Brodie Heights Condominium Community, Inc.

Level 2 Reserve Study Update

For 30-Year Expenditure Period Beginning January 1, 2023

Austin, TX

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August 18, 2022

Brodie Heights Condominium Community, Inc.
c/o Community Association Management
Attention: Stephanie Andrasi
Post Office Box 92649
Austin, Texas 78709

Project Number	922068.00 (021)
Project Name	Brodie Heights Condominium Community, Inc.
Location	9201 Brodie Lane & 3101 Davis Lane Austin, TX 78748
Subject	Level 2 Reserve Study Update

Dear Ms. Stephanie Andrasi and Members of the Board of Directors

Per your request, SBSA, LLC, A Charles Taylor Company (SBSA), has prepared this Level II. Please see our findings and recommendations below.

EXECUTIVE SUMMARY

A. General Description

The Brodie Heights Condominium Community, Inc. is located in Austin, TX and were originally built in phases between 2006 - 2012. The townhome community contains 94, two-story buildings, housing 282 units, common building envelope components include stone veneer, wood siding, asphalt shingle roofs, and balconies. Common exterior components include concrete paved roadways, concrete driveways, concrete walkways, concrete drain pans, fencing, retention pond, landscaped and irrigated areas. Common amenities include a swimming pool with a pool house. Common mechanical includes pool equipment, fire notification panels and a lift station.

B. Physical Condition

It is SBSA's opinion that the community is in good condition (within the range of good, fair, or poor).

SBSA has visually assessed a representative sample of the components at the Brodie Heights Condominium Community, Inc.. SBSA has assessed their condition on the following scale:

1. Good: The component is in working condition and does not require immediate or short-term repairs or replacement.
2. Fair: The component is in working condition but may require short-term replacement or repairs.
3. Poor: The component is not in working condition or requires immediate or short-term repairs or replacement.

RESERVE ACCOUNT STATUS

There are two generally accepted methods of reserve account funding, the Cash Flow Method, and the Component Method (see Funding Method section for methodology). SBSA has deployed both methods for this Study. SBSA understands that there are several funding plans that can be employed, and that the two presented here generally satisfy the minimums of their respective funding methods. More cautious Boards would tend toward the values presented in the component method, while other Boards may tend toward the cash flow method.

Fiscal Year: Jan 1, 2023 - Dec 31, 2023

Cash Flow Method:

SBSA has defined the reserve account status in three ways:

1. Weak: The reserve account falls below threshold or baseline within the first 10 years of the Study term.
2. Fair: The reserve account falls below threshold or baseline within the last 20 years of the Study term.
3. Strong: The reserve account does not fall below threshold or baseline levels within the Study term.

Existing Reserve Account Assessment: Fair

It is SBSA's opinion that the Brodie Heights Condominium Community, Inc. reserve account is fair but inadequate to meet the mid- to long-term reserve needs (see Existing Reserve Projection Graph).

Recommended Reserve Account Funding:

SBSA recommends that the reserve contribution be increased to $27,500.00 per month starting on Jan 1, 2023 with an annual increase of 2.50 % starting Jan 1, 2024. This average amount per member is equal to $97.52 per month beginning on Jan 1, 2023 (see Cash Flow Reserve Summary). This adjustment will provide the Brodie Heights Condominium Community, Inc. with a strong reserve account that will meet the mid- to long-term reserve needs.

Component Method:

SBSA has defined the reserve account status in three ways:

1. 0-30% Funded is a "weak" status. This means that there is a significant amount of depreciation unreserved for. Whenever an Association has a weak status there is an increased possibility of requiring Special Assessments, loans or deferred maintenance.
2. 31-69% Funded is a "fair" status. This is the strength of the majority of Association. There is a decreased chance of requiring Special Assessments or deferred maintenance, however, cash flow problems may still arise.
3. 70-99% Funded is a "strong" status. Associations in this range generally have financial stability. There is generally no cash flow issues, special assessments or deferred maintenance.
4. 100% Funded is known as "ideal" and "fully funded" This is where the Reserve Fund Balance equals the Fully Funded Balance. This is "ideal" because funds are reserved as components are used. It is the most fair for members because they pay as they go or they pay their share.

Existing Reserve Account Assessment: Fair 47.52 % at Jan 1, 2023

It is SBSA's opinion that the Brodie Heights Condominium Community, Inc. reserve account is currently fair but inadequate to meet the mid- to long-term reserve needs (see Existing Reserve Projection Graph).

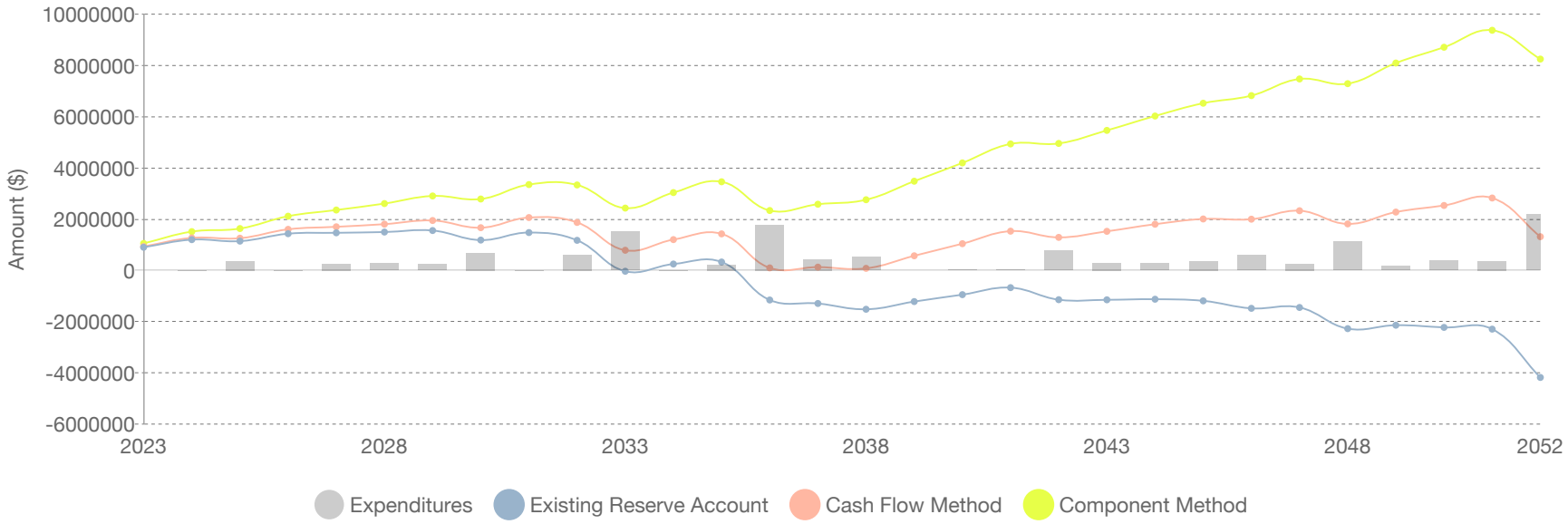
Recommended Reserve Account Funding:

SBSA recommends that the reserve contribution be increased to $37,500.00 starting on Jan 1, 2023 with an annual increase of 3.00 % starting Jan 1, 2024. This average amount per member is equal to $132.98 per month beginning on Jan 1, 2023 (see Component Method Reserve Summary). This adjustment will provide the Brodie Heights Condominium Community, Inc. with a strong reserve account that will meet the mid- to long-term reserve needs.

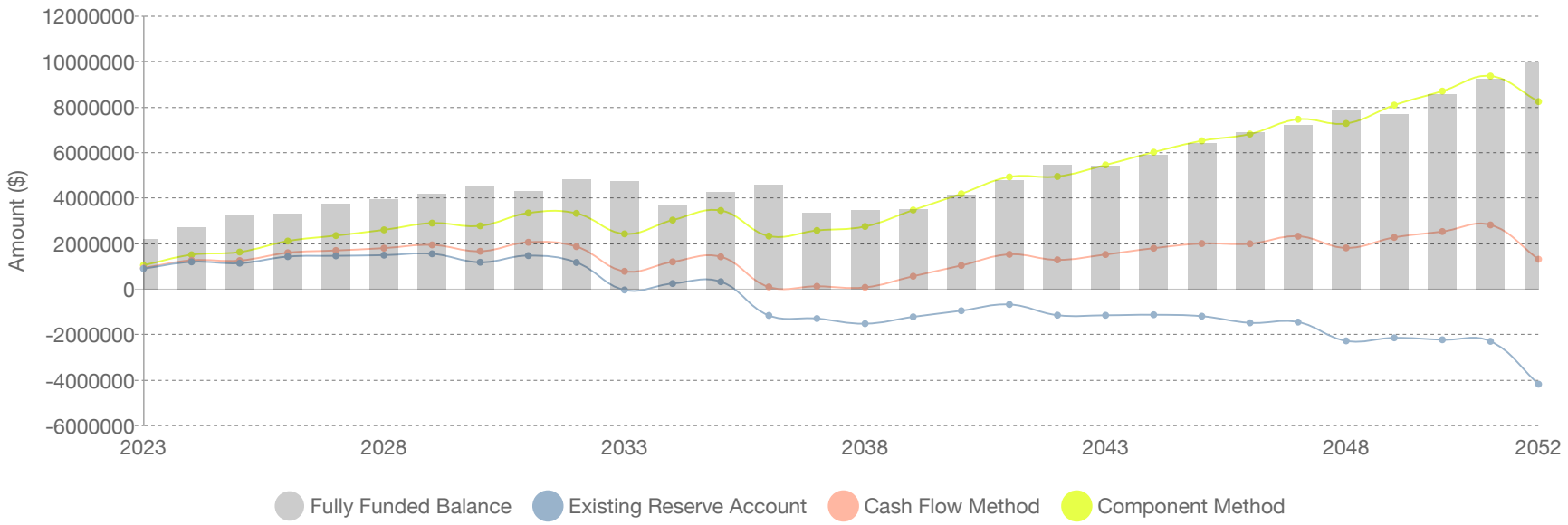
Estimated Reserve Expenditures by Year:

Year	Estimated Amount	Year	Estimated Amount
Jan 1, 2023 - Dec 31, 2023	$0.00	Jan 1, 2038 - Dec 31, 2038	$525,161.82
Jan 1, 2024 - Dec 31, 2024	$3,028.48	Jan 1, 2039 - Dec 31, 2039	$0.00
Jan 1, 2025 - Dec 31, 2025	$357,614.22	Jan 1, 2040 - Dec 31, 2040	$30,356.94
Jan 1, 2026 - Dec 31, 2026	$10,528.74	Jan 1, 2041 - Dec 31, 2041	$26,106.04
Jan 1, 2027 - Dec 31, 2027	$265,372.18	Jan 1, 2042 - Dec 31, 2042	$770,129.93
Jan 1, 2028 - Dec 31, 2028	$270,671.60	Jan 1, 2043 - Dec 31, 2043	$304,591.62
Jan 1, 2029 - Dec 31, 2029	$240,619.71	Jan 1, 2044 - Dec 31, 2044	$277,412.34
Jan 1, 2030 - Dec 31, 2030	$672,631.57	Jan 1, 2045 - Dec 31, 2045	$363,204.92
Jan 1, 2031 - Dec 31, 2031	$6,847.60	Jan 1, 2046 - Dec 31, 2046	$591,647.63
Jan 1, 2032 - Dec 31, 2032	$603,033.31	Jan 1, 2047 - Dec 31, 2047	$266,785.02
Jan 1, 2033 - Dec 31, 2033	$1,507,175.60	Jan 1, 2048 - Dec 31, 2048	$1,125,783.62
Jan 1, 2034 - Dec 31, 2034	$17,651.42	Jan 1, 2049 - Dec 31, 2049	$166,209.77
Jan 1, 2035 - Dec 31, 2035	$220,829.09	Jan 1, 2050 - Dec 31, 2050	$385,048.32
Jan 1, 2036 - Dec 31, 2036	$1,782,099.68	Jan 1, 2051 - Dec 31, 2051	$368,175.62
Jan 1, 2037 - Dec 31, 2037	$436,486.58	Jan 1, 2052 - Dec 31, 2052	$2,184,820.76

COMPARATIVE RESERVE GRAPH



FULLY FUNDED BALANCE RESERVE GRAPH



PURPOSE

The purpose of this Reserve Study is to give property management and the Board of Directors a forecast of the estimated expenditures in the coming years and an expectation of when these expenditures will likely occur. With this knowledge, the Association can create an effective budget that incorporates both income from dues and outflow of expenses.

The goal of every Reserve Study is to reduce the potential for special assessments from known components with predictable useful lives. The Reserve Study is a guide designed to assist the Board of Directors understand the upcoming expenses and potential methods to fund for those expenditures.

As this Study ages, SBSA recommends that the user note on the Study what work has been completed, when it has been completed, and mark the costs against the estimates. Following this recommendation will assist the current and future Boards with updating this Study.

REQUIREMENTS

The U.S. Department of Housing and Urban Development (HUD) implemented an approval process for condominiums to insure mortgages on individual units. Handbook 4000.1, FHA single Family Housing Policy Handbook, Section II.A.8.p.iii(D)(6)(a)(ii) Financial Stability - Standard states the following:

"The Mortgagee must verify the Financial Stability of the Condominium Project and that:

- *the Condominium Association maintains separate accounts for operating and reserve funds;*
- *a reserve account for capital expenditures and deferred maintenance that is funded with at least 10 percent of the aggregate of 12 months of Unit assessments, unless a lower amount is deemed sufficient based upon an acceptable reserve study; and*
- *no more than 15 percent of the total Units are Units in Arrears (does not include late fees or administrative expenses)."*

Handbook 4000.1, FHA single Family Housing Policy Handbook, Section II.C.2.c.vi(B)(1) All Projects states the following:

To demonstrate Financial Stability, FHA requires Condominium Projects to have financial documents that itemize and address income and expenditures that are sufficient and pertinent to the Condominium Project including:

- *an operating income that demonstrates a stable income stream over the past two years with decreases of no higher than 15 percent;*
- *ability to cover the cost of insurance coverage and deductibles;*
- *a reserve account for capital expenditures and deferred maintenance that is funded with at least 10 percent of the aggregate of 12 months of Unit assessments, unless a lower amount is deemed sufficient based upon an acceptable reserve study;*
- *evidence that the budget provides for the periodic funding to maintain the reserve account balance of at least 10 percent of the aggregate of 12 months of Unit assessments, unless a lower amount is deemed sufficient based upon an acceptable reserve study; evidence that no more than 15 percent of the total Units are Units in Arrears (does not include late fees or other administrative expenses); and*
- *financial records that are consistent with the application package, including special assessments, loans, or other financial variations. If a reserve study is required to justify a reserve account funded less than 10 percent, it must:*
    - *be 36 months old or less;*
    - *include a site visit;*
    - *demonstrate that the Condominium Project has adequate funded reserves that provide financial protection for the Condominium Project equivalent to the reserve requirements;*
    - *demonstrate that the Condominium Project's funded reserves meet or exceed the recommendations included in the reserve study; and*

- *be prepared by an independent third party that has demonstrated knowledge of and experience in completing reserve studies.*

The Condominium Project demonstrates Financial Controls by:

- *maintaining separate accounts for operating and reserve funds;*
- *requiring the Condominium Association's management company to maintain separate records and bank accounts for the Condominium Association; and*
- *restricting the management company from drawing checks on, or transferring funds from, the reserve account of the Condominium Association without approval from the Condominium Association."*

In the state of Texas there are no statutory requirements to fund for a reserve study. However, unit owners' associations may adopt and amend budgets for revenues, expenditures, and reserves and collect assessments for common expenses from unit owners. Section 82.102 of Texas Property Code.

Terms and Definitions

CAPITAL IMPROVEMENTS: Additions to the association's common elements that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction should not be taken from the reserve fund.

CASH FLOW METHOD: A method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

COMPONENT: The individual line items in the reserve study developed or updated in the physical analysis. These elements form the building blocks for the reserve study. These components comprise the common elements of the community and typically are:

1. association responsibility,
2. with limited useful life expectancies,
3. predictable remaining useful life expectancies, and
4. above a minimum threshold cost. It should be noted that in certain jurisdictions there may bestatutory requirements for including components or groups of components in the reserve study.

COMPONENT INVENTORY: The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of association precedents, and discussion with appropriate representative(s) of the association.

COMPONENT METHOD: A method of developing a reserve funding plan where the total contribution is based on the sum of contributions for the individual components.

CONDITION ASSESSMENT: The task of evaluating the current condition of the component based on observed or reported characteristics.

EFFECTIVE AGE: The difference between useful life and remaining useful life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS: The portion of a reserve study where the current status of the reserves (measured as cash or percent funded) and a recommended reserve contribution rate (funding plan) are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study.

FULLY FUNDED: 100 percent funded. When the actual (or projected) reserve balance is equal to the fully funded balance.

FULLY FUNDED BALANCE (FFB): An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life "used up" of the current repair or replacement cost. This number is calculated for each component, and then summed for an association total.

FFB = Current Cost X Effective Age/Useful Life

FUND STATUS: The status of the reserve fund reported in terms of cash or percent funded.
FUNDING GOALS: Independent of methodology used, the following represent the basic categories of funding plan goals. They are presented in order of greatest risk to least risk. Risk includes, but is not limited to, cash problems, special assessments, and deferred maintenance.

> *Baseline Funding:* Establishing a reserve funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection. This is the funding goal with the greatest risk due to the variabilities encountered in the timing of component replacements and repair and replacement costs.
>
> *Threshold Funding:* Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount. Depending on the threshold selected, this funding goal may be weaker or stronger than "Fully Funded" with respective higher risk or less risk of cash problems.
>
> *Full Funding:* Setting a reserve funding goal to attain and maintain reserves at or near 100 percent funded. This is the most conservative funding goal.
>
> It should be noted that in certain jurisdictions there may be statutory funding requirements that would dictate the minimum requirements for funding.

FUNDING PLAN: An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of twenty (20) years.

FUNDING PRINCIPLES: The reserve provider must provide a funding plan addressing these principles.

- Sufficient funds when required
- Stable contribution rate over the years
- Equitable contribution rate over the years
- Fiscally responsible

FUTURE COST: The cumulative cost of the component through the term of the reserve study, escalated to account for inflation.

LIFE AND VALUATION ESTIMATES: The task of estimating useful life, remaining useful life, and current repair or replacement costs for the reserve components.

PERCENT FUNDED: The ratio, at a particular point in time related to the fiscal year end, of the actual (or projected) reserve balance to the fully funded balance, expressed as a percentage.

While percent funded is an indicator of an association's reserve fund size, it should be viewed in the context of how it is changing due to the association's reserve funding plan in light of the association's risk tolerance.

PHYSICAL ANALYSIS: The portion of the reserve study where the component inventory, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the reserve study.

REMAINING USEFUL LIFE (RUL): Also referred to as "remaining life" (RL). The estimated time, in years, that a reserve component can be expected to serve its intended function. Projects expected to occur in the initial year have zero remaining useful life.

REPLACEMENT COST: The cost to replace, repair, or restore the component to its original functional

condition during that particular year, including all related expenses (including but not limited to shipping, engineering and design, permits, installation, disposal, etc.).

RESERVE BALANCE: Actual or projected funds, as of a particular point in time that the association has identified, to defray the future repair or replacement cost of those major components that the association is obligated to maintain or replace. Also known as reserves, reserve accounts, cash reserves. Based on information provided and not audited.

RESERVE PROVIDER: An individual who prepares reserve studies. In many instances the reserve provider will possess a specialized designation such as the Reserve Specialist (RS) designation provided by Community Associations Institute (CAI). This designation indicates that the provider has shown the necessary skills to perform a reserve study that conforms to these standards.

RESERVE PROVIDER FIRM: A company that prepares reserve studies as one of its primary business activities.

RESERVE STUDY: A budget planning tool which identifies the components that the association is responsible to maintain or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures. The reserve study consists of two parts: the physical analysis and the financial analysis.

RESPONSIBLE CHARGE: A Reserve Specialist (RS) in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services that directly and materially affect the quality and competence of services rendered by the Reserve Specialist. A Reserve Specialist shall maintain such records as are reasonably necessary to establish that the Reserve Specialist exercised regular and effective supervision of a reserve study of which he or she was in responsible charge. A Reserve Specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project;
2. The failure to personally inspect or review the work of subordinates where necessary and appropriate;
3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review; and
4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

SPECIAL ASSESSMENT: A temporary assessment levied on the members of an association in addition to regular assessments. Note that special assessments are often regulated by governing documents or local statutes.

USEFUL LIFE (UL): The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

FUNDING METHOD

In conformance with American Institute of Certified Public Accountant guidelines, replacement reserve studies evaluate the current funding of replacement reserves by two generally accepted accounting methods: the cash flow method and the component method.

The cash flow method calculates from a common pool of replacement reserves and prevents the replacement reserves from dropping below a minimum recommended balance or threshold, which for this Study is set at zero. This means that the Study is set to prevent the reserve account balance from dropping below zero in any given year. This scenario is referred to as "baseline" in the Study as opposed to "existing," which is the current scenario. The minimum threshold effectively represents the "risk tolerance" of the Association. More risk-averse associations will naturally gravitate towards a higher threshold. If the Association chooses a higher or lower threshold, SBSA will adjust the final Study to reflect that choice.

The component method calculates the reserve fund based on percentages of funding for each component. This is represented by a comparison of the current funding level vs. the ideal balance (fully funded balance). Each component's fully funded balance (ideal balance) is added together to form the total fully funded balance. The current funding level is then divided by the ideal funding balance and converted into a percentage. This percentage is the reserve strength for all reserve components at a specific point in time. This method recommends that the Association establish separate reserve accounts for each reserve component. Achieving 100-percent funding requires that each component's reserve account be fully funded. It has become common practice that Associations utilize a single reserve account, making it difficult to quantify the current funding level for each component. Therefore, SBSA refers to the total fully funded balance compared to the reserve balance at a particular point in time as the primary representation of the reserve strength.

Components and maintenance items that are estimated below a $1,000.00 threshold are omitted from this Study unless otherwise instructed from property management, as these items typically fall under the operating and maintenance accounts for most associations. SBSA received no special instructions from property management to include items below this threshold.

SCOPE OF SERVICES

SBSA representatives performed the following tasks to complete this study:

1. Use the existing Reserve Study conducted in 2019 by SBSA Inc. to determine what should be considered a reserve item for the Association. These items will need to have a limited useful life, as well as a predictable useful life, and also meet the minimum reserve item threshold cost as established by the Association.
2. SBSA reviewed documents provided by the client to verify the common and limited common area components. In addition, the determinations of included components are those that have an expected useful life and a predictable remaining useful life and that meet the minimum reserve component threshold cost of $1,000.00.
3. SBSA researched and reviewed applicable documentation to determine the age of the reserve components and the occurrence of the last cycle of maintenance, repair, and/or replacement.
4. SBSA evaluated the expected useful lives and the remaining useful lives of the reserve components, presuming the property was constructed in compliance with all applicable codes, regulations, technical criteria, and recognized standard industry requirements.
5. SBSA verified the reserve component quantities were appropriate with the Association.
    1. Measurements, take-offs, and quantification has not been performed for this Study.
6. SBSA determined opinions of probable cost for the reserve components using:
    1. Contractor/vendor quotes, either written or verbal.
    2. SBSA's database of costing from past or current projects of similar size and scope.
    3. Cost estimating books/guides that are recognized and current for the industry.
    4. Costs provided by property management for near-term projects.
    5. Expert judgment.

The following were not included in this study:

1. Research, observation of, or commentary on components whose actions have an opinion of probable cost falling below $1,000.00.
2. Items with an estimated useful life exceeding the study period projections and that do not require maintenance within the study period, or their maintenance cannot be easily predictable.
3. Items with a high monetary replacement cost but an estimated useful life exceeding the study period projections. While these items are noted in the Study, no costs or actions associated with these items are included.
4. Monthly operating expenses that are typically not funded using the reserve account. This includes items covered by maintenance contracts.

DOCUMENTATION REVIEW

SBSA requested relevant documentation prior to the Reserve Study that provides knowledge of the subject property's physical improvements. SBSA's review of the submitted documents does not include commenting on the accuracy of such documents or their preparation, methodology, or protocol.

The following minimum information was requested for review for the preparation of this Study:

Requested Items
Copies of Site and Building Drawings
Copy of the most recent reserve study
Documentation related to any past or pending construction defect litigation
Copies of the Association declarations with all amendments
Balance of the reserve account
Current total monthly contributions into the reserve account
Documentation pertaining to any capital improvements scheduled within the current calendar year

The following documentation was provided for review while preparing the Reserve Study:

Resource Item	Dated
Brodie Heights Condominium Community, Inc. Proposal Information Form	February 25, 2022
Brodie Heights Condominium Community, Inc. Reserve Study	May 6, 2019
Various Bids	2018 - April 2022

DISCLAIMER

This study assumes that the property was constructed in compliance with all applicable codes, regulations, technical criteria, and recognized standard industry requirements, except as noted otherwise in this report. Identification and resolution of any additional non-conforming conditions are outside of the scope of this Reserve Study and can be handled under a separate agreement, if requested.

If the Association has concerns with the construction, we urge the assistance of an attorney. There are various laws limiting the amount of time within which certain kinds of claims must be filed in court or with certain regulatory or administrative agencies or else be forever barred. Please remember that homeowners may only have the lesser of two years from the date that the homeowner or any former owner first noticed a problem with the home, or six years from the date of substantial completion of the home, to seek legal resolution with those who have responsibility for any problems with the home. If the problem first occurred during the fifth or sixth year (Statute of Repose) following substantial completion of the construction element, homeowners may have two years from that date to seek legal resolution. The issues should be legally handled within the Statute of Limitations. Some courts hold that the date of substantial completion of the home is the same date the certificate of occupancy is issued. In addition, there may be other even shorter limitation periods applicable to some or all of the claims available. SBSA recommends that legal counsel provide advice regarding rights and specific needs of the community.

This Reserve Study Report is prepared as a budget tool to assist the association in their long-range financial planning. Its use for any other purpose is not appropriate. This study was based on a visual observation and does not include intrusive examination, sampling and testing of materials, or engineering calculations. This study is not an inspection or Engineering Inspection of any element of the community, and should not be construed or used to substitute such inspections. The observations performed are not detailed enough to be relied upon, nor should they be relied upon to determine violations of jurisdictional requirements relating to the safety, soundness, structural integrity or habitability of project buildings of any individual component.

In providing opinions of probable repair, replacement, or construction cost, the Association understands that SBSA has no control over costs or the price of labor, equipment, or materials, or over contractors' method of pricing, and that the opinions of probable costs provided herein are to be made on the basis of SBSA's qualifications and experience. SBSA makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs. The reserve account information used in this study was based upon information provided by the Association or the Association representative and was not audited. SBSA has no current relationship with the Association beyond the scope of this Reserve Study, and no actual or perceived conflict of interest exists.

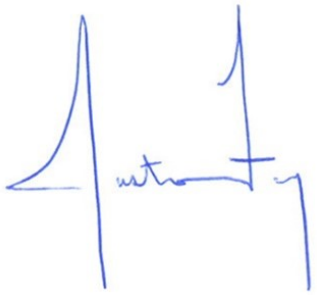
Sincerely,

SBSA, LLC

A Charles Taylor Company

Performed by
Rodney Longshaw, EI
Forensic Specialist

Performed/Reviewed by
Ryan M. Jessop, RS, PRA, CPSI, EI
Project Manager



Reviewed by
Justin T. Foy, RS, PRA
Senior Vice President, Building & Construction

RJL:RMJ:JTF

A01.1 - Detention Pond Fence (Replace)

Basic Info

Category	Topography, Grading and Drainage
Description	Fence surrounding detention pond
Location	Center of the community
Recommendation	Replace the detention pond fencing.
Condition:	Poor

Comments/Notes

The detention pond should also be periodically cleared of debris and overgrowth.

Useful Life

Last Service/Install Date:	1/1/2008
Est. Useful Life:	30yr
Remaining Useful Life:	1yr
Next Replacement Date:	1/1/2024

Cost Details

Type of Cost:	Replacement
Quantity:	80 LF
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per LF:	$35.00
Total Cost:	$2,800.00
Inflation Rate:	4.00 %
Future Cost:	$3,028.48

B01.1 - Asphalt Surfaces (Repair)

Basic Info

Category	Paving and Curbing
Description	Asphalt paved roadway
Location	Adjacent to the retention pond connecting the two sides of the community, and the main entrance of the community
Recommendation	Seal coat and crack fill the asphalt surfaces.
Condition:	Fair

Comments/Notes

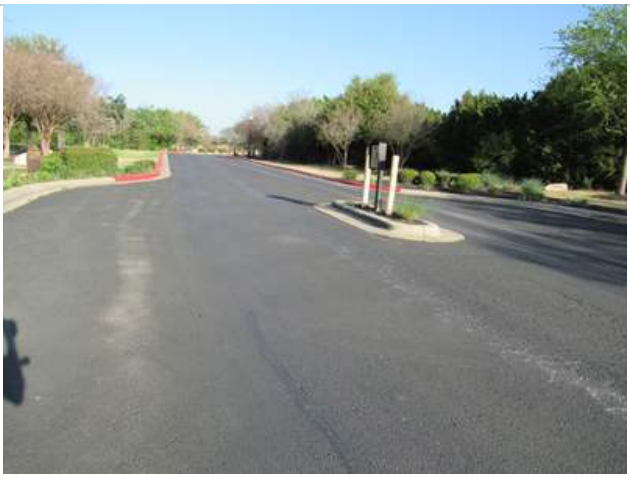
Entry Drive: 28,600 square feet Service Road: 3,800 square feet Connecting Road: 9,201 square feet The community was seal coated and crack filled in 2021.

Useful Life

Last Service/Install Date:	6/1/2021
Est. Useful Life:	4yr
Remaining Useful Life:	2yr
Next Replacement Date:	1/1/2025

Cost Details

Type of Cost:	Repair
Quantity:	41600 SF
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per SF:	$0.24
Total Cost:	$9,984.00
Inflation Rate:	4.00 %
Future Cost:	$132,163.20



B01.2 - Asphalt Surfaces (Replace)

Basic Info

Category	Paving and Curbing
Description	Asphalt paved roadway
Location	Adjacent to the retention pond connecting the two sides of the community, and the main entrance of the community
Recommendation	Mill and overlay the asphalt surfaces.
Condition:	Fair

Comments/Notes

Entry Drive: 28,600 square feet Service Road: 3,800 square feet Connecting Road: 9,201 square feet

Useful Life

Last Service/Install Date:	1/1/2008
Est. Useful Life:	20yr
Remaining Useful Life:	5yr
Next Replacement Date:	1/1/2028

Cost Details

Type of Cost:	Replacement
Quantity:	41601 SF
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per SF:	$2.75
Total Cost:	$114,402.75
Inflation Rate:	4.00 %
Future Cost:	$480,657.95

C01.1 - Concrete Driveways

Basic Info

Category	Flatwork
Description	Cast in place concrete driveways
Location	Throughout the community
Recommendation	Remove and replace damaged sections of concrete driveways.
Condition:	Fair

Comments/Notes

209,200 Square feet of Concrete Driveways

Includes inlet concrete repairs.

Useful Life

Last Service/Install Date:	1/1/2022
Est. Useful Life:	5yr
Remaining Useful Life:	4yr
Next Replacement Date:	1/1/2027

Cost Details

Type of Cost:	Repair
Quantity:	5230 SF
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per SF:	$15.00
Total Cost:	$78,450.00
Inflation Rate:	4.00 %
Future Cost:	$988,334.02

C02.1 - Concrete Walkways

Basic Info

Category	Flatwork
Description	Concrete walkways
Location	Throughout the community
Recommendation	Remove and replace damaged sections of concrete walkways.
Condition:	Fair

Comments/Notes

40,000 square feet of Concrete Concrete Walkways

Useful Life

Last Service/Install Date:	1/1/2022
Est. Useful Life:	5yr
Remaining Useful Life:	4yr
Next Replacement Date:	1/1/2027

Cost Details

Type of Cost:	Repair
Quantity:	2000 SF
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per SF:	$9.50
Total Cost:	$19,000.00
Inflation Rate:	4.00 %
Future Cost:	$239,364.00

C03.1 - Concrete Pool Deck

Basic Info

Category	Flatwork
Description	Concrete pool deck
Location	Swimming pool area
Recommendation	Remove and replace damaged sections of concrete pool deck.
Condition:	Fair

Comments/Notes

1,850 SF of Pool Deck

Useful Life

Last Service/Install Date:	1/1/2017
Est. Useful Life:	5yr
Remaining Useful Life:	2yr
Next Replacement Date:	1/1/2025

Cost Details

Type of Cost:	Repair
Quantity:	92.5 SF
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per SF:	$12.00
Total Cost:	$1,110.00
Inflation Rate:	4.00 %
Future Cost:	$12,929.00

C04.1 - Concrete Curbing

Basic Info

Category	Flatwork
Description	Concrete Curbing
Location	Throughout the community
Recommendation	Remove and replace damaged sections of the concrete curbing.
Condition:	Fair

Comments/Notes

Entry Drive: 2,550 linear feet Service Road: 300 linear feet Connecting Road: 900 linear feet

Useful Life

Last Service/Install Date:	1/1/2022
Est. Useful Life:	5yr
Remaining Useful Life:	4yr
Next Replacement Date:	1/1/2027

Cost Details

Type of Cost:	Repair
Quantity:	93.75 LF
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per LF:	$28.00
Total Cost:	$2,625.00
Inflation Rate:	4.00 %
Future Cost:	$33,070.14

C05.1 - Concrete Drain Pans

Basic Info

Category	Flatwork
Description	Cast in place concrete drain pans
Location	Throughout the community
Recommendation	Remove and replace damaged sections of the concrete drain pans.
Condition:	Fair

Comments/Notes

1,500 linear feet of Concrete Drain Pans

Useful Life

Last Service/Install Date:	1/1/2020
Est. Useful Life:	5yr
Remaining Useful Life:	2yr
Next Replacement Date:	1/1/2025

Cost Details

Type of Cost:	Repair
Quantity:	75 LF
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per LF:	$38.00
Total Cost:	$2,850.00
Inflation Rate:	4.00 %
Future Cost:	$33,196.13

D01.1 - Retaining Wall

Basic Info

Category	Landscaping and Appurtenances
Description	Stacked stone retaining walls
Location	Throughout the community
Recommendation	Remove and replace damaged sections of retaining walls.
Condition:	Fair

Comments/Notes

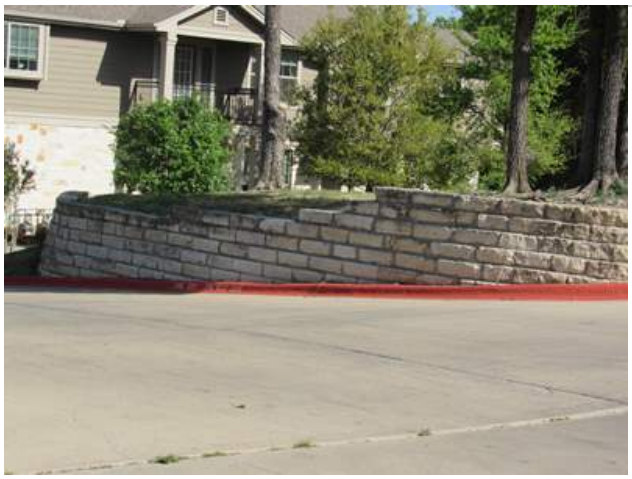
1,800 SF of Retaining Wall

Useful Life

Last Service/Install Date:	1/1/2016
Est. Useful Life:	10yr
Remaining Useful Life:	3yr
Next Replacement Date:	1/1/2026

Cost Details

Type of Cost:	Repair
Quantity:	180 SF
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per SF:	$50.00
Total Cost:	$9,000.00
Inflation Rate:	4.00 %
Future Cost:	$49,183.56



D02.1 - Metal Fencing and Railing (Repaint)

Basic Info

Category	Landscaping and Appurtenances
Description	Metal perimeter fencing and railings for concrete stairs
Location	Entrances to community and exterior stairs of some buildings
Recommendation	Prepare and repaint metal fencing and railings.
Condition:	Fair

Comments/Notes

450 LF of fencing

200 LF of railings

Useful Life

Last Service/Install Date:	1/1/2017
Est. Useful Life:	7yr
Remaining Useful Life:	5yr
Next Replacement Date:	1/1/2028

Cost Details

Type of Cost:	Repair
Quantity:	650 LF
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per LF:	$9.25
Total Cost:	$6,012.50
Inflation Rate:	4.00 %
Future Cost:	$48,129.25

D02.2 - Metal Fencing and Railings (Replace)

Basic Info

Category	Landscaping and Appurtenances
Description	Metal perimeter fencing and railings for concrete stairs
Location	Entrances to community and exterior stairs of some buildings
Recommendation	Remove and replace the metal fencing and railings.
Condition:	Fair

Comments/Notes

450 LF of fencing

200 LF of railings

Useful Life

Last Service/Install Date:	1/1/2008
Est. Useful Life:	30yr
Remaining Useful Life:	15yr
Next Replacement Date:	1/1/2038

Cost Details

Type of Cost:	Replacement
Quantity:	650 LF
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per LF:	$35.00
Total Cost:	$22,750.00
Inflation Rate:	4.00 %
Future Cost:	$42,610.10

D03.1 - Perimeter Fencing

Basic Info

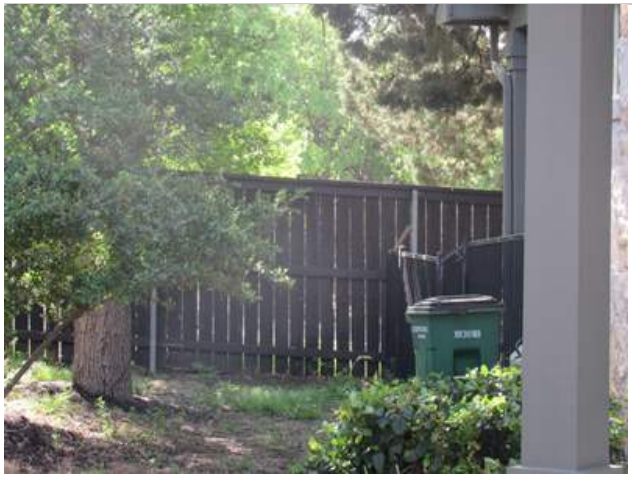
Category	Landscaping and Appurtenances
Description	Wood picket perimeter fencing with stone columns
Location	Surrounding the community
Recommendation	Remove and replace perimeter fencing in phases.
Condition:	Fair

Useful Life

Last Service/Install Date:	1/1/2010
Est. Useful Life:	25yr
Remaining Useful Life:	9yr
Next Replacement Date:	1/1/2032

Cost Details

Type of Cost:	Replacement
Quantity:	1575.00 LF
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per LF:	$28.00
Total Cost:	$44,100.00
Inflation Rate:	4.00 %
Future Cost:	$76,955.29



D04.1 - Pool Fencing (Repaint)

Basic Info

Category	Landscaping and Appurtenances
Description	Painted metal fencing
Location	Surrounding swimming pool
Recommendation	Prepare and repaint pool fencing.
Condition:	Fair

Useful Life

Last Service/Install Date:	1/1/2017
Est. Useful Life:	7yr
Remaining Useful Life:	5yr
Next Replacement Date:	1/1/2028

Cost Details

Type of Cost:	Repair
Quantity:	380 LF
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per LF:	$9.25
Total Cost:	$3,515.00
Inflation Rate:	4.00 %
Future Cost:	$28,137.10

D04.2 - Pool Fencing (Replace)

Basic Info

Category	Landscaping and Appurtenances
Description	Painted metal fencing
Location	Surrounding swimming pool
Recommendation	Remove and replace pool fencing.
Condition:	Fair

Useful Life

Last Service/Install Date:	1/1/2008
Est. Useful Life:	25yr
Remaining Useful Life:	10yr
Next Replacement Date:	1/1/2033

Cost Details

Type of Cost:	Replacement
Quantity:	380 LF
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per LF:	$35.00
Total Cost:	$13,300.00
Inflation Rate:	4.00 %
Future Cost:	$20,474.78

D05.1 - Entry Gate Motors

Basic Info

Category	Landscaping and Appurtenances
Description	Entrance and exit gates motors
Location	Entrances to community
Recommendation	Remove and replace entry gate motors.
Condition:	Fair

Useful Life

Last Service/Install Date:	1/1/2008
Est. Useful Life:	12yr
Remaining Useful Life:	6yr
Next Replacement Date:	1/1/2029

Cost Details

Type of Cost:	Replacement
Quantity:	4 Ea
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per Ea:	$1,200.00
Total Cost:	$4,800.00
Inflation Rate:	4.00 %
Future Cost:	$17,099.67

D05.2 - Entry Gates

Basic Info

Category	Landscaping and Appurtenances
Description	Entrance and exit gates
Location	Entrances to community
Recommendation	Remove and replace entry gates.
Condition:	Fair

Useful Life

Last Service/Install Date:	1/1/2008
Est. Useful Life:	20yr
Remaining Useful Life:	5yr
Next Replacement Date:	1/1/2028

Cost Details

Type of Cost:	Replacement
Quantity:	4 Ea
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per Ea:	$8,000.00
Total Cost:	$32,000.00
Inflation Rate:	4.00 %
Future Cost:	$89,235.88

D05.3 - Entry Gates (Operating Systems)

Basic Info

Category	Landscaping and Appurtenances
Description	Operating systems for the vehicle gates
Location	Community entrances
Recommendation	Update the operating systems for the gates
Condition:	Fair

Useful Life

Last Service/Install Date:	1/1/2022
Est. Useful Life:	10yr
Remaining Useful Life:	9yr
Next Replacement Date:	1/1/2032

Cost Details

Type of Cost:	Replacement
Quantity:	1 LS
Percent of Total to Maintain:	100.00 %
Source:	Property Management
Estimate Date:	1/1/2022
Cost Per LS:	$15,000.00
Total Cost:	$15,000.00
Inflation Rate:	4.00 %
Future Cost:	$103,721.47

D06.1 - Mailboxes

Basic Info

Category	Landscaping and Appurtenances
Description	Podium mounted cluster mailboxes
Location	Near each entrance
Recommendation	Remove and replace mailboxes.
Condition:	Fair

Useful Life

Last Service/Install Date:	1/1/2008
Est. Useful Life:	20yr
Remaining Useful Life:	5yr
Next Replacement Date:	1/1/2028

Cost Details

Type of Cost:	Replacement
Quantity:	18 Ea
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per Ea:	$1,300.00
Total Cost:	$23,400.00
Inflation Rate:	4.00 %
Future Cost:	$65,253.75

D07.1 - Irrigation Clocks

Basic Info

Category	Landscaping and Appurtenances
Description	Irrigation Clocks
Location	Throughout the community
Recommendation	Remove and replace irrigation clocks.
Condition:	Fair

Useful Life

Last Service/Install Date:	1/1/2018
Est. Useful Life:	5yr
Remaining Useful Life:	15yr
Next Replacement Date:	1/1/2038

Cost Details

Type of Cost:	Replacement
Quantity:	2 Ea
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per Ea:	$5,400.00
Total Cost:	$10,800.00
Inflation Rate:	4.00 %
Future Cost:	$74,781.57

D08.1 - Entry Monument Lettering

Basic Info

Category	Landscaping and Appurtenances
Description	Entry monuments
Location	Near each entrance
Recommendation	Remove and replace entry monument lettering.
Condition:	Fair

Useful Life

Last Service/Install Date:	1/1/2008
Est. Useful Life:	15yr
Remaining Useful Life:	10yr
Next Replacement Date:	1/1/2033

Cost Details

Type of Cost:	Repair
Quantity:	2 Ea
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per Ea:	$5,000.00
Total Cost:	$10,000.00
Inflation Rate:	4.00 %
Future Cost:	$43,119.24

D08.2 - Stone Monument Surrounds

Basic Info

Category	Landscaping and Appurtenances
Description	Decorative stone surrounds
Location	Around entry monuments
Recommendation	Remove and replace damaged sections of stone surrounds.
Condition:	Fair

Comments/Notes

860 SF of Stone Monument Surrounds

Useful Life

Last Service/Install Date:	1/1/2015
Est. Useful Life:	10yr
Remaining Useful Life:	2yr
Next Replacement Date:	1/1/2025

Cost Details

Type of Cost:	Repair
Quantity:	86 SF
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per SF:	$12.65
Total Cost:	$1,087.90
Inflation Rate:	4.00 %
Future Cost:	$5,716.59

E01.1 - Stone Veneer

Basic Info

Category	Façade
Description	Stone Veneer
Location	Building exteriors
Recommendation	Tuckpoint, remove and replace damaged sections of the stone veneer.
Condition:	Fair

Comments/Notes

213,600 SF of Stone Veneer

Useful Life

Last Service/Install Date:	1/1/2022
Est. Useful Life:	10yr
Remaining Useful Life:	9yr
Next Replacement Date:	1/1/2032

Cost Details

Type of Cost:	Repair
Quantity:	10680 SF
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per SF:	$12.95
Total Cost:	$138,306.00
Inflation Rate:	4.00 %
Future Cost:	$956,351.28

E02.1 - Building Exterior (Paint)

Basic Info

Category	Façade
Description	Painted exterior lap siding, balconies and gutters
Location	Building exteriors
Recommendation	Prepare and repaint the siding.
Condition:	Fair

Comments/Notes

Includes painting of Siding, Trim, Facia, Gutters, Down Spouts, Entry Doors, Patio Doors, Garage Doors, Wood and Metal Railing 140,200 Total SF

Serviced buildings 1-16 and 43-52 in 2019

Serviced buildings 17-42 in 2020

Serviced buildings 53-73 in 2021

Serviced buildings 74-94 in 2022

Useful Life

Last Service/Install Date:	N/A
Est. Useful Life:	8yr
Remaining Useful Life:	4yr
Next Replacement Date:	1/1/2027

Cost Details

Type of Cost:	Repair
Quantity:	140200 SF
Percent of Total to Maintain:	100.00 %
Source:	Empire Works Bid
Estimate Date:	1/11/2022
Cost Per SF:	$3.63
Total Cost:	$508,926.00
Inflation Rate:	4.00 %
Future Cost:	$3,542,726.41

E02.2 - Lap Siding Replace

Basic Info

Category	Façade
Description	Painted exterior lap siding
Location	Building exteriors
Recommendation	Remove and replace lap siding.
Condition:	Fair

Comments/Notes

140,200 square feet Total

Useful Life

Last Service/Install Date:	1/1/2008
Est. Useful Life:	40yr
Remaining Useful Life:	25yr
Next Replacement Date:	1/1/2048

Cost Details

Type of Cost:	Replacement
Quantity:	140200 SF
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per SF:	$8.50
Total Cost:	$1,191,700.00
Inflation Rate:	4.00 %
Future Cost:	$1,792,281.75

E03.1 - Balcony Decks

Basic Info

Category	Façade
Description	Balcony decking
Location	Exterior of each building
Recommendation	Remove and replace balcony decks in phases.
Condition:	Fair

Comments/Notes

14,100 SF Total Decking

Useful Life

Last Service/Install Date:	1/1/2008
Est. Useful Life:	30yr
Remaining Useful Life:	15yr
Next Replacement Date:	1/1/2038

Cost Details

Type of Cost:	Replacement
Quantity:	14100 SF
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per SF:	$22.50
Total Cost:	$317,250.00
Inflation Rate:	4.00 %
Future Cost:	$763,469.18

E03.2 - Metal Balcony Rails Replace

Basic Info

Category	Façade
Description	Metal balcony Rails
Location	Exterior of buildings 53-94
Recommendation	Remove and replace the metal balcony rails.
Condition:	Fair

Useful Life

Last Service/Install Date:	1/1/2008
Est. Useful Life:	25yr
Remaining Useful Life:	9yr
Next Replacement Date:	1/1/2032

Cost Details

Type of Cost:	Replacement
Quantity:	1975 LF
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per LF:	$35.00
Total Cost:	$69,125.00
Inflation Rate:	4.00 %
Future Cost:	$102,322.78

E03.3 - Wood Balcony Rails Replace

Basic Info

Category	Façade
Description	Wood balcony rails
Location	Exterior of buildings 1-52
Recommendation	Remove and replace the wood balcony rails.
Condition:	Fair

Useful Life

Last Service/Install Date:	1/1/2008
Est. Useful Life:	25yr
Remaining Useful Life:	9yr
Next Replacement Date:	1/1/2032

Cost Details

Type of Cost:	Replacement
Quantity:	2450 LF
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per LF:	$28.00
Total Cost:	$68,600.00
Inflation Rate:	4.00 %
Future Cost:	$101,545.15

F01.1 - Asphalt Shingles

Basic Info

Category	Roofing
Description	Asphalt composite shingles
Location	Building roof tops
Recommendation	Remove and replace asphalt shingles.
Condition:	Fair

Comments/Notes

3100 squares (RS) of Asphalt Shingle

Installed on buildings 1-52 in 2008

Installed on buildings 53-94 in 2010

Useful Life

Last Service/Install Date:	1/1/2008
Est. Useful Life:	25yr
Remaining Useful Life:	10yr
Next Replacement Date:	1/1/2033

Cost Details

Type of Cost:	Replacement
Quantity:	3100 RS
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per RS:	$450.00
Total Cost:	$1,395,000.00
Inflation Rate:	4.00 %
Future Cost:	$2,281,612.40

F02.1 - Gutters and Downspouts

Basic Info

Category	Roofing
Description	Painted metal gutters and downspouts
Location	Affixed to roof edge
Recommendation	Remove and replace gutters and downspouts.
Condition:	Fair

Comments/Notes

32,500 linear feet of gutters and downspouts

Installed on buildings 1-52 in 2009

Installed on buildings 53-94 in 2010

Useful Life

Last Service/Install Date:	1/1/2008
Est. Useful Life:	25yr
Remaining Useful Life:	10yr
Next Replacement Date:	1/1/2033

Cost Details

Type of Cost:	Replacement
Quantity:	32500 LF
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per LF:	$12.65
Total Cost:	$411,125.00
Inflation Rate:	4.00 %
Future Cost:	$672,425.00

H01.1 - Pool Sand Filter

Basic Info

Category	Mechanical
Description	Pool pump filter
Location	Adjacent to pool restrooms
Recommendation	Remove sand from filter, Check Laterals, Standpipe, Bulkheads and Filter Valve. Inspect and Refill Filter with Sand.
Condition:	Fair

Useful Life

Last Service/Install Date:	1/1/2019
Est. Useful Life:	12yr
Remaining Useful Life:	8yr
Next Replacement Date:	1/1/2031

Cost Details

Type of Cost:	Replacement
Quantity:	1 Ea
Percent of Total to Maintain:	100.00 %
Source:	West Lake Pool and Spa Invoice
Estimate Date:	9/30/2019
Cost Per Ea:	$676.56
Total Cost:	$676.56
Inflation Rate:	4.00 %
Future Cost:	$2,817.42

H01.2 - Pool Pump

Basic Info

Category	Mechanical
Description	Pool pump
Location	Adjacent to pool restrooms
Recommendation	Remove and replace pool pump.
Condition:	Fair

Useful Life

Last Service/Install Date:	1/1/2021
Est. Useful Life:	8yr
Remaining Useful Life:	4yr
Next Replacement Date:	1/1/2027

Cost Details

Type of Cost:	Replacement
Quantity:	1 Ea
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per Ea:	$1,000.00
Total Cost:	$1,000.00
Inflation Rate:	4.00 %
Future Cost:	$8,279.14

H02.1 - Entry Intercom System

Basic Info

Category	Mechanical
Description	Entry system
Location	Entrances to the community
Recommendation	Remove and replace intercom system.
Condition:	Fair

Comments/Notes

Installed January 2022

Useful Life

Last Service/Install Date:	1/17/2022
Est. Useful Life:	10yr
Remaining Useful Life:	9yr
Next Replacement Date:	1/1/2032

Cost Details

Type of Cost:	Replacement
Quantity:	2 Ea
Percent of Total to Maintain:	100.00 %
Source:	Mitchell Time & Parking
Estimate Date:	1/17/2022
Cost Per Ea:	$2,628.10
Total Cost:	$5,256.20
Inflation Rate:	4.00 %
Future Cost:	$36,345.39

I01.1 - Fire Alarm Control Panel

Basic Info

Category	Fire and Life Safety
Description	Fire alarm control panel for daisy-chained fire alarm system
Location	Behind the Brodie side mail kiosk
Recommendation	Remove and replace fire alarm control panel for Brodie Lane buildings.
Condition:	Fair

Comments/Notes

This system includes buildings 4-52 and 2.

There are reported wiring issues that are addressed on an as needed bases in this system.

Useful Life

Last Service/Install Date:	1/1/2008
Est. Useful Life:	20yr
Remaining Useful Life:	5yr
Next Replacement Date:	1/1/2028

Cost Details

Type of Cost:	Replacement
Quantity:	1 Ea
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per Ea:	$2,600.00
Total Cost:	$2,600.00
Inflation Rate:	4.00 %
Future Cost:	$10,498.25

I01.2 - Fire Alarm Control Panel

Basic Info

Category	Fire and Life Safety
Description	Silent Knight fire alarm control panels
Location	Mechanical room near mail kiosk
Recommendation	Remove and replace silent knight fire alarm control panels.
Condition:	Fair

Comments/Notes

These panels are only for buildings 1 and 3.

They were installed upon completion after buildings 53-94 and were removed from the wired alarm system in 2021.

Their replacement has been scheduled to align with Component I01.1.

Useful Life

Last Service/Install Date:	N/A
Est. Useful Life:	20yr
Remaining Useful Life:	5yr
Next Replacement Date:	1/1/2028

Cost Details

Type of Cost:	Replacement
Quantity:	2 Ea
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per Ea:	$2,600.00
Total Cost:	$5,200.00
Inflation Rate:	4.00 %
Future Cost:	$20,996.50

I02.1 - Fire Alarm Control Panel

Basic Info

Category	Fire and Life Safety
Description	Fire alarm control panel for replacement wireless system of buildings 53-94
Location	Fire alarm closets near mail kiosk
Recommendation	Remove and replace the fire alarm control panels for buildings 53-94.
Condition:	Fair to Poor

Comments/Notes

The system for 53-94 is scheduled to be replaced in the near future, this component is meant for the upkeep of the future system.

Useful Life

Last Service/Install Date:	N/A
Est. Useful Life:	20yr
Remaining Useful Life:	27yr
Next Replacement Date:	1/1/2050

Cost Details

Type of Cost:	Replacement
Quantity:	1 Ea
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per Ea:	$7,000.00
Total Cost:	$7,000.00
Inflation Rate:	4.00 %
Future Cost:	$20,990.92

I02.2 - Fire Alarm System Replacement

Basic Info

Category	Fire and Life Safety
Description	CWSI fire system replacement
Location	Buildings 53-94 FACP closets
Recommendation	Remove and replace the fire system for buildings 53-74.
Condition:	Fair

Comments/Notes

The CWSI System is being phased out of production. Replacements will be available until 2026.

This component splits this cost by replacing half of the system at a time.

Useful Life

Last Service/Install Date:	N/A
Est. Useful Life:	N/A
Remaining Useful Life:	N/A
Next Replacement Date:	1/1/2025

Cost Details

Type of Cost:	Replacement
Quantity:	1 Job
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per Job:	$315,000.00
Total Cost:	$315,000.00
Inflation Rate:	4.00 %
Future Cost:	$354,332.16

I02.3 - Fire Alarm System Replacement

Basic Info

Category	Fire and Life Safety
Description	CWSI fire system replacement
Location	Buildings 53-94 FACP closets
Recommendation	Remove CWSI system and replace with similar system on buildings 74-94.
Condition:	Fair

Comments/Notes

The CWSI System is being phased out of production. Replacements will be available until 2026.

This component splits this cost by replacing half of the system at a time.

Useful Life

Last Service/Install Date:	N/A
Est. Useful Life:	N/A
Remaining Useful Life:	N/A
Next Replacement Date:	1/1/2030

Cost Details

Type of Cost:	Replacement
Quantity:	1 Job
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per Job:	$315,000.00
Total Cost:	$315,000.00
Inflation Rate:	4.00 %
Future Cost:	$431,099.25

J01.1 - Swimming Pool Resurface

Basic Info

Category	Amenities
Description	Plaster basin swimming pool with tile coping
Location	Near West entrance of the community
Recommendation	Resurface swimming pool.
Condition:	Fair

Useful Life

Last Service/Install Date:	1/1/2018
Est. Useful Life:	10yr
Remaining Useful Life:	5yr
Next Replacement Date:	1/1/2028

Cost Details

Type of Cost:	Repair
Quantity:	1400 SF
Percent of Total to Maintain:	100.00 %
Source:	H&H Tile Plaster Pool Renovations
Estimate Date:	1/1/2022
Cost Per SF:	$10.00
Total Cost:	$14,000.00
Inflation Rate:	4.00 %
Future Cost:	$82,751.20

J01.2 - Swimming Pool Coping Replace

Basic Info

Category	Amenities
Description	Plaster basin swimming pool with tile coping
Location	Near West entrance of the community
Recommendation	Remove and replace swimming pool coping.
Condition:	Fair

Useful Life

Last Service/Install Date:	1/1/2018
Est. Useful Life:	40yr
Remaining Useful Life:	N/A
Next Replacement Date:	N/A

Cost Details

Type of Cost:	Replacement
Quantity:	150 LF
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per LF:	$40.00
Total Cost:	$6,000.00
Inflation Rate:	4.00 %
Future Cost:	$0.00

J02.1 - Pool Sunshade

Basic Info

Category	Amenities
Description	Shade in the pool area
Location	Adjacent to pool
Recommendation	Remove and replace pool sun shade.
Condition:	Fair

Useful Life

Last Service/Install Date:	1/1/2018
Est. Useful Life:	12yr
Remaining Useful Life:	7yr
Next Replacement Date:	1/1/2030

Cost Details

Type of Cost:	Replacement
Quantity:	1 Ea
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per Ea:	$4,000.00
Total Cost:	$4,000.00
Inflation Rate:	4.00 %
Future Cost:	$14,238.77

J02.2 - Pool Furniture

Basic Info

Category	Amenities
Description	Furniture in the pool area
Location	Adjacent to pool
Recommendation	Remove and replace pool furniture.
Condition:	Fair

Useful Life

Last Service/Install Date:	1/1/2019
Est. Useful Life:	12yr
Remaining Useful Life:	8yr
Next Replacement Date:	1/1/2031

Cost Details

Type of Cost:	Replacement
Quantity:	1 Job
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per Job:	$1,650.00
Total Cost:	$1,650.00
Inflation Rate:	4.00 %
Future Cost:	$6,108.43

K01.1 - Lift Station

Basic Info

Category	Miscellaneous
Description	Hoffman lift station controller
Location	Adjacent to the detention pond
Recommendation	Remove and replace the lift station controller and pumps.
Condition:	Fair

Useful Life

Last Service/Install Date:	1/1/2008
Est. Useful Life:	25yr
Remaining Useful Life:	10yr
Next Replacement Date:	1/1/2033

Cost Details

Type of Cost:	Replacement
Quantity:	1 Ea
Percent of Total to Maintain:	100.00 %
Source:	SBSA Component Database
Estimate Date:	1/1/2022
Cost Per Ea:	$15,000.00
Total Cost:	$15,000.00
Inflation Rate:	4.00 %
Future Cost:	$23,091.81

EXPENDITURES BY CATEGORY

CATEGORY	2023	2024	2025	2026	2027
Façade					$142,398.34
Fire and Life Safety			$354,332.16		
Flatwork			$4,454.44		$121,757.19
Landscaping and Appurtenances			$1,223.78	$10,528.74	
Mechanical					$1,216.65
Paving and Curbing			$11,232.00		
Topography, Grading and Drainage		$3,028.48			
	$0.00	**$3,028.48**	**$371,242.38**	**$10,528.74**	**$265,372.18**

CATEGORY	2028	2029	2030	2031	2032
Amenities	$17,714.20		$5,474.28	$2,348.46	
Façade	$148,105.88	$174,131.20	$195,023.81		$408,592.85
Fire and Life Safety	$9,869.49		$431,099.25		
Flatwork			$5,419.58		$148,136.58
Landscaping and Appurtenances	$47,104.46	$3,158.24		$3,415.95	$38,523.42
Mechanical				$1,083.19	$7,780.46
Paving and Curbing	$48,257.16	$63,330.27	$52,195.39		
	$271,051.19	**$240,619.71**	**$689,212.31**	**$6,847.60**	**$603,033.31**

CATEGORY	2033	2034	2035	2036	2037
Façade			$194,894.82	$202,698.36	$238,286.72
Flatwork			$6,593.72		$180,228.66
Landscaping and Appurtenances	$78,512.19	$17,651.42	$17,675.48	$15,585.12	
Mechanical			$1,665.07		
Miscellaneous	$23,091.81				
Paving and Curbing	$15,350.40				$17,971.20
Roofing	$1,390,221.20			$1,563,816.20	

CATEGORY	2033	2034	2035	2036	2037
	$1,507,175.60	**$17,651.42**	**$220,829.09**	**$1,782,099.68**	**$436,486.58**

CATEGORY	2038	2039	2040	2041	2042
Amenities	$26,222.00				$8,764.49
Façade	$415,452.09				$476,827.50
Flatwork			$8,022.26		$219,278.07
Landscaping and Appurtenances	$83,487.73		$22,334.68	$5,056.44	$53,742.89
Mechanical					$11,516.98
Paving and Curbing				$21,049.60	
	$525,161.82	**$0.00**	**$30,356.94**	**$26,106.04**	**$770,129.93**

CATEGORY	2043	2044	2045	2046	2047
Amenities	$3,759.97				
Façade	$266,738.91	$277,412.34	$326,136.04	$568,577.93	
Flatwork			$9,760.29		$266,785.02
Landscaping and Appurtenances	$30,079.74		$2,681.39	$23,069.70	
Mechanical	$4,013.00				
Paving and Curbing			$24,627.20		
	$304,591.62	**$277,412.34**	**$363,204.92**	**$591,647.63**	**$266,785.02**

CATEGORY	2048	2049	2050	2051	2052
Amenities	$38,815.00				
Façade	$825,988.30		$237,835.28	$365,056.97	$1,794,539.21
Fire and Life Safety	$21,625.26		$20,990.92		
Flatwork			$11,874.84		$324,582.64
Landscaping and Appurtenances	$134,464.79	$27,471.13			$48,650.96
Mechanical				$3,118.65	$17,047.95
Paving and Curbing	$105,722.01	$138,738.64	$114,347.28		
	$1,126,615.36	**$166,209.77**	**$385,048.32**	**$368,175.62**	**$2,184,820.76**

EXISTING RESERVE SUMMARY

Number of Contributors	282	Study Year	2023
Analysis Schedule	January 1, 2023 to December 31, 2052	On Site Date	April 6, 2022
		Inflation Rate	4.00 %
Initial Reserve Balance	$603,800.00	Projected Interest Rate	0.01 %
Start of Term Funding Level	40.75 %	End of Term Funding Level	0.00 %

The Existing Reserve Summary estimates the impact of the anticipated expenditures on the existing reserve account contributions and starting balance. SBSA understands that it is unlikely that the Association contributions remain constant throughout the term, but it cannot be predicted that there will be increases to the reserve contributions for this Study. Therefore, SBSA has built this scenario on the conservative approach that no adjustments are made to the reserve contributions through the term of the Study.

ASSESSMENT SCHEDULE

Jan 1, 2023 to Dec 31, 2032

Year	Annual Total Contribution	Average Monthly Contribution	Average Monthly Contribution Per Member
Jan 1, 2023 - Dec 31, 2023	$300,000.00	$25,000.00	$88.65
Jan 1, 2024 - Dec 31, 2024	$300,000.00	$25,000.00	$88.65
Jan 1, 2025 - Dec 31, 2025	$300,000.00	$25,000.00	$88.65
Jan 1, 2026 - Dec 31, 2026	$300,000.00	$25,000.00	$88.65
Jan 1, 2027 - Dec 31, 2027	$300,000.00	$25,000.00	$88.65
Jan 1, 2028 - Dec 31, 2028	$300,000.00	$25,000.00	$88.65
Jan 1, 2029 - Dec 31, 2029	$300,000.00	$25,000.00	$88.65
Jan 1, 2030 - Dec 31, 2030	$300,000.00	$25,000.00	$88.65
Jan 1, 2031 - Dec 31, 2031	$300,000.00	$25,000.00	$88.65
Jan 1, 2032 - Dec 31, 2032	$300,000.00	$25,000.00	$88.65

Jan 1, 2033 to Dec 31, 2042

Year	Annual Total Contribution	Average Monthly Contribution	Average Monthly Contribution Per Member

Jan 1, 2033 - Dec 31, 2033	$300,000.00	$25,000.00	$88.65
Jan 1, 2034 - Dec 31, 2034	$300,000.00	$25,000.00	$88.65
Jan 1, 2035 - Dec 31, 2035	$300,000.00	$25,000.00	$88.65
Jan 1, 2036 - Dec 31, 2036	$300,000.00	$25,000.00	$88.65
Jan 1, 2037 - Dec 31, 2037	$300,000.00	$25,000.00	$88.65
Jan 1, 2038 - Dec 31, 2038	$300,000.00	$25,000.00	$88.65
Jan 1, 2039 - Dec 31, 2039	$300,000.00	$25,000.00	$88.65
Jan 1, 2040 - Dec 31, 2040	$300,000.00	$25,000.00	$88.65
Jan 1, 2041 - Dec 31, 2041	$300,000.00	$25,000.00	$88.65
Jan 1, 2042 - Dec 31, 2042	$300,000.00	$25,000.00	$88.65

Jan 1, 2043 to Dec 31, 2052

Year	Annual Total Contribution	Average Monthly Contribution	Average Monthly Contribution Per Member
Jan 1, 2043 - Dec 31, 2043	$300,000.00	$25,000.00	$88.65
Jan 1, 2044 - Dec 31, 2044	$300,000.00	$25,000.00	$88.65
Jan 1, 2045 - Dec 31, 2045	$300,000.00	$25,000.00	$88.65
Jan 1, 2046 - Dec 31, 2046	$300,000.00	$25,000.00	$88.65
Jan 1, 2047 - Dec 31, 2047	$300,000.00	$25,000.00	$88.65
Jan 1, 2048 - Dec 31, 2048	$300,000.00	$25,000.00	$88.65
Jan 1, 2049 - Dec 31, 2049	$300,000.00	$25,000.00	$88.65
Jan 1, 2050 - Dec 31, 2050	$300,000.00	$25,000.00	$88.65
Jan 1, 2051 - Dec 31, 2051	$300,000.00	$25,000.00	$88.65
Jan 1, 2052 - Dec 31, 2052	$300,000.00	$25,000.00	$88.65

EXISTING RESERVE PROJECTIONS

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDTIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE	PERCENT FUNDED	FULLY FUNDED BALANCE
2023	$603,800.00	$300,000.00	0.00 %	$60.38	$0.00	$0.00	$0.00	$903,860.38	40.75 %	$2,217,866.88
2024	$903,860.38	$300,000.00	0.00 %	$90.39	$0.00	$0.00	$3,028.48	$1,200,922.29	44.33 %	$2,709,200.13
2025	$1,200,922.29	$300,000.00	0.00 %	$120.09	$0.00	$0.00	$357,614.22	$1,143,428.16	35.37 %	$3,233,050.08
2026	$1,143,428.16	$300,000.00	0.00 %	$114.34	$0.00	$0.00	$10,528.74	$1,433,013.76	43.32 %	$3,307,818.15
2027	$1,433,013.76	$300,000.00	0.00 %	$143.30	$0.00	$0.00	$265,372.18	$1,467,784.88	39.04 %	$3,759,238.98
2028	$1,467,784.88	$300,000.00	0.00 %	$146.78	$0.00	$0.00	$270,671.60	$1,497,260.06	37.65 %	$3,976,814.59
2029	$1,497,260.06	$300,000.00	0.00 %	$149.73	$0.00	$0.00	$240,619.71	$1,556,790.08	36.96 %	$4,211,977.20
2030	$1,556,790.08	$300,000.00	0.00 %	$155.68	$0.00	$0.00	$672,631.57	$1,184,314.19	26.30 %	$4,502,360.67
2031	$1,184,314.19	$300,000.00	0.00 %	$118.43	$0.00	$0.00	$6,847.60	$1,477,585.02	34.32 %	$4,305,594.87
2032	$1,477,585.02	$300,000.00	0.00 %	$147.76	$0.00	$0.00	$603,033.31	$1,174,699.47	24.39 %	$4,816,730.58
2033	$1,174,699.47	$300,000.00	0.00 %	$117.47	$0.00	$0.00	$1,507,175.60	($32,358.66)	0.00 %	$4,741,739.01
2034	($32,358.66)	$300,000.00	0.00 %	$0.00	$0.00	$0.00	$17,651.42	$249,989.92	6.69 %	$3,738,512.64
2035	$249,989.92	$300,000.00	0.00 %	$25.00	$0.00	$0.00	$220,829.09	$329,185.83	7.73 %	$4,259,296.56
2036	$329,185.83	$300,000.00	0.00 %	$32.92	$0.00	$0.00	$1,782,099.68	($1,152,880.93)	0.00 %	$4,605,183.94
2037	($1,152,880.93)	$300,000.00	0.00 %	$0.00	$0.00	$0.00	$436,486.58	($1,289,367.51)	0.00 %	$3,359,906.75
2038	($1,289,367.51)	$300,000.00	0.00 %	$0.00	$0.00	$0.00	$525,161.82	($1,514,529.33)	0.00 %	$3,481,180.44
2039	($1,514,529.33)	$300,000.00	0.00 %	$0.00	$0.00	$0.00	$0.00	($1,214,529.33)	0.00 %	$3,535,993.87
2040	($1,214,529.33)	$300,000.00	0.00 %	$0.00	$0.00	$0.00	$30,356.94	($944,886.27)	0.00 %	$4,157,634.68
2041	($944,886.27)	$300,000.00	0.00 %	$0.00	$0.00	$0.00	$26,106.04	($670,992.31)	0.00 %	$4,791,932.89
2042	($670,992.31)	$300,000.00	0.00 %	$0.00	$0.00	$0.00	$770,129.93	($1,141,122.24)	0.00 %	$5,476,021.80
2043	($1,141,122.24)	$300,000.00	0.00 %	$0.00	$0.00	$0.00	$304,591.62	($1,145,713.86)	0.00 %	$5,435,164.82
2044	($1,145,713.86)	$300,000.00	0.00 %	$0.00	$0.00	$0.00	$277,412.34	($1,123,126.20)	0.00 %	$5,898,477.16
2045	($1,123,126.20)	$300,000.00	0.00 %	$0.00	$0.00	$0.00	$363,204.92	($1,186,331.12)	0.00 %	$6,431,099.67
2046	($1,186,331.12)	$300,000.00	0.00 %	$0.00	$0.00	$0.00	$591,647.63	($1,477,978.75)	0.00 %	$6,919,227.11
2047	($1,477,978.75)	$300,000.00	0.00 %	$0.00	$0.00	$0.00	$266,785.02	($1,444,763.77)	0.00 %	$7,214,801.32
2048	($1,444,763.77)	$300,000.00	0.00 %	$0.00	$0.00	$0.00	$1,125,783.62	($2,270,547.39)	0.00 %	$7,885,414.55

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDTIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE	PERCENT FUNDED	FULLY FUNDED BALANCE
2049	($2,270,547.39)	$300,000.00	0.00 %	$0.00	$0.00	$0.00	$166,209.77	($2,136,757.16)	0.00 %	$7,715,867.64
2050	($2,136,757.16)	$300,000.00	0.00 %	$0.00	$0.00	$0.00	$385,048.32	($2,221,805.48)	0.00 %	$8,564,929.10
2051	($2,221,805.48)	$300,000.00	0.00 %	$0.00	$0.00	$0.00	$368,175.62	($2,289,981.10)	0.00 %	$9,250,952.40
2052	($2,289,981.10)	$300,000.00	0.00 %	$0.00	$0.00	$0.00	$2,184,820.76	($4,174,801.86)	0.00 %	$10,011,735.11

CASH FLOW RESERVE SUMMARY

Number of Contributors	282	Study Year	2023
Analysis Schedule	January 1, 2023 to December 31, 2052	On Site Date	April 6, 2022
		Inflation Rate	4.00 %
Initial Reserve Balance	$603,800.00	Projected Interest Rate	0.01 %
Start of Term Funding Level	40.75 %	End of Term Funding Level	0.00 %

The Cash Flow Reserve Summary builds a recommended funding plan based on the impacts of the anticipated expenditures on the reserve account starting balance. SBSA takes into consideration where expenditures occur through the term to build a financial model the remains above $0.00, or the Association's stated threshold value, throughout the term of the study. This is completed by a mixture of both an initial contribution increase, and annual contribution increases. If the model is not successful with adjustments to contributions, SBSA will consider supplemental funding, either via a Special Assessment or a Loan for the Association to consider. The goal of this model is not to prepare a plan that shall be adhered to, but to provide the Board a guide to build a reserve plan to fund the components in the community.

ASSESSMENT SCHEDULE

Jan 1, 2023 to Dec 31, 2032

Year	Annual Total Contribution	Average Monthly Contribution	Average Monthly Contribution Per Member
Jan 1, 2023 - Dec 31, 2023	$330,000.00	$27,500.00	$97.52
Jan 1, 2024 - Dec 31, 2024	$338,250.00	$28,187.50	$99.96
Jan 1, 2025 - Dec 31, 2025	$346,706.25	$28,892.19	$102.45
Jan 1, 2026 - Dec 31, 2026	$355,373.91	$29,614.49	$105.02
Jan 1, 2027 - Dec 31, 2027	$364,258.26	$30,354.86	$107.64
Jan 1, 2028 - Dec 31, 2028	$373,364.72	$31,113.73	$110.33
Jan 1, 2029 - Dec 31, 2029	$382,698.84	$31,891.57	$113.09
Jan 1, 2030 - Dec 31, 2030	$392,266.31	$32,688.86	$115.92
Jan 1, 2031 - Dec 31, 2031	$402,072.97	$33,506.08	$118.82
Jan 1, 2032 - Dec 31, 2032	$412,124.79	$34,343.73	$121.79

Jan 1, 2033 to Dec 31, 2042

Year	Annual Total Contribution	Average Monthly Contribution	Average Monthly Contribution Per Member
Jan 1, 2033 - Dec 31, 2033	$422,427.91	$35,202.33	$124.83
Jan 1, 2034 - Dec 31, 2034	$432,988.61	$36,082.38	$127.95
Jan 1, 2035 - Dec 31, 2035	$443,813.33	$36,984.44	$131.15
Jan 1, 2036 - Dec 31, 2036	$454,908.66	$37,909.06	$134.43
Jan 1, 2037 - Dec 31, 2037	$466,281.38	$38,856.78	$137.79
Jan 1, 2038 - Dec 31, 2038	$477,938.41	$39,828.20	$141.23
Jan 1, 2039 - Dec 31, 2039	$489,886.87	$40,823.91	$144.77
Jan 1, 2040 - Dec 31, 2040	$502,134.04	$41,844.50	$148.38
Jan 1, 2041 - Dec 31, 2041	$514,687.39	$42,890.62	$152.09
Jan 1, 2042 - Dec 31, 2042	$527,554.57	$43,962.88	$155.90

Jan 1, 2043 to Dec 31, 2052

Year	Annual Total Contribution	Average Monthly Contribution	Average Monthly Contribution Per Member
Jan 1, 2043 - Dec 31, 2043	$540,743.43	$45,061.95	$159.79
Jan 1, 2044 - Dec 31, 2044	$554,262.02	$46,188.50	$163.79
Jan 1, 2045 - Dec 31, 2045	$568,118.57	$47,343.21	$167.88
Jan 1, 2046 - Dec 31, 2046	$582,321.53	$48,526.79	$172.08
Jan 1, 2047 - Dec 31, 2047	$596,879.57	$49,739.96	$176.38
Jan 1, 2048 - Dec 31, 2048	$611,801.56	$50,983.46	$180.79
Jan 1, 2049 - Dec 31, 2049	$627,096.60	$52,258.05	$185.31
Jan 1, 2050 - Dec 31, 2050	$642,774.02	$53,564.50	$189.95
Jan 1, 2051 - Dec 31, 2051	$658,843.37	$54,903.61	$194.69
Jan 1, 2052 - Dec 31, 2052	$675,314.45	$56,276.20	$199.56

CASH FLOW RESERVE PROJECTIONS

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDTIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE	PERCENT FUNDED	FULLY FUNDED BALANCE
2023	$603,800.00	$330,000.00	10.00 %	$60.38	$0.00	$0.00	$0.00	$933,860.38	42.11 %	$2,217,866.88
2024	$933,860.38	$338,250.00	2.50 %	$93.39	$0.00	$0.00	$3,028.48	$1,269,175.29	46.85 %	$2,709,200.13
2025	$1,269,175.29	$346,706.25	2.50 %	$126.92	$0.00	$0.00	$357,614.22	$1,258,394.24	38.92 %	$3,233,050.08
2026	$1,258,394.24	$355,373.91	2.50 %	$125.84	$0.00	$0.00	$10,528.74	$1,603,365.25	48.47 %	$3,307,818.15
2027	$1,603,365.25	$364,258.26	2.50 %	$160.34	$0.00	$0.00	$265,372.18	$1,702,411.67	45.29 %	$3,759,238.98
2028	$1,702,411.67	$373,364.72	2.50 %	$170.24	$0.00	$0.00	$270,671.60	$1,805,275.03	45.40 %	$3,976,814.59
2029	$1,805,275.03	$382,698.84	2.50 %	$180.53	$0.00	$0.00	$240,619.71	$1,947,534.69	46.24 %	$4,211,977.20
2030	$1,947,534.69	$392,266.31	2.50 %	$194.75	$0.00	$0.00	$672,631.57	$1,667,364.18	37.03 %	$4,502,360.67
2031	$1,667,364.18	$402,072.97	2.50 %	$166.74	$0.00	$0.00	$6,847.60	$2,062,756.29	47.91 %	$4,305,594.87
2032	$2,062,756.29	$412,124.79	2.50 %	$206.28	$0.00	$0.00	$603,033.31	$1,872,054.05	38.87 %	$4,816,730.58
2033	$1,872,054.05	$422,427.91	2.50 %	$187.21	$0.00	$0.00	$1,507,175.60	$787,493.57	16.61 %	$4,741,739.01
2034	$787,493.57	$432,988.61	2.50 %	$78.75	$0.00	$0.00	$17,651.42	$1,202,909.51	32.18 %	$3,738,512.64
2035	$1,202,909.51	$443,813.33	2.50 %	$120.29	$0.00	$0.00	$220,829.09	$1,426,014.04	33.48 %	$4,259,296.56
2036	$1,426,014.04	$454,908.66	2.50 %	$142.60	$0.00	$0.00	$1,782,099.68	$98,965.62	2.15 %	$4,605,183.94
2037	$98,965.62	$466,281.38	2.50 %	$9.90	$0.00	$0.00	$436,486.58	$128,770.32	3.83 %	$3,359,906.75
2038	$128,770.32	$477,938.41	2.50 %	$12.88	$0.00	$0.00	$525,161.82	$81,559.79	2.34 %	$3,481,180.44
2039	$81,559.79	$489,886.87	2.50 %	$8.16	$0.00	$0.00	$0.00	$571,454.82	16.16 %	$3,535,993.87
2040	$571,454.82	$502,134.04	2.50 %	$57.15	$0.00	$0.00	$30,356.94	$1,043,289.07	25.09 %	$4,157,634.68
2041	$1,043,289.07	$514,687.39	2.50 %	$104.33	$0.00	$0.00	$26,106.04	$1,531,974.75	31.97 %	$4,791,932.89
2042	$1,531,974.75	$527,554.57	2.50 %	$153.20	$0.00	$0.00	$770,129.93	$1,289,552.59	23.55 %	$5,476,021.80
2043	$1,289,552.59	$540,743.43	2.50 %	$128.96	$0.00	$0.00	$304,591.62	$1,525,833.36	28.07 %	$5,435,164.82
2044	$1,525,833.36	$554,262.02	2.50 %	$152.58	$0.00	$0.00	$277,412.34	$1,802,835.62	30.56 %	$5,898,477.16
2045	$1,802,835.62	$568,118.57	2.50 %	$180.28	$0.00	$0.00	$363,204.92	$2,007,929.55	31.22 %	$6,431,099.67
2046	$2,007,929.55	$582,321.53	2.50 %	$200.79	$0.00	$0.00	$591,647.63	$1,998,804.24	28.89 %	$6,919,227.11
2047	$1,998,804.24	$596,879.57	2.50 %	$199.88	$0.00	$0.00	$266,785.02	$2,329,098.67	32.28 %	$7,214,801.32
2048	$2,329,098.67	$611,801.56	2.50 %	$232.91	$0.00	$0.00	$1,125,783.62	$1,815,349.52	23.02 %	$7,885,414.55

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDTIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE	PERCENT FUNDED	FULLY FUNDED BALANCE
2049	$1,815,349.52	$627,096.60	2.50 %	$181.53	$0.00	$0.00	$166,209.77	$2,276,417.88	29.50 %	$7,715,867.64
2050	$2,276,417.88	$642,774.02	2.50 %	$227.64	$0.00	$0.00	$385,048.32	$2,534,371.22	29.59 %	$8,564,929.10
2051	$2,534,371.22	$658,843.37	2.50 %	$253.44	$0.00	$0.00	$368,175.62	$2,825,292.41	30.54 %	$9,250,952.40
2052	$2,825,292.41	$675,314.45	2.50 %	$282.53	$0.00	$0.00	$2,184,820.76	$1,316,068.63	13.15 %	$10,011,735.11

COMPONENT METHOD RESERVE SUMMARY

Number of Contributors	282	Study Year	2023
Analysis Schedule	January 1, 2023 to December 31, 2052	On Site Date	April 6, 2022
		Inflation Rate	4.00 %
Initial Reserve Balance	$603,800.00	Projected Interest Rate	0.01 %
Start of Term Funding Level	40.75 %	End of Term Funding Level	0.00 %

The Component Method Reserve Summary builds a recommended funding plan based on the impacts of the anticipated expenditures compared to the Ideal Balance (100% funded balance). SBSA builds this plan with the goal of funding the account to a funded level of 70 - 99%, which is considered a strong reserve account. SBSA builds the account toward that value and once achieved, it is then maintained at a strong reserve account.

ASSESSMENT SCHEDULE

Jan 1, 2023 to Dec 31, 2032

Year	Annual Total Contribution	Average Monthly Contribution	Average Monthly Contribution Per Member
Jan 1, 2023 - Dec 31, 2023	$450,000.00	$37,500.00	$132.98
Jan 1, 2024 - Dec 31, 2024	$463,500.00	$38,625.00	$136.97
Jan 1, 2025 - Dec 31, 2025	$477,405.00	$39,783.75	$141.08
Jan 1, 2026 - Dec 31, 2026	$491,727.15	$40,977.26	$145.31
Jan 1, 2027 - Dec 31, 2027	$506,478.96	$42,206.58	$149.67
Jan 1, 2028 - Dec 31, 2028	$521,673.33	$43,472.78	$154.16
Jan 1, 2029 - Dec 31, 2029	$537,323.53	$44,776.96	$158.78
Jan 1, 2030 - Dec 31, 2030	$553,443.24	$46,120.27	$163.55
Jan 1, 2031 - Dec 31, 2031	$570,046.54	$47,503.88	$168.45
Jan 1, 2032 - Dec 31, 2032	$587,147.94	$48,929.00	$173.51

Jan 1, 2033 to Dec 31, 2042

Year	Annual Total Contribution	Average Monthly Contribution	Average Monthly Contribution Per Member
Jan 1, 2033 - Dec 31, 2033	$604,762.38	$50,396.86	$178.71

Jan 1, 2034 - Dec 31, 2034	$622,905.25	$51,908.77	$184.07
Jan 1, 2035 - Dec 31, 2035	$641,592.41	$53,466.03	$189.60
Jan 1, 2036 - Dec 31, 2036	$660,840.18	$55,070.02	$195.28
Jan 1, 2037 - Dec 31, 2037	$680,665.39	$56,722.12	$201.14
Jan 1, 2038 - Dec 31, 2038	$701,085.35	$58,423.78	$207.18
Jan 1, 2039 - Dec 31, 2039	$722,117.91	$60,176.49	$213.39
Jan 1, 2040 - Dec 31, 2040	$743,781.45	$61,981.79	$219.79
Jan 1, 2041 - Dec 31, 2041	$766,094.89	$63,841.24	$226.39
Jan 1, 2042 - Dec 31, 2042	$789,077.74	$65,756.48	$233.18

Jan 1, 2043 to Dec 31, 2052

Year	Annual Total Contribution	Average Monthly Contribution	Average Monthly Contribution Per Member
Jan 1, 2043 - Dec 31, 2043	$812,750.07	$67,729.17	$240.17
Jan 1, 2044 - Dec 31, 2044	$837,132.57	$69,761.05	$247.38
Jan 1, 2045 - Dec 31, 2045	$862,246.55	$71,853.88	$254.80
Jan 1, 2046 - Dec 31, 2046	$888,113.95	$74,009.50	$262.45
Jan 1, 2047 - Dec 31, 2047	$914,757.37	$76,229.78	$270.32
Jan 1, 2048 - Dec 31, 2048	$942,200.09	$78,516.67	$278.43
Jan 1, 2049 - Dec 31, 2049	$970,466.09	$80,872.17	$286.78
Jan 1, 2050 - Dec 31, 2050	$999,580.07	$83,298.34	$295.38
Jan 1, 2051 - Dec 31, 2051	$1,029,567.47	$85,797.29	$304.25
Jan 1, 2052 - Dec 31, 2052	$1,060,454.49	$88,371.21	$313.37

COMPONENT METHOD RESERVE PROJECTIONS

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDTIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE	PERCENT FUNDED	FULLY FUNDED BALANCE
2023	$603,800.00	$450,000.00	50.00 %	$60.38	$0.00	$0.00	$0.00	$1,053,860.38	47.52 %	$2,217,866.88
2024	$1,053,860.38	$463,500.00	3.00 %	$105.39	$0.00	$0.00	$3,028.48	$1,514,437.29	55.90 %	$2,709,200.13
2025	$1,514,437.29	$477,405.00	3.00 %	$151.44	$0.00	$0.00	$357,614.22	$1,634,379.51	50.55 %	$3,233,050.08
2026	$1,634,379.51	$491,727.15	3.00 %	$163.44	$0.00	$0.00	$10,528.74	$2,115,741.36	63.96 %	$3,307,818.15
2027	$2,115,741.36	$506,478.96	3.00 %	$211.57	$0.00	$0.00	$265,372.18	$2,357,059.71	62.70 %	$3,759,238.98
2028	$2,357,059.71	$521,673.33	3.00 %	$235.71	$0.00	$0.00	$270,671.60	$2,608,297.15	65.59 %	$3,976,814.59
2029	$2,608,297.15	$537,323.53	3.00 %	$260.83	$0.00	$0.00	$240,619.71	$2,905,261.80	68.98 %	$4,211,977.20
2030	$2,905,261.80	$553,443.24	3.00 %	$290.53	$0.00	$0.00	$672,631.57	$2,786,364.00	61.89 %	$4,502,360.67
2031	$2,786,364.00	$570,046.54	3.00 %	$278.64	$0.00	$0.00	$6,847.60	$3,349,841.58	77.80 %	$4,305,594.87
2032	$3,349,841.58	$587,147.94	3.00 %	$334.98	$0.00	$0.00	$603,033.31	$3,334,291.19	69.22 %	$4,816,730.58
2033	$3,334,291.19	$604,762.38	3.00 %	$333.43	$0.00	$0.00	$1,507,175.60	$2,432,211.40	51.29 %	$4,741,739.01
2034	$2,432,211.40	$622,905.25	3.00 %	$243.22	$0.00	$0.00	$17,651.42	$3,037,708.45	81.25 %	$3,738,512.64
2035	$3,037,708.45	$641,592.41	3.00 %	$303.77	$0.00	$0.00	$220,829.09	$3,458,775.54	81.21 %	$4,259,296.56
2036	$3,458,775.54	$660,840.18	3.00 %	$345.88	$0.00	$0.00	$1,782,099.68	$2,337,861.92	50.77 %	$4,605,183.94
2037	$2,337,861.92	$680,665.39	3.00 %	$233.79	$0.00	$0.00	$436,486.58	$2,582,274.52	76.86 %	$3,359,906.75
2038	$2,582,274.52	$701,085.35	3.00 %	$258.23	$0.00	$0.00	$525,161.82	$2,758,456.28	79.24 %	$3,481,180.44
2039	$2,758,456.28	$722,117.91	3.00 %	$275.85	$0.00	$0.00	$0.00	$3,480,850.04	98.44 %	$3,535,993.87
2040	$3,480,850.04	$743,781.45	3.00 %	$348.09	$0.00	$0.00	$30,356.94	$4,194,622.64	100.89 %	$4,157,634.68
2041	$4,194,622.64	$766,094.89	3.00 %	$419.46	$0.00	$0.00	$26,106.04	$4,935,030.95	102.99 %	$4,791,932.89
2042	$4,935,030.95	$789,077.74	3.00 %	$493.50	$0.00	$0.00	$770,129.93	$4,954,472.26	90.48 %	$5,476,021.80
2043	$4,954,472.26	$812,750.07	3.00 %	$495.45	$0.00	$0.00	$304,591.62	$5,463,126.16	100.51 %	$5,435,164.82
2044	$5,463,126.16	$837,132.57	3.00 %	$546.31	$0.00	$0.00	$277,412.34	$6,023,392.70	102.12 %	$5,898,477.16
2045	$6,023,392.70	$862,246.55	3.00 %	$602.34	$0.00	$0.00	$363,204.92	$6,523,036.67	101.43 %	$6,431,099.67
2046	$6,523,036.67	$888,113.95	3.00 %	$652.30	$0.00	$0.00	$591,647.63	$6,820,155.29	98.57 %	$6,919,227.11
2047	$6,820,155.29	$914,757.37	3.00 %	$682.02	$0.00	$0.00	$266,785.02	$7,468,809.66	103.52 %	$7,214,801.32
2048	$7,468,809.66	$942,200.09	3.00 %	$746.88	$0.00	$0.00	$1,125,783.62	$7,285,973.01	92.40 %	$7,885,414.55

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDTIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE	PERCENT FUNDED	FULLY FUNDED BALANCE
2049	$7,285,973.01	$970,466.09	3.00 %	$728.60	$0.00	$0.00	$166,209.77	$8,090,957.93	104.86 %	$7,715,867.64
2050	$8,090,957.93	$999,580.07	3.00 %	$809.10	$0.00	$0.00	$385,048.32	$8,706,298.78	101.65 %	$8,564,929.10
2051	$8,706,298.78	$1,029,567.47	3.00 %	$870.63	$0.00	$0.00	$368,175.62	$9,368,561.26	101.27 %	$9,250,952.40
2052	$9,368,561.26	$1,060,454.49	3.00 %	$936.86	$0.00	$0.00	$2,184,820.76	$8,245,131.85	82.35 %	$10,011,735.11

RESERVE PROJECTION OVERVIEW

ASSET NO.	NAME	COST PER MEASURE	QTY.	FUTURE COST	USEFUL LIFE	NEXT REPL.
2023 (Year 1)						
2023 (Year 1) Total				**$0.00**		
2024 (Year 2)						
A01.1	Detention Pond Fence (Replace): Replace the detention pond fencing.	$37.856	80 LF	$3,028.48	30yr	N/A
2024 (Year 2) Total				**$3,028.48**		
2025 (Year 3)						
B01.1	Asphalt Surfaces (Repair): Seal coat and crack fill the asphalt surfaces.	$0.27	41600 SF	$11,232.00	4yr	2029
C05.1	Concrete Drain Pans: Remove and replace damaged sections of the concrete drain pans.	$42.745	75 LF	$3,205.88	5yr	2030
C03.1	Concrete Pool Deck: Remove and replace damaged sections of concrete pool deck.	$13.498	92.5 SF	$1,248.56	5yr	2030
I02.2	Fire Alarm System Replacement: Remove and replace the fire system for buildings 53-73.	$354,332.16	1 Job	$354,332.16	N/A	N/A
D08.2	Stone Monument Surrounds: Remove and replace damaged sections of stone monument surrounds.	$14.23	86 SF	$1,223.78	10yr	2035
2025 (Year 3) Total				**$371,242.38**		
2026 (Year 4)						
D01.1	Retaining Wall: Remove and replace damaged sections of retaining walls.	$58.493	180 SF	$10,528.74	10yr	2036
2026 (Year 4) Total				**$10,528.74**		
2027 (Year 5)						
E02.1	Building Exterior (Paint): Prepare and repaint the exteriors of buildings 1-16 and 43-52.	$4.416	32246 SF	$142,398.34	N/A	2028

ASSET NO.	NAME	COST PER MEASURE	QTY.	FUTURE COST	USEFUL LIFE	NEXT REPL.
C04.1	Concrete Curbing: Remove and replace damaged sections of the concrete curbing.	$34.066	93.75 LF	$3,193.69	5yr	2032
C01.1	Concrete Driveways: Remove and replace damaged sections of concrete driveways and inlets.	$18.25	5230 SF	$95,447.50	5yr	2032
C02.1	Concrete Walkways: Remove and replace damaged sections of concrete walkways.	$11.558	2000 SF	$23,116.00	5yr	2032
H01.2	Pool Pump: Remove and replace pool pump.	$1,216.65	1 Ea	$1,216.65	8yr	2035
2027 (Year 5) Total				**$265,372.18**		
2028 (Year 6)						
B01.2	Asphalt Surfaces (Replace): Mill and overlay the asphalt surfaces.	$3.48	13867 SF	$48,257.16	20yr	2029
E02.1	Building Exterior (Paint): Prepare and repaint the exteriors of buildings 17-42.	$4.593	32246 SF	$148,105.88	N/A	2029
D05.2	Entry Gates: Remove and replace entry gates.	$10,122.55	2 Ea	$20,245.10	20yr	2033
I01.1	Fire Alarm Control Panel: Remove and replace fire alarm control panel for Brodie Lane buildings.	$3,289.83	1 Ea	$3,289.83	20yr	2048
I01.2	Fire Alarm Control Panel: Remove and replace silent knight fire alarm control panels.	$3,289.83	2 Ea	$6,579.66	N/A	2048
D06.1	Mailboxes: Remove and replace mailboxes.	$1,644.916	9 Ea	$14,804.24	20yr	2033
D02.1	Metal Fencing and Railing (Repaint): Prepare and repaint metal fencing and railings.	$11.704	650 LF	$7,607.60	7yr	2035
D04.1	Pool Fencing (Repaint): Prepare and repaint pool fencing.	$11.704	380 LF	$4,447.52	7yr	2035
J01.1	Swimming Pool Resurface: Resurface swimming pool.	$12.653	1400 SF	$17,714.20	10yr	2038
2028 (Year 6) Total				**$271,051.19**		

ASSET NO.	NAME	COST PER MEASURE	QTY.	FUTURE COST	USEFUL LIFE	NEXT REPL.
2029 (Year 7)						
B01.1	**Asphalt Surfaces (Repair): Seal coat and crack fill the asphalt surfaces.**	$0.316	41600 SF	$13,145.60	4yr	2033
B01.2	**Asphalt Surfaces (Replace): Mill and overlay the asphalt surfaces.**	$3.619	13867 SF	$50,184.67	20yr	2030
E02.1	**Building Exterior (Paint): Prepare and repaint the exteriors of buildings 53-73.**	$4.777	36452 SF	$174,131.20	N/A	2030
D05.1	**Entry Gate Motors: Remove and replace entry gate motors on Brodie Lane entrance.**	$1,579.12	2 Ea	$3,158.24	12yr	2031
2029 (Year 7) Total				**$240,619.71**		
2030 (Year 8)						
B01.2	**Asphalt Surfaces (Replace): Mill and overlay the asphalt surfaces.**	$3.764	13867 SF	$52,195.39	20yr	2048
E02.1	**Building Exterior (Paint): Prepare and repaint the exteriors of buildings 74-94.**	$4.968	39256 SF	$195,023.81	N/A	2035
C05.1	**Concrete Drain Pans: Remove and replace damaged sections of the concrete drain pans.**	$52.006	75 LF	$3,900.45	5yr	2035
C03.1	**Concrete Pool Deck: Remove and replace damaged sections of concrete pool deck.**	$16.423	92.5 SF	$1,519.13	5yr	2035
I02.3	**Fire Alarm System Replacement: Remove CWSI system and replace with similar system on buildings 74-94.**	$431,099.25	1 Job	$431,099.25	N/A	N/A
J02.1	**Pool Sunshade: Remove and replace pool sun shade.**	$5,474.28	1 Ea	$5,474.28	12yr	2042
2030 (Year 8) Total				**$689,212.31**		
2031 (Year 9)						
D05.1	**Entry Gate Motors: Remove and replace entry gate motors on Davis Lane entrance.**	$1,707.975	2 Ea	$3,415.95	12yr	2041
J02.2	**Pool Furniture: Remove and replace pool furniture.**	$2,348.46	1 Job	$2,348.46	12yr	2043

ASSET NO.	NAME	COST PER MEASURE	QTY.	FUTURE COST	USEFUL LIFE	NEXT REPL.
H01.1	Pool Sand Filter: Remove sand from filter, Check Laterals, Standpipe, Bulkheads and Filter Valve. Inspect and Refill Filter with Sand.	$1,083.19	1 Ea	$1,083.19	12yr	2043
2031 (Year 9) Total				**$6,847.60**		
2032 (Year 10)						
C04.1	Concrete Curbing: Remove and replace damaged sections of the concrete curbing.	$41.447	93.75 LF	$3,885.66	5yr	2037
C01.1	Concrete Driveways: Remove and replace damaged sections of concrete driveways and inlets.	$22.204	5230 SF	$116,126.92	5yr	2037
C02.1	Concrete Walkways: Remove and replace damaged sections of concrete walkways.	$14.062	2000 SF	$28,124.00	5yr	2037
D05.3	Entry Gates (Operating Systems): Update the operating systems for the gates.	$22,203.66	1 LS	$22,203.66	10yr	2042
H02.1	Entry Intercom System: Intercom entrance system	$3,890.23	2 Ea	$7,780.46	10yr	2042
E03.2	Metal Balcony Rails Replace: Remove and replace the metal balcony rails.	$51.809	1975 LF	$102,322.78	25yr	N/A
D03.1	Perimeter Fencing: Remove and replace perimeter fencing in phases.	$41.447	393.75 LF	$16,319.76	25yr	2034
E01.1	Stone Veneer: Tuckpoint, remove and replace damaged sections of the stone veneer.	$19.169	10680 SF	$204,724.92	10yr	2042
E03.3	Wood Balcony Rails Replace: Remove and replace the wood balcony rails.	$41.447	2450 LF	$101,545.15	25yr	N/A
2032 (Year 10) Total				**$603,033.31**		
2033 (Year 11)						
F01.1	Asphalt Shingles: Remove and replace asphalt shingles on buildings 1-52.	$692.754	1550 RS	$1,073,768.70	25yr	2036
B01.1	Asphalt Surfaces (Repair): Seal coat and crack fill the asphalt surfaces.	$0.369	41600 SF	$15,350.40	4yr	2037

ASSET NO.	NAME	COST PER MEASURE	QTY.	FUTURE COST	USEFUL LIFE	NEXT REPL.
D05.2	Entry Gates: Remove and replace entry gates.	$12,315.63	2 Ea	$24,631.26	20yr	2048
D08.1	Entry Monument Lettering: Remove and replace entry monument lettering.	$7,697.27	2 Ea	$15,394.54	15yr	2048
F02.1	Gutters and Downspouts: Remove and replace gutters and downspouts on buildings 1-52.	$19.474	16250 LF	$316,452.50	25yr	2036
K01.1	Lift Station: Remove and replace the lift station controller and pumps.	$23,091.81	1 Ea	$23,091.81	25yr	N/A
D06.1	Mailboxes: Remove and replace mailboxes.	$2,001.29	9 Ea	$18,011.61	20yr	2048
D04.2	Pool Fencing (Replace): Remove and replace pool fencing.	$53.881	380 LF	$20,474.78	25yr	N/A
2033 (Year 11) Total				**$1,507,175.60**		
2034 (Year 12)						
D03.1	Perimeter Fencing: Remove and replace perimeter fencing in phases.	$44.829	393.75 LF	$17,651.42	25yr	2038
2034 (Year 12) Total				**$17,651.42**		
2035 (Year 13)						
E02.1	Building Exterior (Paint): Prepare and repaint the exteriors of buildings 1-16 and 43-52.	$6.044	32246 SF	$194,894.82	8yr	2036
C05.1	Concrete Drain Pans: Remove and replace damaged sections of the concrete drain pans.	$63.273	75 LF	$4,745.48	5yr	2040
C03.1	Concrete Pool Deck: Remove and replace damaged sections of concrete pool deck.	$19.981	92.5 SF	$1,848.24	5yr	2040
D02.1	Metal Fencing and Railing (Repaint): Prepare and repaint metal fencing and railings.	$15.402	650 LF	$10,011.30	7yr	2042
D04.1	Pool Fencing (Repaint): Prepare and repaint pool fencing.	$15.402	380 LF	$5,852.76	7yr	2042
H01.2	Pool Pump: Remove and replace pool pump.	$1,665.07	1 Ea	$1,665.07	8yr	2043

ASSET NO.	NAME	COST PER MEASURE	QTY.	FUTURE COST	USEFUL LIFE	NEXT REPL.
D08.2	Stone Monument Surrounds: Remove and replace damaged sections of stone monument surrounds.	$21.063	86 SF	$1,811.42	10yr	2045
2035 (Year 13) Total				**$220,829.09**		
2036 (Year 14)						
F01.1	Asphalt Shingles: Remove and replace asphalt shingles on buildings 53-94.	$779.254	1550 RS	$1,207,843.70	25yr	N/A
E02.1	Building Exterior (Paint): Prepare and repaint the exteriors of buildings 17-42.	$6.286	32246 SF	$202,698.36	8yr	2037
F02.1	Gutters and Downspouts: Remove and replace gutters and downspouts on buildings 53-94.	$21.906	16250 LF	$355,972.50	25yr	N/A
D01.1	Retaining Wall: Remove and replace damaged sections of retaining walls.	$86.584	180 SF	$15,585.12	10yr	2046
2036 (Year 14) Total				**$1,782,099.68**		
2037 (Year 15)						
B01.1	Asphalt Surfaces (Repair): Seal coat and crack fill the asphalt surfaces.	$0.432	41600 SF	$17,971.20	4yr	2041
E02.1	Building Exterior (Paint): Prepare and repaint the exteriors of buildings 53-73.	$6.537	36452 SF	$238,286.72	8yr	2038
C04.1	Concrete Curbing: Remove and replace damaged sections of the concrete curbing.	$50.426	93.75 LF	$4,727.44	5yr	2042
C01.1	Concrete Driveways: Remove and replace damaged sections of concrete driveways and inlets.	$27.014	5230 SF	$141,283.22	5yr	2042
C02.1	Concrete Walkways: Remove and replace damaged sections of concrete walkways.	$17.109	2000 SF	$34,218.00	5yr	2042
2037 (Year 15) Total				**$436,486.58**		
2038 (Year 16)						
E03.1	Balcony Decks: Remove and replace balcony decks on buildings 1-26.	$42.142	3525 SF	$148,550.55	30yr	2042

ASSET NO.	NAME	COST PER MEASURE	QTY.	FUTURE COST	USEFUL LIFE	NEXT REPL.
E02.1	Building Exterior (Paint): Prepare and repaint the exteriors of buildings 74-94.	$6.799	39256 SF	$266,901.54	8yr	2043
D07.1	Irrigation Clocks: Remove and replace irrigation clocks.	$10,114.10	2 Ea	$20,228.20	5yr	2043
D02.2	Metal Fencing and Railings (Replace): Remove and replace the metal fencing and railings.	$65.554	650 LF	$42,610.10	30yr	N/A
D03.1	Perimeter Fencing: Remove and replace perimeter fencing in phases.	$52.443	393.75 LF	$20,649.43	25yr	2040
J01.1	Swimming Pool Resurface: Resurface swimming pool.	$18.73	1400 SF	$26,222.00	10yr	2048
2038 (Year 16) Total				**$525,161.82**		
2039 (Year 17)						
2039 (Year 17) Total				**$0.00**		
2040 (Year 18)						
C05.1	Concrete Drain Pans: Remove and replace damaged sections of the concrete drain pans.	$76.981	75 LF	$5,773.58	5yr	2045
C03.1	Concrete Pool Deck: Remove and replace damaged sections of concrete pool deck.	$24.31	92.5 SF	$2,248.68	5yr	2045
D03.1	Perimeter Fencing: Remove and replace perimeter fencing in phases.	$56.723	393.75 LF	$22,334.68	25yr	N/A
2040 (Year 18) Total				**$30,356.94**		
2041 (Year 19)						
B01.1	Asphalt Surfaces (Repair): Seal coat and crack fill the asphalt surfaces.	$0.506	41600 SF	$21,049.60	4yr	2045
D05.1	Entry Gate Motors: Remove and replace entry gate motors on Brodie Lane entrance.	$2,528.22	2 Ea	$5,056.44	12yr	2043
2041 (Year 19) Total				**$26,106.04**		
2042 (Year 20)						
E03.1	Balcony Decks: Remove and replace balcony decks on buildings 27-52.	$49.30	3525 SF	$173,782.50	30yr	2046

ASSET NO.	NAME	COST PER MEASURE	QTY.	FUTURE COST	USEFUL LIFE	NEXT REPL.
C04.1	Concrete Curbing: Remove and replace damaged sections of the concrete curbing.	$61.351	93.75 LF	$5,751.66	5yr	2047
C01.1	Concrete Driveways: Remove and replace damaged sections of concrete driveways and inlets.	$32.867	5230 SF	$171,894.41	5yr	2047
C02.1	Concrete Walkways: Remove and replace damaged sections of concrete walkways.	$20.816	2000 SF	$41,632.00	5yr	2047
D05.3	Entry Gates (Operating Systems): Update the operating systems for the gates.	$32,866.85	1 LS	$32,866.85	10yr	2052
H02.1	Entry Intercom System: Intercom entrance system	$5,758.49	2 Ea	$11,516.98	10yr	2052
D02.1	Metal Fencing and Railing (Repaint): Prepare and repaint metal fencing and railings.	$20.268	650 LF	$13,174.20	7yr	2049
D04.1	Pool Fencing (Repaint): Prepare and repaint pool fencing.	$20.268	380 LF	$7,701.84	7yr	2049
J02.1	Pool Sunshade: Remove and replace pool sun shade.	$8,764.49	1 Ea	$8,764.49	12yr	N/A
E01.1	Stone Veneer: Tuckpoint, remove and replace damaged sections of the stone veneer.	$28.375	10680 SF	$303,045.00	10yr	2052
2042 (Year 20) Total				**$770,129.93**		
2043 (Year 21)						
E02.1	Building Exterior (Paint): Prepare and repaint the exteriors of buildings 1-16 and 43-52.	$8.272	32246 SF	$266,738.91	8yr	2044
D05.1	Entry Gate Motors: Remove and replace entry gate motors on Davis Lane entrance.	$2,734.52	2 Ea	$5,469.04	12yr	N/A
D07.1	Irrigation Clocks: Remove and replace irrigation clocks.	$12,305.35	2 Ea	$24,610.70	5yr	2048
J02.2	Pool Furniture: Remove and replace pool furniture.	$3,759.97	1 Job	$3,759.97	12yr	N/A

ASSET NO.	NAME	COST PER MEASURE	QTY.	FUTURE COST	USEFUL LIFE	NEXT REPL.
H01.2	Pool Pump: Remove and replace pool pump.	$2,278.77	1 Ea	$2,278.77	8yr	2051
H01.1	Pool Sand Filter: Remove sand from filter, Check Laterals, Standpipe, Bulkheads and Filter Valve. Inspect and Refill Filter with Sand.	$1,734.23	1 Ea	$1,734.23	12yr	N/A
2043 (Year 21) Total				**$304,591.62**		
2044 (Year 22)						
E02.1	Building Exterior (Paint): Prepare and repaint the exteriors of buildings 17-42.	$8.603	32246 SF	$277,412.34	8yr	2045
2044 (Year 22) Total				**$277,412.34**		
2045 (Year 23)						
B01.1	Asphalt Surfaces (Repair): Seal coat and crack fill the asphalt surfaces.	$0.592	41600 SF	$24,627.20	4yr	2049
E02.1	Building Exterior (Paint): Prepare and repaint the exteriors of buildings 53-73.	$8.947	36452 SF	$326,136.04	8yr	2046
C05.1	Concrete Drain Pans: Remove and replace damaged sections of the concrete drain pans.	$93.659	75 LF	$7,024.42	5yr	2050
C03.1	Concrete Pool Deck: Remove and replace damaged sections of concrete pool deck.	$29.577	92.5 SF	$2,735.87	5yr	2050
D08.2	Stone Monument Surrounds: Remove and replace damaged sections of stone monument surrounds.	$31.179	86 SF	$2,681.39	10yr	N/A
2045 (Year 23) Total				**$363,204.92**		
2046 (Year 24)						
E03.1	Balcony Decks: Remove and replace balcony decks on buildings 53-74.	$57.674	3525 SF	$203,300.85	30yr	2050
E02.1	Building Exterior (Paint): Prepare and repaint the exteriors of buildings 74-94.	$9.305	39256 SF	$365,277.08	8yr	2051
D01.1	Retaining Wall: Remove and replace damaged sections of retaining walls.	$128.165	180 SF	$23,069.70	10yr	N/A
2046 (Year 24) Total				**$591,647.63**		

ASSET NO.	NAME	COST PER MEASURE	QTY.	FUTURE COST	USEFUL LIFE	NEXT REPL.
2047 (Year 25)						
C04.1	**Concrete Curbing: Remove and replace damaged sections of the concrete curbing.**	$74.643	93.75 LF	$6,997.78	5yr	2052
C01.1	**Concrete Driveways: Remove and replace damaged sections of concrete driveways and inlets.**	$39.988	5230 SF	$209,137.24	5yr	2052
C02.1	**Concrete Walkways: Remove and replace damaged sections of concrete walkways.**	$25.325	2000 SF	$50,650.00	5yr	2052
2047 (Year 25) Total				**$266,785.02**		
2048 (Year 26)						
B01.2	**Asphalt Surfaces (Replace): Mill and overlay the asphalt surfaces.**	$7.624	13867 SF	$105,722.01	20yr	2049
D05.2	**Entry Gates: Remove and replace entry gates.**	$22,179.76	2 Ea	$44,359.52	20yr	N/A
D08.1	**Entry Monument Lettering: Remove and replace entry monument lettering.**	$13,862.35	2 Ea	$27,724.70	15yr	N/A
I01.1	**Fire Alarm Control Panel: Remove and replace fire alarm control panel for Brodie Lane buildings.**	$7,208.42	1 Ea	$7,208.42	20yr	N/A
I01.2	**Fire Alarm Control Panel: Remove and replace silent knight fire alarm control panels.**	$7,208.42	2 Ea	$14,416.84	20yr	N/A
D07.1	**Irrigation Clocks: Remove and replace irrigation clocks.**	$14,971.335	2 Ea	$29,942.67	5yr	N/A
E02.2	**Lap Siding Replace: Remove and replace lap siding on buildings 1-26.**	$23.566	35050 SF	$825,988.30	40yr	2052
D06.1	**Mailboxes: Remove and replace mailboxes.**	$3,604.211	9 Ea	$32,437.90	20yr	N/A
J01.1	**Swimming Pool Resurface: Resurface swimming pool.**	$27.725	1400 SF	$38,815.00	10yr	N/A
2048 (Year 26) Total				**$1,126,615.36**		
2049 (Year 27)						

ASSET NO.	NAME	COST PER MEASURE	QTY.	FUTURE COST	USEFUL LIFE	NEXT REPL.
B01.1	Asphalt Surfaces (Repair): Seal coat and crack fill the asphalt surfaces.	$0.692	41600 SF	$28,787.20	4yr	N/A
B01.2	Asphalt Surfaces (Replace): Mill and overlay the asphalt surfaces.	$7.929	13867 SF	$109,951.44	20yr	2050
D02.1	Metal Fencing and Railing (Repaint): Prepare and repaint metal fencing and railings.	$26.671	650 LF	$17,336.15	7yr	N/A
D04.1	Pool Fencing (Repaint): Prepare and repaint pool fencing.	$26.671	380 LF	$10,134.98	7yr	N/A
2049 (Year 27) Total				**$166,209.77**		
2050 (Year 28)						
B01.2	Asphalt Surfaces (Replace): Mill and overlay the asphalt surfaces.	$8.246	13867 SF	$114,347.28	20yr	N/A
E03.1	Balcony Decks: Remove and replace balcony decks on buildings 75-94.	$67.471	3525 SF	$237,835.28	30yr	N/A
C05.1	Concrete Drain Pans: Remove and replace damaged sections of the concrete drain pans.	$113.951	75 LF	$8,546.32	5yr	N/A
C03.1	Concrete Pool Deck: Remove and replace damaged sections of concrete pool deck.	$35.984	92.5 SF	$3,328.52	5yr	N/A
I02.1	Fire Alarm Control Panel: Remove and replace the fire alarm control panels for buildings 53-94.	$20,990.92	1 Ea	$20,990.92	N/A	N/A
2050 (Year 28) Total				**$385,048.32**		
2051 (Year 29)						
E02.1	Building Exterior (Paint): Prepare and repaint the exteriors of buildings 1-16 and 43-52.	$11.321	32246 SF	$365,056.97	8yr	2052
H01.2	Pool Pump: Remove and replace pool pump.	$3,118.65	1 Ea	$3,118.65	8yr	N/A
2051 (Year 29) Total				**$368,175.62**		
2052 (Year 30)						
E02.1	Building Exterior (Paint): Prepare and repaint the exteriors of buildings 17-42.	$11.774	32246 SF	$379,664.40	8yr	N/A

ASSET NO.	NAME	COST PER MEASURE	QTY.	FUTURE COST	USEFUL LIFE	NEXT REPL.
C04.1	**Concrete Curbing: Remove and replace damaged sections of the concrete curbing.**	$90.815	93.75 LF	$8,513.91	5yr	N/A
C01.1	**Concrete Driveways: Remove and replace damaged sections of concrete driveways and inlets.**	$48.651	5230 SF	$254,444.73	5yr	N/A
C02.1	**Concrete Walkways: Remove and replace damaged sections of concrete walkways.**	$30.812	2000 SF	$61,624.00	5yr	N/A
D05.3	**Entry Gates (Operating Systems): Update the operating systems for the gates.**	$48,650.96	1 LS	$48,650.96	10yr	N/A
H02.1	**Entry Intercom System: Intercom entrance system**	$8,523.975	2 Ea	$17,047.95	10yr	N/A
E02.2	**Lap Siding Replace: Remove and replace lap siding on buildings 27-52.**	$27.569	35050 SF	$966,293.45	40yr	N/A
E01.1	**Stone Veneer: Tuckpoint, remove and replace damaged sections of the stone veneer.**	$42.002	10680 SF	$448,581.36	10yr	N/A
2052 (Year 30) Total				**$2,184,820.76**		