Reserve Study and Funding Analysis Report

HOA Name: **WHITTIER GREENS HOA**

HOA City and State: **Rosemead, CA**

For Fiscal Year: **2021**

Date Prepared: September 1, 2021


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Introduction

HOA Responsibilities

HOAs have a responsibility to establish and maintain a Replacement Reserve Fund to provide the maintenance or replacement of association depreciable components. The objectives of a Reserve Study or Analysis includes the following:

- Provide a current estimate of the costs of repairing and replacing major common area components over the long term.
- All major repair and replacement costs will be covered by funds set aside by the association as reserves, so that funds are available when needed.
- An examination of the association's repair and replacement obligations is conducted.
- The costs and timing of replacement are determined.
- Distribute the contributions of old and new owners.
- Allows for the aesthetic qualities of the community to be maintained.
- Minimizes the need for special assessments.
- Shows owners and potential buyers a more accurate and complete picture of the association's financial strength and market value.
- Disclose to buyers, lenders, and others the manner in which management of the association is making provisions for non-annual maintenance requirements.
- Define explicit association decisions on how to provide for long-term funding.
- Provide or contribute to a maintenance planning tool for the association.

Description of Reserve Study Report

The purpose of a reserve study is to give those overseeing the maintenance of the property a better idea of what major expenses to expect and an educated estimate of when these expenses will occur. With this knowledge, the homeowners' association board or manager can create a budget so association members will make their fair share of reserve contributions, designed to offset the slow but steady ongoing reserve component deterioration of the association assets, and avoid being surprised by components that deteriorated often in plain sight and over a number of years. In addition, the reserve study provides important annual disclosures to association members (and prospective buyers) about the condition of common area components, and the level of preparedness, or strength, of the reserve fund. A reserve study is a roadmap that allows decisions to be made which will be efficient and effective for the long term.

This reserve study report was prepared using software that was developed following the accepted standards published by the *International Capital Budgeting Institute* and the *Community Associations Institute*.

Summary

Preparer's Report

This reserve study report is prepared in accordance with generally accepted reserve study standards as recommended by the International Capital Budgeting Institute and the Foundation for Community Association Research.

This reserve study report was prepared using the *Reserve Funding Analyzer* software which complies meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

Statement of Current Position

Statement of Position	
Current Replacement Cost of All Components	$3,241,737
Future Replacement Cost of All Components	$6,247,966
Balance of Reserve Funds as of year 2020	$106,631
100% Funded Amount as of year 2020	$ 2,262,210
Percent Funded as of year 2020	5%
Reserve Surplus / Deficit - Average per Unit as of year 2020	-$22,222
Projected Reserve Contribution in year 2020	$109,071
Monthly Reserve Contribution per unit in year 2020	$ 1,124
Projected Special Assessments	$0
Projected Inflation Rate (Operational Expenses)	1.0%
Projected Inflation Rate (Reserve Expenses)	1.0%
Projected Interest Rate	1.0%
Current Reserve Funding Strength:	Weak
Current Risk of Special Assessment:	Low

Included Components – Definition

Reserve expenses for components are major expenses which must be budgeted for in advance in order to provide the necessary funds in time for their occurrence. Reserve expenses are reasonably predictable both in terms of frequency and cost. They are expenses that when incurred would have a significant impact on the smooth operation of the budgetary process from one year to the next if they were not reserved for in advance.

A common concern when beginning a reserve study is what components are to be included and funded for in the Reserve Study. Nationally recognized reserve study standards indicate reserve components need to meet the following criteria:

- The component is part of the community's common elements.
  - The component is not already covered in a maintenance contract.
  - The component is not included in another part of the community's budget.
- The component's replacement or project costs is greater than the threshold amount imposed by the community.
- The component has a limited life expectancy.
- The component has a reasonably defined remaining useful life.

Refer to the *Reserve Components* section for an itemized listing of the included reserve components in this reserve study report.

Excluded Components – Definition

Some common area components may have been left out of the study or included in the component list but "Unfunded" and not considered in the mathematical models. These components will typically fall into one or more of the categories listed below.

- **Component Covered under Maintenance Contract** – The component's ongoing maintenance / replacement is performed as part of the services secured by a maintenance contract.
- **Component Costs Below Threshold** – Component repair and/or replacement costs that are deemed too small to be considered reserve expenses are typically included in the operational or maintenance budget have not been funded for in this study.
- **Useful Life is One Year or Less –** These occur at least annually and can be effectively budgeted for each year as part of the operational expenses. They are characterized as being reasonably predictable both in terms of frequency and cost.
- **Useful Life is Very Long, Unpredictable** – Components which, when properly maintained, have an exceedingly long useful life with no predictable replacement cycle.
- **Useful Life Cannot be Determined** – Components where the useful life cannot be determined.

- **Not Part of Common Elements** – Improvements made to the property that fall outside the responsibility of the association. Typically, these are components where the responsibility falls to individuals or organization other than the association such as individual unit owners or parties such as governmental agencies, utility companies, the US Postal Service, etc.

Community Profile and Account Summary

The following table is a summary of the community and the current financial status.

Table 1: Community Profile and Account Summary

Community Profile and Account Summary	
Community:	WHITTIER GREENS HOA
Number of Units:	97
Start Year for Analysis:	2020
Current Reserve Balance:	$ 106,631
* Recommended 2020 Annual Reserve Contribution:	$ 109,071
Current Reserve Fully Funded Balance (FFB):	$ 2,262,210
Current Reserve Funding Percent of FFB:	5%
Current Deficit or Surplus Per Unit:	-$ 22,222
Current Reserve Funding Strength:	Weak
Current Risk of Special Assessment:	Low
Current Contingency Fund Balance:	$0
Current Outstanding Loan Balance:	$ 0

Does not include loans. Loans assumed to cover special projects or existing deficit

Financial Assumptions, Recommendations and Disclosure Summary

The certain assumptions must be adopted to develop the financial analysis for this study. These include assumptions about the community and specific economic assumptions. The association must carefully monitor these assumptions and update the financial analysis should any of them change. The following table summarizes the basic recommendations which were derived from the use of the stated assumptions and disclosures about financial calculations used in this analysis.

Table 2: Assumptions, Recommendations and Disclosure Summary

Summary – Assumptions, Recommendations & Disclosures

Beginning Assumptions

Number of Units:	97
Start Year for Analysis:	2020
urrent Year (2020) Estimated Reserve Contribution:	$ 109,071
Current Year (2020) Estimated Dues Income:	$ 348,816
Current Year (2020) Special Assessment:	$ 0

Recommendations for next 5 Years

Total Special Assessments Yrs 2021 to 2025:	$ 0
Avg Annual Reserve Contribution Yrs 2021 to 2025:	$ 15,954
Avg Annual % Dues Increase Yrs 2021 to 2025:	0.00%

Economic Assumptions

Assumed Inflation Rate for Reserve Expenses:	1.00%
Assumed Inflation Rate for Operational Expenses:	1.00%
Interest rate on Reserve Balance:	1.00%

Disclosures

- General calculations use Cash Flow Funding methodology.
- The Percent Funded and the Fully Funded Balance determined using the
- The earned interest on the reserve fund is calculated seperately and is
- Estimated future operational expenses are based upon the current
- Estimated future reserve component major repair and replacement

Current Reserve Status

Start of Year (2020) Reserve Fund Balance	$ 106,631
Current Reserve Fully Funded Balance (FFB):	$ 2,262,210
Current Reserve Funding Percent of FFB:	5%
Estimated Current Yr (2020) Reserve Contribution:	$ 109,071

Site Map


Walnut Grove Ave
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Reserve Study Parameters

Table 3: Reserve Study Parameters

Reserve Study Parameters	
Level of Reserve Study:	**Class III: Update no Site Visit**
Report Period:	**Fiscal Year 2020**
Interest rate on Reserve Balance:	**1.00%**
Assumed Inflation Rate for Reserve Expenses:	**1.00%**
Assumed Inflation Rate for Operational Expenses:	**1.00%**
Funding Strategy:	**Threshold Funding**
Funding Methodology:	**Cash Flow**
Target Percent of FFB:	**70% of FFB**
Minimum Recommended Percent of FFB:	**59% of FFB**
Maintain Contingency Fund:	**No**
Contingency Fund Percent:	**N/A**

Preparation

- Prior reserve studies, if available, were used as references for this analysis as a baseline for identification of reserve asset components
- The HOA Community Manager and members of the Board conducted an inventory of the reserve assets:
  - If available, prior reserve studies reserve assets inventory
  - Conduct current inventory of reserve assets
  - Verified that no assets were overlooked or if assets should be excluded
  - Condition of assets and useful life was evaluated by community manager, knowledgeable members of the community and outside service providers
  - Review historical records for component maintenance frequency and costs
  - Asses component useful life based on how long past component maintenance endured

Assumptions

- The physical inventory and condition assessment of all physical assets is complete.
- The component replacement cost estimates are reasonably accurate.
- Projected future financial requirements to fund the reserve components are accumulated based on actual costs or current estimated costs. Future expenditures are thereby estimated using the inflation assumptions stated herein.
- Estimates for current and future operational expenses are reasonably accurate. This includes annual expenses such as insurance, administration and maintenance. Future operational expenses are projected to rise at the projected inflation rate.

Funding Goals

- Provide sufficient funds when required
- Achieve and sustain a targeted percent funding of the Fully Funded Balance of the reserve fund
- Enable a stable contribution rate over the years
- Evenly distribute contributions over the years
- Minimize the need for special assessments
- Be fiscally responsible

It is common misconception that an HOA or community should maintain 100% of the fully funded balance. As a performance indicator, percent funding is used as a measure of the health of the reserve fund and a percent funding range of 70% to 100% is commonly adopted as a target percentage as it has been statistically shown that communities that maintain their percent funding in this range are far less likely to experience emergency assessments or deferral of maintenance. They can easily weather unexpected expenses and economic downturns. The actual percent funding target is used as a performance indicator and can vary according to unique circumstances.

The common guidelines for percent funding are:

- **Overfunded: Greater than 100%**
  - Indication that steps should be taken to bring the fund back into balance
  - Continued over funded places an unfair burden on individual members to maintain a fund in excess of what is needed
  - Overfunding does not provide additional safeguards that could be obtained from a strong position
- **Strong: 70% – 100%:**
  - Risk of special assessments or deferred maintenance is low
  - Higher marketability
  - Unexpected expense and economic downturns are easily overcome
- **Fair: 30% – 70%:**
  - Due diligence indicated to assure adequate funding scheduled expenses
  - Unexpected expenses and economic downturns pose a moderate to high risk of special assessments or deferred maintenance
- **Weak: 0% – 30%:**
  - Risk of special assessments is high, especially in the case of unexpected expenses or an economic downturn
  - Deferred maintenance of reserve components is very common
  - High stress and political turmoil are likely
  - Lower marketability

Physical Analysis

The reserve funding plan is most contingent upon an accurate physical analysis. To the extent practical, this reserve study consists of:

- Review of all components to assure proper identification and quantity
- Identify any new components
- Inspect all reserve components to assess their condition
- Examine historical records of component maintenance and evaluate if the Component Useful Life is accurately represented in the inventory listing
- In cases where reserve components were serviced in the last few years, evaluate if the past costs, once adjusted for inflation, represent an accurate estimate of the current service cost
- Consult with knowledgeable vendors and service providers to evaluate current condition, assure correct costs and useful lives are assessed

Funding Summary

Goals of Funding Analysis

The goals of a Funding Analysis are to:

- establish funding goals
- identify annual funding requirements
- disclose limitations and assumptions

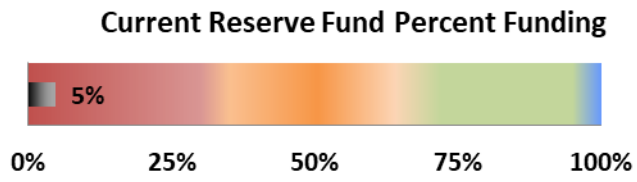
Once the components' estimated useful life, estimated remaining life, and estimated current replacement costs are identified, only then can the association develop a plan for funding the reserve account. This funding plan specifies future reserve cash needs and planned methods to offset the ongoing deterioration of the reserve components.

In preparing the funding plan, the association will have to make decisions about the amount of current assessments and the need for special assessments, balanced against projected liability. The law does not require the funding of projected replacement costs, only an explicit description of the plan for such funding, among other specific disclosures. The financial viability of the association will depend a great deal on the ability of the association to replace components as they wear out and not to defer major maintenance items.

A product of the Funding Analysis process is the development of a funding plan (cash flow forecast or projection) to estimate future reserve cash receipts and disbursements. This Reserve Study documents the funding plan with documented supporting assumptions and methodology.

Current Reserve Fund Percent Funding

Figure 1: Current Percent Funding



Percent Funding Scale	
Weak 0% - 30%	Fair 30% - 70%
Strong 70% - 100%	Overfunded > 100%

Current Income

The primary source of an association's income is from annual dues. Other sources can also include sale of assets and rental of facilities. The following summarizes the sources of income used in this reserve study.

Table 4: Current Income Sources

Current Funding Summary

Income Type	Amount
Annual Dues for Current Year (2020):	$ 348,816
Current Planned Annual Dues Increases:	0.00%
Interest on Reserve Fund:	1.00%
Current Year Total of Other Annual Income:	$ 0

Current Special Assessments	
Year	Amount

Current Expenses

Table 5: Current Expenses

Current Expenses

Current Annual Operational Expenses:	$ 239,745
Current Loan Payments:	$ 0

Future Income Sources

Income sources used in this reserve study financial analysis include:

- Annual dues and annual dues increase
- New loans
- Annual income from other sources such as facilities rentals
- Interest on reserve fund accounts
- Special assessments
- Other one-time incomes such as a sale of assets

Table 6: Future Income Sources

Future Income Sources

Dues Increase #1	
% Increase:	
Start Year:	2020
Duration:	10 yrs

Dues Increase #2	
% Increase:	
Start Year:	2030
Duration:	5 yrs

Dues Increase #3	
% Increase:	
Start Year:	2035
Duration:	15 yrs

New Loans	
Year	Amount

Interest on Reserve Fund
1.00%

Other Annual Income	Other Income Ann Increase	Description	Start Year

New Special Assessments	
Year	Amount

Other One-Time Incomes		
Year	Amount	Description

Reserve Components

Reserve expenses for components are major expenses which must be budgeted for in advance in order to provide the necessary funds in time to cover the necessary maintenance or replacement as components deteriorate. Reserve expenses are reasonably predictable both in terms of frequency and cost. They are expenses that, if not reserved in advance, would likely have a significant impact on the budgetary process from one year to the next.

Included Components

A common concern is what components are to be included and funded for in the Reserve Study. Nationally recognized Reserve Study Standards indicates reserve components need to meet **ALL** of the following criteria:

- The component is owned and maintained by the Association
- The component is NOT already covered in a maintenance contract
- The component has a limited life expectancy
- The component has a predictable and reasonably defined remaining useful life
- The component project cost is above a threshold amount imposed by the Association

Component Useful Life Estimates

"Useful life" is defined as the number of years the component is expected to serve its intended purpose if given regular and proper maintenance. Estimating the useful life of each of components includes the following factors:

- Material manufacturer's warranty
- Commercially available published source with estimates of useful life such as the US Department of Housing and Urban Development and Fannie Mae.
- Evaluating the Association's past maintenance records

Component Remaining Useful Life Estimates

The "Remaining Life" is defined as the expected number of years the component will continue to serve its intended purpose prior to repair or replacement. Estimating the remaining useful life of each of components includes the following factors:

- Subtracting the year that the component was installed from the useful life estimate
- Evaluating the apparent physical condition by someone familiar with the component such as a service vendor and adjusting the remaining useful life as necessary
- Evaluating past maintenance records to determine if the useful life is accurately represented

In determining the remaining life of a component, a certain level of continued preventive maintenance is assumed. Any assumptions pertaining to these maintenance assumptions are explicitly stated so that proper maintenance can be continued throughout the component's remaining life.

The remaining life of a component implicitly specifies the year in which maintenance or replacement is required. The analysis timeline shows the year of replacement for each component. The timeline serves as a

schedule for expected component replacements and can be updated or changed when the Physical Analysis is updated or as components last for shorter or longer periods than expected.

Determining the Cost of Replacement

Replacement costs are obtaining in various manners. All costs also include the cost of removing the existing component, if appropriate. Factors for estimating replacement costs include:

- Cost estimating manuals and guidelines, if appropriate
- Evaluating historical maintenance records and, where appropriate, adjusting for inflation
- Obtaining current estimates from reliable sources such as contractors, suppliers or subject matter experts

Excluded Components

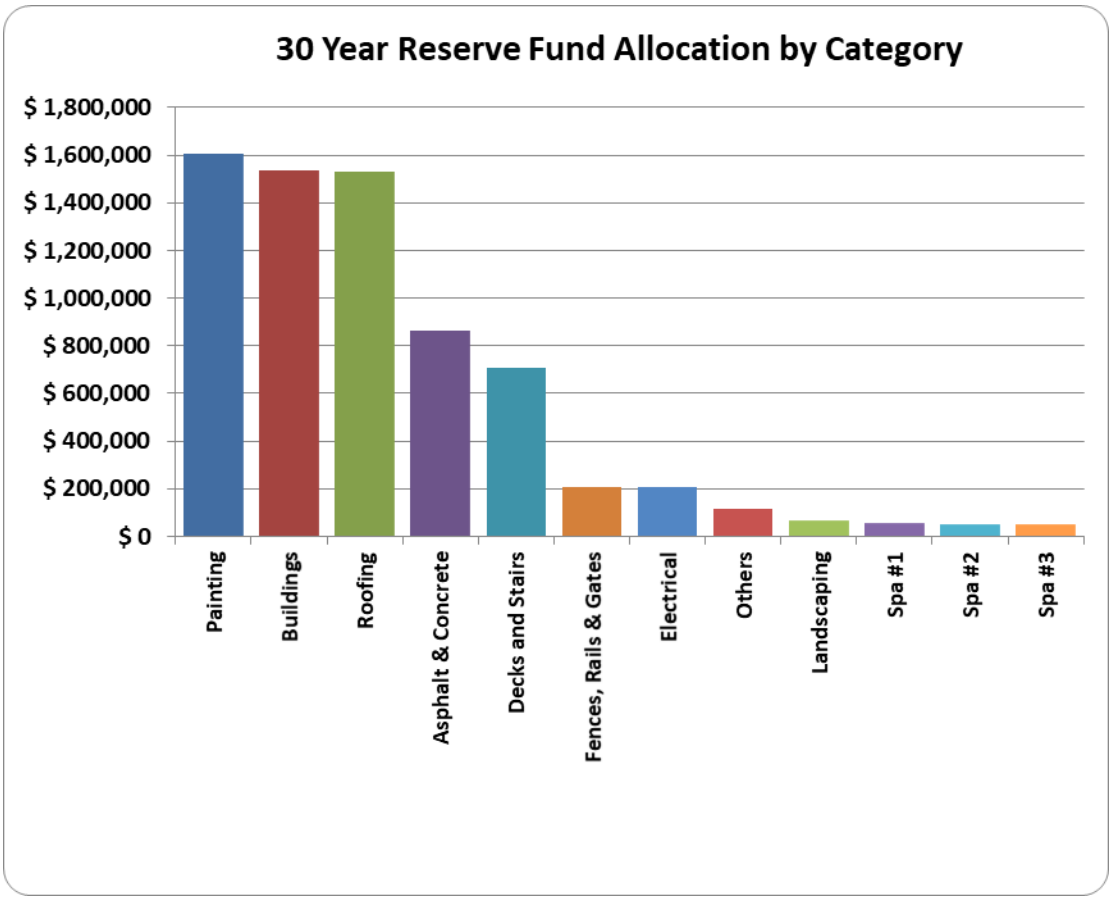
The following categories of components are typically excluded from Reserve Studies:

- Below Threshold Costs: – Component repair and/or replacement costs that are deemed too small to be considered reserve expenses are typically included in the operational or maintenance budget. Expenses that are below this threshold are not included in this study.
- Operational Expenses: – These occur at least annually and can be effectively budgeted for each year. They are characterized as being reasonably predictable both in terms of frequency and cost.
- Very Long or Unpredictable Useful Life Expectancy: – Components which, when properly maintained, have a very long useful life with no predictable replacement cycle. Examples include most plumbing, electrical systems and retaining walls. Although there may be circumstances where an Association may wish to include items in these categories.
- Unit Improvements: – Improvements made to the property that fall within the Governing Documents' unit description summary as the responsibility of the unit's owner.
- Other Non-Association/Organization Owned: – Improvements installed on the property but which are owned by other parties such as governmental agencies, utility companies, the US Postal Service, etc.

Reserve Fund Allocation

The following chart illustrates the reserve fund allocation of the included reserve components. Attention should be given to those component categories which take up a bulk of the % of the allocated costs as these may require significant planning to adequately budget for their replacement. These large expenses may be well into the future during "Peak Year" cycles.

Figure 2: 30 Year Reserve Fund Allocation



Component Inventory Included in Analysis

The following components are included in this Reserve Study financial analysis.

Table 7: Reserve Component Inventory

Yellow highlights indicate items with Remaining Useful Life (RUL) = 0 years.

Item	Category Description	Reserve Component Name	Estimated Service Cost	Service Year	Est Useful Life (yrs)	Replacement Cost Basis	Equivalent Current Replacement Cost	Qty	Units	Remaining Useful Life (yrs)	Included in Analysis	Est Cost at Next Service
1	Spa #1	Spa Filter	$ 1,185	2011	10	Actual Cost	$ 1	each	$ 1,309	1	Include	$ 1,309
2	Spa #1	Spa Heater	$ 3,605	2011	10	Actual Cost	$ 1	each	$ 3,982	1	Include	$ 3,982
3	Spa #1	Spa Pump & Motor	$ 3,399	2011	10	Actual Cost	$ 3	each	$ 3,755	1	Include	$ 3,755
4	Spa #1	Spa Replastering	$ 4,326	2016	10	Actual Cost	$ 120	sq-ft	$ 4,779	6	Include	$ 4,779
5	Spa #1	Spa Tile and Coping	$ 2,060	2016	20	Actual Cost	$ 40	feet	$ 2,514	16	Include	$ 2,514
6	Spa #1	Deck Caulking	$ 324	2016	5	Actual Cost	$ 45	feet	$ 341	1	Include	$ 341
7	Spa #1	Deck Expansion Joints	$ 288	2016	5	Actual Cost	$ 40	feet	$ 303	1	Include	$ 303
8	Spa #2	Spa Filter	$ 1,185	2011	10	Actual Cost	$ 1	each	$ 1,309	1	Include	$ 1,309
9	Spa #2	Spa Heater	$ 3,605	2011	10	Actual Cost	$ 1	each	$ 3,982	1	Include	$ 3,982
10	Spa #2	Spa Pump & Motor	$ 3,399	2011	10	Actual Cost	$ 3	each	$ 3,755	1	Include	$ 3,755
11	Spa #2	Spa Replastering	$ 3,605	2016	10	Actual Cost	$ 100	sq-ft	$ 3,982	6	Include	$ 3,982
12	Spa #2	Spa Tile and Coping	$ 2,472	2016	20	Actual Cost	$ 48	feet	$ 3,016	16	Include	$ 3,016
13	Spa #2	Deck Caulking	$ 324	2016	5	Actual Cost	$ 50	feet	$ 341	1	Include	$ 341
14	Spa #2	Deck Expansion Joints	$ 288	2016	5	Actual Cost	$ 60	feet	$ 303	1	Include	$ 303

Yellow highlights indicate items with Remaining Useful Life (RUL) = 0 years.

Item	Category Description	Reserve Component Name	Estimated Service Cost	Service Year	Est Useful Life (yrs)	Replacement Cost Basis	Equivalent Current Replacement Cost	Qty	Units	Remaining Useful Life (yrs)	Included in Analysis	Est Cost at Next Service
15	Spa #3	Spa Filter	$ 1,185	2011	10	Actual Cost	$ 1	each	$ 1,309	1	Include	$ 1,309
16	Spa #3	Spa Heater	$ 3,605	2011	10	Actual Cost	$ 1	each	$ 3,982	1	Include	$ 3,982
17	Spa #3	Spa Pump & Motor	$ 3,399	2011	10	Actual Cost	$ 3	each	$ 3,755	1	Include	$ 3,755
18	Spa #3	Spa Replastering	$ 3,605	2016	10	Actual Cost	$ 120	sq-ft	$ 3,982	6	Include	$ 3,982
19	Spa #3	Spa Tile and Coping	$ 2,472	2016	20	Actual Cost	$ 40	feet	$ 3,016	16	Include	$ 3,016
20	Spa #3	Deck Caulking	$ 324	2016	5	Actual Cost	$ 45	feet	$ 341	1	Include	$ 341
21	Spa #3	Deck Expansion Joints	$ 288	2016	5	Actual Cost	$ 50	feet	$ 303	1	Include	$ 303
22	Asphalt & Concrete	Asphalt Sealcoat and Striping	$ 20,312	2012	5	Actual Cost	$ 98,600	sq-ft	$ 21,348	0	Include	$ 21,348
23	Asphalt & Concrete	Asphalt Cut and Patch, Crack fill	$ 27,928	2012	5	Actual Cost	$ 98,600	sq-ft	$ 29,353	0	Include	$ 29,353
24	Asphalt & Concrete	Asphalt Remove and Replace	$ 213,272	1992	30	Actual Cost	$ 98,600	sq-ft	$ 287,458	2	Include	$ 287,458
25	Asphalt & Concrete	Concrete Curb & Gutter	$ 7,725	2012	5	Actual Cost	$ 1	each	$ 8,119	0	Include	$ 8,119
26	Asphalt & Concrete	Concrete Walks & Decks	$ 7,725	2012	5	Actual Cost	$ 1	each	$ 8,119	0	Include	$ 8,119
27	Asphalt & Concrete	Stamped Concrete	$ 2,627	2012	10	Actual Cost	$ 860	sq-ft	$ 2,902	2	Include	$ 2,902
28	Roofing	Flat Roof Replace	$ 54,281	2003	20	Actual Cost	$ 12,400	sq-ft	$ 66,233	3	Include	$ 66,233
29	Roofing	Tile Roofs	$ 742,630	1989	40	Actual Cost	$ 103,000	sq-ft	$ 1,105,675	9	Include	$ 1,105,675

Yellow highlights indicate items with Remaining Useful Life (RUL) = 0 years.

Item	Category Description	Reserve Component Name	Estimated Service Cost	Service Year	Est Useful Life (yrs)	Replacement Cost Basis	Equivalent Current Replacement Cost	Qty	Units	Remaining Useful Life (yrs)	Included in Analysis	Est Cost at Next Service
30	Roofing	Gutters & Downspouts	$ 93,988	1994	35	Actual Cost	$ 10,140	feet	$ 133,144	9	Include	$ 133,144
31	Roofing	Roof Inspection & Repairs	$ 20,000	2017	5	Actual Cost	$ 1	each	$ 21,020	2	Include	$ 21,020
32	Painting	Stucco Paint	$ 123,755	2010	10	Actual Cost	$ 133,600	sq-ft	$ 136,703	0	Include	$ 136,703
33	Painting	Stucco Repair & Seal	$ 20,626	2010	10	Actual Cost	$ 133,500	sq-ft	$ 22,784	0	Include	$ 22,784
34	Painting	Wood Trim Paint	$ 43,260	2013	5	Actual Cost	$ 21,000	sq-ft	$ 45,467	0	Include	$ 45,467
35	Painting	Wood Trim Repair	$ 17,304	2013	5	Actual Cost	$ 21,000	sq-ft	$ 18,187	0	Include	$ 18,187
36	Painting	Metal Fences, Rails & Gates Paint	$ 37,451	2013	5	Actual Cost	$ 20,200	sq-ft	$ 39,361	0	Include	$ 39,361
37	Landscaping	Irrigation Backflow	$ 3,090	1999	25	Actual Cost	$ 2	each	$ 3,963	4	Include	$ 3,963
38	Landscaping	Irrigation Controllers	$ 10,300	2007	12	Actual Cost	$ 4	each	$ 11,606	0	Include	$ 11,606
39	Landscaping	Irrigation Enclosures	$ 5,562	2007	24	Actual Cost	$ 4	each	$ 7,062	11	Include	$ 7,062
40	Landscaping	Landscape & Trees	$ 1,500	2017	5	Actual Cost	$ 1	each	$ 1,577	2	Include	$ 1,577
41	Electrical	Garage Lights	$ 19,982	2007	20	Actual Cost	$ 97	each	$ 24,382	7	Include	$ 24,382
42	Electrical	Pole Lights	$ 43,054	2002	25	Actual Cost	$ 36	each	$ 55,214	7	Include	$ 55,214
43	Electrical	Porch Lights	$ 9,491	2002	25	Actual Cost	$ 97	each	$ 12,172	7	Include	$ 12,172
44	Electrical	Security & Ground Lights	$ 1,030	2017	5	Actual Cost	$ 5	each	$ 1,083	2	Include	$ 1,083
45	Electrical	Intercom System	$ 9,270	2004	15	Actual Cost	$ 15	each	$ 10,762	0	Include	$ 10,762
46	Electrical	Gate Operator (Swing)	$ 4,635	2007	12	Actual Cost	$ 12	each	$ 5,223	0	Include	$ 5,223

Yellow highlights indicate items with Remaining Useful Life (RUL) = 0 years.

Item	Category Description	Reserve Component Name	Estimated Service Cost	Service Year	Est Useful Life (yrs)	Replacement Cost Basis	Equivalent Current Replacement Cost	Qty	Units	Remaining Useful Life (yrs)	Included in Analysis	Est Cost at Next Service
47	Electrical	Gate Operator (Sliding)	$ 4,635	2006	12	Actual Cost	$ 12	each	$ 5,223	0	Include	$ 5,223
48	Decks and Stairs	Membrane Decks Resurface	$ 33,372	2002	20	Actual Cost	$ 2,700	sq-ft	$ 40,720	2	Include	$ 40,720
49	Decks and Stairs	Membrane Decks Recoating	$ 16,686	2014	5	Actual Cost	$ 2,700	sq-ft	$ 17,537	0	Include	$ 17,537
50	Decks and Stairs	Trex Decks	$ 18,293	2007	25	Actual Cost	$ 444	sq-ft	$ 23,460	12	Include	$ 23,460
51	Decks and Stairs	Wood Decks	$ 74,160	2000	20	Actual Cost	$ 1,800	sq-ft	$ 90,489	0	Include	$ 90,489
52	Decks and Stairs	Stairs	$ 83,173	1995	25	Actual Cost	$ 68	each	$ 106,664	0	Include	$ 106,664
53	Buildings	Plumbing Repairs	$ 30,000	2018	1	Actual Cost	$ 1	each	$ 30,300	0	Include	$ 30,300
54	Buildings	Wood Arbors	$ 36,050	1988	30	Actual Cost	$ 1,400	each	$ 48,590	0	Include	$ 48,590
55	Buildings	Wood Utility Doors	$ 11,536	2000	25	Actual Cost	$ 28	each	$ 14,794	5	Include	$ 14,794
56	Buildings	Termite Inspection & Repair	$ 109,901	2013	15	Actual Cost	$ 97	each	$ 127,592	8	Include	$ 127,592
57	Others	Mailbox Structures	$ 10,300	2010	20	Actual Cost	$ 1	each	$ 12,568	10	Include	$ 12,568
58	Others	Cluster Structures	$ 8,240	2010	20	Actual Cost	$ 20	each	$ 10,054	10	Include	$ 10,054
59	Others	Fire Extinguishers	$ 5,047	2007	15	Actual Cost	$ 28	each	$ 5,859	2	Include	$ 5,859
60	Others	Monument Signs	$ 5,150	2002	15	Actual Cost	$ 2	each	$ 5,979	0	Include	$ 5,979
61	Others	Community Maps	$ 6,180	2002	15	Actual Cost	$ 2	each	$ 7,175	0	Include	$ 7,175

Yellow highlights indicate items with Remaining Useful Life (RUL) = 0 years.

Item	Category Description	Reserve Component Name	Estimated Service Cost	Service Year	Est Useful Life (yrs)	Replacement Cost Basis	Equivalent Current Replacement Cost	Qty	Units	Remaining Useful Life (yrs)	Included in Analysis	Est Cost at Next Service
62	Others	Signs	$ 1,030	2011	10	Actual Cost	$ 1	each	$ 1,138	1	Include	$ 1,138
63	Others	Sewer & Utility Lines	$ 200,000	2017	35	Actual Cost	$ 1	each	$ 283,321	32	Include	$ 283,321
64	Fences, Rails & Gates	Wood Gates, Trash Areas	$ 1,700	1997	20	Actual Cost	$ 3	each	$ 2,074	0	Include	$ 2,074
65	Fences, Rails & Gates	Wood Gates, Spa Areas	$ 11,330	1997	20	Actual Cost	$ 22	each	$ 13,825	0	Include	$ 13,825
66	Fences, Rails & Gates	Metal Fences Perimeter	$ 121,483	2002	50	Actual Cost	$ 2,621	feet	$ 199,795	32	Include	$ 199,795
67	Fences, Rails & Gates	Metal Pedestrian Gate	$ 927	1986	35	Actual Cost	$ 1	each	$ 1,313	1	Include	$ 1,313
68	Fences, Rails & Gates	Metal Vehicle Gates	$ 6,000	2002	15	Actual Cost	$ 2	each	$ 6,966	0	Include	$ 6,966
69	Fences, Rails & Gates	Metal Fences & Gates Spa Area	$ 22,448	1986	35	Actual Cost	$ 360	feet	$ 31,800	1	Include	$ 31,800
70	Fences, Rails & Gates	Railings, Stairs & Balcony	$ 16,799	2007	10	Actual Cost	$ 4,660	feet	$ 18,557	0	Include	$ 18,557
71	Fences, Rails & Gates	Walls Repair	$ 5,923	2007	12	Actual Cost	$ 4,600	sq-ft	$ 6,674	0	Include	$ 6,674

Components Not Included in Funding

The below components have been excluded from funding in this reserve study. Note that the inclusion of any of these items at a later date via a revision or update to this study will likely impact the funding strategies developed for this report.

Table 8: Components Not Included in Funding

Item	Major Component	Reason Not Considered for Analysis	Comments
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

Item	Major Component	Reason Not Considered for Analysis	Comments
1			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			

Income and Expenses

The funding plan of this reserve study will help the association's reserve account to be highly funded over the next 30 years. This requires a recommended allocation amount into the reserve account. The following table summarizes incomes and expenses and indicates the recommended contributions to the reserve account. This funding plan considers four basic principles:

1. There are adequate reserves when needed.
2. The budget should remain stable but increasing to offset inflationary factors.
3. The costs are fairly distributed over time.
4. The funding plan must allow the Association to be fiscally responsible.

The following table summarizes each year's incomes and expenses: It includes the following elements to derive the Annual Dues and Annual Reserve Contributions:

- Annual reserve balance
- The fully funded balance of all reserve components
- Total income
- Total expenses (reserve components, operational and loans)

Table 9: Projected Income & Expenses Summary

Full Operational Expenses and Reserve Funding Projections

					Incomes							Expenses								
Year	Start of Year Reserve Balance	Fully Funded Balance	Start Of Year Percent Funded	Reserve Fund Deficiency from FFB *(per unit)*	Special Assessments	Annual Dues *(Total)*	Annual Dues *(Per Unit)*	One-Time Income *(incl loans)*	Reserve Balance Interest Income	Other Incomes	Total Annual Income	Operational Expenses	Loan Expenses	Special Projects & Reserve Expenses	Contingency Fund Contribution	Total Expenses	End of Year Contingency Fund Balance	Annual Reserve Contribution *(less any loans)*	Reserve Contrib as Pct of Dues	EOY Reserve Balance
2020	$ 106,631	$ 2,262,210	5%	-$ 22,222	$ 0	$ 348,816	$ 3,596	$ 0	$ 1,066	$ 0	$ 349,882	$ 239,745	$ 0	$ 724,741	$ 0	$ 964,486	$ 0	$ 110,137	32%	-$ 507,973
2021	-$ 507,973	$ 1,734,739	-29%	-$ 23,121	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 242,142	$ 0	$ 94,230	$ 0	$ 336,372	$ 0	$ 106,674	31%	-$ 495,529
2022	-$ 495,529	$ 1,840,629	-27%	-$ 24,084	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 244,564	$ 0	$ 391,837	$ 0	$ 636,401	$ 0	$ 104,252	30%	-$ 783,114
2023	-$ 783,114	$ 1,648,829	-47%	-$ 25,072	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 247,010	$ 0	$ 97,763	$ 0	$ 344,773	$ 0	$ 101,807	29%	-$ 779,071
2024	-$ 779,071	$ 1,753,981	-44%	-$ 26,114	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 249,480	$ 0	$ 35,809	$ 0	$ 285,289	$ 0	$ 99,336	28%	-$ 715,543
2025	-$ 715,543	$ 1,924,633	-37%	-$ 27,218	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 251,974	$ 0	$ 248,506	$ 0	$ 500,480	$ 0	$ 96,842	28%	-$ 867,207
2026	-$ 867,207	$ 1,884,061	-46%	-$ 28,364	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 254,494	$ 0	$ 47,257	$ 0	$ 301,751	$ 0	$ 94,322	27%	-$ 820,142
2027	-$ 820,142	$ 2,048,255	-40%	-$ 29,571	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 257,039	$ 0	$ 149,466	$ 0	$ 406,505	$ 0	$ 91,777	26%	-$ 877,831
2028	-$ 877,831	$ 2,112,792	-42%	-$ 30,831	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 259,609	$ 0	$ 160,731	$ 0	$ 420,340	$ 0	$ 89,207	26%	-$ 949,356
2029	-$ 949,356	$ 2,168,547	-44%	-$ 32,143	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 262,206	$ 0	$ 1,272,289	$ 0	$ 1,534,495	$ 0	$ 86,611	25%	-$ 2,135,034
2030	-$ 2,135,034	$ 1,104,155	-193%	-$ 33,394	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 264,828	$ 0	$ 465,546	$ 0	$ 730,374	$ 0	$ 83,988	24%	-$ 2,516,592
2031	-$ 2,516,592	$ 845,918	-297%	-$ 34,665	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 267,476	$ 0	$ 74,568	$ 0	$ 342,044	$ 0	$ 81,340	23%	-$ 2,509,820
2032	-$ 2,509,820	$ 981,994	-256%	-$ 35,998	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 270,151	$ 0	$ 120,058	$ 0	$ 390,209	$ 0	$ 78,665	23%	-$ 2,551,212
2033	-$ 2,551,212	$ 1,075,517	-237%	-$ 37,389	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 272,852	$ 0	$ 34,829	$ 0	$ 307,681	$ 0	$ 75,964	22%	-$ 2,510,077
2034	-$ 2,510,077	$ 1,258,106	-200%	-$ 38,847	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 275,581	$ 0	$ 35,177	$ 0	$ 310,758	$ 0	$ 73,235	21%	-$ 2,472,019
2035	-$ 2,472,019	$ 1,444,240	-171%	-$ 40,374	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 278,337	$ 0	$ 294,849	$ 0	$ 573,186	$ 0	$ 70,480	20%	-$ 2,696,388
2036	-$ 2,696,388	$ 1,372,058	-197%	-$ 41,943	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 281,120	$ 0	$ 60,745	$ 0	$ 341,865	$ 0	$ 67,696	19%	-$ 2,689,437
2037	-$ 2,689,437	$ 1,537,708	-175%	-$ 43,579	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 283,931	$ 0	$ 70,537	$ 0	$ 354,468	$ 0	$ 64,885	19%	-$ 2,695,089
2038	-$ 2,695,089	$ 1,697,260	-159%	-$ 45,282	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 286,770	$ 0	$ 36,606	$ 0	$ 323,376	$ 0	$ 62,046	18%	-$ 2,669,649
2039	-$ 2,669,649	$ 1,894,832	-141%	-$ 47,057	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 289,638	$ 0	$ 36,972	$ 0	$ 326,610	$ 0	$ 59,178	17%	-$ 2,647,443
2040	-$ 2,647,443	$ 2,096,185	-126%	-$ 48,903	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 292,534	$ 0	$ 619,666	$ 0	$ 912,200	$ 0	$ 56,282	16%	-$ 3,210,828
2041	-$ 3,210,828	$ 1,713,229	-187%	-$ 50,763	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 295,460	$ 0	$ 74,569	$ 0	$ 370,029	$ 0	$ 53,356	15%	-$ 3,232,041
2042	-$ 3,232,041	$ 1,879,209	-172%	-$ 52,693	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 298,414	$ 0	$ 120,213	$ 0	$ 418,627	$ 0	$ 50,402	14%	-$ 3,301,852
2043	-$ 3,301,852	$ 2,002,992	-165%	-$ 54,689	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 301,399	$ 0	$ 267,420	$ 0	$ 568,819	$ 0	$ 47,418	14%	-$ 3,521,854
2044	-$ 3,521,854	$ 1,981,597	-178%	-$ 56,737	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 304,413	$ 0	$ 75,764	$ 0	$ 380,177	$ 0	$ 44,404	13%	-$ 3,553,215
2045	-$ 3,553,215	$ 2,155,848	-165%	-$ 58,856	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 307,457	$ 0	$ 421,961	$ 0	$ 729,418	$ 0	$ 41,359	12%	-$ 3,933,816
2046	-$ 3,933,816	$ 1,984,491	-198%	-$ 61,013	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 310,531	$ 0	$ 57,663	$ 0	$ 368,194	$ 0	$ 38,285	11%	-$ 3,953,194
2047	-$ 3,953,194	$ 2,181,696	-181%	-$ 63,246	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 313,637	$ 0	$ 100,152	$ 0	$ 413,789	$ 0	$ 35,180	10%	-$ 4,018,167
2048	-$ 4,018,167	$ 2,340,313	-172%	-$ 65,551	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 316,773	$ 0	$ 40,435	$ 0	$ 357,208	$ 0	$ 32,043	9%	-$ 4,026,559
2049	-$ 4,026,559	$ 2,563,210	-157%	-$ 67,936	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 319,941	$ 0	$ 45,922	$ 0	$ 365,863	$ 0	$ 28,875	8%	-$ 4,043,605
2050	-$ 4,043,605	$ 2,785,198	-145%	-$ 70,400	$ 0	$ 348,816	$ 3,596	$ 0	$ 0	$ 0	$ 348,816	$ 323,140	$ 0	$ 696,426	$ 0	$ 1,019,566	$ 0	$ 25,676	7%	-$ 4,714,355

Maximum Reserve Fund Expenses and Reserve Contributions

The most important aspect of preparing a financial plan is to have confidence that you can meet all anticipated expenses in the year of their occurrences. It is best to not focus on percent funding as the key indicator of your ability to meet those expense. Instead, focus on each year's total expenses versus the total resources available to meet those expenses. In addition, the following criteria should be considered:

- Regular contributions to the reserve fund should be established and maintained to assure that funding is available to meet future reserve expenses.
- Maintain a percent funding threshold high enough so that the association's consumers pay for the resources. Generally, this is in the range of 70% to 100%.
- Maintain the reserve fund balance at a level high enough to not only meet each year's expenses, but also minimize the risks of special assessments and deferred maintenance.

The following table lists the year that the maximum reserve expenses occur and the financial state of the reserve in that year.

Table 10: Maximum Reserve Expenses and Contributions

Maximum Reserve Expenses & Reserve Contribution	
Year Maximum Reserve Expenses Occur:	2029
Min Req'd % FFB at Start of 2029:	59%
This analysis, Start of Year % Funding in 2029:	-44%
Reserve Fund Balance at Start of 2029:	-$ 949,356
Reserve Contribution in 2029:	$ 86,611
* Total Available Reserve Funds in 2029:	-$ 862,745
Total Reserve Expenses in 2029:	$ 1,272,289

**** Does not include funds from annual dues***

Detailed Financial Analysis

Annual Projected Expenses

The annual projected reserve expenses are estimates based on estimated useful life of the components, the current cost estimates, and adjustments for inflation.

Special Project Expenditures

Year	Cost	Special Project or One-Time Expense
	#VALUE!	

Reserve Component Expenditures

Year	Cost	Component

Year	Cost	Component

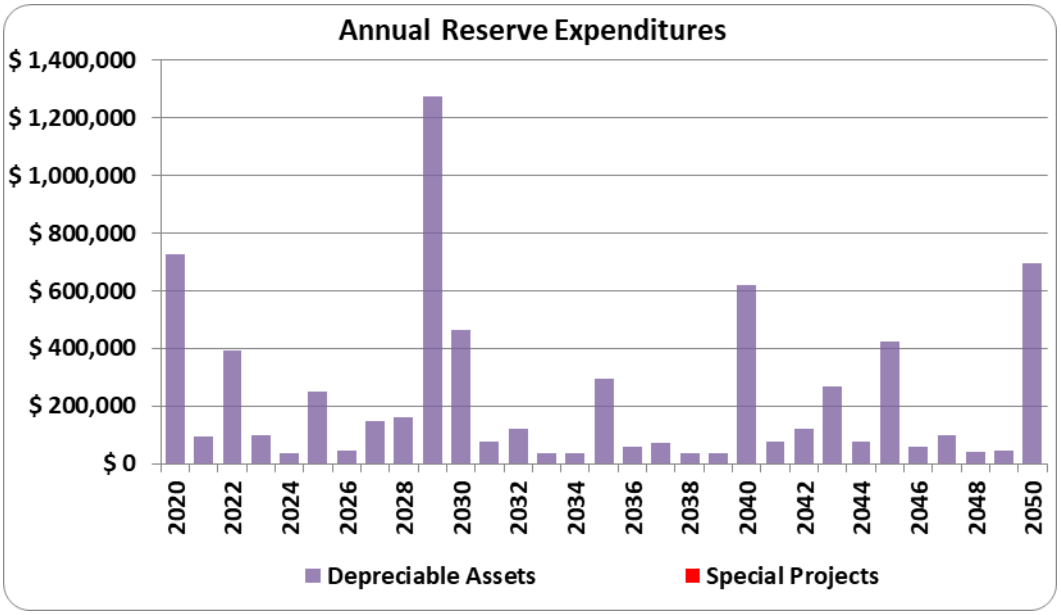
Year	Cost	Component

Reserve Fund Expenditures

The graph below shows the projected future reserve expenses that the association is responsible to fund. As with all computations in this report, the estimates in this figure are based on the estimated expense projections which are combination of historical expenditures and current estimates. Expenses are projected 30 years into the future, using the Inflation rate assumptions stated earlier.

It is important to make note of large expenditure years (peak years) when there will be significant projected expenditures related to one or more component projects that will require repair/replacement. These large but infrequent component expenses during "peak" years are typically the most difficult to budget for as they are often overlooked or ignored due to the perception that the expenses are far in the future and there will be time to budget for them later.

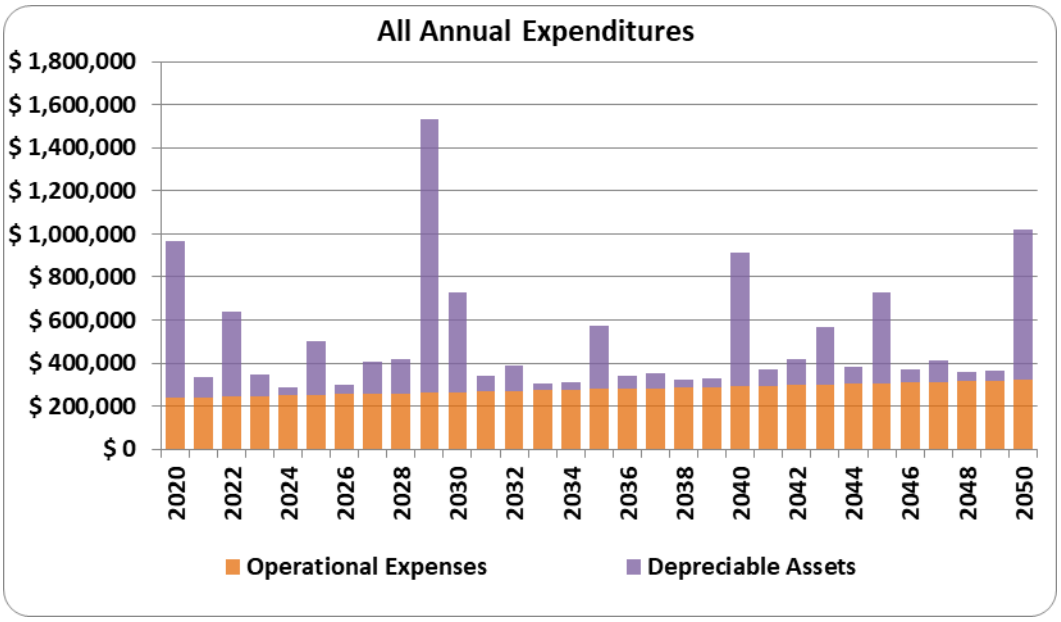
Figure 3: Reserve Fund Expenditures



All Expenses

In addition to reserve expenditures, the association needs to cover operational expenses, costs for special projects and any loan payments. The following graph depicts all annual expenditures that the association can expect over the next 30 years.

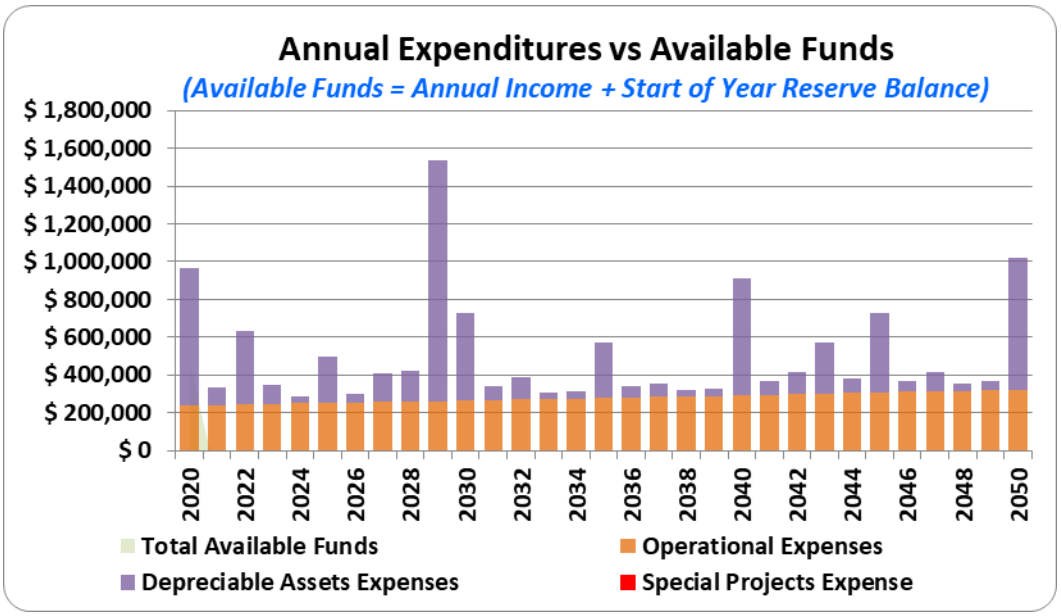
Figure 4: All Annual Expenses



As with any projections of future expenditures, "near-term" projects will generally be more accurate than events in the future, especially events projected many years away.

The following graph illustrates each year's anticipated expenses versus the available cash assets. The cash assets are assumed to be the total of the start of year reserve fund balance plus the anticipated annual income plus any additional income such as loans or other income types. In effect, this chart shows you the total expenses verses total available funds in each year.

Figure 5: All Annual Expenses versus Available Funds

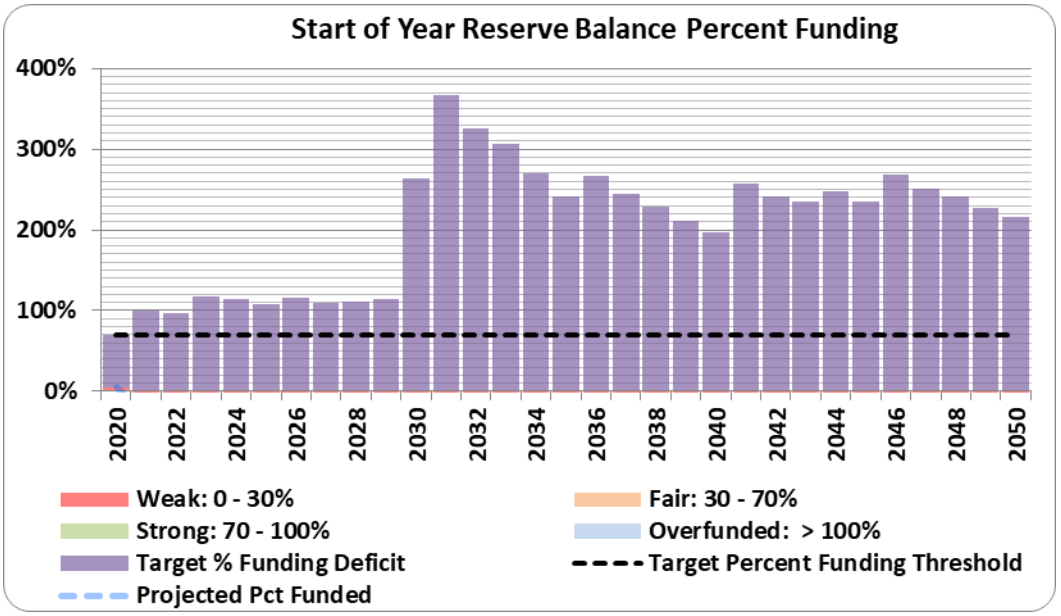


Reserve Balance

This graph illustrates the key elements of the funding model proposed in this assessment. Over the timeframe of this reserve

study, the allocation rates and the percent funding will fluctuate based on the expenditures projected in any given year.

Figure 6: Start of Year Reserve Balance Percent Funding



Annual Income and Contribution to Reserve Fund

Based on the current percent funded and the projected cash flow requirements, the recommended reserve contributions should be established at $9,178 per month this fiscal year. This represents the first year of a 30-

year Funding Plan. The actual contribution to the reserve fund will vary from year-to-year depending on the anticipated reserve expenses. To most fairly spread out the contribution burden over current and future owners in our inflationary economic environment, nominal annual increases should be expected in future years. Most authorities cite that the annual reserve contribution should be at least 10% of the annual income. Associations with a contribution rate less than 10% can expect future special assessments.

This recommended reserve contribution rate is depicted in the following two graphs.

Figure 7: Annual Income and Reserve Contribution

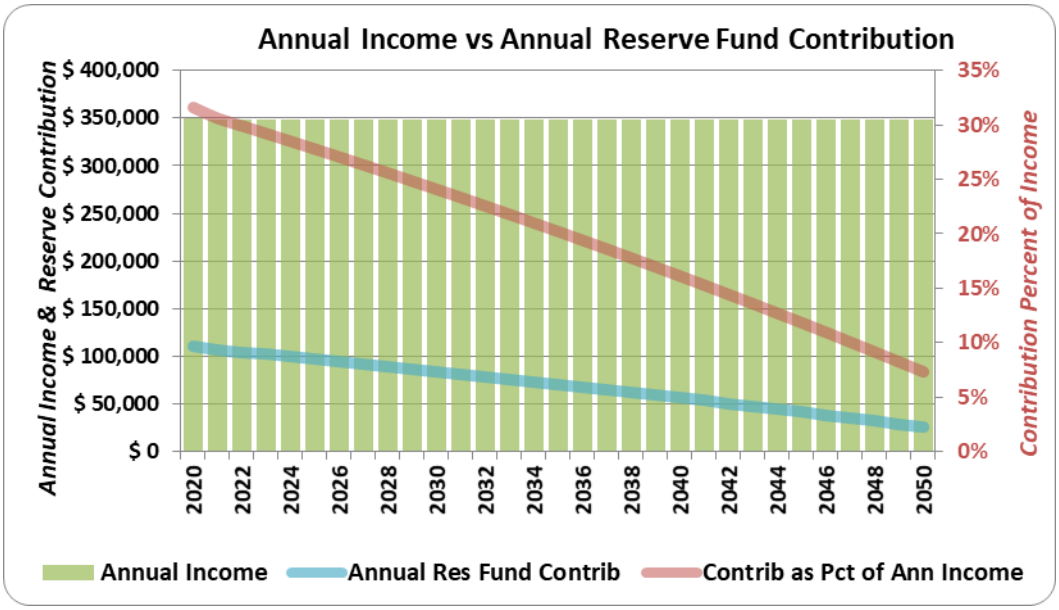
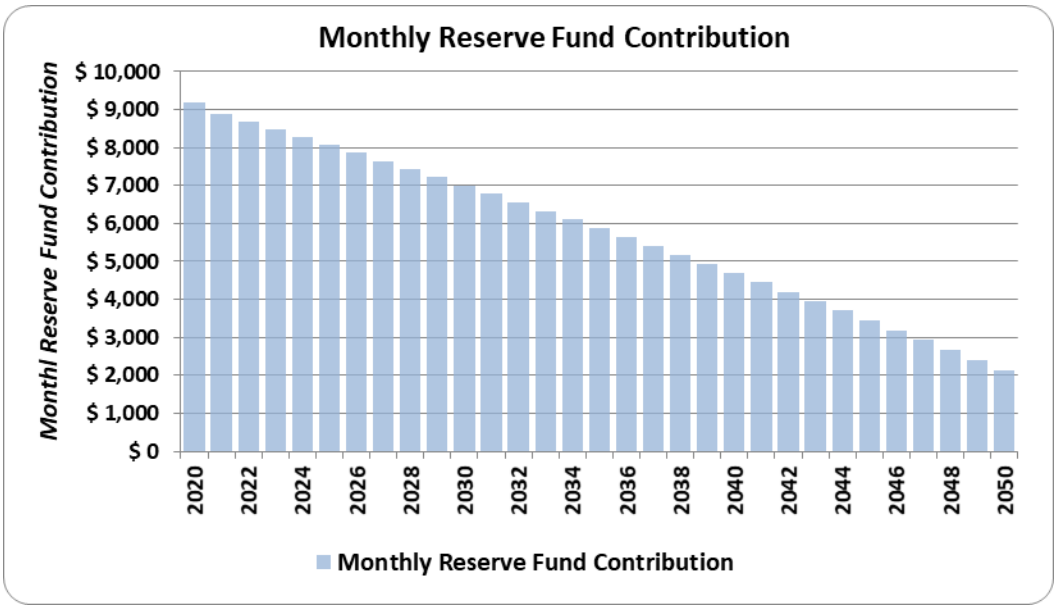


Figure 8: Monthly Reserve Contribution Rate



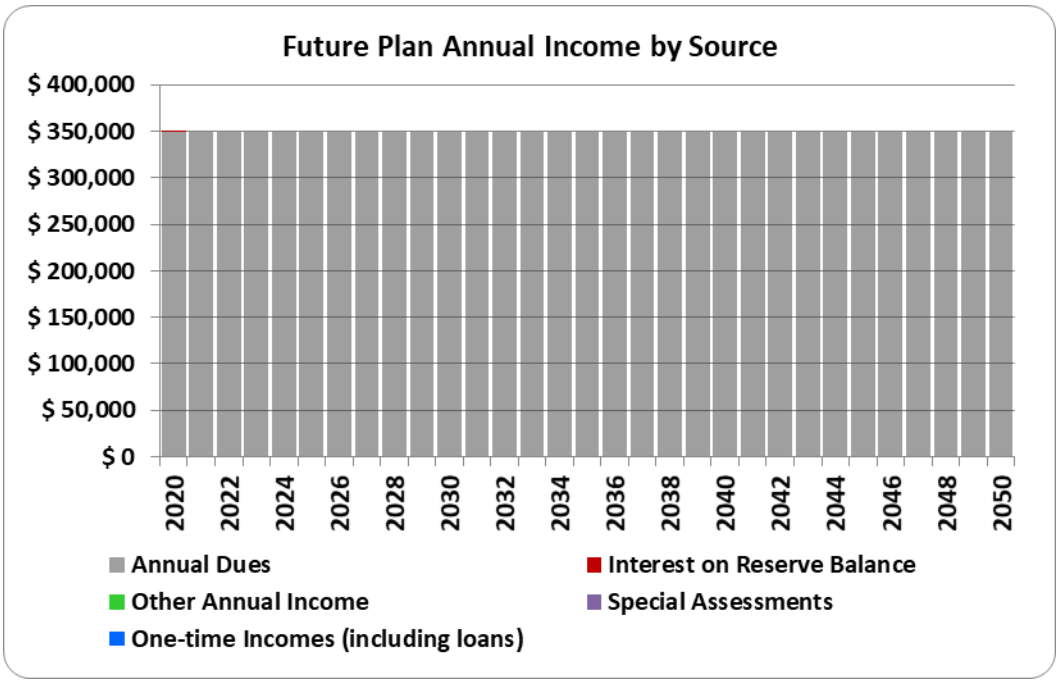
Income Sources

Income is derived from several potential sources:

- Annual dues
- Special assessments
- Interest on reserve account
- Interest on other bank accounts
- One-time income (e.g. Loans)
- Other annual income sources (e.g., rentals and fees)

The future annual incomes are depicted in the following graph.

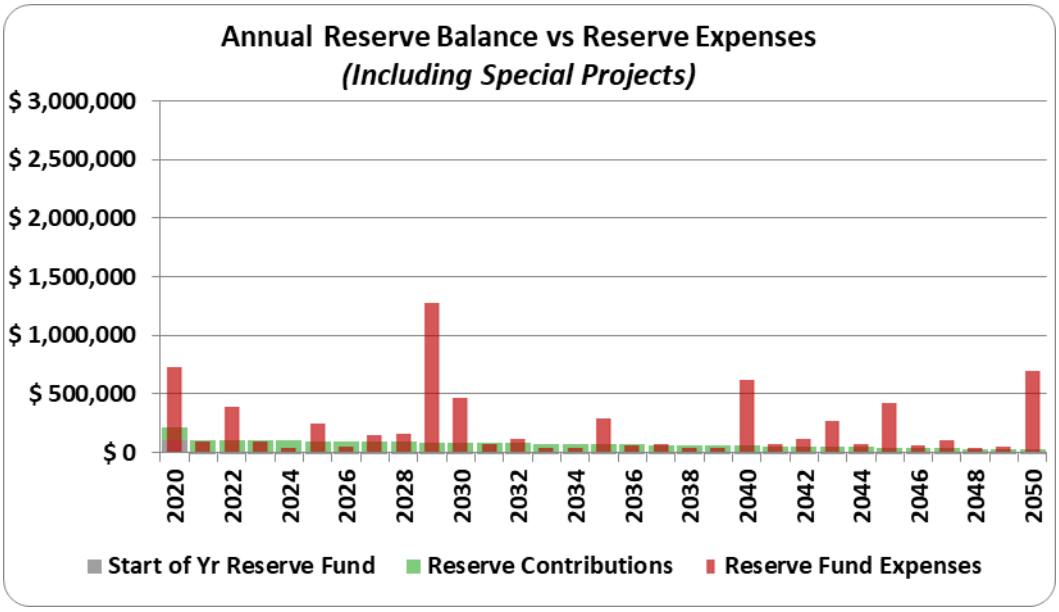
Figure 9: Annual Income by Source



Annual Reserve Balance and Reserve Expenses

The following graph is often cited as the most important statistic for the Association's financial analysis. This graph depicts the estimated reserve expenses compared to the estimated reserve fund balance in each year of the analysis. The Association's key responsibility is to assure that the Reserve Fund is adequate to provide for the maintenance or replacement of depreciable components. This graph provides a quick and vivid view.

Figure 10: Annual Reserve Balance vs Reserve Expenses



Current Funding verses Recommend Funding Plans

The following two graphs compare the current funding plan to the proposed funding plan of this reserve study. The comparisons shown here illustrate both the Start of Year Reserve Balances and the Percent Funding comparisons. The term, "current plan", as used here is simplified in that it accounts for planned dues increases and special assessments that the Association could levy. Refer to each graph's notes for details.

Figure 11: Reserve Account Comparison

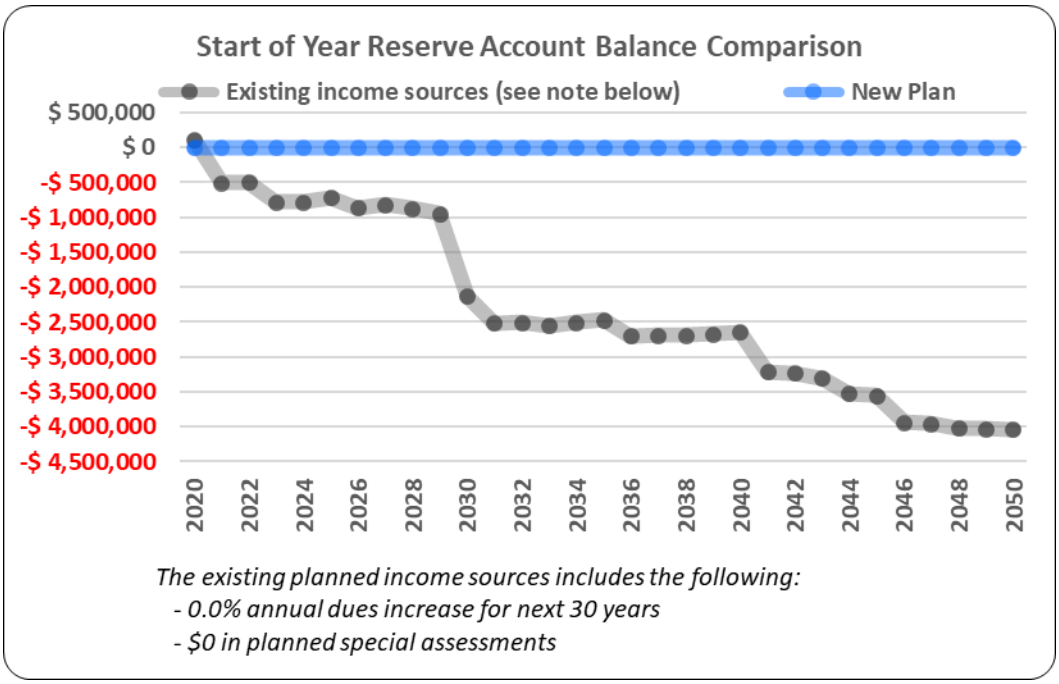
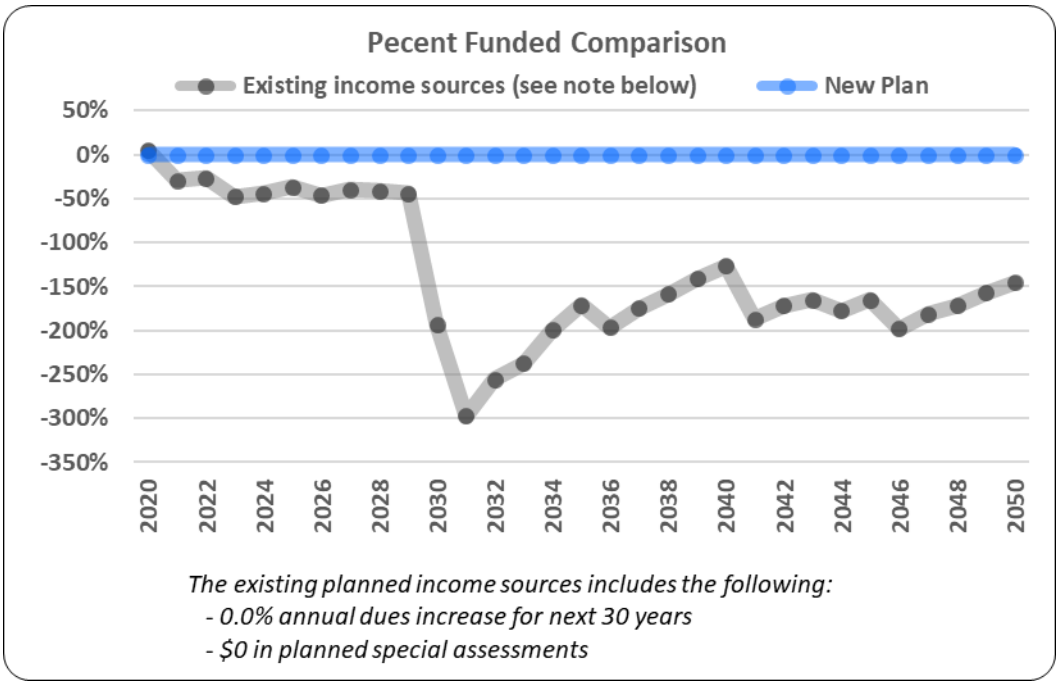


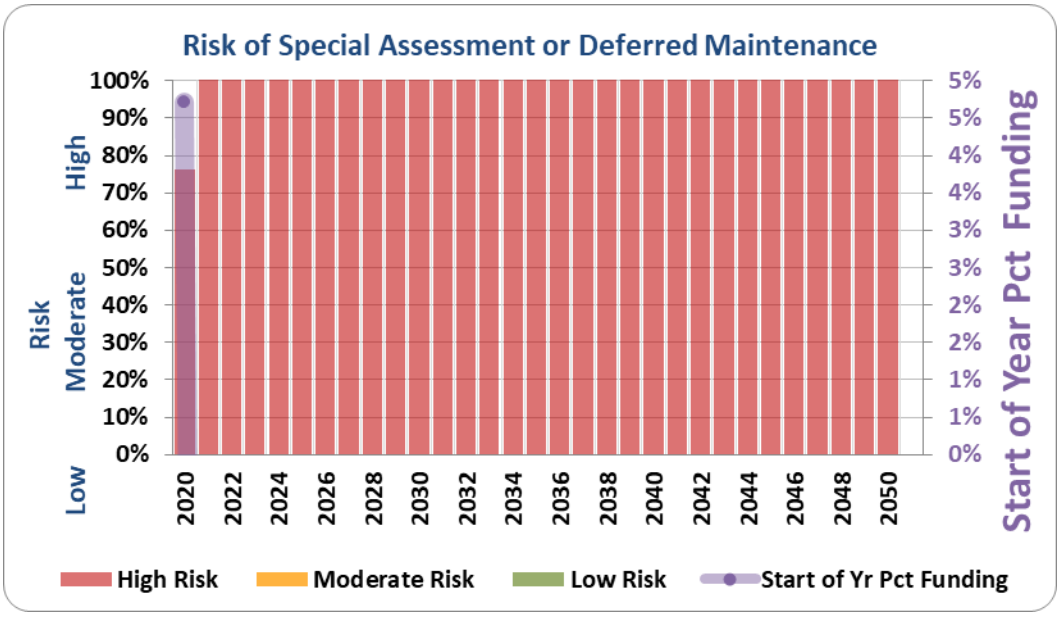
Figure 12: Percent Funded Comparison



Risk of Special Assessment or Deferred Maintenance

Calculating the risk of a special assessment is not an exact science. However, it is well understood that percent funding is a reliable predictor of the likelihood of a special assessment or the deferral of maintenance of reserve components. Associations above 70% funded have less than a 4% chance of ever needing a special assessment, whereas associations less than 30% funded are likely to need a special assessment every 2 to 4 years. The following table represents an estimate of the risk of a special assessment or deferred maintenance.

Figure 13: Risk of Special Assessment or Deferred Maintenance



Income and Expense Summaries

Income and expenses summaries are presented on the following pages.

Years 2020 to 2029

Income Years 2020 to 2029

Estimated Incomes	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Dues Including Sched Increases	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 3,488,161
Interest Income Reserve Balance	$ 1,066										$ 1,066
Other Annual Income											$ 0
Special Assessments											
One-time Incomes (incl loans)											
Total Income	$ 349,882	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 3,489,227

Expenses Years 2020 to 2029

erational and Loan Expenses	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Estimated Operational Expenses	$ 239,745	$ 242,142	$ 244,564	$ 247,010	$ 249,480	$ 251,974	$ 254,494	$ 257,039	$ 259,609	$ 262,206	$ 2,508,263
Estimated Annual Loan Payments											
Contingency Fund Contribution											

Special Projects	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total

Totals	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Operational and Loan Expenses	$ 239,745	$ 242,142	$ 244,564	$ 247,010	$ 249,480	$ 251,974	$ 254,494	$ 257,039	$ 259,609	$ 262,206	$ 2,508,263
Contingency Fund & Special Projects											
Total Reserve Fund Expenses	$ 724,741	$ 94,230	$ 391,837	$ 97,763	$ 35,809	$ 248,506	$ 47,257	$ 149,466	$ 160,731	$ 1,272,289	$ 3,222,629

Reserve Fund Years 2020 to 2029

Description	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Start of Year Fully Funded Reserve	$ 2,262,210	$ 1,734,739	$ 1,840,629	$ 1,648,829	$ 1,753,981	$ 1,924,633	$ 1,884,061	$ 2,048,255	$ 2,112,792	$ 2,168,547
Start of Year Reserve Balance	$ 106,631	-$ 507,973	-$ 495,529	-$ 783,114	-$ 779,071	-$ 715,543	-$ 867,207	-$ 820,142	-$ 877,831	-$ 949,356
Percent Funded at Start of Year	5%	-29%	-27%	-47%	-44%	-37%	-46%	-40%	-42%	-44%
Annual Reserve Fund Contributions	$ 110,137	$ 106,674	$ 104,252	$ 101,807	$ 99,336	$ 96,842	$ 94,322	$ 91,777	$ 89,207	$ 86,611
Net Reserve Withdrawals	-$ 724,741	-$ 94,230	-$ 391,837	-$ 97,763	-$ 35,809	-$ 248,506	-$ 47,257	-$ 149,466	-$ 160,731	-$ 1,272,289
EOY Reserve Fund Balance	-$ 507,973	-$ 495,529	-$ 783,114	-$ 779,071	-$ 715,543	-$ 867,207	-$ 820,142	-$ 877,831	-$ 949,356	-$ 2,135,034
SOY Contingency Fund Balance										

Reserve Expenses 2020 to 2029

Estimated Withdrawals	Original Cost	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Spa Filter	$ 1,185		$ 1,309									$ 1,309
Spa Heater	$ 3,605		$ 3,982									$ 3,982
Spa Pump & Motor	$ 3,399		$ 3,755									$ 3,755
Spa Replastering	$ 4,326							$ 4,779				$ 4,779
Spa Tile and Coping	$ 2,060											$ 0
Deck Chaulking	$ 324		$ 341					$ 358				$ 699
Deck Expansion Joints	$ 288		$ 303					$ 318				$ 621
Spa Filter	$ 1,185		$ 1,309									$ 1,309
Spa Heater	$ 3,605		$ 3,982									$ 3,982
Spa Pump & Motor	$ 3,399		$ 3,755									$ 3,755
Spa Replastering	$ 3,605							$ 3,982				$ 3,982
Spa Tile and Coping	$ 2,472											$ 0
Deck Caulking	$ 324		$ 341					$ 358				$ 699
Deck Expansion Joints	$ 288		$ 303					$ 318				$ 621
Spa Filter	$ 1,185		$ 1,309									$ 1,309
Spa Heater	$ 3,605		$ 3,982									$ 3,982
Spa Pump & Motor	$ 3,399		$ 3,755									$ 3,755
Spa Replastering	$ 3,605							$ 3,982				$ 3,982

Reserve Expenses 2020 to 2029

Estimated Withdrawals	Original Cost	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Spa Tile and Coping	$ 2,472											$ 0
Deck Chaulking	$ 324		$ 341					$ 358				$ 699
Deck Expansion Joints	$ 288		$ 303					$ 318				$ 621
Asphalt Sealcoat and Striping	$ 20,312	$ 21,995					$ 23,117					$ 45,112
Asphalt Cut and Patch, Crack fill	$ 27,928	$ 30,242					$ 31,785					$ 62,027
Asphalt Remove and Replace	$ 213,272			$ 287,458								$ 287,458
Concrete Curb & Gutter	$ 7,725	$ 8,365					$ 8,792					$ 17,157
Concrete Walks & Decks	$ 7,725	$ 8,365					$ 8,792					$ 17,157
Stamped Concrete	$ 2,627			$ 2,902								$ 2,902
Flat Roof Replace	$ 54,281				$ 66,233							$ 66,233
Tile Roofs	$ 742,630										$ 1,105,675	$ 1,105,675
Gutters & Downspouts	$ 93,988										$ 133,144	$ 133,144
Roof Inspection & Repairs	$ 20,000			$ 21,020					$ 22,092			$ 43,112
Stucco Paint	$ 123,755	$ 136,703										$ 136,703
Stucco Repair & Seal	$ 20,626	$ 22,784										$ 22,784
Wood Trim Paint	$ 43,260	$ 46,381					$ 48,746					$ 95,127
Wood Trim Repair	$ 17,304	$ 18,552					$ 19,499					$ 38,051
Metal Fences, Rails & Gates Paint	$ 37,451	$ 40,153					$ 42,201					$ 82,354

Reserve Expenses 2020 to 2029

Estimated Withdrawals	Original Cost	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Irrigation Backflow	$ 3,090					$ 3,963						$ 3,963
Irrigation Controllers	$ 10,300	$ 11,722										$ 11,722
Irrigation Rnclosures	$ 5,562											$ 0
Landscape & Trees	$ 1,500			$ 1,577					$ 1,657			$ 3,234
Garage Lights	$ 19,982								$ 24,382			$ 24,382
Pole Lights	$ 43,054								$ 55,214			$ 55,214
Porch Lights	$ 9,491								$ 12,172			$ 12,172
Security & Ground Lights	$ 1,030			$ 1,083					$ 1,138			$ 2,221
Intercom System	$ 9,270	$ 10,870										$ 10,870
Gate Operator (Swing)	$ 4,635	$ 5,275										$ 5,275
Gate Operator (Sliding)	$ 4,635	$ 5,328										$ 5,328
Membrane Decks Resurface	$ 33,372			$ 40,720								$ 40,720
Membrane Decks Recoating	$ 16,686	$ 17,713					$ 18,616					$ 36,329
Trex Decks	$ 18,293											$ 0
Wood Decks	$ 74,160	$ 90,489										$ 90,489
Stairs	$ 83,173	$ 106,664										$ 106,664
Plumbing Repairs	$ 30,000	$ 30,603	$ 30,909	$ 31,218	$ 31,530	$ 31,846	$ 32,164	$ 32,486	$ 32,811	$ 33,139	$ 33,470	$ 320,176
Wood Arbors	$ 36,050	$ 49,567										$ 49,567

Reserve Expenses 2020 to 2029

Estimated Withdrawals	Original Cost	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Wood Utility Doors	$ 11,536						$ 14,794					$ 14,794
Termite Inspection & Repair	$ 109,901									$ 127,592		$ 127,592
Mailbox Structures	$ 10,300											$ 0
Cluster Structures	$ 8,240											$ 0
Fire Extinguishers	$ 5,047			$ 5,859								$ 5,859
Monument Signs	$ 5,150	$ 6,160										$ 6,160
Community Maps	$ 6,180	$ 7,392										$ 7,392
Signs	$ 1,030		$ 1,138									$ 1,138
Wood Gates, Trash Areas	$ 1,700	$ 2,137										$ 2,137
Wood Gates, Spa Areas	$ 11,330	$ 14,244										$ 14,244
Metal Pedestrian Gate	$ 927		$ 1,313									$ 1,313
Metal Vehicle Gates	$ 6,000	$ 7,177										$ 7,177
Metal Fences & Gates Spa Area	$ 22,448		$ 31,800									$ 31,800
Railings, Stairs & Balcony	$ 16,799	$ 19,119										$ 19,119
Walls Repair	$ 5,923	$ 6,741										$ 6,741
Total Reserve Expenses		$ 724,741	$ 94,230	$ 391,837	$ 97,763	$ 35,809	$ 248,506	$ 47,257	$ 149,466	$ 160,731	$ 1,272,289	$ 3,222,629

Years 2030 to 2039

Income Years 2030 to 2039

Estimated Incomes	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total
Dues Including Sched Increases	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 3,488,161
Interest Income Reserve Balance											
Other Annual Income											$ 0
Special Assessments											
One-time Incomes (incl loans)											
Total Income	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 3,488,161

Expenses Years 2030 to 2039

erational and Loan Expenses	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total
Estimated Operational Expenses	$ 264,828	$ 267,476	$ 270,151	$ 272,852	$ 275,581	$ 278,337	$ 281,120	$ 283,931	$ 286,770	$ 289,638	$ 2,770,683
Estimated Annual Loan Payments											
Contingency Fund Contribution											

Special Projects	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total

Totals	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total
Operational and Loan Expenses	$ 264,828	$ 267,476	$ 270,151	$ 272,852	$ 275,581	$ 278,337	$ 281,120	$ 283,931	$ 286,770	$ 289,638	$ 2,770,683
Contingency Fund & Special Projects											
Total Reserve Fund Expenses	$ 465,546	$ 74,568	$ 120,058	$ 34,829	$ 35,177	$ 294,849	$ 60,745	$ 70,537	$ 36,606	$ 36,972	$ 1,229,887

Reserve Fund Years 2030 to 2039

Description	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Start of Year Fully Funded Reserve	$ 1,104,155	$ 845,918	$ 981,994	$ 1,075,517	$ 1,258,106	$ 1,444,240	$ 1,372,058	$ 1,537,708	$ 1,697,260	$ 1,894,832
Start of Year Reserve Balance	-$ 2,135,034	-$ 2,516,592	-$ 2,509,820	-$ 2,551,212	-$ 2,510,077	-$ 2,472,019	-$ 2,696,388	-$ 2,689,437	-$ 2,695,089	-$ 2,669,649
Percent Funded at Start of Year	-193%	-297%	-256%	-237%	-200%	-171%	-197%	-175%	-159%	-141%
Annual Reserve Fund Contributions	$ 83,988	$ 81,340	$ 78,665	$ 75,964	$ 73,235	$ 70,480	$ 67,696	$ 64,885	$ 62,046	$ 59,178
Net Reserve Withdrawals	-$ 465,546	-$ 74,568	-$ 120,058	-$ 34,829	-$ 35,177	-$ 294,849	-$ 60,745	-$ 70,537	-$ 36,606	-$ 36,972
EOY Reserve Fund Balance	-$ 2,516,592	-$ 2,509,820	-$ 2,551,212	-$ 2,510,077	-$ 2,472,019	-$ 2,696,388	-$ 2,689,437	-$ 2,695,089	-$ 2,669,649	-$ 2,647,443
SOY Contingency Fund Balance										

Reserve Expenses 2030 to 2039

Estimated Withdrawals	Original Cost	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total
Spa Filter	$ 1,185		$ 1,446									$ 1,446
Spa Heater	$ 3,605		$ 4,399									$ 4,399
Spa Pump & Motor	$ 3,399		$ 4,147									$ 4,147
Spa Replastering	$ 4,326							$ 5,279				$ 5,279
Spa Tile and Coping	$ 2,060							$ 2,514				$ 2,514
Deck Chaulking	$ 324		$ 376					$ 395				$ 771
Deck Expansion Joints	$ 288		$ 334					$ 351				$ 685
Spa Filter	$ 1,185		$ 1,446									$ 1,446
Spa Heater	$ 3,605		$ 4,399									$ 4,399
Spa Pump & Motor	$ 3,399		$ 4,147									$ 4,147
Spa Replastering	$ 3,605							$ 4,399				$ 4,399
Spa Tile and Coping	$ 2,472							$ 3,016				$ 3,016
Deck Caulking	$ 324		$ 376					$ 395				$ 771
Deck Expansion Joints	$ 288		$ 334					$ 351				$ 685
Spa Filter	$ 1,185		$ 1,446									$ 1,446
Spa Heater	$ 3,605		$ 4,399									$ 4,399
Spa Pump & Motor	$ 3,399		$ 4,147									$ 4,147
Spa Replastering	$ 3,605							$ 4,399				$ 4,399

Reserve Expenses 2030 to 2039

Estimated Withdrawals	Original Cost	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total
Spa Tile and Coping	$ 2,472							$ 3,016				$ 3,016
Deck Chaulking	$ 324		$ 376					$ 395				$ 771
Deck Expansion Joints	$ 288		$ 334					$ 351				$ 685
Asphalt Sealcoat and Striping	$ 20,312	$ 24,296					$ 25,535					$ 49,831
Asphalt Cut and Patch, Crack fill	$ 27,928	$ 33,406					$ 35,110					$ 68,516
Asphalt Remove and Replace	$ 213,272											$ 0
Concrete Curb & Gutter	$ 7,725	$ 9,240					$ 9,712					$ 18,952
Concrete Walks & Decks	$ 7,725	$ 9,240					$ 9,712					$ 18,952
Stamped Concrete	$ 2,627			$ 3,205								$ 3,205
Flat Roof Replace	$ 54,281											$ 0
Tile Roofs	$ 742,630											$ 0
Gutters & Downspouts	$ 93,988											$ 0
Roof Inspection & Repairs	$ 20,000			$ 23,219					$ 24,404			$ 47,623
Stucco Paint	$ 123,755	$ 151,005										$ 151,005
Stucco Repair & Seal	$ 20,626	$ 25,168										$ 25,168
Wood Trim Paint	$ 43,260	$ 51,233					$ 53,846					$ 105,079
Wood Trim Repair	$ 17,304	$ 20,493					$ 21,539					$ 42,032
Metal Fences, Rails & Gates Paint	$ 37,451	$ 44,353					$ 46,616					$ 90,969

Reserve Expenses 2030 to 2039

Estimated Withdrawals	Original Cost	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total
Irrigation Backflow	$ 3,090											$ 0
Irrigation Controllers	$ 10,300			$ 13,209								$ 13,209
Irrigation Rnclosures	$ 5,562		$ 7,062									$ 7,062
Landscape & Trees	$ 1,500			$ 1,741					$ 1,830			$ 3,571
Garage Lights	$ 19,982											$ 0
Pole Lights	$ 43,054											$ 0
Porch Lights	$ 9,491											$ 0
Security & Ground Lights	$ 1,030			$ 1,196					$ 1,257			$ 2,453
Intercom System	$ 9,270						$ 12,620					$ 12,620
Gate Operator (Swing)	$ 4,635			$ 5,944								$ 5,944
Gate Operator (Sliding)	$ 4,635			$ 6,004								$ 6,004
Membrane Decks Resurface	$ 33,372											$ 0
Membrane Decks Recoating	$ 16,686	$ 19,566					$ 20,564					$ 40,130
Trex Decks	$ 18,293			$ 23,460								$ 23,460
Wood Decks	$ 74,160											$ 0
Stairs	$ 83,173											$ 0
Plumbing Repairs	$ 30,000	$ 33,805	$ 34,143	$ 34,484	$ 34,829	$ 35,177	$ 35,529	$ 35,884	$ 36,243	$ 36,606	$ 36,972	$ 353,672
Wood Arbors	$ 36,050											$ 0

Reserve Expenses 2030 to 2039

Estimated Withdrawals	Original Cost	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total
Wood Utility Doors	$ 11,536											$ 0
Termite Inspection & Repair	$ 109,901											$ 0
Mailbox Structures	$ 10,300	$ 12,568										$ 12,568
Cluster Structures	$ 8,240	$ 10,054										$ 10,054
Fire Extinguishers	$ 5,047								$ 6,803			$ 6,803
Monument Signs	$ 5,150						$ 7,152					$ 7,152
Community Maps	$ 6,180						$ 8,582					$ 8,582
Signs	$ 1,030		$ 1,257									$ 1,257
Wood Gates, Trash Areas	$ 1,700											$ 0
Wood Gates, Spa Areas	$ 11,330											$ 0
Metal Pedestrian Gate	$ 927											$ 0
Metal Vehicle Gates	$ 6,000						$ 8,332					$ 8,332
Metal Fences & Gates Spa Area	$ 22,448											$ 0
Railings, Stairs & Balcony	$ 16,799	$ 21,119										$ 21,119
Walls Repair	$ 5,923			$ 7,596								$ 7,596
Total Reserve Expenses		$ 465,546	$ 74,568	$ 120,058	$ 34,829	$ 35,177	$ 294,849	$ 60,745	$ 70,537	$ 36,606	$ 36,972	$ 1,229,887

Years 2040 to 2050

Income Years 2040 to 2050

Estimated Incomes	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	Total
Dues Including Sched Increases	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 3,836,977
Interest Income Reserve Balance												
Other Annual Income												$ 0
Special Assessments												
One-time Incomes (incl loans)												
Total Income	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 348,816	$ 3,836,977

Expenses Years 2040 to 2050

erational and Loan Expenses	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	Total
Estimated Operational Expenses	$ 292,534	$ 295,460	$ 298,414	$ 301,399	$ 304,413	$ 307,457	$ 310,531	$ 313,637	$ 316,773	$ 319,941	$ 323,140	$ 3,383,698
Estimated Annual Loan Payments												
Contingency Fund Contribution												

Special Projects	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	Total

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	Total
Operational and Loan Expenses	$ 292,534	$ 295,460	$ 298,414	$ 301,399	$ 304,413	$ 307,457	$ 310,531	$ 313,637	$ 316,773	$ 319,941	$ 323,140	$ 3,383,698
Contingency Fund & Special Projects												
Total Reserve Fund Expenses	$ 619,666	$ 74,569	$ 120,213	$ 267,420	$ 75,764	$ 421,961	$ 57,663	$ 100,152	$ 40,435	$ 45,922	$ 696,426	$ 2,520,191

Reserve Fund Years 2040 to 2050

Description	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
Start of Year Fully Funded Reserve	$ 2,096,185	$ 1,713,229	$ 1,879,209	$ 2,002,992	$ 1,981,597	$ 2,155,848	$ 1,984,491	$ 2,181,696	$ 2,340,313	$ 2,563,210	$ 2,785,198	
Start of Year Reserve Balance	-$ 2,647,443	-$ 3,210,828	-$ 3,232,041	-$ 3,301,852	-$ 3,521,854	-$ 3,553,215	-$ 3,933,816	-$ 3,953,194	-$ 4,018,167	-$ 4,026,559	-$ 4,043,605	
Percent Funded at Start of Year	-126%	-187%	-172%	-165%	-178%	-165%	-198%	-181%	-172%	-157%	-145%	
Annual Reserve Fund Contributions	$ 56,282	$ 53,356	$ 50,402	$ 47,418	$ 44,404	$ 41,359	$ 38,285	$ 35,180	$ 32,043	$ 28,875	$ 25,676	
Net Reserve Withdrawals	-$ 619,666	-$ 74,569	-$ 120,213	-$ 267,420	-$ 75,764	-$ 421,961	-$ 57,663	-$ 100,152	-$ 40,435	-$ 45,922	-$ 696,426	
EOY Reserve Fund Balance	-$ 3,210,828	-$ 3,232,041	-$ 3,301,852	-$ 3,521,854	-$ 3,553,215	-$ 3,933,816	-$ 3,953,194	-$ 4,018,167	-$ 4,026,559	-$ 4,043,605	-$ 4,714,355	
SOY Contingency Fund Balance												

Reserve Expenses 2040 to 2050

Estimated Withdrawals	Original Cost	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	Total
Spa Filter	$ 1,185		$ 1,597										$ 1,597
Spa Heater	$ 3,605		$ 4,859										$ 4,859
Spa Pump & Motor	$ 3,399		$ 4,581										$ 4,581
Spa Replastering	$ 4,326							$ 5,831					$ 5,831
Spa Tile and Coping	$ 2,060												$ 0
Deck Chaulking	$ 324		$ 416					$ 437					$ 853
Deck Expansion Joints	$ 288		$ 369					$ 388					$ 757
Spa Filter	$ 1,185		$ 1,597										$ 1,597
Spa Heater	$ 3,605		$ 4,859										$ 4,859
Spa Pump & Motor	$ 3,399		$ 4,581										$ 4,581
Spa Replastering	$ 3,605							$ 4,859					$ 4,859
Spa Tile and Coping	$ 2,472												$ 0
Deck Caulking	$ 324		$ 416					$ 437					$ 853
Deck Expansion Joints	$ 288		$ 369					$ 388					$ 757
Spa Filter	$ 1,185		$ 1,597										$ 1,597
Spa Heater	$ 3,605		$ 4,859										$ 4,859
Spa Pump & Motor	$ 3,399		$ 4,581										$ 4,581
Spa Replastering	$ 3,605							$ 4,859					$ 4,859

Reserve Expenses 2040 to 2050

Estimated Withdrawals	Original Cost	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	Total
Spa Tile and Coping	$ 2,472												$ 0
Deck Chaulking	$ 324		$ 416					$ 437					$ 853
Deck Expansion Joints	$ 288		$ 369					$ 388					$ 757
Asphalt Sealcoat and Striping	$ 20,312	$ 26,838					$ 28,207					$ 29,646	$ 84,691
Asphalt Cut and Patch, Crack fill	$ 27,928	$ 36,901					$ 38,783					$ 40,762	$ 116,446
Asphalt Remove and Replace	$ 213,272												$ 0
Concrete Curb & Gutter	$ 7,725	$ 10,207					$ 10,728					$ 11,275	$ 32,210
Concrete Walks & Decks	$ 7,725	$ 10,207					$ 10,728					$ 11,275	$ 32,210
Stamped Concrete	$ 2,627			$ 3,541									$ 3,541
Flat Roof Replace	$ 54,281				$ 80,817								$ 80,817
Tile Roofs	$ 742,630												$ 0
Gutters & Downspouts	$ 93,988												$ 0
Roof Inspection & Repairs	$ 20,000			$ 25,649					$ 26,957				$ 52,606
Stucco Paint	$ 123,755	$ 166,803										$ 184,254	$ 351,057
Stucco Repair & Seal	$ 20,626	$ 27,801										$ 30,709	$ 58,510
Wood Trim Paint	$ 43,260	$ 56,593					$ 59,480					$ 62,514	$ 178,587
Wood Trim Repair	$ 17,304	$ 22,637					$ 23,792					$ 25,006	$ 71,435

Reserve Expenses 2040 to 2050

Estimated Withdrawals	Original Cost	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	Total
Metal Fences, Rails & Gates Paint	$ 37,451	$ 48,994					$ 51,493					$ 54,120	$ 154,607
Irrigation Backflow	$ 3,090										$ 5,082		$ 5,082
Irrigation Controllers	$ 10,300					$ 14,884							$ 14,884
Irrigation Rnclosures	$ 5,562												$ 0
Landscape & Trees	$ 1,500			$ 1,924					$ 2,022				$ 3,946
Garage Lights	$ 19,982								$ 29,750				$ 29,750
Pole Lights	$ 43,054												$ 0
Porch Lights	$ 9,491												$ 0
Security & Ground Lights	$ 1,030			$ 1,321					$ 1,388				$ 2,709
Intercom System	$ 9,270											$ 14,651	$ 14,651
Gate Operator (Swing)	$ 4,635					$ 6,698							$ 6,698
Gate Operator (Sliding)	$ 4,635					$ 6,765							$ 6,765
Membrane Decks Resurface	$ 33,372			$ 49,686									$ 49,686
Membrane Decks Recoating	$ 16,686	$ 21,613					$ 22,715					$ 23,874	$ 68,202
Trex Decks	$ 18,293												$ 0
Wood Decks	$ 74,160	$ 110,414											$ 110,414
Stairs	$ 83,173						$ 136,789						$ 136,789
Plumbing Repairs	$ 30,000	$ 37,341	$ 37,715	$ 38,092	$ 38,473	$ 38,858	$ 39,246	$ 39,639	$ 40,035	$ 40,435	$ 40,840	$ 41,248	$ 431,922

Reserve Expenses 2040 to 2050

Estimated Withdrawals	Original Cost	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	Total
Wood Arbors	$ 36,050											$ 66,808	$ 66,808
Wood Utility Doors	$ 11,536											$ 18,972	$ 18,972
Termite Inspection & Repair	$ 109,901				$ 148,130								$ 148,130
Mailbox Structures	$ 10,300											$ 15,335	$ 15,335
Cluster Structures	$ 8,240											$ 12,268	$ 12,268
Fire Extinguishers	$ 5,047												$ 0
Monument Signs	$ 5,150											$ 8,303	$ 8,303
Community Maps	$ 6,180											$ 9,964	$ 9,964
Signs	$ 1,030		$ 1,388										$ 1,388
Wood Gates, Trash Areas	$ 1,700	$ 2,608											$ 2,608
Wood Gates, Spa Areas	$ 11,330	$ 17,380											$ 17,380
Metal Pedestrian Gate	$ 927												$ 0
Metal Vehicle Gates	$ 6,000											$ 9,673	$ 9,673
Metal Fences & Gates Spa Area	$ 22,448												$ 0
Railings, Stairs & Balcony	$ 16,799	$ 23,329										$ 25,769	$ 49,098
Walls Repair	$ 5,923					$ 8,559							$ 8,559
Total Reserve Expenses		$ 619,666	$ 74,569	$ 120,213	$ 267,420	$ 75,764	$ 421,961	$ 57,663	$ 100,152	$ 40,435	$ 45,922	$ 696,426	$ 2,520,191

Component Details

Item 1 - Spa #1: Spa Filter:

Approx. Component Qty	1	Estimated Service Cost	$ 1,185
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	10	Est Future Cost (at next svc yr)	Include
Last Service Year	2011	*type any notes or comments here*	
Next Service Year	1		
Remaining Useful Life (yrs)	1308.98		

Item 2 - Spa #1: Spa Heater:

Approx. Component Qty	1	Estimated Service Cost	$ 3,605
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	10	Est Future Cost (at next svc yr)	Include
Last Service Year	2011	*type any notes or comments here*	
Next Service Year	1		
Remaining Useful Life (yrs)	3982.16		

Item 3 - Spa #1: Spa Pump & Motor:

Approx. Component Qty	3	Estimated Service Cost	$ 3,399
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	10	Est Future Cost (at next svc yr)	Include
Last Service Year	2011	*type any notes or comments here*	
Next Service Year	1		
Remaining Useful Life (yrs)	3754.61		

Item 4 - Spa #1: Spa Replastering:

Approx. Component Qty	120	Estimated Service Cost	$ 4,326
Unit of Measure	sq-ft	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	10	Est Future Cost (at next svc yr)	Include
Last Service Year	2016	*type any notes or comments here*	
Next Service Year	6		
Remaining Useful Life (yrs)	4778.6		

Item 5 - Spa #1: Spa Tile and Coping:

Approx. Component Qty	40	Estimated Service Cost	$ 2,060
Unit of Measure	feet	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	20	Est Future Cost (at next svc yr)	Include
Last Service Year	2016	*type any notes or comments here*	
Next Service Year	16		
Remaining Useful Life (yrs)	2513.59		

Item 6 - Spa #1: Deck Chaulking:

Approx. Component Qty	45	Estimated Service Cost	$ 324
Unit of Measure	feet	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	5	Est Future Cost (at next svc yr)	Include
Last Service Year	2016	*type any notes or comments here*	
Next Service Year	1		
Remaining Useful Life (yrs)	340.53		

Item 7 - Spa #1: Deck Expansion Joints:

Approx. Component Qty	40	Estimated Service Cost	$ 288
Unit of Measure	feet	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	5	Est Future Cost (at next svc yr)	Include
Last Service Year	2016	*type any notes or comments here*	
Next Service Year	1		
Remaining Useful Life (yrs)	302.69		

Item 8 - Spa #2: Spa Filter:

Approx. Component Qty	1	Estimated Service Cost	$ 1,185
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	10	Est Future Cost (at next svc yr)	Include
Last Service Year	2011	*type any notes or comments here*	
Next Service Year	1		
Remaining Useful Life (yrs)	1308.98		

Item 9 - Spa #2: Spa Heater:

Approx. Component Qty	1	Estimated Service Cost	$ 3,605
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	10	Est Future Cost (at next svc yr)	Include
Last Service Year	2011	*type any notes or comments here*	
Next Service Year	1		
Remaining Useful Life (yrs)	3982.16		

Item 10 - Spa #2: Spa Pump & Motor:

Approx. Component Qty	3	Estimated Service Cost	$ 3,399
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	10	Est Future Cost (at next svc yr)	Include
Last Service Year	2011	*type any notes or comments here*	
Next Service Year	1		
Remaining Useful Life (yrs)	3754.61		

Item 11 - Spa #2: Spa Replastering:

Approx. Component Qty	100	Estimated Service Cost	$ 3,605
Unit of Measure	sq-ft	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	10	Est Future Cost (at next svc yr)	Include
Last Service Year	2016	*type any notes or comments here*	
Next Service Year	6		
Remaining Useful Life (yrs)	3982.16		

Item 12 - Spa #2: Spa Tile and Coping:

Approx. Component Qty	48	Estimated Service Cost	$ 2,472
Unit of Measure	feet	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	20	Est Future Cost (at next svc yr)	Include
Last Service Year	2016	*type any notes or comments here*	
Next Service Year	16		
Remaining Useful Life (yrs)	3016.31		

Item 13 - Spa #2: Deck Chaulking:

Approx. Component Qty	50	Estimated Service Cost	$ 324
Unit of Measure	feet	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	5	Est Future Cost (at next svc yr)	Include
Last Service Year	2016	*type any notes or comments here*	
Next Service Year	1		
Remaining Useful Life (yrs)	340.53		

Item 14 - Spa #2: Deck Expansion Joints:

Approx. Component Qty	60	Estimated Service Cost	$ 288
Unit of Measure	feet	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	5	Est Future Cost (at next svc yr)	Include
Last Service Year	2016	*type any notes or comments here*	
Next Service Year	1		
Remaining Useful Life (yrs)	302.69		

Item 15 - Spa #3: Spa Filter:

Approx. Component Qty	1	Estimated Service Cost	$ 1,185
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	10	Est Future Cost (at next svc yr)	Include
Last Service Year	2011	*type any notes or comments here*	
Next Service Year	1		
Remaining Useful Life (yrs)	1308.98		

Item 16 - Spa #3: Spa Heater:

Approx. Component Qty	1	Estimated Service Cost	$ 3,605
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	10	Est Future Cost (at next svc yr)	Include
Last Service Year	2011	*type any notes or comments here*	
Next Service Year	1		
Remaining Useful Life (yrs)	3982.16		

Item 17 - Spa #3: Spa Pump & Motor:

Approx. Component Qty	3	Estimated Service Cost	$ 3,399
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	10	Est Future Cost (at next svc yr)	Include
Last Service Year	2011	*type any notes or comments here*	
Next Service Year	1		
Remaining Useful Life (yrs)	3754.61		

Item 18 - Spa #3: Spa Replastering:

Approx. Component Qty	120	Estimated Service Cost	$ 3,605
Unit of Measure	sq-ft	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	10	Est Future Cost (at next svc yr)	Include
Last Service Year	2016	*type any notes or comments here*	
Next Service Year	6		
Remaining Useful Life (yrs)	3982.16		

Item 19 - Spa #3: Spa Tile and Coping:

Approx. Component Qty	40	Estimated Service Cost	$ 2,472
Unit of Measure	feet	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	20	Est Future Cost (at next svc yr)	Include
Last Service Year	2016	*type any notes or comments here*	
Next Service Year	16		
Remaining Useful Life (yrs)	3016.31		

Item 20 - Spa #3: Deck Chaulking:

Approx. Component Qty	45	Estimated Service Cost	$ 324
Unit of Measure	feet	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	5	Est Future Cost (at next svc yr)	Include
Last Service Year	2016	*type any notes or comments here*	
Next Service Year	1		
Remaining Useful Life (yrs)	340.53		

Item 21 - Spa #3: Deck Expansion Joints:

Approx. Component Qty	50	Estimated Service Cost	$ 288
Unit of Measure	feet	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	5	Est Future Cost (at next svc yr)	Include
Last Service Year	2016	*type any notes or comments here*	
Next Service Year	1		
Remaining Useful Life (yrs)	302.69		

Item 22 - Asphalt & Concrete: Asphalt Sealcoat and Striping:

Approx. Component Qty	98,600	Estimated Service Cost	$ 20,312
Unit of Measure	sq-ft	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	5	Est Future Cost (at next svc yr)	Include
Last Service Year	2012	*type any notes or comments here*	
Next Service Year	0		
Remaining Useful Life (yrs)	21348.12		

Item 23 - Asphalt & Concrete: Asphalt Cut and Patch, Crack fill:

Approx. Component Qty	98,600	Estimated Service Cost	$ 27,928
Unit of Measure	sq-ft	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	5	Est Future Cost (at next svc yr)	Include
Last Service Year	2012	*type any notes or comments here*	
Next Service Year	0		
Remaining Useful Life (yrs)	29352.61		

Item 24 - Asphalt & Concrete: Asphalt Remove and Replace:

Approx. Component Qty	98,600	Estimated Service Cost	$ 213,272
Unit of Measure	sq-ft	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	30	Est Future Cost (at next svc yr)	Include
Last Service Year	1992	*type any notes or comments here*	
Next Service Year	2		
Remaining Useful Life (yrs)	287458.43		

Item 25 - Asphalt & Concrete: Concrete Curb & Gutter:

Approx. Component Qty	1	Estimated Service Cost	$ 7,725
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	5	Est Future Cost (at next svc yr)	Include
Last Service Year	2012	*type any notes or comments here*	
Next Service Year	0		
Remaining Useful Life (yrs)	8119.05		

Item 26 - Asphalt & Concrete: Contrete Walks & Decks:

Approx. Component Qty	1	Estimated Service Cost	$ 7,725
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	5	Est Future Cost (at next svc yr)	Include
Last Service Year	2012	*type any notes or comments here*	
Next Service Year	0		
Remaining Useful Life (yrs)	8119.05		

Item 27 - Asphalt & Concrete: Stamped Concrete:

Approx. Component Qty	860	Estimated Service Cost	$ 2,627
Unit of Measure	sq-ft	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	10	Est Future Cost (at next svc yr)	Include
Last Service Year	2012	*type any notes or comments here*	
Next Service Year	2		
Remaining Useful Life (yrs)	2901.84		

Item 28 - Roofing: Flat Roof Replace:

Approx. Component Qty	12,400	Estimated Service Cost	$ 54,281
Unit of Measure	sq-ft	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	20	Est Future Cost (at next svc yr)	Include
Last Service Year	2003	*type any notes or comments here*	
Next Service Year	3		
Remaining Useful Life (yrs)	66233.14		

Item 29 - Roofing: Tile Roofs:

Approx. Component Qty	103,000	Estimated Service Cost	$ 742,630
Unit of Measure	sq-ft	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	40	Est Future Cost (at next svc yr)	Include
Last Service Year	1989	*type any notes or comments here*	
Next Service Year	9		
Remaining Useful Life (yrs)	1105674.87		

Item 30 - Roofing: Gutters & Downspouts:

Approx. Component Qty	10,140	Estimated Service Cost	$ 93,988
Unit of Measure	feet	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	35	Est Future Cost (at next svc yr)	Include
Last Service Year	1994	*type any notes or comments here*	
Next Service Year	9		
Remaining Useful Life (yrs)	133143.66		

Item 31 - Roofing: Roof Inspection & Repairs:

Approx. Component Qty	1	Estimated Service Cost	$ 20,000
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	5	Est Future Cost (at next svc yr)	Include
Last Service Year	2017	*type any notes or comments here*	
Next Service Year	2		
Remaining Useful Life (yrs)	21020.2		

Item 32 - Painting: Stucco Paint:

Approx. Component Qty	133,600	Estimated Service Cost	$ 123,755
Unit of Measure	sq-ft	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	10	Est Future Cost (at next svc yr)	Include
Last Service Year	2010	*type any notes or comments here*	
Next Service Year	0		
Remaining Useful Life (yrs)	136702.51		

Item 33 - Painting: Stucco Repair & Seal:

Approx. Component Qty	133,500	Estimated Service Cost	$ 20,626
Unit of Measure	sq-ft	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	10	Est Future Cost (at next svc yr)	Include
Last Service Year	2010	*type any notes or comments here*	
Next Service Year	0		
Remaining Useful Life (yrs)	22783.94		

Item 34 - Painting: Wood Trim Paint:

Approx. Component Qty	21,000	Estimated Service Cost	$ 43,260
Unit of Measure	sq-ft	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	5	Est Future Cost (at next svc yr)	Include
Last Service Year	2013	*type any notes or comments here*	
Next Service Year	0		
Remaining Useful Life (yrs)	45466.69		

Item 35 - Painting: Wood Trim Repair:

Approx. Component Qty	21,000	Estimated Service Cost	$ 17,304
Unit of Measure	sq-ft	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	5	Est Future Cost (at next svc yr)	Include
Last Service Year	2013	*type any notes or comments here*	
Next Service Year	0		
Remaining Useful Life (yrs)	18186.68		

Item 36 - Painting: Metal Fences, Rails & Gates Paint:

Approx. Component Qty	20,200	Estimated Service Cost	$ 37,451
Unit of Measure	sq-ft	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	5	Est Future Cost (at next svc yr)	Include
Last Service Year	2013	*type any notes or comments here*	
Next Service Year	0		
Remaining Useful Life (yrs)	39361.38		

Item 37 - Landscaping: Irrigation Backflow:

Approx. Component Qty	2	Estimated Service Cost	$ 3,090
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	25	Est Future Cost (at next svc yr)	Include
Last Service Year	1999	*type any notes or comments here*	
Next Service Year	4		
Remaining Useful Life (yrs)	3962.71		

Item 38 - Landscaping: Irrigation Controllers:

Approx. Component Qty	4	Estimated Service Cost	$ 10,300
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	12	Est Future Cost (at next svc yr)	Include
Last Service Year	2007	*type any notes or comments here*	
Next Service Year	0		
Remaining Useful Life (yrs)	11606.3		

Item 39 - Landscaping: Irrigation Rnclosures:

Approx. Component Qty	4	Estimated Service Cost	$ 5,562
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	24	Est Future Cost (at next svc yr)	Include
Last Service Year	2007	*type any notes or comments here*	
Next Service Year	11		
Remaining Useful Life (yrs)	7062.26		

Item 40 - Landscaping: Landscape & Trees:

Approx. Component Qty	1	Estimated Service Cost	$ 1,500
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	5	Est Future Cost (at next svc yr)	Include
Last Service Year	2017	*type any notes or comments here*	
Next Service Year	2		
Remaining Useful Life (yrs)	1576.52		

Item 41 - Electrical: Garage Lights:

Approx. Component Qty	97	Estimated Service Cost	$ 19,982
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	20	Est Future Cost (at next svc yr)	Include
Last Service Year	2007	*type any notes or comments here*	
Next Service Year	7		
Remaining Useful Life (yrs)	24381.84		

Item 42 - Electrical: Pole Lights:

Approx. Component Qty	36	Estimated Service Cost	$ 43,054
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	25	Est Future Cost (at next svc yr)	Include
Last Service Year	2002	*type any notes or comments here*	
Next Service Year	7		
Remaining Useful Life (yrs)	55213.83		

Item 43 - Electrical: Porch Lights:

Approx. Component Qty	97	Estimated Service Cost	$ 9,491
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	25	Est Future Cost (at next svc yr)	Include
Last Service Year	2002	*type any notes or comments here*	
Next Service Year	7		
Remaining Useful Life (yrs)	12171.56		

Item 44 - Electrical: Security & Ground Lights:

Approx. Component Qty	5	Estimated Service Cost	$ 1,030
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	5	Est Future Cost (at next svc yr)	Include
Last Service Year	2017	*type any notes or comments here*	
Next Service Year	2		
Remaining Useful Life (yrs)	1082.54		

Item 45 - Electrical: Intercom System:

Approx. Component Qty	15	Estimated Service Cost	$ 9,270
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	15	Est Future Cost (at next svc yr)	Include
Last Service Year	2004	*type any notes or comments here*	
Next Service Year	0		
Remaining Useful Life (yrs)	10762.18		

Item 46 - Electrical: Gate Operator (Swing):

Approx. Component Qty	12	Estimated Service Cost	$ 4,635
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	12	Est Future Cost (at next svc yr)	Include
Last Service Year	2007	*type any notes or comments here*	
Next Service Year	0		
Remaining Useful Life (yrs)	5222.83		

Item 47 - Electrical: Gate Operator (Sliding):

Approx. Component Qty	12	Estimated Service Cost	$ 4,635
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	12	Est Future Cost (at next svc yr)	Include
Last Service Year	2006	*type any notes or comments here*	
Next Service Year	0		
Remaining Useful Life (yrs)	5222.83		

Item 48 - Decks and Stairs: Membrane Decks Resurface:

Approx. Component Qty	2,700	Estimated Service Cost	$ 33,372
Unit of Measure	sq-ft	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	20	Est Future Cost (at next svc yr)	Include
Last Service Year	2002	*type any notes or comments here*	
Next Service Year	2		
Remaining Useful Life (yrs)	40720.18		

Item 49 - Decks and Stairs: Membrane Decks Recoating:

Approx. Component Qty	2,700	Estimated Service Cost	$ 16,686
Unit of Measure	sq-ft	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	5	Est Future Cost (at next svc yr)	Include
Last Service Year	2014	*type any notes or comments here*	
Next Service Year	0		
Remaining Useful Life (yrs)	17537.15		

Item 50 - Decks and Stairs: Trex Decks:

Approx. Component Qty	444	Estimated Service Cost	$ 18,293
Unit of Measure	sq-ft	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	25	Est Future Cost (at next svc yr)	Include
Last Service Year	2007	*type any notes or comments here*	
Next Service Year	12		
Remaining Useful Life (yrs)	23459.53		

Item 51 - Decks and Stairs: Wood Decks:

Approx. Component Qty	1,800	Estimated Service Cost	$ 74,160
Unit of Measure	sq-ft	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	20	Est Future Cost (at next svc yr)	Include
Last Service Year	2000	*type any notes or comments here*	
Next Service Year	0		
Remaining Useful Life (yrs)	90489.29		

Item 52 - Decks and Stairs: Stairs:

Approx. Component Qty	68	Estimated Service Cost	$ 83,173
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	25	Est Future Cost (at next svc yr)	Include
Last Service Year	1995	*type any notes or comments here*	
Next Service Year	0		
Remaining Useful Life (yrs)	106663.72		

Item 53 - Buildings: Plumbing Repairs:

Approx. Component Qty	1	Estimated Service Cost	$ 30,000
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	1	Est Future Cost (at next svc yr)	Include
Last Service Year	2018	*type any notes or comments here*	
Next Service Year	0		
Remaining Useful Life (yrs)	30300		

Item 54 - Buildings: Wood Arbors:

Approx. Component Qty	1,400	Estimated Service Cost	$ 36,050
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	30	Est Future Cost (at next svc yr)	Include
Last Service Year	1988	*type any notes or comments here*	
Next Service Year	0		
Remaining Useful Life (yrs)	48589.95		

Item 55 - Buildings: Wood Utility Doors:

Approx. Component Qty	28	Estimated Service Cost	$ 11,536
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	25	Est Future Cost (at next svc yr)	Include
Last Service Year	2000	*type any notes or comments here*	
Next Service Year	5		
Remaining Useful Life (yrs)	14794.14		

Item 56 - Buildings: Termite Inspection & Repair:

Approx. Component Qty	97	Estimated Service Cost	$ 109,901
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	15	Est Future Cost (at next svc yr)	Include
Last Service Year	2013	*type any notes or comments here*	
Next Service Year	8		
Remaining Useful Life (yrs)	127591.65		

Item 57 - Others: Mailbox Structures:

Approx. Component Qty	1	Estimated Service Cost	$ 10,300
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	20	Est Future Cost (at next svc yr)	Include
Last Service Year	2010	*type any notes or comments here*	
Next Service Year	10		
Remaining Useful Life (yrs)	12567.96		

Item 58 - Others: Cluster Structures:

Approx. Component Qty	20	Estimated Service Cost	$ 8,240
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	20	Est Future Cost (at next svc yr)	Include
Last Service Year	2010	*type any notes or comments here*	
Next Service Year	10		
Remaining Useful Life (yrs)	10054.37		

Item 59 - Others: Fire Extinguishers:

Approx. Component Qty	28	Estimated Service Cost	$ 5,047
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	15	Est Future Cost (at next svc yr)	Include
Last Service Year	2007	*type any notes or comments here*	
Next Service Year	2		
Remaining Useful Life (yrs)	5859.41		

Item 60 - Others: Monument Signs:

Approx. Component Qty	2	Estimated Service Cost	$ 5,150
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	15	Est Future Cost (at next svc yr)	Include
Last Service Year	2002	*type any notes or comments here*	
Next Service Year	0		
Remaining Useful Life (yrs)	5978.99		

Item 61 - Others: Community Maps:

Approx. Component Qty	2	Estimated Service Cost	$ 6,180
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	15	Est Future Cost (at next svc yr)	Include
Last Service Year	2002	*type any notes or comments here*	
Next Service Year	0		
Remaining Useful Life (yrs)	7174.79		

Item 62 - Others: Signs:

Approx. Component Qty	1	Estimated Service Cost	$ 1,030
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	10	Est Future Cost (at next svc yr)	Include
Last Service Year	2011	*type any notes or comments here*	
Next Service Year	1		
Remaining Useful Life (yrs)	1137.76		

Item 63 - Others: Sewer & Utility Lines:

Approx. Component Qty	1	Estimated Service Cost	$ 200,000
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	35	Est Future Cost (at next svc yr)	Include
Last Service Year	2017	*type any notes or comments here*	
Next Service Year	32		
Remaining Useful Life (yrs)	283320.55		

Item 64 - Fences, Rails & Gates: Wood Gates, Trash Areas:

Approx. Component Qty	3	Estimated Service Cost	$ 1,700
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	20	Est Future Cost (at next svc yr)	Include
Last Service Year	1997	*type any notes or comments here*	
Next Service Year	0		
Remaining Useful Life (yrs)	2074.32		

Item 65 - Fences, Rails & Gates: Wood Gates, Spa Areas:

Approx. Component Qty	22	Estimated Service Cost	$ 11,330
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	20	Est Future Cost (at next svc yr)	Include
Last Service Year	1997	*type any notes or comments here*	
Next Service Year	0		
Remaining Useful Life (yrs)	13824.75		

Item 66 - Fences, Rails & Gates: Metal Fences Permeter:

Approx. Component Qty	2,621	Estimated Service Cost	$ 121,483
Unit of Measure	feet	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	50	Est Future Cost (at next svc yr)	Include
Last Service Year	2002	*type any notes or comments here*	
Next Service Year	32		
Remaining Useful Life (yrs)	199794.81		

Item 67 - Fences, Rails & Gates: Metal Pedestrian Gate:

Approx. Component Qty	1	Estimated Service Cost	$ 927
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	35	Est Future Cost (at next svc yr)	Include
Last Service Year	1986	*type any notes or comments here*	
Next Service Year	1		
Remaining Useful Life (yrs)	1313.19		

Item 68 - Fences, Rails & Gates: Metal Vehicle Gates:

Approx. Component Qty	2	Estimated Service Cost	$ 6,000
Unit of Measure	each	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	15	Est Future Cost (at next svc yr)	Include
Last Service Year	2002	*type any notes or comments here*	
Next Service Year	0		
Remaining Useful Life (yrs)	6965.81		

Item 69 - Fences, Rails & Gates: Metal Fences & Gates Spa Area:

Approx. Component Qty	360	Estimated Service Cost	$ 22,448
Unit of Measure	feet	Cost Basis for Service Cost	Actual Cost
Estimated Useful Life (yrs)	35	Est Future Cost (at next svc yr)	Include
Last Service Year	1986	*type any notes or comments here*	
Next Service Year	1		
Remaining Useful Life (yrs)	31799.9		

Item 70 - Fences, Rails & Gates: Railings, Stairs & Balcony:

Approx. Component Qty	**4,660**	**Estimated Service Cost**	**$ 16,799**
Unit of Measure	**feet**	**Cost Basis for Service Cost**	**Actual Cost**
Estimated Useful Life (yrs)	**10**	**Est Future Cost (at next svc yr)**	**Include**
Last Service Year	**2007**	*type any notes or comments here*	
Next Service Year	**0**		
Remaining Useful Life (yrs)	**18556.55**		

Item 71 - Fences, Rails & Gates: Walls Repair:

Approx. Component Qty	**4,600**	**Estimated Service Cost**	**$ 5,923**
Unit of Measure	**sq-ft**	**Cost Basis for Service Cost**	**Actual Cost**
Estimated Useful Life (yrs)	**12**	**Est Future Cost (at next svc yr)**	**Include**
Last Service Year	**2007**	*type any notes or comments here*	
Next Service Year	**0**		
Remaining Useful Life (yrs)	**6674.18**		

Appendix

Analysis Types

Three classes of reserve studies are defined:

- **Class I:** A comprehensive study
  - Component Inventory
  - Condition Assessments
  - Life and Valuation Estimates
  - Funding Status Statement
  - Develop a Funding Plan
- **Class II:** An updated study based that includes a site inspection
  - Verifies Component Inventory from Previous Study
  - Condition Assessments
  - Life and Valuation Estimates
  - Funding Status Statement
  - Develops Funding Plan
- **Class III:** An updated study that does not include a site inspection.
  - Life and Valuation Estimates
  - Funding Status Statement
  - Develop a Funding Plan

Terms and Definitions

A reserve study contains a number of industry-related terms and phrases. The following are definitions for the most commonly used terms.

- **Annual Reserve Contribution** — The amount that should be allocated to each component using the recommended funding plan.
- **Annual Reserve Fund Contribution** — Amount that should be saved during current year for future component replacements. Provided for each component and summed for all components.
- **Baseline Funding** — Establishing a reserve funding goal of keeping the reserve cash balance above zero. See Funding Models.
- **Cash Flow Method (aka, Component Method)** — A method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.
- **Component** — Also referred to as an "Asset." Individual line items in the Reserve Study developed or updated in the physical analysis. These elements form the building blocks for the Reserve Study. Components typically are:
    1. Association responsibility
    2. Have limited useful life expectancies
    3. Have predictable remaining life expectancies
    4. Are above a minimum threshold cost
    5. Required by local codes.
- **Component Inventory** — The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of established association precedents and discussion with appropriate association representative(s) of the association or cooperative.
- **Contingency** — An allowance for miscellaneous components, unpredictable expenses and/or costs that were higher than expected.
- **Deficit** — An actual (or projected reserve balance), which is less than the fully funded balance.
- **Full Funded Balance Percent** — The reserve balance expressed as a percentage of the total fully funded balance of all components.
- **Full Funding** — Setting a reserve funding goal of attaining and maintaining reserves at or near 100% funded.

- **Fully Funded Balance** The Fully Funded Balance as used in reserve studies is an indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life "used up" of the current repair or replacement cost of a reserve component. This number is calculated for each component, and then summed together for an association total and represents the total depreciation over the life of the components. In other words, the amount that should have been saved during the life of the components. Without taking into account the effect of inflation, the calculation for FFB is:

$$FFB = \frac{Current\ Cost\ \times Effective\ Age}{Useful\ Life}$$

A more correct term that is often used is to refer to this as "100% Funded".

- **Fund Status** The status of the reserve fund as compared to an established benchmark, such as percent funded.

- **Funding Methods** Two methods of funding are Cash Flow and Straight Line.
  - Cash Flow: The reserve fund is considered one large pool of money. Expenses for any individual component are withdrawn from the single, shared reserve fund.
  - Straight Line: A simple calculation that calculates a reserve contribution based on each individual component. Expenses for any individual component are withdrawn only from that component's fund. Funds are not shared across multiple components.

- **Funding Models** The four funding models are:
  - Fully Funding Model: Setting a reserve funding goal of keeping the reserves at or near 100% funded. This is same as Threshold Funding if the threshold is set at 100%.
  - Threshold Funding Model: Setting a Reserve funding goal of keeping the Reserve balance above some threshold, generally less than the Fully Funding Strategy.
  - Baseline Funding Model: Setting a reserve funding goal of keeping the reserve cash balance at the end of each year in the overall reserve funding projection at or above $ 0.
  - Statutory Funding Model: Based on local statutes where associations set aside specific cash amounts, or specific thresholds are set, as required by statutes.

- **Funding Plan** An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund.

- **Percent Funded** — The ratio, at a particular point of time (typically the beginning of the fiscal year), of the actual (or projected) reserve balance to the fully funded balance, expressed as a percentage.

  Percent funding is used a measure of the "health" of the reserve fund. As one of several key performance indicators, the percent funding must be viewed considering other indicators, such as available funds to meet expenses.

  The measures of strength for percent funded of the FFB are:
  - 0% – 30% Funded: Generally considered to be a "weak" financial position. Associations that fall into this category are subject to higher frequencies of special assessments and deferred maintenance.
  - 31% – 69% Funded: Considered a "fair" financial position. Compared to the "weak" position, the likelihood of special assessments and deferred maintenance is diminished. Associations that find themselves in this position should be taking measures to strengthen their position.
  - 70% – 99% Funded: This range is considered a "strong" financial position. Associations should strive to maintain their percent funded in this range.
  - 100% Funded: If the association is 100% funded, theoretically they have the exact amount of funds equal to the Fully Funded Balance
  - Greater than 100% Funded: If in this situation, the associate has more than the Fully Funded Balance. The impact to the community is that the members annual payments are likely more than is required to meet annual expenses.

- **Projected Start-of-Year or End-of-Year Reserve Balance** — Projected reserve balance at the start of the fiscal year or end of the fiscal year. Calculated using the estimated reserve balance, contributions to reserves before year-end, and planned expenses before year-end.

- **Recommended Reserve Contribution** — Recommended amount that the association should allocate into reserves to offset future expenses.

- **Remaining Useful Life** — Expected remaining useable life of component. (0-year remaining life means the component will be serviced in the upcoming fiscal year)

- **Replacement Cost** — The cost of replacing, repairing, or restoring a reserve component to its original functional condition. The current replacement cost would be the cost to replace, repair, or restore the component during that particular year.

- **Replacement Year** — Year that component is projected to be replaced or repaired.

- **Reserve Balance** — Actual or projected funds as of a particular point in time (typically the beginning of the fiscal year) that the association has identified for use to defray the future repair or replacement of those major components that the association is obligated to maintain. Also known as "reserves," "reserve accounts," or "cash reserves." In this report the reserve balance is based upon information provided and is not audited.

- **Reserve Contribution** — A regular amount of money that is set aside or is a line item in the HOA budget to add to the reserve fund to cover the depreciation expenses associated with the reserve components.

- **Reserve Study** A long-term capital budget planning tool which identifies the current status of the reserve fund and a stable and equitable funding plan to offset ongoing deterioration, resulting in sufficient funds when those anticipated major common area expenditures actually occur. A reserve study is in essence a planning tool designed to help the board anticipate, and prepare for, the property's major repair and replacement projects.

- **Special Assessment** An assessment levied on the members of an association in addition to regular assessments. Special assessments are often regulated by governing documents or local statutes.

- **Statutory Funding** Establishing a reserve funding goal of setting aside the specific minimum amount of reserves required by local statues

- **Threshold Funding** Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount.

- **Useful Life** Typical useable life for a component.

Funding Methodologies

Cash Flow Methodology

The Cash Flow Reserve Funding methodology was used in the analysis as it allows reserve funds to be used efficiently and evenly spreads costs among the community owners over the years.

- The reserve fund is considered one large pool of money.
- Contributions are established by testing and retesting different contribution rates until the desired funding objective is achieved.
- Encourages the use of threshold levels to test various funding strategies with respect to funding requirements.
- May increases risks of underfunding and special assessments, but this is mitigated by understanding of component costs and useful life, setting reasonable threshold funding levels and careful analysis of annual cash flows
- Typically, results in a lower rate of reserve contributions as the funds can be used more efficiently; and the contributions are more evenly spread over the years.

Threshold Funding Model

The Threshold Funding strategy was employed with a threshold, or goal, of keeping the reserve balance above a specified percent funded amount. Use of this strategy requires examining the estimated annual reserve component costs against the anticipated reserve balance to assure that costs do not exceed available funds. The Threshold Funding Strategy consists of setting a reserve funding goal of keeping the reserve balance above some threshold, generally less than the Fully Funding Model.

The Threshold Funding strategy reduces the annual contribution (compared to Full Funding) for maintaining the reserve. The threshold funding strategy must be used rationally to assure that under funding does not occur in any years. It also requires careful analysis of expenses and funding over all the years. A key benefit is that it reduces the annual contribution to the reserve fund compared to Full Funding strategy.

Performance Indicators

Two key performance indicators used in this analysis are “Fully Funded Balance” and “Percent Funded”.

The Fully Funded Balance of all reserve components are individually determined and summed together. Each component’s FFB is determined for each year using the following formula:

$$FFB = \frac{Current\ Cost\ x\ Effective\ Age}{Useful\ Life}\ x\ (1 + inflation\_rate)^{Effective\ Age}$$

Where: $Effective\ Age = Useful\ Life - Remaining\ Useful\ Life$

The Percent Funding for each year in the analysis is computed using the following formula:

$$\%\ Funded = \frac{Estimated\ Reserve\ Fund\ Balance}{Estimated\ Fully\ Funded\ Balance}$$

All future costs estimates are based on the current costs with provision for inflation. The reserve fund and contingency fund balance is assumed to earn interest at the rate provided by the association.