

# Northern Terrace Homeowners Association

## Annual Review With Site Visit

Start Date: 01/01/2020



**Better Reserve Consultants**

RSS Mari Jo Betterley, RSS 0000025

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August 27, 2019

Northern Terrace Homeowners Association

FirstService Residential - Las Vegas

8290 Arville Street

Las Vegas, NV 89139

Northern Terrace Homeowners Association Executive Board of Directors,

Thank you for this opportunity to complete a Reserve Study for your Association. A Reserve Study is the most important document that determines where “hundreds of thousands or millions” of your individual homeowner’s dollars will be spent. The Study is a planning tool that will plan the maintenance of your Association and affect your property value now and in the future.

A Study with a Site Inspection is required every 5 years. The Reserve Study should be reviewed at least annually and any adjustments to the Association’s funding plan should be made to provide adequate funding for the required reserves. It is important to complete a Reserve Study Update each year to ensure adequate funding of the Reserves while keeping the assessments as low as possible.

### **Reserve Study with Site Inspection and Annual Updates**

Reserve Study with Site Inspection: January 1, 2020

Next Reserve Study with Site Inspection: January 1, 2025, should be completed prior to Budget

Reserve Study Update: Should be completed each year in the Fall, prior to Budget

### **NRS 116.31152 Study of Reserves; Duties of Executive Board Regarding Study:**

1.The executive board shall:

- (a) At least once every 5 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements;
- (b) At least annually, review the results of that study to determine whether those reserves are sufficient; and
- (c) At least annually, make any adjustments to the association’s funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

## **Project Description**

The Northern Terrace Homeowners Association is located in Las Vegas, Nevada. The Association consists of 920 Assessment Paying Members. The Common Elements include the Clubhouse, Pool Area, Children`s Activity Room, Playground, Emery Gated Entrance, Monument Signage, Common Area Interior Perimeter Walls, Asphalt Roads and Parking and Landscaping. The Association is well maintained and in overall very good condition.

## **What is a Reserve Study?**

A Reserve Study is a financial planning tool that identifies the current status of the Reserve Fund and provides a Funding Tool for Repair, Replacement, Restoration or Maintenance of the Major Components of the Common Elements. A Major component of the common elements is any component of the common elements, including, without limitation, any amenity, improvement, furnishing, fixture, finish, system or equipment, that may, within 30 years after its original installation, require repair, replacement or restoration in excess of routine annual maintenance which is included in the annual operating budget of an association.

## **Why have a Reserve Study?**

A Reserve Study is required by the State of Nevada.

\*A Reserve Study provides important annual disclosures to association members and prospective buyers regarding the condition of common area components.

\* If you are selling your home or if you are a potential buyer, many financial institutions will not lend money on a home in an association without a properly funded Reserve Study.

\* A Reserve Study focuses on ensuring that the property is in good condition, yet "reserves" your Association`s money properly so that there are no needs for "Special Assessments" or huge increases in assessments in the future.

\*And most important, a Reserve Study ensures that your Association will be a better place to live, now and in the future.

The Reserve Study is prepared by an outside independent consultant for the benefit of the Board of Directors of a property with multiple owners, such as Homeowners Associations, Time Shares, Resorts, Hotels, Apartment Buildings, Office Parks, Worship Facilities, Swimming Pools, Private (golf/social) Clubs, Lodges (Elks, Masons) Nursing Homes, Sororities, Fraternities and Private Schools.

The Reserve Study contains an assessment of the Estimated Useful Life and Replacement Costs of the commonly owned property components as determined by the particular association`s CC&Rs and bylaws. This Study evaluates the current condition of the Components and the Estimated Remaining Useful Life. The Replacement Cost is based on actual historical costs from Invoices or Bids or Estimates from Experts in the Field.

NRS 116.3115 Assessments for common expenses; funding of adequate reserves; collection of interest on past due assessments; calculation of assessments for particular types of common expenses; notice of meetings regarding assessments for capital improvements....

(a) All common expenses, including the reserves, must be assessed against all the units in accordance with the allocations set forth in the declaration pursuant to subsections 1 and 2 of NRS 116.2107.

(b) The association shall establish adequate reserves, funded on a reasonable basis, for the repair, replacement and restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore. The reserves may be used only for those purposes, including, without limitation, repairing, replacing and restoring roofs, roads and sidewalks, and must not be used for daily maintenance. The association may comply with the provisions of this paragraph through a funding plan that is designed to allocate the costs for the repair, replacement and restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore.

### **Levels of Service:**

There are three types of a Reserve Study:

1. Full Reserve Study:

Component Inventory-- An actual field inspection of the common elements with representative sampling;

Condition Assessment (based upon on-site visual observations)

Life and Valuation Estimates

Fund Status

Funding Plan

2. Update, With-Site-Visit/On-Site Review: (May be an update on a Reserve Study Completed by this Reserve Study Specialist or an Update to another Reserve Study Specialist's report).

Component Inventory (verification only, not quantification)

Condition Assessment (based on on-site visual observations)

Life and Valuation Estimates

Fund Status

Funding Plan

3. Update, No-Site-Visit/Off Site Review: (May be an update on a Reserve Study Completed by this Reserve Study Specialist or an Update to another Reserve Study Specialist's report).

Life and Valuation Estimates

Fund Status

Funding Plan

For updated reserve studies, quantities of major components as reported in previous reserve studies are deemed to be accurate and reliable. The reserve study relies upon the validity of previous reserve studies.

In many cases, it is better to complete a new, Full Study rather than ask the Reserve Study Specialist to update a Study prepared by another company. The Reserve Study Specialist must rely on the previous Study 's information, measurements, estimated useful life and replacement costs.

## **Utilities and Asbestos**

Future Utility Line Major Repairs and Replacement such as Water Lines, Sewer Lines and Electrical Upgrades should be included in the Study. Expert evaluation of all Utilities is strongly recommended to ensure the accurate Repair or Replacement Costs and well as the Estimated Remaining Useful Life of each Component. If there is Asbestos present in the property, the Asbestos Abatement Costs and Time Frames should be included in the Study. Because a Reserve Study is not a Structural or Home Inspection, the Reserve Specialist may not be aware of Utility Line Issues or Asbestos. The Board of Directors and the Community Manager must inform the Specialist of any issues that may be present.

## **Reserve Study Specialist Experience and Qualifications**

Mari Jo Betterley, RSS. 0000025

\*National Association of Professional Reserve Analysts Certified RS #2331

\*Community Association Institute Certified RS #169

\*Community Association Institute Business Partner

\*Association of Professional Analysts PRA#2331

\*Over 5000 Reserve Studies and Reserve Study Updates completed worldwide.

\*Reserve Study Specialist 2004-Present

\*Graduate- University of Nevada Reno- 1983

\*Attendance 800+ Homeowner Association Executive Board Meetings and HOA Meetings

\* Instructor Continuing Education Classes:

"Reserve Studies - Working With the Experts in the Field -Pavement Engineer" - CE.0166500-CAM "

"Manager's Role/ How to Read and Interpret a Reserve Study"- CE.0166000-CAM

" Reserve Studies- Meet the Experts- Painting and Surface Treatment"- C.E.0166600-CAM

"Reserve Studies From Start to Finish- Fundamentals" – CE.0166400-CAM

## **Conflict of Interest**

There is no relationship with this Association that could result in actual or perceived conflicts of interest. The Reserve Study Specialist does not expect to receive any direct or indirect compensation or profits from any person who will perform services for the client.

There is no affiliation with, or financial interest in the association for which the reserve study specialist will prepare the reserve study; and The Reserve Study Specialist does not have a personal relationship with any unit's owner, member of the executive board of the association for which the reserve study specialist will prepare the reserve study.

## **Sources Relied Upon in Determining the Component Estimated Useful Life, Remaining Useful Life and today's cost**

Better Reserve Consultants uses "real costs and numbers" whenever possible. We rely on the Management Company and the Board of Directors to provide actual bids, invoices and estimates for the Component Measurements, Replacement Costs and Estimated time frames. If the Management Company does not have the "history" of the component information, we may ask a third party Contractor to evaluate and measure the property. Any consultants and other persons with expertise used to assist in the preparation of the reserve study names have been included in this Study.

## **Initial Reserve Bank Balance**

The Beginning Reserve Balance for this Reserve Study has been provided by the Management Company/ Board of Directors. If the Reserve Study Site Inspection Date is not the date that the Reserve Study was prepared, the Initial Reserves may be an estimation of a future Reserve Bank Account Balance.

## **Board of Directors Responsibility**

The Board of the Directors, the Management Company and the Reserve Study Specialist must work hand in hand to complete an accurate Reserve Study.

The Board of Directors must take full ownership in the Reserve Study. They should be involved in the process every step of the way. The Board of Directors or Manager should walk the property with the Reserve Study Specialist and discuss the “history” of the components as well as the Board’s future plans for the Association. If the walkthrough is not possible, then a phone conversation to discuss the details of the Association may be adequate.

When the preliminary Study is provided, the Board of Directors should read it carefully and ensure that all information is correct. The Board of Directors should attend a Workshop or Board Meeting to discuss the Study in detail with the Reserve Study Specialist to ensure accuracy and understanding.

When the Study is adopted by the Board, the Board of Directors should think of it as a real tool to plan the future condition of the Association. Some Board Members say that they carry the Study with them to every meeting, reviewing the plans and updating the study at each meeting. By NRS requirements, the Study is to be reviewed on an annual basis. I always tell the Board of Directors to think of themselves as "Pioneers" for their Association. It doesn't matter if the Association is 3 years old or 30 years old. What you do now will affect the future condition of the Association.

## **Calculations**

This Study Fully Funded Balance is based upon the National Standards set forth through the Community Association Institute. The Fully Funded Balance (FFB) is defined as: Total Accrued Depreciation-An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulas can be utilized depending on the provider’s sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent. 
$$FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$
 or 
$$FFB = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate}) ^ \text{Remaining Life}] - [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate}) ^ \text{Remaining Life}]$$

## **Threshold Funding Method**

This Reserve Study is based on the Threshold Funding Method: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Other Funding Methods include the Baseline Funding and Full Funding Methods.



An Update or a Full Reserve Study should be completed at least every year or if any of the following situations occur: If there are changes in the Management Company, Interest Rates, Changes in Inflation, or the Economy, after any major project completion or prior to beginning a major project (such as Roofing, Painting, Overlay, etc.), after a catastrophic event such as a fire or flood. The Study is a "working tool" or "living document" that should evolve and be updated with real costs and numbers.

NRS 116.31144--Audit and review of financial statements. 1.Except as otherwise provided in subsection 2, the executive board shall: (a)If the annual budget of the association is \$45,000 or more but less than \$75,000, cause the financial statement of the association to be reviewed by an independent certified public accountant during the year immediately preceding the year in which a study of the reserves of the association is to be conducted pursuant to NRS 116.31152. (b)If the annual budget of the association is \$75,000 or more but less than \$150,000, cause the financial statement of the association to be reviewed by an independent certified public accountant every fiscal year. (c)If the annual budget of the association is \$150,000 or more, cause the financial statement of the association to be audited by an independent certified public accountant every fiscal year.

## **Disclosures**

The Initial Reserve Fund Bank Account Balance and Interest Rate was provided by the Management Company or Board of Directors. The Reserve Study Specialist did not verify or audit this fund.

There are no guarantees, express or implied, with the predictions of the cost or life expectancy of any of the major components. Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer.

A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited. A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality or structural inspection.

Material issues which (including Defects in Design or Construction), if not disclosed, would cause the condition of the association to be misrepresented. The Client Inventory List is based on the Site Inspection, Previous Reserve Study and Information provided by the Community Manager and Board of Directors. It is the responsibility of the client to verify that all components are listed correctly.

The Reserve Study Specialist will not perform invasive testing. The Condition of the Components may be based on Representative Sampling.

The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the association.



## **Funding Summary**

The Reserve Study Funding Plan is based on the assumption that there are no unforeseen circumstances that would alter the components Repair, Replacement, Restoration or Maintenance Costs and Estimated Remaining or Useful Life. The Recommended Reserve Contribution and Funding Levels chart, included in this Study, must be followed.

## **Funding Status**

The Northern Terrace Homeowners Association is adequately funded as long as the Recommended Reserve Contribution Funding Chart is followed and there are no unforeseen circumstances that would affect the components useful life.

## **"Adequately Funded"**

Nevada Revised Statute requires that the Association Reserve Fund is "Adequately Funded." NAC 116.425 Reserve study: Contents. (NRS 116.31152, 116.615) .....

2. ... "adequately funded reserve" means the funds sufficient to maintain the common elements:

- (a) At the level described in the governing documents and in a reserve study; and
- (b) Without using the funds from the operating budget or without special assessments, except for occurrences that are a result of unforeseen catastrophic events.

A Reserve Study is considered a "working tool" and should be re-evaluated every year. What is accurate this year, may not be accurate in future years. Each year the Reserve Study should be updated with recent history and actual costs along with future costs and revised plans. The Reserve Study should "evolve" and change so that it is a "living document" that the Board of Directors follows and believes in.

Thank you for this opportunity to EARN your business. It has been our pleasure to complete this Reserve Study for your Homeowners Association. Better Reserve Consultants takes pride in completing an accurate Reserve Study that is very "customized" to your Association. We are happy to attend Board Meetings, Workshops or Conference Calls at no additional cost. It is our goal that you have a Reserve Study that you will actually use as a tool - a Study that you will believe in!

Thank you,

Mari Jo Betterley, RSS  
Better Reserve Consultants

### ***Important Information***

Reserve Study / Fiscal Year Start Date: 01/01/2020

Reserve Study Site Inspection Date: August 20, 2019

Number of Assessment Paying Members/ Units: 920

Reserve Bank Accounts Interest Rate and Balance as of: 01/01/2020

Reserve Bank Account	.2%	<u>\$1,834,892.56</u>
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Total: \$1,834,892.56

Inflation Rate: 2.50% (Based on the average over the last 20 years)

Income Tax Rate: 30.00% on Reserve Bank Account Interest Only

Current Annual Reserve Contribution/ Transfer From Operating: \$170,000.00

Total estimated current replacement costs of the major component inventory: \$3,050,892.05

Special Reserve Assessment Recommended: \$0.00



The Roof Replacement Costs are based on Replacing the Tile Underlayment with a Tile Re-Stack. This Cost is an estimation only.



An allowance for Street Light Repair has been included in the Study to be done as needed. The Street Lights are not supported properly. Complete replacement has not been included in the Study. Further evaluation is recommended.



The Exterior of the Homes and Front Yards are maintained by the individual homeowners and have not been included in this Study.



Complete replacement of all Concrete has not been included in the Study. Instead, repair and replacement has been scheduled as a contingency to be done as needed.



Complete Replacement of the Wrought Iron Fencing has not been scheduled. Instead, Repair and Replacement as needed, has been included in the Study.



Major Landscaping Renovation and Rock Replenishment have been included as components in the Study.





The Component Major Landscaping and Irrigation includes: Tree and Bush Removal and Replacement, Major Irrigation Repairs, Rock or Landscaping Renovation to be done as needed. Day-to-day Landscaping is considered an Operational Expense and has not been included in this Study.



The Asphalt Road Maintenance Schedule includes the Surface Maintenance Treatment, Overlay, Crack Seal, Concrete Curbing Repairs and Striping and Curb Painting. This Schedule was provided by Bryce Schall, Holbrook Asphalt, Las Vegas, Nevada.



The Mailboxes are the US Post Office Responsibility. Maintenance has not been included in this Study.



Complete Replacement of all Exercise Equipment has not been included in the Study. Instead, Exercise Equipment is replaced as needed through a Contingency Fund.





The Clubhouse Exterior Components include Tile Roof Underlayment Replacement, Exterior Painting and Stucco and Stone Facade Repairs, Lighting and Electrical and Windows and Doors Replacement.



The Playground Equipment Replacement, Patios, Children`s Activity Room and Fitness Room Components are listed under the Category "Clubhouse."



The Clubhouse Interior Components include Furniture, Flooring, Restroom Remodel, Kitchen Remodel, Lighting and Electrical, HVAC Units, Windows and Doors Replacement. The Timeframes and Estimated Remaining Useful Life are an estimation only.



The Kitchen Remodel includes new Cabinets, Fixtures, Appliances and Renovation. The Appliances are scheduled to be replaced as needed through a Contingency Fund.



The Association is well maintained and in overall very good condition.

## **Component Evaluation - Concepts**

### **Common Element**

The Association CC&Rs typically define what a common element is. Usually, this is property owned in common by all the unit owners (rather than by an individual unit owner).

### **Component**

A Major Component of the common elements is any component of the common elements, including, without limitation, any amenity, improvement, furnishing, fixture, finish, system or equipment, that may, within 30 years after its original installation, require repair, replacement or restoration in excess of routine annual maintenance which is included in the annual operating budget of an association.

### **Units**

A quantity chosen as a standard in terms of measurement. For Example, Square Footage, Linear Footage, a Condominium Unit, a Roof, etc.

### **Date Last Repaired/ Replaced:**

Estimated date when the Component was last Replaced, Repaired, Restored or Maintained

### **Cost Per Unit**

How much each unit of measurement costs to repair, replace, restore, or maintain

### **Today's Cost:**

Total Estimated Cost to Repair, Replace, Maintain or Restore the Component  
This may be a calculation of Costs per Unit x Number of Units or it may be a set value.

### **Estimated Life When New**

Estimated Time Frame that the Component should last before it is Repaired, Replaced, Restored or Maintained. This may be based on a Warranty, Historical Life Span, Manufactures/ Contractors opinion, location, etc.

### **Estimated Remaining Useful Life:**

The Estimated amount of time that the component will actually last from today  
This may be a calculation based on Estimated Useful Life When New minus the actual age or it could be based on other factors such as wear, condition, climate etc.



## Clubhouse

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Clubhouse - Art Work and Decorations	2022	as needed	5,000.00	5,000.00	2	12
2.	Clubhouse - Component: Children's Activity Room AC Unit	2020	1 unit	6,000.00	6,000.00	0	10
3.	Clubhouse - Component: Children's Activity Room Chairs	2025	35 units	25.00	875.00	5	12
4.	Clubhouse - Component: Children's Activity Room Exterior Painting (Done 2019)	2029	1 unit	5,000.00	5,000.00	9	10
5.	Clubhouse - Component: Children's Activity Room HVAC Furnace	2030	1 unit	6,000.00	6,000.00	10	20
6.	Clubhouse - Component: Children's Activity Room Painting Interior (Done 2019)	2029	1 unit	1,000.00	1,000.00	9	10
7.	Clubhouse - Component: Children's Activity Room Remodel	2025	1 unit	6,000.00	6,000.00	5	15
8.	Clubhouse - Component: Children's Activity Room Restroom Remodel	2030	2 units	2,500.00	5,000.00	10	20
9.	Clubhouse - Component: Children's Activity Room Roof Tile Underlayment Replacement	2033	1 unit	5,000.00	5,000.00	13	25

**Clubhouse (Continued)**

	<b>Component</b>	<b>Year Scheduled</b>	<b>Quantity</b>	<b>Cost Per Unit</b>	<b>Today's Cost</b>	<b>Estimated Remaining Useful Life (Years)</b>	<b>Estimated Life When New (Years)</b>
10.	Clubhouse - Component: Children`s Activity Room Tables	2025	4 units	250.00	1,000.00	5	12
11.	Clubhouse - Component: Children`s Activity Room Tile Flooring (560sf)	2030	1 unit	4,000.00	4,000.00	10	20
12.	Clubhouse - Component: Children`s Activity Room TV	2022	1 unit	750.00	750.00	2	7
13.	Clubhouse - Component: Children`s Activity Room Water Fountain	2021	1 unit	750.00	750.00	1	7
14.	Clubhouse - Component: Children`s Activity Room Windows and Doors	2040	1 unit	2,000.00	2,000.00	20	30
15.	Clubhouse - Component: Monument Signage Refurbishment (New 2019)	2029	1 unit	3,000.00	3,000.00	9	10
16.	Clubhouse - Component: Patio Barbecue	2023	1 unit	8,000.00	8,000.00	3	15
17.	Clubhouse - Component: Patio Chairs (Re-Strip)	2020	1 unit	2,500.00	2,500.00	0	5
18.	Clubhouse - Component: Patio Sink Area Renovation (BBQ Area)	2030	1 unit	2,000.00	2,000.00	10	20
19.	Clubhouse - Component: Patio Tables	2022	7 units	750.00	5,250.00	2	15
20.	Clubhouse - Component: Patio Trash Can Enclosures	2022	4 units	500.00	2,000.00	2	15
21.	Clubhouse - Deck Re-Seal Area Outside Pool Fence (4,186 sf)	2020	1 unit	9,500.00	9,500.00	0	10
22.	Clubhouse - Deck Resurface Area Outside Pool Fence (4,186 sf)	2021	1 unit	18,000.00	18,000.00	1	10
23.	Clubhouse - Entertainment Room Area Rug	2020	1 unit	2,000.00	2,000.00	0	12
24.	Clubhouse - Entertainment Room Chairs at Sofa Area	2020	2 units	1,000.00	2,000.00	0	7
25.	Clubhouse - Entertainment Room Chairs at Tables	2023	20 units	75.00	1,500.00	3	10
26.	Clubhouse - Entertainment Room End Tables	2023	5 units	250.00	1,250.00	3	10



**Clubhouse (Continued)**

	<b>Component</b>	<b>Year Scheduled</b>	<b>Quantity</b>	<b>Cost Per Unit</b>	<b>Today's Cost</b>	<b>Estimated Remaining Useful Life (Years)</b>	<b>Estimated Life When New (Years)</b>
27.	Clubhouse - Entertainment Room Fireplace Insert	2038	1 unit	2,000.00	2,000.00	18	30
28.	Clubhouse - Entertainment Room Folding Chairs (Purchased 2016)	2026	30 units	25.00	750.00	6	10
29.	Clubhouse - Entertainment Room Sofa	2020	1 unit	2,000.00	2,000.00	0	7
30.	Clubhouse - Entertainment Room TV (Done 2017)	2024	1 unit	1,000.00	1,000.00	4	7
31.	Clubhouse - Fitness Center Equipment Allowance	Annual	1 unit	10,000.00	10,000.00	0	1
32.	Clubhouse - Fitness Center Flooring (Done 2019)	2034	1 unit	9,000.00	9,000.00	14	15
33.	Clubhouse - Fitness Center Lockers Replacement Allowance	Annual	as needed	1,000.00	1,000.00	0	1
34.	Clubhouse - Fitness Center Restroom Remodel (Other)	2030	2 units	5,000.00	10,000.00	10	20
35.	Clubhouse - Fitness Center Restroom Tile (Floor to Ceiling)	2020	2 units	6,000.00	12,000.00	0	20
36.	Clubhouse - Fitness Center TV (Done 2018)	2023	3 units	500.00	1,500.00	3	5
37.	Clubhouse - Flooring Tile	2035	5500 sq ft	5.00	27,500.00	15	30
38.	Clubhouse - Great Room Furniture Replacement Allowance	2020	as needed	3,000.00	3,000.00	0	3
39.	Clubhouse - HVAC AC Condensers	2025	6 units	5,000.00	30,000.00	5	10
40.	Clubhouse - HVAC Furnaces	2030	6 units	5,000.00	30,000.00	10	20
41.	Clubhouse - Kitchen Appliance Allowance	2021	as needed	1,500.00	1,500.00	1	2
42.	Clubhouse - Kitchen Remodel	2038	as needed	20,000.00	20,000.00	18	30
43.	Clubhouse - Lighting and Electrical Allowance	2024	as needed	5,000.00	5,000.00	4	5
44.	Clubhouse - Lighting Exterior Light Fixtures	2030	100 units	350.00	35,000.00	10	20
45.	Clubhouse - Lobby Area Restrooms Remodel	2030	2 units	2,500.00	5,000.00	10	20
46.	Clubhouse - Lobby Area Rug	2020	1 unit	1,500.00	1,500.00	0	5



**Clubhouse (Continued)**

	<b>Component</b>	<b>Year Scheduled</b>	<b>Quantity</b>	<b>Cost Per Unit</b>	<b>Today's Cost</b>	<b>Estimated Remaining Useful Life (Years)</b>	<b>Estimated Life When New (Years)</b>
47.	Clubhouse - Lobby Furniture	2020	1 unit	4,000.00	4,000.00	0	5
48.	Clubhouse - Office Carpet	2020	as needed	2,600.00	2,600.00	0	5
49.	Clubhouse - Office Furniture	2020	as needed	1,200.00	1,200.00	0	5
50.	Clubhouse - Painting Exterior and Stone Facade Repairs (Done 2019)	2029	1 unit	18,000.00	18,000.00	9	10
51.	Clubhouse - Painting Interior (Done 2019)	2029	1 unit	15,000.00	15,000.00	9	10
52.	Clubhouse - Restroom(s) Remodel	2038	2 units	5,000.00	10,000.00	18	30
53.	Clubhouse - Roof Main Building Tile Underlayment Replacement	2028	7820 sq ft	6.50	50,830.00	8	20
54.	Clubhouse - Roof Pool Buildings Tile Underlayment Replacement	2028	6690 sq ft	6.50	43,485.00	8	20
55.	Clubhouse - Security Badge System (Replaced 2016)	2020	1 unit	10,000.00	10,000.00	0	5
56.	Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	Annual	as needed	1,500.00	1,500.00	0	1
57.	Clubhouse - Security System and Cameras Rehab	2020	1 unit	10,000.00	10,000.00	0	5
58.	Clubhouse - Signage Entrance	2049	1 unit	5,000.00	5,000.00	29	21
59.	Clubhouse - Utility Allowance	Annual	as needed	1,000.00	1,000.00	0	1
60.	Clubhouse - Water Fountain	2023	4 units	750.00	3,000.00	3	15
61.	Clubhouse - Water Heater	2024	3 units	1,500.00	4,500.00	4	15
62.	Clubhouse - Window Coverings	2020	all	6,000.00	6,000.00	0	10
63.	Clubhouse - Windows and Doors Replacement	2040	as needed	45,000.00	45,000.00	20	30



### Common Area

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Common Area - Concrete Repair and Replacement	Annual	as needed	5,000.00	5,000.00	0	1
2.	Common Area - Entrance Area Pergolas Painting and Repairs (All Entrances) (Done 2019)	2024	9 units	500.00	4,500.00	4	5
3.	Common Area - Irrigation Renovation (Done 2019)	2024	as needed	50,000.00	50,000.00	4	5
4.	Common Area - Landscaping Renovation	2024	as needed	50,000.00	50,000.00	4	5
5.	Common Area - Landscaping Renovation Phase 02 (One Time Cost)	2020	as needed	100,000.00	100,000.00	0	30
6.	Common Area - Landscaping Renovation Phase 03 (One Time Cost)	2021	as needed	100,000.00	100,000.00	1	30
7.	Common Area - Landscaping Rock Replenishment	2022	as needed	50,000.00	50,000.00	2	3
8.	Common Area - Landscaping Trees	2021	as needed	18,000.00	18,000.00	1	2
9.	Common Area - Monument Lighting/Clubhouse Lighting and Electrical Allowance	2024	as needed	5,000.00	5,000.00	4	5

**Common Area (Continued)**

	<b>Component</b>	<b>Year Scheduled</b>	<b>Quantity</b>	<b>Cost Per Unit</b>	<b>Today's Cost</b>	<b>Estimated Remaining Useful Life (Years)</b>	<b>Estimated Life When New (Years)</b>
10.	Common Area - Monument Signage Refurbishment (Northern Terrace)	2023	6 units	5,000.00	30,000.00	3	20
11.	Common Area - Perimeter Walls (Interior) Repair Allowance	2021	as needed	5,000.00	5,000.00	1	2
12.	Common Area - Pet Station Replacement	2024	15 units	750.00	11,250.00	4	5
13.	Common Area - Playground Bouncy Toy	2030	1 unit	500.00	500.00	10	20
14.	Common Area - Playground Cover (Done 2019)	2029	1 unit	2,000.00	2,000.00	9	10
15.	Common Area - Playground Large Equipment	2028	1 unit	22,000.00	22,000.00	8	20
16.	Common Area - Playground Safety Bark (Done 2019)	2022	1 unit	2,500.00	2,500.00	2	3
17.	Common Area - Signage	2024	as needed	4,000.00	4,000.00	4	5
18.	Common Area - Wrought Iron Fencing Repair and Painting (Does not include Pool Area and Andover and Emery) (Done 2018)	2028	9 units	2,500.00	22,500.00	8	10
19.	Common Area - Wrought Iron Fencing Replacement (Does not include Pool Area and Andover and Emery)	2040	9 units	3,500.00	31,500.00	20	30
20.	Common Area - Wrought Iron Painting (Perimeter Shared with Providence)	2022	as needed	1.00	1.00	2	10
21.	Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	Annual	as needed	2,000.00	2,000.00	0	1
22.	Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	Annual	as needed	2,000.00	2,000.00	0	1

### Community Brookline

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Community Brookline - Monument Lighting and Electrical	2024	as needed	500.00	500.00	4	5
2.	Community Brookline - Monument Refurbishment	2025	2 units	2,500.00	5,000.00	5	15

### Community Claremont

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Community Claremont - Monument Lighting and Electrical	2024	as needed	500.00	500.00	4	5
2.	Community Claremont - Monument Refurbishment	2025	1 unit	2,500.00	2,500.00	5	15
3.	Community Claremont - Park Benches	2025	2 units	1,500.00	3,000.00	5	15
4.	Community Claremont - Trash Can Enclosures	2025	2 units	500.00	1,000.00	5	15

### Community Concord

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Community Concord - Monument Lighting and Electrical	2024	as needed	500.00	500.00	4	5
2.	Community Concord - Monument Refurbishment	2025	1 unit	2,500.00	2,500.00	5	15
3.	Community Concord - Park Benches	2025	1 unit	1,500.00	1,500.00	5	15
4.	Community Concord - Trash Can Enclosures	2025	2 units	500.00	1,000.00	5	15

### Community Montclair

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Community Montclair - Monument Lighting and Electrical	2024	as needed	500.00	500.00	4	5
2.	Community Montclair - Monument Refurbishment	2025	1 unit	2,500.00	2,500.00	5	15



### Community Salem

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Community Salem - Monument Lighting and Electrical	2024	as needed	500.00	500.00	4	5
2.	Community Salem - Monument Refurbishment	2025	1 unit	2,500.00	2,500.00	5	15

### Community Westcott

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Community Westcott - Monument Lighting and Electrical	2024	as needed	500.00	500.00	4	5
2.	Community Westcott - Monument Refurbishment	2025	1 unit	2,500.00	2,500.00	5	10
3.	Community Westcott - Park Bench and Table	2030	1 unit	2,000.00	2,000.00	10	20
4.	Community Westcott - Trash Can Enclosure	2025	1 unit	1,000.00	1,000.00	5	15



### Pool Area

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Pool Area - Furniture Allowance (Done 2019)	2029	as needed	17,000.00	17,000.00	9	10
2.	Pool Area - Furniture Umbrellas (Done 2019)	2024	all	13,000.00	13,000.00	4	5
3.	Pool Area - Kool Deck Reseal Area Inside Pool Fence	2020	all	5,000.00	5,000.00	0	5
4.	Pool Area - Kool Deck Resurface Area Inside Pool Fence	2020	all	25,000.00	25,000.00	0	10
5.	Pool Area - Lighting and Electrical	2024	as needed	2,500.00	2,500.00	4	5
6.	Pool Area - Pedestrian Gate Locks/Badge Locks	2020	as needed	500.00	5,000.00	0	5
7.	Pool Area - Pool Filter - Lap Pool	2023	ea	1,000.00	1,000.00	3	10
8.	Pool Area - Pool Filter - Main Pool	2023	ea	1,000.00	1,000.00	3	10
9.	Pool Area - Pool Filter - Toddler Pool	2023	ea	1,000.00	1,000.00	3	10
10.	Pool Area - Pool Heater - Lap Pool (Done 2018)	2023	2 units	6,000.00	12,000.00	3	5
11.	Pool Area - Pool Heater - Main Pool	2020	2 units	6,000.00	12,000.00	0	5
12.	Pool Area - Pool Heater - Toddler Pool (Not Used)	2024	1 unit	6,000.00	6,000.00	4	5
13.	Pool Area - Pool Pump - Lap Pool	2021	1 unit	500.00	500.00	1	3

**Pool Area (Continued)**

	<b>Component</b>	<b>Year Scheduled</b>	<b>Quantity</b>	<b>Cost Per Unit</b>	<b>Today's Cost</b>	<b>Estimated Remaining Useful Life (Years)</b>	<b>Estimated Life When New (Years)</b>
14.	Pool Area - Pool Pump - Main Pool	2021	1 unit	500.00	500.00	1	3
15.	Pool Area - Pool Pump - Toddler Pool	2021	1 unit	500.00	500.00	1	3
16.	Pool Area - Pool Resurface -Lap Pool	2028	1 unit	12,000.00	12,000.00	8	10
17.	Pool Area - Pool Resurface -Main Pool	2028	1 unit	12,000.00	12,000.00	8	10
18.	Pool Area - Pool Resurface -Toddler Pool	2028	1 unit	12,000.00	12,000.00	8	10
19.	Pool Area - Restroom	2025	2 units	5,000.00	10,000.00	5	15
20.	Pool Area - Restroom Ventilation System	2020	1 unit	1,000.00	1,000.00	0	10
21.	Pool Area - Shower Refurbishment	2034	as needed	2,500.00	10,000.00	14	15
22.	Pool Area - Signage	2020	as needed	1,000.00	1,000.00	0	2
23.	Pool Area - Spa Filter	2023	1 unit	1,000.00	1,000.00	3	10
24.	Pool Area - Spa Heater (2019)	2024	1 unit	4,000.00	4,000.00	4	5
25.	Pool Area - Spa Pump	2021	1 unit	1,000.00	1,000.00	1	3
26.	Pool Area - Spa Resurface	2025	1 unit	6,000.00	6,000.00	5	7
27.	Pool Area - Trash Can Enclosure	2022	2 units	500.00	1,000.00	2	10
28.	Pool Area - Water Fountain	2025	2 units	1,000.00	2,000.00	5	15
29.	Pool Area - Wrought Iron Fence Painting and Repairs	2020	all	6,500.00	6,500.00	0	5
30.	Pool Area - Wrought Iron Gate Replacement	2030	7 units	1,000.00	7,000.00	10	20



### Roads and Parking

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Roads and Parking - Concrete to Asphalt Joint Sealing (Done 2018)	2022	1 unit	23,600.00	23,600.00	2	4
2.	Roads and Parking - Crack Seal	2021	as needed	21,000.00	21,000.00	1	2
3.	Roads and Parking - Overlay (Does Not Include Andover and Emery)	2040	1045785 sq ft	1.35	1,411,809.75	20	30
4.	Roads and Parking - Street Light Fixtures	2033	211 units	500.00	105,500.00	13	25
5.	Roads and Parking - Street Light Fixtures Replacement Allowance	Annual	as needed	6,000.00	6,000.00	0	1
6.	Roads and Parking - Street Signs Replacement Allowance	Annual	as needed	1,000.00	1,000.00	0	1
7.	Roads and Parking - Striping, Curb and Crosswalk Painting (Done 2017)	2021	all	6,500.00	6,500.00	1	2
8.	Roads and Parking - Surface Maintenance Treatment (Does Not Include Andover and Emery)(Done 2017) Based on the use of HA5	2020	1045785 sq ft	0.18	188,241.30	0	7



Reserve Study

Component		Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Reserve Study - Annual Update	Annual	ea	1,250.00	1,250.00	1	1
2.	Reserve Study - Full Reserve Study (Site Visit Done 2020)	2024	ea	5,500.00	5,500.00	4	5

## Recommended Reserve Contribution and Funding Levels - Concepts

<b>Beginning of the Year Balance</b>	Reserve Bank Account(s) Balance as of the Beginning of the year
<b>Annual Transfer</b>	Recommended Transfer or Annual Contribution to the Reserve Account
<b>Monthly Contribution per Unit</b>	An example of the amount of money that each unit owner would contribute to the Reserve Bank Account each month
<b>Annual Expenditures</b>	Estimated Expenditures based on the Component Evaluation
<b>Investment Earnings</b>	Dollar Amount of Interest contributed to the Reserve Account based on the percent interest rate on the Reserve Bank Account - Provided by the Management Company or Board of Directors.
<b>Income Tax</b>	Estimated Income Tax - 30% of the Reserve Bank Account(s) earned interest
<b>End of the Year Balance</b>	Recommended Reserve Bank Account Ending Balance at the end of the Fiscal Year
<b>% Funded</b>	A Measure of the financial health of the Association based on funding the depreciation of each Component. The chart below indicates the financial position based on the Percent Funded.
<b>Fully Funded- 100% Funded</b>	Funding of 100% of the depreciation of each Component.

**0% - 40% Funded is considered to be a "weak" financial position. Associations that fall into this category must take action to bring the funding levels to a proper level by raising the monthly/ annual contribution or a Special Reserve Assessment.**

**40% - 74% Funded is considered to be a "fair" financial position. This does not represent financial strength and stability. The likelihood of a Special Assessment is still possible. The Association should make every effort to continue strengthening the financial position of the Reserve Fund.**

**75% - 99% Funded is considered a "strong" financial position. This indicates financial strength of a Reserve Fund and every attempt to maintain this level should be a goal of the Association.**

**100% Funded or Greater is the "ideal" financial position. This means that the Association has the funds in the Reserve Account in order to repair, replace, restore or maintain the Common Elements based on their depreciation. Some Reserve Studies will fund the Reserves up to 130% Funded. In some instances, the Reserve Fund may be over the 100% funding mark in order to prepare for larger costs that will impact the Reserve Account in the future.**



**Recommended Reserve Contribution**

Year Funded	Beginning of Year Balance	Spc Rsv Assessmt	Annual Transfer	Member Mo Pmt	Annual Expenditures	Interest Earned	Income Tax	End of Year Balance	% Funded	Fully Funded (100%)
2020	\$1,834,892.56	\$0.00	\$170,000.00	\$15.40	\$340,794.43	\$3,670.00	\$1,101.00	\$1,666,667.13	107.72	\$1,547,164.19
2021	\$1,666,667.13	\$0.00	\$200,000.00	\$18.12	\$89,599.73	\$3,333.00	\$999.90	\$1,779,400.50	107.76	\$1,651,302.79
2022	\$1,779,400.50	\$0.00	\$250,000.00	\$22.64	\$123,870.43	\$3,559.00	\$1,067.70	\$1,908,021.37	103.68	\$1,840,328.23
2023	\$1,908,021.37	\$0.00	\$340,000.00	\$30.80	\$177,659.36	\$3,816.00	\$1,144.80	\$2,073,033.21	103.35	\$2,005,785.08
2024	\$2,073,033.21	\$0.00	\$340,000.00	\$30.80	\$223,522.12	\$4,146.00	\$1,243.80	\$2,192,413.29	103.72	\$2,113,750.78
2025	\$2,192,413.29	\$0.00	\$340,000.00	\$30.80	\$294,775.66	\$4,385.00	\$1,315.50	\$2,240,707.13	104.48	\$2,144,677.12
2026	\$2,240,707.13	\$0.00	\$360,000.00	\$32.61	\$98,693.33	\$4,481.00	\$1,344.30	\$2,505,150.50	103.61	\$2,417,781.95
2027	\$2,505,150.50	\$0.00	\$370,000.00	\$33.51	\$329,925.00	\$5,010.00	\$1,503.00	\$2,548,732.50	104.25	\$2,444,735.44
2028	\$2,548,732.50	\$0.00	\$370,000.00	\$33.51	\$401,518.94	\$5,097.00	\$1,529.10	\$2,520,781.46	101.75	\$2,477,460.84
2029	\$2,520,781.46	\$0.00	\$370,000.00	\$33.51	\$413,653.82	\$5,042.00	\$1,512.60	\$2,480,657.04	100.59	\$2,466,144.20
2030	\$2,480,657.04	\$0.00	\$390,000.00	\$35.33	\$235,087.52	\$4,961.00	\$1,488.30	\$2,639,042.22	105.42	\$2,503,358.76
2031	\$2,639,042.22	\$0.00	\$390,000.00	\$35.33	\$184,302.26	\$5,278.00	\$1,583.40	\$2,848,434.56	105.90	\$2,689,778.46
2032	\$2,848,434.56	\$0.00	\$390,000.00	\$35.33	\$65,905.10	\$5,697.00	\$1,709.10	\$3,176,517.36	105.20	\$3,019,467.67
2033	\$3,176,517.36	\$0.00	\$430,000.00	\$38.95	\$296,174.63	\$6,353.00	\$1,905.90	\$3,314,789.83	106.15	\$3,122,810.71
2034	\$3,314,789.83	\$0.00	\$430,000.00	\$38.95	\$683,726.63	\$6,630.00	\$1,989.00	\$3,065,704.20	107.21	\$2,859,592.08
2035	\$3,065,704.20	\$0.00	\$430,000.00	\$38.95	\$299,961.58	\$6,131.00	\$1,839.30	\$3,200,034.32	107.21	\$2,984,726.67
2036	\$3,200,034.32	\$0.00	\$430,000.00	\$38.95	\$89,018.39	\$6,400.00	\$1,920.00	\$3,545,495.93	105.74	\$3,353,019.57
2037	\$3,545,495.93	\$0.00	\$450,000.00	\$40.76	\$222,899.99	\$7,091.00	\$2,127.30	\$3,777,559.64	105.99	\$3,564,043.13
2038	\$3,777,559.64	\$0.00	\$450,000.00	\$40.76	\$2,687,319.95	\$7,555.00	\$2,266.50	\$1,545,528.19	41.44	\$3,729,313.83
2039	\$1,545,528.19	\$0.00	\$450,000.00	\$40.76	\$542,700.80	\$3,091.00	\$927.30	\$1,454,991.09	39.64	\$3,670,178.38
2040	\$1,454,991.09	\$0.00	\$470,000.00	\$42.57	\$354,577.91	\$2,910.00	\$873.00	\$1,572,450.18	113.65	\$1,383,584.85
2041	\$1,572,450.18	\$0.00	\$470,000.00	\$42.57	\$472,223.94	\$3,145.00	\$943.50	\$1,572,427.74	112.13	\$1,402,334.11
2042	\$1,572,427.74	\$0.00	\$470,000.00	\$42.57	\$99,594.61	\$3,145.00	\$943.50	\$1,945,034.63	107.15	\$1,815,160.76
2043	\$1,945,034.63	\$0.00	\$500,000.00	\$45.29	\$328,859.46	\$3,890.00	\$1,167.00	\$2,118,898.17	104.86	\$2,020,642.41
2044	\$2,118,898.17	\$0.00	\$500,000.00	\$45.29	\$372,151.02	\$4,238.00	\$1,271.40	\$2,249,713.75	101.94	\$2,206,896.42
2045	\$2,249,713.75	\$0.00	\$560,000.00	\$50.72	\$332,065.70	\$4,499.00	\$1,349.70	\$2,480,797.35	101.82	\$2,436,379.75
2046	\$2,480,797.35	\$0.00	\$580,000.00	\$52.54	\$267,685.94	\$4,962.00	\$1,488.60	\$2,796,584.81	100.64	\$2,778,886.95
2047	\$2,796,584.81	\$0.00	\$580,000.00	\$52.54	\$170,629.42	\$5,593.00	\$1,677.90	\$3,209,870.49	100.65	\$3,189,242.60
2048	\$3,209,870.49	\$0.00	\$580,000.00	\$52.54	\$112,772.03	\$6,420.00	\$1,926.00	\$3,681,592.46	123.72	\$2,975,717.19
2049	\$3,681,592.46	\$0.00	\$580,000.00	\$52.54	\$209,245.11	\$7,363.00	\$2,208.90	\$4,057,501.45	143.84	\$2,820,885.87
<b>Total:</b>		\$0.00	\$12,640,000.00		\$10,520,914.81	\$147,891.00	\$44,367.30			

## Reserve Budget Summary

Homeowners,

This Summary meets the NRS 116.31151 requirement of the Annual distribution to units' owners of operating and reserve budgets. It is provided to all individual homeowners as a recap of the Reserve Study that has been adopted by the Board of Directors.

A Full Reserve Study with a site inspection is required at least every 5 years by Nevada law. The Reserve Study should be updated each year with the estimated Reserve Bank Account Balance, Real Component Costs and actual time frames. Adjustments to the Association's funding plan should be made to provide adequate funding for the required reserves.

NRS 116.31152 Study of reserves; duties of executive board regarding study; person who conducts study required to hold permit; contents of study; submission of summary of study to Division; use of money credited against residential construction tax for upkeep of park facilities and related improvements identified in study.

1. The executive board shall:

(a) At least once every 5 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements;

(b) At least annually, review the results of that study to determine whether those reserves are sufficient; and

(c) At least annually, make any adjustments to the association's funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

A copy of the entire Reserve Study is available by contacting the Community Management Company.

Reserve Study Start Date: 01/01/2020

Reserve Bank Balance as of Fiscal Year Start Date: \$1,834,892.56

Recommended Annual Contribution to the Reserve Account: \$170,000.00

Estimated Expenditures: \$340,794.43

Projected Reserve Bank Balance at the End of the Fiscal Year: \$1,666,667.13

Planned Special Reserve Assessments: \$0.00

Study Method: Threshold Funding

Reserve Study Completed By: Reserve Study Specialist: RSS Mari Jo Betterley, 0000025, Better Reserve Consultants

**Major Components of the Common Elements to be  
Repaired, Replaced, Restored or Maintained**

<b>Component</b>	<b>Today's Cost</b>	<b>Estimated Remaining Useful Life</b>	<b>Estimated Life When New</b>
<b><u>Clubhouse</u></b>			
Clubhouse - Art Work and Decorations	5,000.00	2	12
Clubhouse - Component: Children`s Activity Room AC Unit	6,000.00	0	10
Clubhouse - Component: Children`s Activity Room Chairs	875.00	5	12
Clubhouse - Component: Children`s Activity Room Exterior Painting (Done 2019)	5,000.00	9	10
Clubhouse - Component: Children`s Activity Room HVAC Furnace	6,000.00	10	20
Clubhouse - Component: Children`s Activity Room Painting Interior (Done 2019)	1,000.00	9	10
Clubhouse - Component: Children`s Activity Room Remodel	6,000.00	5	15
Clubhouse - Component: Children`s Activity Room Restroom Remodel	5,000.00	10	20
Clubhouse - Component: Children`s Activity Room Roof Tile Underlayment Replacement	5,000.00	13	25
Clubhouse - Component: Children`s Activity Room Tables	1,000.00	5	12
Clubhouse - Component: Children`s Activity Room Tile Flooring (560sf)	4,000.00	10	20
Clubhouse - Component: Children`s Activity Room TV	750.00	2	7
Clubhouse - Component: Children`s Activity Room Water Fountain	750.00	1	7
Clubhouse - Component: Children`s Activity Room Windows and Doors	2,000.00	20	30
Clubhouse - Component: Monument Signage Refurbishment (New 2019)	3,000.00	9	10
Clubhouse - Component: Patio Barbecue	8,000.00	3	15
Clubhouse - Component: Patio Chairs (Re-Strip)	2,500.00	0	5
Clubhouse - Component: Patio Sink Area Renovation (BBQ Area)	2,000.00	10	20
Clubhouse - Component: Patio Tables	5,250.00	2	15
Clubhouse - Component: Patio Trash Can Enclosures	2,000.00	2	15
Clubhouse - Deck Re-Seal Area Outside Pool Fence (4,186 sf)	9,500.00	0	10
Clubhouse - Deck Resurface Area Outside Pool Fence (4,186 sf)	18,000.00	1	10
Clubhouse - Entertainment Room Area Rug	2,000.00	0	12
Clubhouse - Entertainment Room Chairs at Sofa Area	2,000.00	0	7
Clubhouse - Entertainment Room Chairs at Tables	1,500.00	3	10
Clubhouse - Entertainment Room End Tables	1,250.00	3	10
Clubhouse - Entertainment Room Fireplace Insert	2,000.00	18	30
Clubhouse - Entertainment Room Folding Chairs (Purchased 2016)	750.00	6	10
Clubhouse - Entertainment Room Sofa	2,000.00	0	7
Clubhouse - Entertainment Room TV (Done 2017)	1,000.00	4	7
Clubhouse - Fitness Center Equipment Allowance	10,000.00	0	1
Clubhouse - Fitness Center Flooring (Done 2019)	9,000.00	14	15
Clubhouse - Fitness Center Lockers Replacement Allowance	1,000.00	0	1
Clubhouse - Fitness Center Restroom Remodel (Other)	10,000.00	10	20
Clubhouse - Fitness Center Restroom Tile (Floor to Ceiling)	12,000.00	0	20

Clubhouse - Fitness Center TV (Done 2018)	1,500.00	3	5
Clubhouse - Flooring Tile	27,500.00	15	30
Clubhouse - Great Room Furniture Replacement Allowance	3,000.00	0	3
Clubhouse - HVAC AC Condensers	30,000.00	5	10
Clubhouse - HVAC Furnaces	30,000.00	10	20
Clubhouse - Kitchen Appliance Allowance	1,500.00	1	2
Clubhouse - Kitchen Remodel	20,000.00	18	30
Clubhouse - Lighting and Electrical Allowance	5,000.00	4	5
Clubhouse - Lighting Exterior Light Fixtures	35,000.00	10	20
Clubhouse - Lobby Area Restrooms Remodel	5,000.00	10	20
Clubhouse - Lobby Area Rug	1,500.00	0	5
Clubhouse - Lobby Furniture	4,000.00	0	5
Clubhouse - Office Carpet	2,600.00	0	5
Clubhouse - Office Furniture	1,200.00	0	5
Clubhouse - Painting Exterior and Stone Facade Repairs (Done 2019)	18,000.00	9	10
Clubhouse - Painting Interior (Done 2019)	15,000.00	9	10
Clubhouse - Restroom(s) Remodel	10,000.00	18	30
Clubhouse - Roof Main Building Tile Underlayment Replacement	50,830.00	8	20
Clubhouse - Roof Pool Buildings Tile Underlayment Replacement	43,485.00	8	20
Clubhouse - Security Badge System (Replaced 2016)	10,000.00	0	5
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	1,500.00	0	1
Clubhouse - Security System and Cameras Rehab	10,000.00	0	5
Clubhouse - Signage Entrance	5,000.00	29	21
Clubhouse - Utility Allowance	1,000.00	0	1
Clubhouse - Water Fountain	3,000.00	3	15
Clubhouse - Water Heater	4,500.00	4	15
Clubhouse - Window Coverings	6,000.00	0	10
Clubhouse - Windows and Doors Replacement	45,000.00	20	30

#### **Common Area**

Common Area - Concrete Repair and Replacement	5,000.00	0	1
Common Area - Entrance Area Pergolas Painting and Repairs (All Entrances) (Done 2019)	4,500.00	4	5
Common Area - Irrigation Renovation (Done 2019)	50,000.00	4	5
Common Area - Landscaping Renovation	50,000.00	4	5
Common Area - Landscaping Renovation Phase 02 (One Time Cost)	100,000.00	0	30
Common Area - Landscaping Renovation Phase 03 (One Time Cost)	100,000.00	1	30
Common Area - Landscaping Rock Replenishment	50,000.00	2	3
Common Area - Landscaping Trees	18,000.00	1	2
Common Area - Monument Lighting/Clubhouse Lighting and Electrical Allowance	5,000.00	4	5
Common Area - Monument Signage Refurbishment (Northern Terrace)	30,000.00	3	20
Common Area - Perimeter Walls (Interior) Repair Allowance	5,000.00	1	2
Common Area - Pet Station Replacement	11,250.00	4	5
Common Area - Playground Bouncy Toy	500.00	10	20
Common Area - Playground Cover (Done 2019)	2,000.00	9	10
Common Area - Playground Large Equipment	22,000.00	8	20
Common Area - Playground Safety Bark (Done 2019)	2,500.00	2	3
Common Area - Signage	4,000.00	4	5

Common Area - Wrought Iron Fencing Repair and Painting (Does not include Pool Area and Andover and Emery) (Done 2018)	22,500.00	8	10
Common Area - Wrought Iron Fencing Replacement (Does not include Pool Area and Andover and Emery)	31,500.00	20	30
Common Area - Wrought Iron Painting (Perimeter Shared with Providence)	1.00	2	10
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	2,000.00	0	1
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	2,000.00	0	1

#### **Community Brookline**

Community Brookline - Monument Lighting and Electrical	500.00	4	5
Community Brookline - Monument Refurbishment	5,000.00	5	15

#### **Community Claremont**

Community Claremont - Monument Lighting and Electrical	500.00	4	5
Community Claremont - Monument Refurbishment	2,500.00	5	15
Community Claremont - Park Benches	3,000.00	5	15
Community Claremont - Trash Can Enclosures	1,000.00	5	15

#### **Community Concord**

Community Concord - Monument Lighting and Electrical	500.00	4	5
Community Concord - Monument Refurbishment	2,500.00	5	15
Community Concord - Park Benches	1,500.00	5	15
Community Concord - Trash Can Enclosures	1,000.00	5	15

#### **Community Montclair**

Community Montclair - Monument Lighting and Electrical	500.00	4	5
Community Montclair - Monument Refurbishment	2,500.00	5	15

#### **Community Salem**

Community Salem - Monument Lighting and Electrical	500.00	4	5
Community Salem - Monument Refurbishment	2,500.00	5	15

#### **Community Westcott**

Community Westcott - Monument Lighting and Electrical	500.00	4	5
Community Westcott - Monument Refurbishment	2,500.00	5	10
Community Westcott - Park Bench and Table	2,000.00	10	20
Community Westcott - Trash Can Enclosure	1,000.00	5	15

#### **Pool Area**

Pool Area - Furniture Allowance (Done 2019)	17,000.00	9	10
Pool Area - Furniture Umbrellas (Done 2019)	13,000.00	4	5
Pool Area - Kool Deck Reseal Area Inside Pool Fence	5,000.00	0	5
Pool Area - Kool Deck Resurface Area Inside Pool Fence	25,000.00	0	10
Pool Area - Lighting and Electrical	2,500.00	4	5
Pool Area - Pedestrian Gate Locks/Badge Locks	5,000.00	0	5
Pool Area - Pool Filter -Lap Pool	1,000.00	3	10
Pool Area - Pool Filter -Main Pool	1,000.00	3	10
Pool Area - Pool Filter -Toddler Pool	1,000.00	3	10
Pool Area - Pool Heater -Lap Pool (Done 2018)	12,000.00	3	5

Pool Area - Pool Heater -Main Pool	12,000.00	0	5
Pool Area - Pool Heater -Toddler Pool (Not Used)	6,000.00	4	5
Pool Area - Pool Pump -Lap Pool	500.00	1	3
Pool Area - Pool Pump -Main Pool	500.00	1	3
Pool Area - Pool Pump -Toddler Pool	500.00	1	3
Pool Area - Pool Resurface -Lap Pool	12,000.00	8	10
Pool Area - Pool Resurface -Main Pool	12,000.00	8	10
Pool Area - Pool Resurface -Toddler Pool	12,000.00	8	10
Pool Area - Restroom	10,000.00	5	15
Pool Area - Restroom Ventilation System	1,000.00	0	10
Pool Area - Shower Refurbishment	10,000.00	14	15
Pool Area - Signage	1,000.00	0	2
Pool Area - Spa Filter	1,000.00	3	10
Pool Area - Spa Heater (2019)	4,000.00	4	5
Pool Area - Spa Pump	1,000.00	1	3
Pool Area - Spa Resurface	6,000.00	5	7
Pool Area - Trash Can Enclosure	1,000.00	2	10
Pool Area - Water Fountain	2,000.00	5	15
Pool Area - Wrought Iron Fence Painting and Repairs	6,500.00	0	5
Pool Area - Wrought Iron Gate Replacement	7,000.00	10	20

#### **Reserve Study**

Reserve Study - Annual Update	1,250.00	1	1
Reserve Study - Full Reserve Study (Site Visit Done 2020)	5,500.00	4	5

#### **Roads and Parking**

Roads and Parking - Concrete to Asphalt Joint Sealing (Done 2018)	23,600.00	2	4
Roads and Parking - Crack Seal	21,000.00	1	2
Roads and Parking - Overlay (Does Not Include Andover and Emery)	1,411,809.75	20	30
Roads and Parking - Street Light Fixtures	105,500.00	13	25
Roads and Parking - Street Light Fixtures Replacement Allowance	6,000.00	0	1
Roads and Parking - Street Signs Replacement Allowance	1,000.00	0	1
Roads and Parking - Striping, Curb and Crosswalk Painting (Done 2017)	6,500.00	1	2
Roads and Parking - Surface Maintenance Treatment (Does Not Include Andover and Emery)(Done 2017) Based on the use of HA5	188,241.30	0	7

**Total:** 3,050,892.05

## 30 Year Planned Expenditures

*This is where you will spend your money in the next 30 years*

### 2020

Clubhouse - Art Work and Decorations	\$5,253.13
Clubhouse - Component: Children`s Activity Room AC Unit	\$6,000.00
Clubhouse - Component: Patio Chairs (Re-Strip)	\$2,500.00
Clubhouse - Deck Re-Seal Area Outside Pool Fence (4,186 sf)	\$9,500.00
Clubhouse - Entertainment Room Area Rug	\$2,000.00
Clubhouse - Entertainment Room Chairs at Sofa Area	\$2,000.00
Clubhouse - Entertainment Room Sofa	\$2,000.00
Clubhouse - Fitness Center Equipment Allowance	\$10,000.00
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,000.00
Clubhouse - Great Room Furniture Replacement Allowance	\$3,000.00
Clubhouse - Lobby Area Rug	\$1,500.00
Clubhouse - Lobby Furniture	\$4,000.00
Clubhouse - Office Carpet	\$2,600.00
Clubhouse - Office Furniture	\$1,200.00
Clubhouse - Security Badge System (Replaced 2016)	\$10,000.00
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$1,500.00
Clubhouse - Security System and Cameras Rehab	\$10,000.00
Clubhouse - Utility Allowance	\$1,000.00
Clubhouse - Window Coverings	\$6,000.00
Common Area - Concrete Repair and Replacement	\$5,000.00
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$2,000.00
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$2,000.00
Pool Area - Kool Deck Reseal Area Inside Pool Fence	\$5,000.00
Pool Area - Kool Deck Resurface Area Inside Pool Fence	\$25,000.00
Pool Area - Pedestrian Gate Locks/Badge Locks	\$5,000.00
Pool Area - Pool Heater -Main Pool	\$12,000.00
Pool Area - Restroom Ventilation System	\$1,000.00
Pool Area - Signage	\$1,000.00
Pool Area - Wrought Iron Fence Painting and Repairs	\$6,500.00
Roads and Parking - Street Light Fixtures Replacement Allowance	\$6,000.00
Roads and Parking - Street Signs Replacement Allowance	\$1,000.00
Roads and Parking - Surface Maintenance Treatment (Does Not Include Andover and Emery)(Done 2017) Based on the use of HA5	\$188,241.30
<b>Total</b>	<b>\$340,794.43</b>



**2021**

Clubhouse - Fitness Center Equipment Allowance	\$10,250.00
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,025.00
Clubhouse - Kitchen Appliance Allowance	\$1,537.50
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$1,537.50
Clubhouse - Utility Allowance	\$1,025.00
Common Area - Concrete Repair and Replacement	\$5,125.00
Common Area - Landscaping Trees	\$18,450.00
Common Area - Perimeter Walls (Interior) Repair Allowance	\$5,125.00
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$2,050.00
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$2,050.00
Pool Area - Pool Filter -Lap Pool	\$1,076.89
Pool Area - Pool Filter -Toddler Pool	\$1,076.89
Pool Area - Pool Pump -Main Pool	\$512.50
Pool Area - Spa Pump	\$1,025.00
Reserve Study - Annual Update	\$1,281.25
Roads and Parking - Crack Seal	\$22,614.70
Roads and Parking - Street Light Fixtures Replacement Allowance	\$6,150.00
Roads and Parking - Street Signs Replacement Allowance	\$1,025.00
Roads and Parking - Striping, Curb and Crosswalk Painting (Done 2017)	\$6,662.50
<b>Total</b>	<b>\$89,599.73</b>

**2022**

Clubhouse - Component: Children`s Activity Room TV	\$787.97
Clubhouse - Component: Patio Tables	\$5,515.78
Clubhouse - Component: Patio Trash Can Enclosures	\$2,101.25
Clubhouse - Fitness Center Equipment Allowance	\$10,506.25
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,050.63
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$1,575.94
Clubhouse - Utility Allowance	\$1,050.63
Common Area - Concrete Repair and Replacement	\$5,253.13
Common Area - Landscaping Rock Replenishment	\$52,531.25
Common Area - Playground Safety Bark (Done 2019)	\$2,626.56
Common Area - Wrought Iron Painting (Perimeter Shared with Providence)	\$1.05
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$2,101.25
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$2,101.25
Pool Area - Pool Pump -Lap Pool	\$551.91
Pool Area - Pool Pump -Toddler Pool	\$551.91
Pool Area - Signage	\$1,050.63
Pool Area - Trash Can Enclosure	\$1,050.63
Reserve Study - Annual Update	\$1,313.28
Roads and Parking - Concrete to Asphalt Joint Sealing (Done 2018)	\$24,794.75
Roads and Parking - Street Light Fixtures Replacement Allowance	\$6,303.75
Roads and Parking - Street Signs Replacement Allowance	\$1,050.63
<b>Total</b>	<b>\$123,870.43</b>

**2023**

Clubhouse - Component: Children`s Activity Room Remodel	\$6,788.45
Clubhouse - Component: Patio Barbecue	\$8,615.13
Clubhouse - Entertainment Room Chairs at Tables	\$1,615.34
Clubhouse - Entertainment Room End Tables	\$1,346.11
Clubhouse - Fitness Center Equipment Allowance	\$10,768.91
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,076.89
Clubhouse - Fitness Center TV (Done 2018)	\$1,615.34
Clubhouse - Great Room Furniture Replacement Allowance	\$3,230.67
Clubhouse - Kitchen Appliance Allowance	\$1,615.34
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$1,615.34
Clubhouse - Utility Allowance	\$1,076.89
Clubhouse - Water Fountain	\$3,230.67
Common Area - Concrete Repair and Replacement	\$5,384.45
Common Area - Landscaping Trees	\$19,384.03
Common Area - Monument Signage Refurbishment (Northern Terrace)	\$32,306.72
Common Area - Perimeter Walls (Interior) Repair Allowance	\$5,384.45
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$2,153.78
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$2,153.78
Pool Area - Pool Filter -Main Pool	\$1,076.89
Pool Area - Pool Heater -Lap Pool (Done 2018)	\$12,922.69
Pool Area - Restroom	\$11,314.08
Pool Area - Spa Filter	\$1,076.89
Pool Area - Water Fountain	\$2,262.82
Reserve Study - Annual Update	\$1,346.11
Roads and Parking - Crack Seal	\$23,759.57
Roads and Parking - Street Light Fixtures Replacement Allowance	\$6,461.34
Roads and Parking - Street Signs Replacement Allowance	\$1,076.89
Roads and Parking - Striping, Curb and Crosswalk Painting (Done 2017)	\$6,999.79
<b>Total</b>	<b>\$177,659.36</b>

**2024**

Clubhouse - Entertainment Room TV (Done 2017)	\$1,103.81
Clubhouse - Fitness Center Equipment Allowance	\$11,038.13
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,103.81
Clubhouse - Lighting and Electrical Allowance	\$5,519.06
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$1,655.72
Clubhouse - Utility Allowance	\$1,103.81
Clubhouse - Water Heater	\$4,967.16
Common Area - Concrete Repair and Replacement	\$5,519.06
Common Area - Entrance Area Pergolas Painting and Repairs (All Entrances) (Done 2019)	\$4,967.16
Common Area - Irrigation Renovation (Done 2019)	\$55,190.64
Common Area - Landscaping Renovation	\$55,190.64
Common Area - Monument Lighting/Clubhouse Lighting and Electrical Allowance	\$5,519.06
Common Area - Pet Station Replacement	\$12,417.90
Common Area - Signage	\$4,415.25
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$2,207.63
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$2,207.63
Community Brookline - Monument Lighting and Electrical	\$551.91
Community Claremont - Monument Lighting and Electrical	\$551.91
Community Concord - Monument Lighting and Electrical	\$551.91
Community Montclair - Monument Lighting and Electrical	\$551.91
Community Salem - Monument Lighting and Electrical	\$551.91
Community Westcott - Monument Lighting and Electrical	\$551.91
Pool Area - Furniture Umbrellas (Done 2019)	\$14,349.57
Pool Area - Lighting and Electrical	\$2,759.53
Pool Area - Pool Heater -Toddler Pool (Not Used)	\$6,622.88
Pool Area - Pool Pump -Main Pool	\$551.91
Pool Area - Signage	\$1,103.81
Pool Area - Spa Heater (2019)	\$4,415.25
Pool Area - Spa Pump	\$1,103.81
Reserve Study - Annual Update	\$1,379.77
Reserve Study - Full Reserve Study (Site Visit Done 2020)	\$6,070.97
Roads and Parking - Street Light Fixtures Replacement Allowance	\$6,622.88
Roads and Parking - Street Signs Replacement Allowance	\$1,103.81
<b>Total</b>	<b>\$223,522.12</b>

**2025**

Clubhouse - Component: Children`s Activity Room Chairs	\$989.98
Clubhouse - Component: Children`s Activity Room Tables	\$1,131.41
Clubhouse - Component: Patio Chairs (Re-Strip)	\$2,828.52
Clubhouse - Fitness Center Equipment Allowance	\$11,314.08
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,131.41
Clubhouse - HVAC AC Condensers	\$33,942.25
Clubhouse - Kitchen Appliance Allowance	\$1,697.11
Clubhouse - Lobby Area Rug	\$1,697.11
Clubhouse - Lobby Furniture	\$4,525.63
Clubhouse - Office Carpet	\$2,941.66
Clubhouse - Office Furniture	\$1,357.69
Clubhouse - Security Badge System (Replaced 2016)	\$11,314.08
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$1,697.11
Clubhouse - Security System and Cameras Rehab	\$11,314.08
Clubhouse - Utility Allowance	\$1,131.41
Common Area - Concrete Repair and Replacement	\$5,657.04
Common Area - Landscaping Rock Replenishment	\$56,570.41
Common Area - Landscaping Trees	\$20,365.35
Common Area - Perimeter Walls (Interior) Repair Allowance	\$5,657.04
Common Area - Playground Safety Bark (Done 2019)	\$2,828.52
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$2,262.82
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$2,262.82
Community Brookline - Monument Refurbishment	\$5,657.04
Community Claremont - Monument Refurbishment	\$2,828.52
Community Claremont - Park Benches	\$3,394.22
Community Claremont - Trash Can Enclosures	\$1,131.41
Community Concord - Monument Refurbishment	\$2,828.52
Community Concord - Park Benches	\$1,697.11
Community Concord - Trash Can Enclosures	\$1,131.41
Community Montclair - Monument Refurbishment	\$2,828.52
Community Salem - Monument Refurbishment	\$2,828.52
Community Westcott - Monument Refurbishment	\$2,828.52
Community Westcott - Trash Can Enclosure	\$1,131.41
Pool Area - Kool Deck Reseal Area Inside Pool Fence	\$5,657.04
Pool Area - Pedestrian Gate Locks/Badge Locks	\$5,657.04
Pool Area - Pool Heater -Main Pool	\$13,576.90
Pool Area - Pool Pump -Lap Pool	\$594.34
Pool Area - Pool Pump -Toddler Pool	\$594.34
Pool Area - Spa Resurface	\$6,788.45
Pool Area - Wrought Iron Fence Painting and Repairs	\$7,354.15
Reserve Study - Annual Update	\$1,414.26
Roads and Parking - Crack Seal	\$24,962.40
Roads and Parking - Street Light Fixtures Replacement Allowance	\$6,788.45
Roads and Parking - Street Signs Replacement Allowance	\$1,131.41
Roads and Parking - Striping, Curb and Crosswalk Painting (Done 2017)	\$7,354.15

<b>Total</b>	<b>\$294,775.66</b>
<b>2026</b>	
Clubhouse - Component: Children`s Activity Room Water Fountain	\$913.80
Clubhouse - Entertainment Room Folding Chairs (Purchased 2016)	\$869.77
Clubhouse - Fitness Center Equipment Allowance	\$11,596.93
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,159.69
Clubhouse - Great Room Furniture Replacement Allowance	\$3,479.08
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$1,739.54
Clubhouse - Utility Allowance	\$1,159.69
Common Area - Concrete Repair and Replacement	\$5,798.47
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$2,319.39
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$2,319.39
Pool Area - Pool Resurface -Lap Pool	\$14,620.83
Pool Area - Pool Resurface -Main Pool	\$14,620.83
Pool Area - Signage	\$1,159.69
Reserve Study - Annual Update	\$1,449.62
Roads and Parking - Concrete to Asphalt Joint Sealing (Done 2018)	\$27,368.76
Roads and Parking - Street Light Fixtures Replacement Allowance	\$6,958.16
Roads and Parking - Street Signs Replacement Allowance	\$1,159.69
<b>Total</b>	<b>\$98,693.33</b>

**2027**

Clubhouse - Entertainment Room Chairs at Sofa Area	\$2,377.37
Clubhouse - Entertainment Room Sofa	\$2,377.37
Clubhouse - Fitness Center Equipment Allowance	\$11,886.86
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,188.69
Clubhouse - Kitchen Appliance Allowance	\$1,783.03
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$1,783.03
Clubhouse - Utility Allowance	\$1,188.69
Common Area - Concrete Repair and Replacement	\$5,943.43
Common Area - Landscaping Trees	\$21,396.34
Common Area - Perimeter Walls (Interior) Repair Allowance	\$5,943.43
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$2,377.37
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$2,377.37
Pool Area - Pool Pump -Main Pool	\$594.34
Pool Area - Spa Pump	\$1,188.69
Reserve Study - Annual Update	\$1,485.86
Roads and Parking - Crack Seal	\$26,226.12
Roads and Parking - Street Light Fixtures Replacement Allowance	\$7,132.11
Roads and Parking - Street Signs Replacement Allowance	\$1,188.69
Roads and Parking - Striping, Curb and Crosswalk Painting (Done 2017)	\$7,726.46
Roads and Parking - Surface Maintenance Treatment (Does Not Include Andover and Emery)(Done 2017) Based on the use of HA5	\$223,759.75
<b>Total</b>	<b>\$329,925.00</b>



**2028**

Clubhouse - Component: Children`s Activity Room HVAC Furnace	\$7,680.51
Clubhouse - Component: Children`s Activity Room Restroom Remodel	\$6,400.42
Clubhouse - Component: Children`s Activity Room Tile Flooring (560sf)	\$5,120.34
Clubhouse - Component: Patio Sink Area Renovation (BBQ Area)	\$2,560.17
Clubhouse - Fitness Center Equipment Allowance	\$12,184.03
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,218.40
Clubhouse - Fitness Center TV (Done 2018)	\$1,827.60
Clubhouse - HVAC Furnaces	\$38,402.54
Clubhouse - Lighting Exterior Light Fixtures	\$44,802.96
Clubhouse - Lobby Area Restrooms Remodel	\$6,400.42
Clubhouse - Roof Main Building Tile Underlayment Replacement	\$61,931.42
Clubhouse - Roof Pool Buildings Tile Underlayment Replacement	\$52,982.25
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$1,827.60
Clubhouse - Utility Allowance	\$1,218.40
Common Area - Concrete Repair and Replacement	\$6,092.01
Common Area - Landscaping Rock Replenishment	\$60,920.14
Common Area - Playground Bouncy Toy	\$640.04
Common Area - Playground Large Equipment	\$26,804.86
Common Area - Playground Safety Bark (Done 2019)	\$3,046.01
Common Area - Wrought Iron Fencing Repair and Painting (Does not include Pool Area and Andover and Emery) (Done 2018)	\$27,414.07
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$2,436.81
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$2,436.81
Pool Area - Pool Heater -Lap Pool (Done 2018)	\$14,620.83
Pool Area - Pool Pump -Lap Pool	\$640.04
Pool Area - Pool Pump -Toddler Pool	\$640.04
Pool Area - Signage	\$1,218.40
Reserve Study - Annual Update	\$1,523.00
Roads and Parking - Street Light Fixtures Replacement Allowance	\$7,310.42
Roads and Parking - Street Signs Replacement Allowance	\$1,218.40
<b>Total</b>	<b>\$401,518.94</b>

**2029**

Clubhouse - Component: Children`s Activity Room Exterior Painting (Done 2019)	\$6,244.31
Clubhouse - Component: Children`s Activity Room Painting Interior (Done 2019)	\$1,248.86
Clubhouse - Component: Children`s Activity Room TV	\$936.65
Clubhouse - Component: Monument Signage Refurbishment (New 2019)	\$3,746.59
Clubhouse - Deck Resurface Area Outside Pool Fence (4,186 sf)	\$23,617.56
Clubhouse - Fitness Center Equipment Allowance	\$12,488.63
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,248.86
Clubhouse - Great Room Furniture Replacement Allowance	\$3,746.59
Clubhouse - Kitchen Appliance Allowance	\$1,873.29
Clubhouse - Lighting and Electrical Allowance	\$6,244.31
Clubhouse - Painting Exterior and Stone Facade Repairs (Done 2019)	\$22,479.53
Clubhouse - Painting Interior (Done 2019)	\$18,732.94
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$1,873.29
Clubhouse - Utility Allowance	\$1,248.86
Common Area - Concrete Repair and Replacement	\$6,244.31
Common Area - Entrance Area Pergolas Painting and Repairs (All Entrances) (Done 2019)	\$5,619.88
Common Area - Irrigation Renovation (Done 2019)	\$62,443.15
Common Area - Landscaping Renovation	\$62,443.15
Common Area - Landscaping Trees	\$22,479.53
Common Area - Monument Lighting/Clubhouse Lighting and Electrical Allowance	\$6,244.31
Common Area - Perimeter Walls (Interior) Repair Allowance	\$6,244.31
Common Area - Pet Station Replacement	\$14,049.71
Common Area - Playground Cover (Done 2019)	\$2,497.73
Common Area - Signage	\$4,995.45
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$2,497.73
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$2,497.73
Community Brookline - Monument Lighting and Electrical	\$624.43
Community Claremont - Monument Lighting and Electrical	\$624.43
Community Concord - Monument Lighting and Electrical	\$624.43
Community Montclair - Monument Lighting and Electrical	\$624.43
Community Salem - Monument Lighting and Electrical	\$624.43
Community Westcott - Monument Lighting and Electrical	\$624.43
Pool Area - Furniture Allowance (Done 2019)	\$21,230.67
Pool Area - Furniture Umbrellas (Done 2019)	\$16,235.22
Pool Area - Lighting and Electrical	\$3,122.16
Pool Area - Pool Heater -Toddler Pool (Not Used)	\$7,493.18
Pool Area - Spa Heater (2019)	\$4,995.45
Reserve Study - Annual Update	\$1,561.08
Reserve Study - Full Reserve Study (Site Visit Done 2020)	\$6,868.75
Roads and Parking - Crack Seal	\$27,553.82
Roads and Parking - Street Light Fixtures Replacement Allowance	\$7,493.18

Roads and Parking - Street Signs Replacement Allowance	\$1,248.86
Roads and Parking - Striping, Curb and Crosswalk Painting (Done 2017)	\$8,117.61
<b>Total</b>	<b>\$413,653.82</b>

**2030**

Clubhouse - Component: Children`s Activity Room AC Unit	\$7,680.51
Clubhouse - Component: Patio Chairs (Re-Strip)	\$3,200.21
Clubhouse - Deck Re-Seal Area Outside Pool Fence (4,186 sf)	\$12,160.80
Clubhouse - Fitness Center Equipment Allowance	\$12,800.85
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,280.08
Clubhouse - Fitness Center Restroom Remodel (Other)	\$12,800.85
Clubhouse - Lobby Area Rug	\$1,920.13
Clubhouse - Lobby Furniture	\$5,120.34
Clubhouse - Office Carpet	\$3,328.22
Clubhouse - Office Furniture	\$1,536.10
Clubhouse - Security Badge System (Replaced 2016)	\$12,800.85
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$1,920.13
Clubhouse - Security System and Cameras Rehab	\$12,800.85
Clubhouse - Utility Allowance	\$1,280.08
Clubhouse - Window Coverings	\$7,680.51
Common Area - Concrete Repair and Replacement	\$6,400.42
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$2,560.17
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$2,560.17
Community Westcott - Park Bench and Table	\$2,560.17
Pool Area - Kool Deck Reseal Area Inside Pool Fence	\$6,400.42
Pool Area - Kool Deck Resurface Area Inside Pool Fence	\$32,002.11
Pool Area - Pedestrian Gate Locks/Badge Locks	\$6,400.42
Pool Area - Pool Heater -Main Pool	\$15,361.01
Pool Area - Pool Pump -Main Pool	\$640.04
Pool Area - Restroom Ventilation System	\$1,280.08
Pool Area - Signage	\$1,280.08
Pool Area - Spa Pump	\$1,280.08
Pool Area - Wrought Iron Fence Painting and Repairs	\$8,320.55
Pool Area - Wrought Iron Gate Replacement	\$8,960.59
Reserve Study - Annual Update	\$1,600.11
Roads and Parking - Concrete to Asphalt Joint Sealing (Done 2018)	\$30,210.00
Roads and Parking - Street Light Fixtures Replacement Allowance	\$7,680.51
Roads and Parking - Street Signs Replacement Allowance	\$1,280.08
<b>Total</b>	<b>\$235,087.52</b>

**2031**

Clubhouse - Entertainment Room TV (Done 2017)	\$1,312.09
Clubhouse - Fitness Center Equipment Allowance	\$13,120.87
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,312.09
Clubhouse - Kitchen Appliance Allowance	\$1,968.13
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$1,968.13
Clubhouse - Utility Allowance	\$1,312.09
Common Area - Concrete Repair and Replacement	\$6,560.43
Common Area - Landscaping Rock Replenishment	\$65,604.33
Common Area - Landscaping Trees	\$23,617.56
Common Area - Perimeter Walls (Interior) Repair Allowance	\$6,560.43
Common Area - Playground Safety Bark (Done 2019)	\$3,280.22
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$2,624.17
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$2,624.17
Pool Area - Pool Filter -Lap Pool	\$1,378.51
Pool Area - Pool Filter -Toddler Pool	\$1,378.51
Pool Area - Pool Pump -Lap Pool	\$689.26
Pool Area - Pool Pump -Toddler Pool	\$689.26
Reserve Study - Annual Update	\$1,640.11
Roads and Parking - Crack Seal	\$28,948.73
Roads and Parking - Street Light Fixtures Replacement Allowance	\$7,872.52
Roads and Parking - Street Signs Replacement Allowance	\$1,312.09
Roads and Parking - Striping, Curb and Crosswalk Painting (Done 2017)	\$8,528.56
<b>Total</b>	<b>\$184,302.26</b>

**2032**

Clubhouse - Art Work and Decorations	\$7,064.87
Clubhouse - Entertainment Room Area Rug	\$2,689.78
Clubhouse - Fitness Center Equipment Allowance	\$13,448.89
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,344.89
Clubhouse - Great Room Furniture Replacement Allowance	\$4,034.67
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$2,017.33
Clubhouse - Utility Allowance	\$1,344.89
Common Area - Concrete Repair and Replacement	\$6,724.44
Common Area - Wrought Iron Painting (Perimeter Shared with Providence)	\$1.34
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$2,689.78
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$2,689.78
Pool Area - Signage	\$1,344.89
Pool Area - Spa Resurface	\$8,069.33
Pool Area - Trash Can Enclosure	\$1,344.89
Reserve Study - Annual Update	\$1,681.11
Roads and Parking - Street Light Fixtures Replacement Allowance	\$8,069.33
Roads and Parking - Street Signs Replacement Allowance	\$1,344.89
<b>Total</b>	<b>\$65,905.10</b>

**2033**

Clubhouse - Component: Children`s Activity Room Roof Tile Underlayment Replacement	\$6,892.56
Clubhouse - Component: Children`s Activity Room Water Fountain	\$1,086.22
Clubhouse - Entertainment Room Chairs at Tables	\$2,067.77
Clubhouse - Entertainment Room End Tables	\$1,723.14
Clubhouse - Fitness Center Equipment Allowance	\$13,785.11
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,378.51
Clubhouse - Fitness Center TV (Done 2018)	\$2,067.77
Clubhouse - Kitchen Appliance Allowance	\$2,067.77
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$2,067.77
Clubhouse - Utility Allowance	\$1,378.51
Common Area - Concrete Repair and Replacement	\$6,892.56
Common Area - Landscaping Trees	\$24,813.20
Common Area - Perimeter Walls (Interior) Repair Allowance	\$6,892.56
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$2,757.02
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$2,757.02
Pool Area - Pool Filter -Main Pool	\$1,378.51
Pool Area - Pool Heater -Lap Pool (Done 2018)	\$16,542.13
Pool Area - Pool Pump -Main Pool	\$689.26
Pool Area - Spa Filter	\$1,378.51
Pool Area - Spa Pump	\$1,378.51
Reserve Study - Annual Update	\$1,723.14
Roads and Parking - Crack Seal	\$30,414.26
Roads and Parking - Street Light Fixtures	\$145,432.92
Roads and Parking - Street Light Fixtures Replacement Allowance	\$8,271.07
Roads and Parking - Street Signs Replacement Allowance	\$1,378.51
Roads and Parking - Striping, Curb and Crosswalk Painting (Done 2017)	\$8,960.32
<b>Total</b>	<b>\$296,174.63</b>

**2034**

Clubhouse - Entertainment Room Chairs at Sofa Area	\$2,825.95
Clubhouse - Entertainment Room Sofa	\$2,825.95
Clubhouse - Fitness Center Equipment Allowance	\$14,129.74
Clubhouse - Fitness Center Flooring (Done 2019)	\$12,716.76
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,412.97
Clubhouse - Lighting and Electrical Allowance	\$7,064.87
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$2,119.46
Clubhouse - Utility Allowance	\$1,412.97
Common Area - Concrete Repair and Replacement	\$7,064.87
Common Area - Entrance Area Pergolas Painting and Repairs (All Entrances) (Done 2019)	\$6,358.38
Common Area - Irrigation Renovation (Done 2019)	\$70,648.69
Common Area - Landscaping Renovation	\$70,648.69
Common Area - Landscaping Rock Replenishment	\$70,648.69
Common Area - Monument Lighting/Clubhouse Lighting and Electrical Allowance	\$7,064.87
Common Area - Pet Station Replacement	\$15,895.96
Common Area - Playground Safety Bark (Done 2019)	\$3,532.43
Common Area - Signage	\$5,651.90
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$2,825.95
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$2,825.95
Community Brookline - Monument Lighting and Electrical	\$706.49
Community Claremont - Monument Lighting and Electrical	\$706.49
Community Concord - Monument Lighting and Electrical	\$706.49
Community Montclair - Monument Lighting and Electrical	\$706.49
Community Salem - Monument Lighting and Electrical	\$706.49
Community Westcott - Monument Lighting and Electrical	\$706.49
Pool Area - Furniture Umbrellas (Done 2019)	\$18,368.66
Pool Area - Lighting and Electrical	\$3,532.43
Pool Area - Pool Heater -Toddler Pool (Not Used)	\$8,477.84
Pool Area - Pool Pump -Lap Pool	\$742.25
Pool Area - Pool Pump -Toddler Pool	\$742.25
Pool Area - Shower Refurbishment	\$14,129.74
Pool Area - Signage	\$1,412.97
Pool Area - Spa Heater (2019)	\$5,651.90
Reserve Study - Annual Update	\$1,766.22
Reserve Study - Full Reserve Study (Site Visit Done 2020)	\$7,771.36
Roads and Parking - Concrete to Asphalt Joint Sealing (Done 2018)	\$33,346.18
Roads and Parking - Street Light Fixtures Replacement Allowance	\$8,477.84
Roads and Parking - Street Signs Replacement Allowance	\$1,412.97
Roads and Parking - Surface Maintenance Treatment (Does Not Include Andover and Emery)(Done 2017) Based on the use of HA5	\$265,980.03
<b>Total</b>	<b>\$683,726.63</b>



**2035**

Clubhouse - Component: Patio Chairs (Re-Strip)	\$3,620.75
Clubhouse - Fitness Center Equipment Allowance	\$14,482.98
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,448.30
Clubhouse - Flooring Tile	\$39,828.20
Clubhouse - Great Room Furniture Replacement Allowance	\$4,344.89
Clubhouse - HVAC AC Condensers	\$43,448.94
Clubhouse - Kitchen Appliance Allowance	\$2,172.45
Clubhouse - Lobby Area Rug	\$2,172.45
Clubhouse - Lobby Furniture	\$5,793.19
Clubhouse - Office Carpet	\$3,765.58
Clubhouse - Office Furniture	\$1,737.96
Clubhouse - Security Badge System (Replaced 2016)	\$14,482.98
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$2,172.45
Clubhouse - Security System and Cameras Rehab	\$14,482.98
Clubhouse - Utility Allowance	\$1,448.30
Common Area - Concrete Repair and Replacement	\$7,241.49
Common Area - Landscaping Trees	\$26,069.37
Common Area - Perimeter Walls (Interior) Repair Allowance	\$7,241.49
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$2,896.60
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$2,896.60
Community Westcott - Monument Refurbishment	\$3,620.75
Pool Area - Kool Deck Reseal Area Inside Pool Fence	\$7,241.49
Pool Area - Pedestrian Gate Locks/Badge Locks	\$7,241.49
Pool Area - Pool Heater -Main Pool	\$17,379.58
Pool Area - Wrought Iron Fence Painting and Repairs	\$9,413.94
Reserve Study - Annual Update	\$1,810.37
Roads and Parking - Crack Seal	\$31,953.98
Roads and Parking - Street Light Fixtures Replacement Allowance	\$8,689.79
Roads and Parking - Street Signs Replacement Allowance	\$1,448.30
Roads and Parking - Striping, Curb and Crosswalk Painting (Done 2017)	\$9,413.94
<b>Total</b>	<b>\$299,961.58</b>

**2036**

Clubhouse - Component: Children`s Activity Room TV	\$1,113.38
Clubhouse - Entertainment Room Folding Chairs (Purchased 2016)	\$1,113.38
Clubhouse - Fitness Center Equipment Allowance	\$14,845.06
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,484.51
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$2,226.76
Clubhouse - Utility Allowance	\$1,484.51
Common Area - Concrete Repair and Replacement	\$7,422.53
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$2,969.01
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$2,969.01
Pool Area - Pool Pump -Main Pool	\$742.25
Pool Area - Pool Resurface -Lap Pool	\$18,715.90
Pool Area - Pool Resurface -Main Pool	\$18,715.90
Pool Area - Signage	\$1,484.51
Pool Area - Spa Pump	\$1,484.51
Reserve Study - Annual Update	\$1,855.63
Roads and Parking - Street Light Fixtures Replacement Allowance	\$8,907.03
Roads and Parking - Street Signs Replacement Allowance	\$1,484.51
<b>Total</b>	<b>\$89,018.39</b>

**2037**

Clubhouse - Component: Children`s Activity Room Chairs	\$1,331.42
Clubhouse - Component: Children`s Activity Room Tables	\$1,521.62
Clubhouse - Component: Patio Tables	\$7,988.50
Clubhouse - Component: Patio Trash Can Enclosures	\$3,043.24
Clubhouse - Fitness Center Equipment Allowance	\$15,216.18
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,521.62
Clubhouse - Kitchen Appliance Allowance	\$2,282.43
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$2,282.43
Clubhouse - Utility Allowance	\$1,521.62
Common Area - Concrete Repair and Replacement	\$7,608.09
Common Area - Landscaping Rock Replenishment	\$76,080.91
Common Area - Landscaping Trees	\$27,389.13
Common Area - Perimeter Walls (Interior) Repair Allowance	\$7,608.09
Common Area - Playground Safety Bark (Done 2019)	\$3,804.05
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$3,043.24
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$3,043.24
Pool Area - Pool Pump -Lap Pool	\$799.33
Pool Area - Pool Pump -Toddler Pool	\$799.33
Reserve Study - Annual Update	\$1,902.02
Roads and Parking - Crack Seal	\$33,571.65
Roads and Parking - Street Light Fixtures Replacement Allowance	\$9,129.71
Roads and Parking - Street Signs Replacement Allowance	\$1,521.62
Roads and Parking - Striping, Curb and Crosswalk Painting (Done 2017)	\$9,890.52
<b>Total</b>	<b>\$222,899.99</b>

**2038**

Clubhouse - Component: Children`s Activity Room Remodel	\$9,831.70
Clubhouse - Component: Children`s Activity Room Windows and Doors	\$3,277.23
Clubhouse - Component: Patio Barbecue	\$12,477.27
Clubhouse - Entertainment Room Fireplace Insert	\$3,119.32
Clubhouse - Entertainment Room TV (Done 2017)	\$1,559.66
Clubhouse - Fitness Center Equipment Allowance	\$15,596.59
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,559.66
Clubhouse - Fitness Center TV (Done 2018)	\$2,339.49
Clubhouse - Great Room Furniture Replacement Allowance	\$4,678.98
Clubhouse - Kitchen Remodel	\$31,193.17
Clubhouse - Restroom(s) Remodel	\$15,596.59
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$2,339.49
Clubhouse - Utility Allowance	\$1,559.66
Clubhouse - Water Fountain	\$4,678.98
Clubhouse - Windows and Doors Replacement	\$73,737.74
Common Area - Concrete Repair and Replacement	\$7,798.29
Common Area - Wrought Iron Fencing Repair and Painting (Does not include Pool Area and Andover and Emery) (Done 2018)	\$35,092.32
Common Area - Wrought Iron Fencing Replacement (Does not include Pool Area and Andover and Emery)	\$51,616.42
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$3,119.32
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$3,119.32
Pool Area - Pool Heater -Lap Pool (Done 2018)	\$18,715.90
Pool Area - Restroom	\$16,386.16
Pool Area - Signage	\$1,559.66
Pool Area - Water Fountain	\$3,277.23
Reserve Study - Annual Update	\$1,949.57
Roads and Parking - Concrete to Asphalt Joint Sealing (Done 2018)	\$36,807.95
Roads and Parking - Overlay (Does Not Include Andover and Emery)	\$2,313,414.67
Roads and Parking - Street Light Fixtures Replacement Allowance	\$9,357.95
Roads and Parking - Street Signs Replacement Allowance	\$1,559.66
<b>Total</b>	<b>\$2,687,319.95</b>

**2039**

Clubhouse - Component: Children`s Activity Room Exterior Painting (Done 2019)	\$7,993.25
Clubhouse - Component: Children`s Activity Room Painting Interior (Done 2019)	\$1,598.65
Clubhouse - Component: Monument Signage Refurbishment (New 2019)	\$4,795.95
Clubhouse - Deck Resurface Area Outside Pool Fence (4,186 sf)	\$30,232.47
Clubhouse - Fitness Center Equipment Allowance	\$15,986.50
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,598.65
Clubhouse - Kitchen Appliance Allowance	\$2,397.98
Clubhouse - Lighting and Electrical Allowance	\$7,993.25
Clubhouse - Painting Exterior and Stone Facade Repairs (Done 2019)	\$28,775.70
Clubhouse - Painting Interior (Done 2019)	\$23,979.75
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$2,397.98
Clubhouse - Utility Allowance	\$1,598.65
Clubhouse - Water Heater	\$7,193.93
Common Area - Concrete Repair and Replacement	\$7,993.25
Common Area - Entrance Area Pergolas Painting and Repairs (All Entrances) (Done 2019)	\$7,193.93
Common Area - Irrigation Renovation (Done 2019)	\$79,932.51
Common Area - Landscaping Renovation	\$79,932.51
Common Area - Landscaping Trees	\$28,775.70
Common Area - Monument Lighting/Clubhouse Lighting and Electrical Allowance	\$7,993.25
Common Area - Perimeter Walls (Interior) Repair Allowance	\$7,993.25
Common Area - Pet Station Replacement	\$17,984.81
Common Area - Playground Cover (Done 2019)	\$3,197.30
Common Area - Signage	\$6,394.60
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$3,197.30
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$3,197.30
Community Brookline - Monument Lighting and Electrical	\$799.33
Community Claremont - Monument Lighting and Electrical	\$799.33
Community Concord - Monument Lighting and Electrical	\$799.33
Community Montclair - Monument Lighting and Electrical	\$799.33
Community Salem - Monument Lighting and Electrical	\$799.33
Community Westcott - Monument Lighting and Electrical	\$799.33
Pool Area - Furniture Allowance (Done 2019)	\$27,177.05
Pool Area - Furniture Umbrellas (Done 2019)	\$20,782.45
Pool Area - Lighting and Electrical	\$3,996.63
Pool Area - Pool Heater -Toddler Pool (Not Used)	\$9,591.90
Pool Area - Pool Pump -Main Pool	\$799.33
Pool Area - Spa Heater (2019)	\$6,394.60
Pool Area - Spa Pump	\$1,598.65
Pool Area - Spa Resurface	\$9,591.90
Reserve Study - Annual Update	\$1,998.31
Reserve Study - Full Reserve Study (Site Visit Done 2020)	\$8,792.58

Roads and Parking - Crack Seal	\$35,271.22
Roads and Parking - Street Light Fixtures Replacement Allowance	\$9,591.90
Roads and Parking - Street Signs Replacement Allowance	\$1,598.65
Roads and Parking - Striping, Curb and Crosswalk Painting (Done 2017)	\$10,391.23
<b>Total</b>	<b>\$542,700.80</b>

**2040**

Clubhouse - Component: Children`s Activity Room AC Unit	\$9,831.70
Clubhouse - Component: Children`s Activity Room Water Fountain	\$1,291.18
Clubhouse - Component: Patio Chairs (Re-Strip)	\$4,096.54
Clubhouse - Deck Re-Seal Area Outside Pool Fence (4,186 sf)	\$15,566.86
Clubhouse - Fitness Center Equipment Allowance	\$16,386.16
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,638.62
Clubhouse - Lobby Area Rug	\$2,457.92
Clubhouse - Lobby Furniture	\$6,554.47
Clubhouse - Office Carpet	\$4,260.40
Clubhouse - Office Furniture	\$1,966.34
Clubhouse - Security Badge System (Replaced 2016)	\$16,386.16
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$2,457.92
Clubhouse - Security System and Cameras Rehab	\$16,386.16
Clubhouse - Utility Allowance	\$1,638.62
Clubhouse - Window Coverings	\$9,831.70
Common Area - Concrete Repair and Replacement	\$8,193.08
Common Area - Landscaping Rock Replenishment	\$81,930.82
Common Area - Playground Safety Bark (Done 2019)	\$4,096.54
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$3,277.23
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$3,277.23
Community Brookline - Monument Refurbishment	\$8,193.08
Community Claremont - Monument Refurbishment	\$4,096.54
Community Claremont - Park Benches	\$4,915.85
Community Claremont - Trash Can Enclosures	\$1,638.62
Community Concord - Monument Refurbishment	\$4,096.54
Community Concord - Park Benches	\$2,457.92
Community Concord - Trash Can Enclosures	\$1,638.62
Community Montclair - Monument Refurbishment	\$4,096.54
Community Salem - Monument Refurbishment	\$4,096.54
Community Westcott - Trash Can Enclosure	\$1,638.62
Pool Area - Kool Deck Reseal Area Inside Pool Fence	\$8,193.08
Pool Area - Kool Deck Resurface Area Inside Pool Fence	\$40,965.41
Pool Area - Pedestrian Gate Locks/Badge Locks	\$8,193.08
Pool Area - Pool Heater -Main Pool	\$19,663.40
Pool Area - Pool Pump -Lap Pool	\$860.79
Pool Area - Pool Pump -Toddler Pool	\$860.79
Pool Area - Restroom Ventilation System	\$1,638.62
Pool Area - Signage	\$1,638.62
Pool Area - Wrought Iron Fence Painting and Repairs	\$10,651.01
Reserve Study - Annual Update	\$2,048.27
Roads and Parking - Street Light Fixtures Replacement Allowance	\$9,831.70
Roads and Parking - Street Signs Replacement Allowance	\$1,638.62

**Total****\$354,577.91**



**2041**

Clubhouse - Entertainment Room Chairs at Sofa Area	\$3,359.16
Clubhouse - Entertainment Room Sofa	\$3,359.16
Clubhouse - Fitness Center Equipment Allowance	\$16,795.82
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,679.58
Clubhouse - Great Room Furniture Replacement Allowance	\$5,038.75
Clubhouse - Kitchen Appliance Allowance	\$2,519.37
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$2,519.37
Clubhouse - Utility Allowance	\$1,679.58
Common Area - Concrete Repair and Replacement	\$8,397.91
Common Area - Landscaping Trees	\$30,232.47
Common Area - Perimeter Walls (Interior) Repair Allowance	\$8,397.91
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$3,359.16
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$3,359.16
Pool Area - Pool Filter -Lap Pool	\$1,764.61
Pool Area - Pool Filter -Toddler Pool	\$1,764.61
Reserve Study - Annual Update	\$2,099.48
Roads and Parking - Crack Seal	\$37,056.82
Roads and Parking - Street Light Fixtures Replacement Allowance	\$10,077.49
Roads and Parking - Street Signs Replacement Allowance	\$1,679.58
Roads and Parking - Striping, Curb and Crosswalk Painting (Done 2017)	\$10,917.28
Roads and Parking - Surface Maintenance Treatment (Does Not Include Andover and Emery)(Done 2017) Based on the use of HA5	\$316,166.67
<b>Total</b>	<b>\$472,223.94</b>

**2042**

Clubhouse - Fitness Center Equipment Allowance	\$17,215.71
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,721.57
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$2,582.36
Clubhouse - Utility Allowance	\$1,721.57
Common Area - Concrete Repair and Replacement	\$8,607.86
Common Area - Wrought Iron Painting (Perimeter Shared with Providence)	\$1.72
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$3,443.14
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$3,443.14
Pool Area - Pool Pump -Main Pool	\$860.79
Pool Area - Signage	\$1,721.57
Pool Area - Spa Pump	\$1,721.57
Pool Area - Trash Can Enclosure	\$1,721.57
Reserve Study - Annual Update	\$2,151.96
Roads and Parking - Concrete to Asphalt Joint Sealing (Done 2018)	\$40,629.08
Roads and Parking - Street Light Fixtures Replacement Allowance	\$10,329.43
Roads and Parking - Street Signs Replacement Allowance	\$1,721.57
<b>Total</b>	<b>\$99,594.61</b>

**2043**

Clubhouse - Component: Children`s Activity Room TV	\$1,323.46
Clubhouse - Entertainment Room Chairs at Tables	\$2,646.92
Clubhouse - Entertainment Room End Tables	\$2,205.76
Clubhouse - Fitness Center Equipment Allowance	\$17,646.11
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,764.61
Clubhouse - Fitness Center TV (Done 2018)	\$2,646.92
Clubhouse - Kitchen Appliance Allowance	\$2,646.92
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$2,646.92
Clubhouse - Utility Allowance	\$1,764.61
Common Area - Concrete Repair and Replacement	\$8,823.05
Common Area - Landscaping Rock Replenishment	\$88,230.53
Common Area - Landscaping Trees	\$31,762.99
Common Area - Monument Signage Refurbishment (Northern Terrace)	\$52,938.32
Common Area - Perimeter Walls (Interior) Repair Allowance	\$8,823.05
Common Area - Playground Safety Bark (Done 2019)	\$4,411.53
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$3,529.22
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$3,529.22
Pool Area - Pool Filter -Main Pool	\$1,764.61
Pool Area - Pool Heater -Lap Pool (Done 2018)	\$21,175.33
Pool Area - Pool Pump -Lap Pool	\$926.97
Pool Area - Pool Pump -Toddler Pool	\$926.97
Pool Area - Spa Filter	\$1,764.61
Reserve Study - Annual Update	\$2,205.76
Roads and Parking - Crack Seal	\$38,932.83
Roads and Parking - Street Light Fixtures Replacement Allowance	\$10,587.66
Roads and Parking - Street Signs Replacement Allowance	\$1,764.61
Roads and Parking - Striping, Curb and Crosswalk Painting (Done 2017)	\$11,469.97
<b>Total</b>	<b>\$328,859.46</b>

**2044**

Clubhouse - Art Work and Decorations	\$9,501.46
Clubhouse - Entertainment Room Area Rug	\$3,617.45
Clubhouse - Fitness Center Equipment Allowance	\$18,087.26
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,808.73
Clubhouse - Great Room Furniture Replacement Allowance	\$5,426.18
Clubhouse - Lighting and Electrical Allowance	\$9,043.63
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$2,713.09
Clubhouse - Utility Allowance	\$1,808.73
Common Area - Concrete Repair and Replacement	\$9,043.63
Common Area - Entrance Area Pergolas Painting and Repairs (All Entrances) (Done 2019)	\$8,139.27
Common Area - Irrigation Renovation (Done 2019)	\$90,436.30
Common Area - Landscaping Renovation	\$90,436.30
Common Area - Monument Lighting/Clubhouse Lighting and Electrical Allowance	\$9,043.63
Common Area - Pet Station Replacement	\$20,348.17
Common Area - Signage	\$7,234.90
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$3,617.45
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$3,617.45
Community Brookline - Monument Lighting and Electrical	\$904.36
Community Claremont - Monument Lighting and Electrical	\$904.36
Community Concord - Monument Lighting and Electrical	\$904.36
Community Montclair - Monument Lighting and Electrical	\$904.36
Community Salem - Monument Lighting and Electrical	\$904.36
Community Westcott - Monument Lighting and Electrical	\$904.36
Pool Area - Furniture Umbrellas (Done 2019)	\$23,513.44
Pool Area - Lighting and Electrical	\$4,521.81
Pool Area - Pool Heater -Toddler Pool (Not Used)	\$10,852.36
Pool Area - Signage	\$1,808.73
Pool Area - Spa Heater (2019)	\$7,234.90
Reserve Study - Annual Update	\$2,260.91
Reserve Study - Full Reserve Study (Site Visit Done 2020)	\$9,947.99
Roads and Parking - Street Light Fixtures Replacement Allowance	\$10,852.36
Roads and Parking - Street Signs Replacement Allowance	\$1,808.73
<b>Total</b>	<b>\$372,151.02</b>

**2045**

Clubhouse - Component: Patio Chairs (Re-Strip)	\$4,634.86
Clubhouse - Entertainment Room TV (Done 2017)	\$1,853.94
Clubhouse - Fitness Center Equipment Allowance	\$18,539.44
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,853.94
Clubhouse - HVAC AC Condensers	\$55,618.32
Clubhouse - Kitchen Appliance Allowance	\$2,780.92
Clubhouse - Lobby Area Rug	\$2,780.92
Clubhouse - Lobby Furniture	\$7,415.78
Clubhouse - Office Carpet	\$4,820.25
Clubhouse - Office Furniture	\$2,224.73
Clubhouse - Security Badge System (Replaced 2016)	\$18,539.44
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$2,780.92
Clubhouse - Security System and Cameras Rehab	\$18,539.44
Clubhouse - Utility Allowance	\$1,853.94
Common Area - Concrete Repair and Replacement	\$9,269.72
Common Area - Landscaping Trees	\$33,370.99
Common Area - Perimeter Walls (Interior) Repair Allowance	\$9,269.72
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$3,707.89
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$3,707.89
Community Westcott - Monument Refurbishment	\$4,634.86
Pool Area - Kool Deck Reseal Area Inside Pool Fence	\$9,269.72
Pool Area - Pedestrian Gate Locks/Badge Locks	\$9,269.72
Pool Area - Pool Heater -Main Pool	\$22,247.33
Pool Area - Pool Pump -Main Pool	\$926.97
Pool Area - Spa Pump	\$1,853.94
Pool Area - Wrought Iron Fence Painting and Repairs	\$12,050.64
Reserve Study - Annual Update	\$2,317.43
Roads and Parking - Crack Seal	\$40,903.80
Roads and Parking - Street Light Fixtures Replacement Allowance	\$11,123.66
Roads and Parking - Street Signs Replacement Allowance	\$1,853.94
Roads and Parking - Striping, Curb and Crosswalk Painting (Done 2017)	\$12,050.64
<b>Total</b>	<b>\$332,065.70</b>

**2046**

Clubhouse - Entertainment Room Folding Chairs (Purchased 2016)	\$1,425.22
Clubhouse - Fitness Center Equipment Allowance	\$19,002.93
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,900.29
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$2,850.44
Clubhouse - Utility Allowance	\$1,900.29
Common Area - Concrete Repair and Replacement	\$9,501.46
Common Area - Landscaping Rock Replenishment	\$95,014.64
Common Area - Playground Safety Bark (Done 2019)	\$4,750.73
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$3,800.59
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$3,800.59
Pool Area - Pool Pump -Lap Pool	\$998.25
Pool Area - Pool Pump -Toddler Pool	\$998.25
Pool Area - Pool Resurface -Lap Pool	\$23,957.94
Pool Area - Pool Resurface -Main Pool	\$23,957.94
Pool Area - Signage	\$1,900.29
Pool Area - Spa Resurface	\$11,401.76
Reserve Study - Annual Update	\$2,375.37
Roads and Parking - Concrete to Asphalt Joint Sealing (Done 2018)	\$44,846.91
Roads and Parking - Street Light Fixtures Replacement Allowance	\$11,401.76
Roads and Parking - Street Signs Replacement Allowance	\$1,900.29
<b>Total</b>	<b>\$267,685.94</b>

**2047**

Clubhouse - Component: Children`s Activity Room Water Fountain	\$1,534.81
Clubhouse - Fitness Center Equipment Allowance	\$19,478.00
Clubhouse - Fitness Center Lockers Replacement Allowance	\$1,947.80
Clubhouse - Great Room Furniture Replacement Allowance	\$5,843.40
Clubhouse - Kitchen Appliance Allowance	\$2,921.70
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$2,921.70
Clubhouse - Utility Allowance	\$1,947.80
Common Area - Concrete Repair and Replacement	\$9,739.00
Common Area - Landscaping Trees	\$35,060.40
Common Area - Perimeter Walls (Interior) Repair Allowance	\$9,739.00
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$3,895.60
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$3,895.60
Reserve Study - Annual Update	\$2,434.75
Roads and Parking - Crack Seal	\$42,974.56
Roads and Parking - Street Light Fixtures Replacement Allowance	\$11,686.80
Roads and Parking - Street Signs Replacement Allowance	\$1,947.80
Roads and Parking - Striping, Curb and Crosswalk Painting (Done 2017)	\$12,660.70
<b>Total</b>	<b>\$170,629.42</b>

**2048**

Clubhouse - Roof Pool Buildings Tile Underlayment Replacement	\$86,817.59
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$2,994.74
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$3,992.99
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$3,992.99
Pool Area - Pool Pump -Main Pool	\$998.25
Pool Area - Spa Pump	\$1,996.50
Roads and Parking - Street Light Fixtures Replacement Allowance	\$11,978.97
<b>Total</b>	<b>\$112,772.03</b>

**2049**

Clubhouse - Painting Exterior and Stone Facade Repairs (Done 2019)	\$36,835.33
Clubhouse - Painting Interior (Done 2019)	\$30,696.11
Clubhouse - Security Camera System Upgrades and Repairs Allowance (Cards, etc.)	\$3,069.61
Common Area - Entrance Area Pergolas Painting and Repairs (All Entrances) (Done 2019)	\$9,208.83
Common Area - Monument Lighting/Clubhouse Lighting and Electrical Allowance	\$10,232.04
Common Area - Perimeter Walls (Interior) Repair Allowance	\$10,232.04
Common Area - Pet Station Replacement	\$23,022.08
Common Area - Playground Cover (Done 2019)	\$4,092.81
Common Area - Wrought Iron Pedestrian Gate Locks (Does not include Pool Area and Andover and Emery)	\$4,092.81
Common Area - Wrought Iron Pedestrian Gate Replacement (Does not include Pool Area and Andover and Emery)	\$4,092.81
Community Brookline - Monument Lighting and Electrical	\$1,023.20
Community Claremont - Monument Lighting and Electrical	\$1,023.20
Community Concord - Monument Lighting and Electrical	\$1,023.20
Community Montclair - Monument Lighting and Electrical	\$1,023.20
Community Salem - Monument Lighting and Electrical	\$1,023.20
Community Westcott - Monument Lighting and Electrical	\$1,023.20
Pool Area - Furniture Umbrellas (Done 2019)	\$26,603.30
Pool Area - Shower Refurbishment	\$20,464.07
Pool Area - Spa Heater (2019)	\$8,185.63
Roads and Parking - Street Light Fixtures Replacement Allowance	\$12,278.44
<b>Total</b>	<b>\$209,245.11</b>