

YINGST ENGINEERS & Associates, Inc.TM

Inspections • Design • Forensic Engineering • Reserve & Transition Studies

RESERVE FUND STUDY BENNETT RUN HOMEOWNERS ASSOCIATION

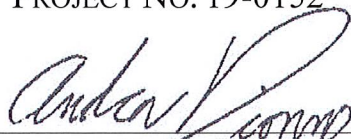
PREPARED FOR:

BENNETT RUN HOMEOWNERS ASSOCIATION
C/O STEPHANIE TREBATOSKI, ASSOCIATION REPRESENTATIVE
P.O. Box 455
MANCHESTER, PA 17345

PREPARED BY:

YINGST ENGINEERS & ASSOCIATES, INC.
PROJECT No. 19-0152




Andrew D. Dionne, R.S.


Stephen M. Yingst, P.E., CBIE

September 5, 2019

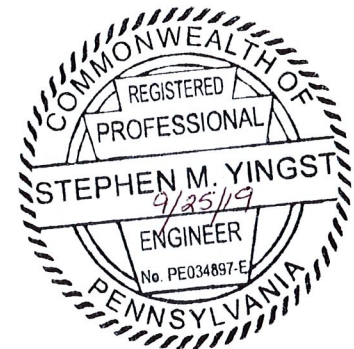
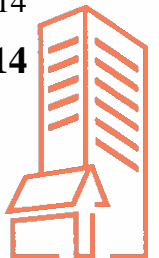
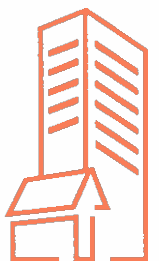


TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY	1
2.0 STUDY CONSIDERATIONS	2
2.1 Report Process.....	2
2.2 Scope	2
2.3 Limitations	4
2.4 Interviews.....	5
2.5 Terminology and Definitions	5
3.0 DESCRIPTION	6
4.0 SITE COMPONENTS	7
4.1 Stormwater Management	7
4.1.1 Site Grading.....	7
4.1.2 Catchment & Collection Structures.....	7
4.1.3 Retaining Walls.....	8
4.2 Paving.....	9
4.2.1 Common Parking Areas.....	9
4.3 Concrete Flatwork	11
4.4 Curbing.....	11
4.5 Community Fencing	12
4.6 Community Lighting.....	12
4.7 Open Space Areas	12
5.0 STRUCTURE	13
5.1 Community Buildings	13
6.0 MECHANICAL SYSTEMS	13
6.1 Electrical Systems	13
6.2 Plumbing Systems.....	13
7.0 COMMUNITY FEATURES	14
7.1 Miscellaneous Amenities	14
8.0 CONCLUSION.....	14



APPENDIX A: RESERVE FUND PROJECTIONS
APPENDIX B: PROJECT PHOTOGRAPHS
APPENDIX C: SITE FIGURE



1.0 EXECUTIVE SUMMARY

Yingst Engineers & Associates, Inc. (“Yingst Engineers”) was engaged by the Executive Board to conduct a Reserve Fund Study (RFS) of the Bennett Run Homeowners Association (“Bennett Run”) in Manchester, Pennsylvania. The purpose of this study is to provide the community with information needed to establish a reasonable reserve fund to offset future capital expenditures.

The project originated with a site investigation that occurred on August 23, 2019 and included a condition assessment (with quantity take-offs) of the Association-maintained common elements. Additional background information was also provided by the Association representatives during this project phase. Weather conditions during the inspection were generally overcast with periods of moderate precipitation and temperatures in the low 70s (degrees Fahrenheit).

The Bennett Run community has been developed in phases starting in 2000/2001. However, ongoing construction has occurred since that time. The subject community consists primarily of single-family homes. However, some multi-unit buildings were identified within the Phase I and II portions of the community. While the western portion of the community is still under construction, the Association currently consists of 439 residential units (as reported). It was not reported what the total number of units will consist of at full build-out.

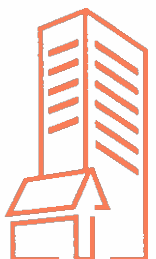
Note: The Financial Analysis assumes funding from the 439 constructed units only (see Appendix A). Information regarding the build-out schedule was not provided (or may not be available), and as such, we cannot make any assumptions regarding the full build-out date. We strongly recommend that this study be updated over the next three to five years to fully incorporate any new site components that are constructed. This will be particularly important if full build-out extends beyond a five-year period.

Overall, the included site components are generally in good condition. As will be discussed in the body of this report, we have identified some common elements within the community that are in need of short-term repairs and/or replacement.

This RFS is based on a 20-year study period with a start date of January 1, 2020. Background information was provided by the Association, and the study includes the following financial parameters:

- Starting Reserve Fund Balance: **\$20,000**
- Annual inflation rate: **2.50%**
- Rate of return on invested funds: **0.00%**

The *Financial Analysis* and *Funding Plan* for this RFS project are included in Appendix A of this report. The study concludes, however, that the Association is currently underfunded, and without modifications to its current funding plan, the community will be unable to meet future financial obligations for replacement or major repair of the



community's common elements. *As will be discussed in Appendix A, the annual contribution is for the reserve fund portion of the total annual dues only. The operating budget dues must be added to this amount to determine the total annual dues.*

2.0 STUDY CONSIDERATIONS

2.1 Report Process

The primary objectives of this study are to: (A) perform an engineering evaluation (*Physical Analysis*) of the community's common elements to assess their current condition and estimated remaining useful life; (B) assess the current reserve fund contribution relative to future financial obligations for replacement or major repair of the community's common elements (*Financial Analysis*); and (C) establish an appropriate reserve fund contribution to assist the community in meeting these future financial obligations (*Funding Plan*).

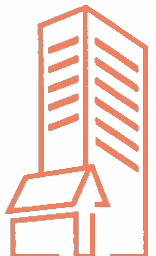
The *Financial Analysis* and *Funding Plan* phases of this study address the reserve fund contribution only and do not address funding considerations associated with the general operating budget. It is our understanding that the operating budget will continue to provide for typical maintenance of common elements up to the time of replacement. It is always recommended that the Association consult with its financial advisor prior to implementation of the *Funding Plan* presented in this study.

We also recommend that the RFS be updated on three- to five-year cycles. These updates are important to assess potential changes at the property (weather-related damage, property additions or deletions, etc.) and/or marketplace (material costs, inflation rate, etc.) that could impact the study assumptions and costs.

2.2 Scope

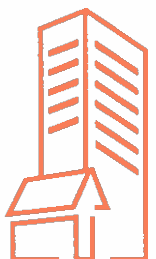
As outlined in the Reserve Study Proposal dated June 28, 2019, the common elements included in the scope of work for this project are as follows:

- Area A:
 - Paving at common parking lot at intersection of Thomas Drive and Fisher Drive
- Area B:
 - Retention pond at end of Rachel Drive
 - Common sidewalk adjacent to retention pond
- Area C:
 - Paving at common parking area at intersection of Matthew Drive and Fisher Drive
- Area D:
 - Not Included



- Area E:
 - Paving at common parking area at bend along Matthew Drive
 - Open space adjacent to mailbox cluster
- Area E2:
 - Paving at small common parking area at bend along Matthew Drive
- Area E3:
 - Paving at cul-de-sac along Matthew Drive
 - Cement barrier along site boundary at cul-de-sac along Matthew Drive
 - Common area sidewalks adjacent to cul-de-sac along Matthew Drive
- Area F:
 - Retention pond at intersection of Adams Street and Taylor Drive
 - Common sidewalk adjacent to retention pond
- Area F2:
 - Open space at intersection of Test Road and Taylor Drive
 - Common sidewalk adjacent to open space at intersection of Test Road and Taylor Drive
- Area G:
 - Open space at bog area along Thomas Avenue
 - Common sidewalk adjacent open space at bog area along Thomas Avenue
- Areas H & I:
 - Open space areas under powerlines (adjacent to Joshua Drive and Taylor Drive)
 - Common sidewalk areas adjacent to open space areas along Joshua Drive and Taylor Drive
- Area J:
 - Wetland area along Dylan Drive
 - Common sidewalk adjacent to wetland area along Dylan Drive
- Area K:
 - Open space near intersection of Copenhaffer Road and Andrew Drive
 - Common sidewalk adjacent to open space near intersection of Copenhaffer Road and Andrew Drive.

Further, this list of common elements was derived from information provided by the Association Representatives. It is important to note that a full review of the Association's governing documents is outside the scope of work for this project. It is often prudent to have a full legal review of the governing documents performed to provide assurances to the Board that proper interpretation has occurred. This legal review often results in the development of a *responsibility matrix*, which clearly defines responsibility parameters for both the Association and individual homeowners.



We have performed a visual assessment of the Association-maintained common elements within the community; however, no invasive testing was performed. While Yingst Engineers is qualified to perform investigative services and has extensive litigation experience (expert reports, expert witness, etc.), these services are beyond the scope of work for this RFS project. Refer to Section 2.3 for additional limitations.

2.3 Limitations

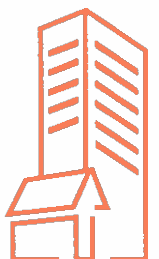
We did not perform any soil analysis, geological studies, seismic assessments, air quality analysis (i.e., mold, bacteria, volatile organic compounds, etc.), or other types of investigative services, as they are well beyond the project scope. Accordingly, we are not responsible for potential environmental liabilities in connection with the subject property, including its conformance to specific government requirements. Further, the presence of hazardous substances or materials at the subject site was not considered.

Yingst Engineers assumes no liability for the accuracy of information provided by Association representatives or others familiar with the community that was used in the preparation of this study.

The study does not represent a warranty or guarantee of the performance of building and site materials or workmanship, which could impact the remaining useful life assumptions for common area elements. Further, the property was not investigated for compliance with applicable building codes, and no code officials or regulatory agencies were interviewed coincident to this study.

While we have included cost estimates (using standard industry sources) as part of this study, we have not prepared detailed engineering calculations or performed other types of engineering services (design, specifications, etc.). It is always prudent to obtain multiple cost estimates from qualified contractors prior to performing any capital improvement project within the community. It is important to understand that due to numerous variables, the actual cost for replacement or major repair of common area elements cannot be known, and significant pricing variances between contractors should be assumed.

We prepared this study for the exclusive use of the Bennett Run Homeowners Association. Prior to any other individual or party relying upon this study and our conclusions, said party is required to obtain our express written consent. If another individual or party relies on this study, they shall indemnify and hold Yingst Engineers & Associates, Inc. harmless for any damages, losses, or expenses they may incur as a result of this study's use.



2.4 Interviews

Along with information obtained during our on-site investigation, persons with knowledge of the community were interviewed to obtain background information and documents for our use and/or review. The following people were interviewed:

- Stephanie Trebatoski, Executive Board, Bennett Run Homeowners Association
- Joseph Souder, Executive Board, Bennett Run Homeowners Association.

2.5 Terminology and Definitions

For your reference, the following definitions may be helpful:

Reserve Fund: Income set aside for the projected replacement and/or repair of the association's common elements.

Component: A specific item or element which is part of the association's common area assets, which requires reserve funding.

Quantity: The quantity or amount of each reserve component element and is commonly referenced using the following abbreviations:

- SF = Square Feet
- SY = Square Yards
- LF = Linear Feet
- LS = Lump Sum Cost
- EA = Each

Current Cost: The estimated current cost to replace a reserve component.

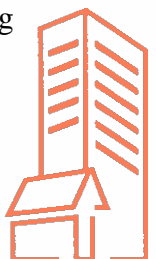
Unit Cost: The per unit of measure replacement cost, in current dollars.

Useful Life: The typical normal useful life of a building or site component when new.

Remaining Useful Life (RUL): The estimated remaining useful expectancy of an item or building component, based on age and current physical condition.

Excellent: Recently installed building system or site component with no repair or maintenance required. The full RUL of this system/component is assumed.

Good: A building system or site component exhibiting evidence of normal aging and appears capable of achieving its typical useful life. It may, however, be in need of typical repair or maintenance work.



Fair: A building system or site component that is approaching the end of its useful life or requires more than normal maintenance and repair to extend its remaining useful life.

Poor: A building system or site component that is no longer functioning as designed and/or represents a safety concern. Replacement or major repair is recommended in the near term.

Directional references (right, left, etc. or north, south, etc.) are taken from the vantage point of an observer standing in front of a unit or building and facing it.

3.0 DESCRIPTION

The Bennett Run community has been developed in phases starting in 2000/2001. However, ongoing construction has occurred since that time. The subject community consists primarily of single-family homes. However, some multi-unit buildings were identified within the Phase I and II portions of the community. While the western portion of the community is still under construction, the Association currently consists of 439 residential units. It was not reported what the total number of units will consist of at full build-out.

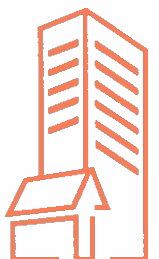
Direct access to the community is provided at:

- Three (3) locations along Copenhaffer Road
- Two (2) locations along Butter Road.

Common parking areas are located throughout the community which are owned and maintained by the Association.

Common sidewalks are installed within the community and provide pedestrian access throughout the site. No recreational amenities are associated with the subject community.

The community also maintains stormwater detention basins, wetland areas and open space areas at the site. Additional discussion of these site features will occur in the body of this report.



4.0 SITE COMPONENTS

4.1 Stormwater Management

4.1.1 *Site Grading*

The topography of the site varies with moderate to sharp topographical changes noted within the property boundaries.

No significant adverse topographical features were identified as part of the study.

It is always important that positive slopes away from the building foundation systems be maintained to minimize the potential for water entry and possible foundation settlement.

4.1.2 *Catchment & Collection Structures*

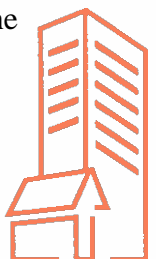
While a full survey of the on-site stormwater management systems was not included in the scope of work for this project, no significant stormwater management concerns and/or deficiencies were identified as part of this study.

Stormwater from surface areas at the site is either collected by inlet structures located along the paved access drives, open space (grass areas) or through overland flow which is then conveyed to the on-site stormwater management basins.

Stormwater from the surface inlet structures enters Detention Basin 1 through standard concrete headwalls and culverts. It was reported that the culvert pipe for the inlet structure at Detention Basin 2 was terminated and this basin only receives stormwater from overland flow or directly via precipitation events. We also identified precast concrete catch basin outfall structures at the two stormwater management basins. This is a common design for detention basins. Additionally, the basin areas have earthen berm emergency spillways that provide relief if the basins were to become full during larger storm events. The subject basins include:

- Detention Basin 1 (Area B): Located southwest of the intersection of Rachel Drive and Taylor Drive
- Detention Basin 2 (Area F): Located south of the intersection of Adam Street and Taylor Drive.

No indications of poor stormwater management were identified within the detention basins during the site visit.



It is recommended that the on-site detention basins be closely monitored subsequent to heavy rain events to ensure that standing water does not remain for extended periods.

It is also important that the on-site surface inlet structures and stormsewer pipe culverts be kept clean and well maintained for proper stormwater conveyance.

Drainage swale areas are located within the community and were designed to direct stormwater toward the surface inlet structures and away from the subject buildings.

Stormwater management from the building roof surfaces is provided by gutter and downspout systems.

It should also be noted that a wetland type area is located west of Dylan Drive. While maintenance associated with this type of wetland is minimal, typical maintenance may include, but would not be limited to, repairing slope embankments and cleaning debris subsequent to heavy storm events, removal and replacement of diseased vegetation, filling of any holes or voids within wetland, etc.

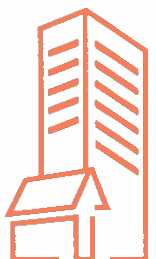
For the purposes of this study, we have included a stormwater management allowance for non-annual maintenance or repair of the detention basins, wetland area and conveyance systems on three-year cycles starting in Year 3.

4.1.3 Retaining Walls

Due to topographical changes at the site, several retaining wall structures have been installed. Specifically, retaining walls were identified at the following areas:

Interlocking Concrete Block Walls:

- Retaining Wall #1 (Area H-2): Walls located on both sides of Taylor Drive west of the intersection of Andrew Drive and Taylor Drive (*approximately 2,310 square feet*). The wall areas are located adjacent to a culvert structure extending below Taylor Drive, which is designed to convey stormwater from a small creek intersecting this portion of the site. For the purposes of this study, we have referred to this area as Area H-2.
- Retaining Wall #2 (Area J): Wall located along the western side of Dylan Drive and adjacent to a wetland area (*approximately 1,664 square feet*).
- Retaining Wall #3 (Area L): Walls located on both sides of Taylor Drive between Eli Drive and Callie Drive (*approximately 4,182*



square feet). The wall areas are located adjacent to a culvert structure extending below Taylor Drive, which is designed to convey stormwater from a small creek intersecting this portion of the site. For the purposes of this study, we have referred to this area as Area L.

The retaining wall structures were generally in good condition and should be monitored. We would recommend that the woody brush and trees growing in close proximity to the retaining wall structures be kept trimmed back. This work can be completed as part of normal landscaping maintenance.

It is important to note, however, that a full structural investigation of these retaining walls was outside the scope of work for this project and was therefore, not conducted.

The retaining wall structures are long-life components in which replacement would not be assumed for another 50 to 75 years. As such, replacement of these components will not occur over the 20-year study period. For the purposes of this report, however, and for long-term planning purposes, we have included a replacement cost in the funding analysis for replacement of the retaining wall structures.

Concrete Barrier

A permanently installed concrete barrier (Jersey-style barrier) is installed along the eastern side of the common parking area at the Matthew Drive cul-de-sac (Area E-3).

The concrete barrier was in good condition. Recognizing its long design life, replacement over the 20-year study period is not assumed.

4.2 Paving

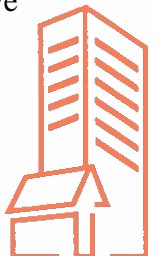
4.2.1 *Common Parking Areas*

Common parking areas with standard parking stalls are provided off some of the public access drives. It is understood that the Association is responsible for maintenance and repair/resurfacing of these common parking areas. As such, Association costs were included in the Reserve Study for these components.

The common parking areas are located at the following areas:

Phase I (2000/2001):

- Area A: East of the intersection of Fisher Drive and Thomas Drive (approximately 6,340 square feet)



- Area C: West of the intersection of Fisher Drive and Matthew Drive (approximately 4,020 square feet).

Phase II (2008/2009):

- Area E: Western side of Matthew Drive along corner (approximately 5,680 square feet)
- Area E-2: Eastern side of Matthew Drive along corner (approximately 5,385 square feet).

Phase II (2019):

- Area E-3: Eastern common parking area at the Matthew Drive cul-de-sac (approximately 14,825 square feet)
- Area E-3A: Western common parking area at the Matthew Drive cul-de-sac (approximately 12,460 square feet).

In total, the community maintains approximately 48,710 square feet of paving associated with the common parking areas.

With regular maintenance, this paving has a typical useful life of approximately 15 to 20 years. For the purposes of this RFS, we have assumed a full 20-year design life.

Overall, the paved surfaces are in fair to good condition for their respective ages with signs of typical aging and wear noted. Some of the typical conditions noted at the older paved surfaces included:

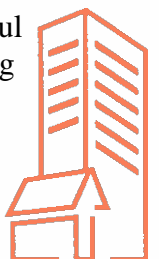
- Heavy cracking (grass growing through cracks at some areas)
- Limited water ponding at surface depressions
- Faded striping at most parking stalls.

Further, to spread out the financial load for the paving resurfacing projects, we have assumed that large-scale resurfacing will occur in three phases, including:

- Phase I: Common parking areas installed 2000-2001 (2023)
- Phase II: Common parking areas installed 2008-2009 (2029)
- Phase III: Common parking areas installed 2019 (2040).

While regular maintenance will be required, conditions at the site indicated that with regular maintenance, these paved parking areas should remain serviceable until replacement occurs.

While opinions vary relative to the additional useful life gained by seal coating, most experts agree that paving maintenance will extend the useful life of secondary asphalt paved surfaces, including driveways and parking areas. However, other considerations such as initial installation and the



quality of base materials (i.e., stone aggregate, etc.) are significant factors in the design life of a paved surface. Coincident to seal coating activities, any areas of cracked or damaged paving should be properly filled, patched and sealed. For the purposes of this study, we have assumed seal coating on five-year cycles.

4.3 Concrete Flatwork

Flatwork included in this study consists of cast-in-place concrete common area sidewalks, which provide pedestrian access throughout the community. For the purposes of this study, we have only included sidewalk areas located adjacent to common areas. The concrete flatwork within the community is original to construction.

Based on obtained site measurements, the community maintains approximately 10,745 square feet of common concrete sidewalks.

Generally, the common area sidewalks within the community are in good condition. Due to varying rates of aging, we have included an allowance for limited replacement (25%) of the common area sidewalks on two-year cycles over the study period.

It is important that the concrete flatwork scheduled for replacement later in the study period be kept under close observation and that these items be moved up in the replacement schedule if accelerated deterioration is noted.

4.4 Curbing

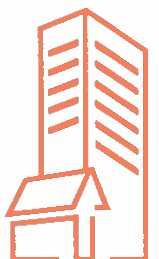
Concrete (Slanted):

Standard concrete curbing is located at common parking lots at Areas E and E-2 along Matthew Drive. It is understood that maintenance and repair/replacement of this curbing is the responsibility of Association.

The curbing is generally in good condition for its age. Recognizing the long design life of these components, large scale replacement over the study period is not assumed. We have again included an allowance for limited replacement (50%) of the concrete curbing over the current 20-year study period.

Some curbing repairs are recommended in the near term at Area E-2.

As is typical, limited curbing maintenance is needed to address some areas of chipped and damaged curbing. Funding for this maintenance should be provided from the general operating budget, and no repairs costs were included as part of this analysis.



4.5 Community Fencing

The community maintains vinyl coated chain link fencing at the two (2) detention basins and adjacent to the retaining wall structures.

It was reported that the fencing at the detention basins (Areas B & F) was replaced within the past year. Likewise, the fencing at Area L was also noted to have installed in the recent past. The community fencing at Areas H-2 & J are assumed to be approximately six years old.

For this style of fencing, we have assumed a 20-year design life. This has been reflected in the attached funding analysis. The community fencing should be closely monitored for damage (impact, other) and repairs occur, if needed.

4.6 Community Lighting

The Association currently maintains 48 street light fixtures mounted on metal posts. The street light posts are original to the construction phases and are in good condition.

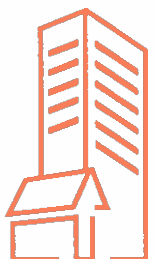
The study has assumed a 30- to 35-year useful life and phased replacement of these poles/fixtures over the study period starting in Year 17. We have assumed that funding for any pole or fixture maintenance (i.e., painting, etc.) will be provided via the general operating budget.

4.7 Open Space Areas

Open space areas within the community include:

- Areas E: Grass area between mailbox clusters and paved parking lot/driveway
- Area F2: Grass area south of the intersection of Test Road and Taylor Drive
- Area G: Grass and bog type area located northwest of the intersection of Thomas Drive and Adam Street
- Areas H & I: Grass and underbrush below powerlines between Joshua Drive and Andrew Drive (extending south across Taylor Drive)
- Area K: Small grass area between fence and sidewalk extending south from the intersection of Andrew Drive and Copenhaffer Road up to Dylan Drive.

Overall, the above noted open space areas were generally well maintained. The costs associated with landscaping, including seasonal lawn treatment and



maintenance, annual plantings, and pruning, should be addressed in the general operating budget and are not included in the reserve fund analysis.

5.0 STRUCTURE

5.1 Community Buildings

The residential buildings are of stick-framed construction with pitched roofs. It is important to note that a full structural investigation of the on-site buildings was outside the scope of work for this project.

No common buildings (i.e., clubhouse, pool house, etc.) are located at the site.

6.0 MECHANICAL SYSTEMS

6.1 Electrical Systems

Residential electrical systems typically are supplied by a three-wire, 120/240 volt system. The smallest modern systems are at least 100 amperes with 200 amperes the most common. Larger homes may have 400 amperes or even more in rare instances.

The main electric service cables come to the units via pad-mounted transformers. No excavation near these units or near the service entrance cables should be done unless the electric utility has been consulted and the cables clearly marked.

An evaluation of the electrical systems at the residential units is outside the scope of work for this project.

6.2 Plumbing Systems

The primary components of the plumbing system consist of the supply piping, the drain piping, the water heater, and the various fixtures. The supply piping brings the water to the fixture from a private well or public water main, and the drain piping carries the water from the fixture to a private septic system or to a public sewer line.

The supply piping works under pressure (typically 40 to 80 psi) while the drain lines are gravity flow and must be sloped accordingly.

Based on available evidence, the community buildings are served by municipal water and sewer.

While a detailed evaluation of the plumbing system is outside the scope of work for this project, based on the sources reviewed, the design life for sewer and water



mains and laterals should be between 28 and 50 years. Thus, some repairs and maintenance to these utilities may be needed over the study period.

7.0 COMMUNITY FEATURES

7.1 Miscellaneous Amenities

No community amenities (i.e., playground, pool, tennis court, etc.) are located at the subject site.

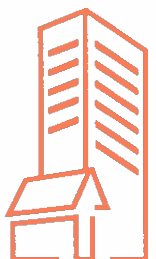
8.0 CONCLUSION

Overall, we consider the subject community to be in good condition. As discussed in the body of this report, however, some near term component repair and replacement is recommended.

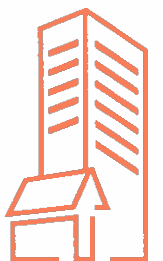
Further, aggressive (proactive) maintenance of all common elements within the community is recommended to ensure that the full remaining useful lives of all study components are realized.

Yingst Engineers is also available for ongoing community support and offers a full range of consulting services to support the needs of the Association from minor issues to future repair and design. Some of our related services include:

- Special engineering investigations to evaluate concerns such as paving, exterior, roofs, retaining walls, or stormwater management
- Development of repair plans and design details to correct component deficiencies and provide cost effective repair options
- Assistance with insurance and litigation matters
- Design and development of plans and specifications for permitting and construction.



APPENDIX A:
RESERVE FUND PROJECTIONS



RESERVE FUND PROJECTIONS

The initial financial parameters (see Section 1.0) provide a baseline for the Funding Plan. Further, projected end-of-year reserve balances are included over the 20-year study period. However, marketplace fluctuations (i.e., rate of return on invested funds, inflation rate, etc.) and/or unplanned component repair/replacement would change the projected end of year balances presented in this study. *Note that the annual amounts discussed below are for the reserve fund portion of the total annual dues only. The operating budget dues must be added to this amount to determine the total annual dues.*

Current Funding:

This assumes that the current funding approach (i.e., \$0.00 annually) is continued throughout the 20-year study period. This results in significant negative reserve fund balances from Year 4 to Year 20 of the study period.

To eliminate the negative occurrences, some alternative funding options are provided. We have included three options to your current funding program and recommend that the Board adopt an alternative that best reflects the objectives of the community:

Option 1: Level Funding

The annual contribution would be adjusted to \$18,500 on January 1, 2020. The annual contribution would remain level at \$18,500 through the balance of the 20-year study period. No special assessments are assumed in this option.

Option 2: Escalating Funding at 2% Per Year

This alternative assumes that the annual contribution at the start of the study period would be decreased to \$16,000. The annual contribution would be increased by 2% each year over the balance of the 20-year study period. No special assessments are assumed in this option.

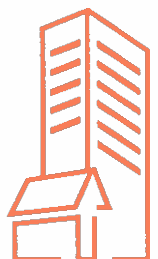
Option 3: Escalating Funding at 4% Per Year

This alternative assumes that the annual contribution at the start of the study period would be decreased to \$13,000. The annual contribution would be increased by 4% each year over the balance of the 20-year study period. No special assessments are assumed in this option.

Financial Analysis – Summary

The funding program recommendations are made with the objective of limiting substantial cash excesses while minimizing financial burdens that can result from significant cash inadequacies. The information provided in the Reserve Fund Study is intended to be used as a tool to determine reserve fund allocation requirements for the community, to manage future Association obligations, and to inform the community of future financial needs in general.

As noted earlier in the report, we strongly recommend that this study be updated over the next three to five years to fully incorporate any new site components that are constructed. This will be particularly important if full build-out extends beyond a five-year period.



RESERVE STUDY INPUT WORKSHEET

Community Information

Organization:	Bennett Run Homeowners Association
Street Address:	
Street Address 2:	
City:	Manchester
State:	Pennsylvania
Zip Code:	17345
Phone:	
Current Date:	09/03/2019
Inspection Date:	08/23/2019
Number of Units:	439
Starting Occupancy %:	100%
Occupancy Change / Year:	0%
Building(s) Age (years):	18
Study Start Date:	01/01/2020
Study Duration (years):	20
Study End Date:	12/31/2039

Current Financial Information

Reserve Funds at Start of Study Date:	\$	20,000.00
Assumed Annual Nominal Rate of Return on Funds (%):		0.00%
Assumed Annual Rate of Inflation (%):		2.50%
Current Funding Contribution Entry Selection:	Total Annual	
Funding Contribution Amount:	\$	-
Funding Contribution Amount Increase Per Fiscal Year:		0.00%
Total Monthly Contribution:	\$	-
Total Annual Contribution:	\$	-
Select Special Contribution Type:	No Contributions	

Special Contributions

#	Month of Contribution	Amount

Special Funding Considerations

Year	Change	Total Annual



CURRENT FUNDING & FUNDING OPTIONS WORKSHEET

For: Bennett Run Homeowners Association

Current Funding		
Current Funding Contribution:		Total Annual
Funding Contribution Amount:		\$ -
Funding Contribution Amount Increase Per Fiscal Year:		0.00%
Starting Balance:		\$ 20,000.00
Ending Balance:		\$ (336,530.94)
Immediate Liabilities after end of study:		\$ 142,256.23
Maximum Balance:		\$ 20,000.00
Year of Maximum Balance:		Current
Minimum Balance:		\$ (336,530.94)
Year of Minimum Balance:		2039
Select Special Contribution Type:		No Contributions
Special Contributions		
#	Year of Contribution	Amount
Special Funding Considerations		
Year	Change	Total Annual

Funding Option #1 Level Funding		
Selected Funding Contribution:		Total Annual
Funding Contribution Amount:		\$ 18,500.00
Funding Contribution Amount Increase Per Fiscal Year:		0.00%
Starting Balance:		\$ 20,000.00
Ending Balance:		\$ 33,469.06
Immediate Liabilities after end of study:		\$ 142,256.23
Maximum Balance:		\$ 117,947.58
Year of Maximum Balance:		2033
Minimum Balance:		\$ 20,000.00
Year of Minimum Balance:		Current
Select Special Contribution Type:		No Contributions
Special Contributions		
#	Year of Contribution	Amount
Special Funding Considerations		
Year	Change	Total Annual

Funding Option #2 Escalating Funding		
Selected Funding Contribution:		Total Annual
Funding Contribution Amount:		\$ 16,000.00
Funding Contribution Amount Increase Per Fiscal Year:		2.00%
Starting Balance:		\$ 20,000.00
Ending Balance:		\$ 52,226.97
Immediate Liabilities after end of study:		\$ 142,256.23
Maximum Balance:		\$ 114,530.59
Year of Maximum Balance:		2033
Minimum Balance:		\$ 20,000.00
Year of Minimum Balance:		Current
Select Special Contribution Type:		No Contributions
Special Contributions		
#	Year of Contribution	Amount
Special Funding Considerations		
Year	Change	Total Annual

Funding Option #3 Escalating Funding		
Selected Funding Contribution:		Total Annual
Funding Contribution Amount:		\$ 13,000.00
Funding Contribution Amount Increase Per Fiscal Year:		4.00%
Starting Balance:		\$ 20,000.00
Ending Balance:		\$ 50,584.08
Immediate Liabilities after end of study:		\$ 142,256.23
Maximum Balance:		\$ 96,742.43
Year of Maximum Balance:		2033
Minimum Balance:		\$ 20,000.00
Year of Minimum Balance:		Current
Select Special Contribution Type:		No Contributions
Special Contributions		
#	Year of Contribution	Amount
Special Funding Considerations		
Year	Change	Total Annual



CAPITAL ITEM REPLACEMENT WORKSHEET

For: Bennett Run Homeowners Association

Costs are typically 10%±

Capital Item	Quantity	Unit cost	Current	Frequency		Entire Study Cost	Remaining Life		Reserve Funding Required		Beginning Balance	Full Funding Balance
			Total Price (*)	Years	Months	(with inflation)	Years	Months	Monthly	Annual		

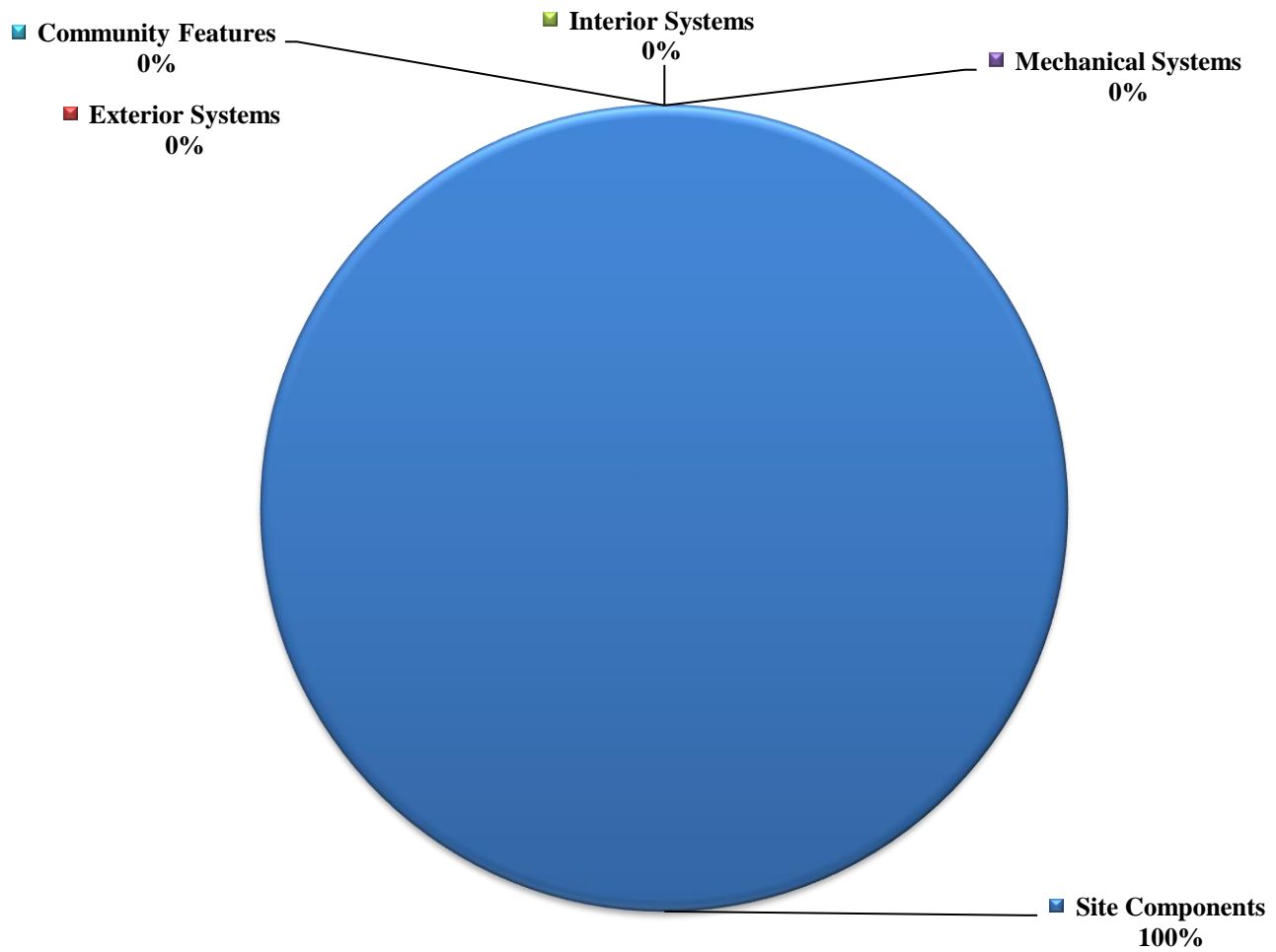
Total			\$	667,459.00		\$	356,530.94		\$	3,120.43	\$	37,445.15	\$	20,000.00	\$	105,230.07
-------	--	--	----	------------	--	----	------------	--	----	----------	----	-----------	----	-----------	----	------------

Site Components																				
Community Light Poles, Phase I	22	EA	\$	2,160.00	\$	47,520.00	35	0	\$	70,714.70	16	0	\$	221.96	\$	2,663.57	\$	4,902.89	\$	25,796.57
Community Light Poles, Phase II	5	EA	\$	2,160.00	\$	10,800.00	35	0			24	0	\$	35.26	\$	423.12	\$	645.12	\$	3,394.29
Community Light Poles, Phase III	21	EA	\$	2,160.00	\$	45,360.00	35	0			29	0	\$	126.10	\$	1,513.18	\$	1,477.90	\$	7,776.00
Paving, Resurface Common Parking Lots, Phase I	10,360	SF	\$	2.50	\$	25,900.00	20	0	\$	27,856.99	3	0	\$	603.22	\$	7,238.61	\$	4,184.17	\$	22,015.00
Paving, Resurface Common Parking Lots, Phase II	11,065	SF	\$	2.50	\$	27,662.50	20	0	\$	34,562.27	9	0	\$	229.36	\$	2,752.32	\$	2,891.64	\$	15,214.38
Common Area Sidewalks, Phased Replacement	270	SF	\$	11.50	\$	3,105.00	2	0	\$	40,186.34	1	0	\$	234.16	\$	2,809.93	\$	295.07	\$	1,552.50
Concrete Curbing, Allowance	25	LF	\$	25.00	\$	625.00	4	0	\$	3,222.57	4	0	\$	13.02	\$	156.25	\$	-	\$	-
Asphalt Curbing	610	LF	\$	17.20	\$	10,492.00	15	0	\$	15,228.09	15	0	\$	58.29	\$	699.47	\$	-	\$	-
Vinyl Coated Chain Link Fencing, Areas B, F & L	1,864	LF	\$	14.00	\$	26,096.00	20	0	\$	41,854.81	19	0	\$	113.37	\$	1,360.42	\$	247.99	\$	1,304.80
Vinyl Coated Chain Link Fencing, Areas H-2 & J	441	LF	\$	14.00	\$	6,174.00	20	0	\$	8,739.93	14	0	\$	34.65	\$	415.86	\$	352.03	\$	1,852.20
Concrete Barrier, Area E-3	1	LS	\$	8,750.00	\$	8,750.00	40	0			40	0	\$	18.23	\$	218.75	\$	-	\$	-
Concrete (Interlocking) Retaining Walls, Areas H-2, J & L	8,156	SF	\$	45.00	\$	367,020.00	50	0			47	0	\$	643.32	\$	7,719.89	\$	4,185.34	\$	22,021.20
Stormwater Management Allowance (Non-Annual Maintenance)	1	LS	\$	10,000.00	\$	10,000.00	3	0	\$	76,530.42	2	0	\$	390.27	\$	4,683.23	\$	633.53	\$	3,333.33
Paving, Resurface Common Parking Lots, Phase III	27,285	SF	\$	2.50	\$	68,212.50	20	0			20	0	\$	284.22	\$	3,410.63	\$	-	\$	-
Paving, Seal Coat Common Parking Lots, Phase I	10,360	SF	\$	0.20	\$	2,072.00	5	0	\$	8,627.01	8	0	\$	24.04	\$	288.54	\$	(236.28)	\$	(1,243.20)
Paving, Seal Coat Common Parking Lots, Phase II	11,065	SF	\$	0.20	\$	2,213.00	5	0	\$	7,927.07	0	0	\$	-	\$	-	\$	420.60	\$	2,213.00
Paving, Seal Coat Common Parking Lots, Phase III	27,285	SF	\$	0.20	\$	5,457.00	5	0	\$	21,080.77	5	0	\$	90.95	\$	1,091.40	\$	-	\$	-

Exterior Systems																
Interior Systems																
Mechanical Svstems																
Community Features																



LIABILITY COMPARISON GRAPH



For: Bennett Run Homeowners Association

Liability Categories	Entire Study Cost (with inflation)	
Site Components	\$	356,530.94
Exterior Systems	\$	-
Interior Systems	\$	-
Mechanical Systems	\$	-
Community Features	\$	-



LIABILITIES BY YEAR

For: Bennett Run Homeowners Association

All Values are Adjusted for Inflation

Year Number	1	2	3	4	5	6	7	8	9	10
Start of Period:	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029
End of Period:	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029

Site Components

Community Light Poles, Phase I	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Community Light Poles, Phase II	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Community Light Poles, Phase III	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Paving, Resurface Common Parking Lots, Phase I	\$	-	\$	-	\$	27,856.99	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Paving, Resurface Common Parking Lots, Phase II	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	34,562.27
Common Area Sidewalks, Phased Replacement	\$	-	\$	3,176.90	\$	-	\$	3,339.61	\$	-	\$	3,510.65	\$	-	\$	3,690.46	\$	-
Concrete Curbing, Allowance	\$	-	\$	-	\$	-	\$	-	\$	689.22	\$	-	\$	-	\$	-	\$	761.63
Asphalt Curbing	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Vinyl Coated Chain Link Fencing, Areas B, F & L	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Vinyl Coated Chain Link Fencing, Areas H-2 & J	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Concrete Barrier, Area E-3	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Concrete (Interlocking) Retaining Walls, Areas H-2, J & L	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Stormwater Management Allowance (Non-Annual Maintenance)	\$	-	\$	-	\$	10,490.31	\$	-	\$	-	\$	11,306.46	\$	-	\$	-	\$	12,186.10
Paving, Resurface Common Parking Lots, Phase III	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Paving, Seal Coat Common Parking Lots, Phase I	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	2,524.96
Paving, Seal Coat Common Parking Lots, Phase II	\$	2,213.00	\$	-	\$	-	\$	-	\$	-	\$	2,502.12	\$	-	\$	-	\$	-
Paving, Seal Coat Common Parking Lots, Phase III	\$	-	\$	-	\$	-	\$	-	\$	-	\$	6,169.93	\$	-	\$	-	\$	-

Exterior Systems

Interior Systems

Mechanical Systems

Community Features



LIABILITIES BY YEAR

For: Bennett Run Homeowners Association

All Values are Adjusted for Inflation

Year Number	11	12	13	14	15	16	17	18	19	20
Start of Period:	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039
End of Period:	12/31/2030	12/31/2031	12/31/2032	12/31/2033	12/31/2034	12/31/2035	12/31/2036	12/31/2037	12/31/2038	12/31/2039

Site Components

Community Light Poles, Phase I	\$	-	\$	-	\$	-	\$	-	\$	70,714.70	\$	-	\$	-	\$	-
Community Light Poles, Phase II	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Community Light Poles, Phase III	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Paving, Resurface Common Parking Lots, Phase I	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Paving, Resurface Common Parking Lots, Phase II	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Common Area Sidewalks, Phased Replacement	\$	-	\$	4,078.16	\$	-	\$	4,287.03	\$	-	\$	4,506.60	\$	-	\$	4,737.41
Concrete Curbing, Allowance	\$	-	\$	-	\$	841.65	\$	-	\$	-	\$	930.06	\$	-	\$	-
Asphalt Curbing	\$	-	\$	-	\$	-	\$	-	\$	15,228.09	\$	-	\$	-	\$	-
Vinyl Coated Chain Link Fencing, Areas B, F & L	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	41,854.81
Vinyl Coated Chain Link Fencing, Areas H-2 & J	\$	-	\$	-	\$	-	\$	8,739.93	\$	-	\$	-	\$	-	\$	-
Concrete Barrier, Area E-3	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Concrete (Interlocking) Retaining Walls, Areas H-2, J & L	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Stormwater Management Allowance (Non-Annual Maintenance)	\$	-	\$	13,134.18	\$	-	\$	-	\$	14,156.02	\$	-	\$	-	\$	15,257.36
Paving, Resurface Common Parking Lots, Phase III	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Paving, Seal Coat Common Parking Lots, Phase I	\$	-	\$	-	\$	-	\$	2,860.78	\$	-	\$	-	\$	-	\$	3,241.27
Paving, Seal Coat Common Parking Lots, Phase II	\$	-	\$	-	\$	-	\$	-	\$	3,211.95	\$	-	\$	-	\$	-
Paving, Seal Coat Common Parking Lots, Phase III	\$	6,990.54	\$	-	\$	-	\$	-	\$	7,920.29	\$	-	\$	-	\$	-

Exterior Systems

Interior Systems

Mechanical Systems

Community Features



FISCAL YEAR SUMMARY
For: Bennett Run Homeowners Association

Time Period:	1	2	3	4	5	6	7	8	9	10
Start Date:	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029
End Date:	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029

Existing Funding Levels \$0 Total Annual Increasing at 0% per fiscal year

Beginning Reserve Fund Balance:	\$	20,000.00	\$	17,787.00	\$	14,610.10	\$	4,119.79	\$	(27,076.81)	\$	(27,766.03)	\$	(51,255.20)	\$	(51,255.20)	\$	(54,945.65)	\$	(70,418.34)
Revenue:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Special Assessments:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Investment Earnings:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Capital Expenditures:	\$	2,213.00	\$	3,176.90	\$	10,490.31	\$	31,196.60	\$	689.22	\$	23,489.16	\$	-	\$	3,690.46	\$	15,472.69	\$	38,441.74
Ending Reserve Balance:	\$	17,787.00	\$	14,610.10	\$	4,119.79	\$	(27,076.81)	\$	(27,766.03)	\$	(51,255.20)	\$	(51,255.20)	\$	(54,945.65)	\$	(70,418.34)	\$	(108,860.08)

Funding Option #1 \$18500 Total Annual Increasing at 0% per fiscal year

Beginning Reserve Fund Balance:	\$	20,000.00	\$	36,287.00	\$	51,610.10	\$	59,619.79	\$	46,923.19	\$	64,733.97	\$	59,744.80	\$	78,244.80	\$	93,054.35	\$	96,081.66
Revenue:	\$	18,500.00	\$	18,500.00	\$	18,500.00	\$	18,500.00	\$	18,500.00	\$	18,500.00	\$	18,500.00	\$	18,500.00	\$	18,500.00	\$	18,500.00
Special Assessments:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Investment Earnings:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Capital Expenditures:	\$	2,213.00	\$	3,176.90	\$	10,490.31	\$	31,196.60	\$	689.22	\$	23,489.16	\$	-	\$	3,690.46	\$	15,472.69	\$	38,441.74
Ending Reserve Balance:	\$	36,287.00	\$	51,610.10	\$	59,619.79	\$	46,923.19	\$	64,733.97	\$	59,744.80	\$	78,244.80	\$	93,054.35	\$	96,081.66	\$	76,139.92

Funding Option #2 \$16000 Total Annual Increasing at 2% per fiscal year

Beginning Reserve Fund Balance:	\$	20,000.00	\$	33,787.00	\$	46,930.10	\$	53,086.19	\$	38,868.92	\$	55,498.61	\$	49,674.74	\$	67,693.34	\$	82,381.85	\$	85,655.71
Revenue:	\$	16,000.00	\$	16,320.00	\$	16,646.40	\$	16,979.33	\$	17,318.91	\$	17,665.29	\$	18,018.60	\$	18,378.97	\$	18,746.55	\$	19,121.48
Special Assessments:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Investment Earnings:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Capital Expenditures:	\$	2,213.00	\$	3,176.90	\$	10,490.31	\$	31,196.60	\$	689.22	\$	23,489.16	\$	-	\$	3,690.46	\$	15,472.69	\$	38,441.74
Ending Reserve Balance:	\$	33,787.00	\$	46,930.10	\$	53,086.19	\$	38,868.92	\$	55,498.61	\$	49,674.74	\$	67,693.34	\$	82,381.85	\$	85,655.71	\$	66,335.46

Funding Option #3 \$13000 Total Annual Increasing at 4% per fiscal year

Beginning Reserve Fund Balance:	\$	20,000.00	\$	30,787.00	\$	41,130.10	\$	44,700.59	\$	28,127.22	\$	42,646.16	\$	34,973.49	\$	51,422.63	\$	64,839.29	\$	67,158.00
Revenue:	\$	13,000.00	\$	13,520.00	\$	14,060.80	\$	14,623.23	\$	15,208.16	\$	15,816.49	\$	16,449.15	\$	17,107.11	\$	17,791.40	\$	18,503.05
Special Assessments:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Investment Earnings:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Capital Expenditures:	\$	2,213.00	\$	3,176.90	\$	10,490.31	\$	31,196.60	\$	689.22	\$	23,489.16	\$	-	\$	3,690.46	\$	15,472.69	\$	38,441.74
Ending Reserve Balance:	\$	30,787.00	\$	41,130.10	\$	44,700.59	\$	28,127.22	\$	42,646.16	\$	34,973.49	\$	51,422.63	\$	64,839.29	\$	67,158.00	\$	47,219.31



FISCAL YEAR SUMMARY
For: Bennett Run Homeowners Association

Time Period:	11	12	13	14	15	16	17	18	19	20
Start Date:	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039
End Date:	12/31/2030	12/31/2031	12/31/2032	12/31/2033	12/31/2034	12/31/2035	12/31/2036	12/31/2037	12/31/2038	12/31/2039

Existing Funding Levels

Beginning Reserve Fund Balance:	\$	(108,860.08)	\$	(115,850.62)	\$	(133,062.96)	\$	(133,904.61)	\$	(141,052.42)	\$	(163,948.36)	\$	(194,815.29)	\$	(266,460.05)	\$	(286,454.82)	\$	(289,696.09)
Revenue:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Special Assessments:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Investment Earnings:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Capital Expenditures:	\$	6,990.54	\$	17,212.34	\$	841.65	\$	7,147.81	\$	22,895.94	\$	30,866.93	\$	71,644.76	\$	19,994.77	\$	3,241.27	\$	46,834.85
Ending Reserve Balance:	\$	(115,850.62)	\$	(133,062.96)	\$	(133,904.61)	\$	(141,052.42)	\$	(163,948.36)	\$	(194,815.29)	\$	(266,460.05)	\$	(286,454.82)	\$	(289,696.09)	\$	(336,530.94)

Funding Option #1

Beginning Reserve Fund Balance:	\$	76,139.92	\$	87,649.38	\$	88,937.04	\$	106,595.39	\$	117,947.58	\$	113,551.64	\$	101,184.71	\$	48,039.95	\$	46,545.18	\$	61,803.91
Revenue:	\$	18,500.00	\$	18,500.00	\$	18,500.00	\$	18,500.00	\$	18,500.00	\$	18,500.00	\$	18,500.00	\$	18,500.00	\$	18,500.00	\$	18,500.00
Special Assessments:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Investment Earnings:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Capital Expenditures:	\$	6,990.54	\$	17,212.34	\$	841.65	\$	7,147.81	\$	22,895.94	\$	30,866.93	\$	71,644.76	\$	19,994.77	\$	3,241.27	\$	46,834.85
Ending Reserve Balance:	\$	87,649.38	\$	88,937.04	\$	106,595.39	\$	117,947.58	\$	113,551.64	\$	101,184.71	\$	48,039.95	\$	46,545.18	\$	61,803.91	\$	33,469.06

Funding Option #2

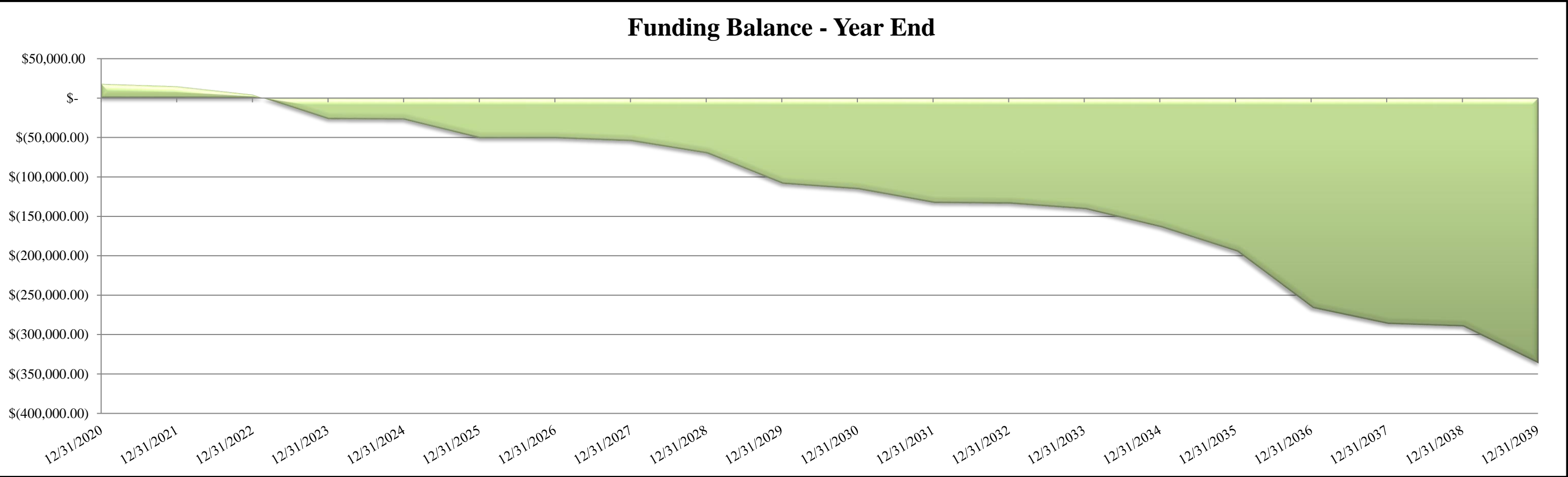
Beginning Reserve Fund Balance:	\$	66,335.46	\$	78,848.83	\$	81,530.47	\$	100,980.70	\$	114,530.59	\$	112,746.31	\$	103,413.27	\$	53,733.08	\$	56,142.18	\$	75,752.85
Revenue:	\$	19,503.91	\$	19,893.99	\$	20,291.87	\$	20,697.71	\$	21,111.66	\$	21,533.89	\$	21,964.57	\$	22,403.86	\$	22,851.94	\$	23,308.98
Special Assessments:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Investment Earnings:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Capital Expenditures:	\$	6,990.54	\$	17,212.34	\$	841.65	\$	7,147.81	\$	22,895.94	\$	30,866.93	\$	71,644.76	\$	19,994.77	\$	3,241.27	\$	46,834.85
Ending Reserve Balance:	\$	78,848.83	\$	81,530.47	\$	100,980.70	\$	114,530.59	\$	112,746.31	\$	103,413.27	\$	53,733.08	\$	56,142.18	\$	75,752.85	\$	52,226.97

Funding Option #3

Beginning Reserve Fund Balance:	\$	47,219.31	\$	59,471.95	\$	62,272.51	\$	82,244.28	\$	96,742.43	\$	96,358.28	\$	88,903.61	\$	41,607.61	\$	46,935.55	\$	70,029.89
Revenue:	\$	19,243.18	\$	20,012.90	\$	20,813.42	\$	21,645.96	\$	22,511.79	\$	23,412.27	\$	24,348.76	\$	25,322.71	\$	26,335.61	\$	27,389.04
Special Assessments:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Investment Earnings:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Capital Expenditures:	\$	6,990.54	\$	17,212.34	\$	841.65	\$	7,147.81	\$	22,895.94	\$	30,866.93	\$	71,644.76	\$	19,994.77	\$	3,241.27	\$	46,834.85
Ending Reserve Balance:	\$	59,471.95	\$	62,272.51	\$	82,244.28	\$	96,742.43	\$	96,358.28	\$	88,903.61	\$	41,607.61	\$	46,935.55	\$	70,029.89	\$	50,584.08



CURRENT FUNDING LEVELS



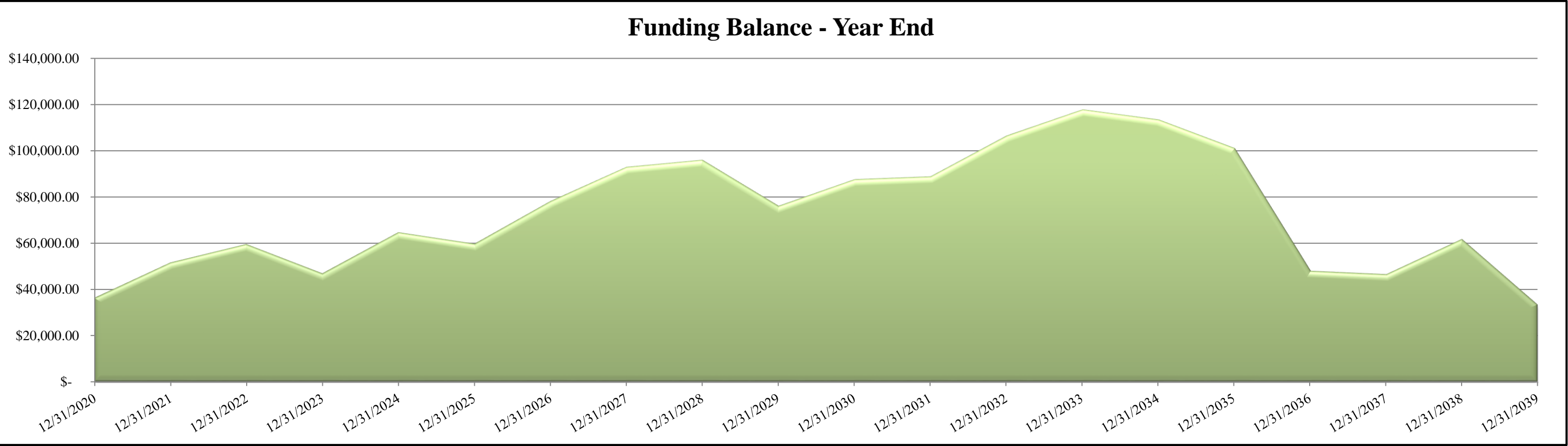
Funding Balance at Start of Study:	\$20,000.00	Special Funding Considerations:			Special Contributions:		Minimum Balance	Date
		Year	Change	Total Annual	Year	Amount	\$(336,530.94)	2039
Select Current Funding Contribution:	Total Annual		None		None		Maximum Balance	Date
Funding Contribution Amount:	\$-						\$20,000.00	Current
Funding Contribution Amount Increase Per Year:	0.0%							

Year:	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029
Beginning Fund Balance:	\$20,000.00	\$17,787.00	\$14,610.10	\$4,119.79	\$(27,076.81)	\$(27,766.03)	\$(51,255.20)	\$(51,255.20)	\$(54,945.65)	\$(70,418.34)
Revenue:	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Special Assessments:	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Investment Earnings:	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Capital Expenditures:	\$2,213.00	\$3,176.90	\$10,490.31	\$31,196.60	\$689.22	\$23,489.16	\$-	\$3,690.46	\$15,472.69	\$38,441.74
Ending Fund Balance:	\$17,787.00	\$14,610.10	\$4,119.79	\$(27,076.81)	\$(27,766.03)	\$(51,255.20)	\$(51,255.20)	\$(54,945.65)	\$(70,418.34)	\$(108,860.08)

Year:	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039
Beginning Fund Balance:	\$(108,860.08)	\$(115,850.62)	\$(133,062.96)	\$(133,904.61)	\$(141,052.42)	\$(163,948.36)	\$(194,815.29)	\$(266,460.05)	\$(286,454.82)	\$(289,696.09)
Revenue:	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Special Assessments:	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Investment Earnings:	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Capital Expenditures:	\$6,990.54	\$17,212.34	\$841.65	\$7,147.81	\$22,895.94	\$30,866.93	\$71,644.76	\$19,994.77	\$3,241.27	\$46,834.85
Ending Fund Balance:	\$(115,850.62)	\$(133,062.96)	\$(133,904.61)	\$(141,052.42)	\$(163,948.36)	\$(194,815.29)	\$(266,460.05)	\$(286,454.82)	\$(289,696.09)	\$(336,530.94)



FUNDING OPTION #1



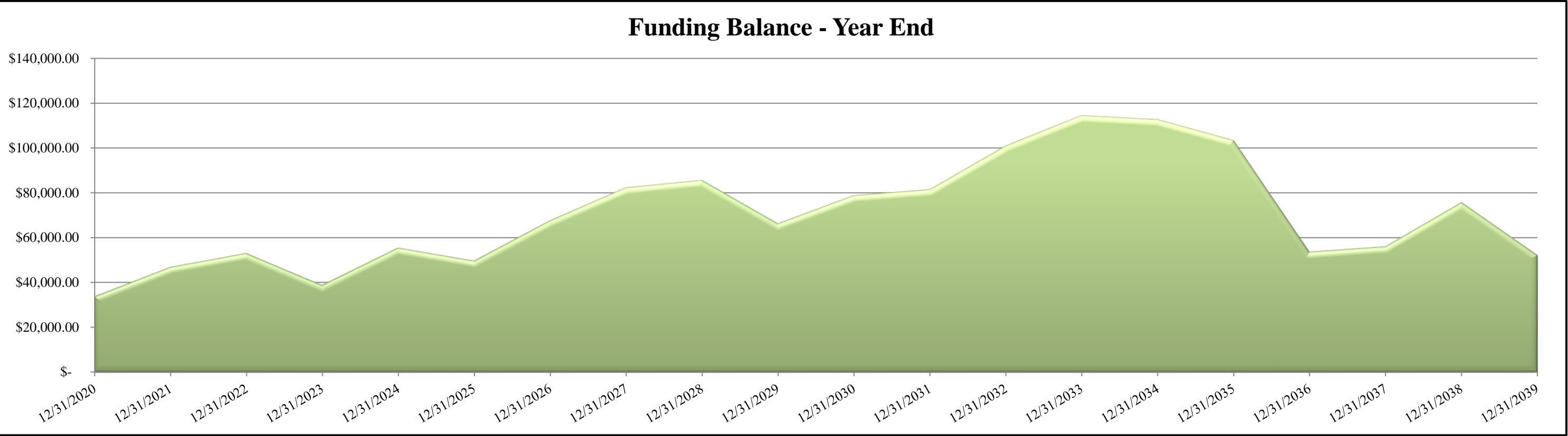
Funding Balance at Start of Study:	\$20,000.00	Step Funding:			Special Contributions:		Minimum Balance	Date
		Year	Change	Total Annual	Year	Amount	\$20,000.00	Current
Select Current Funding Contribution:	Total Annual		None		None		Maximum Balance	Date
Funding Contribution Amount:	\$18,500.00						\$117,947.58	2033
Funding Contribution Amount Increase Per Year:	0.0%							

Year:	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029
Beginning Fund Balance:	\$20,000.00	\$36,287.00	\$51,610.10	\$59,619.79	\$46,923.19	\$64,733.97	\$59,744.80	\$78,244.80	\$93,054.35	\$96,081.66
Revenue:	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00
Special Assessments:	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Investment Earnings:	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Capital Expenditures:	\$2,213.00	\$3,176.90	\$10,490.31	\$31,196.60	\$689.22	\$23,489.16	\$-	\$3,690.46	\$15,472.69	\$38,441.74
Ending Fund Balance:	\$36,287.00	\$51,610.10	\$59,619.79	\$46,923.19	\$64,733.97	\$59,744.80	\$78,244.80	\$93,054.35	\$96,081.66	\$76,139.92

Year:	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039
Beginning Fund Balance:	\$76,139.92	\$87,649.38	\$88,937.04	\$106,595.39	\$117,947.58	\$113,551.64	\$101,184.71	\$48,039.95	\$46,545.18	\$61,803.91
Revenue:	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00
Special Assessments:	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Investment Earnings:	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Capital Expenditures:	\$6,990.54	\$17,212.34	\$841.65	\$7,147.81	\$22,895.94	\$30,866.93	\$71,644.76	\$19,994.77	\$3,241.27	\$46,834.85
Ending Fund Balance:	\$87,649.38	\$88,937.04	\$106,595.39	\$117,947.58	\$113,551.64	\$101,184.71	\$48,039.95	\$46,545.18	\$61,803.91	\$33,469.06



FUNDING OPTION #2



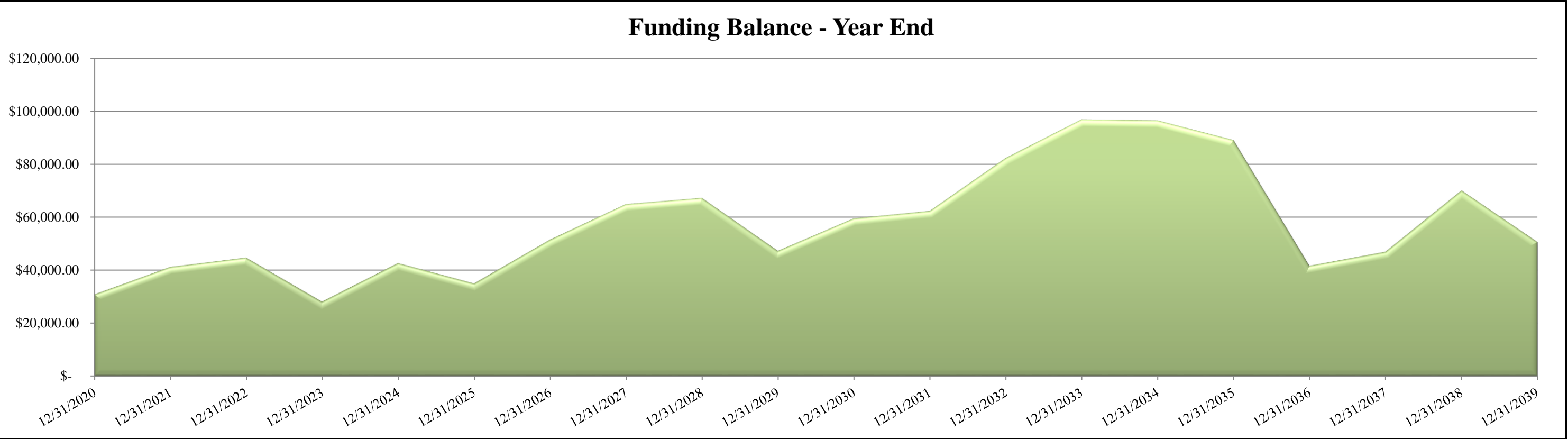
Funding Balance at Start of Study :	\$ 20,000.00	Step Funding:			Special Contributions:		Minimum Balance	Date
		Year	Change	Total Annual	Year	Amount	\$ 20,000.00	Current
Select Current Funding Contribution:	Total Annual		None		None		Maximum Balance	Date
Funding Contribution Amount:	\$ 16,000.00						\$ 114,530.59	2033
Funding Contribution Amount Increase Per Year:	2.0%							

Year:	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029
Beginning Fund Balance:	\$ 20,000.00	\$ 33,787.00	\$ 46,930.10	\$ 53,086.19	\$ 38,868.92	\$ 55,498.61	\$ 49,674.74	\$ 67,693.34	\$ 82,381.85	\$ 85,655.71
Revenue:	\$ 16,000.00	\$ 16,320.00	\$ 16,646.40	\$ 16,979.33	\$ 17,318.91	\$ 17,665.29	\$ 18,018.60	\$ 18,378.97	\$ 18,746.55	\$ 19,121.48
Special Assessments:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Earnings:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Expenditures:	\$ 2,213.00	\$ 3,176.90	\$ 10,490.31	\$ 31,196.60	\$ 689.22	\$ 23,489.16	\$ -	\$ 3,690.46	\$ 15,472.69	\$ 38,441.74
Ending Fund Balance:	\$ 33,787.00	\$ 46,930.10	\$ 53,086.19	\$ 38,868.92	\$ 55,498.61	\$ 49,674.74	\$ 67,693.34	\$ 82,381.85	\$ 85,655.71	\$ 66,335.46

Year:	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039
Beginning Fund Balance:	\$ 66,335.46	\$ 78,848.83	\$ 81,530.47	\$ 100,980.70	\$ 114,530.59	\$ 112,746.31	\$ 103,413.27	\$ 53,733.08	\$ 56,142.18	\$ 75,752.85
Revenue:	\$ 19,503.91	\$ 19,893.99	\$ 20,291.87	\$ 20,697.71	\$ 21,111.66	\$ 21,533.89	\$ 21,964.57	\$ 22,403.86	\$ 22,851.94	\$ 23,308.98
Special Assessments:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Earnings:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Expenditures:	\$ 6,990.54	\$ 17,212.34	\$ 841.65	\$ 7,147.81	\$ 22,895.94	\$ 30,866.93	\$ 71,644.76	\$ 19,994.77	\$ 3,241.27	\$ 46,834.85
Ending Fund Balance:	\$ 78,848.83	\$ 81,530.47	\$ 100,980.70	\$ 114,530.59	\$ 112,746.31	\$ 103,413.27	\$ 53,733.08	\$ 56,142.18	\$ 75,752.85	\$ 52,226.97



FUNDING OPTION #3



Funding Balance at Start of Study :		\$ 20,000.00		Step Funding:			Special Contributions:		Minimum Balance		Date
				Year	Change	Total Annual	Year	Amount	\$ 20,000.00		Current
Select Current Funding Contribution:		Total Annual			None		None		Maximum Balance		Date
Funding Contribution Amount:		\$ 13,000.00							\$ 96,742.43		2033
Funding Contribution Amount Increase Per Year:		4.0%									

Year:	1/1/2020		1/1/2021		1/1/2022		1/1/2023		1/1/2024		1/1/2025		1/1/2026		1/1/2027		1/1/2028		1/1/2029	
Beginning Fund Balance:	\$	20,000.00	\$	30,787.00	\$	41,130.10	\$	44,700.59	\$	28,127.22	\$	42,646.16	\$	34,973.49	\$	51,422.63	\$	64,839.29	\$	67,158.00
Revenue:	\$	13,000.00	\$	13,520.00	\$	14,060.80	\$	14,623.23	\$	15,208.16	\$	15,816.49	\$	16,449.15	\$	17,107.11	\$	17,791.40	\$	18,503.05
Special Assessments:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Investment Earnings:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Capital Expenditures:	\$	2,213.00	\$	3,176.90	\$	10,490.31	\$	31,196.60	\$	689.22	\$	23,489.16	\$	-	\$	3,690.46	\$	15,472.69	\$	38,441.74
Ending Fund Balance:	\$	30,787.00	\$	41,130.10	\$	44,700.59	\$	28,127.22	\$	42,646.16	\$	34,973.49	\$	51,422.63	\$	64,839.29	\$	67,158.00	\$	47,219.31

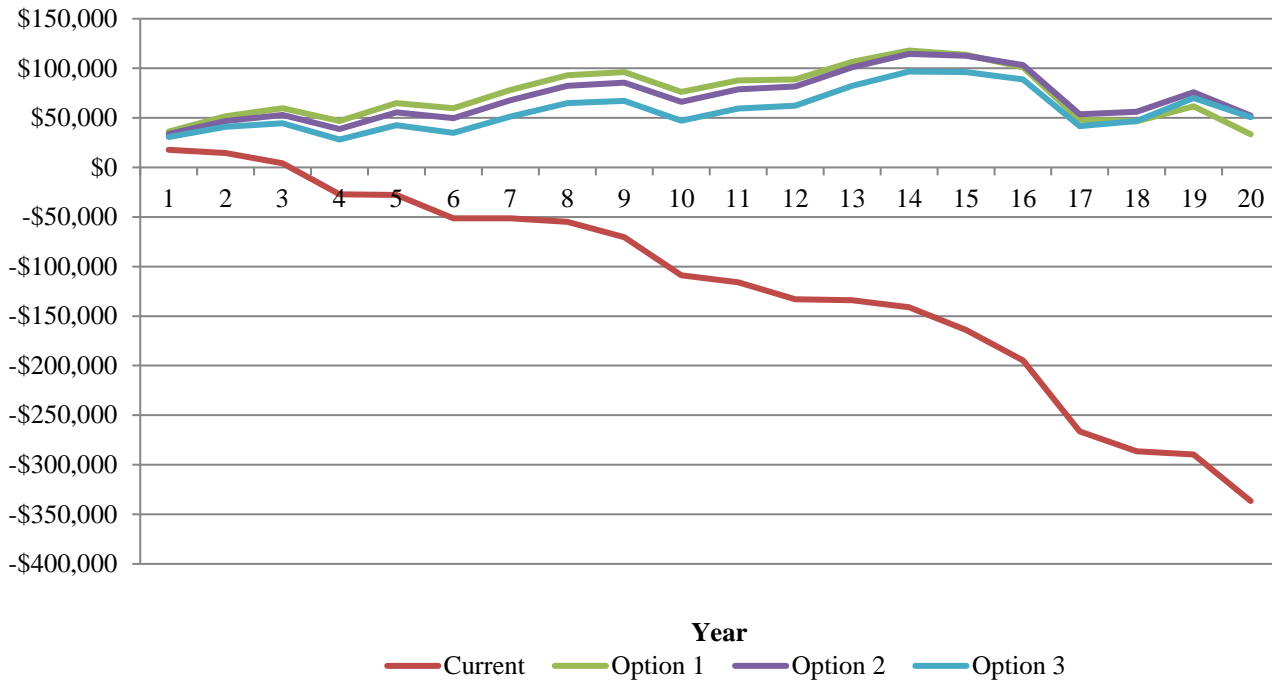
Year:	1/1/2030		1/1/2031		1/1/2032		1/1/2033		1/1/2034		1/1/2035		1/1/2036		1/1/2037		1/1/2038		1/1/2039	
Beginning Fund Balance:	\$	47,219.31	\$	59,471.95	\$	62,272.51	\$	82,244.28	\$	96,742.43	\$	96,358.28	\$	88,903.61	\$	41,607.61	\$	46,935.55	\$	70,029.89
Revenue:	\$	19,243.18	\$	20,012.90	\$	20,813.42	\$	21,645.96	\$	22,511.79	\$	23,412.27	\$	24,348.76	\$	25,322.71	\$	26,335.61	\$	27,389.04
Special Assessments:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Investment Earnings:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Capital Expenditures:	\$	6,990.54	\$	17,212.34	\$	841.65	\$	7,147.81	\$	22,895.94	\$	30,866.93	\$	71,644.76	\$	19,994.77	\$	3,241.27	\$	46,834.85
Ending Fund Balance:	\$	59,471.95	\$	62,272.51	\$	82,244.28	\$	96,742.43	\$	96,358.28	\$	88,903.61	\$	41,607.61	\$	46,935.55	\$	70,029.89	\$	50,584.08



FUNDING COMPARISON

For: Bennett Run Homeowners Association

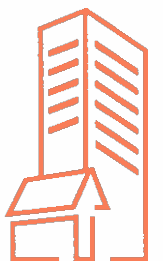
Reserve Balance at End of Period



Fiscal Year End	Year	Current	Option 1	Option 2	Option 3
12/31/2020	1	\$ 17,787.00	\$ 36,287.00	\$ 33,787.00	\$ 30,787.00
12/31/2021	2	\$ 14,610.10	\$ 51,610.10	\$ 46,930.10	\$ 41,130.10
12/31/2022	3	\$ 4,119.79	\$ 59,619.79	\$ 53,086.19	\$ 44,700.59
12/31/2023	4	\$ (27,076.81)	\$ 46,923.19	\$ 38,868.92	\$ 28,127.22
12/31/2024	5	\$ (27,766.03)	\$ 64,733.97	\$ 55,498.61	\$ 42,646.16
12/31/2025	6	\$ (51,255.20)	\$ 59,744.80	\$ 49,674.74	\$ 34,973.49
12/31/2026	7	\$ (51,255.20)	\$ 78,244.80	\$ 67,693.34	\$ 51,422.63
12/31/2027	8	\$ (54,945.65)	\$ 93,054.35	\$ 82,381.85	\$ 64,839.29
12/31/2028	9	\$ (70,418.34)	\$ 96,081.66	\$ 85,655.71	\$ 67,158.00
12/31/2029	10	\$ (108,860.08)	\$ 76,139.92	\$ 66,335.46	\$ 47,219.31
12/31/2030	11	\$ (115,850.62)	\$ 87,649.38	\$ 78,848.83	\$ 59,471.95
12/31/2031	12	\$ (133,062.96)	\$ 88,937.04	\$ 81,530.47	\$ 62,272.51
12/31/2032	13	\$ (133,904.61)	\$ 106,595.39	\$ 100,980.70	\$ 82,244.28
12/31/2033	14	\$ (141,052.42)	\$ 117,947.58	\$ 114,530.59	\$ 96,742.43
12/31/2034	15	\$ (163,948.36)	\$ 113,551.64	\$ 112,746.31	\$ 96,358.28
12/31/2035	16	\$ (194,815.29)	\$ 101,184.71	\$ 103,413.27	\$ 88,903.61
12/31/2036	17	\$ (266,460.05)	\$ 48,039.95	\$ 53,733.08	\$ 41,607.61
12/31/2037	18	\$ (286,454.82)	\$ 46,545.18	\$ 56,142.18	\$ 46,935.55
12/31/2038	19	\$ (289,696.09)	\$ 61,803.91	\$ 75,752.85	\$ 70,029.89
12/31/2039	20	\$ (336,530.94)	\$ 33,469.06	\$ 52,226.97	\$ 50,584.08






APPENDIX B:
PROJECT PHOTOGRAPHS



Property Address:
Bennett Run HOA
Manchester, PA 17345

Photos Taken By:
Andrew D. Dionne, R.S.
Project #19-0152




Date:
August 23, 2019

DESCRIPTION		
1		Area A - Common Parking Area. Note pavement cracking.
2		Area B - General view of detention basin.
3		Area C - Common parking area.

Property Address:
Bennett Run HOA
Manchester, PA 17345

Photos Taken By:
Andrew D. Dionne, R.S.
Project #19-0152




Date:
August 23, 2019

		DESCRIPTION
4		Area C- Typical view of pavement cracking.
5		Area E - Partial view of common parking area.
6		Area E-2 - Partial view of common parking area.

Property Address:
Bennett Run HOA
Manchester, PA 17345

Photos Taken By:
Andrew D. Dionne, R.S.
Project #19-0152




Date:
August 23, 2019

DESCRIPTION		
7		Area E-3 - View of paving and concrete barrier at common parking area.
8		Area E-3A - View of common parking area.
9		Area F - General view of detention basin.

Property Address:
Bennett Run HOA
Manchester, PA 17345

Photos Taken By:
Andrew D. Dionne, R.S.
Project #19-0152




Date:
August 23, 2019

DESCRIPTION		
10		Area F - Partial view of chain link fencing.
11		Area F2 - View of open space area.
12		Area G - View of open space area (bog).

Property Address:
Bennett Run HOA
Manchester, PA 17345

Photos Taken By:
Andrew D. Dionne, R.S.
Project #19-0152




Date:
August 23, 2019

DESCRIPTION		
13		Area H-2 - Partial view of retaining wall.
14		Area I - View of open space.
15		Area J - Partial view of fencing and retaining wall.

Property Address:
Bennett Run HOA
Manchester, PA 17345

Photos Taken By:
Andrew D. Dionne, R.S.
Project #19-0152

Date:
August 23, 2019

		DESCRIPTION
16		Area K - View of common sidewalk.
17		Area L - Partial view of fencing at retaining wall.
18		Area L - Partial view of retaining wall.

APPENDIX C:

SITE FIGURE

