Note: a Useful Life of "N/A" means a one-time expense, not expected to repeat.