



CHATEAU MONT OF HUNTING HILLS

CITY, STATE

INTERACTIVE RESERVE ANALYSIS



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DMA does not support the validity of this report until a Working Session has been conducted with the Board of Directors and the final report issued.



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CHATEAU MONT OF HUNTING HILLS

This is a printout of a dynamic reserve analysis that will change over time. The analysis is made up of information sheets and spreadsheets, whose contents may change each time the analysis is updated. If comparing this report to other copies, verify the latest issue date on the front cover. Summary descriptions of the spreadsheets are provided below. Some spreadsheets, which are continuous in Excel, are divided up into several pages in this report for legibility.

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STANDARDS, LIMITATIONS AND CONDITIONS DISCLOSURE AND LEGAL RESTRICTIONS

STUDY STANDARDS

This study was conducted in accordance with the Community Associations Institute National Reserve Study Standards. A summary of the standards is contained in our information article entitled "National Standards" which is included in the Appendix.

The data and analysis information that forms a part of this report was formatted in Microsoft Excel but contains proprietary programming and program coding that is not available for distribution to outside parties. Copies of the data and analysis information have been made available in Adobe's Portable Document Format and included as part of this report. Limited program versions can also be provided, upon request, in Excel format for easier viewing and navigating through the data.

STUDY LIMITATIONS AND CONDITIONS

1. No destructive testing, lab analysis or other investigative methods were used to determine the condition of the components. Due to these limitations, as set forth in the reserve study guidelines that we subscribe to, the limited visual observations that were made are not sufficient to be considered a qualified architectural or engineering assessment of the state or condition of the components.
2. All common areas on the property were observed unless access was limited or not made available to us at the time of the inspection. The observations and opinions expressed herein with regard to the useful life of the components are based on our general professional knowledge of construction and our knowledge of the typical replacement experience of many communities and other entities with the same component types.
3. The inventory included taking field measurements, measurements from aerial and satellite imagery, digitized measurement over photo imagery and takeoffs and measurements from design and as-built drawings as there were deemed to be reliable. In the case of a Level II Update the quantities provided by the Client from previous studies was utilized when it was deemed to be reliable and accurate. In the case of a Level III Update all inventory data from previous studies provided by the Client was deemed accurate and reliable.
4. Our projections of remaining useful life are not architectural or engineering recommendations for executing specific projects. As the end of the remaining useful life approaches, as set forth in this study, the association should seek professional architectural, engineering, contractor, service providers or qualified product manufacturer or supplier assistance, as appropriate, and as to the need for and the scheduling of each specific replacement project. Particularly those of any significant magnitude.
5. An asset can be made up of several components that need to be maintained, repaired and replaced. Other elements of the asset may be considered permanent with respect to the asset. The schedule of components provided herein, is based upon information received from the client regarding the common elements and/or assets that the client is responsible for. It is the client's responsibility to verify that the schedule of components is complete.
6. Financial information including the present fund balance, interest from funds on deposit, and recent capital expenditures, were provided by the Association and are deemed reliable and complete by Design/Management Associates, Inc.

7. Information provided by the Association about prior reserve replacement projects is considered to be reliable and complete. No inspection by Design/Management Associates, Inc. should be interpreted as a project audit or quality inspection.
8. Industry Life Expectancy is based on printed product literature, product or material warranties, industry standards literature, and on the opinions of manufacturers, installers, or maintenance contractors based on their experience with these products and materials.
9. Unit prices are based on published unit price standards such as R. S. Means "Residential Cost Data", Facilities Maintenance and Repair Cost Data, and "Facilities Construction Cost Data", latest editions, and on pricing obtained from contractors, installers, or manufacturers. All prices are given in present dollars unless noted otherwise. Prices listed are not guaranteed as exact quotes for work included.
10. This analysis incorporates assumptions about the future rate of inflation, and the future interest income on your account deposits. If significant changes occur in either of these rates, this calculation should be re-run with current information.
11. The results of this analysis are predicated on your contributing the recommended amount in each previous year and on expenses occurring generally as predicted. The Reserve Study should be updated at least every 3 to 5 years, which may depend on statutory requirements, to correct for normal variations. However if significant changes occur in your present funding or in major expenses, in a shorter period of time, the account should be re-run.
12. DMA's Capital Replacement Reserve Studies are designed to be used as planning tools. They are a reflection of information provided by the Association and our analytical inputs, and are assembled for the Association's use. This reserve study should not be used for the purpose of performing an audit, quality/forensic analysis, or for background checks of historical records.

DISCLOSURE

DMA does not have any financial interest in this community, its management company or any vendor mentioned or used in this study beyond this work. This study represents all facts known to DMA at the time of its preparation that if purposefully omitted would cause a distortion of the Association's situation regarding its capital reserve plan.

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Interactive Reserve Analysis

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EXECUTIVE SUMMARY

CHATEAU MONT OF HUNTING HILLS

RESERVE SPECIALIST AND STAFF RESPONSIBLE FOR THIS ANALYSIS

This study was prepared under the direct supervision of:

Lynette Wuensch, a Reserve Specialist certified by the Community Association Institute and a registered Professional Engineer in Virginia, Florida and North Carolina. Ms. Wuensch holds a BS degree in Civil Engineering.

The field survey, inventory, and condition assessment was conducted by:

Lynette Wuensch, a Reserve Specialist certified by the Community Association Institute and a registered Professional Engineer in Virginia, Florida and North Carolina. Ms. Wuensch holds a BS degree in Civil Engineering.

The cost estimating data was prepared by:

Tim R. Gebott, who has over 40 years construction contract estimating and programming experience. Mr. Gebott holds a BS degree in Civil Engineering.

COMMUNITY INFORMATION

CHATEAU MONT OF HUNTING HILLS

Study Level:	II
Association Name:	Chateau Mont Condominium Unit Owners Association, Inc.
Community Location / Address:	5000 Hunting Hills Square, Roanoke, VA
Community Size (Number of Units):	24 Units
Unit Type(s):	Condominiums
Management:	Hall Associates, Inc.
Represented by:	Christina L. Greene, CMCA, AMS, PCAM
Telephone and E-mail:	Phone: 540-982-0011, ext. 155, cgreene@hallassociatesinc.com
Year(s) constructed:	1989
Scope of Reserves:	

FINANCIAL SUMMARY

Current Reserve Account Balance Information:

Average annual income rate on reserve deposit accounts:	<u>0.48%</u>		
Balance on account:	<u>\$115,929</u>	as of	<u>12/31/2017</u>
Less contributions already made this year:			
Plus expenditures already made and/or scheduled:			
Money held in investment accounts:	<u>\$0</u>		
Total balance:	<u>\$115,929</u>	as of	<u>1/1/2018</u>

Reserve Account Contribution in Study Year:

Current budgeted contribution for study year:	<u>\$47,784</u>	for	<u>2018</u>
Recommended contribution for study year from Reserve Funding Navigator worksheet:	<u>\$47,784</u>		
Remaining contribution to be made for study year:	<u>\$47,784</u>		

INTERACTIVE ANALYSIS - WORKING DRAFT

This document is a draft print-out of the spreadsheet analysis for your community's capital reserve account. It illustrates your current fund balance, current funding level, investment income and projected annual expenditures - all in current dollars. **NOTE: THIS DRAFT REPORT DOES NOT CONTAIN A FUNDING SOLUTION!** The next step in the completion of this analysis is a **working session** conducted with representatives of the community. The working session will review all input information and assumptions made in the analysis. We will then look together at alternate funding plans, from which the community can select a model to become the recommended working in the report. For the session to be most successful, participants should include management, association board members and/or budget committee members. The working session can be conducted online via an internet link or in person. A complete explanation of the working session is available in our information article entitled "DMA's Working Session" included in the Appendix. Upon completion of the interactive working session(s) the primary results of the analysis will be shown below.

CASH FLOW FUNDING MODEL (current as of the latest date on the cover of this report):

Projected Inflation and Escalation Rates (from Reserve Funding Navigator):

The projected inflation rate used in this printout is:	<u>1.62%</u>
The projected annual contribution escalation rate in this printout is:	<u>6.50%</u>

Reserve Funding Projections for next Four Years (from Reserve Funding Navigator):

<u>Amount</u>	<u>Year</u>
<u>\$50,889.96</u>	<u>2019</u>
<u>\$54,197.81</u>	<u>2020</u>
<u>\$57,720.66</u>	<u>2021</u>
<u>\$61,472.51</u>	<u>2022</u>



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SCHEDULE OF COMPONENTS CHATEAU MONT OF HUNTING HILLS

BASIC COMPONENT INFORMATION		SITE VISIT INFORMATION				RELEVANCE	AGE
LINE NUMBER	COMPONENT NAME	FIELD MEASURED QUANTITY OR COUNT	UNITS	% QUANTITY TO BE REPLACED EACH OCCURRENCE	COMMENTS AND DESCRIPTION OF SPECIAL CONDITIONS	CLIENT'S RESPONSIBILITY (%) FOR COMPONENT	LAST IN-SERVICE DATE
						DEFAULT=100%	1989
1.00	PAVEMENTS						
1.01	1" asphalt overlay of parking lot and access drives	913	SY	100%		100%	1989
1.02	Asphalt seal coating	913	SY	100%		100%	2012
1.03	Asphalt patching	913	SY	5%		100%	1989
1.04	Concrete curb and gutter	505	LF	5%		100%	1989
1.05	Tile Outside Walkway	570	SF	100%		100%	2013
1.06	Concrete Stairs to pool	490	SF	50%		100%	1989
2.00	SITE IMPROVEMENTS						
2.01	Exterior lighting at doors	4	EA	100%		100%	2018
2.02	Landscape lighting	20	EA	100%		100%	2013
2.03	Walkway lighting	10	EA	100%	To be added were canopy was removed	100%	2018
2.04	Entrance sign structure	41	SF	100%		100%	1989
2.05	Informational signage	6	EA	100%		100%	1989
2.06	Wrought Iron Railing (Retaining wall)	19	LF	100%		100%	1989
2.07	Conc./stone retaining wall	124	SF	30%		100%	1989
2.08	Bench, concrete	1	EA	100%		100%	1989
2.09	Re-fresh mulch	278	SY	100%		100%	2016
2.10	Replace shrubs	760	EA	5%		100%	1989
2.11	Replace trees	60	EA	5%		100%	1989
2.12	Prune large trees	60	EA	25%		100%	2012
	SHARED AMENITIES WITH HUNTING HILL PLACES						
3.00	SHARED AMENITIES						
3.01	Main Entrance Building repair/replacement	220	SF	100%	23.35% is Chateau Monts share	23%	1986
3.02	Entrance paver repair/replacement	2,010	SF	100%	23.35% is Chateau Monts share	23%	2013
3.03	Pool house roof and gutters	860	SF	100%	23.35% is Chateau Monts share	23%	1986
3.04	Pool house stucco walls	960	SF	100%	23.35% is Chateau Monts share	23%	1986
3.05	Pool pump and filtration system	1	EA	100%	23.35% is Chateau Monts share	23%	2010
3.06	Pool decking and finish	2,000	SF	100%	23.35% is Chateau Monts share	23%	1989
3.07	Pool furniture allowance	1	LS	100%	23.35% is Chateau Monts share	23%	2005
3.08	Pool house restrooms allowance	2	LS	100%	23.35% is Chateau Monts share	23%	1986
3.09	Pool house lighting allowance	1	LS	100%	23.35% is Chateau Monts share	23%	2009
3.10	Pool exterior fencing on retaining wall (aluminum)	98	LF	100%	23.35% is Chateau Monts share	23%	1986
3.11	Pool exterior fencing around pool (iron)	130	LF	100%	23.35% is Chateau Monts share	23%	1986
3.12	Pool Cover	1,325	SF	100%	23.35% is Chateau Monts share	23%	2015
3.13	Road repair	8,335	SY	10%	3.33% is Chateau Monts share	3%	1986
3.14	Curb and gutter	6,215	LF	10%	3.33% is Chateau Monts share	3%	1986
3.15	Street light repairs allowance	1	LS	100%	3.33% is Chateau Monts share	3%	2009
3.16	Irrigation Sprinkler heads and piping	1,000	GSF	100%	23.35% is Chateau Monts share	23%	2010
3.17	Irrigation controllers	1	EA	100%	23.35% is Chateau Monts share	23%	2010



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SCHEDULE OF COMPONENTS CHATEAU MONT OF HUNTING HILLS

BASIC COMPONENT INFORMATION			SITE VISIT INFORMATION			RELEVANCE	AGE
LINE NUMBER	COMPONENT NAME	FIELD MEASURED QUANTITY OR COUNT	UNITS	% QUANTITY TO BE REPLACED EACH OCCURRENCE	COMMENTS AND DESCRIPTION OF SPECIAL CONDITIONS	CLIENT'S RESPONSIBILITY (%) FOR COMPONENT	LAST IN-SERVICE DATE
						DEFAULT=100%	1989
3.18	Irrigation backflow preventors	1	EA	100%	23.35% is Chateau Monts share	23%	1989
3.19	Stormdrains repair allowance	1	LS	100%	23.35% is Chateau Monts share	23%	1986
3.20	Water line repair allowance	1	LS	100%	23.35% is Chateau Monts share	23%	1986
	BUILDING EXTERIOR						
4.00	ROOFS, CUPOLAS, ARBORS						
4.01	Entrance Canopy	80	SF	100%	New Canopy to be installed in 2018	100%	2008
4.02	Single-ply membrane roofs	55	SQ	100%		100%	2001
4.03	Shingled roof, standard asphalt shingles	85	SQ	100%	Inside well facing roof surfaces	100%	2007
4.04	Shingled roof, hvy. wt. full-dimensional asphalt shingle	140	SQ	100%	Outside facing roof surfaces	100%	2007
4.05	Rain gutters and downspouts	1,984	LF	100%		100%	1989
5.00	CLADDING, SIDING AND EXTERIOR TRIM						
5.01	Brick/stone washing and re-pointing	2,300	SF	25%		100%	1989
5.02	Stucco siding - repair / replace	2,200	SF	25%		100%	1989
5.03	Cedar siding, stucco and trim, paint	11,800	SF	100%		100%	2008
5.04	Cedar siding and trim, replace allowance	9,600	SF	25%		100%	2008
6.00	EXTERIOR DOORS AND WINDOWS						
6.01	Wood Framed glass paned door	2	EA	100%		100%	1989
6.02	Solid single doors, metal clad	3	EA	100%		100%	1989
6.03	Solid single doors, gargage storage areas, mechanical	34	EA	100%		100%	1989
6.04	Storefront glass	4	DR	100%		100%	1989
6.05	Glass doors to garage/fitness room	3	EA	100%		100%	1989
6.06	Garage doors, commercial	1	PR	100%	This door was replaced with a horizontal opening door, and as a result does not fit the space well. Has a big gap at the top.	100%	2000
6.07	Interior door hardware replacement, commercial grade	6	EA	100%		100%	1989
6.08	Exterior door hardware replacement, commercial grade	4	EA	100%		100%	1989
6.09	Fixed glass windows (fitness room/garage entrance)	6	EA	100%		100%	1989
6.10	Fixed glass 2 story window (3'x20')	1	EA	100%	Included casement windows	100%	1989
6.11	Pipe railings	35	LF	100%		100%	1989
6.12	Outside Rear Metal Stairs	16	RISER	100%		100%	2017
	BUILDING INTERIOR						
7.00	INTERIOR LIGHTING AND ELECTRICAL FIXTURES						
7.01	Fluorescent light fixtures	80	EA	100%	Garage, entrance and utility rooms.	100%	1989
7.02	Wall sconces in hallways	66	EA	100%		100%	1989
7.03	Entrance Chandelier	1	EA	100%		100%	1989
8.00	FLOORING						
8.01	Carpet	550	SY	100%		100%	2007
9.00	FURNISHINGS						
9.01	Furniture, mirrors, artwork	1	LS	20%	Have an insurance policy for art work	100%	1989
9.02	Mailboxes	26	Cube	100%		100%	1989
9.03	Wallpaper replace	2,500	SF	100%		100%	2004



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SCHEDULE OF COMPONENTS CHATEAU MONT OF HUNTING HILLS

BASIC COMPONENT INFORMATION		SITE VISIT INFORMATION				RELEVANCE	AGE
LINE NUMBER	COMPONENT NAME	FIELD MEASURED QUANTITY OR COUNT	UNITS	% QUANTITY TO BE REPLACED EACH OCCURRENCE	COMMENTS AND DESCRIPTION OF SPECIAL CONDITIONS	CLIENT'S RESPONSIBILITY (%) FOR COMPONENT	LAST IN-SERVICE DATE
						DEFAULT=100%	1989
10.00	FITNESS EQUIPMENT						
10.01	Nordic Trek Stair master	1	EA	100%		100%	1989
10.02	Dyna Pak F10 all purpose cable/weight machine	1	EA	100%		100%	1989
10.03	Landice L7 treadmill	1	EA	100%		100%	2007
10.04	Set of free weights	1	EA	100%		100%	1989
10.05	Wall Mirrors	150	SF	100%		100%	1989
	BUILDING EQUIPMENT						
11.00	ELECTRICAL						
11.01	Building repairs/assessments allowance	1	LS	100%		100%	2018
11.02	Electrical main switch	1	EA	100%		100%	1989
11.03	Local load centers	1	EA	100%		100%	1989
11.04	Garage Fans	2	EA	100%		100%	1989
11.04	Trash Compactor	1	EA	0%	Currently not being used	100%	1989
12.00	HVAC BUILDING EQUIPMENT						
12.01	Hvac condensers and coil - 1st Floor	1	EA	100%		100%	2009
12.02	Hvac condensers and coil - 2nd Floor	1	EA	100%		100%	2000
12.03	Hvac condensers and coil - 3rd Floor	1	EA	100%		100%	2008
12.04	Hvac air handler - 1st Floor	3	EA	100%		100%	1989
12.05	Hvac air handler - 2nd Floor	3	EA	100%		100%	1989
12.06	Hvac air handler - 3rd Floor	3	EA	100%		100%	1989
12.07	"Well Trol" pressurized water tanks	3	EA	33%		100%	2010
12.08	Circulating pumps	2	EA	50%		100%	2010
13.00	ELEVATOR						
13.01	Upgrade pre-1992 Elevator to new style	1	EA	100%		100%	1989
13.02	Elevator Repair allowance	1	LS	100%		100%	2017
13.03	Power Unit	1	LS	100%		100%	1989
13.04	Controller	1	EA	100%		100%	1989
13.05	Car Finishes	150	SF	100%		100%	1989
13.06	Car operating panel	1	EA	100%		100%	1989
13.07	Door operators	1	EA	100%		100%	1989
13.08	Hall Stations	3	EA	100%		100%	2009
14.00	FIRE SUPPRESSION AND ALARMS						
14.01	Repair Allowance Sprinkler System	1	LS	100%		100%	2017
14.02	Fire Pump	1	EA	100%		100%	2014
14.03	Fire extinguishers	12	EA	100%		100%	2017
15.00	ELECTRONIC SECURITY SYSTEMS						
15.01	Intercom access entry system	1	EA	100%		100%	2013



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COMPONENT LIFECYCLE AND COSTING CHATEAU MONT OF HUNTING HILLS

BASIC COMPONENT INFORMATION		LIFE CYCLE				REPLACEMENT COST				
LINE NUMBER	COMPONENT NAME	CURRENT ESTIMATED USEFUL LIFE (EUL)	REPLACEMENT INTERVAL AFTER FIRST REPLACEMENT	REMAINING USEFUL LIFE OR YEARS PAST DUE	NEXT REPLACEMENT YEAR	LOCATION CCI	85.0	BASE CCI	85.0	
		DEFAULT	DEFAULT	2018	AUTO CALC	% OF TOTAL QUANTITY TO BE REPLACED	UNITS	QUANTITY OR COUNT	UNIT COST	REPLACEMENT COST, PER OCCURRENCE
		NO EDITING	NO EDITING	NO EDITING	NO EDITING	NO EDITING	NO EDITING	NO EDITING	NO EDITING	NO EDITING
1.00	PAVEMENTS									
1.01	1" asphalt overlay of parking lot and access drives	30	30	2	2020	100%	SY	913	\$8.09	\$7,383.74
1.02	Asphalt seal coating	5	5	3	2021	100%	SY	913	\$0.97	\$885.32
1.03	Asphalt patching	41	5	12	2030	5%	SY	913	\$91.71	\$4,185.19
1.04	Concrete curb and gutter	35	5	6	2024	5%	LF	505	\$68.76	\$1,736.19
1.05	Tile Outside Walkway	25	5	20	2038	100%	SF	570	\$34.64	\$19,744.80
1.06	Concrete Stairs to pool	35	5	6	2024	50%	SF	490	\$74.42	\$18,232.90
2.00	SITE IMPROVEMENTS									
2.01	Exterior lighting at doors	30	30	30	2048	100%	EA	4	\$325.00	\$1,300.00
2.02	Landscape lighting	25	25	20	2038	100%	EA	20	\$225.00	\$4,500.00
2.03	Walkway lighting	25	25	25	2043	100%	EA	10	\$175.00	\$1,750.00
2.04	Entrance sign structure	50	50	21	2039	100%	SF	41	\$26.70	\$1,094.70
2.05	Informational signage	30	30	1	2019	100%	EA	6	\$193.31	\$1,159.86
2.06	Wrought Iron Railing (Retaining wall)	40	40	11	2029	100%	LF	19	\$162.87	\$3,094.53
2.07	Conc./stone retaining wall	75	10	46	2064	30%	SF	124	\$95.78	\$3,563.02
2.08	Bench, concrete	35	35	6	2024	100%	EA	1	\$844.72	\$844.72
2.09	Re-fresh mulch	5	5	3	2021	100%	SY	278	\$3.99	\$1,109.22
2.10	Replace shrubs	30	5	1	2019	5%	EA	760	\$61.99	\$2,355.62
2.11	Replace trees	45	5	16	2034	5%	EA	60	\$830.24	\$2,490.72
2.12	Prune large trees	20	5	14	2032	25%	EA	60	\$501.92	\$7,528.80
	SHARED AMENITIES WITH HUNTING HILL PLACES									
3.00	SHARED AMENITIES									
3.01	Main Entrance Building repair/replacement	40	40	8	2026	100%	SF	220	\$136.89	\$7,032.04
3.02	Entrance paver repair/replacement	15	15	10	2028	100%	SF	2,010	\$15.74	\$7,387.33
3.03	Pool house roof and gutters	35	35	3	2021	100%	SF	860	\$22.66	\$4,550.35
3.04	Pool house stucco walls	40	40	8	2026	100%	SF	960	\$18.33	\$4,108.85
3.05	Pool pump and filtration system	10	10	2	2020	100%	EA	1	\$16,486.88	\$3,849.69
3.06	Pool decking and finish	40	40	11	2029	100%	SF	2,000	\$16.91	\$7,896.97
3.07	Pool furniture allowance	15	15	2	2020	100%	LS	1	\$4,000.00	\$934.00
3.08	Pool house restrooms allowance	35	35	3	2021	100%	LS	2	\$12,000.00	\$5,604.00
3.09	Pool house lighting allowance	25	25	16	2034	100%	LS	1	\$7,000.00	\$1,634.50
3.10	Pool exterior fencing on retaining wall (aluminum)	40	40	8	2026	100%	LF	98	\$162.87	\$3,726.95
3.11	Pool exterior fencing around pool (iron)	40	40	8	2026	100%	LF	130	\$162.87	\$4,943.92
3.12	Pool Cover	12	12	9	2027	100%	SF	1,325	\$2.26	\$699.22
3.13	Road repair	30	5	1	2019	10%	SY	8,335	\$91.71	\$2,545.46
3.14	Curb and gutter	35	5	3	2021	10%	LF	6,215	\$68.76	\$1,423.05
3.15	Street light repairs allowance	25	25	16	2034	100%	LS	1	\$15,000.00	\$499.50
3.16	Irrigation Sprinkler heads and piping	6	6	1	2019	100%	GSF	1,000	\$2.61	\$609.44
3.17	Irrigation controllers	7	7	1	2019	100%	EA	1	\$3,862.62	\$901.92



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COMPONENT LIFECYCLE AND COSTING CHATEAU MONT OF HUNTING HILLS

BASIC COMPONENT INFORMATION		LIFE CYCLE				REPLACEMENT COST				
LINE NUMBER	COMPONENT NAME	CURRENT ESTIMATED USEFUL LIFE (EUL)	REPLACEMENT INTERVAL AFTER FIRST REPLACEMENT	REMAINING USEFUL LIFE OR YEARS PAST DUE	NEXT REPLACEMENT YEAR	LOCATION CCI	85.0	BASE CCI	85.0	
		DEFAULT	DEFAULT	2018	AUTO CALC	% OF TOTAL QUANTITY TO BE REPLACED	UNITS	QUANTITY OR COUNT	UNIT COST	REPLACEMENT COST, PER OCCURRENCE
						NO EDITING	NO EDITING	NO EDITING	NO EDITING	NO EDITING
3.18	Irrigation backflow preventors	25	25	1	2019	100%	EA	1	\$938.37	\$219.11
3.19	Stormdrains repair allowance	35	10	3	2021	100%	LS	1	\$3,500.00	\$817.25
3.20	Water line repair allowance	35	10	3	2021	100%	LS	1	\$2,500.00	\$583.75
	BUILDING EXTERIOR									
4.00	ROOFS, CUPOLAS, ARBORS									
4.01	Entrance Canopy	10	10	0	2018	100%	SF	80	\$134.92	\$10,793.60
4.02	Single-ply membrane roofs	20	20	3	2021	100%	SQ	55	\$591.39	\$32,526.45
4.03	Shingled roof, standard asphalt shingles	25	25	14	2032	100%	SQ	85	\$326.74	\$27,772.90
4.04	Shingled roof, hvy. wt. full-dimensional asphalt shingle	35	35	24	2042	100%	SQ	140	\$525.49	\$73,568.60
4.05	Rain gutters and downspouts	40	40	11	2029	100%	LF	1,984	\$9.71	\$19,264.64
5.00	CLADDING, SIDING AND EXTERIOR TRIM									
5.01	Brick/stone washing and re-pointing	50	10	21	2039	25%	SF	2,300	\$13.38	\$7,693.50
5.02	Stucco siding - repair / replace	25	6	1	2019	25%	SF	2,200	\$18.33	\$10,081.50
5.03	Cedar siding, stucco and trim, paint	7	7	2	2020	100%	SF	11,800	\$8.20	\$96,760.00
5.04	Cedar siding and trim, replace allowance	6	6	1	2019	25%	SF	9,600	\$10.43	\$25,032.00
6.00	EXTERIOR DOORS AND WINDOWS									
6.01	Wood Framed glass paned door	50	50	21	2039	100%	EA	2	\$1,400.00	\$2,800.00
6.02	Solid single doors, metal clad	35	35	6	2024	100%	EA	3	\$725.00	\$2,175.00
6.03	Solid single doors, gargage storage areas, mechanica	50	50	21	2039	100%	EA	34	\$450.00	\$15,300.00
6.04	Storefront glass	30	30	1	2019	100%	DR	4	\$1,325.00	\$5,300.00
6.05	Glass doors to garage/fitness room	30	30	1	2019	100%	EA	3	\$812.73	\$2,438.19
6.06	Garage doors, commercial	25	25	7	2025	100%	PR	1	\$6,892.01	\$6,892.01
6.07	Interior door hardware replacement, commercial grade	40	40	11	2029	100%	EA	6	\$382.29	\$2,293.74
6.08	Exterior door hardware replacement, commercial grade	40	40	11	2029	100%	EA	4	\$482.29	\$1,929.16
6.09	Fixed glass windows (fitness room/garage entrance)	35	35	6	2024	100%	EA	6	\$1,876.80	\$11,260.80
6.10	Fixed glass 2 story window (3'x20')	30	30	4	2022	100%	EA	1	\$12,835.00	\$12,835.00
6.11	Pipe railings	50	50	21	2039	100%	LF	35	\$57.92	\$2,027.20
6.12	Outside Rear Metal Stairs	30	30	29	2047	100%	RISER	16	\$692.07	\$11,073.12
	BUILDING INTERIOR									
7.00	INTERIOR LIGHTING AND ELECTRICAL FIXTURES									
7.01	Fluorescent light fixtures	40	40	11	2029	100%	EA	80	\$217.00	\$17,360.00
7.02	Wall sconces in hallways	40	40	11	2029	100%	EA	66	\$352.29	\$23,251.14
7.03	Entrance Chandelier	40	40	11	2029	100%	EA	1	\$3,125.00	\$3,125.00
8.00	FLOORING									
8.01	Carpet	15	15	4	2022	100%	SY	550	\$42.90	\$23,595.00
9.00	FURNISHINGS									
9.01	Furniture, mirrors, artwork	30	5	1	2019	20%	LS	1	\$55,000.00	\$11,000.00
9.02	Mailboxes	35	35	6	2024	100%	Cube	26	\$102.88	\$2,674.88
9.03	Wallpaper replace	15	15	4	2022	100%	SF	2,500	\$7.15	\$17,875.00



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COMPONENT LIFECYCLE AND COSTING CHATEAU MONT OF HUNTING HILLS

BASIC COMPONENT INFORMATION		LIFE CYCLE				REPLACEMENT COST				
LINE NUMBER	COMPONENT NAME	CURRENT ESTIMATED USEFUL LIFE (EUL)	REPLACEMENT INTERVAL AFTER FIRST REPLACEMENT	REMAINING USEFUL LIFE OR YEARS PAST DUE	NEXT REPLACEMENT YEAR	LOCATION CCI	85.0	BASE CCI	85.0	
		DEFAULT	DEFAULT	2018	AUTO CALC	% OF TOTAL QUANTITY TO BE REPLACED	UNITS	QUANTITY OR COUNT	UNIT COST	REPLACEMENT COST, PER OCCURRENCE
						NO EDITING	NO EDITING	NO EDITING	NO EDITING	NO EDITING
10.00	FITNESS EQUIPMENT									
10.01	Nordic Trek Stair master	35	35	6	2024	100%	EA	1	\$1,800.00	\$1,800.00
10.02	Dyna Pak F10 all purpose cable/weight machine	35	35	6	2024	100%	EA	1	\$5,792.80	\$5,792.80
10.03	Landice L7 treadmill	20	20	9	2027	100%	EA	1	\$4,505.60	\$4,505.60
10.04	Set of free weights	35	35	6	2024	100%	EA	1	\$496.64	\$496.64
10.05	Wall Mirrors	50	50	21	2039	100%	SF	150	\$16.38	\$2,457.00
	BUILDING EQUIPMENT									
11.00	ELECTRICAL									
11.01	Building repairs/assessments allowance	5	5	5	2023	100%	LS	1	\$10,000.00	\$10,000.00
11.02	Electrical main switch	50	50	21	2039	100%	EA	1	\$3,494.51	\$3,494.51
11.03	Local load centers	50	50	21	2039	100%	EA	1	\$1,325.27	\$1,325.27
11.04	Garage Fans	30	30	1	2019	100%	EA	2	\$1,220.21	\$2,440.42
11.04	Trash Compactor	40	40	11	2029	0%	EA	1	\$28,724.15	\$0.00
12.00	HVAC BUILDING EQUIPMENT									
12.01	Hvac condensers and coil - 1st Floor	15	15	6	2024	100%	EA	1	\$5,845.28	\$5,845.28
12.02	Hvac condensers and coil - 2nd Floor	15	15	0	2018	100%	EA	1	\$5,845.28	\$5,845.28
12.03	Hvac condensers and coil - 3rd Floor	15	15	5	2023	100%	EA	1	\$5,845.28	\$5,845.28
12.04	Hvac air handler - 1st Floor	30	30	1	2019	100%	EA	3	\$1,960.66	\$5,881.98
12.05	Hvac air handler - 2nd Floor	30	30	2	2020	100%	EA	3	\$1,960.66	\$5,881.98
12.06	Hvac air handler - 3rd Floor	30	30	3	2021	100%	EA	3	\$1,960.66	\$5,881.98
12.07	"Well Trol" pressurized water tanks	20	20	12	2030	33%	EA	3	\$830.97	\$822.66
12.08	Circulating pumps	10	10	2	2020	50%	EA	2	\$4,755.08	\$4,755.08
13.00	ELEVATOR									
13.01	Upgrade pre-1992 Elevator to new style	50	50	21	2039	100%	EA	1	\$86,036.10	\$86,036.10
13.02	Elevator Repair allowance	5	5	4	2022	100%	LS	1	\$5,500.00	\$5,500.00
13.03	Power Unit	30	30	1	2019	100%	LS	1	\$11,000.00	\$11,000.00
13.04	Controller	35	35	6	2024	100%	EA	1	\$25,000.00	\$25,000.00
13.05	Car Finishes	30	30	1	2019	100%	SF	150	\$65.19	\$9,778.50
13.06	Car operating panel	30	30	1	2019	100%	EA	1	\$8,000.00	\$8,000.00
13.07	Door operators	30	30	1	2019	100%	EA	1	\$8,088.63	\$8,088.63
13.08	Hall Stations	30	30	21	2039	100%	EA	3	\$589.60	\$1,768.80
14.00	FIRE SUPPRESSION AND ALARMS									
14.01	Repair Allowance Sprinkler System	10	10	9	2027	100%	LS	1	\$45,000.00	\$45,000.00
14.02	Fire Pump	30	30	26	2044	100%	EA	1	\$9,033.58	\$9,033.58
14.03	Fire extinguishers	10	10	9	2027	100%	EA	12	\$179.96	\$2,159.52
15.00	ELECTRONIC SECURITY SYSTEMS									
15.01	Intercom access entry system	20	20	15	2033	100%	EA	1	\$3,026.75	\$3,026.75



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2018

Sum of 2018			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
2.01	Exterior lighting at doors		\$1,300
2.03	Walkway lighting		\$1,750
4.01	Entrance Canopy		\$10,794
11.01	Building repairs/assessments allowance		\$10,000
12.02	Hvac condensers and coil - 2nd Floor		\$5,845
Grand Total			\$29,689

EXPENDITURE SUMMARY CHATEAU MONT OF HUNTING HILLS

2019

Sum of 2019			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
2.05	Informational signage		\$1,160
2.1	Replace shrubs		\$2,356
3.13	Road repair		\$2,545
3.16	Irrigation Sprinkler heads and piping		\$609
3.17	Irrigation controllers		\$902
3.18	Irrigation backflow preventors		\$219
5.02	Stucco siding - repair / replace		\$10,082
5.04	Cedar siding and trim, replace allowance		\$25,032
6.04	Storefront glass		\$5,300
6.05	Glass doors to garage/fitness room		\$2,438
9.01	Furniture, mirrors, artwork		\$11,000
11.04	Garage Fans		\$2,440
12.04	Hvac air handler - 1st Floor		\$5,882
13.03	Power Unit		\$11,000
13.05	Car Finishes		\$9,779
13.06	Car operating panel		\$8,000
13.07	Door operators		\$8,089
Grand Total			\$106,833

2020**Sum of 2020**

LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.01	1" asphalt overlay of parking lot and acces:		\$7,384
3.05	Pool pump and filtration system		\$3,850
3.07	Pool furniture allowance		\$934
5.03	Cedar siding, stucco and trim, paint		\$96,760
12.05	Hvac air handler - 2nd Floor		\$5,882
12.08	Circulating pumps		\$4,755
Grand Total			\$119,564

2021**Sum of 2021**

LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.02	Asphalt seal coating		\$885
2.09	Re-fresh mulch		\$1,109
3.03	Pool house roof and gutters		\$4,550
3.08	Pool house restrooms allowance		\$5,604
3.14	Curb and gutter		\$1,423
3.19	Stormdrains repair allowance		\$817
3.2	Water line repair allowance		\$584
4.02	Single-ply membrane roofs		\$32,526
12.06	Hvac air handler - 3rd Floor		\$5,882
Grand Total			\$53,381

2022

Sum of 2022			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
6.1	Fixed glass 2 story window (3'x20')		\$12,835
8.01	Carpet		\$23,595
9.03	Wallpaper replace		\$17,875
13.02	Elevator Repair allowance		\$5,500
Grand Total			\$59,805

2023

Sum of 2023			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
11.01	Building repairs/assessments allowance		\$10,000
12.03	Hvac condensers and coil - 3rd Floor		\$5,845
Grand Total			\$15,845

2024**Sum of 2024**

LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.04	Concrete curb and gutter		\$1,736
1.06	Concrete Stairs to pool		\$18,233
2.08	Bench, concrete		\$845
2.1	Replace shrubs		\$2,356
3.13	Road repair		\$2,545
6.02	Solid single doors, metal clad		\$2,175
6.09	Fixed glass windows (fitness room/garage entranc		\$11,261
9.01	Furniture, mirrors, artwork		\$11,000
9.02	Mailboxes		\$2,675
10.01	Nordic Trek Stair master		\$1,800
10.02	Dyna Pak F10 all purpose cable/weight machine		\$5,793
10.04	Set of free weights		\$497
12.01	Hvac condensers and coil - 1st Floor		\$5,845
13.04	Controller		\$25,000
Grand Total			\$91,760

2025**Sum of 2025**

LINE NUMBER	COMPONENT NAME	LOCATION	Total
3.16	Irrigation Sprinkler heads and piping		\$609
5.02	Stucco siding - repair / replace		\$10,082
5.04	Cedar siding and trim, replace allowance		\$25,032
6.06	Garage doors, commercial		\$6,892
Grand Total			\$42,615

2026**Sum of 2026**

LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.02	Asphalt seal coating		\$885
2.09	Re-fresh mulch		\$1,109
3.01	Main Entrance Building repair/replacement		\$7,032
3.04	Pool house stucco walls		\$4,109
3.1	Pool exterior fencing on retaining wall (aluminum)		\$3,727
3.11	Pool exterior fencing around pool (iron)		\$4,944
3.14	Curb and gutter		\$1,423
3.17	Irrigation controllers		\$902
Grand Total			\$24,131

2027**Sum of 2027**

LINE NUMBER	COMPONENT NAME	LOCATION	Total
3.12	Pool Cover		\$699
5.03	Cedar siding, stucco and trim, paint		\$96,760
10.03	Landice L7 treadmill		\$4,506
13.02	Elevator Repair allowance		\$5,500
14.01	Repair Allowance Sprinkler System		\$45,000
14.03	Fire extinguishers		\$2,160
Grand Total			\$154,624

2028**Sum of 2028**

LINE NUMBER	COMPONENT NAME	LOCATION	Total
3.02	Entrance paver repair/replacement		\$7,387
4.01	Entrance Canopy		\$10,794
11.01	Building repairs/assessments allowance		\$10,000
Grand Total			\$28,181

2029**Sum of 2029**

LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.04	Concrete curb and gutter		\$1,736
1.06	Concrete Stairs to pool		\$18,233
2.06	Wrought Iron Railing (Retaining wall)		\$3,095
2.1	Replace shrubs		\$2,356
3.06	Pool decking and finish		\$7,897
3.13	Road repair		\$2,545
4.05	Rain gutters and downspouts		\$19,265
6.07	Interior door hardware replacement, commercial grade		\$2,294
6.08	Exterior door hardware replacement, commercial grade		\$1,929
7.01	Fluorescent light fixtures		\$17,360
7.02	Wall sconces in hallways		\$23,251
7.03	Entrance Chandelier		\$3,125
9.01	Furniture, mirrors, artwork		\$11,000
Grand Total			\$114,085

2030**Sum of 2030**

LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.03	Asphalt patching		\$4,185
3.05	Pool pump and filtration system		\$3,850
12.07	"Well Trol" pressurized water ta		\$823
12.08	Circulating pumps		\$4,755
Grand Total			\$13,613

2031**Sum of 2031**

LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.02	Asphalt seal coating		\$885
2.09	Re-fresh mulch		\$1,109
3.14	Curb and gutter		\$1,423
3.16	Irrigation Sprinkler heads and piping		\$609
3.19	Stormdrains repair allowance		\$817
3.2	Water line repair allowance		\$584
5.02	Stucco siding - repair / replace		\$10,082
5.04	Cedar siding and trim, replace allowance		\$25,032
Grand Total			\$40,542

2032

Sum of 2032			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
2.12	Prune large trees		\$7,529
4.03	Shingled roof, standard asphalt shingle		\$27,773
13.02	Elevator Repair allowance		\$5,500
Grand Total			\$40,802

2033

Sum of 2033			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
3.17	Irrigation controllers		\$902
11.01	Building repairs/assessments allowance		\$10,000
12.02	Hvac condensers and coil - 2nd Floor		\$5,845
15.01	Intercom access entry system		\$3,027
Grand Total			\$19,774

2034

Sum of 2034			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.04	Concrete curb and gutter		\$1,736
1.06	Concrete Stairs to pool		\$18,233
2.1	Replace shrubs		\$2,356
2.11	Replace trees		\$2,491
3.09	Pool house lighting allowance		\$1,635
3.13	Road repair		\$2,545
3.15	Street light repairs allowance		\$500
5.03	Cedar siding, stucco and trim, paint		\$96,760
9.01	Furniture, mirrors, artwork		\$11,000
Grand Total			\$137,255

2035

Sum of 2035			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.03	Asphalt patching		\$4,185
3.07	Pool furniture allowance		\$934
Grand Total			\$5,119

2036

Sum of 2036			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.02	Asphalt seal coating		\$885
2.09	Re-fresh mulch		\$1,109
3.14	Curb and gutter		\$1,423
Grand Total			\$3,418

2037

Sum of 2037			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
2.12	Prune large trees		\$7,529
3.16	Irrigation Sprinkler heads and piping		\$609
5.02	Stucco siding - repair / replace		\$10,082
5.04	Cedar siding and trim, replace allowance		\$25,032
8.01	Carpet		\$23,595
9.03	Wallpaper replace		\$17,875
13.02	Elevator Repair allowance		\$5,500
14.01	Repair Allowance Sprinkler System		\$45,000
14.03	Fire extinguishers		\$2,160
Grand Total			\$137,381

2038**Sum of 2038**

LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.05	Tile Outside Walkway		\$19,745
2.02	Landscape lighting		\$4,500
4.01	Entrance Canopy		\$10,794
11.01	Building repairs/assessments allowance		\$10,000
12.03	Hvac condensers and coil - 3rd Floor		\$5,845
Grand Total			\$50,884

2039**Sum of 2039**

LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.04	Concrete curb and gutter		\$1,736
1.06	Concrete Stairs to pool		\$18,233
2.04	Entrance sign structure		\$1,095
2.1	Replace shrubs		\$2,356
2.11	Replace trees		\$2,491
3.12	Pool Cover		\$699
3.13	Road repair		\$2,545
5.01	Brick/stone washing and re-pointing		\$7,694
6.01	Wood Framed glass paned door		\$2,800
6.03	Solid single doors, gargage storage area:		\$15,300
6.11	Pipe railings		\$2,027
9.01	Furniture, mirrors, artwork		\$11,000
10.05	Wall Mirrors		\$2,457
11.02	Electrical main switch		\$3,495
11.03	Local load centers		\$1,325
12.01	Hvac condensers and coil - 1st Floor		\$5,845
13.01	Upgrade pre-1992 Elevator to new style		\$86,036
13.08	Hall Stations		\$1,769
Grand Total			\$168,902

2040

Sum of 2040			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.03	Asphalt patching		\$4,185
3.05	Pool pump and filtration system		\$3,850
3.17	Irrigation controllers		\$902
12.08	Circulating pumps		\$4,755
Grand Total			\$13,692

2041

Sum of 2041			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.02	Asphalt seal coating		\$885
2.09	Re-fresh mulch		\$1,109
3.14	Curb and gutter		\$1,423
3.19	Stormdrains repair allowance		\$817
3.2	Water line repair allowance		\$584
4.02	Single-ply membrane roofs		\$32,526
5.03	Cedar siding, stucco and trim, paint		\$96,760
Grand Total			\$134,105

2042**Sum of 2042**

LINE NUMBER	COMPONENT NAME	LOCATION	Total
2.12	Prune large trees		\$7,529
4.04	Shingled roof, hvy. wt. full-dimensional asphalt		\$73,569
13.02	Elevator Repair allowance		\$5,500
Grand Total			\$86,597

2043**Sum of 2043**

LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.05	Tile Outside Walkway		\$19,745
2.03	Walkway lighting		\$1,750
3.02	Entrance paver repair/replacement		\$7,387
3.16	Irrigation Sprinkler heads and piping		\$609
5.02	Stucco siding - repair / replace		\$10,082
5.04	Cedar siding and trim, replace allowance		\$25,032
11.01	Building repairs/assessments allowance		\$10,000
Grand Total			\$74,605

2044

Sum of 2044			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.04	Concrete curb and gutter		\$1,736
1.06	Concrete Stairs to pool		\$18,233
2.1	Replace shrubs		\$2,356
2.11	Replace trees		\$2,491
3.13	Road repair		\$2,545
3.18	Irrigation backflow preventors		\$219
9.01	Furniture, mirrors, artwork		\$11,000
14.02	Fire Pump		\$9,034
Grand Total			\$47,614

2045

Sum of 2045			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.03	Asphalt patching		\$4,185
Grand Total			\$4,185

2046

Sum of 2046			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.02	Asphalt seal coating		\$885
2.09	Re-fresh mulch		\$1,109
3.14	Curb and gutter		\$1,423
Grand Total			\$3,418

2047

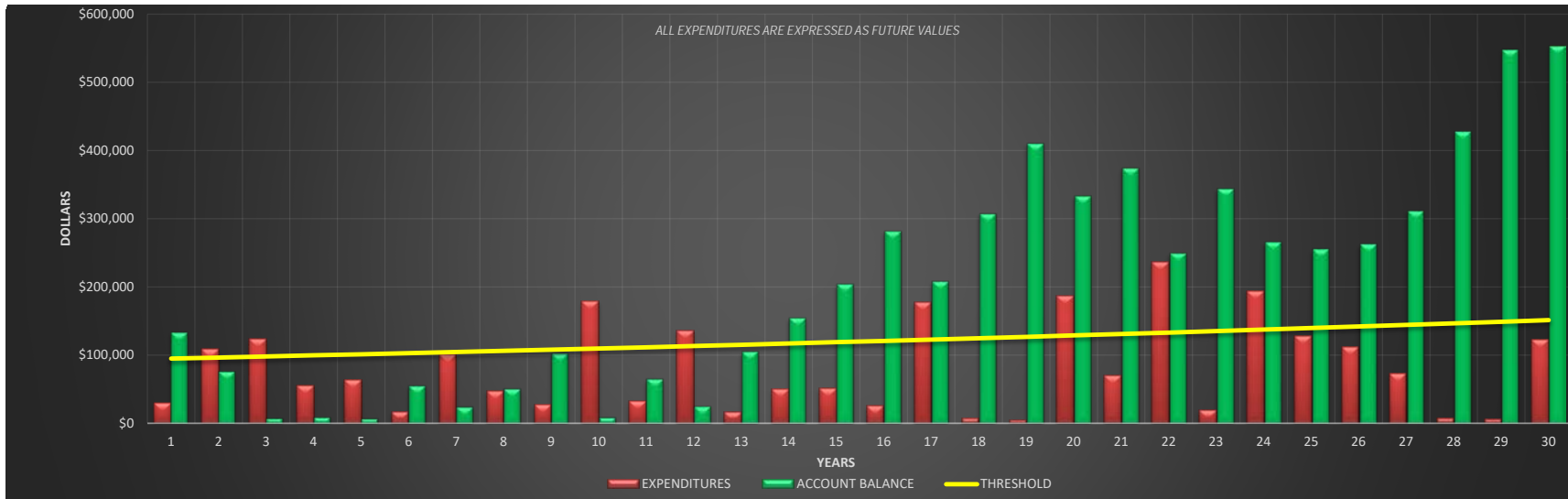
Sum of 2047			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
2.12	Prune large trees		\$7,529
3.17	Irrigation controllers		\$902
6.12	Outside Rear Metal Stairs		\$11,073
10.03	Landice L7 treadmill		\$4,506
13.02	Elevator Repair allowance		\$5,500
14.01	Repair Allowance Sprinkler System		\$45,000
14.03	Fire extinguishers		\$2,160
Grand Total			\$76,669



RESERVE FUNDING NAVIGATOR

CASH FLOW METHODOLOGY

CHATEAU MONT OF HUNTING HILLS



EXPENDITURE | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047

Inflation rate historical period; select year:

Anticipated annual construction inflation rate:

5
1.62%

years
per year

Annual escalation to the contribution per year, if any:

6.5%

65

Threshold Balance to be Maintained in Account:

A selected minimum balance of:

\$0

OR

Total of the next 30 years of expenditures, times:

5.0%

50

Annual Contribution in Year:

2018

\$47,784

\$47,784

2019

\$50,890

\$50,890

2020

\$54,198

2021

\$57,721

2022

\$61,473

The graph above is a pictorial representation of the cash flow funding model used for this analysis. It illustrates the projected reserve account balance in each of the next 30 years (green bars) as it is impacted by the projected reserve expenditures over the same period (red bars). The yellow line is a designated threshold or "floor" of the reserve account - a line that allows the plan to keep the account balance equal to or greater than in the lowest balance year(s). It essentially represents a contingency balance that the account will always be available over and above the amounts required to fund all of the components when the funding model projects them to be replaced. This threshold value is not prescribed by law or standards, and can be adjusted to a level desired by the community.

The graph is called a "navigator" because the funding model can be adjusted from this sheet to react to varying inflation rates, interest rates, actual adjusted account balances, and variations in reserve expenditures and project schedules based on your community's actual experience, and in response to changes in priorities. These adjustments are typically performed in real time during a live working session, where the participants can see the impact of any and all changes on the account, and determine how to respond to them.

If this navigator shows an inflation rate of 0.0% and an annual escalation to the contribution of 0.0% then all numbers in the analysis shown are in current dollars only. These rates will be adjusted in the live working session.



Interactive Reserve Analysis
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CASH FLOW SPREADSHEET CHATEAU MONT OF HUNTING HILLS

YEAR	1	2	3	4	5
CALENDAR YEAR	2018	2019	2020	2021	2022

PROGRAMMED EXPENDITURES, <i>PRESENT WORTH VALUES</i>					
SCHEDULE OF REPAIRS AND REPLACEMENTS	\$29,689	\$106,833	\$119,564	\$53,381	\$59,805
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0

BEGINNING YEAR BALANCE	\$115,929	\$134,024	\$76,994	\$8,091	\$9,832
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FINANCIAL ANALYSIS SUMMARY

INCOME					
CONTRIBUTION TO RESERVES	\$47,784	\$50,890	\$54,198	\$57,721	\$61,473
LOAN DEPOSITS	\$0	\$0	\$0	\$0	\$0
PLUS SPECIAL ASSESSMENTS	\$0	\$0	\$0	\$0	\$0
PLUS OTHER FUNDS COMING DUE	\$0	\$0	\$0	\$0	\$0
PLUS INVESTMENT INCOME ON PRIOR YEAR'S ENDING BALANCE	\$0	\$643	\$370	\$39	\$47
INVESTMENT 1	\$0	\$0	\$0	\$0	\$0
INVESTMENT 2	\$0	\$0	\$0	\$0	\$0
TOTAL INCOME	\$47,784	\$51,533	\$54,567	\$57,760	\$61,520

EXPENDITURES, <i>FUTURE VALUES</i>					
SCHEDULE OF REPAIRS AND REPLACEMENTS	\$29,689	\$108,564	\$123,470	\$56,018	\$63,776
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0
FINANCIAL LOAN PAYMENT	\$0	\$0	\$0	\$0	\$0
OTHER DISBURSEMENTS	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$29,689	\$108,564	\$123,470	\$56,018	\$63,776

END OF YEAR BALANCE	\$134,024	\$76,994	\$8,091	\$9,832	\$7,575
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MINIMUM ACCOUNT THRESHOLD					
CALCULATED THRESHOLD AS A % OF TOTAL 30 YEAR COSTS	\$94,954	\$96,493	\$98,056	\$99,645	\$101,260
FUNDING OBJECTIVE MET?	YES	NO	NO	NO	NO
MINIMUM REQUIRED CASH TRANSFER	\$0	\$19,499	\$89,966	\$89,813	\$93,685

ESCALATION, INFLATION, EARNINGS RATES					
ANNUAL CONTRIBUTION ESCALATION:	N/A	6.50%	6.50%	6.50%	6.50%
ANNUAL CONSTRUCTION COST ESCALATION:	N/A	1.62%	1.62%	1.62%	1.62%
ANNUAL RESERVE ACCOUNT INCOME RATE	0.48%	0.48%	0.48%	0.48%	0.48%



YEAR	6	7	8	9	10
CALENDAR YEAR	2023	2024	2025	2026	2027

PROGRAMMED EXPENDITURES, <i>PRESENT WORTH VALUES</i>					
SCHEDULE OF REPAIRS AND REPLACEMENTS	\$15,845	\$91,760	\$42,615	\$24,131	\$154,624
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0

BEGINNING YEAR BALANCE	\$7,575	\$55,909	\$24,850	\$51,536	\$103,423
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FINANCIAL ANALYSIS SUMMARY

INCOME					
CONTRIBUTION TO RESERVES	\$65,468	\$69,724	\$74,256	\$79,082	\$84,223
LOAN DEPOSITS	\$0	\$0	\$0	\$0	\$0
PLUS SPECIAL ASSESSMENTS	\$0	\$0	\$0	\$0	\$0
PLUS OTHER FUNDS COMING DUE	\$0	\$0	\$0	\$0	\$0
PLUS INVESTMENT INCOME ON PRIOR YEAR'S ENDING BALANCE	\$36	\$268	\$119	\$247	\$496
INVESTMENT 1	\$0	\$0	\$0	\$0	\$0
INVESTMENT 2	\$0	\$0	\$0	\$0	\$0
TOTAL INCOME	\$65,505	\$69,992	\$74,375	\$79,330	\$84,719

EXPENDITURES, <i>FUTURE VALUES</i>					
SCHEDULE OF REPAIRS AND REPLACEMENTS	\$17,171	\$101,050	\$47,690	\$27,442	\$178,690
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0
FINANCIAL LOAN PAYMENT	\$0	\$0	\$0	\$0	\$0
OTHER DISBURSEMENTS	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$17,171	\$101,050	\$47,690	\$27,442	\$178,690

END OF YEAR BALANCE	\$55,909	\$24,850	\$51,536	\$103,423	\$9,452
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MINIMUM ACCOUNT THRESHOLD					
CALCULATED THRESHOLD AS A % OF TOTAL 30 YEAR COSTS	\$102,900	\$104,568	\$106,262	\$107,984	\$109,733
FUNDING OBJECTIVE MET?	NO	NO	NO	NO	NO
MINIMUM REQUIRED CASH TRANSFER	\$46,992	\$79,717	\$54,726	\$4,561	\$100,282

ESCALATION, INFLATION, EARNINGS RATES					
ANNUAL CONTRIBUTION ESCALATION:	6.50%	6.50%	6.50%	6.50%	6.50%
ANNUAL CONSTRUCTION COST ESCALATION:	1.62%	1.62%	1.62%	1.62%	1.62%
ANNUAL RESERVE ACCOUNT INCOME RATE	0.48%	0.48%	0.48%	0.48%	0.48%



YEAR	11	12	13	14	15
CALENDAR YEAR	2028	2029	2030	2031	2032

PROGRAMMED EXPENDITURES, <i>PRESENT WORTH VALUES</i>					
SCHEDULE OF REPAIRS AND REPLACEMENTS	\$28,181	\$114,085	\$13,613	\$40,542	\$40,802
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0

BEGINNING YEAR BALANCE	\$9,452	\$66,099	\$25,795	\$106,371	\$155,334
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FINANCIAL ANALYSIS SUMMARY

INCOME					
CONTRIBUTION TO RESERVES	\$89,697	\$95,527	\$96,960	\$98,415	\$99,891
LOAN DEPOSITS	\$0	\$0	\$0	\$0	\$0
PLUS SPECIAL ASSESSMENTS	\$0	\$0	\$0	\$0	\$0
PLUS OTHER FUNDS COMING DUE	\$0	\$0	\$0	\$0	\$0
PLUS INVESTMENT INCOME ON PRIOR YEAR'S ENDING BALANCE	\$45	\$317	\$124	\$511	\$746
INVESTMENT 1	\$0	\$0	\$0	\$0	\$0
INVESTMENT 2	\$0	\$0	\$0	\$0	\$0
TOTAL INCOME	\$89,743	\$95,845	\$97,084	\$98,925	\$100,637

EXPENDITURES, <i>FUTURE VALUES</i>					
SCHEDULE OF REPAIRS AND REPLACEMENTS	\$33,095	\$136,149	\$16,508	\$49,963	\$51,098
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0
FINANCIAL LOAN PAYMENT	\$0	\$0	\$0	\$0	\$0
OTHER DISBURSEMENTS	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$33,095	\$136,149	\$16,508	\$49,963	\$51,098

END OF YEAR BALANCE	\$66,099	\$25,795	\$106,371	\$155,334	\$204,872
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MINIMUM ACCOUNT THRESHOLD					
CALCULATED THRESHOLD AS A % OF TOTAL 30 YEAR COSTS	\$111,511	\$113,318	\$115,154	\$117,020	\$118,916
FUNDING OBJECTIVE MET?	NO	NO	NO	YES	YES
MINIMUM REQUIRED CASH TRANSFER	\$45,412	\$87,523	\$8,783	\$0	\$0

ESCALATION, INFLATION, EARNINGS RATES					
ANNUAL CONTRIBUTION ESCALATION:	6.50%	6.50%	1.50%	1.50%	1.50%
ANNUAL CONSTRUCTION COST ESCALATION:	1.62%	1.62%	1.62%	1.62%	1.62%
ANNUAL RESERVE ACCOUNT INCOME RATE	0.48%	0.48%	0.48%	0.48%	0.48%



YEAR	16	17	18	19	20
CALENDAR YEAR	2033	2034	2035	2036	2037

PROGRAMMED EXPENDITURES, <i>PRESENT WORTH VALUES</i>					
SCHEDULE OF REPAIRS AND REPLACEMENTS	\$19,774	\$137,255	\$5,119	\$3,418	\$137,381
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0

BEGINNING YEAR BALANCE	\$204,872	\$282,080	\$208,838	\$307,566	\$410,499
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FINANCIAL ANALYSIS SUMMARY

INCOME					
CONTRIBUTION TO RESERVES	\$101,389	\$102,910	\$104,454	\$106,021	\$107,611
LOAN DEPOSITS	\$0	\$0	\$0	\$0	\$0
PLUS SPECIAL ASSESSMENTS	\$0	\$0	\$0	\$0	\$0
PLUS OTHER FUNDS COMING DUE	\$0	\$0	\$0	\$0	\$0
PLUS INVESTMENT INCOME ON PRIOR YEAR'S ENDING BALANCE	\$983	\$1,354	\$1,002	\$1,476	\$1,970
INVESTMENT 1	\$0	\$0	\$0	\$0	\$0
INVESTMENT 2	\$0	\$0	\$0	\$0	\$0
TOTAL INCOME	\$102,373	\$104,264	\$105,456	\$107,497	\$109,581

EXPENDITURES, <i>FUTURE VALUES</i>					
SCHEDULE OF REPAIRS AND REPLACEMENTS	\$25,165	\$177,506	\$6,728	\$4,564	\$186,447
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0
FINANCIAL LOAN PAYMENT	\$0	\$0	\$0	\$0	\$0
OTHER DISBURSEMENTS	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$25,165	\$177,506	\$6,728	\$4,564	\$186,447

END OF YEAR BALANCE	\$282,080	\$208,838	\$307,566	\$410,499	\$333,634
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MINIMUM ACCOUNT THRESHOLD					
CALCULATED THRESHOLD AS A % OF TOTAL 30 YEAR COSTS	\$120,843	\$122,801	\$124,790	\$126,812	\$128,867
FUNDING OBJECTIVE MET?	YES	YES	YES	YES	YES
MINIMUM REQUIRED CASH TRANSFER	\$0	\$0	\$0	\$0	\$0

ESCALATION, INFLATION, EARNINGS RATES					
ANNUAL CONTRIBUTION ESCALATION:	1.50%	1.50%	1.50%	1.50%	1.50%
ANNUAL CONSTRUCTION COST ESCALATION:	1.62%	1.62%	1.62%	1.62%	1.62%
ANNUAL RESERVE ACCOUNT INCOME RATE	0.48%	0.48%	0.48%	0.48%	0.48%



YEAR	21	22	23	24	25
CALENDAR YEAR	2038	2039	2040	2041	2042

PROGRAMMED EXPENDITURES, <i>PRESENT WORTH VALUES</i>					
SCHEDULE OF REPAIRS AND REPLACEMENTS	\$50,884	\$168,902	\$13,692	\$134,105	\$86,597
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0

BEGINNING YEAR BALANCE	\$333,634	\$374,285	\$250,231	\$344,459	\$266,241
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FINANCIAL ANALYSIS SUMMARY

INCOME					
CONTRIBUTION TO RESERVES	\$109,225	\$110,864	\$112,526	\$114,214	\$115,928
LOAN DEPOSITS	\$0	\$0	\$0	\$0	\$0
PLUS SPECIAL ASSESSMENTS	\$0	\$0	\$0	\$0	\$0
PLUS OTHER FUNDS COMING DUE	\$0	\$0	\$0	\$0	\$0
PLUS INVESTMENT INCOME ON PRIOR YEAR'S ENDING BALANCE	\$1,601	\$1,797	\$1,201	\$1,653	\$1,278
INVESTMENT 1	\$0	\$0	\$0	\$0	\$0
INVESTMENT 2	\$0	\$0	\$0	\$0	\$0
TOTAL INCOME	\$110,827	\$112,660	\$113,728	\$115,868	\$117,206

EXPENDITURES, <i>FUTURE VALUES</i>					
SCHEDULE OF REPAIRS AND REPLACEMENTS	\$70,176	\$236,714	\$19,500	\$194,086	\$127,360
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0
FINANCIAL LOAN PAYMENT	\$0	\$0	\$0	\$0	\$0
OTHER DISBURSEMENTS	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$70,176	\$236,714	\$19,500	\$194,086	\$127,360

END OF YEAR BALANCE	\$374,285	\$250,231	\$344,459	\$266,241	\$256,086
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MINIMUM ACCOUNT THRESHOLD					
CALCULATED THRESHOLD AS A % OF TOTAL 30 YEAR COSTS	\$130,955	\$133,077	\$135,233	\$137,424	\$139,651
FUNDING OBJECTIVE MET?	YES	YES	YES	YES	YES
MINIMUM REQUIRED CASH TRANSFER	\$0	\$0	\$0	\$0	\$0

ESCALATION, INFLATION, EARNINGS RATES					
ANNUAL CONTRIBUTION ESCALATION:	1.50%	1.50%	1.50%	1.50%	1.50%
ANNUAL CONSTRUCTION COST ESCALATION:	1.62%	1.62%	1.62%	1.62%	1.62%
ANNUAL RESERVE ACCOUNT INCOME RATE	0.48%	0.48%	0.48%	0.48%	0.48%



YEAR	26	27	28	29	30
CALENDAR YEAR	2043	2044	2045	2046	2047

PROGRAMMED EXPENDITURES, <i>PRESENT WORTH VALUES</i>					
SCHEDULE OF REPAIRS AND REPLACEMENTS	\$74,605	\$47,614	\$4,185	\$3,418	\$76,669
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0

BEGINNING YEAR BALANCE	\$256,086	\$263,481	\$311,864	\$428,124	\$547,860
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FINANCIAL ANALYSIS SUMMARY

INCOME					
CONTRIBUTION TO RESERVES	\$117,666	\$119,431	\$121,223	\$123,041	\$124,887
LOAN DEPOSITS	\$0	\$0	\$0	\$0	\$0
PLUS SPECIAL ASSESSMENTS	\$0	\$0	\$0	\$0	\$0
PLUS OTHER FUNDS COMING DUE	\$0	\$0	\$0	\$0	\$0
PLUS INVESTMENT INCOME ON PRIOR YEAR'S ENDING BALANCE	\$1,229	\$1,265	\$1,497	\$2,055	\$2,630
INVESTMENT 1	\$0	\$0	\$0	\$0	\$0
INVESTMENT 2	\$0	\$0	\$0	\$0	\$0
TOTAL INCOME	\$118,896	\$120,696	\$122,720	\$125,096	\$127,517

EXPENDITURES, <i>FUTURE VALUES</i>					
SCHEDULE OF REPAIRS AND REPLACEMENTS	\$111,501	\$72,314	\$6,459	\$5,360	\$122,194
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0
FINANCIAL LOAN PAYMENT	\$0	\$0	\$0	\$0	\$0
OTHER DISBURSEMENTS	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$111,501	\$72,314	\$6,459	\$5,360	\$122,194

END OF YEAR BALANCE	\$263,481	\$311,864	\$428,124	\$547,860	\$553,183
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MINIMUM ACCOUNT THRESHOLD					
CALCULATED THRESHOLD AS A % OF TOTAL 30 YEAR COSTS	\$141,914	\$144,213	\$146,550	\$148,924	\$151,337
FUNDING OBJECTIVE MET?	YES	YES	YES	YES	YES
MINIMUM REQUIRED CASH TRANSFER	\$0	\$0	\$0	\$0	\$0

ESCALATION, INFLATION, EARNINGS RATES					
ANNUAL CONTRIBUTION ESCALATION:	1.50%	1.50%	1.50%	1.50%	1.50%
ANNUAL CONSTRUCTION COST ESCALATION:	1.62%	1.62%	1.62%	1.62%	1.62%
ANNUAL RESERVE ACCOUNT INCOME RATE	0.48%	0.48%	0.48%	0.48%	0.48%



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ASSESSMENT ALLOCATION CHATEAU MONT OF HUNTING HILLS

TOTAL BUDGET

Year	Reserve Assessment	Operating Budget Assessment*	Total Assessment	Reserves as a Percentage of Total Assessment	Annual Increase In Total Assessment	Special Assessments
2018	\$47,784.00	\$126,156.00	\$173,940.00	27.47%		\$0.00
2019	\$50,889.96	\$128,200.08	\$179,090.04	28.42%	2.96%	\$0.00
2020	\$54,197.81	\$130,277.27	\$184,475.08	29.38%	3.01%	\$0.00
2021	\$57,720.66	\$132,388.12	\$190,108.79	30.36%	3.05%	\$0.00
2022	\$61,472.51	\$134,533.18	\$196,005.69	31.36%	3.10%	\$0.00

* Operating budget is increased annually at the projected inflation rate.

ALLOCATION CALCULATIONS

Total Number of Units	<u>24</u>
Unit Type	Condominiums
Percentage Allocation To Unit Type	100.00%
Number of Units of This Type	24

Annual Contribution Per Unit Type

Year	Reserve Assessment	Operating Budget Assessment	Total Assessment	Special Assessments
2018	\$1,991.00	\$5,256.50	\$7,247.50	\$0.00
2019	\$2,120.42	\$5,341.67	\$7,462.08	\$0.00
2020	\$2,258.24	\$5,428.22	\$7,686.46	\$0.00
2021	\$2,405.03	\$5,516.17	\$7,921.20	\$0.00
2022	\$2,561.35	\$5,605.55	\$8,166.90	\$0.00

Monthly Contribution Per Unit Type

Year	Reserve Assessment	Operating Budget Assessment	Total Assessment	Special Assessments
2018	\$165.92	\$438.04	\$603.96	\$0.00
2019	\$176.70	\$445.14	\$621.84	\$0.00
2020	\$188.19	\$452.35	\$640.54	\$0.00
2021	\$200.42	\$459.68	\$660.10	\$0.00
2022	\$213.45	\$467.13	\$680.58	\$0.00



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HISTORIC COST INDICES

Source: R.S. MEANS

Year	Index	Difference	% Increase	Direct Cost Multiplier	Period in Years	Average Annual Escalation	Month
2016	207.2	0	0.00%	1.0000	0	n/a	Estimated as of January
2015	206.2	1	0.48%	1.0048	1	0.48%	As of January
2014	204.9	2.3	1.12%	1.0112	2	0.56%	As of January
2013	201.2	6	2.98%	1.0298	3	0.98%	As of January
2012	194.6	12.6	6.47%	1.0647	4	1.58%	As of January
2011	191.2	16	8.37%	1.0837	5	1.62%	As of January
2006	162.0	45.2	27.90%	1.2790	10	2.49%	As of January
2001	125.1	82.1	65.63%	1.6563	15	3.42%	As of January

R S Means Company maintains a construction cost database for North America that is updated quarterly (4 times per year). The current company was incorporated in 1984, but has existed in other forms previously. The company claims to have maintained cost data for over 70 years. In addition to current costs for both materials and labor, R S Means maintains a historical index of these costs, which they publish for a time period going back 20 years.

DMA uses these historical indexes as a logic base for projecting future construction cost escalation (inflation). In order to have a logical basis for the inflation rate used in this study, we offer this guide to selecting the rate that the association wants to use. Generally, the longer the look-back period (say 15 years vs. 5 years) the more conservative your future inflation projection will be.

In making a selection for future inflation, keep in mind that if your selected rate varies significantly from the current inflation rate, you should make a corresponding adjustment for the projected interest or earnings rate on your money kept in a savings or money market account, as those rates follow (but do not equal) inflation rates.