



Which Reserve Study is Right for Your Association?

RCL offers two types of reports for each reserve study Level.

- Level 1 - Standard **Initial** Reserve Study with Site Visit (RS-1)
- Level 1 - Statutory Minimum **Initial** Reserve Study with Site Visit (SMRS-1)
- Level 2 - Standard Reserve Study **Update** with Site Visit (RS-2)
- Level 2 - Statutory Minimum Reserve Study **Update** with Site Visit (SMRS-2)
- Level 3 - Standard Reserve Study Update **without** Site Visit (RS-3)
- Level 3 - Statutory Minimum Reserve Study Update **without** Site Visit (SMRS-3)

	RS 1	SMRS 1	RS 2	SMRS 1	RS 3	SMRS 3
Report completed by a CAI recognized Reserve Specialist	✓	✓	✓	✓	✓	✓
Report that complies with Washington State Law	✓	✓	✓	✓	✓	✓
Supplemental Budget Disclosure completed at no cost	✓	✓	✓	✓	✓	✓
Table - Components, quantities, useful life, remaining useful life & current replacement cost	✓	✓	✓	✓	✓	✓
Recommended Contribution	✓	✓	✓	✓	✓	✓
Baseline Contribution	✓	✓	✓	✓	✓	✓
Fully Funded Contribution	✓	✓	✓	✓	✓	✓
Table - Inflated Cash Flow Over 30 Years	✓	✓	✓	✓	✓	✓
Site visit completed by a CAI recognized Reserve Specialist	✓	✓	✓	✓		
Report that complies with CAI's National Reserve Study Standards	✓	*	✓	*	✓	*
Chart - 30 Year Total Anticipated Expenses by Group	✓		✓		✓	
Five year summary of anticipated expenses	✓		✓		✓	
Fully Funded Balance Five Year Projection	✓		✓		✓	
Description of General Conditions	✓		✓		✓	
Component descriptions	✓		✓		✓	
Graph - Inflated Percent Funded Over 30 Years	✓		✓		✓	
Graph - Comparison Current & Recommended Contribution	✓		✓		✓	
Graph - Constant Dollar Reserve Expense & Balance Projections	✓		✓		✓	
Table - Constant Dollar Cash Flow Over 30 Years	✓		✓		✓	
Graph - Inflated Reserve Expense & Balance Projections	✓		✓		✓	
30 Year Summary at Recommended Contribution	✓		✓		✓	
Glossary of terms	✓		✓		✓	
Photos of Typical Components	✓					

* **Statutory Minimum** reports **do** meet **all** Washington State requirements, but do not meet CAI National Standards because they do not contain text explaining the following:

- A statement describing the methods and objectives utilized in computing or evaluating the association's Reserve Fund status.
- A statement describing the Methods and Goals of the Funding Plan, using National Standard terminology.