

White Fence Farm Owners Association
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Reserve Component List	Engineering Data Section	Replacement Year (red font if in 5 years or less)	Age	Useful Life (years)	Remaining Useful Life (years)	Replacement Cost without Inflation	% Included (blue font if less than 100%)	\$ Included	Number of Phases	Cost per Phase	Flexibility
Pond Restoration (1)	6.781	2023	original	30	3	\$118,000	100%	\$118,000	2	\$59,000	deferrable

(1) See Property Engineering Review Page 1.201

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Property and Service Summary

Location:	Bellbrook, Ohio
Property type:	common amenity
Number of units:	76
Year of construction:	1993
Date of inspection:	January 22, 2020
Type of service:	reserve study
Level of service:	Full Study
Length of analysis:	30 years
2020 budgeted reserve contribution:	\$10,000
2021 recommended reserve contribution:	\$18,000 = increase of \$8,000 (\$8.77 per home per month)
Features:	ponds, common areas
Upcoming projects:	pond restoration



wet/retention pond



wet/retention pond



dry/detention pond



landscaped common area



Recommended Reserve Funding Plan

White Fence Farm Owners Association

Year	Inflated expenditures (2.9% annual)	Recommended reserve contributions	Ending reserve balance	Average \$ per home per month (76 homes)**	\$ increase per month from previous year	% increase from previous year
2020*	\$0	\$10,000	\$35,454	\$10.96	-	-
2021	\$0	\$18,000	\$54,343	\$19.74	\$8.77	80.0%
2022	\$0	\$26,000	\$81,690	\$28.51	\$8.77	44.4%
2023	(\$73,000)	\$34,000	\$43,934	\$37.28	\$8.77	30.8%
***2024	(\$66,148)	\$42,000	<u>\$20,424</u>	\$46.05	\$8.77	23.5%
2025	\$0	\$7,500	\$28,407	\$8.22	-\$37.83	-82.1%
2026	\$0	\$7,500	\$36,550	\$8.22	\$0.00	0.0%
2027	\$0	\$7,500	\$44,856	\$8.22	\$0.00	0.0%
2028	\$0	\$7,500	\$53,328	\$8.22	\$0.00	0.0%
2029	\$0	\$7,500	\$61,970	\$8.22	\$0.00	0.0%
2030	\$0	\$7,500	\$70,784	\$8.22	\$0.00	0.0%
2031	\$0	\$7,500	\$79,775	\$8.22	\$0.00	0.0%
2032	\$0	\$7,500	\$88,945	\$8.22	\$0.00	0.0%
2033	\$0	\$7,500	\$98,299	\$8.22	\$0.00	0.0%
2034	\$0	\$7,500	\$107,840	\$8.22	\$0.00	0.0%
2035	\$0	\$7,500	\$117,572	\$8.22	\$0.00	0.0%
2036	\$0	\$7,500	\$127,498	\$8.22	\$0.00	0.0%
2037	\$0	\$7,500	\$137,623	\$8.22	\$0.00	0.0%
2038	\$0	\$7,500	\$147,950	\$8.22	\$0.00	0.0%
2039	\$0	\$7,500	\$158,484	\$8.22	\$0.00	0.0%
2040	\$0	\$7,500	\$169,229	\$8.22	\$0.00	0.0%
2041	\$0	\$7,500	\$180,189	\$8.22	\$0.00	0.0%
2042	\$0	\$7,500	\$191,368	\$8.22	\$0.00	0.0%
2043	\$0	\$7,500	\$202,770	\$8.22	\$0.00	0.0%
2044	\$0	\$7,500	\$214,400	\$8.22	\$0.00	0.0%
2045	\$0	\$7,500	\$226,263	\$8.22	\$0.00	0.0%
2046	\$0	\$7,500	\$238,363	\$8.22	\$0.00	0.0%
2047	\$0	\$7,500	\$250,705	\$8.22	\$0.00	0.0%
2048	\$0	\$7,500	\$263,294	\$8.22	\$0.00	0.0%
2049	\$0	\$7,500	\$276,135	\$8.22	\$0.00	0.0%
2050****	\$0	\$7,500	\$289,233	\$8.22	\$0.00	0.0%

* reserve contributions are budgeted

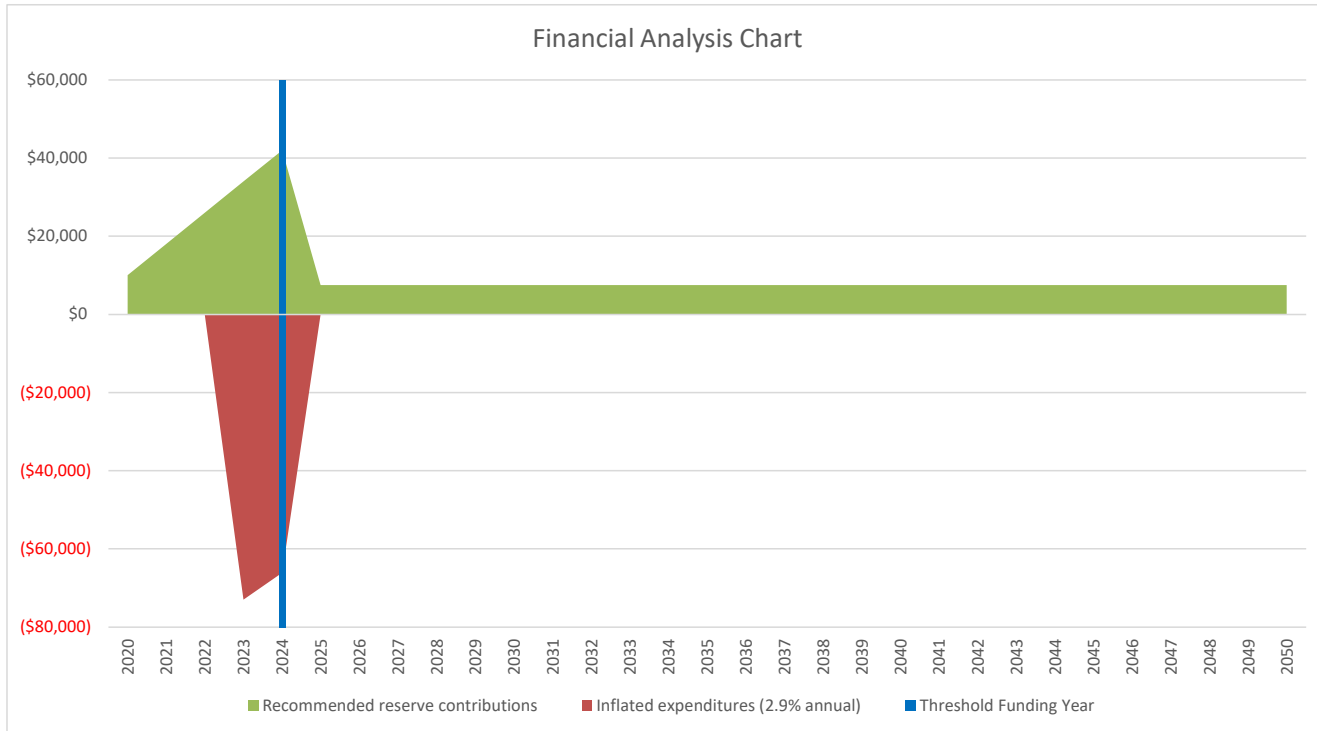
**The costs in this column represent an AVERAGE \$ only and is only intended to put the \$ into perspective.

***2024 is the THRESHOLD FUNDING YEAR (the year the reserve balance is at its lowest point)

2050****Ending reserve balance considers the need for pond restoration after 2050.



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30 Year Expenditure Summary

These summary pages depict the INFLATED reserve expenses during the next 30 years. The costs on these pages SHOULD NOT be compared to current bid costs as these costs are inflated.

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Fiscal year	2020	2021	2022	2023	threshold funding year	2024	2025	2026	2027
	Construction inflation rate	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Compounded construction inflation	100.0%	102.9%	105.9%	109.0%	112.1%	115.4%	118.7%	122.2%	
Beginning balance (January 1, 2020)	\$25,333	\$35,454	\$54,343	\$81,690	\$43,934	\$20,424	\$28,407	\$36,550	\$44,856
Inflated expenditures (2.9% annual)	\$0	\$0	\$0	(\$73,000)	(\$66,148)	\$0	\$0	\$0	\$0
Recommended reserve contributions	\$10,000	\$18,000	\$26,000	\$34,000	\$42,000	\$7,500	\$7,500	\$7,500	\$7,500
Estimated interest earned (2.0% PROJECTED yield rate)	\$121	\$889	\$1,347	\$1,244	\$637	\$483	\$643	\$806	
Ending reserve balance	\$35,454	\$54,343	\$81,690	\$43,934	\$20,424	\$28,407	\$36,550	\$44,856	

Reserve Component List

Dry Detention Pond Renovation	8,716
Pond Restoration (1)	64,283

Costs plus Inflation

30 Year Expenditure Summary

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Fiscal year	2028	2029	2030	2031	2032	2033	2034	2035
Construction inflation rate	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Compounded construction inflation	125.7%	129.3%	133.1%	137.0%	140.9%	145.0%	149.2%	153.5%
Beginning balance (January 1, 2020)	\$44,856	\$53,328	\$61,970	\$70,784	\$79,775	\$88,945	\$98,299	\$107,840
Inflated expenditures (2.9% annual)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recommended reserve contributions	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
Estimated interest earned (2.0% PROJECTED yield rate)	\$972	\$1,142	\$1,314	\$1,491	\$1,670	\$1,854	\$2,041	\$2,232
Ending reserve balance	\$53,328	\$61,970	\$70,784	\$79,775	\$88,945	\$98,299	\$107,840	\$117,572

Reserve Component List

Dry Detention Pond Renovation
Pond Restoration (1)

Costs plus Inflation

30 Year Expenditure Summary

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Fiscal year	2036	2037	2038	2039	2040	2041	2042	2043
Construction inflation rate	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Compounded construction inflation	158.0%	162.6%	167.3%	172.1%	177.1%	182.3%	187.6%	193.0%
Beginning balance (January 1, 2020)	\$117,572	\$127,498	\$137,623	\$147,950	\$158,484	\$169,229	\$180,189	\$191,368
Inflated expenditures (2.9% annual)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recommended reserve contributions	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
Estimated interest earned (2.0% PROJECTED yield rate)	\$2,426	\$2,625	\$2,827	\$3,034	\$3,245	\$3,460	\$3,679	\$3,902
Ending reserve balance	\$127,498	\$137,623	\$147,950	\$158,484	\$169,229	\$180,189	\$191,368	\$202,770

Reserve Component List

Dry Detention Pond Renovation
Pond Restoration (1)

Costs plus Inflation

30 Year Expenditure Summary

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Fiscal year	2044	2045	2046	2047	2048	2049	2050
Construction inflation rate	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Compounded construction inflation	198.6%	204.4%	210.3%	216.4%	222.7%	229.1%	235.8%
Beginning balance (January 1, 2020)	\$202,770	\$214,400	\$226,263	\$238,363	\$250,705	\$263,294	\$276,135
Inflated expenditures (2.9% annual)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recommended reserve contributions	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
Estimated interest earned (2.0% PROJECTED yield rate)	\$4,130	\$4,363	\$4,600	\$4,842	\$5,089	\$5,341	\$5,598
Ending reserve balance	\$214,400	\$226,263	\$238,363	\$250,705	\$263,294	\$276,135	\$289,233

Reserve Component List

Dry Detention Pond Renovation
Pond Restoration (1)

Costs plus Inflation