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## CAI-Channel Islands Reserves – Funding by Savings or Crisis? Oct 25, 2011

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### Introduction

- Reserve deterioration is significant (typically \$2 - \$4 per unit per day for a condo/townhome)
- This means Reserve contributions often need to be 15% to 40% of a condo/townhome's total budget
- Caring for the association is the Board's responsibility, and it maximizes home values.
- Planning ahead helps the Board keep contribs small and smooth.
- Physical condition of the assets, replacement costs, Reserve Balance, interest, and inflation change each year, so annual updates/adjustments are necessary
- New free web-tool allows associations to easily update their Reserve Study online in National Reserve Study Standard format, in years in-between professional engagements (see [www.QuickReserves.com](http://www.QuickReserves.com))

