

2020 RESERVE STUDY

FOR

Kensington at Woodfield, Inc.

NW 42nd Way, Boca Raton, Florida 33496



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- includes the total(s) and grand total(s) for all main reserve categories
- provides the total Reserve Replacement Cost, Normal Annual Contribution, Current Reserve Requirement, Association's Current Reserve Balance and Next Budget Year's Reserve Contribution
- NOTE: it is important to review the C pages to better understand the results of the reserve summary on this B1 page

3. Reserve Forecast (B2 page)

- provides the association's current year's reserve annual contribution and the future reserve annual contribution for the next 10 years
- note: you will need to review the D pages of this report to understand how and why the annual contribution is different than the normal annual contribution stated on the previous B1 page

4. Reserve Analysis (C pages)

- this section includes the detailed field and desktop work completed by the reserve specialist for each reserve category such as Roofing, Painting, Paving, Pool, Clubhouse, Elevators, etc.
- provides an in-depth, line-by-line reserve components/assets for each reserve category, such as roofing, paving, etc.
- note: each reserve component item will have the quantity of units used, unit cost, replacement cost, normal life, remaining life, normal annual contribution and the current reserve requirement for each specific component item

5. Reserve Funding Analysis (D pages)

- this section includes the cash flow analysis of the normal annual reserve contribution to be collected each year against the annual reserve expenditures incurred on a yearly basis for the next 20 years
- the analysis will show your estimated fund balance for the next 20 years based on the cash flow method of funding and how we have added any reserve fund deficit amount(s) to your normal annual contribution that might be created over the next 20 years
- this section will show why and when a reserve fund deficit amount is created (deficit amounts that are added will be shown in blue text)
- Note: the new yearly contribution calculated/stated in this section is also provided on the summary B2 page of this report

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RESERVE STUDY REPORT

Kensington at Woodfield, Inc.
NW 42nd Way, Boca Raton, Florida 33496
Date of Site Visit: June 1st, 2020
Budget Year: January 1st, 2021



PURPOSE OF THE FULL RESERVE STUDY:

To provide the basis for the necessary funding to repair and replace those reserve components/assets which are the Association's responsibility.

SCOPE OF THE FULL RESERVE STUDY:

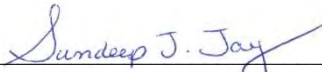
Identify and examine specific components for all of the reserve category needs analysis and use the "Pool of Funds" method for future reserve financial analysis with an on-site inspection. This association has 108 residential homes and a cabana/pool area. Included in this reserve study are the following categories: Painting, Paving, Pool & Cabana, and Replace & Restoration. The Study will quantify the individual components in each category by actual field measurements and a visual inspection where possible. Establish current cost estimates for replacement using Marshall & Swift Valuation Service, National Plumbing & HVAC Estimator, Means Building Construction Cost Data, Trade Service Electrical Price Guide, and local contractors. Identify the useful life expectancy for each component. Estimate each component's remaining useful life through non-destructive methods. Calculate the normal annual contribution over the useful life expectancy. Establish the current 100% reserve requirement. Complete the reserve funding financial analysis using threshold funding and make calculations to amortize any cash flow deficits/overages over the twenty-year analysis by using the pool of funds method. The Study will also adjust the normal annual contributions to include amortized deficit funding, if needed, to meet all anticipated expenditures over the next twenty years. The Reserve Study reflects information provided by your association and assembled for the association's use, not for the propose of performing an audit, quality/forensic analysis, or background checks of historical records.

CERTIFICATION:

I hereby certify that I have no interest in the property, present or contemplated, and that neither the assignment to complete this study nor the fee derived there from is contingent upon its results. I have personally conducted an on-site visit of the association, unless otherwise noted in the report, and to the best of my knowledge and belief, all statements and data in this report are true, subject to any contingent limiting conditions noted herein.

This report is furnished at your request in strict confidence by us as your agent for your exclusive use. The report is not to be construed as a guarantee or warranty, expressed or implied, of the property or the equipment therein or of their fitness for a particular purpose.

This report is made under the guidelines of the American Institute of Certified Public Accountants, the Community Associations Institute guidelines, and the Professional Reserve Specialists Code of ethics.


Sundeeep J. Jay - senior reserve analyst

INTRODUCTION

J. R. FRAZER, INC. (Reserve Studies and Valuation Services) was retained by the Homeowner's Association to prepare a reserve funding analysis of the common areas for the purpose of developing a repair, maintenance, and replacement needs plan for the association's long-term assets. The "full update with site-visit" was completed by Sundeep J. Jay - senior reserve specialist/analyst.

Though not applicable to HOA communities, the statutory requirement for condominium associations simply states that reserves must be 100% funded for roofing, painting, and paving plus any other items in which the cost to maintain, repair or replace those items exceeds \$10,000. This association's board feels it is prudent and fiduciarily incumbent upon them to have a Reserve Analysis and accordingly has elected to engage an independent specialist to prepare a reserve schedule for inclusion in the association's budget. Our reserve study includes all reserve categories and all reserve components with a twenty-year cash flow analysis.

There are 3 types of Funding Goals – Baseline Funding, Threshold Funding, and Full Funding. The explanation for each of the funding types is located in the back of this reserve study under definitions. This reserve study uses the Threshold Funding which establishes an annual reserve funding goal of keeping the reserve balance above a specified dollar amount over a period of 20 years. This minimum reserve amount is derived by taking 10% of the association's annual operating revenues. As we calculate the reserve funding analysis on the D pages of this report, we will ensure that the reserve balance never falls below the minimum threshold of 10% of the current year's annual operating revenues over the next 20 years. In some cases, we may use a lower or higher amount depending upon the association's current financial situation. The board may, at any time, decide to increase the minimum threshold to an amount that is more conservative and financially responsible.

The analysis which follows uses the straight-line component method to determine the financial needs of the association. This study uses the "pool of funds" method to create a twenty-year cash flow analysis with a minimum threshold to complete the reserve financial analysis and the reserve funding requirements for the association. The physical analysis data includes those components that are included on the C pages of the reserve study. Each reserve component item used in this reserve study uses the straight-line funding calculation by obtaining the quantity of units, calculating the replacement costs, establishing a useful life, and estimating the remaining useful life of each component item. The information is gathered through the on-site visit, independent research, reviewing existing maintenance records, association's management, and verification of actual

historical replacement cost of the components. Because inflation cannot be accurately predicted, replacement costs herein are at current construction cost.

The reserve program is designed to provide all or part of the funds necessary to pay for maintaining, repairing and replacing the capital improvements of the Association. Not every circumstance can be accounted for future loss possibilities such as catastrophic disasters. At the request of the board, this reserve study may include reserves for uninsurable losses due to a catastrophe. These losses may be caused by flooding, lightning, hurricanes, or un-named windstorms and may include damage to such uninsurable items such as landscaping or improvements excluded from windstorm insurance. These items are not common to a reserve study because the replacement costs, useful life, and remaining life cannot be determined. Other items where the replacement costs, useful life and remaining life cannot be reasonably determined are Landscaping Reserves, Storm Clean-up Reserves, Lakeshore Restoration, Underground Irrigation Piping Systems, and Insurance Deductibles. If any of these items are included into this reserve study upon the request from the board members and the property manager, we recommend contacting the association's CPA to evaluate any tax consequences. The replacement costs, useful life and remaining life has been derived from the association's board and property manager's past experiences. These particular reserve items will be scrutinized on every future reserve update to help calculate and obtain reasonable costs estimates and time frames.

PURPOSE OF RESERVES

Reserves are monies budgeted, collected, and set aside for asset replacements or deferred maintenance. The establishment of reserve accounts begins with the developer and or the board who has a fiduciary capacity and responsibility for the establishment of an association's budget. With the assistance of this or a prior reserve study, the board will or has established the reserve accounts for the future replacements or deferred maintenance of the common area assets.

Without adequate reserves, owners may be subject to either special assessments or the association may not be able to repair or replace the common area assets. Reserve funds enable an association to maintain the common areas by reducing the risk of special assessments and thereby minimizing the impact of financial challenges to unit owners. The establishment of 100% annual reserve funding/contribution accomplishes the following:

Establishes and preserves reserves for a strong financial position to meet future expenditures.

Reserves reduce the probability for special assessments.

All owners share the expenses of the association "equally" by paying their fair share of the cost while living in the homeowner's association.

Reserve funding is for TODAY'S asset depreciation collected either monthly, quarterly, semi-annually or annually. Every day the sun and wind are decomposing the roof and building, friction is wearing down the elevators, and car tires and nature is cracking the asphalt. The daily depreciation will eventually require the replacement or maintenance of these assets.

Adequate funding is the key to reserves. Just having reserve funds doesn't make an association's financial future strong. Reserves must be set at an annual goal of 100% funding/contribution according to the statues in order to accomplish all of the goals of an association, unless a vote of the membership elects to waive or partially fund reserves.

There will be times when natural disasters such as floods, hurricanes, and windstorms that can cause considerable damage to uninsurable property. These events should also be a considered by the board and adopt a policy of special assessments.

NAVIGATING & UNDERSTANDING THIS REPORT

Reserve Summary Section – (B1 & B2 pages):

This section summarizes the entire report providing the grand total for the Current Replacement Cost, Normal Annual Contribution, Current Reserve Requirement, Association's Current Reserve "Fund Balance", Fund Deficit, and the Contribution needed for future years. For definitions of terminology, such as Current Reserve Requirement, please see "Definitions" section located at the end of this report.

The Normal Annual Contribution (stated on the B1 page) versus the Annual Contributions (stated on the B2 page) for either next year or future years might be different depending upon your current reserve balance and expenses related to projects that will materialize over the next 1 to 20 years. The Annual Contributions stated on the B2 page will be higher if there is a deficit in your reserve balance over the next 20 years.

The Useful Life and Remaining Life in the Reserve Summary page are ranges of life. The actual Useful Life and Remaining Life for each individual reserve component are contained in the Reserve Analysis pages (C pages).

The Summary B2 page provides the association's current year contribution and the Annual Contribution for the next 10 years adding in any deficit amounts that "might" have occurred during the funding analysis located on the D pages of this report. In this section, we have added the normal annual contribution with any deficit amounts that were needed in order to maintain a positive balance/minimum threshold in your reserve account.

Reserve Analysis Section - (C pages):

This section provides a detailed breakdown of the component items into each reserve category. The reserve component items are further broken down to provide individual unit cost, number of units, useful life, estimated remaining life, annual contribution for that component item and the current reserve requirement (dollar amount that should be in reserves as of the date of this report). Information gathered from the on-site visit along with information received by your association is located in this section of the report.

The main unit of measurement used throughout the report is square feet. If the measurement is anything different, then it will be stated with the component line item as "lf" (linear feet), "sy" (square yards). Linear feet are usually found with fencing

and railings, square yards are usually found with asphalt and carpeting. Please keep in mind when reviewing the C pages of this report that any component item with a remaining life of 1 is due to be replaced/completed next year – 2021 budget year.

Reserve Funding Analysis – (D pages):

In this section, broken down by year, are all of the expenses that will occur for the next 20 years with the year-end fund balance. It is in this section under “amortized deficit” that will show the additional monies needed to the Normal Annual Contribution to maintain a positive balance in the reserve account and to pay for the required replacement of component items. The amortized deficit column can vary year by year. In any given year, if the association’s reserve fund balance falls below the minimum threshold fund balance (ie. \$2,500 - \$50,000) an amount is added to bring the fund balance to the stated minimum amount. This amount then is divided into the preceding years to spread out the deficit, hence not creating a burden in any given year. To further clarify..., if the minimum fund balance is \$5,000 and then in year 5 the association’s fund balance is a negative \$1,500, then \$6,500 will be needed to bring the fund balance to \$5,000. This \$6,500 deficit will then be divided by the 5 preceding years adding \$1,300 a year to the normal annual contribution.

The minimum threshold is set at approximately 10% of the association’s operating revenues but this amount can be lower or higher depending upon certain circumstances.

Photo Section:

This section provides photographs of most of the component items listed in this reserve study – but not all. It does not provide photographs of problem areas, though they may be observable in the photographs – such as cracking on the asphalt paving.

Financial & Other Documentation:

This section provides some of the information your association and or manager has provided to us in order to prepare this report. It includes items such as the association’s Balance Sheet, Profit & Loss Statements, Budget Statements, Questionnaire, Maintenance Contracts, etc.

Definitions and Consulting Contractors:

This section provides the definition of terms that are used in this report to better help the reader understand the scope of this report. Also, in this section are names and phone numbers of contractors we have developed relationships with over the last 20 years. We cannot guarantee their workmanship, nor do we have a preference to any one contractor. We recommend interviewing at least 3 contractors and obtaining a copy of their license and insurance prior to signing any agreements.

GENERAL ANALYST RECOMMENDATIONS

1. We recommend making the stated annual contributions on the B2 page of this report. The contribution is made up of the Normal Annual Contribution plus a required amortized deficit amount (if needed) to meet anticipated cash flows over the next twenty years. By funding the recommended contributions using the pool of funds funding method, the Association should be able to pay future reserve expenditures with adequate contributions from the reserve funds.

The Normal Annual Contribution represents the replacement cost divided by the number of years of useful life.

2. We recommend income generated within the reserves remain in the reserves. This is the most positive method to combat inflation. Our financial analysis indicates interest generated by reserve funds will help offset a portion of inflation cost. This system of compounding interest allows the Association to control some reserve increases but should be updated at a minimum of every two years. If the interest is not allocated back into reserves, the Association can expect future deficits and possible special assessments. This report does not consider future interest earned on the bank reserve balance for 3 reasons. Firstly, interest earned on reserve balance can vary greatly on an annual basis. Secondly, we consider the interest to help bridge the difference between the Current Reserve Requirement and the actual Current Reserve Balance. Thirdly, it helps offset future inflation, which can also vary greatly. If reserve study updates are not ordered annually, we recommend that the association obtain an inflationary rate and multiply the obtain percentage to the current annual contribution for the following year's revised reserve contribution.

3. The association's current reserve schedule may not have been complete in identifying all the needs of the association. We have added components and recommend the association reserve for all components in this reserve study. In some cases, we might have combined certain reserve categories to help simplify and or improve budgeting methods.

4. All expenditures are based upon a cash flow analysis with the pool of funds method to meet expenses. This allows all funds in each reserve category to be used for paying any appropriate component or components which may suddenly and unexpectedly need to be repaired or replaced. This system of funding provides adequate funding for the future reserve expenses. We strongly recommend annual updates of the reserve study to maintain adequate funding levels.

SPECIAL NOTES

Information supplied by the Association includes a copy of the March 31, 2020 financial reports, a copy of the current reserve budget. We may have also obtained verbal information from the association's management company regarding past and or future repairs and or replacements along with the timing of past replacements. All past and present information received by the association is deemed reliable for the purposes of this report. The actual or projected total presented in the Reserve Study is based upon information provided and was not audited.

As a result of the study, if the current reserve fund balance is less than the current 100% reserve requirement, you have a funding deficit. If the fund balance is greater than the reserve requirement, you have a funding overage.

When the association's current reserve fund balance is less than the current 100% reserve requirement, additional funds MAY be added to the normal annual contribution if current funding levels will not meet the projected twenty-year cash flow analysis. This will allow the funding deficit to be paid down over a period of years within the twenty-year period.

All funding deficits in this study are amortized based upon the cash flow analysis. This amortized deficit amount is added to the normal annual contribution yielding the new contribution. **Additional funds over the Normal Annual Contribution ARE needed at this time to meet minimal threshold funding requirements and anticipated expenditures.**

Please review the D pages of this report to see when and in what category the funding deficit occurs.

The goal is to meet anticipated reserve expenditures over the next twenty years and maintain a positive cash baseline.

When a current reserve fund balance is greater than the current 100% reserve requirement, the funding deficit tables calculate the number of years and dollars by which the overage should be paid down. This method of amortizing overages and deficits will maintain a more stable level of funding and reduces fluctuations.

All reserve amounts change yearly with increased cost of materials, increased cost of labor, building code changes, and investment income. We do not add for inflation or interest. These items are difficult to predict and can mislead the user of the report. Instead we use current cost with no inflation and no interest. Some cost increases will be taken care of by the

interest, but we recommend annual updates to adjust for increased cost. These economic changes will have an impact on your reserve fund and your ability to provide for future expenses.

In addition, depending on how you decide to allocate future funding, and whether you opt to fund at recommended levels, these decisions will also impact the status of the reserve fund. To ensure continued adequate funding, we strongly recommend annual updates to adjust for increased cost, adjustments to estimated remaining life, reserve spending, and changes in your funding allocations. The only way to maintain accurate reserves and reduce the need for special assessments would be to update your reserve study annually.

Please keep in mind while reviewing this reserve study that this is not an inspection report. No destructive testing or sample gathering is completed during the on-site visit. The on-site visit should not be considered a project audit or quality inspection. Reserve studies are a budgeting tool for the replacement of the association's long-term assets. We have based our findings on the age of this building, information that has been provided by your association and or obvious visual deterioration on assets seen during the on-site visit. It is the responsibility of the association to periodically hire the services of engineer(s) and or general contractor(s) on items such as building restoration, large mechanical items, elevators, seawalls, roofing structure, drainage, etc. By completing this report, we hope to provide the association with a reasonable budget to have the funds in place to complete replacements of their long and short-term assets without having to special assess its members. Through the annual contributions stated on this report, we hope to reduce the possibility of future special assessments. Lastly, though we try to narrow down the remaining lives for the replacement of your assets, the variance can be as much as 5 (+/-) years. In some cases, such as seawalls, it can vary as much as 10 to 20 years.

This reserve study is not only based on estimated cost figures for replacement, but also an estimated time frame for the replacement of the association assets. Everything can adjust by a couple of years and most things will not be replaced unless it is broken, such as a gate motor, pool pump and or an air conditioning unit. Painting is probably the only item that an association can control and should maintain a planned course of action to have the association's buildings, walls, fences, etc. painted according to a set schedule based on your location. But for the purposes of this report, we have provided a roadmap that will help guide this association to meet future obligations without the reserve fund balance falling below the minimum threshold. As the association orders future updates, we will replace estimated market prices with actual amounts incurred by the association. We will also adjust either the useful life and or the remaining life of the asset depending upon how an asset is depreciating.

FINANCIAL NOTES

This report is prepared based on the cash flow method of reserve funding. The cash flow method calculates the funding balance based on the yearly dues/money coming in and expenses/money going out for the next 20 years. This report was prepared to maintain a minimum reserve fund balance (also called minimum threshold) of \$50,000 at all times for the next 20 years. To arrive at the year-end reserve fund balance, we take the beginning fund balance and minus the estimated component item expense(s) and then add the annual contribution we have stated on this report. On the D pages of this report, we show this calculation on a year by year basis starting in the year the report was ordered. While we are running the reserve analysis on the D pages of this report, if in one of those years, the reserve fund balance falls below the minimum threshold of \$50,000, we add more money to the annual contribution in order to stay at a minimum fund balance of \$50,000. This amount that is added to the normal annual contribution is called a fund deficit amount – highlighted in blue on the D pages of this report IF applicable to your association. Though we typically use 10% of the operating budget to arrive at our minimum fund balance, we have only used 5% of the operating budget for the minimum reserve fund balance over a period of 20 years.

We have scheduled some of the following projects based on the on-site visit and or information we received from your association:

- Year 1: Renovate cabana restrooms, replace cabana tile roof (do not replace in year 1 unless there are roofing issues)
- Year 3: Paint cabana building, perimeter walls, light poles, mailboxes, and street signs
- Year 6: Resurface swimming pool
- Year 14: Replace all association owned pavers (if the association decided to replace the pavers sooner than the 14 years stated on this report, the association will have to special assess (in the year of replacement) in order to maintain a minimum reserve fund balance of \$50,000)

The roadway/sidewalk pavers, along with not having sufficient funds in reserves has caused a reserve fund deficit over the next 14 years with increases in the reserve budget needed in order to meet the anticipated reserve expenditure. After these projects are completed, it seems the reserve requirements will drop dramatically. The association may wish to consider alternative financial resources such as a bank loan if the large increase over the next few years creates a financial burden. A bank loan can spread the funding over a larger number of years and reduce the annual reserve funding requirement.

Please review the C pages of this report and specifically the D analysis pages of this report to see where and when these

deficits occur. Keep in mind that if a deficit occurs in year 12 (for example), we will then divide the amount needed to obtain a positive fund balance by amortizing the amount into the previous years. This will help spread out the cost of the deficit and fairly distribute/amortize this to the preceding years.

This association's financial strength is low with less than a 30% reserve level of funding. This association's reserves are approximately 11% funded. The percentage is derived by dividing the Association's Reserve Fund Balance of \$90,386 on March 31, 2020 by the Current Reserve Requirement stated on page B1 of this report. According to a study done by the Association of Professional Reserve Analysts (APRA), an association that is less than 30% funded runs a 37% risk of special assessments during any one yearly period.

We had to supplement the Normal Annual Contribution of \$45,346 with an additional contribution of \$25,261 annually for 14 years in order to meet the anticipated reserve expenditures. The total 2021 - 2034 contribution of \$70,607 will put the association back in line to meet future expenses with minimal contributions. Please keep in mind that this reserve study does not take into consideration future inflation or the interest earned on the association's reserve balance.

Normal Annual Contribution:	\$45,346	\$420/unit or \$35/monthly
Year 1 through 14 Annual Contribution:	\$70,607	\$654/unit or \$55/monthly

The association should set a goal of collecting 100% of the annual contributions stated on the B2 page of this report and over the next few years reach a minimum of 30% funded to reduce the possibility of special assessments.

The J. R. Frazer firm recommends an increase to the annual reserve contribution. The increased annual reserve contribution will be a more accurate reserve budget number which can benefit the entire homeowner's association and allow current owners to pay the current cost which is their fair share of future cost to maintain the assets of the Association.

Special Note: Typically, pavers have a normal life of 30 years. The association would then replace the pavers in year 4 (2024). In this scenario, the Normal Annual Contribution would \$50,566 plus an additional \$121,355 would be required towards the annual contribution for the next 4 years.

CONDITIONS OF RESERVE STUDY

Unless otherwise stated, this evaluation is subject to the following conditions:

J. R. Frazer, a reserve specialty firm, has not formed a legal opinion as to what components may be included or are the responsibility of the homeowner's association. We therefore assume no responsibility in the determination of which components and their related cost may be excluded from the reserve study application.

Information as to the association's responsibilities has been obtained from the client in discussions or a review of the documents. We make no guarantee nor assume liability for the accuracy of any data, financial statements or fund balances supplied by the client, opinions, or estimates as furnished by others that we used in formulating this evaluation. Any changes to our reports resulting from missing information or misinformation will be added to the report at an expense equal to our hourly fee rate.

The dimensions and quantities were gathered either by actual physical measurements, review of construction plans, or supplied by the association. All previous measurements and quantifications are deemed accurate for future use and updates.

Neither all nor any part of the contents of the association's reserve study report shall be conveyed to another reserve specialist, estimator, valuation person, or the public through advertising, news, or other media without the written consent and approval from J. R. Frazer, Inc. The report can be given to association members, banks for mortgage/financing purposes, and or potential buyers that have signed a purchase contract with a seller of the association.

The valuation includes a description of the premises. Our assessment of the physical condition of the improvements described within has been based upon visual inspection without destructive intrusions. No warranty is made, and no liability is assumed for the soundness of the structure or its components. The Association should consider additional inspection(s) for any safety concerns or hidden defects. The valuations derived and expressed within is not applicable to any other property regardless of similarity. The valuation is as of the date specified.

The values provided in this analysis are derived and based upon cost during common and normal economic conditions. These values do not reflect the significant impact on cost which may occur as a result of supply shortages and demand increases which are typically created as a result of disasters such as hurricanes, windstorms, etc. All updates are based upon the previous validated data.

This analysis represents my opinion based on accepted valuation systems and reserve methodology as to the values of the described property. As stated in the report, it has in no way been contingent upon the report of predetermined or specified value, nor has compensation for this reserve analysis report been contingent upon the value of the property considered.

Report completed by:
J. R. FRAZER, INC.
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561-488-3012

2020 RESERVE SUMMARY

Kensington at Woodfield, Inc. NW 42nd Way, Boca Raton, FL 33496

POOL OF FUNDS - Fiscal Year runs January 1st to December 31st

RESERVE CATEGORY	REPLACEMENT COST	USEFUL LIFE (YEARS)	REMAIN LIFE (YEARS)	NORMAL ANNUAL Contribution	CURRENT RESERVE Requirement	ASSOCIATION FUND BALANCE 3/31/20	FUND (DEFICIT) OVERAGE	2021 Contribution	2021 Monthly Contribution
A - Painting	45,362	8 - 8	3 - 3	5,672	28,360	*	*	*	*
B - Paving	863,909	0 - 55	0 - 29	21,983	522,558	*	*	*	*
C - Pool & Cabana	63,587	6 - 30	1 - 15	4,448	40,721	*	*	*	*
D - Replace & Restoration	418,699	0 - 70	0 - 44	13,243	180,440	*	*	*	*
Reserve Interest						11,941			
Reserve Fund Balance						78,445			
TOTAL	\$ 1,391,557		<small>Life range of years for summary purpose only, see actual estimated years in "C" pages.</small>	\$ 45,346	\$ 772,079	\$ 90,386	\$ (681,693)	\$ 70,607	\$ 5,884

RESERVE CONTRIBUTION FORECAST

Kensington at Woodfield, Inc.

NW 42nd Way, Boca Raton, FL 33496

RESERVE CATEGORY	Yr. 2020 Contribution	Yr. 2021 Contribution	Yr. 2022 Contribution	Yr. 2023 Contribution	Yr. 2024 Contribution	Yr. 2025 Contribution	Yr. 2026 Contribution	Yr. 2027 Contribution	Yr. 2028 Contribution	Yr. 2029 Contribution	Yr. 2030 Contribution
Normal Annual Contribution	10,000	45,346	45,346	45,346	45,346	45,346	45,346	45,346	45,346	45,346	45,346
Deficit Amount		25,261	25,261	25,261	25,261	25,261	25,261	25,261	25,261	25,261	25,261
TOTAL	\$10,000	\$70,607	\$70,607	\$70,607	\$70,607	\$70,607	\$70,607	\$70,607	\$70,607	\$70,607	\$70,607

2020 PHYSICAL RESERVE ANALYSIS

Kensington at Woodfield, Inc.

Reserve Category	Component Items	Quantity Units	Unit Cost \$	Replacement Cost \$	Useful Life	Remaining Life	Normal Annual Contribution	Current Reserve Requirement
A - Painting								
1 - Paint Cabana Bldg.:								
	a - paint cabana bldg.	529	0.90	\$476	8	3	\$60	\$300
2 - Paint Walls (sf):								
	a - paint entry walls (2 sides)	1,344	0.90	\$1,210	8	3	\$151	\$755
	b - paint rear monument wall	466	0.90	\$419	8	3	\$52	\$260
	c - paint E. 6' walls (2 sides)	14,112	0.90	\$12,701	8	3	\$1,588	\$7,940
	d - paint W. 8' walls (1 side)	10,488	0.90	\$9,439	8	3	\$1,180	\$5,900
	e - paint S. 6' walls (1 side)	2,790	0.90	\$2,511	8	3	\$314	\$1,570
	f - paint pool walls (1 side)	684	0.90	\$616	8	3	\$77	\$385
3 - Paint Light Poles / Mailboxes / Street Signs:								
	a - paint lighting poles	34	165.00	\$5,610	8	3	\$701	\$3,505
	b - paint single mailboxes	14	150.00	\$2,100	8	3	\$263	\$1,315
	c - paint double mailboxes	47	180.00	\$8,460	8	3	\$1,058	\$5,290
	d - paint street signs	14	130.00	\$1,820	8	3	\$228	\$1,140
A - Painting Total				\$45,362	8	3	\$5,672	\$28,360

2020 PHYSICAL RESERVE ANALYSIS

Kensington at Woodfield, Inc.

Reserve Category	Component Items	Quantity Units	Unit Cost \$	Replacement Cost \$	Useful Life	Remaining Life	Normal Annual Contribution	Current Reserve Requirement
B - Paving								
1 - Roadway Pavers (sf):								
	a - entry pavers	6,379	5.50	\$35,085	40	14	\$877	\$22,802
	b - NW 42nd Way pavers	21,500	5.50	\$118,250	40	14	\$2,956	\$76,856
	c - NW 66th Lane pavers	7,500	5.50	\$41,250	40	14	\$1,031	\$26,806
	d - NW 66th Place pavers	6,300	5.50	\$34,650	40	14	\$866	\$22,516
	e - NW 66th Drive pavers	7,240	5.50	\$39,820	40	14	\$996	\$25,896
	f - NW 43rd Terrace pavers	6,560	5.50	\$36,080	40	14	\$902	\$23,452
	g - NW 65th Road pavers	6,560	5.50	\$36,080	40	14	\$902	\$23,452
	h - NW 65th Place pavers	6,500	5.50	\$35,750	40	14	\$894	\$23,244
	i - NW 43rd Terrace pavers	4,040	5.50	\$22,220	40	14	\$556	\$14,456
	j - fountain area road pavers	3,800	5.50	\$20,900	40	14	\$523	\$13,598
	k - NW 64th Lane pavers	6,140	5.50	\$33,770	40	14	\$844	\$21,944
	l - NW 64th Drive pavers	5,340	5.50	\$29,370	40	14	\$734	\$19,084
	m - NW 43rd Terrace pavers	3,660	5.50	\$20,130	40	14	\$503	\$13,078
2 - Parking Area Pavers (sf):								
	a - pool parking pavers	608	5.50	\$3,344	40	14	\$84	\$2,184
	b - park parking area pavers	494	5.50	\$2,717	40	14	\$68	\$1,768
3 - Sidewalk Pavers (sf):								
	a - park area pavers	702	5.50	\$3,861	40	14	\$97	\$2,522
	b - fountain area pavers	2,592	5.50	\$14,256	40	14	\$356	\$9,256
	c - community sidewalk pavers	16,260	5.50	\$89,430	40	14	\$2,236	\$58,136
4 - Poolside Pavers (sf):								
	a - poolside pavers	1,687	5.50	\$9,279	40	14	\$232	\$6,032
5 - Roadside Valley Drains (lf):								
	a - road valley drain R&R (lf)	8,613	24.75	\$213,172	55	29	\$3,876	\$100,776
6 - Paving Other:								
	a - paving repairs / surveys / misc.	122,475	0.20	\$24,495	10	4	\$2,450	\$14,700

2020 PHYSICAL RESERVE ANALYSIS

Kensington at Woodfield, Inc.

Reserve Category	Component Items	Quantity Units	Unit Cost \$	Replacement Cost \$	Useful Life	Remaining Life	Normal Annual Contribution	Current Reserve Requirement
b - note: R&R = repairs and or replacements								
B - Paving Total				\$863,909	55	29	\$21,983	\$522,558

2020 PHYSICAL RESERVE ANALYSIS

Kensington at Woodfield, Inc.

Reserve Category	Component Items	Quantity Units	Unit Cost \$	Replacement Cost \$	Useful Life	Remaining Life	Normal Annual Contribution	Current Reserve Requirement
C - Pool & Cabana								
1 - Resurface Pool:								
	a - resurface pool	1,432	6.50	\$9,308	12	6	\$776	\$4,656
	b - replace pool tiles	126	18.00	\$2,268	12	6	\$189	\$1,134
	c - replace pool coping	126	8.00	\$1,008	30	6	\$34	\$816
2 - Pool Equipment:								
	a - pool 2hp vf motor 12	1	875.00	\$875	10	1	\$88	\$792
	b - pool filter housing	1	675.00	\$675	15	3	\$45	\$540
	c - pool feeder 13	1	650.00	\$650	10	2	\$65	\$520
	d - pool feeder 16	1	650.00	\$650	10	5	\$65	\$325
	e - pool electric heater 19	1	6,000.00	\$6,000	12	10	\$500	\$1,000
	f - pool gas heater	1	4,800.00	\$4,800	8	3	\$600	\$3,000
	g - pool equipment cover	1	4,200.00	\$4,200	25	10	\$168	\$2,520
3 - Pool Furniture:								
	a - pool furniture 19	1	4,000.00	\$4,000	6	4	\$667	\$1,334
	b - pool simple umbrellas	2	600.00	\$1,200	6	2	\$200	\$800
4 - Pool Cabana:								
	a - pool cabana tile roof	220	16.00	\$3,520	25	1	\$141	\$3,384
	b - pool cabana gutters (lf)	60	11.50	\$690	25	15	\$28	\$280
	c - pool cabana R&R	529	7.50	\$3,968	25	15	\$159	\$1,590
	d - renovate cabana restrooms	2	4,800.00	\$9,600	25	1	\$384	\$9,216
5 - Pool Fencing (lf):								
	a - pool area metal fence (lf)	185	55.00	\$10,175	30	4	\$339	\$8,814
C - Pool & Cabana Total				\$63,587	30	15	\$4,448	\$40,721

2020 PHYSICAL RESERVE ANALYSIS

Kensington at Woodfield, Inc.

Reserve Category	Component Items	Quantity Units	Unit Cost \$	Replacement Cost \$	Useful Life	Remaining Life	Normal Annual Contribution	Current Reserve Requirement
D - Replace & Restoration								
01 - Street Signs:								
	a - double street signs	4	1,400.00	\$5,600	40	14	\$140	\$3,640
	b - stop/double street signs	6	1,600.00	\$9,600	40	14	\$240	\$6,240
	c - stop/single street signs	1	1,400.00	\$1,400	40	14	\$35	\$910
	d - advisory/stop signs	3	1,200.00	\$3,600	40	14	\$90	\$2,340
02 - Light Poles:								
	a - replace street lights	34	3,000.00	\$102,000	40	14	\$2,550	\$66,300
03 - Mailboxes:								
	a - replace single mailboxes	14	525.00	\$7,350	40	14	\$184	\$4,784
	b - replace double mailboxes	47	850.00	\$39,950	40	14	\$999	\$25,974
04 - Fountain:								
	a - resurface fountain 16	487	6.80	\$3,312	12	7	\$276	\$1,380
	b - fountain electrical	1	1,200.00	\$1,200	20	7	\$60	\$780
	c - fountain 3hp motor 20	1	650.00	\$650	10	10	\$65	\$0
	d - fountain filter housing	1	575.00	\$575	15	2	\$38	\$494
	e - fountain R&R	487	3.70	\$1,802	25	7	\$72	\$1,296
05 - Irrigation Pump Station:								
	a - irrigation 1.5hp motor 17	1	675.00	\$675	10	6	\$68	\$272
	b - irrigation electrical	1	1,200.00	\$1,200	20	6	\$60	\$840
	c - irrigation controller	1	2,200.00	\$2,200	20	6	\$110	\$1,540
06 - Security Cameras:								
	a - security cameras 20	8	1,200.00	\$9,600	8	8	\$1,200	\$0
07 - Catch Drain Basins:								
	a - storm water drain basins	20	4,600.00	\$92,000	70	44	\$1,314	\$34,164
	b - note: monies for drainage related issues can be used from reserves for the above mentioned components & related pipe issues							
	c - note: all costs for the community storm water drainage issues are not in this budget, but the monies will assist in repairs/replacements							
08 - Entry Monuments:								

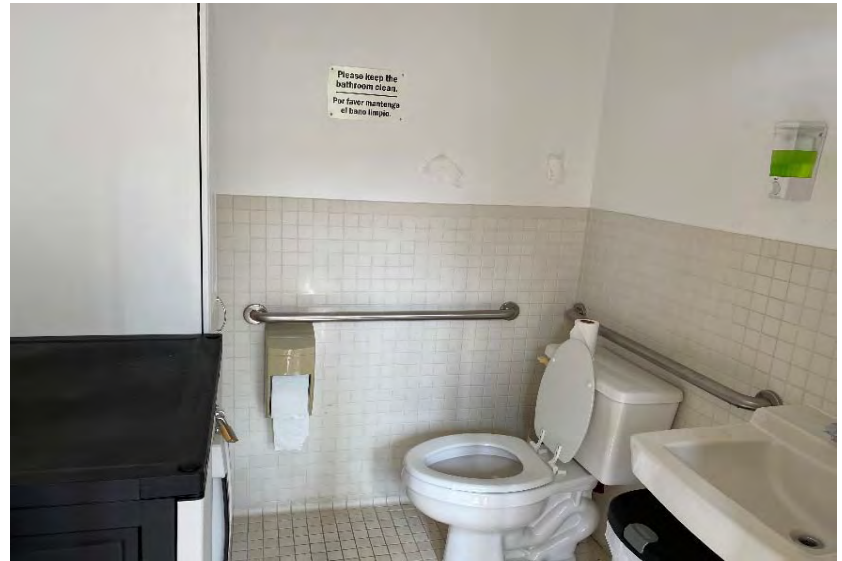
2020 PHYSICAL RESERVE ANALYSIS

Kensington at Woodfield, Inc.

Reserve Category	Component Items	Quantity Units	Unit Cost \$	Replacement Cost \$	Useful Life	Remaining Life	Normal Annual Contribution	Current Reserve Requirement	
	a - renovate entry monuments	16	466	140.00	\$65,240	25	20	\$2,610	\$13,050
	b - monument repairs		466	10.00	\$4,660	10	9	\$466	\$466
	09 - Perimeter Walls:								
	a entry wall repairs		672	3.00	\$2,016	25	20	\$81	\$405
	b E. 6' wall repairs		7,056	3.00	\$21,168	25	20	\$847	\$4,235
	c W. 8' wall repairs		10,488	3.00	\$31,464	25	20	\$1,259	\$6,295
	d S. 6' wall repairs (50%)		2,790	1.50	\$4,185	25	20	\$167	\$835
	e pool wall repairs		684	3.00	\$2,052	25	20	\$82	\$410
	10 - Benches & Trash Cans:								
	a - fountain benches		2	900.00	\$1,800	30	15	\$60	\$900
	b - park area benches		3	600.00	\$1,800	20	3	\$90	\$1,530
	c - trash cans		2	800.00	\$1,600	20	3	\$80	\$1,360
D - Replace & Restoration Total					\$418,699	70	44	\$13,243	\$180,440
Grand Total			301,908	52,882.25	\$1,391,557	70	44	\$45,346	\$772,079

		BEGINNING RESERVE FUND		YEARLY EXPENSE	NORMAL ANNUAL Contribution	PLUS	AMORTIZED DEFICIT	EQUALS YEARLY Contribution	ENDING RESERVE FUND BALANCE
YEAR		BALANCE	COMPONENT EXPENSE ITEMS BY YEAR						
2027	7	394,892	a - resurface fountain 16 b - fountain electrical e - fountain R&R	6,314	45,346		25,261	70,607	\$459,185
2028	8	459,185	b - pool simple umbrellas a - security cameras 20	10,800	45,346		25,261	70,607	\$518,992
2029	9	518,992	b - monument repairs	4,660	45,346		25,261	70,607	\$584,939
2030	10	584,939	e - pool electric heater 19 g - pool equipment cover a - pool furniture 19 c - fountain 3hp motor 20	14,850	45,346		25,261	70,607	\$640,696
2031	11	640,696	a - paint cabana bldg. a - paint entry walls (2 sides) b - paint rear monument wall c - paint E. 6' walls (2 sides) d - paint W. 8' walls (1 side) e - paint S. 6' walls (1 side) f - paint pool walls (1 side) a - paint lighting poles b - paint single mailboxes c - paint double mailboxes d - paint street signs a - pool 2hp vf motor 12 f - pool gas heater	51,037	45,346		25,261	70,607	\$660,266
2032	12	660,266	c - pool feeder 13	650	45,346		25,261	70,607	\$730,223
2033	13	730,223		0	45,346		25,261	70,607	\$800,830
2034	14	800,830	a - entry pavers b - NW 42nd Way pavers c - NW 66th Lane pavers d - NW 66th Place pavers e - NW 66th Drive pavers f - NW 43rd Terrace pavers g - NW 65th Road pavers h - NW 65th Place pavers i - NW 43rd Terrace pavers j - fountain area road pavers k - NW 64th Lane pavers l - NW 64th Drive pavers m - NW 43rd Terrace pavers a - pool parking pavers b - park parking area pavers a - park area pavers b - fountain area pavers c - community sidewalk pavers a - poolside pavers a - paving repairs / surveys / misc. b - pool simple umbrellas a - double street signs b - stop/double street signs c - stop/single street signs d - advisory/stop signs a - replace street lights a - replace single mailboxes b - replace double mailboxes	821,437	45,346		25,261	70,607	\$50,000
2035	15	50,000	d - pool feeder 16 b - pool cabana gutters (lf) c - pool cabana R&R a - fountain benches	7,108	45,346		0	45,346	\$88,238

		BEGINNING RESERVE FUND				NORMAL ANNUAL Contribution	PLUS	AMORTIZED DEFICIT	EQUALS YEARLY Contribution	ENDING RESERVE FUND BALANCE
YEAR		BALANCE	COMPONENT EXPENSE ITEMS BY YEAR	YEARLY EXPENSE						
2036	16	88,238	a - pool furniture 19 a - irrigation 1.5hp motor 17 a - security cameras 20	14,275		45,346		0	45,346	\$119,309
2037	17	119,309	d - fountain filter housing	575		45,346		0	45,346	\$164,080
2038	18	164,080	a - resurface pool b - replace pool tiles b - pool filter housing	12,251		45,346		0	45,346	\$197,175
2039	19	197,175	a - paint cabana bldg.; a - paint entry walls (2 sides); b - paint rear monument wall; c - paint E. 6' walls (2 sides); d - paint W. 8' walls (1 side); e - paint S. 6' walls (1 side); f - paint pool walls (1 side); a - paint lighting poles; b - paint single mailboxes; c - paint double mailboxes; d - paint street signs; f - pool gas heater; a - resurface fountain 16; b - monument repairs	58,134		45,346		0	45,346	\$184,387
2040	20	184,387	b - pool simple umbrellas c - fountain 3hp motor 20 a - renovate entry monuments 16 a entry wall repairs b E. 6' wall repairs c W. 8' wall repairs d S. 6' wall repairs (50%) e pool wall repairs	127,975		45,346		0	45,346	\$101,758
END			TWENTY YEAR REPAIR / REPLACEMENT PROJECTIONS							



Cabana with Restrooms

Kensington at Woodfield, Inc.



Pool & Equipment



Pool Area Furniture & Fencing
Kensington at Woodfield, Inc.



Fountain and Equipment Fencing



Fountain and Irrigation Equipment

Kensington at Woodfield, Inc.



Association Mailboxes / Lighting / Signage

Kensington at Woodfield, Inc.



Pool and Park Area Pavers



Cabana Area Parking and Roadway Pavers

Kensington at Woodfield, Inc.



Sidewalk Pavers / Roadside Valley Drains



Storm Water Drain Catch Basins

Kensington at Woodfield, Inc.



Canal Side Perimeter Wall & Eastside Perimeter Walls



Entry Monuments (2)

Kensington at Woodfield, Inc.

Kensington Budget 2020 Budget

Categories	Actual Sept. 30, 2019	2019 Actual Annualized	2019 Budget	Approved 2020 Budget
Utilities:				
Electricity	\$5,086.06	\$6,781.00	\$8,000.00	\$8,000.00
Water & Sewer	\$3,899.70	\$5,200.00	\$9,000.00	\$7,000.00
Gas	\$3,389.16	\$4,519.00	\$5,000.00	\$3,000.00
Subtotals:	\$12,374.92	\$16,500.00	\$22,000.00	\$18,000.00
Services:				
Janitorial Services/Supplies	\$111.23	\$148.00	\$500.00	\$500.00
Pest Control/Rodent	\$874.00	\$1,165.00	\$350.00	\$350.00
Mulch	\$6,289.94	\$8,387.00	\$6,000.00	\$6,000.00
Irrigation Repairs/Maint	\$5,296.98	\$7,063.00	\$12,000.00	\$12,000.00
Lawn Service Contract	\$83,250.00	\$111,000.00	\$111,000.00	\$111,000.00
Landscape Improve	\$4,511.12	\$6,015.00	\$10,000.00	\$13,000.00
Tree Trimming/Maint	\$18,975.00	\$25,300.00	\$24,000.00	\$25,000.00
Pest Control	\$0.00	\$0.00	\$350.00	\$350.00
Subtotals:	\$119,308.27	\$159,078.00	\$164,200.00	\$168,200.00
Repairs & Maintenance				
Holiday Lighting	\$1,186.63	\$1,582.00	\$2,200.00	\$2,400.00
General Repairs & Maintenance	\$8,467.92	\$11,291.00	\$15,000.00	\$15,000.00
Mailbox Repair	\$442.60	\$590.00	\$2,000.00	\$2,000.00
Pressure Cleaning	\$230.00	\$307.00	\$9,000.00	\$9,000.00
Pool Repairs & Maint.	\$3,239.93	\$4,320.00	\$4,000.00	\$4,000.00
Paver Repairs	\$3,200.00	\$4,267.00	\$4,000.00	\$4,000.00
Subtotals:	\$16,767.08	\$22,357.00	\$36,200.00	\$36,400.00
General & Administrative				
Accounting/Auditing	\$2,999.97	\$4,000.00	\$4,000.00	\$4,000.00
Attorney Fees	\$18,831.95	\$25,109.00	\$18,000.00	\$18,000.00
Management contract	\$19,800.00	\$26,400.00	\$26,400.00	\$26,400.00
Office/Administrative Exp.	\$1,868.92	\$2,492.00	\$3,000.00	\$3,000.00
Insurance	\$10,303.48	\$13,738.00	\$14,000.00	\$14,000.00
Licenses, Fees, Permits	\$311.25	\$415.00	\$500.00	\$500.00
Website	\$900.00	\$1,200.00	\$1,200.00	\$1,200.00
Bad Debt	\$12,000.00	\$16,000.00	\$24,000.00	\$24,000.00
MHOA Fees	\$436,451.04	\$581,935.00	\$582,000.00	\$582,000.00
Subtotals:	\$503,466.61	\$671,289.00	\$673,100.00	\$673,100.00
Total Operating Expenses	\$651,916.88	\$869,224.00	\$895,500.00	\$895,700.00
General Reserves	\$7,499.97	\$10,000.00	\$10,000.00	\$10,000.00
Painting Reserve	\$48,750.03	\$65,000.00	\$65,000.00	\$86,600.00
Total Operating Exp. Plus Reserves	\$708,166.88	\$944,224.00	\$970,500.00	\$992,300.00
Annual Assessment			\$8,986.11	\$9,187.96
Quarterly Assessment			\$2,247	\$2,297

KENSINGTON AT WOODFIELD CC
 Balance Sheet
 As of 03/31/20

ASSETS

105	OPERATING CASH	
	Alliance DBS Construction a/c	\$ 3,000.00
106	Centurix Bank-OP	123,135.31
109	NY COMB BANK 5 MO CD	232,551.67
199	Due From (to) Reserves	(100,000.00)

TOTAL OPERATING CASH \$ 259,686.98

401	RESERVE CASH	
	ALLIANCE RESERVE A/C	\$ 77,035.74
499	Due to (from) Operating	100,000.00

TOTAL RESERVE CASH \$ 177,035.74

1102	CURRENT ASSETS	
	Accounts Receivable	\$ 46,098.93
1120	Allowance for Bad Debts	(46,784.53)
1200	Prepaid Insurance	10,931.72
1250	Utility Deposits (Water)	264.00

TOTAL CURRENT ASSETS \$ 10,510.12

TOTAL ASSETS \$ 446,232.84

LIABILITIES & MEMBERS EQUITY

3000	CURRENT LIABILITIES:	
	Prepaid Assessments	\$ 77,329.67
3005	Deferred Assessments	.33
3013	Accrued Expenses	1,525.00
3015	Accrued CPA Fees	4,999.99
3020	Coach Light Conv Project	21,600.00
3021	Coach Light Conv Proj Exp	(24,917.35)
3400	DBS Security Deposits	3,000.00

TOTAL CURRENT LIABILITIES \$ 83,537.64

3740	RESERVES	
	General Reserve	\$ 78,445.02
3744	Painting Reserve	86,650.05
3999	Reserve Interest	11,940.67

TOTAL RESERVES \$ 177,035.74

4500	MEMBERS EQUITY	
	Retained Earnings	\$ 156,029.45
4501	Prior Period Adjustment	(880.94)
4600	Capital Contrib-House Sales	28,055.01
4610	Capital Contrib-Rentals	2,297.00
	Current Year Net Income/(Loss)	158.94

TOTAL MEMBERS EQUITY \$ 185,659.46

TOTAL LIABILITIES & EQUITY \$ 446,232.84

KENSINGTON AT WOODFIELD CC
Income/Expense Statement
 Period: 03/01/20 to 03/31/20

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
REVENUE							
09600 Maintenance Assessments	82,692.00	82,691.67	.33	248,075.67	248,075.01	.66	992,300.00
05501 Late Fees	.00	.00	.00	(337.05)	.00	(337.05)	.00
05515 Fine Income	1,000.00	.00	1,000.00	1,000.00	.00	1,000.00	.00
03570 Miscellaneous Income	.00	.00	.00	1.00	.00	1.00	.00
TOTAL REVENUE	83,692.00	82,691.67	1,000.33	249,739.62	248,075.01	664.61	992,300.00
EXPENSES							
UTILITIES							
07310 Electric	903.97	666.67	(239.30)	2,502.75	2,000.01	(502.74)	8,000.00
07112 Water & Sewer	.00	583.33	583.33	1,325.54	1,749.99	424.45	7,000.00
07314 Gas	12.50	250.00	237.50	39.50	750.00	711.50	3,000.00
TOTAL UTILITIES	916.47	1,500.00	583.53	3,866.79	4,500.00	633.21	18,000.00
SERVICES							
07230 Janitorial Services	40.63	41.67	1.04	104.61	125.01	20.20	500.00
07236 Pest Control-R/T	.00	29.17	29.17	.00	87.51	87.51	350.00
07319 Mulch	.00	500.00	500.00	.00	1,500.00	1,500.00	6,000.00
07320 Irrigation Repair & Supplies	255.00	1,000.00	745.00	1,136.25	3,000.00	1,863.75	12,000.00
07415 Lawn Services	9,250.00	9,250.00	.00	27,750.00	27,750.00	.00	111,000.00
07416 Landscapes Improve / Replaces	4,339.43	1,083.33	(3,256.10)	8,359.43	3,249.99	(5,109.44)	13,000.00
07419 Tree Trimming & Maintenance	.00	2,083.33	2,083.33	.00	6,249.99	6,249.99	25,000.00
07420 Pest Control	.00	29.17	29.17	.00	87.51	87.51	350.00
TOTAL SERVICES	13,885.06	14,016.67	131.61	37,350.49	42,030.01	4,679.52	189,200.00
REPAIRS & MAINTENANCE							
07309 Holiday Lighting	.00	200.00	200.00	.00	600.00	600.00	2,400.00
07110 General Repairs & Supplies	.00	1,250.00	1,250.00	2,142.74	3,750.00	1,607.26	15,000.00
07411 Neighbor Repairs & Maint	.00	166.67	166.67	1,821.68	500.01	(1,321.67)	2,000.00
07412 Pressure Cleaning	.00	750.00	750.00	.00	2,250.00	2,250.00	9,000.00
07414 Pool Repairs & Maint.	560.64	333.33	(227.31)	1,814.14	999.99	(914.15)	4,000.00
07475 Generator Repair	1,250.00	333.33	(916.67)	1,250.00	999.99	(250.01)	4,000.00
TOTAL REPAIRS & MAINTENANCE	1,810.64	3,033.33	1,222.69	7,128.56	9,099.99	1,971.43	36,400.00

KENSINGTON AT WOODFIELD CC
Income/Expense Statement
Period: 03/01/20 to 03/31/20

Description	Current Period			Year-To-Date		Yearly Budget
	Actual	Budget	Variance	Actual	Budget	
GENERAL & ADMINISTRATIVE						
09010 Accounting/Auditing	333.33	333.33	.00	999.99	999.99	.00
09012 Attorney Fees	550.00	1,500.00	950.00	590.00	4,500.00	3,950.00
09015 Management Contract	2,200.00	2,200.00	.00	6,500.00	6,500.00	.00
09030 Office/Administration Expense	114.35	250.00	135.65	751.69	750.00	(1.69)
09072 Insurance	1,792.13	1,366.67	(425.46)	4,221.39	3,500.01	(721.38)
09075 Licenses, Fees & Penalties	.00	41.67	41.67	.00	125.01	125.01
09078 Rentals	100.00	100.00	.00	300.00	300.00	.00
09090 Mail Rmtg Expenses	2,000.00	2,000.00	.00	6,000.00	5,000.00	.00
09580 Master Association Fees	48,494.85	48,500.00	5.14	145,483.68	145,500.00	16.32
TOTAL GENERAL/ADMINISTRATIVE	55,584.37	56,091.67	507.30	164,906.75	166,273.01	3,366.26
RESERVES						
09510 Reserve - General	833.33	833.33	.00	2,499.99	2,499.99	.00
09544 Reserve - Paving	7,216.67	7,216.67	.00	21,650.01	21,650.01	.00
TOTAL RESERVES	8,050.00	8,050.00	.00	24,150.00	24,150.00	.00
EXTRAORDINARY ITEMS						
09711 Special Proj-Oak Tree Removal	(350.00)	.00	350.00	3,600.00	.00	(3,600.00)
09719 Special Project - Reserve Bcn	.00	.00	.00	800.00	.00	(800.00)
09720 Special Proj-Camaras	.00	.00	.00	4,306.75	.00	(4,306.75)
09721 Special Proj - K House	403.69	.00	(403.69)	2,471.34	.00	(2,471.34)
TOTAL EXTRAORDINARY ITEMS	53.69	.00	(53.69)	11,178.09	.00	(11,178.09)
TOTAL EXPENSES	80,302.23	82,691.67	2,389.44	248,580.68	248,079.01	(505.67)
NET INCOME	3,389.77	.00	3,389.77	158.94	.00	158.94
						982,300.00

DATE: 5/13/70
 TIME: 1:03 PM

KENSINGTON AT WOODFIELD CO.
 AGED OWNER BALANCES AS OF MAY 31, 1970
 ACCOUNT NUMBER SEQUENCE

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 70	OVER 80	OVER 90	TOTAL
KEN0026		Ruth Laylin Schreiber	0.00	250.00	0.00	1040.00	1290.00
KEN0030		ERIC & ELEAN SACKS	0.00	0.00	50.00	0.00	50.00
KEN0045		Jane Steenberg	0.00	0.00	36.00	0.00	36.00
KEN0077		Kensington at Woodfield	0.00	0.00	2297.00	42425.93	44722.93
TOTAL:			0.00	250.00	2383.00	43465.93	46898.93

DATE: 5/13/20
 TIME: 9:03 PM

KENSINGTON AT WOODFIELD CC
 AGED OWNER BALANCES: AS OF MAR. 31, 2020

R E P O R T S U M M A R Y

CODE	R/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		ASSESSMENT	1102	0.00	0.00	2347.00	39380.83	40727.83
01		Late Fees	1102	0.00	0.00	0.00	741.90	741.90
02		NSF charges	1102	0.00	0.00	36.00	36.00	72.00
05		Attorney Fee	1102	0.00	0.00	0.00	3267.20	3267.20
06		Work Order	1102	0.00	250.00	0.00	1040.00	1290.00
GRAND TOTAL:				0.00	250.00	2383.00	43465.93	46098.93

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01102	Accounts Receivable	46098.93
T O T A L		\$46098.93

-- End of report --

Definitions

AMORTIZED DEFICIT: A deficit is created when the association's reserve fund balance falls below the minimum threshold set by the reserve analyst and or the board over the 20-year reserve analysis. A deficit is typically created when the starting reserve balance plus the normal annual contributions are insufficient to cover the replacement of capital expenses over a period of 20 years. A deficit can occur once and or multiple times over a period of the 20-year analysis. For example: The minimum reserve threshold balance is \$50,000 and the normal annual contribution is \$60,000. During the analysis, if in year 5 the association's reserve fund balance is a negative \$20,000, we would need to add \$70,000 in order to maintain the minimum threshold of \$50,000 in year 5. This \$70,000 is not charged to that year's contribution but amortized into the previous years for a more equitable distribution of the deficit. The \$70,000 would then be divided by the preceding 5 years with an amortized deficit of \$14,000 a year. The new Annual Contribution would then be \$74,000 (\$60,000 + \$14,000) for the next 5 years.

CAPITAL IMPROVEMENTS: Additions to the association's common elements that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction should not be taken from the reserve fund.

CASH FLOW METHOD: A method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

COMPONENT: The individual line items in the reserve study developed or updated in the physical analysis. These elements form the building blocks for the reserve study. These components comprise the common elements of the community and typically are: 1. association responsibility, 2. with limited useful life expectancies, 3. predictable remaining useful life expectancies, and 4. above a minimum threshold cost. It should be noted that in certain jurisdictions there may be statutory requirements for including components or groups of components in the reserve study.

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, review of association precedents, and discussion with appropriate representative(s) of the association.

COMPONENT METHOD: A method of developing a reserve funding plan where the total contribution is based on the sum of contributions for the individual components. **CONDITION ASSESSMENT:** The task of evaluating the current condition of the component based on observed or reported characteristics.

CURRENT RESERVE REQUIREMENT: The amount of money the association should have today or by year end in the association's reserve account to meet ALL current and future replacement and maintenance of assets/component items. This amount is calculated using the Replacement Cost divided by the Useful Life times the Effective Age. For example, A roof costing \$50,000 with a 20-year useful life would create a Normal Annual Contribution of \$2,500. If the roof is 12 years old (effective age), the Current Reserve Requirement would be $\$2,500 \times 12 \text{ years} = \$30,000$. This is referred to as "100% funded" or "fully funded". This exists when the actual association's reserve fund balance equals the 100% funded reserve requirement. Actual reserve fund is the current dollar balance in the association's reserve account.

EFFECTIVE AGE: The difference between useful life and remaining useful life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS: The portion of a reserve study where the current status of the reserves (measured as cash or percent funded) and a recommended reserve contribution rate (funding plan) are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study.

FULLY FUNDED: 100 percent funded. When the actual (or projected) reserve balance is equal to the fully funded balance.

FULLY FUNDED BALANCE (FFB): An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life "used up" of the current repair or replacement cost. This number is calculated for each component, and then summed for an association total.
 $\text{FFB} = \text{Current Cost} \times \text{Effective Age/Useful Life}$ Example: For a component with a \$10,000 current replacement cost, a 10-year useful life and effective age of 4 years the fully funded balance would be \$4,000.

FUND STATUS: The status of the reserve fund reported in terms of cash or percent funded.

FUNDING GOALS: Independent of methodology used, the following represent the basic categories of funding plan goals. They are presented in order of greatest risk to least risk. Risk includes, but is not limited to, cash problems, special assessments, and deferred maintenance.

Baseline Funding: Establishing a reserve funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection. This is the funding goal with the greatest risk due to the variabilities encountered in the timing of component replacements and repair and replacement costs.

Threshold Funding: Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount. Depending on the threshold selected, this funding goal may be weaker or stronger than "Fully Funded" with respective higher risk or less risk of cash problems.

Full Funding: Setting a reserve funding goal to attain and maintain reserves at or near 100 percent funded. This is the most conservative funding goal. It should be noted that in certain jurisdictions there may be statutory funding requirements that would dictate the minimum requirements for funding.

FUNDING PLAN: An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of twenty (20) years.

LIFE AND VALUATION ESTIMATES: The task of estimating useful life, remaining useful life, and current repair or replacement costs for the reserve components.

NORMAL ANNUAL CONTRIBUTION: Calculated using the individual component's replacement cost divided by the useful life of that particular component item. For example, a roof costing \$50,000 with a useful life of 20 years would create a normal annual contribution of \$2,500. The normal annual contribution can be different from the annual contribution if a deficit is created in the association's reserve fund balance over a period of 20 years. See "amortized deficit" above.

PERCENT FUNDED: The ratio, at a particular point in time, of the actual (or projected) reserve balance to the fully funded balance, expressed as a percentage. While percent funded is an indicator of an association's reserve fund size, it should be viewed in the context of how it is changing due to the association's reserve funding plan in light of the association's risk tolerance.

PHYSICAL ANALYSIS: The portion of the reserve study where the component inventory, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the reserve study.

REMAINING USEFUL LIFE (RUL): Also referred to as "remaining life" (RL). The estimated time, in years, that a reserve component can be expected to serve its intended function. Projects expected to occur in the initial year have zero remaining useful life.

REPLACEMENT COST: The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including but not limited to shipping, engineering and design, permits, installation, disposal, etc.).

RESERVE BALANCE: Actual or projected funds, as of a particular point in time that the association has identified, to defray the future repair or replacement cost of those major components that the association is obligated to maintain or replace. Also known as reserves, reserve accounts, cash reserves. Based on information provided and not audited.

RESERVE PROVIDER: An individual who prepares reserve studies. In many instances the reserve provider will possess a specialized designation such as the Reserve Specialist (RS) designation provided by Community Associations Institute (CAI). This designation indicates that the provider has shown the necessary skills to perform a reserve study that conforms to these standards.

RESERVE CATEGORY(IES): Major asset category types created for the association, for example: Roofing, Painting, Paving, Pool, Replace & Restoration, etc. Each major category will have individual components/assets that are related to the major category.

RESERVE PROVIDER FIRM: A company that prepares reserve studies as one of its primary business activities.

RESERVE STUDY: A budget planning tool which identifies the components that the association is responsible to maintain or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures. The reserve study consists of two parts: the physical analysis and the financial analysis.

USEFUL LIFE (UL): The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

PRODUCT & MATERAIL
PRICING ~ DESCRIPTIONS ~ LONGEVITY
RESOURCES

Marshall & Swift Publications (Corelogic) – monthly/quarterly pricing updates)

“Marshall Valuation Service Manual” is a national authoritative pricing guide for developing replacement cost, insurable values, equipment cost, depreciation, and normal useful lives on nearly every type of equipment or improved property. This on-line software is a national authoritative pricing guide for developing replacement cost valuation of commercial and agricultural properties.

Additional Resources: local consulting trade contractors, invoices & contracts collected in current and prior years from similar types of associations and cooperatives in your local area.

PARTIAL LISTING OF CONSULTING CONTRACTORS

ACE Courts	407-702-3690	Jeff Snodgrass	Sports Courts
A-1 Appliance Repair	561-232-9411	Fred Kaye	Repair on all Major Appliances
Adel Resurfacing Company	561-848-3973	Marty Adel	Asphalt & Concrete Paving
Advance Roofing, Inc.	954-522-6868	Randy Gibson	Roofing
Alenac & Associates	954-558-4131	Ann Klecan	Railing, Fencing, Shutters, Restoration
All County Pavement Management	561-588-0949		Paving Contractor, Repair and Maintenance
Allied Universal Security Services	954-698-5888		Security Services
All Pro Painting & Waterproofing	561-482-1855		Painting, Waterproofing, Restoration
APB Security, Inc.	754-367-1951	Tom Acosta	Security Gaurds, Monitoring, Officers
Asphalt Restoration Technology	800-254-4732		Asphalt & Concrete Paving
Bass United Fire & Security System	800-372-2770	Brad Hiddon/Linda	Fire Alarm & Sprinkler, Security & Camera Systems
BB&T Bank	561-251-1980	Jayne Gelfand	Community Banking Specialist
Beautiful Mailbox	305-403-4820	Sheri Corsetti	Mailboxes & Street Signs
Becker & Poliakoff, PA	954-987-7550	Kenneth Direktor	Attorney
Best Roofing	888-723-2378	Gregg Wallick	Roofing
Billerreinhardt Engineering Group	954-951-9006	Kristen Forman	Structural Engineer
B.P. Taurinski Engineering	561-997-6141	John Bygott	Stuctural Engineer
Botanical Visions, Inc.	561-361-6677	William Reeves	Horticulturalist/ Landscaping
Boynton Billards	561-543-0928	Josh Gibson	Game Room related products
Budget Signs, Inc.	954-941-5710	April Simmons	Signs, Mailboxes & Monuments
Carousel Construction	561-272-3700	Michael Bianchini	Concrete Restorations
Caulfield & Wheeler	561-392-1991		Survey /Civil Engineering
Center State Bank	561-237-2991	Martha MaDan	Community Banking Specialist
Chalaire & Associates Engineering	561-848-7055	Donald Chalaire	Engineering- buildings, seawall & Docks
Circle Generator Service	954-767-8331	Karl Schibinger	Generator
Citiquiet Windows & Doors	561-241-9463	Benjamin Friedman	Windows & Doors
Climate Control Services	561-278-7125	Chuck Walker	Air Conditioning Serv.

Chapnick Community Association Law	561-330-3096	Michael Chapnick	Attorney
Coastal Painting	800-320-8083		Painting, Waterproofing, Restoration
Conduu Web Souldution/IBA	561-602-5688	Bob Currie	Website, apps & Software for Mgmt, HOA & COA
Community Associaiton Institute	561-716-3646	Michele Bilawsky	Chapter Executive Director
Core Logic/Marshall Valuation Service	800-526-2756		Building Cost Estimator
Culpepper Plumbing /Advantage Rooter	561-478-7878	Tom Fucarile	Lift Station, Plumbing Risers, Septic tank
Daniello & Associates, Inc.	561-835-4788	Lou Daniello	Concrete Restorations, Painting & Water Proofing,
Decks & Docks Lumber Company	561-609-9925	Scott Boelman	Decks,Docks, Piers, and Seawall
Decktight Roofing Services	800-825-7663	Randy Bender	Roofing-Miami Skyline
Dock & More Construction Company	561-753-3600	Patrick Dabney	Docks & Seawalls
Driveway Maintenance Inc.	561-848-4004	Nick Small	Asphalt & Concrete Paving
Dry-Concepts	954-370-7778		Mold Remediation & Disaster Restoration
Duct Masters	954-791-4111	Roger Herde	Air Conditioning & Consultation, Duct Cleaning
Dykes, Stevens & Co. CPA	561-392-4228	Scott Stevens	CPA, Accounting & Audit
Boca Dock & Seawall	561-750-4255	Ken Wells/ Gary	Docks & Seawalls
Elcon Electronic	800-446-8915		Street Lighting & Electric Service
Erosion Barrier Installations	954-680-8603		Lake Erosion, Retaining & Seawall
Fast Dry Courts, Inc.	954-979-3111		Sports Courts
Florida Playgrounds	800-715-7617	Manny Espailat	Playgrounds Design, Repair, Surfacing & Shade
Florida Sidewalk Solutions	954-514-7218		Sidewalk Repairs
Fuoco Group, LLC. CPA	561-367-2960		CPA, Accounting & Audit
Hafer Accounting, CPA	561-655-8700	Nicole Johnson	CPA, Accounting, Consulting & Audit
Hartzel Painting	954-957-9761		Painting, Waterproofing, Restoration
Hoover Pumping Systems	954-971-7350	Donna Hoover	Irrigation Pump Stations
Howard J. Miller PA & Associates	561-392-2326	Steve Young	Engineering
HVAC Masters LLC.	786-577-4829	Carlo or Monique	A/C, Cooling & Heating
Industrial Engineering Services	800-432-6304	Carol	Mechanical Contractor, Pipe installation
J. B. Painting & Waterproofing	800-228-3992	Jim Brown	Painting, Waterproofing, Restoration
Kaye & Bender	954-928-0680	Michael Bender	Attorney

Kids Stuff Play Systems	800-255-0153	Dick Hagelberg	Playgrounds, Repair, Surfacing & Shade
Lake & Wetland Management	561-220-4380		Lake & Wetland Management
Landmark Elevator Consultants	954-785-1947	Peter Hofmeister	Consultant
The Loomis Company	954-772-0448	Hector Medina	Insurance
Merlin Law Group, PA	877-449-4700	Chip Merlin	Attorney, Insurance Claims
Mr Rooter Plumbing	800-863-5874		Plumbing & Drains
OK Generator	800-385-3187		generator company
Onmy & O'Donnell, Naccarto, Mignogna	561-835-9994	Joseph Mincuzzi	Structural Engineer
Plastridge Insurance Agency	561-276-5221	Mike Bottcher	Association Insurance Agent
Railsback Pump & Control Services	954-792-6627	George/Pam	Fire pumps, Replace, Repair & Rebuilt
Ranger Construction	561-793-9400	Brill Maxwell	Asphalt Paving
RCI Painting	954-978-1213	Marcel Rosen	Painting Company
Rick Carroll Insurance	800-290-3181	Keith Carroll	Insurance Agent
Robert Dunn Signs	561 969-3296	Robert Dunn	Stop signs, street signs etc.
Roof-A-Cide	800-806-6727	John Browne	Roof Cleaning
Solitude Lake Management	561-293-4809	Gary Wilhem	wetland, Aeration, weed control, Erosion
Turf Kingdom	561-630-8733	Linda DiAlfonso	Turf installation
Victory Accounting Services, Inc.	561-739-7990	Vicki Feicht	Accounting
Sachs, Sax & Caplan	561-994-4499	Lou Caplan	Attorney
Sailfish Mechanical & Plumbing	561-303-4413	Kim Micolo	Pool Heater, A/C, Boiler, Pumps
Shenandoah Construction	954-975-0098	Danny DiMura	Pipes & Drainage Clean/Repairs
South Florida Mailbox	561-389-2491	Klye Koteles	Mailboxes
Southern Chute	866-475-9191		Trash Chutes
Sullivan Electric & Pump, Inc.	561-588-5886	Gary Sullivan	Irrigation, Pump, Motor, Electric services
Symbiont Service Corp.	800-881-4328		Pool Heating, cooling, A/C
The Nidy Co./Vasco Group	800-226-6439		Sports Courts
Zabatt Generators, Inc.	800-366-1323		Generators
Southern Park & Play Systems, Inc.	800-247-1545	Larry Thompson	Playground and Park Equipment