

PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.

**RESERVE FUNDS YEAR END REPORT
THROUGH DECEMBER 31, 2016**

In 2015, the Parkside Board of Directors (BOD) commissioned Association Reserves to do a 'Full' Reserve Study to determine the projected life, cost and repair and/or replacement of major common area items in future years for Parkside Place. The Study recommended 25 items with corresponding repair/replace estimates over the next 30 years. This also provides the BOD an in-depth review of the various capital items for consideration when preparing annual budgets. The PSP BOD adopted the 2015 Reserve Study with a beginning date of January 1, 2016. The Board also adopted a 'pooled' approach to the Reserve Account. That means tracking just the total of the Reserves without strictly adhering to various amounts and years for items listed in the Study. This provides flexibility to the BOD using Reserve funds to maintain PSP. The complete Reserve Study is on the Parkside Place website. This year end report provides detailed information on the income and expenditures of the Reserve Account for budget year 2016. This data is from the 2016 CPA reviewed financial reports of Parkside Place for the 2016 accounting year.

INCOME: The Reserve Study recommends an annual deposit into the Reserve Account by owners. The Study recommends a 3% annual increase in deposits. The recommended amount for 2016 was \$41,400.00. Actual deposit from our Operating Account was \$42,800.00. 2016 Interest on the Reserve Account added an additional \$430.00 for a total 2016 Reserve Account Income of \$43,230.00.

EXPENSES: The PSP BOD must approve all Reserve Account expenses. 2016 Total Reserve Account Expenses are \$51,150.00 as detailed below: (Note – expenditure dates show when the invoice was paid; not necessarily when the work was completed.)

<u>Category</u>	<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
2125 - Concrete Roads	07/19/16	MRC Contracting	Rpr Concrete Rds	\$ 40,727
2125 - Concrete Roads	10/12/16	Keystone Engineers	Eng costs - road rpr	\$ 2,851
2175 - Lamp Posts	10/28/16	Mel North	Lamp Posts	\$ 1,882
2185 - Pond & Drain	06/17/16	Lake & Wetland	Pond Renovation	\$ 1,425
2185 - Pond & Drain	10/28/16	Lake & Wetland	Pond Renovation	\$ 1,425
2367 - Common Door	10/28/16	Natural Harmony	Install Gate	\$ 125
2782 - Spa Pump	10/28/16	Spectrum Pool	Repair Spa Heater	\$ 273
2782 - Spa Pump	11/10/16	Natural Pro Gas	Spa Heater	\$ 2,297
2787 - Pool Equip Rpr	10/28/16	Hambel Plumbing	Rpr Pool Pump	\$ 145
Total 2016 Reserve Account Expenditures				\$ 51,150

Beginning Reserve Fund Balance 01/01/2016	\$201,120.00
2016 Income	\$ 43,230.00
2016 Expenditures	<u>(\$ 51,150.00)</u>
Ending Reserve Fund Balance 12/31/2016	\$193,200.00