



**2022
RESERVE STUDY
CLIPPER RIDGE HOME OWNERS ASSOCIATION**

Richland, WA 99354

Financial Year 2022 (January 1, 2022 - December 31, 2022)

Level 1 Full Study with Site Visit

06/29/22



A New Strategy for Reserve Funding.

Our reserve study approach is simple. We provide you with the insight needed to make fast, accurate and informed decisions. We focus on understanding your situation and providing funding solutions that are designed with your goals in mind. By focusing on the detail and the big picture we provide the information you need to best manage your reserve fund and annual contributions.

As a long-term capital budget plan, the reserve study identifies the current status of the reserve fund and whether contributions to the fund are adequate to address future needs. The report helps the Association make necessary decisions regarding the development of their reserve fund and establish expectations in relation to the timing and cost of significant repair and replacement projects.

The reserve study recommends funding through smaller monthly contributions rather than risking large, unanticipated special assessments. Regular and ongoing reserve contributions are favored over special assessment as they help distribute expenses equally between current and future owners, and establish a stable contribution rate.

The reserve study contains 'forward looking' concepts which reflect expectations with respect to certain future events and potential financial performance. Although we believe at this time that the expectations reflected within the reserve study are reasonable, no assurances can be given that such expectations will prove correct. We recommend that the reserve study be updated annually to address changing circumstances and conditions.



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EXECUTIVE SUMMARY

PROPERTY SUMMARY

ASSOCIATION NAME	Clipper Ridge Home Owners Association
LOCATION	Richland, WASHINGTON 99354
YEAR CONSTRUCTED	1975
NUMBER OF UNITS	100
FINANCIAL YEAR	2022 (January 1, 2022 - December 31, 2022)
REPORT LEVEL	Level 1 Full Study with Site Visit

RESERVE FUND

PROJECT STARTING BALANCE ¹	\$177,369
FULLY FUNDED BALANCE, IDEAL	\$669,067
CURRENT PER UNIT DEFICIENCY/(SURPLUS) IN RESERVES	\$4,917
PERCENT FUNDED ²	27 %
INTEREST EARNED	0.07 %
INFLATION RATE ³	3.00 %

RESERVE CONTRIBUTIONS

CURRENT RESERVE FUND CONTRIBUTION	\$68,509
FULL FUNDING, MAXIMUM CONTRIBUTION	\$80,937
BASELINE FUNDING, MINIMUM CONTRIBUTION	\$77,678
SPECIAL ASSESSMENT	\$0

¹ Information in relation to the Association's finances were supplied by the Association's representative and is not audited.

² The ratio, at a particular point of time (the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage (www.caionline.org). Used to highlight the strength of the Association's reserve fund.

³ Inflation rate is based upon the average annual increase of the Consumer Price Index (CPI) over the last 30-years, as published by the US Bureau of Labor Statistics (www.labor.gov).



KEY INSIGHTS

\$177,369

RESERVE ACCOUNT
BALANCE

\$68,509

ANNUAL
RESERVE CONTRIBUTION

\$2,270,421

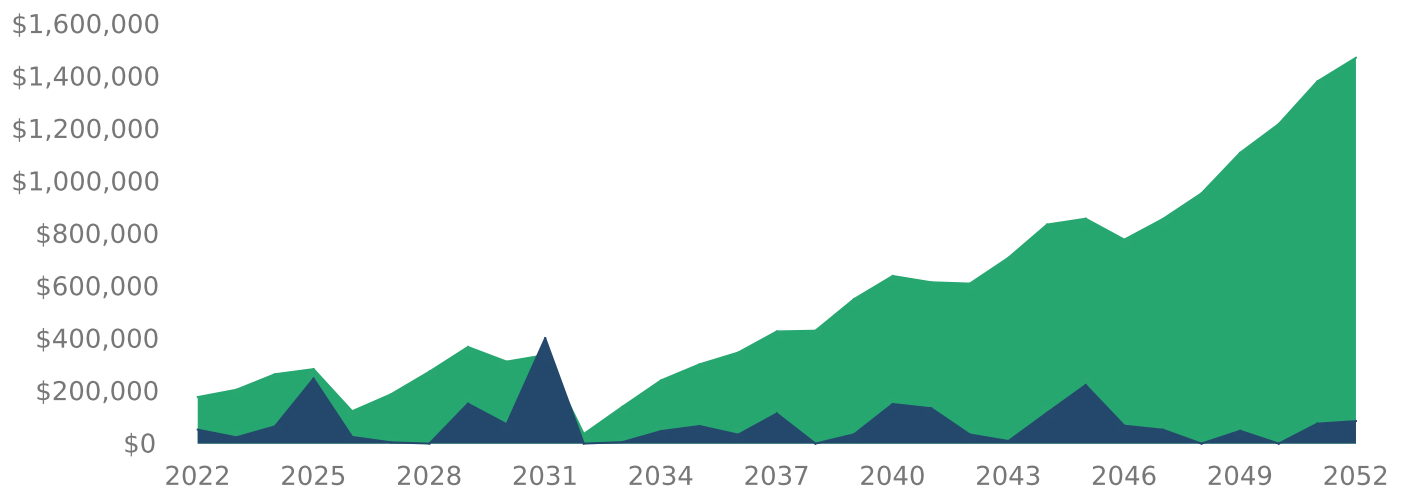
PROJECTED EXPENSES
OVER 30 YEARS

FULL FUNDING STRATEGY

Annual member contributions to the reserve fund are used to address those expenses too large or infrequent to be addressed through annual operating funds. The chart below highlights the outcome of the Full Funding strategy over the mid-to-long term.

YEAR 1-30 EXPENSES

\$2,270,421



STARTING BALANCE

\$177,369

ENDING BALANCE

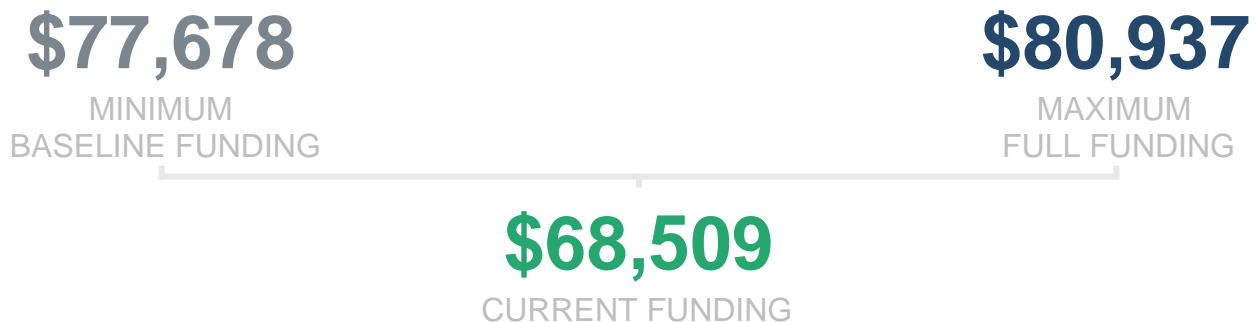
\$1,471,644

Note: Figures based upon the expectation that the Association will continue to increase member contributions by an inflationary rate of 3.00% annually. Year-over-year change the result of projected expenses on the Association's reserve account.



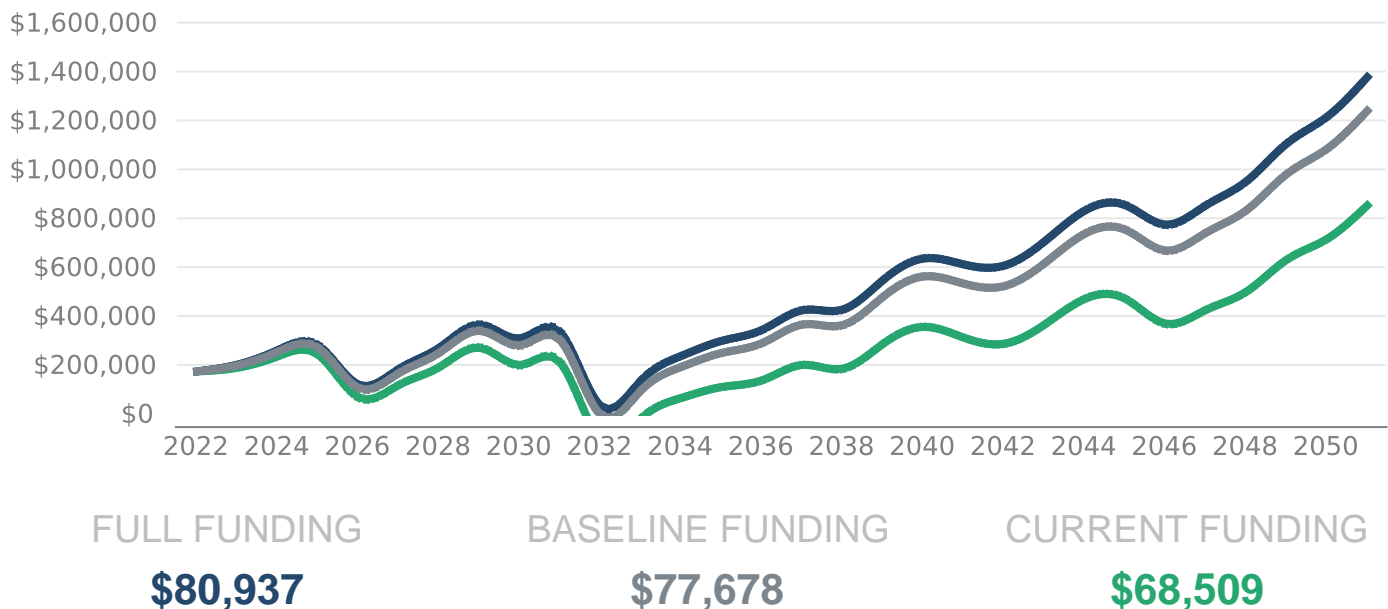
CONTRIBUTION RANGE

We recommend that reserve contributions be evenly distributed between members over the life of a community. To achieve this goal, we establish an ideal contribution range within which the Association should establish ongoing payments.



FUNDING STRATEGIES

The funding strategy chosen will have a direct impact on the growth of the Association's reserve fund. The chart below highlights the outcomes of the various funding strategies.



Note: Figures based upon the expectation that the Association will continue to increase member contributions by an inflationary rate of 3.00% annually. Year-over-year change the result of projected expenses on the Association's reserve account.



FULL FUNDING PLAN | SUMMARY

Year	Fully Funded Balance	Percentage Funded	Beginning Balance	Reserve Contribution	Special Assessment	Interest Earned	Reserve Expenditures	Ending Balance
2022	\$669,067	27%	\$177,369	\$80,937	\$0	\$134	\$53,175	\$205,265
2023	\$685,693	30%	\$205,265	\$82,960	\$0	\$164	\$23,922	\$264,467
2024	\$734,488	36%	\$264,467	\$85,034	\$0	\$192	\$65,726	\$283,968
2025	\$743,274	38%	\$283,968	\$87,160	\$0	\$143	\$247,866	\$123,404
2026	\$566,354	22%	\$123,404	\$89,339	\$0	\$109	\$25,380	\$187,472
2027	\$614,968	30%	\$187,472	\$91,573	\$0	\$162	\$4,915	\$274,291
2028	\$687,853	40%	\$274,291	\$93,862	\$0	\$225	\$0	\$368,377
2029	\$769,772	48%	\$368,377	\$96,208	\$0	\$238	\$152,176	\$312,648
2030	\$699,246	45%	\$312,648	\$98,614	\$0	\$227	\$73,979	\$337,510
2031	\$709,040	48%	\$337,510	\$101,079	\$0	\$131	\$402,092	\$36,628
2032	\$383,122	10%	\$36,628	\$103,606	\$0	\$62	\$0	\$140,296
2033	\$463,591	30%	\$140,296	\$106,196	\$0	\$133	\$5,641	\$240,984
2034	\$542,733	44%	\$240,984	\$108,851	\$0	\$190	\$47,625	\$302,401
2035	\$583,137	52%	\$302,401	\$111,572	\$0	\$227	\$66,965	\$347,235
2036	\$607,028	57%	\$347,235	\$114,362	\$0	\$271	\$34,109	\$427,759
2037	\$667,739	64%	\$427,759	\$117,221	\$0	\$300	\$114,682	\$430,598
2038	\$649,609	66%	\$430,598	\$120,151	\$0	\$343	\$0	\$551,092
2039	\$751,458	73%	\$551,092	\$123,155	\$0	\$416	\$35,368	\$639,296
2040	\$822,403	78%	\$639,296	\$126,234	\$0	\$439	\$150,827	\$615,142
2041	\$779,099	79%	\$615,142	\$129,390	\$0	\$429	\$134,708	\$610,252
2042	\$753,719	81%	\$610,252	\$132,624	\$0	\$462	\$34,542	\$708,796
2043	\$833,450	85%	\$708,796	\$135,940	\$0	\$540	\$9,850	\$835,426
2044	\$943,785	89%	\$835,426	\$139,338	\$0	\$592	\$117,559	\$857,798
2045	\$949,355	90%	\$857,798	\$142,822	\$0	\$572	\$223,272	\$777,921
2046	\$849,158	92%	\$777,921	\$146,392	\$0	\$572	\$68,200	\$856,685
2047	\$908,717	94%	\$856,685	\$150,052	\$0	\$634	\$52,868	\$954,503
2048	\$988,985	97%	\$954,503	\$153,804	\$0	\$722	\$0	\$1,109,029
2049	\$1,129,340	98%	\$1,109,029	\$157,649	\$0	\$814	\$48,864	\$1,218,628
2050	\$1,226,895	99%	\$1,218,628	\$161,590	\$0	\$910	\$0	\$1,381,127
2051	\$1,381,127	100%	\$1,381,127	\$165,630	\$0	\$998	\$76,111	\$1,471,644

\$80,937

2022
ANNUAL CONTRIBUTION

2.50 %

PERCENTAGE ANNUAL
CONTRIBUTION INCREASE

0.07 %

ANNUAL
INTEREST RATE



BASELINE FUNDING PLAN | SUMMARY

Year	Fully Funded Balance	Percentage Funded	Beginning Balance	Reserve Contribution	Special Assessment	Interest Earned	Reserve Expenditures	Ending Balance
2022	\$669,067	27%	\$177,369	\$77,678	\$0	\$133	\$53,175	\$202,005
2023	\$685,693	29%	\$202,005	\$79,620	\$0	\$161	\$23,922	\$257,865
2024	\$734,488	35%	\$257,865	\$81,611	\$0	\$186	\$65,726	\$273,936
2025	\$743,274	37%	\$273,936	\$83,651	\$0	\$134	\$247,866	\$109,855
2026	\$566,354	19%	\$109,855	\$85,742	\$0	\$98	\$25,380	\$170,315
2027	\$614,968	28%	\$170,315	\$87,886	\$0	\$148	\$4,915	\$253,434
2028	\$687,853	37%	\$253,434	\$90,083	\$0	\$209	\$0	\$343,726
2029	\$769,772	45%	\$343,726	\$92,335	\$0	\$220	\$152,176	\$284,105
2030	\$699,246	41%	\$284,105	\$94,644	\$0	\$206	\$73,979	\$304,976
2031	\$709,040	43%	\$304,976	\$97,010	\$0	\$107	\$402,092	\$0
2032	\$383,122	0%	\$0	\$99,435	\$0	\$35	\$0	\$99,470
2033	\$463,591	21%	\$99,470	\$101,921	\$0	\$103	\$5,641	\$195,853
2034	\$542,733	36%	\$195,853	\$104,469	\$0	\$157	\$47,625	\$252,854
2035	\$583,137	43%	\$252,854	\$107,081	\$0	\$191	\$66,965	\$293,161
2036	\$607,028	48%	\$293,161	\$109,758	\$0	\$232	\$34,109	\$369,041
2037	\$667,739	55%	\$369,041	\$112,501	\$0	\$258	\$114,682	\$367,118
2038	\$649,609	57%	\$367,118	\$115,314	\$0	\$297	\$0	\$482,729
2039	\$751,458	64%	\$482,729	\$118,197	\$0	\$367	\$35,368	\$565,926
2040	\$822,403	69%	\$565,926	\$121,152	\$0	\$386	\$150,827	\$536,636
2041	\$779,099	69%	\$536,636	\$124,181	\$0	\$372	\$134,708	\$526,481
2042	\$753,719	70%	\$526,481	\$127,285	\$0	\$401	\$34,542	\$619,625
2043	\$833,450	74%	\$619,625	\$130,467	\$0	\$476	\$9,850	\$740,718
2044	\$943,785	78%	\$740,718	\$133,729	\$0	\$524	\$117,559	\$757,412
2045	\$949,355	80%	\$757,412	\$137,072	\$0	\$500	\$223,272	\$671,713
2046	\$849,158	79%	\$671,713	\$140,499	\$0	\$496	\$68,200	\$744,507
2047	\$908,717	82%	\$744,507	\$144,011	\$0	\$553	\$52,868	\$836,204
2048	\$988,985	85%	\$836,204	\$147,612	\$0	\$637	\$0	\$984,452
2049	\$1,129,340	87%	\$984,452	\$151,302	\$0	\$725	\$48,864	\$1,087,615
2050	\$1,226,895	89%	\$1,087,615	\$155,085	\$0	\$816	\$0	\$1,243,516
2051	\$1,381,127	90%	\$1,243,516	\$158,962	\$0	\$899	\$76,111	\$1,327,265

\$77,678

2022
ANNUAL CONTRIBUTION

2.50 %

PERCENTAGE ANNUAL
CONTRIBUTION INCREASE

0.07 %

ANNUAL
INTEREST RATE



CURRENT FUNDING PLAN | SUMMARY

Year	Fully Funded Balance	Percentage Funded	Beginning Balance	Reserve Contribution	Special Assessment	Interest Earned	Reserve Expenditures	Ending Balance
2022	\$669,067	27%	\$177,369	\$68,509	\$0	\$130	\$53,175	\$192,833
2023	\$685,693	28%	\$192,833	\$70,222	\$0	\$151	\$23,922	\$239,284
2024	\$734,488	33%	\$239,284	\$71,977	\$0	\$170	\$65,726	\$245,705
2025	\$743,274	33%	\$245,705	\$73,777	\$0	\$111	\$247,866	\$71,726
2026	\$566,354	13%	\$71,726	\$75,621	\$0	\$68	\$25,380	\$122,035
2027	\$614,968	20%	\$122,035	\$77,512	\$0	\$111	\$4,915	\$194,742
2028	\$687,853	28%	\$194,742	\$79,449	\$0	\$164	\$0	\$274,356
2029	\$769,772	36%	\$274,356	\$81,436	\$0	\$167	\$152,176	\$203,783
2030	\$699,246	29%	\$203,783	\$83,472	\$0	\$146	\$73,979	\$213,421
2031	\$709,040	30%	\$213,421	\$85,558	\$0	\$39	\$402,092	-\$103,074
2032	\$383,122	0%	-\$103,074	\$87,697	\$0	\$0	\$0	-\$15,377
2033	\$463,591	0%	-\$15,377	\$89,890	\$0	\$19	\$5,641	\$68,891
2034	\$542,733	13%	\$68,891	\$92,137	\$0	\$64	\$47,625	\$113,467
2035	\$583,137	19%	\$113,467	\$94,440	\$0	\$89	\$66,965	\$141,031
2036	\$607,028	23%	\$141,031	\$96,801	\$0	\$121	\$34,109	\$203,845
2037	\$667,739	31%	\$203,845	\$99,221	\$0	\$137	\$114,682	\$188,521
2038	\$649,609	29%	\$188,521	\$101,702	\$0	\$168	\$0	\$290,391
2039	\$751,458	39%	\$290,391	\$104,245	\$0	\$227	\$35,368	\$359,495
2040	\$822,403	44%	\$359,495	\$106,851	\$0	\$236	\$150,827	\$315,755
2041	\$779,099	41%	\$315,755	\$109,522	\$0	\$212	\$134,708	\$290,781
2042	\$753,719	39%	\$290,781	\$112,260	\$0	\$231	\$34,542	\$368,730
2043	\$833,450	44%	\$368,730	\$115,066	\$0	\$295	\$9,850	\$474,241
2044	\$943,785	50%	\$474,241	\$117,943	\$0	\$332	\$117,559	\$474,958
2045	\$949,355	50%	\$474,958	\$120,892	\$0	\$297	\$223,272	\$372,874
2046	\$849,158	44%	\$372,874	\$123,914	\$0	\$281	\$68,200	\$428,869
2047	\$908,717	47%	\$428,869	\$127,012	\$0	\$326	\$52,868	\$503,339
2048	\$988,985	51%	\$503,339	\$130,187	\$0	\$398	\$0	\$633,924
2049	\$1,129,340	56%	\$633,924	\$133,442	\$0	\$473	\$48,864	\$718,975
2050	\$1,226,895	59%	\$718,975	\$136,778	\$0	\$551	\$0	\$856,304
2051	\$1,381,127	62%	\$856,304	\$140,197	\$0	\$622	\$76,111	\$921,012

\$68,509

2022
ANNUAL CONTRIBUTION

2.50 %

PERCENTAGE ANNUAL
CONTRIBUTION INCREASE

0.07 %

ANNUAL
INTEREST RATE



METHODOLOGY

An important aspect of living in a common area development such as a cooperative, condominium, or homeowner Association is the community's ownership and commitment to maintain its common areas.

Association members have a vested interest in maintaining and preserving their investment. To meet these obligations, the Association should prudently prepare for the future and contribute funds into a reserve account. Periodic contributions provide the freedom to gradually accumulate funds for anticipated expenditures while limiting the need to raise large sums of money through alternative means, such as special assessments.

When implementing a policy to fund major repair or replacement, the Board must educate owners about the benefits of accumulating reserve funds in advance through periodic contributions. Benefits of a systematic accumulation of funds include:

- having assurance that funds for major repairs and replacements will be available when needed;
- development of an equitable method of charging both current and future owners for ongoing use of assets;
- preservation of the market value of individual units; and
- compliance with the governing documents, statutes, mortgages, and other similar requirements.

A reserve study recommends the preferable mode of funding through smaller monthly contributions rather than facing large, unanticipated special assessments. The reserve study provides an Association with access to information and materials that will assist them in making timely and informed decisions about their reserve fund and contributions.

A reserve study is the sum of two parts: the physical and financial analysis. The physical analysis is a result of the on-site collection and review of data specific to the property's reserve components, common areas, and limited common areas. Through an onsite inspection and the use of source materials, the Reserve Specialist quantifies and establishes the reserve component inventory and assesses the physical condition of the Association's reserve components. Data from the physical analysis is used to define the scope and timing of future anticipated expenses.

The financial analysis evaluates the condition of the Association's reserve fund in relation to its income and anticipated expenses. It appraises the adequacy of the reserve fund, and associated member contributions, against the current and future expenditures of the Association. To adequately forecast these expenditures over the 30-year projection period, current costs, projected inflation, and interest rates must be established. Recommendations are then provided to establish a reserve fund that addresses anticipated expenses, without having to resort to special assessments.

Due to the long-term nature of a reserve study, certain assumptions must be made. Every effort has been made to ensure that the recommendations are based upon reliable and experienced sources in the building industry. However, there can be no guarantee that events will occur at the predicted specific intervals, or that they will occur at all. Any reserve study must be viewed in the light of circumstances existing at the actual time of the study.



PHYSICAL ANALYSIS

As part of this reserve study a comprehensive list of reserve components (major common and limited common elements) has been compiled. Estimates for the useful life, remaining life, plus current repair and replacement costs for each of these reserve components have been calculated. This list is not intended to be exhaustive. However, an inaccurate or incomplete list of components can have an adverse impact upon the Association's long-term funding plan.

Site Inspection

A site inspection is conducted to assess the general condition of the property and its common areas. The on-site inspection is visual in nature, and no destructive or invasive testing is conducted. Observations are recorded using a representative sampling of the Association's common areas and reserve components. The component inventory and associated field measurements are also substantiated as part of the inspection.

Reserve Components

Determination of what constitutes a reserve component is dependent on a number of factors. A four-part test is generally used to distinguish a reserve item from an operational or maintenance expense. A component is included as a reserve item only if it satisfies ALL criteria outlined below:

- It is part of the Association's common and limited common area responsibilities.
- It has a predictable useful service life.
- Its useful life fits within the projection period. This means that components with a life of 30 years or more may not be included as part of the report if it is determined that they will last beyond the projection period.
- Its cost for repair or replacement is too high to include as part of the operating budget.

The components of common property that an Association includes in its reserve funding plan are also dependent on the type of project, the construction properties and the Association's applicable governing documents and state statutes.

Component Useful Life

The useful life of a reserve component relates to the number of years it is expected to last, given reasonable care and maintenance. The prediction of reserve and building component life can be no more than an informed estimate based upon information made available at the time of the report's development. Consideration is given to vendor recommendations, material warranty information provided at the time of the report's development, along with other published sources. The data and service life estimates in this report are based on information gathered from various groups and industry sources as outlined below:

- Historical data and feedback from the Association;
- Management groups and maintenance managers;
- Manufacturer recommendations and industry standards;
- Published sources of service life data;
- Manufacturers' and suppliers' data.



Component Remaining Useful Life

The remaining life of a reserve component refers to the number of years left before an item's expected repair or replacement. A component's remaining life is contingent upon the following factors:

- Age/years in service;
- Physical condition;
- Frequency and quality of inspections and maintenance;
- General use;
- Environment, impact of weather and building location;
- Installation methods that meets or exceed industry standards;
- Design and quality of materials used.

In addition to deterioration or anticipated failure of a component, the longevity may be impacted by obsolescence. The accuracy of the estimate is contingent upon reliable information made available at the time of the report's development. It is important to note that even with the highest degree of diligence and experience, outcomes will vary, and no guarantee can be given as to the timing or service life of the reserve components. All service life assessments in this report are based on the assumption that installation is carried out in accordance with manufacturer's recommendations and installation instructions, together with industry standards of workmanship.

FINANCIAL ANALYSIS

An Association, like any business entity, must prepare financially for the replacement and repair of its assets. Reserve study funding analysis is an important part of the annual budget process. Reserve funding should be reviewed at least once annually to help determine the annual assessment to be charged to members. The following elements are used in the financial analysis.

Recommended Funding Rate

We advocate a program of regular reserve fund contributions and promote a gradual means of reserving for future repair and replacement expenses. Recommended contributions are set at a level where they require only minor annual increases. The rate is designed to distribute the anticipated cost of common property ownership equitably between all members over the entire projection period.

Fully Funded Balance

The Fully Funded balance is equal to the total depreciable cost of all the Association's reserve components. It is determined by dividing each reserve component's cost by its useful life, and multiplying that by the number of years the component has been in service (effectively its age). In essence, the depreciated or 'used up' value of a component is utilized to establish an amount that the Association should have saved by a particular time. The recommendations in this report are based upon a Full Funding plan, which sets the goal of achieving one hundred percent fully funded reserves by the end of the 30-year projection period. We advocate full funding as we feel that this approach provides a solid platform to address future needs, thus dramatically reducing the need for special assessment.



Percent Funded

An Association's reserve fund status is assessed by comparing the ratio of actual or projected funds available versus how much they 'should have saved'. The result is presented as a percentage and is commonly known as "percent funded". In other words, percent funded is calculated by dividing the Association's current reserve fund balance by the fully funded balance. This equation is an industry measure of how well prepared an Association is to meet its current and future repair and replacement obligations. Percent funded highlights the strength of the Association's reserve account in relation to the anticipated costs of repair and replacement.

Reserve Component Cost

Current cost estimates for reserve components are derived from a variety of sources but typically are based on cost data sourced from national construction estimators (R.S. Means) and vendor pricing acquired from regional contractors and suppliers. All cost estimates formulated from national estimators are based upon the latest specific geographical information for the area. Future cost estimates are determined by applying the assumed annual inflation rate to the current cost of each component.

Individual cost estimates are for budgeting purposes only. Actual construction costs can vary significantly due to economies of scale, material availability, labor, seasonal considerations, and other factors beyond our control. We recommend that project costs be substantiated well in advance of the anticipated date of repair and replacement. A detailed evaluation by a qualified professional should also be undertaken to establish the scope and budget of each project.

Cost estimates do not account for permits, architectural, or project management fees that may be required. Allowances and contingencies must also be added to the total as the scope of work is defined.

Inflation Rate

The effect of inflation on the cost of reserve components is a key factor in the financial projections. Historically, the cost of construction materials and labor rise at a higher rate than that experienced by the general economy. RSG has chosen to use an inflationary multiplier that is somewhat higher than the current general consumer index for inflation. The rate used is based upon the historical average of inflation over the last 30 years. This rate reflects a realistic appreciation of future costs for reserve components and assists the Association in adequately budgeting for increasing cost.

Interest Rate

The interest rate used in this report is formulated on a conservative rate of return. Unless otherwise advised by the Association, an assumed net interest rate of 1.00% is used. RSG offers no guarantee or opinion in relation to investment decisions made by the Association or the rate of return achieved.

Current Reserve Fund Balance

The analysis, recommendations, and financial projections made within this report are heavily reliant on information provided by the Association and its representatives. The starting reserve fund balance (current or projected) and member contribution totals are supplied by these sources. This information has not been audited nor have the financial projections or recommendations.

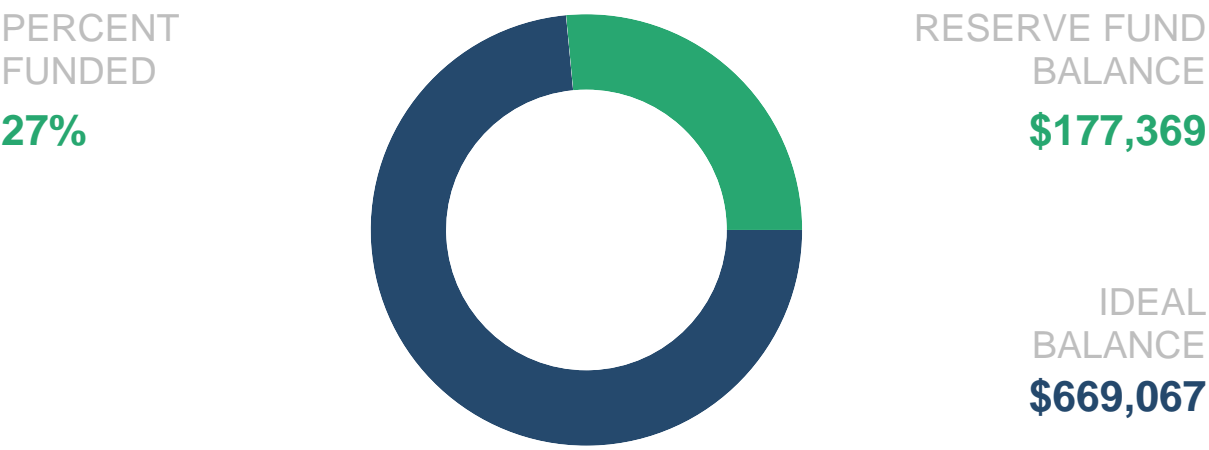


FINANCIAL ANALYSIS

This section of the report is intended to provide the association with the awareness to adequately plan for the ongoing major maintenance, repair and replacement of their common property components. The recommendations included within this report represent one scenario, and are not intended to represent the only means of achieving the association’s goals. We recommend that the Board of Directors use the following information as a guide in planning for their future objectives.

Percent Funded

The Percent Funded equation is the industry measure of how well prepared an association is to meet its current and future repair and replacement obligations. Percent funded highlights the strength of the association’s reserve account in relation to its anticipated costs of repair and replacement. The higher the funded level, the less exposed an association is to market conditions, unanticipated expenses or events, and fluctuations in the general economy.



An Association at or below a funding level of 30% has an increased risk of requiring special assessments to meet their ongoing obligations, as compared to Associations with higher funding levels. A level of funding at and above 60% is categorized as good or well funded. We recommend that associations look to achieve and maintain funding levels at and above 60%, with a preference to being 100% funded.

Funding Goals

There is a range of funding alternatives available to the association. In our opinion the strategy chosen should not only meet the immediate needs and risk tolerance of current members, but also the longer term needs of the association.

The association needs to establish a reserve contribution rate which, at a minimum, meets their anticipated financial needs without having to resort to special assessment or deferred maintenance. In addition, the funding goal needs to be prudent enough to meet the expectations of current members while not unfairly burdening future owners.



FULL FUNDING

Establishes a goal of achieving one hundred percent fully funded reserves by the end of the projection period.

THRESHOLD FUNDING

Sets out to keep the cash reserves above a specified dollar or percent funded amount for the duration of the projection period.

BASELINE FUNDING

Establishes a goal of maintaining a reserve account balance above zero dollars throughout the study period.

The minimum funding goal needed to meet planned expenditure is Baseline Funding. Baseline Funding maintains the reserve account at or above zero dollars, but leaves the association with no contingency to address unanticipated outcomes. Threshold funding is a strategy designed to provide for this contingency by keeping cash reserves above a specific dollar amount or percent funded level.

The reserve fund plan highlighted in this report is based upon the Full Funding program of reserve contributions. The Full Funding plan highlights an ideal level of contributions which will enable an association to be 100% funded by the end of the projection period. As stated previously, we recommend that the association implement a program that moves them toward and maintains a funding level of 60-100%.



RESERVE COMPONENT LIST

Component	Useful Life	Remaining Useful Life	Quantity	Unit of Measure	Unit Cost	Current Cost
Clubhouse						
Building Exterior - Roof, Asphalt Shingle	25	19	57	Squares	\$550.00	\$31,350
Building Exterior - Roof, Gutters & Downspouts	25	19	56	LF	\$12.00	\$672
Building Exterior - Siding	40	39	3950	SF	\$10.00	\$39,500
Building Exterior - Clean, Caulk & Paint	8	7	3950	SF	\$2.30	\$9,085
Building Exterior - Windows	40	33	15	Each	\$1,100.00	\$16,500
Building Exterior - Sliding Glass Doors	40	3	3	Each	\$1,850.00	\$5,550
Building Exterior - Metal Door	30	8	3	Each	\$600.00	\$1,800
Building Exterior - Garage Door	25	24	1	Each	\$8,500.00	\$8,500
Building Exterior - Entry Stairs, Front Deck	30	29	155	SF	\$42.50	\$6,588
Building Exterior - Entry Stairs, Railing	30	29	1	Lump Sum	\$3,160.00	\$3,160
Building Interior - Flooring, Carpet	15	3	1	Lump Sum	\$19,600.00	\$19,600
Building Interior - Walls, Paint	10	3	1	Lump Sum	\$4,850.00	\$4,850
Building Interior - Restrooms, Remodel	20	0	1	Lump Sum	\$6,000.00	\$6,000
Building Interior - Kitchen, Remodel	20	0	1	Lump Sum	\$7,500.00	\$7,500
Building Interior - Kitchen, Appliances	15	0	1	Lump Sum	\$7,250.00	\$7,250
Building Interior - Office, Equipment	5	2	1	Allowance	\$1,225.00	\$1,225
Building Interior - Fixtures & Furnishings	5	2	1	Allowance	\$6,050.00	\$6,050
Building Interior - Sauna, Mens & Womens	20	3	1	Lump Sum	\$3,000.00	\$3,000
Building Interior - Equipment, Weight Machine	15	3	1	Each	\$2,500.00	\$2,500
Building Interior - Equipment, Elliptical	15	3	1	Each	\$3,700.00	\$3,700
Building Interior - Equipment, Treadmill	15	3	1	Each	\$4,550.00	\$4,550
Building Interior - Equipment, Pool Table, Ping Pong Table	20	3	1	Lump Sum	\$3,100.00	\$3,100
Building Interior - Equipment, Foos Table	20	3	1	Each	\$400.00	\$400
Mechanical - HVAC	15	3	1	Allowance	\$18,000.00	\$18,000
Electrical - Light Fixture, Exterior	20	3	4	Each	\$175.00	\$700
Electrical - Light Fixture, Interior	20	3	42	Each	\$110.00	\$4,620
Electrical - Security, System	10	2	1	Allowance	\$3,050.00	\$3,050
Electrical - Sound System	10	2	1	Allowance	\$3,650.00	\$3,650
Plumbing - Water Heater	15	0	1	Each	\$1,800.00	\$1,800
General Site - Swimming Pool, Equipment, General	5	2	1	Lump Sum	\$6,050.00	\$6,050
General Site - Swimming Pool, Equipment, IntelliChem System	12	11	1	Lump Sum	\$4,075.00	\$4,075
General Site - Swimming Pool Cover	10	2	1	Lump Sum	\$2,775.00	\$2,775
General Site - Swimming Pool, Furniture	5	2	1	Allowance	\$1,225.00	\$1,225
General Site - Swimming Pool, Resurface	15	3	1540	SF	\$18.00	\$27,720
General Site - Swimming Pool, Retile	25	8	230	LF	\$30.00	\$6,900
General Site - Drinking Fountain, Replace	20	1	1	Each	\$975.00	\$975
General Site - Fence, 3' Wood, Replace	25	5	31	LF	\$40.00	\$1,240
General Site - Swimming Pool, Deck, 20% Repair	12	9	360	SF	\$12.00	\$4,320
General Site - Swimming Pool, Diving Board & Lights	20	0	1	Lump Sum	\$5,625.00	\$5,625
General Site - Pet Waste Station, Replace	25	15	1	Each	\$425.00	\$425

Component	Useful Life	Remaining Useful Life	Quantity	Unit of Measure	Unit Cost	Current Cost
Clubhouse						
General Site - Seating, Benches, Replace	25	2	1	Each	\$600.00	\$600
General Site - Seating, Picnic Table	20	15	1	Each	\$950.00	\$950
General Site - Concrete, Curb, 3% Limited Replace	5	2	214	LF	\$32.00	\$6,848
Common Areas						
General Site - Tennis Court, Resurface	6	1	1	Lump Sum	\$19,500.00	\$19,500
General Site - Tennis Court, Replace	40	7	1	Lump Sum	\$63,000.00	\$63,000
General Site - Tennis Court, Backboard	10	3	1	Lump Sum	\$1,200.00	\$1,200
General Site - Tennis Court, Equipment	10	3	1	Allowance	\$2,400.00	\$2,400
General Site - Basketball Court, Equipment	15	9	2	Each	\$1,250.00	\$2,500
General Site - Basketball Court, Resurface	6	1	1	Lump Sum	\$2,750.00	\$2,750
General Site - Basketball Court, Replace	40	7	1	Lump Sum	\$8,000.00	\$8,000
General Site - Playground, Equipment	15	0	1	Lump Sum	\$25,000.00	\$25,000
General Site - Playground, Ground Cover	5	4	1	Lump Sum	\$2,550.00	\$2,550
General Site - Mailboxes	20	2	8	Each	\$2,400.00	\$19,200
General Site - Asphalt, Limited Repair & Replace	5	4	1	Lump Sum	\$15,000.00	\$15,000
General Site - Asphalt, Overlay	40	9	164000	SF	\$1.70	\$278,800
General Site - Concrete, Sidewalk, 10% Replace	10	2	2300	SF	\$11.00	\$2,530
General Site - Signage, Entry	20	5	2	Each	\$1,500.00	\$3,000
General Site - Fence, Chain Link, Tennis Court	20	3	450	LF	\$50.00	\$22,500
General Site - Fence, Metal, Pool	30	18	180	LF	\$60.00	\$10,800
General Site - Fence, Chain Link George Washington	30	8	1000	LF	\$35.00	\$35,000
General Site - Fence, Chain Link Schooner Dr RV	30	8	150	LF	\$35.00	\$5,250
General Site - Fence, Chain Link Buccaneer Dr RV	30	8	270	LF	\$35.00	\$9,450
General Site - Masonry Wall, Replace	40	35	1	Lump Sum	\$28,000.00	\$28,000
General Site - Storage Building, Repair	20	15	1	Lump Sum	\$13,600.00	\$13,600
General Site - Lights, Pole, Replace	20	3	20	Each	\$2,050.00	\$41,000
General Site - Landscape, River Rock, Replace	5	4	1	Lump Sum	\$5,000.00	\$5,000
General Site - Landscape, Park/Common, Refurbish	10	3	1	Lump Sum	\$10,000.00	\$10,000
General Site - Landscape, Perimeter, Refurbish	20	15	1	Lump Sum	\$15,500.00	\$15,500
General Site - Landscape, Planter Beds, Refurbish	30	18	1	Lump Sum	\$1,125.00	\$1,125
General Site - Irrigation, Controller, Replace	15	3	1	Each	\$600.00	\$600
General Site - Irrigation, Main Lines, 12% Replace	40	3	212	LF	\$50.00	\$10,600
General Site - Irrigation, Piping, 12% Replace	40	3	13617	SF	\$2.50	\$34,043
General Site - Irrigation, Well, Pump, Replace	20	3	1	Lump Sum	\$6,200.00	\$6,200
General Site - Irrigation, Well, Alarm & Controll System, Replace	20	13	1	Lump Sum	\$4,900.00	\$4,900
General Site - Irrigation, Well, Refurbish	20	2	1	Lump Sum	\$8,750.00	\$8,750
					TOTALS	\$1,001,725

Readers should be aware that certain property elements are considered 'long life' elements and are not accounted for within the reserve study in conjunction with elements that are or can be managed as part of the Association's operating budget.

Cost estimates do not account for permits, architectural, or project management fees that may be required. Allowances and contingencies must also be added to the total as the scope of work is defined.



FULLY FUNDED BALANCE

Component	Current Cost	Current Fully Funded Balance	Annual Cost	% Annual Cost
Clubhouse				
Building Exterior - Roof, Asphalt Shingle	\$31,350	\$7,524	\$1,254	2.52%
Building Exterior - Roof, Gutters & Downspouts	\$672	\$161	\$27	0.05%
Building Exterior - Siding	\$39,500	\$988	\$988	1.98%
Building Exterior - Clean, Caulk & Paint	\$9,085	\$1,136	\$1,136	2.28%
Building Exterior - Windows	\$16,500	\$2,888	\$413	0.83%
Building Exterior - Sliding Glass Doors	\$5,550	\$5,134	\$139	0.28%
Building Exterior - Metal Door	\$1,800	\$1,320	\$60	0.12%
Building Exterior - Garage Door	\$8,500	\$340	\$340	0.68%
Building Exterior - Entry Stairs, Front Deck	\$6,588	\$220	\$220	0.44%
Building Exterior - Entry Stairs, Railing	\$3,160	\$105	\$105	0.21%
Building Interior - Flooring, Carpet	\$19,600	\$15,680	\$1,307	2.62%
Building Interior - Walls, Paint	\$4,850	\$3,395	\$485	0.97%
Building Interior - Restrooms, Remodel	\$6,000	\$6,000	\$300	0.60%
Building Interior - Kitchen, Remodel	\$7,500	\$7,500	\$375	0.75%
Building Interior - Kitchen, Appliances	\$7,250	\$7,250	\$483	0.97%
Building Interior - Office, Equipment	\$1,225	\$735	\$245	0.49%
Building Interior - Fixtures & Furnishings	\$6,050	\$3,630	\$1,210	2.43%
Building Interior - Sauna, Mens & Womens	\$3,000	\$2,550	\$150	0.30%
Building Interior - Equipment, Weight Machine	\$2,500	\$2,000	\$167	0.33%
Building Interior - Equipment, Elliptical	\$3,700	\$2,960	\$247	0.50%
Building Interior - Equipment, Treadmill	\$4,550	\$3,640	\$303	0.61%
Building Interior - Equipment, Pool Table, Ping Pong Table	\$3,100	\$2,635	\$155	0.31%
Building Interior - Equipment, Foos Table	\$400	\$340	\$20	0.04%
Mechanical - HVAC	\$18,000	\$14,400	\$1,200	2.41%
Electrical - Light Fixture, Exterior	\$700	\$595	\$35	0.07%
Electrical - Light Fixture, Interior	\$4,620	\$3,927	\$231	0.46%
Electrical - Security, System	\$3,050	\$2,440	\$305	0.61%
Electrical - Sound System	\$3,650	\$2,920	\$365	0.73%
Plumbing - Water Heater	\$1,800	\$1,800	\$120	0.24%
General Site - Swimming Pool, Equipment, General	\$6,050	\$3,630	\$1,210	2.43%
General Site - Swimming Pool, Equipment, IntelliChem System	\$4,075	\$340	\$340	0.68%
General Site - Swimming Pool Cover	\$2,775	\$2,220	\$278	0.56%
General Site - Swimming Pool, Furniture	\$1,225	\$735	\$245	0.49%
General Site - Swimming Pool, Resurface	\$27,720	\$22,176	\$1,848	3.71%
General Site - Swimming Pool, Retile	\$6,900	\$4,692	\$276	0.55%
General Site - Drinking Fountain, Replace	\$975	\$926	\$49	0.10%
General Site - Fence, 3' Wood, Replace	\$1,240	\$992	\$50	0.10%
General Site - Swimming Pool, Deck, 20% Repair	\$4,320	\$1,080	\$360	0.72%
General Site - Swimming Pool, Diving Board & Lights	\$5,625	\$5,625	\$281	0.56%
General Site - Pet Waste Station, Replace	\$425	\$170	\$17	0.03%

Component	Current Cost	Current Fully Funded Balance	Annual Cost	% Annual Cost
Clubhouse				
General Site - Seating, Benches, Replace	\$600	\$552	\$24	0.05%
General Site - Seating, Picnic Table	\$950	\$238	\$48	0.10%
General Site - Concrete, Curb, 3% Limited Replace	\$6,848	\$4,109	\$1,370	2.75%
Common Areas				
General Site - Tennis Court, Resurface	\$19,500	\$16,250	\$3,250	6.52%
General Site - Tennis Court, Replace	\$63,000	\$51,975	\$1,575	3.16%
General Site - Tennis Court, Backboard	\$1,200	\$840	\$120	0.24%
General Site - Tennis Court, Equipment	\$2,400	\$1,680	\$240	0.48%
General Site - Basketball Court, Equipment	\$2,500	\$1,000	\$167	0.33%
General Site - Basketball Court, Resurface	\$2,750	\$2,292	\$458	0.92%
General Site - Basketball Court, Replace	\$8,000	\$6,600	\$200	0.40%
General Site - Playground, Equipment	\$25,000	\$25,000	\$1,667	3.34%
General Site - Playground, Ground Cover	\$2,550	\$510	\$510	1.02%
General Site - Mailboxes	\$19,200	\$17,280	\$960	1.93%
General Site - Asphalt, Limited Repair & Replace	\$15,000	\$3,000	\$3,000	6.02%
General Site - Asphalt, Overlay	\$278,800	\$216,070	\$6,970	13.99%
General Site - Concrete, Sidewalk, 10% Replace	\$2,530	\$2,024	\$253	0.51%
General Site - Signage, Entry	\$3,000	\$2,250	\$150	0.30%
General Site - Fence, Chain Link, Tennis Court	\$22,500	\$19,125	\$1,125	2.26%
General Site - Fence, Metal, Pool	\$10,800	\$4,320	\$360	0.72%
General Site - Fence, Chain Link George Washington	\$35,000	\$25,667	\$1,167	2.34%
General Site - Fence, Chain Link Schooner Dr RV	\$5,250	\$3,850	\$175	0.35%
General Site - Fence, Chain Link Buccaneer Dr RV	\$9,450	\$6,930	\$315	0.63%
General Site - Masonry Wall, Replace	\$28,000	\$3,500	\$700	1.40%
General Site - Storage Building, Repair	\$13,600	\$3,400	\$680	1.36%
General Site - Lights, Pole, Replace	\$41,000	\$34,850	\$2,050	4.11%
General Site - Landscape, River Rock, Replace	\$5,000	\$1,000	\$1,000	2.01%
General Site - Landscape, Park/Common, Refurbish	\$10,000	\$7,000	\$1,000	2.01%
General Site - Landscape, Perimeter, Refurbish	\$15,500	\$3,875	\$775	1.56%
General Site - Landscape, Planter Beds, Refurbish	\$1,125	\$450	\$38	0.08%
General Site - Irrigation, Controller, Replace	\$600	\$480	\$40	0.08%
General Site - Irrigation, Main Lines, 12% Replace	\$10,600	\$9,805	\$265	0.53%
General Site - Irrigation, Piping, 12% Replace	\$34,043	\$31,489	\$851	1.71%
General Site - Irrigation, Well, Pump, Replace	\$6,200	\$5,270	\$310	0.62%
General Site - Irrigation, Well, Alarm & Control System, Replace	\$4,900	\$1,715	\$245	0.49%
General Site - Irrigation, Well, Refurbish	\$8,750	\$7,875	\$438	0.88%
TOTALS	\$1,001,725	\$669,067	\$49,829	100%



RESERVE EXPENSES 1-5 YEARS

Component	2022	2023	2024	2025	2026
Clubhouse					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding	\$0	\$0	\$0	\$0	\$0
Building Exterior - Clean, Caulk & Paint	\$0	\$0	\$0	\$0	\$0
Building Exterior - Windows	\$0	\$0	\$0	\$0	\$0
Building Exterior - Sliding Glass Doors	\$0	\$0	\$0	\$6,065	\$0
Building Exterior - Metal Door	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Door	\$0	\$0	\$0	\$0	\$0
Building Exterior - Entry Stairs, Front Deck	\$0	\$0	\$0	\$0	\$0
Building Exterior - Entry Stairs, Railing	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Carpet	\$0	\$0	\$0	\$21,417	\$0
Building Interior - Walls, Paint	\$0	\$0	\$0	\$5,300	\$0
Building Interior - Restrooms, Remodel	\$6,000	\$0	\$0	\$0	\$0
Building Interior - Kitchen, Remodel	\$7,500	\$0	\$0	\$0	\$0
Building Interior - Kitchen, Appliances	\$7,250	\$0	\$0	\$0	\$0
Building Interior - Office, Equipment	\$0	\$0	\$1,300	\$0	\$0
Building Interior - Fixtures & Furnishings	\$0	\$0	\$6,418	\$0	\$0
Building Interior - Sauna, Mens & Womens	\$0	\$0	\$0	\$3,278	\$0
Building Interior - Equipment, Weight Machine	\$0	\$0	\$0	\$2,732	\$0
Building Interior - Equipment, Elliptical	\$0	\$0	\$0	\$4,043	\$0
Building Interior - Equipment, Treadmill	\$0	\$0	\$0	\$4,972	\$0
Building Interior - Equipment, Pool Table, Ping Pong Table	\$0	\$0	\$0	\$3,387	\$0
Building Interior - Equipment, Foos Table	\$0	\$0	\$0	\$437	\$0
Mechanical - HVAC	\$0	\$0	\$0	\$19,669	\$0
Electrical - Light Fixture, Exterior	\$0	\$0	\$0	\$765	\$0
Electrical - Light Fixture, Interior	\$0	\$0	\$0	\$5,048	\$0
Electrical - Security, System	\$0	\$0	\$3,236	\$0	\$0
Electrical - Sound System	\$0	\$0	\$3,872	\$0	\$0
Plumbing - Water Heater	\$1,800	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Equipment, General	\$0	\$0	\$6,418	\$0	\$0
General Site - Swimming Pool, Equipment, IntelliChem System	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool Cover	\$0	\$0	\$2,944	\$0	\$0
General Site - Swimming Pool, Furniture	\$0	\$0	\$1,300	\$0	\$0
General Site - Swimming Pool, Resurface	\$0	\$0	\$0	\$30,290	\$0
General Site - Swimming Pool, Retile	\$0	\$0	\$0	\$0	\$0
General Site - Drinking Fountain, Replace	\$0	\$1,004	\$0	\$0	\$0
General Site - Fence, 3' Wood, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Deck, 20% Repair	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Diving Board & Lights	\$5,625	\$0	\$0	\$0	\$0
General Site - Pet Waste Station, Replace	\$0	\$0	\$0	\$0	\$0

Component	2022	2023	2024	2025	2026
Clubhouse					
General Site - Seating, Benches, Replace	\$0	\$0	\$637	\$0	\$0
General Site - Seating, Picnic Table	\$0	\$0	\$0	\$0	\$0
General Site - Concrete, Curb, 3% Limited Replace	\$0	\$0	\$7,265	\$0	\$0
Common Areas					
General Site - Tennis Court, Resurface	\$0	\$20,085	\$0	\$0	\$0
General Site - Tennis Court, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Tennis Court, Backboard	\$0	\$0	\$0	\$1,311	\$0
General Site - Tennis Court, Equipment	\$0	\$0	\$0	\$2,623	\$0
General Site - Basketball Court, Equipment	\$0	\$0	\$0	\$0	\$0
General Site - Basketball Court, Resurface	\$0	\$2,833	\$0	\$0	\$0
General Site - Basketball Court, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Equipment	\$25,000	\$0	\$0	\$0	\$0
General Site - Playground, Ground Cover	\$0	\$0	\$0	\$0	\$2,870
General Site - Mailboxes	\$0	\$0	\$20,369	\$0	\$0
General Site - Asphalt, Limited Repair & Replace	\$0	\$0	\$0	\$0	\$16,883
General Site - Asphalt, Overlay	\$0	\$0	\$0	\$0	\$0
General Site - Concrete, Sidewalk, 10% Replace	\$0	\$0	\$2,684	\$0	\$0
General Site - Signage, Entry	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link, Tennis Court	\$0	\$0	\$0	\$24,586	\$0
General Site - Fence, Metal, Pool	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link George Washington	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link Schooner Dr RV	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link Buccaneer Dr RV	\$0	\$0	\$0	\$0	\$0
General Site - Masonry Wall, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Storage Building, Repair	\$0	\$0	\$0	\$0	\$0
General Site - Lights, Pole, Replace	\$0	\$0	\$0	\$44,802	\$0
General Site - Landscape, River Rock, Replace	\$0	\$0	\$0	\$0	\$5,628
General Site - Landscape, Park/Common, Refurbish	\$0	\$0	\$0	\$10,927	\$0
General Site - Landscape, Perimeter, Refurbish	\$0	\$0	\$0	\$0	\$0
General Site - Landscape, Planter Beds, Refurbish	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Controller, Replace	\$0	\$0	\$0	\$656	\$0
General Site - Irrigation, Main Lines, 12% Replace	\$0	\$0	\$0	\$11,583	\$0
General Site - Irrigation, Piping, 12% Replace	\$0	\$0	\$0	\$37,199	\$0
General Site - Irrigation, Well, Pump, Replace	\$0	\$0	\$0	\$6,775	\$0
General Site - Irrigation, Well, Alarm & Controll System, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Well, Refurbish	\$0	\$0	\$9,283	\$0	\$0
Annual Expenditure	\$53,175	\$23,922	\$65,726	\$247,866	\$25,380



RESERVE EXPENSES 6-10 YEARS

Component	2027	2028	2029	2030	2031
Clubhouse					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding	\$0	\$0	\$0	\$0	\$0
Building Exterior - Clean, Caulk & Paint	\$0	\$0	\$11,173	\$0	\$0
Building Exterior - Windows	\$0	\$0	\$0	\$0	\$0
Building Exterior - Sliding Glass Doors	\$0	\$0	\$0	\$0	\$0
Building Exterior - Metal Door	\$0	\$0	\$0	\$2,280	\$0
Building Exterior - Garage Door	\$0	\$0	\$0	\$0	\$0
Building Exterior - Entry Stairs, Front Deck	\$0	\$0	\$0	\$0	\$0
Building Exterior - Entry Stairs, Railing	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Carpet	\$0	\$0	\$0	\$0	\$0
Building Interior - Walls, Paint	\$0	\$0	\$0	\$0	\$0
Building Interior - Restrooms, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Kitchen, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Kitchen, Appliances	\$0	\$0	\$0	\$0	\$0
Building Interior - Office, Equipment	\$0	\$0	\$1,507	\$0	\$0
Building Interior - Fixtures & Furnishings	\$0	\$0	\$7,441	\$0	\$0
Building Interior - Sauna, Mens & Womens	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Weight Machine	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Elliptical	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Treadmill	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Pool Table, Ping Pong Table	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Foos Table	\$0	\$0	\$0	\$0	\$0
Mechanical - HVAC	\$0	\$0	\$0	\$0	\$0
Electrical - Light Fixture, Exterior	\$0	\$0	\$0	\$0	\$0
Electrical - Light Fixture, Interior	\$0	\$0	\$0	\$0	\$0
Electrical - Security, System	\$0	\$0	\$0	\$0	\$0
Electrical - Sound System	\$0	\$0	\$0	\$0	\$0
Plumbing - Water Heater	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Equipment, General	\$0	\$0	\$7,441	\$0	\$0
General Site - Swimming Pool, Equipment, IntelliChem System	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool Cover	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Furniture	\$0	\$0	\$1,507	\$0	\$0
General Site - Swimming Pool, Resurface	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Retile	\$0	\$0	\$0	\$8,741	\$0
General Site - Drinking Fountain, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Fence, 3' Wood, Replace	\$1,437	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Deck, 20% Repair	\$0	\$0	\$0	\$0	\$5,637
General Site - Swimming Pool, Diving Board & Lights	\$0	\$0	\$0	\$0	\$0
General Site - Pet Waste Station, Replace	\$0	\$0	\$0	\$0	\$0

Component	2027	2028	2029	2030	2031
Clubhouse					
General Site - Seating, Benches, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Seating, Picnic Table	\$0	\$0	\$0	\$0	\$0
General Site - Concrete, Curb, 3% Limited Replace	\$0	\$0	\$8,422	\$0	\$0
Common Areas					
General Site - Tennis Court, Resurface	\$0	\$0	\$23,983	\$0	\$0
General Site - Tennis Court, Replace	\$0	\$0	\$77,482	\$0	\$0
General Site - Tennis Court, Backboard	\$0	\$0	\$0	\$0	\$0
General Site - Tennis Court, Equipment	\$0	\$0	\$0	\$0	\$0
General Site - Basketball Court, Equipment	\$0	\$0	\$0	\$0	\$3,262
General Site - Basketball Court, Resurface	\$0	\$0	\$3,382	\$0	\$0
General Site - Basketball Court, Replace	\$0	\$0	\$9,839	\$0	\$0
General Site - Playground, Equipment	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Ground Cover	\$0	\$0	\$0	\$0	\$3,327
General Site - Mailboxes	\$0	\$0	\$0	\$0	\$0
General Site - Asphalt, Limited Repair & Replace	\$0	\$0	\$0	\$0	\$19,572
General Site - Asphalt, Overlay	\$0	\$0	\$0	\$0	\$363,771
General Site - Concrete, Sidewalk, 10% Replace	\$0	\$0	\$0	\$0	\$0
General Site - Signage, Entry	\$3,478	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link, Tennis Court	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Metal, Pool	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link George Washington	\$0	\$0	\$0	\$44,337	\$0
General Site - Fence, Chain Link Schooner Dr RV	\$0	\$0	\$0	\$6,651	\$0
General Site - Fence, Chain Link Buccaneer Dr RV	\$0	\$0	\$0	\$11,971	\$0
General Site - Masonry Wall, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Storage Building, Repair	\$0	\$0	\$0	\$0	\$0
General Site - Lights, Pole, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Landscape, River Rock, Replace	\$0	\$0	\$0	\$0	\$6,524
General Site - Landscape, Park/Common, Refurbish	\$0	\$0	\$0	\$0	\$0
General Site - Landscape, Perimeter, Refurbish	\$0	\$0	\$0	\$0	\$0
General Site - Landscape, Planter Beds, Refurbish	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Controller, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Main Lines, 12% Replace	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Piping, 12% Replace	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Well, Pump, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Well, Alarm & Controll System, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Well, Refurbish	\$0	\$0	\$0	\$0	\$0
Annual Expenditure	\$4,915	\$0	\$152,176	\$73,979	\$402,092



RESERVE EXPENSES 11-15 YEARS

Component	2032	2033	2034	2035	2036
Clubhouse					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding	\$0	\$0	\$0	\$0	\$0
Building Exterior - Clean, Caulk & Paint	\$0	\$0	\$0	\$0	\$0
Building Exterior - Windows	\$0	\$0	\$0	\$0	\$0
Building Exterior - Sliding Glass Doors	\$0	\$0	\$0	\$0	\$0
Building Exterior - Metal Door	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Door	\$0	\$0	\$0	\$0	\$0
Building Exterior - Entry Stairs, Front Deck	\$0	\$0	\$0	\$0	\$0
Building Exterior - Entry Stairs, Railing	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Carpet	\$0	\$0	\$0	\$0	\$0
Building Interior - Walls, Paint	\$0	\$0	\$0	\$7,122	\$0
Building Interior - Restrooms, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Kitchen, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Kitchen, Appliances	\$0	\$0	\$0	\$0	\$0
Building Interior - Office, Equipment	\$0	\$0	\$1,747	\$0	\$0
Building Interior - Fixtures & Furnishings	\$0	\$0	\$8,626	\$0	\$0
Building Interior - Sauna, Mens & Womens	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Weight Machine	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Elliptical	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Treadmill	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Pool Table, Ping Pong Table	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Foos Table	\$0	\$0	\$0	\$0	\$0
Mechanical - HVAC	\$0	\$0	\$0	\$0	\$0
Electrical - Light Fixture, Exterior	\$0	\$0	\$0	\$0	\$0
Electrical - Light Fixture, Interior	\$0	\$0	\$0	\$0	\$0
Electrical - Security, System	\$0	\$0	\$4,349	\$0	\$0
Electrical - Sound System	\$0	\$0	\$5,204	\$0	\$0
Plumbing - Water Heater	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Equipment, General	\$0	\$0	\$8,626	\$0	\$0
General Site - Swimming Pool, Equipment, IntelliChem System	\$0	\$5,641	\$0	\$0	\$0
General Site - Swimming Pool Cover	\$0	\$0	\$3,956	\$0	\$0
General Site - Swimming Pool, Furniture	\$0	\$0	\$1,747	\$0	\$0
General Site - Swimming Pool, Resurface	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Retile	\$0	\$0	\$0	\$0	\$0
General Site - Drinking Fountain, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Fence, 3' Wood, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Deck, 20% Repair	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Diving Board & Lights	\$0	\$0	\$0	\$0	\$0
General Site - Pet Waste Station, Replace	\$0	\$0	\$0	\$0	\$0

Component	2032	2033	2034	2035	2036
Clubhouse					
General Site - Seating, Benches, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Seating, Picnic Table	\$0	\$0	\$0	\$0	\$0
General Site - Concrete, Curb, 3% Limited Replace	\$0	\$0	\$9,764	\$0	\$0
Common Areas					
General Site - Tennis Court, Resurface	\$0	\$0	\$0	\$28,636	\$0
General Site - Tennis Court, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Tennis Court, Backboard	\$0	\$0	\$0	\$1,762	\$0
General Site - Tennis Court, Equipment	\$0	\$0	\$0	\$3,524	\$0
General Site - Basketball Court, Equipment	\$0	\$0	\$0	\$0	\$0
General Site - Basketball Court, Resurface	\$0	\$0	\$0	\$4,038	\$0
General Site - Basketball Court, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Equipment	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Ground Cover	\$0	\$0	\$0	\$0	\$3,857
General Site - Mailboxes	\$0	\$0	\$0	\$0	\$0
General Site - Asphalt, Limited Repair & Replace	\$0	\$0	\$0	\$0	\$22,689
General Site - Asphalt, Overlay	\$0	\$0	\$0	\$0	\$0
General Site - Concrete, Sidewalk, 10% Replace	\$0	\$0	\$3,607	\$0	\$0
General Site - Signage, Entry	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link, Tennis Court	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Metal, Pool	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link George Washington	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link Schooner Dr RV	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link Buccaneer Dr RV	\$0	\$0	\$0	\$0	\$0
General Site - Masonry Wall, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Storage Building, Repair	\$0	\$0	\$0	\$0	\$0
General Site - Lights, Pole, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Landscape, River Rock, Replace	\$0	\$0	\$0	\$0	\$7,563
General Site - Landscape, Park/Common, Refurbish	\$0	\$0	\$0	\$14,685	\$0
General Site - Landscape, Perimeter, Refurbish	\$0	\$0	\$0	\$0	\$0
General Site - Landscape, Planter Beds, Refurbish	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Controller, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Main Lines, 12% Replace	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Piping, 12% Replace	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Well, Pump, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Well, Alarm & Controll System, Replace	\$0	\$0	\$0	\$7,196	\$0
General Site - Irrigation, Well, Refurbish	\$0	\$0	\$0	\$0	\$0
Annual Expenditure	\$0	\$5,641	\$47,625	\$66,965	\$34,109



RESERVE EXPENSES 16-20 YEARS

Component	2037	2038	2039	2040	2041
Clubhouse					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$54,972
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$1,178
Building Exterior - Siding	\$0	\$0	\$0	\$0	\$0
Building Exterior - Clean, Caulk & Paint	\$14,154	\$0	\$0	\$0	\$0
Building Exterior - Windows	\$0	\$0	\$0	\$0	\$0
Building Exterior - Sliding Glass Doors	\$0	\$0	\$0	\$0	\$0
Building Exterior - Metal Door	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Door	\$0	\$0	\$0	\$0	\$0
Building Exterior - Entry Stairs, Front Deck	\$0	\$0	\$0	\$0	\$0
Building Exterior - Entry Stairs, Railing	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Carpet	\$0	\$0	\$0	\$33,368	\$0
Building Interior - Walls, Paint	\$0	\$0	\$0	\$0	\$0
Building Interior - Restrooms, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Kitchen, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Kitchen, Appliances	\$11,295	\$0	\$0	\$0	\$0
Building Interior - Office, Equipment	\$0	\$0	\$2,025	\$0	\$0
Building Interior - Fixtures & Furnishings	\$0	\$0	\$10,000	\$0	\$0
Building Interior - Sauna, Mens & Womens	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Weight Machine	\$0	\$0	\$0	\$4,256	\$0
Building Interior - Equipment, Elliptical	\$0	\$0	\$0	\$6,299	\$0
Building Interior - Equipment, Treadmill	\$0	\$0	\$0	\$7,746	\$0
Building Interior - Equipment, Pool Table, Ping Pong Table	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Foos Table	\$0	\$0	\$0	\$0	\$0
Mechanical - HVAC	\$0	\$0	\$0	\$30,644	\$0
Electrical - Light Fixture, Exterior	\$0	\$0	\$0	\$0	\$0
Electrical - Light Fixture, Interior	\$0	\$0	\$0	\$0	\$0
Electrical - Security, System	\$0	\$0	\$0	\$0	\$0
Electrical - Sound System	\$0	\$0	\$0	\$0	\$0
Plumbing - Water Heater	\$2,804	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Equipment, General	\$0	\$0	\$10,000	\$0	\$0
General Site - Swimming Pool, Equipment, IntelliChem System	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool Cover	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Furniture	\$0	\$0	\$2,025	\$0	\$0
General Site - Swimming Pool, Resurface	\$0	\$0	\$0	\$47,191	\$0
General Site - Swimming Pool, Retile	\$0	\$0	\$0	\$0	\$0
General Site - Drinking Fountain, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Fence, 3' Wood, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Deck, 20% Repair	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Diving Board & Lights	\$0	\$0	\$0	\$0	\$0
General Site - Pet Waste Station, Replace	\$662	\$0	\$0	\$0	\$0

Component	2037	2038	2039	2040	2041
Clubhouse					
General Site - Seating, Benches, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Seating, Picnic Table	\$1,480	\$0	\$0	\$0	\$0
General Site - Concrete, Curb, 3% Limited Replace	\$0	\$0	\$11,319	\$0	\$0
Common Areas					
General Site - Tennis Court, Resurface	\$0	\$0	\$0	\$0	\$34,193
General Site - Tennis Court, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Tennis Court, Backboard	\$0	\$0	\$0	\$0	\$0
General Site - Tennis Court, Equipment	\$0	\$0	\$0	\$0	\$0
General Site - Basketball Court, Equipment	\$0	\$0	\$0	\$0	\$0
General Site - Basketball Court, Resurface	\$0	\$0	\$0	\$0	\$4,822
General Site - Basketball Court, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Equipment	\$38,949	\$0	\$0	\$0	\$0
General Site - Playground, Ground Cover	\$0	\$0	\$0	\$0	\$4,471
General Site - Mailboxes	\$0	\$0	\$0	\$0	\$0
General Site - Asphalt, Limited Repair & Replace	\$0	\$0	\$0	\$0	\$26,303
General Site - Asphalt, Overlay	\$0	\$0	\$0	\$0	\$0
General Site - Concrete, Sidewalk, 10% Replace	\$0	\$0	\$0	\$0	\$0
General Site - Signage, Entry	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link, Tennis Court	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Metal, Pool	\$0	\$0	\$0	\$18,386	\$0
General Site - Fence, Chain Link George Washington	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link Schooner Dr RV	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link Buccaneer Dr RV	\$0	\$0	\$0	\$0	\$0
General Site - Masonry Wall, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Storage Building, Repair	\$21,188	\$0	\$0	\$0	\$0
General Site - Lights, Pole, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Landscape, River Rock, Replace	\$0	\$0	\$0	\$0	\$8,768
General Site - Landscape, Park/Common, Refurbish	\$0	\$0	\$0	\$0	\$0
General Site - Landscape, Perimeter, Refurbish	\$24,148	\$0	\$0	\$0	\$0
General Site - Landscape, Planter Beds, Refurbish	\$0	\$0	\$0	\$1,915	\$0
General Site - Irrigation, Controller, Replace	\$0	\$0	\$0	\$1,021	\$0
General Site - Irrigation, Main Lines, 12% Replace	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Piping, 12% Replace	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Well, Pump, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Well, Alarm & Controll System, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Well, Refurbish	\$0	\$0	\$0	\$0	\$0
Annual Expenditure	\$114,682	\$0	\$35,368	\$150,827	\$134,708



RESERVE EXPENSES 21-25 YEARS

Component	2042	2043	2044	2045	2046
Clubhouse					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding	\$0	\$0	\$0	\$0	\$0
Building Exterior - Clean, Caulk & Paint	\$0	\$0	\$0	\$17,930	\$0
Building Exterior - Windows	\$0	\$0	\$0	\$0	\$0
Building Exterior - Sliding Glass Doors	\$0	\$0	\$0	\$0	\$0
Building Exterior - Metal Door	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Door	\$0	\$0	\$0	\$0	\$17,279
Building Exterior - Entry Stairs, Front Deck	\$0	\$0	\$0	\$0	\$0
Building Exterior - Entry Stairs, Railing	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Carpet	\$0	\$0	\$0	\$0	\$0
Building Interior - Walls, Paint	\$0	\$0	\$0	\$9,572	\$0
Building Interior - Restrooms, Remodel	\$10,837	\$0	\$0	\$0	\$0
Building Interior - Kitchen, Remodel	\$13,546	\$0	\$0	\$0	\$0
Building Interior - Kitchen, Appliances	\$0	\$0	\$0	\$0	\$0
Building Interior - Office, Equipment	\$0	\$0	\$2,347	\$0	\$0
Building Interior - Fixtures & Furnishings	\$0	\$0	\$11,592	\$0	\$0
Building Interior - Sauna, Mens & Womens	\$0	\$0	\$0	\$5,921	\$0
Building Interior - Equipment, Weight Machine	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Elliptical	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Treadmill	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Pool Table, Ping Pong Table	\$0	\$0	\$0	\$6,118	\$0
Building Interior - Equipment, Foos Table	\$0	\$0	\$0	\$789	\$0
Mechanical - HVAC	\$0	\$0	\$0	\$0	\$0
Electrical - Light Fixture, Exterior	\$0	\$0	\$0	\$1,382	\$0
Electrical - Light Fixture, Interior	\$0	\$0	\$0	\$9,118	\$0
Electrical - Security, System	\$0	\$0	\$5,844	\$0	\$0
Electrical - Sound System	\$0	\$0	\$6,994	\$0	\$0
Plumbing - Water Heater	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Equipment, General	\$0	\$0	\$11,592	\$0	\$0
General Site - Swimming Pool, Equipment, IntelliChem System	\$0	\$0	\$0	\$8,042	\$0
General Site - Swimming Pool Cover	\$0	\$0	\$5,317	\$0	\$0
General Site - Swimming Pool, Furniture	\$0	\$0	\$2,347	\$0	\$0
General Site - Swimming Pool, Resurface	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Retile	\$0	\$0	\$0	\$0	\$0
General Site - Drinking Fountain, Replace	\$0	\$1,814	\$0	\$0	\$0
General Site - Fence, 3' Wood, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Deck, 20% Repair	\$0	\$8,036	\$0	\$0	\$0
General Site - Swimming Pool, Diving Board & Lights	\$10,159	\$0	\$0	\$0	\$0
General Site - Pet Waste Station, Replace	\$0	\$0	\$0	\$0	\$0

Component	2042	2043	2044	2045	2046
Clubhouse					
General Site - Seating, Benches, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Seating, Picnic Table	\$0	\$0	\$0	\$0	\$0
General Site - Concrete, Curb, 3% Limited Replace	\$0	\$0	\$13,121	\$0	\$0
Common Areas					
General Site - Tennis Court, Resurface	\$0	\$0	\$0	\$0	\$0
General Site - Tennis Court, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Tennis Court, Backboard	\$0	\$0	\$0	\$2,368	\$0
General Site - Tennis Court, Equipment	\$0	\$0	\$0	\$4,737	\$0
General Site - Basketball Court, Equipment	\$0	\$0	\$0	\$0	\$5,082
General Site - Basketball Court, Resurface	\$0	\$0	\$0	\$0	\$0
General Site - Basketball Court, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Equipment	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Ground Cover	\$0	\$0	\$0	\$0	\$5,184
General Site - Mailboxes	\$0	\$0	\$36,789	\$0	\$0
General Site - Asphalt, Limited Repair & Replace	\$0	\$0	\$0	\$0	\$30,492
General Site - Asphalt, Overlay	\$0	\$0	\$0	\$0	\$0
General Site - Concrete, Sidewalk, 10% Replace	\$0	\$0	\$4,848	\$0	\$0
General Site - Signage, Entry	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link, Tennis Court	\$0	\$0	\$0	\$44,406	\$0
General Site - Fence, Metal, Pool	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link George Washington	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link Schooner Dr RV	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link Buccaneer Dr RV	\$0	\$0	\$0	\$0	\$0
General Site - Masonry Wall, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Storage Building, Repair	\$0	\$0	\$0	\$0	\$0
General Site - Lights, Pole, Replace	\$0	\$0	\$0	\$80,917	\$0
General Site - Landscape, River Rock, Replace	\$0	\$0	\$0	\$0	\$10,164
General Site - Landscape, Park/Common, Refurbish	\$0	\$0	\$0	\$19,736	\$0
General Site - Landscape, Perimeter, Refurbish	\$0	\$0	\$0	\$0	\$0
General Site - Landscape, Planter Beds, Refurbish	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Controller, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Main Lines, 12% Replace	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Piping, 12% Replace	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Well, Pump, Replace	\$0	\$0	\$0	\$12,236	\$0
General Site - Irrigation, Well, Alarm & Controll System, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Well, Refurbish	\$0	\$0	\$16,766	\$0	\$0
Annual Expenditure	\$34,542	\$9,850	\$117,559	\$223,272	\$68,200



RESERVE EXPENSES 26-30 YEARS

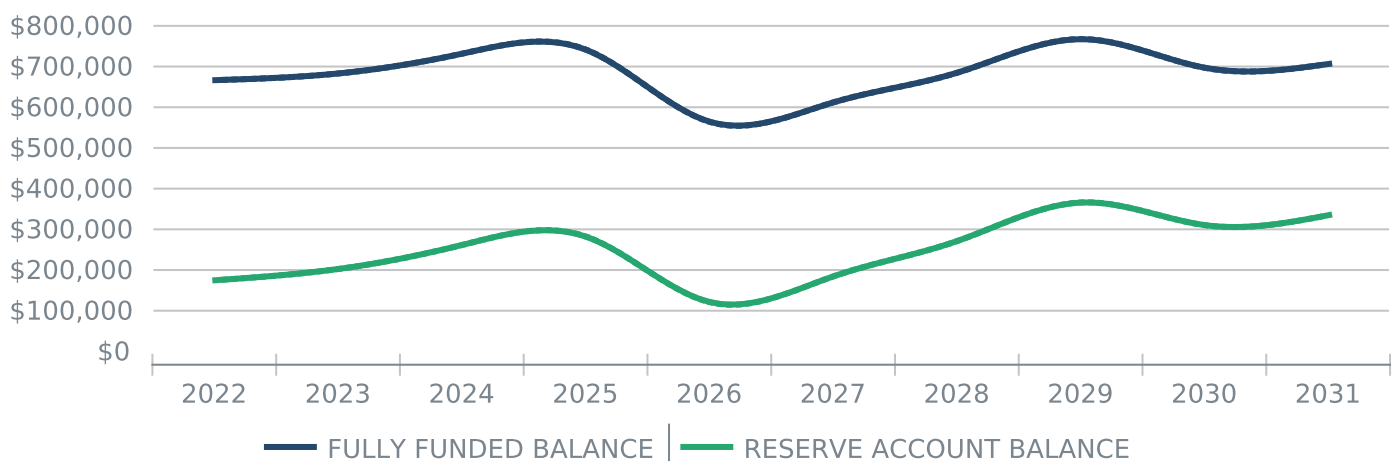
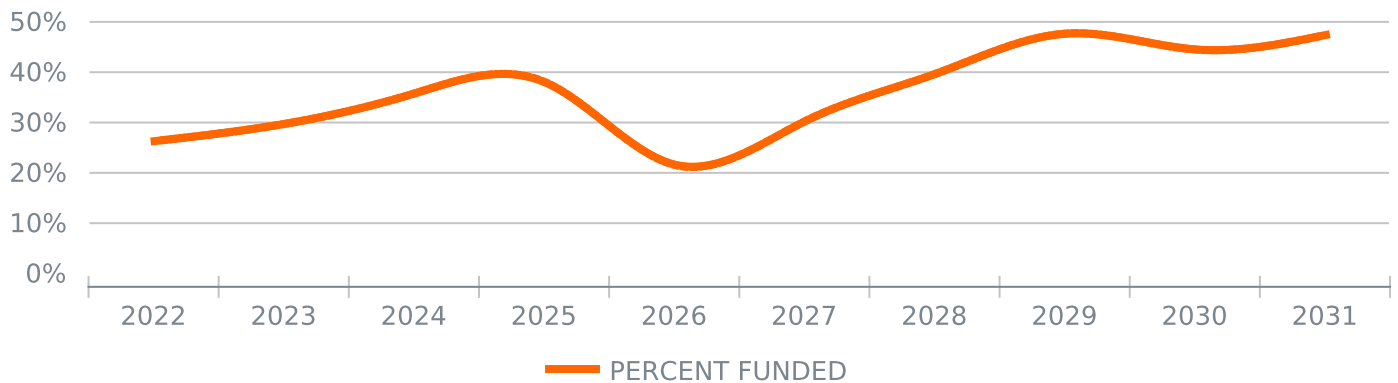
Component	2047	2048	2049	2050	2051
Clubhouse					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding	\$0	\$0	\$0	\$0	\$0
Building Exterior - Clean, Caulk & Paint	\$0	\$0	\$0	\$0	\$0
Building Exterior - Windows	\$0	\$0	\$0	\$0	\$0
Building Exterior - Sliding Glass Doors	\$0	\$0	\$0	\$0	\$0
Building Exterior - Metal Door	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Door	\$0	\$0	\$0	\$0	\$0
Building Exterior - Entry Stairs, Front Deck	\$0	\$0	\$0	\$0	\$15,524
Building Exterior - Entry Stairs, Railing	\$0	\$0	\$0	\$0	\$7,447
Building Interior - Flooring, Carpet	\$0	\$0	\$0	\$0	\$0
Building Interior - Walls, Paint	\$0	\$0	\$0	\$0	\$0
Building Interior - Restrooms, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Kitchen, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Kitchen, Appliances	\$0	\$0	\$0	\$0	\$0
Building Interior - Office, Equipment	\$0	\$0	\$2,721	\$0	\$0
Building Interior - Fixtures & Furnishings	\$0	\$0	\$13,439	\$0	\$0
Building Interior - Sauna, Mens & Womens	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Weight Machine	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Elliptical	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Treadmill	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Pool Table, Ping Pong Table	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Foos Table	\$0	\$0	\$0	\$0	\$0
Mechanical - HVAC	\$0	\$0	\$0	\$0	\$0
Electrical - Light Fixture, Exterior	\$0	\$0	\$0	\$0	\$0
Electrical - Light Fixture, Interior	\$0	\$0	\$0	\$0	\$0
Electrical - Security, System	\$0	\$0	\$0	\$0	\$0
Electrical - Sound System	\$0	\$0	\$0	\$0	\$0
Plumbing - Water Heater	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Equipment, General	\$0	\$0	\$13,439	\$0	\$0
General Site - Swimming Pool, Equipment, IntelliChem System	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool Cover	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Furniture	\$0	\$0	\$2,721	\$0	\$0
General Site - Swimming Pool, Resurface	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Retile	\$0	\$0	\$0	\$0	\$0
General Site - Drinking Fountain, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Fence, 3' Wood, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Deck, 20% Repair	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Diving Board & Lights	\$0	\$0	\$0	\$0	\$0
General Site - Pet Waste Station, Replace	\$0	\$0	\$0	\$0	\$0

Component	2047	2048	2049	2050	2051
Clubhouse					
General Site - Seating, Benches, Replace	\$0	\$0	\$1,333	\$0	\$0
General Site - Seating, Picnic Table	\$0	\$0	\$0	\$0	\$0
General Site - Concrete, Curb, 3% Limited Replace	\$0	\$0	\$15,211	\$0	\$0
Common Areas					
General Site - Tennis Court, Resurface	\$40,829	\$0	\$0	\$0	\$0
General Site - Tennis Court, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Tennis Court, Backboard	\$0	\$0	\$0	\$0	\$0
General Site - Tennis Court, Equipment	\$0	\$0	\$0	\$0	\$0
General Site - Basketball Court, Equipment	\$0	\$0	\$0	\$0	\$0
General Site - Basketball Court, Resurface	\$5,758	\$0	\$0	\$0	\$0
General Site - Basketball Court, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Equipment	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Ground Cover	\$0	\$0	\$0	\$0	\$6,009
General Site - Mailboxes	\$0	\$0	\$0	\$0	\$0
General Site - Asphalt, Limited Repair & Replace	\$0	\$0	\$0	\$0	\$35,348
General Site - Asphalt, Overlay	\$0	\$0	\$0	\$0	\$0
General Site - Concrete, Sidewalk, 10% Replace	\$0	\$0	\$0	\$0	\$0
General Site - Signage, Entry	\$6,281	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link, Tennis Court	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Metal, Pool	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link George Washington	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link Schooner Dr RV	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link Buccaneer Dr RV	\$0	\$0	\$0	\$0	\$0
General Site - Masonry Wall, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Storage Building, Repair	\$0	\$0	\$0	\$0	\$0
General Site - Lights, Pole, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Landscape, River Rock, Replace	\$0	\$0	\$0	\$0	\$11,783
General Site - Landscape, Park/Common, Refurbish	\$0	\$0	\$0	\$0	\$0
General Site - Landscape, Perimeter, Refurbish	\$0	\$0	\$0	\$0	\$0
General Site - Landscape, Planter Beds, Refurbish	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Controller, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Main Lines, 12% Replace	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Piping, 12% Replace	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Well, Pump, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Well, Alarm & Controll System, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Irrigation, Well, Refurbish	\$0	\$0	\$0	\$0	\$0
Annual Expenditure	\$52,868	\$0	\$48,864	\$0	\$76,111



FULL FUNDING PLAN 1-10 YEARS

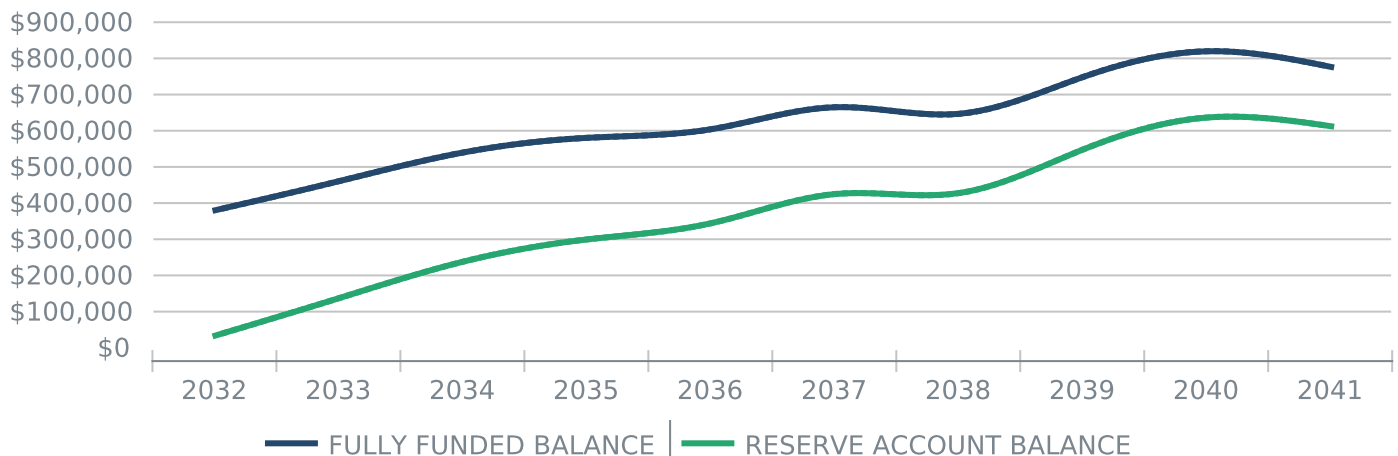
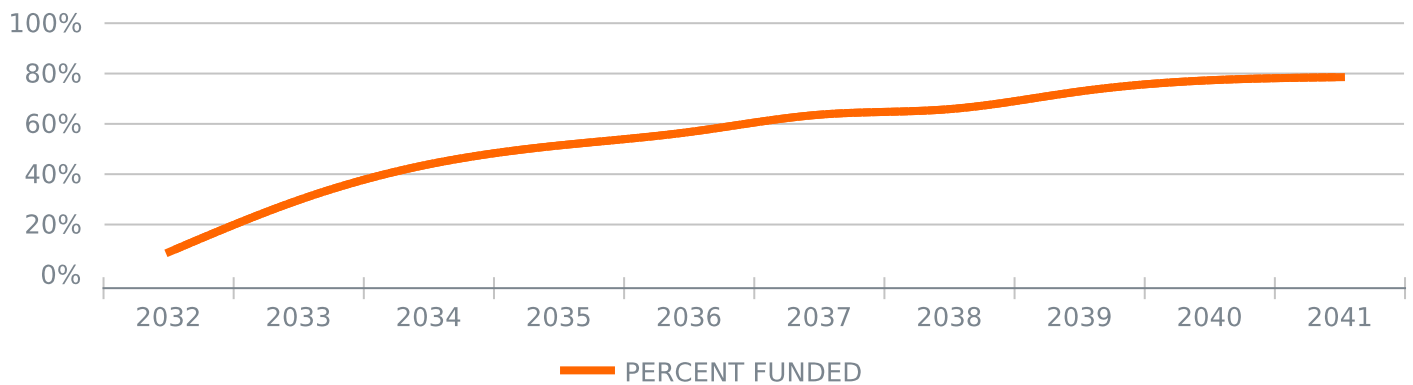
YEAR 1-10	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Fully Funded Balance	\$669,067	\$685,693	\$734,488	\$743,274	\$566,354	\$614,968	\$687,853	\$769,772	\$699,246	\$709,040
Percentage Funded (%)	27%	30%	36%	38%	22%	30%	40%	48%	45%	48%
Beginning Balance	\$177,369	\$205,265	\$264,467	\$283,968	\$123,404	\$187,472	\$274,291	\$368,377	\$312,648	\$337,510
Reserve Contribution	\$80,937	\$82,960	\$85,034	\$87,160	\$89,339	\$91,573	\$93,862	\$96,208	\$98,614	\$101,079
Avg Unit Contribution (mth)	\$67.45	\$69.13	\$70.86	\$72.63	\$74.45	\$76.31	\$78.22	\$80.17	\$82.18	\$84.23
Contribution Increase (%)	0.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Special Assessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	\$134	\$164	\$192	\$143	\$109	\$162	\$225	\$238	\$227	\$131
Reserve Expenditures	\$53,175	\$23,922	\$65,726	\$247,866	\$25,380	\$4,915	\$0	\$152,176	\$73,979	\$402,092
ENDING BALANCE	\$205,265	\$264,467	\$283,968	\$123,404	\$187,472	\$274,291	\$368,377	\$312,648	\$337,510	\$36,628





FULL FUNDING PLAN 11-20 YEARS

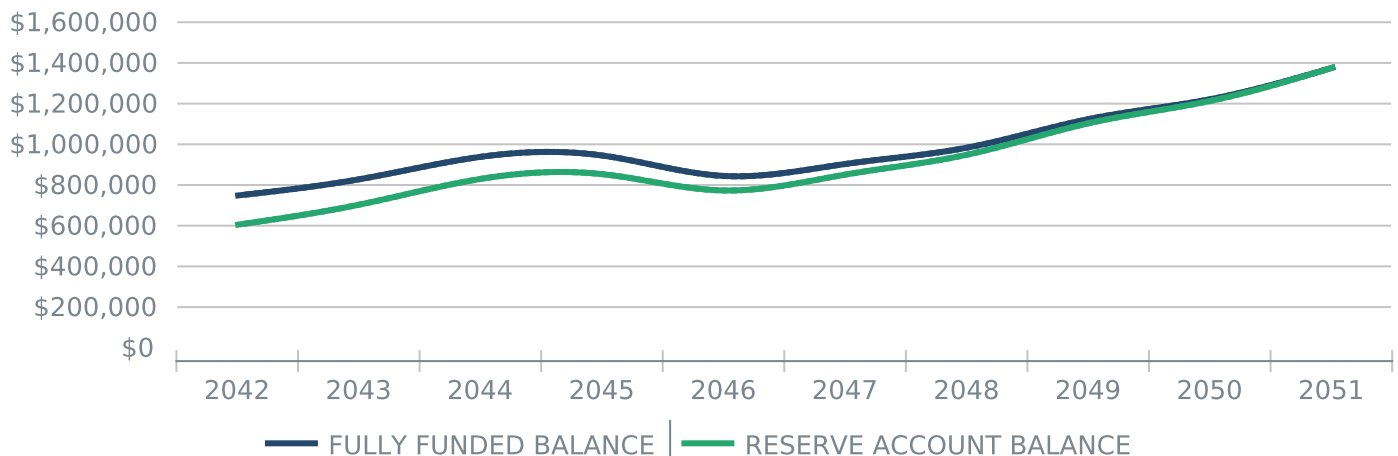
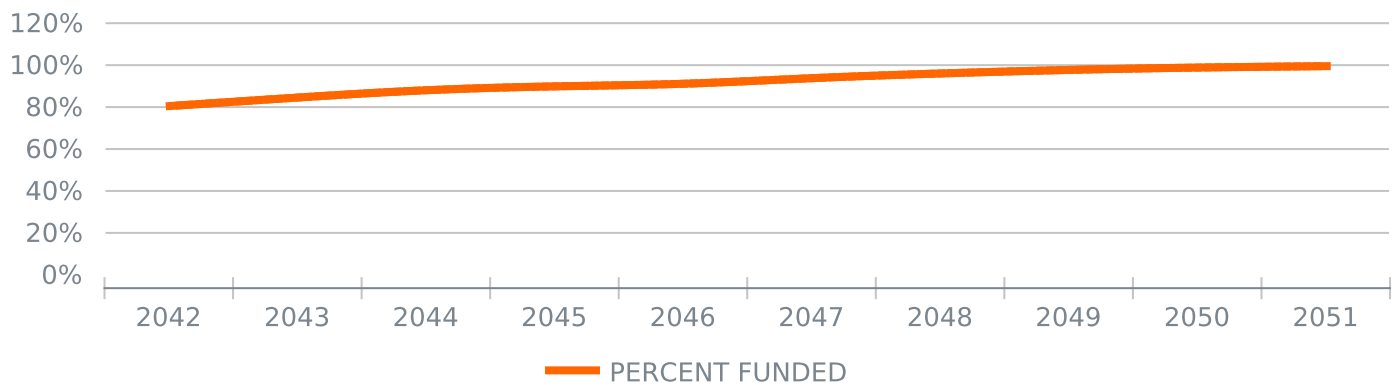
YEAR 11-20	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Fully Funded Balance	\$383,122	\$463,591	\$542,733	\$583,137	\$607,028	\$667,739	\$649,609	\$751,458	\$822,403	\$779,099
Percentage Funded (%)	10%	30%	44%	52%	57%	64%	66%	73%	78%	79%
Beginning Balance	\$36,628	\$140,296	\$240,984	\$302,401	\$347,235	\$427,759	\$430,598	\$551,092	\$639,296	\$615,142
Reserve Contribution	\$103,606	\$106,196	\$108,851	\$111,572	\$114,362	\$117,221	\$120,151	\$123,155	\$126,234	\$129,390
Avg Unit Contribution (mth)	\$86.34	\$88.50	\$90.71	\$92.98	\$95.30	\$97.68	\$100.13	\$102.63	\$105.19	\$107.82
Contribution Increase (%)	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Special Assessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	\$62	\$133	\$190	\$227	\$271	\$300	\$343	\$416	\$439	\$429
Reserve Expenditures	\$0	\$5,641	\$47,625	\$66,965	\$34,109	\$114,682	\$0	\$35,368	\$150,827	\$134,708
ENDING BALANCE	\$140,296	\$240,984	\$302,401	\$347,235	\$427,759	\$430,598	\$551,092	\$639,296	\$615,142	\$610,252





FULL FUNDING PLAN 21-30 YEARS

YEAR 21-30	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Fully Funded Balance	\$753,719	\$833,450	\$943,785	\$949,355	\$849,158	\$908,717	\$988,985	\$1,129,340	\$1,226,895	\$1,381,127
Percentage Funded (%)	81%	85%	89%	90%	92%	94%	97%	98%	99%	100%
Beginning Balance	\$610,252	\$708,796	\$835,426	\$857,798	\$777,921	\$856,685	\$954,503	\$1,109,029	\$1,218,628	\$1,381,127
Reserve Contribution	\$132,624	\$135,940	\$139,338	\$142,822	\$146,392	\$150,052	\$153,804	\$157,649	\$161,590	\$165,630
Avg Unit Contribution (mth)	\$110.52	\$113.28	\$116.12	\$119.02	\$121.99	\$125.04	\$128.17	\$131.37	\$134.66	\$138.02
Contribution Increase (%)	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Special Assessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	\$462	\$540	\$592	\$572	\$572	\$634	\$722	\$814	\$910	\$998
Reserve Expenditures	\$34,542	\$9,850	\$117,559	\$223,272	\$68,200	\$52,868	\$0	\$48,864	\$0	\$76,111
ENDING BALANCE	\$708,796	\$835,426	\$857,798	\$777,921	\$856,685	\$954,503	\$1,109,029	\$1,218,628	\$1,381,127	\$1,471,644





PHYSICAL ANALYSIS

This section of the report provides specific information regarding the physical condition of the property and common area assets. The data that follows is a result of the visual [non-intrusive] site review.

SITE INSPECTION

An on-site field survey was conducted to assess the general condition of the property and its reserve components. The survey was visual in nature, and no destructive or invasive testing was conducted. Observations were recorded using a representative sampling of the Association's common areas and reserve components. The component inventory and associated field measurements were also substantiated as part of the inspection. Due to the general and non-invasive nature of the site inspection, RSG cannot comment on components and conditions not visible to the naked eye.

MAINTENANCE GUIDE

The Maintenance guide focuses on reserve components that account for a significant percentage of the Association's reserve fund budget. Ongoing review and maintenance of all common area assets is generally recommended, although in some cases it is critical that such activities occur on a frequent and regular basis. Condition and performance of the Association's common areas assets is contingent on the implementation of a comprehensive program of preventative maintenance.

COMPONENT INVENTORY

The component inventory summarizes associated costs of each reserve component, and additionally highlights those components which require further review. The inventory provides a visual reference point for understanding the Association's common area responsibilities.



SITE INSPECTION SUMMARY

A visual noninvasive inspection of the property was conducted on March 4th 2022. Recommendations contained within the report are based upon conditions viewed as part of the site inspection as well as reference materials obtained from the client, public resources and associated vendors.



COMPONENT INVENTORY



The following inventory summarizes the key data points of each reserve component funded through the Association's reserves. The list of components is unique to the Association and may serve as a general guide in determining the current condition and level of care needed to adequately maintain each component.



Building Exterior - Roof, Asphalt Shingle

Current Cost	Estimated Quantity	Work Required	Action Required
\$31,350	57 Squares	Replace	2041

Building Exterior - Roof, Gutters & Downspouts

Current Cost	Estimated Quantity	Work Required	Action Required
\$672	56 LF	Replace	2041

Building Exterior - Siding

Current Cost	Estimated Quantity	Work Required	Action Required
\$39,500	3950 SF	Replace	2061

COMPONENT INVENTORY



Building Exterior - Clean, Caulk & Paint

Current Cost	Estimated Quantity	Work Required	Action Required
\$9,085	3950 SF	Paint	2029



Building Exterior - Windows

Current Cost	Estimated Quantity	Work Required	Action Required
\$16,500	15 Each	Replace	2055

Building Exterior - Sliding Glass Doors

Current Cost	Estimated Quantity	Work Required	Action Required
\$5,550	3 Each	Replace	2025

Building Exterior - Metal Door

Current Cost	Estimated Quantity	Work Required	Action Required
\$1,800	3 Each	Replace	2030

COMPONENT INVENTORY



Building Exterior - Garage Door

Current Cost	Estimated Quantity	Work Required	Action Required
\$8,500	1 Each	Replace	2046



Building Exterior - Entry Stairs, Front Deck

Current Cost	Estimated Quantity	Work Required	Action Required
\$6,588	155 SF	Replace	2051

COMPONENT INVENTORY



Building Exterior - Entry Stairs, Railing

Current Cost	Estimated Quantity	Work Required	Action Required
\$3,160	1	Replace	2051
	Lump Sum		



Building Interior - Flooring, Carpet

Current Cost	Estimated Quantity	Work Required	Action Required
\$19,600	1	Replace	2025
	Lump Sum		

COMPONENT INVENTORY



Building Interior - Walls, Paint

Current Cost	Estimated Quantity	Work Required	Action Required
\$4,850	1	Paint	2025
	Lump Sum		



Building Interior - Restrooms, Remodel

Current Cost	Estimated Quantity	Work Required	Action Required
\$6,000	1	Remodel	2022
	Lump Sum		

COMPONENT INVENTORY



Building Interior - Kitchen, Remodel

Current Cost	Estimated Quantity	Work Required	Action Required
\$7,500	1	Remodel	2022
	Lump Sum		



Building Interior - Kitchen, Appliances

Current Cost	Estimated Quantity	Work Required	Action Required
\$7,250	1	Remodel	2022
	Lump Sum		

COMPONENT INVENTORY



Building Interior - Office, Equipment

Current Cost	Estimated Quantity	Work Required	Action Required
\$1,225	1 Allowance	Replace	2024



Building Interior - Fixtures & Furnishings

Current Cost	Estimated Quantity	Work Required	Action Required
\$6,050	1 Allowance	Replace	2024

COMPONENT INVENTORY



Building Interior - Sauna, Mens & Womens

Current Cost	Estimated Quantity	Work Required	Action Required
\$3,000	1 Lump Sum	Replace	2025



Building Interior - Equipment, Weight Machine

Current Cost	Estimated Quantity	Work Required	Action Required
\$2,500	1 Each	Replace	2025

COMPONENT INVENTORY



Building Interior - Equipment, Elliptical

Current Cost	Estimated Quantity	Work Required	Action Required
\$3,700	1 Each	Replace	2025

Building Interior - Equipment, Treadmill

Current Cost	Estimated Quantity	Work Required	Action Required
\$4,550	1 Each	Replace	2025



Building Interior - Equipment, Pool Table, Ping Pong Table

Current Cost	Estimated Quantity	Work Required	Action Required
\$3,100	1 Lump Sum	Replace	2025

Building Interior - Equipment, Foos Table

Current Cost	Estimated Quantity	Work Required	Action Required
\$400	1 Each	Replace	2025

COMPONENT INVENTORY



Mechanical - HVAC

Current Cost	Estimated Quantity	Work Required	Action Required
\$18,000	1	Replace	2025
	Allowance		

Electrical - Light Fixture, Exterior

Current Cost	Estimated Quantity	Work Required	Action Required
\$700	4	Replace	2025
	Each		

COMPONENT INVENTORY



Electrical - Light Fixture, Interior

Current Cost	Estimated Quantity	Work Required	Action Required
\$4,620	42 Each	Replace	2025



Electrical - Security, System

Current Cost	Estimated Quantity	Work Required	Action Required
\$3,050	1 Allowance	Replace	2024

COMPONENT INVENTORY

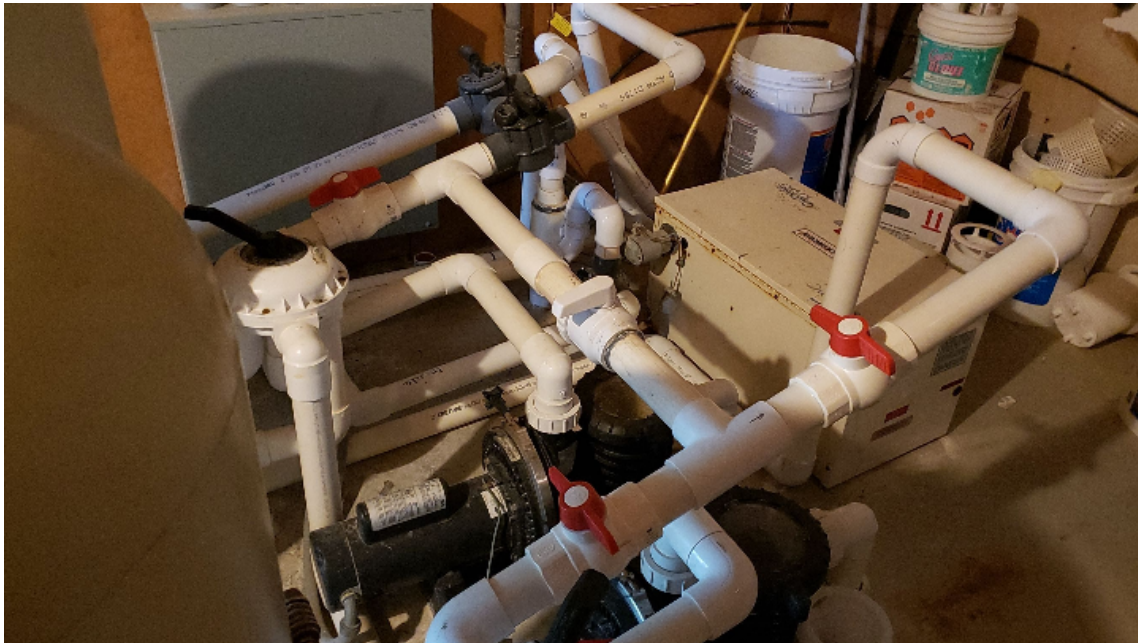


Electrical - Sound System

Current Cost	Estimated Quantity	Work Required	Action Required
\$3,650	1	Replace	2024
	Allowance		

Plumbing - Water Heater

Current Cost	Estimated Quantity	Work Required	Action Required
\$1,800	1	Replace	2022
	Each		



General Site - Swimming Pool, Equipment, General

Current Cost	Estimated Quantity	Work Required	Action Required
\$6,050	1	Replace	2024
	Lump Sum		

COMPONENT INVENTORY



General Site - Swimming Pool, Equipment, IntelliChem System

Current Cost	Estimated Quantity	Work Required	Action Required
\$4,075	1	Replace	2033
	Lump Sum		



General Site - Swimming Pool Cover

Current Cost	Estimated Quantity	Work Required	Action Required
\$2,775	1	Replace	2024
	Lump Sum		

COMPONENT INVENTORY



General Site - Swimming Pool, Furniture

Current Cost	Estimated Quantity	Work Required	Action Required
\$1,225	1	Replace	2024
	Allowance		



General Site - Swimming Pool, Resurface

Current Cost	Estimated Quantity	Work Required	Action Required
\$27,720	1540	Resurface	2025
	SF		

COMPONENT INVENTORY



General Site - Swimming Pool, Retile

Current Cost	Estimated Quantity	Work Required	Action Required
\$6,900	230 LF	Replace	2030

General Site - Drinking Fountain, Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$975	1 Each	Replace	2023

General Site - Fence, 3' Wood, Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$1,240	31 LF	Replace	2027

General Site - Swimming Pool, Deck, 20% Repair

Current Cost	Estimated Quantity	Work Required	Action Required
\$4,320	360 SF	Repair	2031

COMPONENT INVENTORY



General Site - Swimming Pool, Diving Board & Lights

Current Cost	Estimated Quantity	Work Required	Action Required
\$5,625	1 Lump Sum	Replace	2022

General Site - Pet Waste Station, Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$425	1 Each	Replace	2037

General Site - Seating, Benches, Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$600	1 Each	Replace	2024

General Site - Seating, Picnic Table

Current Cost	Estimated Quantity	Work Required	Action Required
\$950	1 Each	Replace	2037

General Site - Concrete, Curb, 3% Limited Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$6,848	214 LF	Replace	2024

COMPONENT INVENTORY



General Site - Tennis Court, Resurface

Current Cost	Estimated Quantity	Work Required	Action Required
\$19,500	1 Lump Sum	Resurface	2023



General Site - Tennis Court, Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$63,000	1 Lump Sum	Resurface	2029

COMPONENT INVENTORY



General Site - Tennis Court, Backboard

Current Cost	Estimated Quantity	Work Required	Action Required
\$1,200	1	Resurface	2025
	Lump Sum		

General Site - Tennis Court, Equipment

Current Cost	Estimated Quantity	Work Required	Action Required
\$2,400	1	Replace	2025
	Allowance		



General Site - Basketball Court, Equipment

Current Cost	Estimated Quantity	Work Required	Action Required
\$2,500	2	Replace	2031
	Each		

General Site - Basketball Court, Resurface

Current Cost	Estimated Quantity	Work Required	Action Required
\$2,750	1	Resurface	2023
	Lump Sum		

COMPONENT INVENTORY



General Site - Basketball Court, Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$8,000	1 Lump Sum	Resurface	2029



General Site - Playground, Equipment

Current Cost	Estimated Quantity	Work Required	Action Required
\$25,000	1 Lump Sum	Replace	2022

COMPONENT INVENTORY



General Site - Playground, Ground Cover

Current Cost	Estimated Quantity	Work Required	Action Required
\$2,550	1	Maintain	2026
	Lump Sum		



General Site - Mailboxes

Current Cost	Estimated Quantity	Work Required	Action Required
\$19,200	8	Replace	2024
	Each		

COMPONENT INVENTORY



General Site - Asphalt, Limited Repair & Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$15,000	1 Lump Sum	Maintain	2026

General Site - Asphalt, Overlay

Current Cost	Estimated Quantity	Work Required	Action Required
\$278,800	164000 SF	Overlay	2031

COMPONENT INVENTORY



General Site - Concrete, Sidewalk, 10% Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$2,530	2300 SF	Repair	2024



General Site - Signage, Entry

Current Cost	Estimated Quantity	Work Required	Action Required
\$3,000	2 Each	Repair	2027

COMPONENT INVENTORY



General Site - Fence, Chain Link, Tennis Court

Current Cost	Estimated Quantity	Work Required	Action Required
\$22,500	450 LF	Replace	2025



General Site - Fence, Metal, Pool

Current Cost	Estimated Quantity	Work Required	Action Required
\$10,800	180 LF	Replace	2040

COMPONENT INVENTORY



General Site - Fence, Chain Link George Washington

Current Cost	Estimated Quantity	Work Required	Action Required
\$35,000	1000 LF	Replace	2030



General Site - Fence, Chain Link Schooner Dr | RV

Current Cost	Estimated Quantity	Work Required	Action Required
\$5,250	150 LF	Replace	2030

COMPONENT INVENTORY



General Site - Fence, Chain Link Buccaneer Dr | RV

Current Cost	Estimated Quantity	Work Required	Action Required
\$9,450	270 LF	Replace	2030



General Site - Masonry Wall, Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$28,000	1 Lump Sum	Replace	2057

COMPONENT INVENTORY



General Site - Storage Building, Repair

Current Cost	Estimated Quantity	Work Required	Action Required
\$13,600	1	Repair	2037
	Lump Sum		

General Site - Lights, Pole, Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$41,000	20	Replace	2025
	Each		

General Site - Landscape, River Rock, Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$5,000	1	Replace	2026
	Lump Sum		

General Site - Landscape, Park/Common, Refurbish

Current Cost	Estimated Quantity	Work Required	Action Required
\$10,000	1	Maintain	2025
	Lump Sum		

General Site - Landscape, Perimeter, Refurbish

Current Cost	Estimated Quantity	Work Required	Action Required
\$15,500	1	Refurbish	2037
	Lump Sum		

General Site - Landscape, Planter Beds, Refurbish

Current Cost	Estimated Quantity	Work Required	Action Required
\$1,125	1	Refurbish	2040
	Lump Sum		

COMPONENT INVENTORY



General Site - Irrigation, Controller, Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$600	1 Each	Replace	2025

General Site - Irrigation, Main Lines, 12% Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$10,600	212 LF	Replace	2025

General Site - Irrigation, Piping, 12% Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$34,043	13617 SF	Replace	2025

General Site - Irrigation, Well, Pump, Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$6,200	1 Lump Sum	Replace	2025

General Site - Irrigation, Well, Alarm & Control System, Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$4,900	1 Lump Sum	Replace	2035

General Site - Irrigation, Well, Refurbish

Current Cost	Estimated Quantity	Work Required	Action Required
\$8,750	1 Lump Sum	Refurbish	2024



DISCLOSURES

As a guideline for establishing and spending reserves, it is assumed that the reserve study will be regularly updated to address the Association's changing physical and financial circumstances. As such this report is valid at the date shown and Reserve Study Group, LLC (RSG) cannot be held responsible for subsequent changes in physical/chemical environmental conditions and/or legislation over which we have no control.

This reserve study is based on visual inspections of the physical plant's major components. No invasive or destructive testing, or testing of materials was conducted during the inspections, or at any other time during the preparation of this report. It is assumed that all building and ancillary components have been designed and constructed properly and that life cycles will approximate normal industry performance standards. RSG shall not be responsible for accurate determination of remaining life expectancies of components that may have been improperly designed and constructed. Our opinions of the remaining life expectancy of the property's components do not represent a guarantee or warranty of performance in relation to the product, materials or workmanship.

Cost estimates used represent a preliminary opinion only and are neither a quote nor a warranty of actual costs that may be incurred. These estimates are based on typical cost data that may not fully characterize the scope of the underlying property conditions. It should be anticipated that actual cost outcomes will be impacted by varying physical and economic conditions, maintenance practices, changes in technology, and future regulatory actions.

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RSG nor any of its representatives, agents or employees maintain management roles or vested interest in, or have other business relationships with the Association. There is no perceived or actual conflicts of interest between RSG and the Association. Our reserve studies are prepared by a reserve study professional and also comply with the requirements of the Washington Unified Common Interest Act (WUCIOA).

This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement.



GLOSSARY OF TERMS

Component

The individual line items in the Reserve Study which are included in the Physical Analysis. These elements form the building blocks for the Reserve Study.

Estimated Useful Life

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.

Fully Funded

When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

Fully Funded Balance (FFB)

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, then summed together for an Association total.

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

Percent Funded

The ratio, at a particular point of time, of the actual Reserve Balance to the Fully Funded Balance (FFB), expressed as a percentage.

Remaining Useful Life

The estimated time, in years, that a Reserve Component can be expected to continue to service its intended function. Projects anticipated to occur in the initial year have a “zero” Remaining Life.

Unit Cost Estimate

The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during the current year.

Unit of Measure

Various units of measure have been used to quantify the amounts and costs in relation to each reserve component. Below are the key units used as part of this report.

SF = Square Foot

SY = Square Yard

LF = Linear Foot

SQUARE = 100 Square Feet (Roofing)

