

# Heritage Square South

## Level 1 Reserve Study



**Report Period - 1/1/2020 to 12/31/2020**

|                                |                     |
|--------------------------------|---------------------|
| <b>Client Reference Number</b> | <b>11491</b>        |
| <b>Property Type</b>           | <b>Townhouse</b>    |
| <b>Number of Units</b>         | <b>510</b>          |
| <b>Fiscal Year End</b>         | <b>12/31</b>        |
| <b>Type of Study</b>           | <b>Full Study</b>   |
| <b>Date of Site Visit</b>      | <b>4/23/2019</b>    |
| <b>Prepared By</b>             | <b>TJ Martin</b>    |
| <b>NV Permit #</b>             | <b>RSS: 0000196</b> |
| <b>Analysis Method</b>         | <b>Cash Flow</b>    |
| <b>Funding Goal</b>            | <b>Full Funding</b> |

**Report prepared on – October 08, 2019**



**Complex Solutions, Ltd.**  
TEL: (702) 361-0111 | Fax: (702) 361-6685  
[www.ComplexSolutionLtd.com](http://www.ComplexSolutionLtd.com)

# Table of Contents

## Introduction

---

- Executive Summary Page 1
- Introduction Page 2
- General Information and Frequently Asked Questions Page 3 - 5

## Reserve Analysis

---

- Funding Summary Page 6
- Percent Funded – Graph Page 7
- Component Funding Information Page 8 - 11
- Yearly Summary Page 12
- Reserve Contributions – Graph Page 13
- Significant Components Page 14 - 17
- Significant Components – Graph Page 18
- Yearly Cash Flow Page 19 - 20
- Yearly Reserve Expenditures – Graph Page 21
- Projected Reserve Expenditures by Year Page 22 - 32

## Component Evaluation

---

- Component Evaluation Page 33 - 134

## Glossary of Commonly used Words and Phrases

---

- Glossary Page 135 - 136

# Executive Summary - Heritage Square South - ID # 11491

Information to complete this Full Study was gathered by performing an on-site visit of the common area elements. In addition, we may also have obtained information by contacting any vendors and/or contractors that have worked on the property recently, as well as communicating with the property representative (BOD Member and/or Community Manager). To the best of our knowledge, the conclusions and recommendations of this report are considered reliable and accurate insofar as the information obtained from these sources.

|                                                     |                    |
|-----------------------------------------------------|--------------------|
| <b>Projected Starting Balance as of 1/1/2020</b>    | <b>\$1,101,575</b> |
| <b>Ideal Reserve Balance as of 1/1/2020</b>         | <b>\$1,440,618</b> |
| <b>Percent Funded as of 1/1/2020</b>                | <b>76%</b>         |
| <b>Recommended Reserve Contribution (per month)</b> | <b>\$21,150</b>    |
| <b>Minimum Reserve Contribution (per month)</b>     | <b>\$19,400</b>    |
| <b>Recommended Special Assessment</b>               | <b>\$0</b>         |

## Property Details

Heritage Square South is a 510-unit townhouse community located in Las Vegas, Nevada. The property offers a large main clubhouse, a recreational building, play structures, three pool areas as well as tennis courts as amenities. Construction on the community was completed in approximately 1971.

## Currently Programmed Projects

Projects programmed to occur this fiscal year (FY 2020) include: Pool - Resurface (Comp #1101), Pitched Roof - Tile - Replace (Clubhouse) (Comp #106), Asphalt - Preventive Maintenance (Comp #402), Water Heater - Replace (Comp #703), Pool Building - Remodel (Comp #1413) and Wrought Iron Fencing - Repaint (Comp #207). We have programmed an estimated \$391,525 in reserve expenditures toward the completion of these projects. (See Page(s) 22 - 32)

## Significant Reserve Projects

The association's significant reserve projects include: Building Exterior Surfaces - Repaint (Comp #201), Asphalt - Major Rehab. (Comp #401), Asphalt - Preventive Maintenance (Comp #402) and Tree Trimming / Removal - Perform (Comp #1802). The fiscal significance of these components is approximately 31%, 14%, 9% and 6% respectively. A component's significance is calculated by dividing its replacement cost by its useful life. In this way, not only is a component's replacement cost considered but also the frequency of occurrence. These components most significantly contribute to the total monthly reserve contribution. As these components have a high level of fiscal significance the association should properly maintain them to ensure they reach their full useful lives. (See Page(s) 14 - 17)

## Reserve Funding

In comparing the projected starting reserve balance of \$1,101,575 versus the ideal reserve balance of \$1,440,618 we find the association's reserve fund to be approximately 76% funded. This indicates a strong reserve fund position. In order to continue to strengthen the account fund, we suggest adopting a monthly reserve contribution of \$21,150 (\$41.47/unit) per month. For comparison purposes, we have also set a minimum reserve contribution of \$19,400 (\$38.04/unit) per month. If the contribution falls below this rate, then the reserve fund may fall into a situation where special assessments, deferred maintenance, and lower property values are likely at some point in the future.

## Starting Reserve Balance

The starting Reserve Balance was provided by the client and was not audited or verified.



# Introduction

## Reserve Study Purpose

The purpose of this Reserve Study is to provide the board with a budgeting tool to help ensure that there are adequate reserve funds available to perform future reserve projects. In this respect our estimates of the current and future Fully Funded balances are less significant than the recommended reserve contribution. The board should weigh carefully our recommendations when setting the Reserve Contribution. The detailed schedules will serve as an advanced warning that major projects will need to be addressed in the future. This will allow the Board of Directors to have ample time to obtain competitive estimates and bids that will result in cost savings to the individual homeowners. It will also ensure the physical well-being of the property and ultimately enhance each owner's investment, while limiting the possibility of unexpected major projects that may lead to special assessments.

## Preparer's Credentials

This reserve study was prepared under the responsible charge of TJ Martin. Any persons assisting in the preparation of this study worked under his responsible charge and have appropriate experience and training.

- Senior Project Manager, Nevada Region
- Nevada Reserve Study Specialist permit number RSS.0000196
- Local 720 IATSE union member
- Nevada Real Estate license number S.0174286
- Personally has prepared or assisted in the preparation of over 400 reserve studies.
- Has worked on reserve studies for association's ranging from single home communities, high-rises, master associations, condominium communities, and townhouse associations.

## Budget Breakdown

Every association conducts their business within a budget. There are typically two main parts to this budget, the Operating budget and the Reserve budget. The operating budget typically includes all expenses that occur on an annual basis as well as general maintenance and repairs. Typical Operating budget line items include management fees, maintenance expenses, utilities, etc. The reserves are primarily made up of capital replacement items such as roofing, fencing, mechanical equipment, etc., that do not normally occur on an annual basis. Typically, the reserve contribution makes up 15% - 40% of the association's total budget. Therefore, reserves are considered to be a major part of the overall monthly association assessment.

## Report Sections

The **Reserve Analysis Section** contains the evaluation of the association's reserve balance, income, and expenses. It includes a finding of the client's current reserve fund status (measured as percent funded) and a recommendation for an appropriate reserve allocation rate (also known as the funding plan).

The **Component Evaluation Section** contains information regarding the physical status and replacement cost of major common area components the association is responsible to maintain. It is important to understand that while the component inventory will remain relatively "stable" from year to year, the condition assessment and life estimates will most likely vary from year to year.





# General Information and Frequently Asked Questions

## Is it the law to have a Reserve Study conducted?

The Government requires reserve analyses in approximately 20 States. Even if it is not currently governed by your State, the chances are very good that the documents of the association require the association to have a reserve fund established. This doesn't mean a Reserve Study is required, but how are you going to know if you have enough funds in the reserve account if you don't have the proper information? Some associations look at the Reserve fund and think that \$500,000 is a lot of money and they are in good shape. What they don't know is that the roof is going to need to be replaced within 5 years, and the cost of the roof is going to exceed \$750,000. So while \$500,000 sounds like a lot of money, in reality it won't even cover the cost of a roof, let alone all the other amenities the association is responsible to maintain.

## Why is it important to perform a Reserve Study?

As previously mentioned, the reserve allocation makes up a significant portion of the total monthly assessment. This report provides the essential information that is needed to guide the Board of Directors in establishing the reserve portion of the total monthly assessment. The reserve fund is critical to the future of the association because it helps ensure that significant reserve projects can be completed on time with quality contractors. In this way deferred maintenance can be avoided as well as the lower property values that typically accompanies it. It is suggested that a third party professionally prepare the Reserve Study since there is no vested interest in the property.

## After we have a Reserve Study completed, what do we do with it?

Hopefully, you will not look at this report and think it is too cumbersome to comprehend. Our intention is to make this Reserve Study easy to read and understand. Please take the time to review it carefully and make sure the "main ingredients" (component information) are complete and accurate. If there are any components that the association feels should be added, removed, or altered as well as any other inaccuracies or changes that should be made, please inform us immediately so we may revise the report. In order to ensure the Board understands its role in the completion of this report, all reports are labeled as "DRAFT" until their input has been given and the report has been approved as finalized.

**Note to user:** If this report has a "DRAFT" watermark it is not a finalized report and is not to be relied upon or used for budgeting purposes.

Once you feel the report is an accurate tool to work from, use it to help establish your budget for the upcoming fiscal year. The reserve allocation makes up a large portion of the total monthly assessment and this report should help you determine the correct amount of money to go into the reserve fund. Additionally, the Reserve Study should act as a guide to obtain proposals in advance of pending projects. This will give you an opportunity to shop around for the best price available.

## How often do we update or review the Reserve Study?

Unfortunately, there is a misconception that these reports are good for an extended period of time since the report has projections for the next 30 years. Just like any major line item in the budget, the Reserve Study should be professionally reviewed (Level III "no site visit" update study) each year before the budget is established. Invariably, some assumptions have to be made during the compilation of this analysis. Anticipated events may not materialize and unpredictable circumstances could occur. Deterioration rates and repair/replacement costs will vary from causes that are unforeseen. Earned interest rates may vary from year to year. These variations could alter the results of the Reserve Study. Because of this projected future Fully Funded balances cannot be relied upon (in other words the Fully Funded balance for the current year of a report prepared 3 years earlier cannot be considered accurate or reliable). Therefore, this analysis should be professionally reviewed annually, and a "site visit" reserve study should be conducted at least once every three years.

## What is a "Reserve Component" versus an "Operating Component"?

A "Reserve" component is an item that is the responsibility of the association to maintain, has a limited useful life, predictable remaining useful life, typically occurs on a cyclical basis that exceeds 1 year, and costs above a minimum threshold amount. An "Operating" expense is typically a fixed expense that occurs on an annual basis. For instance, minor repairs to a roof for damage caused by high winds or other weather elements would be considered an "Operating" expense. However, if the entire roof needs to be replaced because it has reached the end of its life expectancy, then the replacement would be considered a reserve expense.

## What are the GREY areas of "maintenance" items that are often seen in a Reserve Study?

One of the most popular questions revolves around major "maintenance" items, such as painting the buildings or seal coating the asphalt. You may hear from your accountant that since painting or seal coating is not replacing a "capital" item, it cannot be considered a Reserve issue. However, it is the opinion of several major Reserve Study providers, including Complex Solutions, that these items are considered to be major expenses that occur on a cyclical basis. Therefore, it makes it very difficult to ignore a major expense that meets the criteria to be considered a reserve

component. Once explained in this context, many accountants tend to agree and will include any expenses, such as these examples, as a reserve component.

### **What are the GREY areas of major expenses that are not included in a Reserve Study?**

Some components may appear to satisfy the requirements of being a reserve component but are still not included in the reserve study. Several Reserve Study providers, including Complex Solutions, limit the component list to physical components of the common area that are owned by the association. Certain elements of an association's common area, such as leased items, or non-physical components such as future reserve studies, financial audits, inspection reports etc. are not included in our reserve studies. In addition we typically do not fund for utility systems, plumbing, or components with an extended useful life. Associations that feel any of these components should be included in our reserve study should notify us with their request. These components will be added to help the association better plan and prepare their own budget and will not necessarily reflect the professional opinions of Complex Solutions.

### **Information and Data Gathered**

It is important for the client, homeowners, and potential future homeowners to understand that the information contained in this analysis is based on estimates and assumptions gathered from various sources. Estimated life expectancies and cycles are based upon conditions that were readily visible and accessible at the time of the site visit. No destructive or intrusive methods (such as entering the walls to inspect the condition of electrical wiring, plumbing lines, and telephone wires) were performed. In addition, environmental hazards (such as lead paint, asbestos, radon, etc.), construction defects, and acts of nature have also been excluded from this report. If problem areas were revealed, a reasonable effort has been made to include these items within the report. While every effort has been made to ensure accurate results, this report reflects the judgment of Complex Solutions, Ltd.. and should not be construed as a guarantee or assurance of predicting future events.

### **What happens during the Site Visit? (Site Visit Studies Only)**

The Site Visit was conducted of the common areas as reported by client. There may be certain areas that are not located inside the community but still a part of the association's common area. This may include drainage easements or landscaped areas located outside of the community, such as across a street. It is the responsibility of the Association to inform us of all common area locations. From our site visit we identified those common area components that we have determined require reserve funding. Based on information provided by the client, client's vendors, and our assessment of the components we have developed a component list and life and cost estimates.

### **What is the Financial Analysis?**

We project the starting balance by taking the most recent reserve fund balance as stated by the client and add expected reserve contributions to the end of the fiscal year. We then subtract the expenses of any pending projects. We compare this number to the Fully Funded Balance and arrive at the Percent Funded level. Based on that level of funding we then recommend a Funding Plan to help ensure the adequacy of funding in the future

**Percent Funded Breakdown:** The percentage of the current reserve fund balance versus the Fully Funded Balance. A "snap-shot" indicator of the general strength of the account at the time of report preparation. Because many variables affect the Fully Funded balance it is more important to maintain the recommended reserve contribution or "cash flow" moving forward rather than striving to attain a certain Fully Funded figure.

#### **Measures of strength are as follows:**

**0% - 30% Funded** is generally considered to be a "weak" financial position. Associations that fall into this category are subject to higher frequencies of special assessments and deferred maintenance, which could lead to lower property values. Furthermore, should components fail sooner than expected our recommendations may not be enough to get the community into a better financial position. In this case additional actions beyond our initial recommendations may be necessary to improve the financial strength of the reserve fund.

**31% - 69% Funded** is generally considered a "fair" financial position. The majority of associations fall into this category. While this doesn't represent financial strength and stability, the likelihood of special assessments and deferred maintenance is diminished. Effort should be taken to continue strengthening the financial position of the reserve fund.

**70% - 99% Funded** is generally considered a "strong" financial position. This indicates financial strength of a reserve fund and every attempt to maintain this level should be a goal of the association.

**100% Funded** is considered an "ideal" financial position. This means that the association theoretically has the exact amount of funds in the reserve account.

**100%+ Funded** is considered over-funded. This means that the association has more reserve funds than the theoretically ideal amount.

**Disclosures:**

Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer. A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited.

A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. A site visit conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection.

The results of this study are based on the independent opinion of the preparer and his experience and research during the course of his career in preparing Reserve Studies. In addition any opinions of experts on certain components have been gathered through research within their industry and with client's actual vendors. There is no implied warranty or guarantee regarding our life and cost estimates/predictions. There is no implied warranty or guarantee in any of our work product. Our results and findings will vary from another preparer's results and findings. A Reserve Study is necessarily a work in progress and subsequent Reserve Studies will vary from prior studies.

Estimated life expectancies and life cycles are based upon conditions that were readily accessible and visible at the time of the site visit. We did not destroy any landscape work, building walls, or perform any methods of intrusive investigation during the site visit. In these cases, information may have been obtained by contacting the contractor or vendor that has worked on the property. The physical analysis performed during this site visit is not intended to be exhaustive in nature and may include representative sampling.

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

This Reserve Study assumes that all construction assemblies and components identified herein are built properly and are free from defects in materials and/or workmanship. Defects can lead to reduced useful life and premature failure. It was not the intent of this Reserve Study to inspect for or to identify defects. If defects exist, repairs should be made so that the construction components and assemblies at the community reach their full and expected useful lives.

We have assumed any and all components have been properly built and will reach normal, typical life expectancies. In general a reserve study is not intended to identify or fund for construction defects. We did not and will not look for or identify construction defects during our site visit.

**Site Visits:** Should a site visit have been performed during the preparation of this reserve study no invasive testing was performed. The physical analysis performed during the site visit was not intended to be exhaustive in nature and may have included representative sampling.

**Update Reserve Studies: Level II Studies:** Quantities of major components as reported in previous reserve studies are deemed to be accurate and reliable. The reserve study relies upon the validity of previous reserve studies. **Level III Studies:** In addition to the above we have not visited the property when completing a Level III "No Site Visit" study. Therefore we have not verified the current condition of the common area components.

**Insurance:** We carry general and professional liability insurance as well as workers' compensation insurance.

**Actual or Perceived Conflicts of Interest:** Unless otherwise stated there are no potential actual or perceived conflicts of interest that we are aware of.

**Inflation and Interest Rates:** The after tax interest rate used in the financial analysis may or may not be based on the clients reported after tax interest rate. If it is we have not verified or audited the reported rate. The interest rate may also be based on an amount we believe appropriate given the 30-year horizon of this study and may or may not reflect current or historical inflation rates.



# Funding Summary

## Beginning Assumptions

---

|                                     |             |
|-------------------------------------|-------------|
| # of units                          | 510         |
| Fiscal Year End                     | 12/31       |
| Budgeted Monthly Reserve Allocation | \$8,333     |
| Projected Starting Reserve Balance  | \$1,101,575 |
| Ideal Starting Reserve Balance      | \$1,440,618 |

## Economic Assumptions

---

|                                  |       |
|----------------------------------|-------|
| Current Inflation Rate           | 3.00% |
| Reported After-Tax Interest Rate | 0.50% |

## Current Reserve Status

---

|                                         |     |
|-----------------------------------------|-----|
| Current Balance as a % of Ideal Balance | 76% |
|-----------------------------------------|-----|

## Recommendations

---

|                                                |          |
|------------------------------------------------|----------|
| Recommended Special Assessment                 | \$0      |
| Recommended Monthly Reserve Allocation         | \$21,150 |
| Per Unit                                       | \$41.47  |
| Future Annual Increases                        | 3.00%    |
| For number of years:                           | 17       |
| Increases thereafter:                          | 2.25%    |
| Minimum Recommended Monthly Reserve Allocation | \$19,400 |
| Per Unit                                       | \$38.04  |
| Future Annual Increases                        | 3.00%    |
| For number of years:                           | 17       |
| Increases thereafter:                          | 2.25%    |

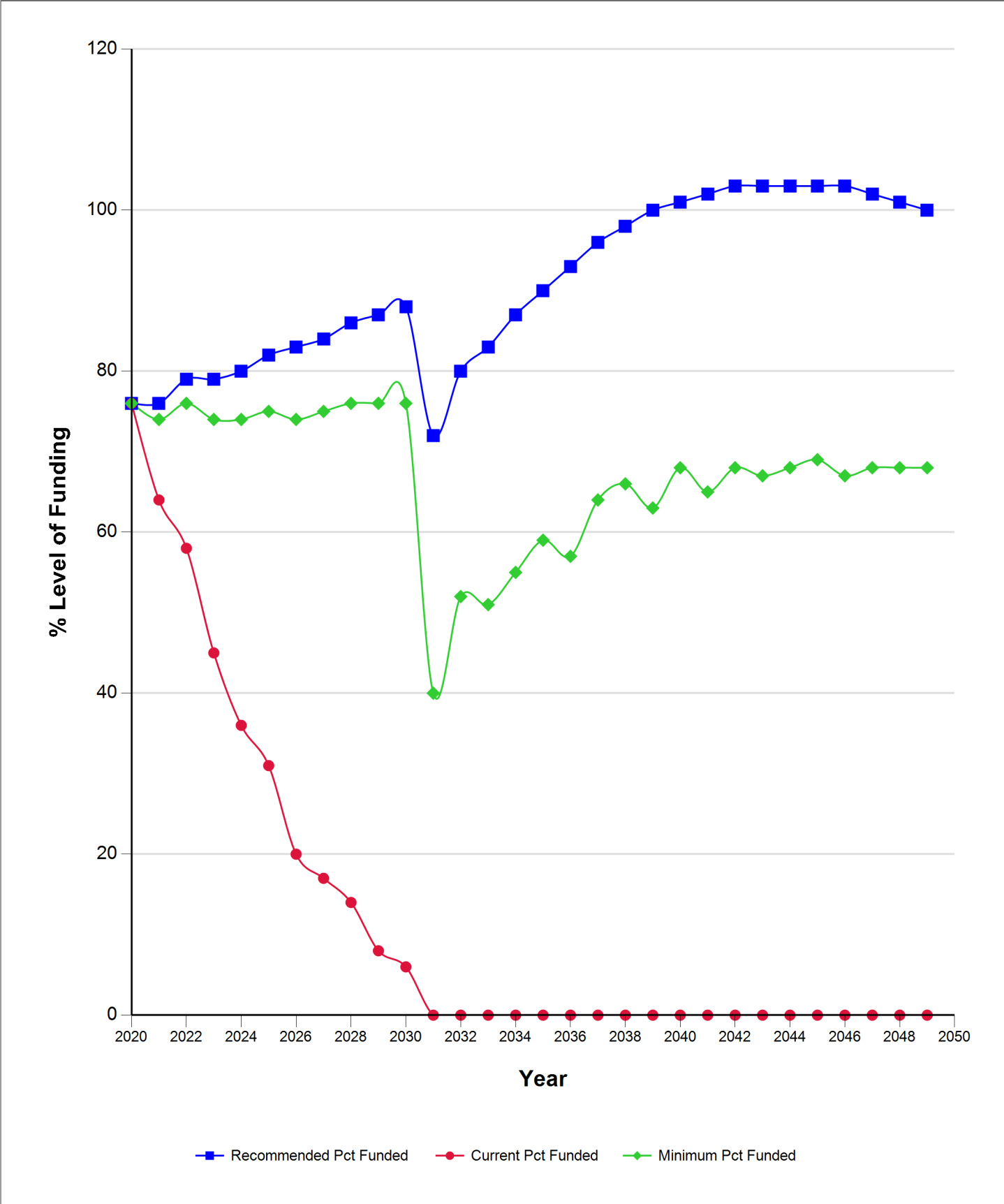
## Changes From Prior Year

---

|                                                    |          |
|----------------------------------------------------|----------|
| Recommended Increase to Reserve Allocation         | \$12,817 |
| as Percentage                                      | 154%     |
| Minimum Recommended Increase to Reserve Allocation | \$11,067 |
| as Percentage                                      | 133%     |



# Percent Funded - Graph



# Component Funding Information

| ID                       | Component Name                                     | UL | RUL | Quantity                       | Average Current Cost | Ideal Balance   | Current Fund Balance | Monthly      |
|--------------------------|----------------------------------------------------|----|-----|--------------------------------|----------------------|-----------------|----------------------|--------------|
| <b>Cavalry Pool Area</b> |                                                    |    |     |                                |                      |                 |                      |              |
| 103                      | Foam Flat Roof - Replace (Calvary)                 | 20 | 18  | Approx 450 Sq.ft.              | \$1,688              | \$169           | \$0                  | \$8.36       |
| 104                      | Foam Flat Roof - Reseal (Calvary)                  | 5  | 3   | Approx 450 Sq.ft.              | \$838                | \$335           | \$335                | \$16.60      |
| 105                      | Pitched Roof - Comp Shingle - Replace              | 18 | 16  | Approx 275 Sq.ft.              | \$1,375              | \$153           | \$0                  | \$7.57       |
| 207                      | Wrought Iron Fencing - Repaint                     | 5  | 3   | Approx 225 linear              | \$1,350              | \$540           | \$540                | \$26.76      |
| 603                      | Pool Deck - Reseal                                 | 5  | 3   | Approx 2,600 Sq.ft.            | \$7,150              | \$2,860         | \$2,860              | \$141.73     |
| 604                      | Pool Deck - Resurface                              | 20 | 18  | Approx 2,600 Sq.ft.            | \$10,400             | \$1,040         | \$0                  | \$51.54      |
| 1002                     | Wrought Iron Fencing - Replace                     | 25 | 20  | Approx 225 Linear ft.          | \$14,625             | \$2,925         | \$0                  | \$57.98      |
| 1103                     | Wading Pool - Resurface                            | 6  | 4   | (1) Pool                       | \$5,000              | \$1,667         | \$1,667              | \$82.59      |
| 1107                     | Pool Filter - Replace                              | 12 | 2   | (1) Pool filter                | \$1,250              | \$1,042         | \$1,042              | \$10.32      |
| 1108                     | Pool Filter Sand - Replace                         | 3  | 2   | (1) Pool Filters               | \$650                | \$217           | \$217                | \$21.47      |
| 1110                     | Pool Pumps - Replace (Operating)                   | 10 | 5   | (1) Pump                       | \$1,000              | \$500           | \$500                | \$9.91       |
| 1413                     | Restroom - Remodel                                 | 16 | 5   | (2) Restrooms                  | \$8,000              | \$5,500         | \$5,500              | \$49.56      |
| <b>Subtotals:</b>        |                                                    |    |     |                                | <b>\$53,325</b>      | <b>\$16,947</b> | <b>\$12,660</b>      | <b>\$484</b> |
| <b>Clubhouse Area</b>    |                                                    |    |     |                                |                      |                 |                      |              |
| 101                      | Foam Flat Roof - Replace (Clubhouse/Pool Building) | 25 | 7   | Approx 5,225 Sq.ft.            | \$14,363             | \$10,341        | \$10,341             | \$56.94      |
| 105                      | Foam Roofs - Seal (Clubhouse/Pool Building)        | 5  | 0   | Approx 5,225 Sq.ft.            | \$6,525              | \$6,525         | \$6,525              | \$129.34     |
| 106                      | Pitched Roof - Tile - Replace (Clubhouse)          | 30 | 0   | Approx 1,800 Sq.ft.            | \$12,600             | \$12,600        | \$12,600             | \$41.63      |
| 201                      | Clubhouse - Repaint                                | 10 | 0   | Interior and exterior surfaces | \$8,000              | \$8,000         | \$8,000              | \$79.29      |
| 207                      | Wrought Iron Fencing - Repaint                     | 5  | 0   | Approx 225 Linear ft.          | \$1,575              | \$1,575         | \$1,575              | \$31.22      |
| 603                      | Pool Deck - Reseal                                 | 5  | 2   | Approx 4,550 Sq.ft.            | \$12,550             | \$7,530         | \$7,530              | \$248.77     |
| 604                      | Pool Deck - Resurface                              | 20 | 10  | Approx 4,550 Sq.ft.            | \$15,925             | \$7,963         | \$0                  | \$78.92      |
| 703                      | Water Heater - Replace (Clubhouse)                 | 12 | 2   | (1) Water heater               | \$1,200              | \$1,000         | \$1,000              | \$9.91       |
| 703                      | Water Heater - Replace (Pool Restrooms)            | 12 | 2   | (1) Water heater               | \$1,200              | \$1,000         | \$1,000              | \$9.91       |
| 705                      | HVAC Package Unit - Replace                        | 16 | 2   | (1) Packaged unit              | \$6,000              | \$5,250         | \$5,250              | \$37.17      |
| 890                      | Flagpole - Replace                                 | 30 | 10  | (1) Flag pole                  | \$3,500              | \$2,333         | \$0                  | \$11.56      |
| 1002                     | Wrought Iron Fencing - Replace                     | 25 | 15  | Approx 225 Linear ft.          | \$14,625             | \$5,850         | \$0                  | \$57.98      |
| 1101                     | Pool - Resurface                                   | 10 | 0   | (1) Pool                       | \$6,800              | \$6,800         | \$6,800              | \$67.40      |
| 1104                     | Pool Heater - Replace                              | 10 | 2   | (1) Pool Heater                | \$3,250              | \$2,600         | \$2,600              | \$32.21      |
| 1105                     | Solar Heating System - Replace                     | 16 | 2   | Approx 800 Sq.ft.              | \$14,400             | \$12,600        | \$12,600             | \$89.20      |
| 1108                     | Pool Filter Sand - Replace                         | 3  | 2   | (2) Pool Filters               | \$1,300              | \$433           | \$433                | \$42.95      |



| ID                    | Component Name                                   | UL  | RUL | Quantity                          | Average Current Cost | Ideal Balance    | Current Fund Balance | Monthly         |
|-----------------------|--------------------------------------------------|-----|-----|-----------------------------------|----------------------|------------------|----------------------|-----------------|
| <b>Clubhouse Area</b> |                                                  |     |     |                                   |                      |                  |                      |                 |
| 1110                  | Pool Pumps - Replace (Operating)                 | N/A | 0   | (3) Pumps                         | \$0                  | \$0              | \$0                  | \$0.00          |
| 1121                  | Pool Furniture - Replace                         | 5   | 2   | (42) Pieces                       | \$10,500             | \$6,300          | \$6,300              | \$208.14        |
| 1405                  | Clubhouse Furniture - Allowance                  | 10  | 5   | Multiple Items                    | \$12,500             | \$6,250          | \$6,250              | \$123.89        |
| 1413                  | Restroom - Remodel                               | 18  | 7   | (1) Restroom                      | \$5,000              | \$3,056          | \$3,056              | \$27.53         |
| 1414                  | Locker Rooms - Remodel                           | 18  | 5   | (2) Locker rooms                  | \$14,000             | \$10,111         | \$10,111             | \$77.09         |
| 1416                  | Office - Remodel                                 | 15  | 6   | (1) Office                        | \$10,000             | \$6,000          | \$6,000              | \$66.07         |
| 1417                  | Kitchen - Remodel                                | 20  | 5   | (1) Kitchen                       | \$10,000             | \$7,500          | \$7,500              | \$49.56         |
| 1418                  | Banquet Equipment - Partial Replacement          | 10  | 5   | (105) Items                       | \$5,000              | \$2,500          | \$2,500              | \$49.56         |
| 1418                  | Office Equipment - Replace                       | 5   | 2   | Computers, phones, etc.           | \$4,000              | \$2,400          | \$2,400              | \$79.29         |
| 1419                  | Copier - Replace                                 | 7   | 3   | (1) Copier                        | \$8,000              | \$4,571          | \$4,571              | \$113.27        |
| 1501                  | Carpeting - Replace                              | 10  | 1   | Approx 270 Sq.ft.                 | \$1,063              | \$956            | \$956                | \$10.53         |
| 1502                  | Laminate Flooring - Replace                      | 15  | 10  | Approx 1,270 Sq.ft.               | \$8,875              | \$2,958          | \$0                  | \$58.64         |
| 1503                  | Tile Flooring - Replace                          | 25  | 15  | Approx 760 Sq.ft.                 | \$8,350              | \$3,340          | \$0                  | \$33.10         |
| 1601                  | Interior Lights - Replace                        | 16  | 2   | Approx (40) Lights                | \$3,500              | \$3,063          | \$3,063              | \$21.68         |
| 1602                  | Exterior Wall Mount Lights - Replace (Operating) | N/A | -5  | Approximately (15) Light fixtures | \$0                  | \$0              | \$0                  | \$0.00          |
| <b>Subtotals:</b>     |                                                  |     |     |                                   | <b>\$224,600</b>     | <b>\$151,405</b> | <b>\$128,961</b>     | <b>\$1,943</b>  |
| <b>Common Area</b>    |                                                  |     |     |                                   |                      |                  |                      |                 |
| 207                   | Wrought Iron Fencing - Repaint                   | 5   | 1   | Approx 700 Linear ft.             | \$4,900              | \$3,920          | \$3,920              | \$97.13         |
| 213                   | Street Signs - Replace                           | 20  | 14  | Approx 70 signs                   | \$8,700              | \$2,610          | \$0                  | \$43.11         |
| 401                   | Asphalt - Major Rehab.                           | 30  | 10  | Approx 529,825 Sq.ft.             | \$927,188            | \$618,125        | \$361,149            | \$3,063.18      |
| 402                   | Asphalt - Preventive Maintenance                 | 5   | 0   | Approx 529,825 Sq.ft.             | \$92,700             | \$92,700         | \$92,700             | \$1,837.54      |
| 403                   | Concrete - Repair/Replace                        | 10  | 3   | Extensive Sq.ft.                  | \$40,000             | \$28,000         | \$28,000             | \$396.45        |
| 801                   | Entry Signs - Replace                            | 20  | 5   | (4) Monument Signs                | \$7,000              | \$5,250          | \$5,250              | \$34.69         |
| 1002                  | Wrought Iron Fencing - Repair/Replace            | 25  | 10  | Approx 700 Linear ft.             | \$12,250             | \$7,350          | \$0                  | \$48.56         |
| 1003                  | Chain Link Fencing - Replace                     | 30  | 10  | Approx 790 Linear ft.             | \$39,500             | \$26,333         | \$0                  | \$130.50        |
| 1005                  | Block Wall - Repair                              | 5   | 3   | Allowance                         | \$45,000             | \$18,000         | \$18,000             | \$892.01        |
| 1307                  | Park Furniture - Replace                         | 10  | 1   | (12) Items                        | \$2,800              | \$2,520          | \$2,520              | \$27.75         |
| 1604                  | Pole Light Fixtures - Partial Replace            | 3   | 2   | (30) Fixtures every 3 years       | \$8,250              | \$2,750          | \$2,750              | \$272.56        |
| 1701                  | Irrigation System - Repair/Replace               | 6   | 2   | Extensive Linear ft.              | \$50,000             | \$33,333         | \$33,333             | \$825.93        |
| 1703                  | Irrigation Control System - Partial Replacement  | 5   | 2   | Multiple Irrigation Clocks        | \$17,500             | \$10,500         | \$10,500             | \$346.89        |
| 1802                  | Tree Trimming / Removal - Perform                | 3   | 0   | Allowance                         | \$40,000             | \$40,000         | \$40,000             | \$1,321.49      |
| 1812                  | Landscaping - Renovate                           | 10  | 2   | Extensive Sq.ft.                  | \$70,000             | \$56,000         | \$56,000             | \$693.78        |
| <b>Subtotals:</b>     |                                                  |     |     |                                   | <b>\$1,365,788</b>   | <b>\$947,392</b> | <b>\$654,122</b>     | <b>\$10,032</b> |





| ID                          | Component Name                               | UL  | RUL | Quantity                       | Average Current Cost | Ideal Balance   | Current Fund Balance | Monthly      |
|-----------------------------|----------------------------------------------|-----|-----|--------------------------------|----------------------|-----------------|----------------------|--------------|
| <b>Electrical</b>           |                                              |     |     |                                |                      |                 |                      |              |
| 2003                        | Electrical / Lighting - Maintenance          | 35  | 0   | (1) Community                  | \$55,000             | \$55,000        | \$55,000             | \$155.75     |
| <b>Subtotals:</b>           |                                              |     |     |                                | <b>\$55,000</b>      | <b>\$55,000</b> | <b>\$55,000</b>      | <b>\$156</b> |
| <b>Maintenance Area</b>     |                                              |     |     |                                |                      |                 |                      |              |
| 207                         | Wrought Iron Fencing - Repaint               | 5   | 0   | Approx 160 Linear ft.          | \$950                | \$950           | \$950                | \$18.83      |
| 705                         | Through-Wall A/C - Replace (Unfunded)        | N/A | 0   | (1) A/C unit                   | \$0                  | \$0             | \$0                  | \$0.00       |
| 903                         | Camera System - Replace (Unfunded)           | N/A | 0   | (1) System                     | \$0                  | \$0             | \$0                  | \$0.00       |
| 1002                        | Wrought Iron Fencing - Replace               | 25  | 13  | Approx 160 Linear ft.          | \$11,200             | \$5,376         | \$0                  | \$44.40      |
| 1902                        | Kawasaki Gas Carts - Replace (I) (Unfunded)  | N/A | 0   | (1) Gas Cart                   | \$0                  | \$0             | \$0                  | \$0.00       |
| 1902                        | Kawasaki Gas Carts - Replace (II) (Unfunded) | N/A | 0   | (3) Gas Carts                  | \$0                  | \$0             | \$0                  | \$0.00       |
| 1903                        | Lawn Mowers - Replace (Unfunded)             | N/A | 0   | (6) Push Mowers                | \$0                  | \$0             | \$0                  | \$0.00       |
| 1904                        | Blowers - Replace (Unfunded)                 | N/A | 0   | (4) Blowers                    | \$0                  | \$0             | \$0                  | \$0.00       |
| 1904                        | Riding Mower - Replace (Unfunded)            | N/A | 0   | (1) Riding mower               | \$0                  | \$0             | \$0                  | \$0.00       |
| 1905                        | Bobcat S150 - Replace (Unfunded)             | N/A | 0   | (1) Bobcat                     | \$0                  | \$0             | \$0                  | \$0.00       |
| 1906                        | Trailers - Replace (Unfunded)                | N/A | 0   | (3) Trailers                   | \$0                  | \$0             | \$0                  | \$0.00       |
| 1907                        | Dodge Ram - Replace (Unfunded)               | N/A | 0   | (1) Dodge truck                | \$0                  | \$0             | \$0                  | \$0.00       |
| 1908                        | Wood Splitter - Replace (Unfunded)           | N/A | 0   | (1) Wood Splitter              | \$0                  | \$0             | \$0                  | \$0.00       |
| 1909                        | Stringed Trimmers - Replace (Unfunded)       | N/A | 0   | (5) Stringed Trimmers          | \$0                  | \$0             | \$0                  | \$0.00       |
| 1910                        | Paint Spray System - Replace (Unfunded)      | N/A | 0   | (1) Gas paint sprayer          | \$0                  | \$0             | \$0                  | \$0.00       |
| 1911                        | Chemical Spray Gun - Replace (Unfunded)      | N/A | 0   | (1) Chemical Sprayer           | \$0                  | \$0             | \$0                  | \$0.00       |
| 2301                        | Night Host Quarters - Replace (Unfunded)     | N/A | 0   | (1) Manufactured Home          | \$0                  | \$0             | \$0                  | \$0.00       |
| 2302                        | Night Host Quarters - Remodel (Unfunded)     | N/A | 0   | (1) Manufactured Home          | \$0                  | \$0             | \$0                  | \$0.00       |
| 2303                        | Maintenance Break Room - Remodel (Unfunded)  | N/A | -5  | (1) Break room                 | \$0                  | \$0             | \$0                  | \$0.00       |
| 2305                        | Parking Shade Structure - Repair             | 20  | 10  | (1) Structure                  | \$5,000              | \$2,500         | \$0                  | \$24.78      |
| 2305                        | R.V. Shade Structure - Repair                | 10  | 5   | Approx 14,000 Sq.ft. structure | \$8,000              | \$4,000         | \$4,000              | \$79.29      |
| <b>Subtotals:</b>           |                                              |     |     |                                | <b>\$25,150</b>      | <b>\$12,826</b> | <b>\$4,950</b>       | <b>\$167</b> |
| <b>One Nation Rec. Area</b> |                                              |     |     |                                |                      |                 |                      |              |
| 103                         | Foam Flat Roof - Replace (One Nation)        | 25  | 13  | Approx 3,000 Sq.ft.            | \$8,250              | \$3,960         | \$0                  | \$32.71      |
| 104                         | Foam Flat Roof - Reseal (One Nation)         | 5   | 0   | Approx 3,000 Sq.ft.            | \$5,625              | \$5,625         | \$5,625              | \$111.50     |
| 201                         | Building Exterior Surfaces - Repaint         | 10  | 2   | (1) Unit                       | \$10,000             | \$8,000         | \$8,000              | \$99.11      |
| 202                         | Building Interior Surfaces - Repaint         | 10  | 0   | (1) Unit                       | \$4,250              | \$4,250         | \$4,250              | \$42.12      |



| ID                           | Component Name                               | UL  | RUL | Quantity              | Average Current Cost | Ideal Balance      | Current Fund Balance | Monthly         |
|------------------------------|----------------------------------------------|-----|-----|-----------------------|----------------------|--------------------|----------------------|-----------------|
| <b>One Nation Rec. Area</b>  |                                              |     |     |                       |                      |                    |                      |                 |
| 207                          | Wrought Iron Fencing - Repaint               | 5   | 4   | Approx 230 Linear ft. | \$1,375              | \$275              | \$275                | \$27.26         |
| 603                          | Pool Deck - Reseal                           | 5   | 4   | Approx 2,550 Sq.ft.   | \$7,025              | \$1,405            | \$1,405              | \$139.25        |
| 604                          | Pool Deck - Resurface                        | 20  | 15  | Approx 2,550 Sq.ft.   | \$10,200             | \$2,550            | \$0                  | \$50.55         |
| 703                          | Water Heater - Replace                       | 12  | 0   | (1) Water heater      | \$1,200              | \$1,200            | \$1,200              | \$9.91          |
| 1002                         | Wrought Iron Fencing - Replace               | 25  | 20  | Approx 230 Linear ft. | \$14,950             | \$2,990            | \$0                  | \$59.27         |
| 1101                         | Pool - Resurface                             | 10  | -5  | (1) Large pool        | \$14,000             | \$21,000           | \$21,000             | \$138.76        |
| 1104                         | Pool Heater - Replace (One Nation Pool)      | 10  | 6   | (1) Pool heater       | \$3,250              | \$1,300            | \$1,300              | \$32.21         |
| 1107                         | Pool Filter - Replace                        | 12  | 3   | (2) Pool Filters      | \$2,500              | \$1,875            | \$1,875              | \$20.65         |
| 1107                         | Pool Filter - Replace (One Nation Pool)      | 12  | 2   | (2) Pool filters      | \$2,500              | \$2,083            | \$2,083              | \$20.65         |
| 1108                         | Pool Filter Sand - Replace (One Nation Pool) | 3   | 2   | (2) Pool Filters      | \$1,300              | \$433              | \$433                | \$42.95         |
| 1110                         | Pool Pumps - Replace (Operating)             | N/A | 0   | (2) Pumps             | \$0                  | \$0                | \$0                  | \$0.00          |
| 1201                         | Courts - Resurface                           | 8   | 2   | See general notes     | \$12,500             | \$9,375            | \$9,375              | \$154.86        |
| 1301                         | Play Equipment - Replace                     | 18  | 17  | (11) Items            | \$30,000             | \$1,667            | \$0                  | \$165.19        |
| 1413                         | Pool Building - Remodel                      | 18  | 0   | (1) Building          | \$90,000             | \$90,000           | \$90,000             | \$495.56        |
| 1606                         | Tennis Court Light Fixtures - Replace        | 25  | 4   | (39) Light Fixtures   | \$39,000             | \$32,760           | \$32,760             | \$154.61        |
| <b>Subtotals:</b>            |                                              |     |     |                       | <b>\$257,925</b>     | <b>\$190,748</b>   | <b>\$179,582</b>     | <b>\$1,797</b>  |
| <b>Residential Buildings</b> |                                              |     |     |                       |                      |                    |                      |                 |
| 201                          | Building Exterior Surfaces - Repaint         | 1   | 0   | (51) Units            | \$66,300             | \$66,300           | \$66,300             | \$6,571.12      |
| <b>Subtotals:</b>            |                                              |     |     |                       | <b>\$66,300</b>      | <b>\$66,300</b>    | <b>\$66,300</b>      | <b>\$6,571</b>  |
| <b>Grand Total:</b>          |                                              |     |     |                       | <b>\$2,048,088</b>   | <b>\$1,440,618</b> | <b>\$1,101,575</b>   | <b>\$21,150</b> |

**Current Fund Balance as a percentage of Ideal Balance: 76%**

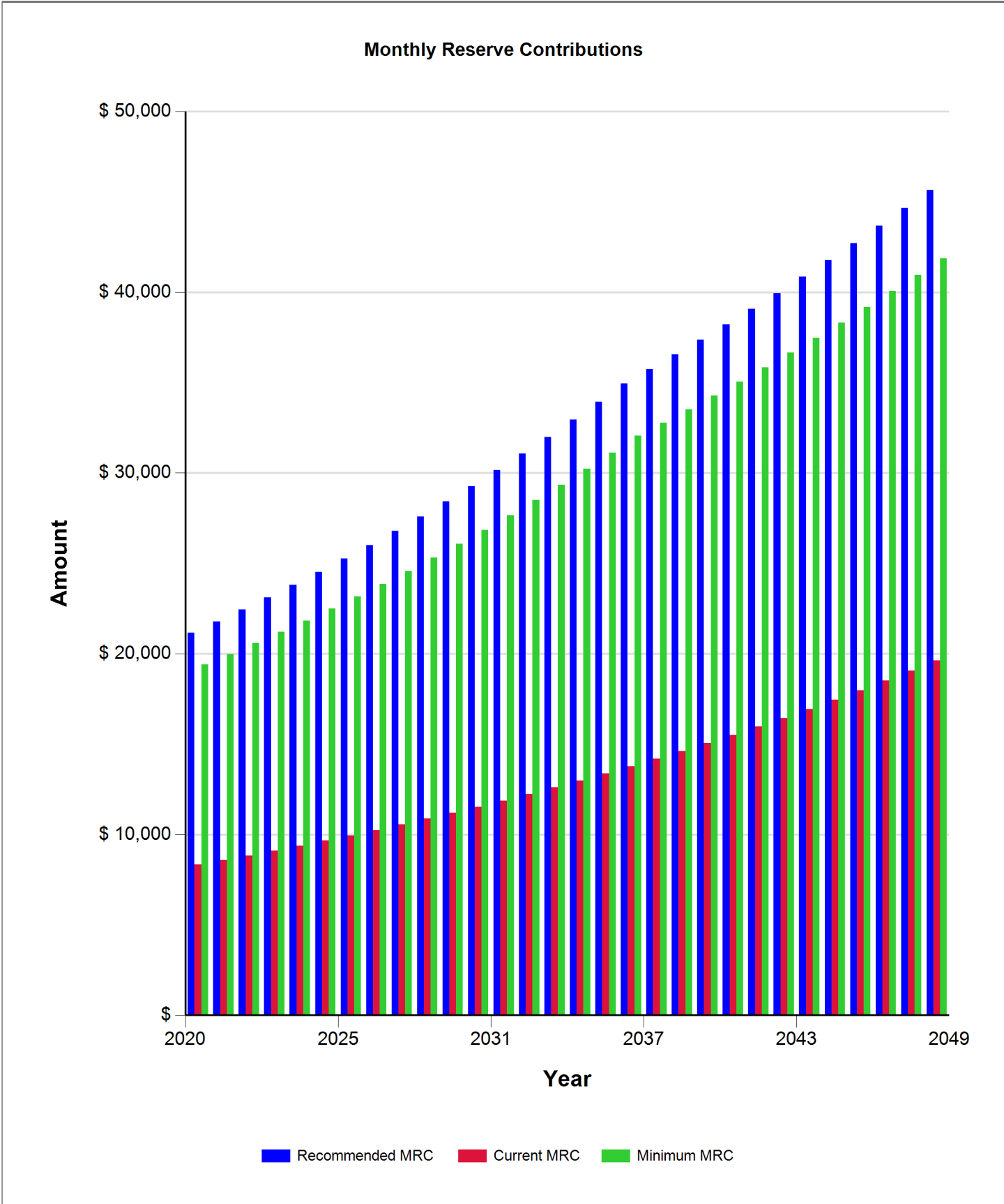


# Yearly Summary

| Year | Beginning Fully Funded Balance | Beginning Reserve Balance | Beginning % Funded | Reserve Contributions | Interest Income | Reserve Expenses | Ending Reserve Balance |
|------|--------------------------------|---------------------------|--------------------|-----------------------|-----------------|------------------|------------------------|
| 2020 | \$1,440,618                    | \$1,101,575               | 76%                | \$253,800             | \$5,175         | \$391,525        | \$969,025              |
| 2021 | \$1,278,733                    | \$969,025                 | 76%                | \$261,414             | \$5,318         | \$77,314         | \$1,158,442            |
| 2022 | \$1,463,852                    | \$1,158,442               | 79%                | \$269,256             | \$5,688         | \$316,307        | \$1,117,079            |
| 2023 | \$1,415,153                    | \$1,117,079               | 79%                | \$277,334             | \$5,715         | \$230,716        | \$1,169,413            |
| 2024 | \$1,460,149                    | \$1,169,413               | 80%                | \$285,654             | \$6,241         | \$133,598        | \$1,327,710            |
| 2025 | \$1,613,731                    | \$1,327,710               | 82%                | \$294,224             | \$6,663         | \$290,601        | \$1,337,996            |
| 2026 | \$1,617,628                    | \$1,337,996               | 83%                | \$303,050             | \$7,092         | \$148,600        | \$1,499,539            |
| 2027 | \$1,775,549                    | \$1,499,539               | 84%                | \$312,142             | \$7,896         | \$160,145        | \$1,659,432            |
| 2028 | \$1,934,188                    | \$1,659,432               | 86%                | \$321,506             | \$8,544         | \$230,726        | \$1,758,755            |
| 2029 | \$2,032,998                    | \$1,758,755               | 87%                | \$331,151             | \$9,269         | \$149,657        | \$1,949,518            |
| 2030 | \$2,226,625                    | \$1,949,518               | 88%                | \$341,086             | \$6,434         | \$1,672,453      | \$624,585              |
| 2031 | \$866,187                      | \$624,585                 | 72%                | \$351,319             | \$3,710         | \$119,823        | \$859,791              |
| 2032 | \$1,073,005                    | \$859,791                 | 80%                | \$361,858             | \$4,375         | \$335,482        | \$890,542              |
| 2033 | \$1,073,027                    | \$890,542                 | 83%                | \$372,714             | \$4,734         | \$264,465        | \$1,003,526            |
| 2034 | \$1,155,599                    | \$1,003,526               | 87%                | \$383,895             | \$5,419         | \$228,477        | \$1,164,363            |
| 2035 | \$1,287,398                    | \$1,164,363               | 90%                | \$395,412             | \$5,749         | \$429,765        | \$1,135,759            |
| 2036 | \$1,225,798                    | \$1,135,759               | 93%                | \$407,274             | \$6,387         | \$129,700        | \$1,419,720            |
| 2037 | \$1,481,691                    | \$1,419,720               | 96%                | \$419,493             | \$7,502         | \$265,034        | \$1,581,681            |
| 2038 | \$1,616,447                    | \$1,581,681               | 98%                | \$428,931             | \$7,725         | \$509,240        | \$1,509,097            |
| 2039 | \$1,514,613                    | \$1,509,097               | 100%               | \$438,582             | \$8,334         | \$130,987        | \$1,825,026            |
| 2040 | \$1,810,549                    | \$1,825,026               | 101%               | \$448,450             | \$8,922         | \$537,860        | \$1,744,539            |
| 2041 | \$1,707,849                    | \$1,744,539               | 102%               | \$458,541             | \$9,271         | \$247,536        | \$1,964,815            |
| 2042 | \$1,913,009                    | \$1,964,815               | 103%               | \$468,858             | \$10,066        | \$381,496        | \$2,062,242            |
| 2043 | \$1,998,613                    | \$2,062,242               | 103%               | \$479,407             | \$10,616        | \$367,359        | \$2,184,906            |
| 2044 | \$2,113,980                    | \$2,184,906               | 103%               | \$490,194             | \$11,547        | \$251,863        | \$2,434,783            |
| 2045 | \$2,364,782                    | \$2,434,783               | 103%               | \$501,223             | \$12,246        | \$483,767        | \$2,464,485            |
| 2046 | \$2,397,651                    | \$2,464,485               | 103%               | \$512,500             | \$12,799        | \$333,409        | \$2,656,376            |
| 2047 | \$2,600,181                    | \$2,656,376               | 102%               | \$524,032             | \$13,772        | \$340,635        | \$2,853,545            |
| 2048 | \$2,815,566                    | \$2,853,545               | 101%               | \$535,822             | \$14,923        | \$287,450        | \$3,116,840            |
| 2049 | \$3,106,840                    | \$3,116,840               | 100%               | \$547,878             | \$16,254        | \$295,042        | \$3,385,930            |



# Reserve Contributions - Graph



# Significant Components

| ID #                     | Component Name                                     | Useful Life (yrs.) | Remaining Useful Life (yrs.) | Average Current | Significance: (Curr Cost/UL) |         |
|--------------------------|----------------------------------------------------|--------------------|------------------------------|-----------------|------------------------------|---------|
|                          |                                                    |                    |                              |                 | As \$                        | As %    |
| <b>Cavalry Pool Area</b> |                                                    |                    |                              |                 |                              |         |
| 103                      | Foam Flat Roof - Replace (Calvary)                 | 20                 | 18                           | \$1,688         | \$84                         | 0.0400% |
| 104                      | Foam Flat Roof - Reseal (Calvary)                  | 5                  | 3                            | \$838           | \$168                        | 0.0800% |
| 105                      | Pitched Roof - Comp Shingle - Replace              | 18                 | 16                           | \$1,375         | \$76                         | 0.0400% |
| 207                      | Wrought Iron Fencing - Repaint                     | 5                  | 3                            | \$1,350         | \$270                        | 0.1300% |
| 603                      | Pool Deck - Reseal                                 | 5                  | 3                            | \$7,150         | \$1,430                      | 0.6700% |
| 604                      | Pool Deck - Resurface                              | 20                 | 18                           | \$10,400        | \$520                        | 0.2400% |
| 1002                     | Wrought Iron Fencing - Replace                     | 25                 | 20                           | \$14,625        | \$585                        | 0.2700% |
| 1103                     | Wading Pool - Resurface                            | 6                  | 4                            | \$5,000         | \$833                        | 0.3900% |
| 1107                     | Pool Filter - Replace                              | 12                 | 2                            | \$1,250         | \$104                        | 0.0500% |
| 1108                     | Pool Filter Sand - Replace                         | 3                  | 2                            | \$650           | \$217                        | 0.1000% |
| 1110                     | Pool Pumps - Replace (Operating)                   | 10                 | 5                            | \$1,000         | \$100                        | 0.0500% |
| 1413                     | Restroom - Remodel                                 | 16                 | 5                            | \$8,000         | \$500                        | 0.2300% |
| <b>Clubhouse Area</b>    |                                                    |                    |                              |                 |                              |         |
| 101                      | Foam Flat Roof - Replace (Clubhouse/Pool Building) | 25                 | 7                            | \$14,363        | \$575                        | 0.2700% |
| 105                      | Foam Roofs - Seal (Clubhouse/Pool Building)        | 5                  | 0                            | \$6,525         | \$1,305                      | 0.6100% |
| 106                      | Pitched Roof - Tile - Replace (Clubhouse)          | 30                 | 0                            | \$12,600        | \$420                        | 0.2000% |
| 201                      | Clubhouse - Repaint                                | 10                 | 0                            | \$8,000         | \$800                        | 0.3700% |
| 207                      | Wrought Iron Fencing - Repaint                     | 5                  | 0                            | \$1,575         | \$315                        | 0.1500% |
| 603                      | Pool Deck - Reseal                                 | 5                  | 2                            | \$12,550        | \$2,510                      | 1.1800% |
| 604                      | Pool Deck - Resurface                              | 20                 | 10                           | \$15,925        | \$796                        | 0.3700% |
| 703                      | Water Heater - Replace (Clubhouse)                 | 12                 | 2                            | \$1,200         | \$100                        | 0.0500% |
| 703                      | Water Heater - Replace (Pool Restrooms)            | 12                 | 2                            | \$1,200         | \$100                        | 0.0500% |
| 705                      | HVAC Package Unit - Replace                        | 16                 | 2                            | \$6,000         | \$375                        | 0.1800% |
| 890                      | Flagpole - Replace                                 | 30                 | 10                           | \$3,500         | \$117                        | 0.0500% |
| 1002                     | Wrought Iron Fencing - Replace                     | 25                 | 15                           | \$14,625        | \$585                        | 0.2700% |
| 1101                     | Pool - Resurface                                   | 10                 | 0                            | \$6,800         | \$680                        | 0.3200% |
| 1104                     | Pool Heater - Replace                              | 10                 | 2                            | \$3,250         | \$325                        | 0.1500% |
| 1105                     | Solar Heating System - Replace                     | 16                 | 2                            | \$14,400        | \$900                        | 0.4200% |
| 1108                     | Pool Filter Sand - Replace                         | 3                  | 2                            | \$1,300         | \$433                        | 0.2000% |
| 1110                     | Pool Pumps - Replace (Operating)                   | Unfunded           | 0                            | \$0             | \$0                          | 0.0000% |
| 1121                     | Pool Furniture - Replace                           | 5                  | 2                            | \$10,500        | \$2,100                      | 0.9800% |
| 1405                     | Clubhouse Furniture - Allowance                    | 10                 | 5                            | \$12,500        | \$1,250                      | 0.5900% |



| ID #                    | Component Name                                   | Useful Life<br>(yrs.) | Remaining<br>Useful Life<br>(yrs.) | Average<br>Current | Significance:<br>(Curr Cost/UL) |          |
|-------------------------|--------------------------------------------------|-----------------------|------------------------------------|--------------------|---------------------------------|----------|
|                         |                                                  |                       |                                    |                    | As \$                           | As %     |
| <b>Clubhouse Area</b>   |                                                  |                       |                                    |                    |                                 |          |
| 1413                    | Restroom - Remodel                               | 18                    | 7                                  | \$5,000            | \$278                           | 0.1300%  |
| 1414                    | Locker Rooms - Remodel                           | 18                    | 5                                  | \$14,000           | \$778                           | 0.3600%  |
| 1416                    | Office - Remodel                                 | 15                    | 6                                  | \$10,000           | \$667                           | 0.3100%  |
| 1417                    | Kitchen - Remodel                                | 20                    | 5                                  | \$10,000           | \$500                           | 0.2300%  |
| 1418                    | Banquet Equipment - Partial Replacement          | 10                    | 5                                  | \$5,000            | \$500                           | 0.2300%  |
| 1418                    | Office Equipment - Replace                       | 5                     | 2                                  | \$4,000            | \$800                           | 0.3700%  |
| 1419                    | Copier - Replace                                 | 7                     | 3                                  | \$8,000            | \$1,143                         | 0.5400%  |
| 1501                    | Carpeting - Replace                              | 10                    | 1                                  | \$1,063            | \$106                           | 0.0500%  |
| 1502                    | Laminate Flooring - Replace                      | 15                    | 10                                 | \$8,875            | \$592                           | 0.2800%  |
| 1503                    | Tile Flooring - Replace                          | 25                    | 15                                 | \$8,350            | \$334                           | 0.1600%  |
| 1601                    | Interior Lights - Replace                        | 16                    | 2                                  | \$3,500            | \$219                           | 0.1000%  |
| 1602                    | Exterior Wall Mount Lights - Replace (Operating) | Unfunded              | -5                                 | \$0                | \$0                             | 0.0000%  |
| <b>Common Area</b>      |                                                  |                       |                                    |                    |                                 |          |
| 207                     | Wrought Iron Fencing - Repaint                   | 5                     | 1                                  | \$4,900            | \$980                           | 0.4600%  |
| 213                     | Street Signs - Replace                           | 20                    | 14                                 | \$8,700            | \$435                           | 0.2000%  |
| 401                     | Asphalt - Major Rehab.                           | 30                    | 10                                 | \$927,188          | \$30,906                        | 14.4800% |
| 402                     | Asphalt - Preventive Maintenance                 | 5                     | 0                                  | \$92,700           | \$18,540                        | 8.6900%  |
| 403                     | Concrete - Repair/Replace                        | 10                    | 3                                  | \$40,000           | \$4,000                         | 1.8700%  |
| 801                     | Entry Signs - Replace                            | 20                    | 5                                  | \$7,000            | \$350                           | 0.1600%  |
| 1002                    | Wrought Iron Fencing - Repair/Replace            | 25                    | 10                                 | \$12,250           | \$490                           | 0.2300%  |
| 1003                    | Chain Link Fencing - Replace                     | 30                    | 10                                 | \$39,500           | \$1,317                         | 0.6200%  |
| 1005                    | Block Wall - Repair                              | 5                     | 3                                  | \$45,000           | \$9,000                         | 4.2200%  |
| 1307                    | Park Furniture - Replace                         | 10                    | 1                                  | \$2,800            | \$280                           | 0.1300%  |
| 1604                    | Pole Light Fixtures - Partial Replace            | 3                     | 2                                  | \$8,250            | \$2,750                         | 1.2900%  |
| 1701                    | Irrigation System - Repair/Replace               | 6                     | 2                                  | \$50,000           | \$8,333                         | 3.9100%  |
| 1703                    | Irrigation Control System - Partial Replacement  | 5                     | 2                                  | \$17,500           | \$3,500                         | 1.6400%  |
| 1802                    | Tree Trimming / Removal - Perform                | 3                     | 0                                  | \$40,000           | \$13,333                        | 6.2500%  |
| 1812                    | Landscaping - Renovate                           | 10                    | 2                                  | \$70,000           | \$7,000                         | 3.2800%  |
| <b>Electrical</b>       |                                                  |                       |                                    |                    |                                 |          |
| 2003                    | Electrical / Lighting - Maintenance              | 35                    | 0                                  | \$55,000           | \$1,571                         | 0.7400%  |
| <b>Maintenance Area</b> |                                                  |                       |                                    |                    |                                 |          |
| 207                     | Wrought Iron Fencing - Repaint                   | 5                     | 0                                  | \$950              | \$190                           | 0.0900%  |
| 705                     | Through-Wall A/C - Replace (Unfunded)            | Unfunded              | 0                                  | \$0                | \$0                             | 0.0000%  |
| 903                     | Camera System - Replace (Unfunded)               | Unfunded              | 0                                  | \$0                | \$0                             | 0.0000%  |
| 1002                    | Wrought Iron Fencing - Replace                   | 25                    | 13                                 | \$11,200           | \$448                           | 0.2100%  |

| ID #                        | Component Name                                  | Useful Life (yrs.) | Remaining Useful Life (yrs.) | Average Current | Significance:<br>(Curr Cost/UL) |         |
|-----------------------------|-------------------------------------------------|--------------------|------------------------------|-----------------|---------------------------------|---------|
|                             |                                                 |                    |                              |                 | As \$                           | As %    |
| <b>Maintenance Area</b>     |                                                 |                    |                              |                 |                                 |         |
| 1902                        | Kawasaki Gas Carts - Replace (I)<br>(Unfunded)  | Unfunded           | 0                            | \$0             | \$0                             | 0.0000% |
| 1902                        | Kawasaki Gas Carts - Replace (II)<br>(Unfunded) | Unfunded           | 0                            | \$0             | \$0                             | 0.0000% |
| 1903                        | Lawn Mowers - Replace (Unfunded)                | Unfunded           | 0                            | \$0             | \$0                             | 0.0000% |
| 1904                        | Blowers - Replace (Unfunded)                    | Unfunded           | 0                            | \$0             | \$0                             | 0.0000% |
| 1904                        | Riding Mower - Replace (Unfunded)               | Unfunded           | 0                            | \$0             | \$0                             | 0.0000% |
| 1905                        | Bobcat S150 - Replace (Unfunded)                | Unfunded           | 0                            | \$0             | \$0                             | 0.0000% |
| 1906                        | Trailers - Replace (Unfunded)                   | Unfunded           | 0                            | \$0             | \$0                             | 0.0000% |
| 1907                        | Dodge Ram - Replace (Unfunded)                  | Unfunded           | 0                            | \$0             | \$0                             | 0.0000% |
| 1908                        | Wood Splitter - Replace (Unfunded)              | Unfunded           | 0                            | \$0             | \$0                             | 0.0000% |
| 1909                        | Stringed Trimmers - Replace (Unfunded)          | Unfunded           | 0                            | \$0             | \$0                             | 0.0000% |
| 1910                        | Paint Spray System - Replace<br>(Unfunded)      | Unfunded           | 0                            | \$0             | \$0                             | 0.0000% |
| 1911                        | Chemical Spray Gun - Replace<br>(Unfunded)      | Unfunded           | 0                            | \$0             | \$0                             | 0.0000% |
| 2301                        | Night Host Quarters - Replace<br>(Unfunded)     | Unfunded           | 0                            | \$0             | \$0                             | 0.0000% |
| 2302                        | Night Host Quarters - Remodel<br>(Unfunded)     | Unfunded           | 0                            | \$0             | \$0                             | 0.0000% |
| 2303                        | Maintenance Break Room - Remodel<br>(Unfunded)  | Unfunded           | -5                           | \$0             | \$0                             | 0.0000% |
| 2305                        | Parking Shade Structure - Repair                | 20                 | 10                           | \$5,000         | \$250                           | 0.1200% |
| 2305                        | R.V. Shade Structure - Repair                   | 10                 | 5                            | \$8,000         | \$800                           | 0.3700% |
| <b>One Nation Rec. Area</b> |                                                 |                    |                              |                 |                                 |         |
| 103                         | Foam Flat Roof - Replace (One Nation)           | 25                 | 13                           | \$8,250         | \$330                           | 0.1500% |
| 104                         | Foam Flat Roof - Reseal (One Nation)            | 5                  | 0                            | \$5,625         | \$1,125                         | 0.5300% |
| 201                         | Building Exterior Surfaces - Repaint            | 10                 | 2                            | \$10,000        | \$1,000                         | 0.4700% |
| 202                         | Building Interior Surfaces - Repaint            | 10                 | 0                            | \$4,250         | \$425                           | 0.2000% |
| 207                         | Wrought Iron Fencing - Repaint                  | 5                  | 4                            | \$1,375         | \$275                           | 0.1300% |
| 603                         | Pool Deck - Reseal                              | 5                  | 4                            | \$7,025         | \$1,405                         | 0.6600% |
| 604                         | Pool Deck - Resurface                           | 20                 | 15                           | \$10,200        | \$510                           | 0.2400% |
| 703                         | Water Heater - Replace                          | 12                 | 0                            | \$1,200         | \$100                           | 0.0500% |
| 1002                        | Wrought Iron Fencing - Replace                  | 25                 | 20                           | \$14,950        | \$598                           | 0.2800% |
| 1101                        | Pool - Resurface                                | 10                 | -5                           | \$14,000        | \$1,400                         | 0.6600% |
| 1104                        | Pool Heater - Replace (One Nation Pool)         | 10                 | 6                            | \$3,250         | \$325                           | 0.1500% |
| 1107                        | Pool Filter - Replace                           | 12                 | 3                            | \$2,500         | \$208                           | 0.1000% |
| 1107                        | Pool Filter - Replace (One Nation Pool)         | 12                 | 2                            | \$2,500         | \$208                           | 0.1000% |
| 1108                        | Pool Filter Sand - Replace (One Nation Pool)    | 3                  | 2                            | \$1,300         | \$433                           | 0.2000% |
| 1110                        | Pool Pumps - Replace (Operating)                | Unfunded           | 0                            | \$0             | \$0                             | 0.0000% |
| 1201                        | Courts - Resurface                              | 8                  | 2                            | \$12,500        | \$1,563                         | 0.7300% |

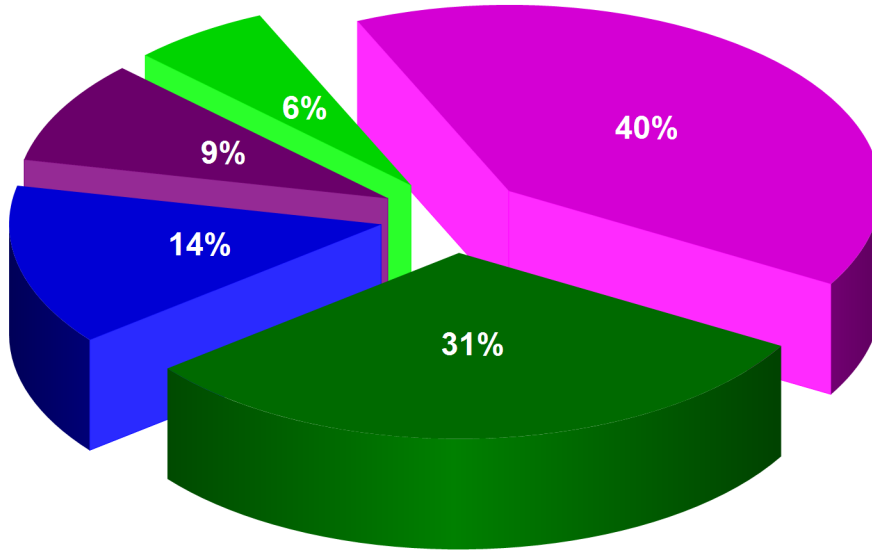
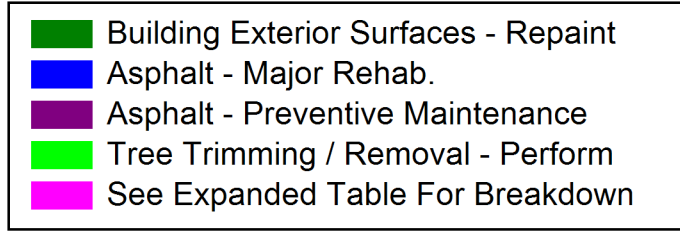




| ID #                         | Component Name                        | Useful Life<br>(yrs.) | Remaining<br>Useful Life<br>(yrs.) | Average<br>Current | Significance:<br>(Curr Cost/UL) |          |
|------------------------------|---------------------------------------|-----------------------|------------------------------------|--------------------|---------------------------------|----------|
|                              |                                       |                       |                                    |                    | As \$                           | As %     |
| <b>One Nation Rec. Area</b>  |                                       |                       |                                    |                    |                                 |          |
| 1301                         | Play Equipment - Replace              | 18                    | 17                                 | \$30,000           | \$1,667                         | 0.7800%  |
| 1413                         | Pool Building - Remodel               | 18                    | 0                                  | \$90,000           | \$5,000                         | 2.3400%  |
| 1606                         | Tennis Court Light Fixtures - Replace | 25                    | 4                                  | \$39,000           | \$1,560                         | 0.7300%  |
| <b>Residential Buildings</b> |                                       |                       |                                    |                    |                                 |          |
| 201                          | Building Exterior Surfaces - Repaint  | 1                     | 0                                  | \$66,300           | \$66,300                        | 31.0700% |



## Significant Components - Graph



| ID #      | Component Name                       | Useful Life (yrs.) | Remaining Useful Life (yrs.) | Average Current Cost | Significance: (Curr Cost/UL) |      |
|-----------|--------------------------------------|--------------------|------------------------------|----------------------|------------------------------|------|
|           |                                      |                    |                              |                      | As \$                        | As % |
| 201       | Building Exterior Surfaces - Repaint | 1                  | 0                            | \$66,300             | \$66,300                     | 31%  |
| 401       | Asphalt - Major Rehab.               | 30                 | 10                           | \$927,188            | \$30,906                     | 14%  |
| 402       | Asphalt - Preventive Maintenance     | 5                  | 0                            | \$92,700             | \$18,540                     | 9%   |
| 1802      | Tree Trimming / Removal - Perform    | 3                  | 0                            | \$40,000             | \$13,333                     | 6%   |
| All Other | See Expanded Table For Breakdown     |                    |                              |                      | \$129,080                    | 40%  |

## Yearly Cash Flow

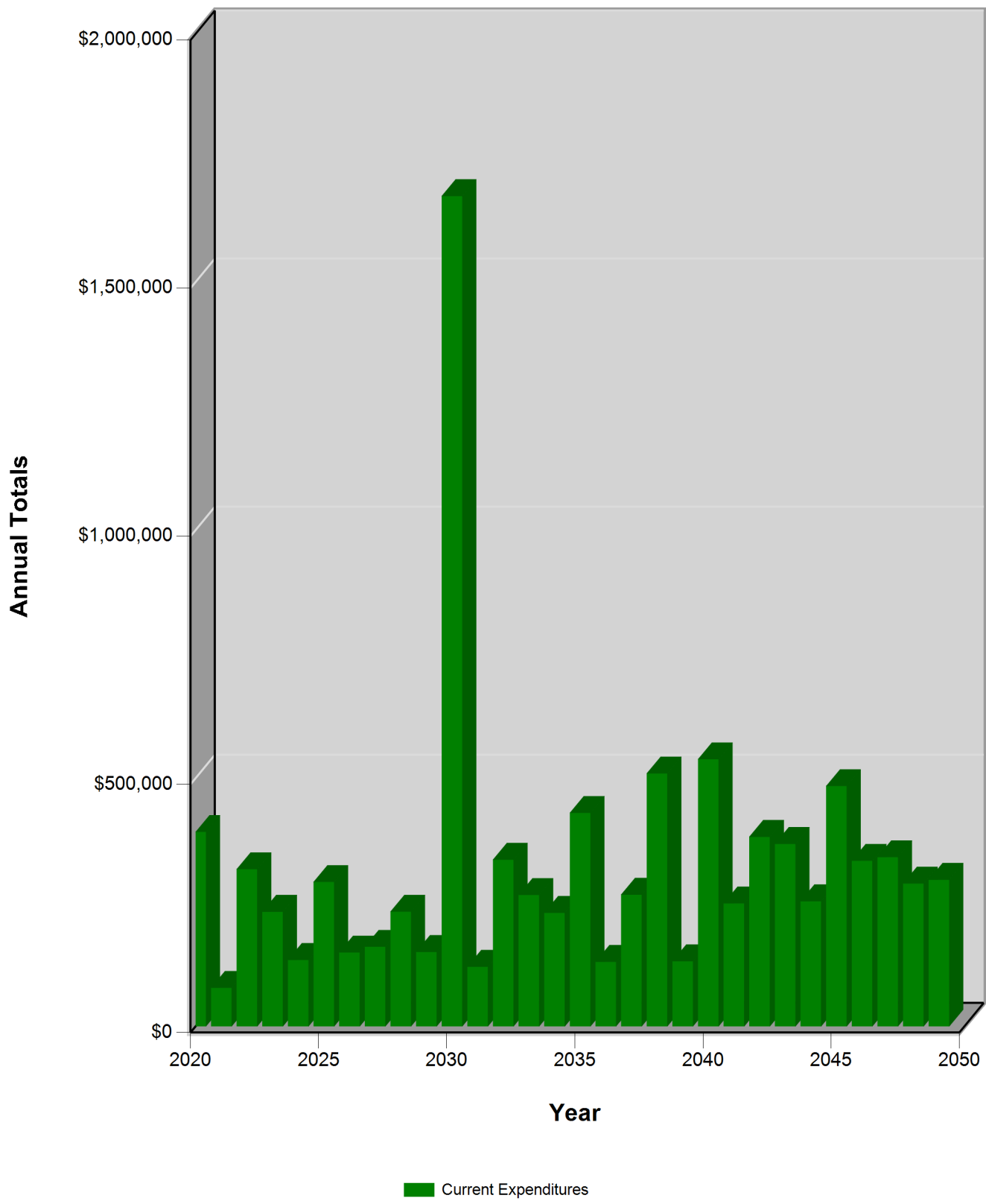
| Year                        | 2020        | 2021        | 2022        | 2023        | 2024        |
|-----------------------------|-------------|-------------|-------------|-------------|-------------|
| <b>Starting Balance</b>     | \$1,101,575 | \$969,025   | \$1,158,442 | \$1,117,079 | \$1,169,413 |
| <i>Reserve Income</i>       | \$253,800   | \$261,414   | \$269,256   | \$277,334   | \$285,654   |
| <i>Interest Earnings</i>    | \$5,175     | \$5,318     | \$5,688     | \$5,715     | \$6,241     |
| <i>Special Assessments</i>  | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Funds Available</b>      | \$1,360,550 | \$1,235,757 | \$1,433,386 | \$1,400,128 | \$1,461,308 |
| <b>Reserve Expenditures</b> | \$391,525   | \$77,314    | \$316,307   | \$230,716   | \$133,598   |
| <b>Ending Balance</b>       | \$969,025   | \$1,158,442 | \$1,117,079 | \$1,169,413 | \$1,327,710 |
| Year                        | 2025        | 2026        | 2027        | 2028        | 2029        |
| <b>Starting Balance</b>     | \$1,327,710 | \$1,337,996 | \$1,499,539 | \$1,659,432 | \$1,758,755 |
| <i>Reserve Income</i>       | \$294,224   | \$303,050   | \$312,142   | \$321,506   | \$331,151   |
| <i>Interest Earnings</i>    | \$6,663     | \$7,092     | \$7,896     | \$8,544     | \$9,269     |
| <i>Special Assessments</i>  | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Funds Available</b>      | \$1,628,597 | \$1,648,139 | \$1,819,577 | \$1,989,482 | \$2,099,176 |
| <b>Reserve Expenditures</b> | \$290,601   | \$148,600   | \$160,145   | \$230,726   | \$149,657   |
| <b>Ending Balance</b>       | \$1,337,996 | \$1,499,539 | \$1,659,432 | \$1,758,755 | \$1,949,518 |
| Year                        | 2030        | 2031        | 2032        | 2033        | 2034        |
| <b>Starting Balance</b>     | \$1,949,518 | \$624,585   | \$859,791   | \$890,542   | \$1,003,526 |
| <i>Reserve Income</i>       | \$341,086   | \$351,319   | \$361,858   | \$372,714   | \$383,895   |
| <i>Interest Earnings</i>    | \$6,434     | \$3,710     | \$4,375     | \$4,734     | \$5,419     |
| <i>Special Assessments</i>  | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Funds Available</b>      | \$2,297,038 | \$979,614   | \$1,226,024 | \$1,267,990 | \$1,392,840 |
| <b>Reserve Expenditures</b> | \$1,672,453 | \$119,823   | \$335,482   | \$264,465   | \$228,477   |
| <b>Ending Balance</b>       | \$624,585   | \$859,791   | \$890,542   | \$1,003,526 | \$1,164,363 |
| Year                        | 2035        | 2036        | 2037        | 2038        | 2039        |
| <b>Starting Balance</b>     | \$1,164,363 | \$1,135,759 | \$1,419,720 | \$1,581,681 | \$1,509,097 |
| <i>Reserve Income</i>       | \$395,412   | \$407,274   | \$419,493   | \$428,931   | \$438,582   |
| <i>Interest Earnings</i>    | \$5,749     | \$6,387     | \$7,502     | \$7,725     | \$8,334     |
| <i>Special Assessments</i>  | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Funds Available</b>      | \$1,565,524 | \$1,549,421 | \$1,846,715 | \$2,018,337 | \$1,956,013 |
| <b>Reserve Expenditures</b> | \$429,765   | \$129,700   | \$265,034   | \$509,240   | \$130,987   |
| <b>Ending Balance</b>       | \$1,135,759 | \$1,419,720 | \$1,581,681 | \$1,509,097 | \$1,825,026 |



| <b>Year</b>                 | <b>2040</b> | <b>2041</b> | <b>2042</b> | <b>2043</b> | <b>2044</b> |
|-----------------------------|-------------|-------------|-------------|-------------|-------------|
| <b>Starting Balance</b>     | \$1,825,026 | \$1,744,539 | \$1,964,815 | \$2,062,242 | \$2,184,906 |
| <i>Reserve Income</i>       | \$448,450   | \$458,541   | \$468,858   | \$479,407   | \$490,194   |
| <i>Interest Earnings</i>    | \$8,922     | \$9,271     | \$10,066    | \$10,616    | \$11,547    |
| <i>Special Assessments</i>  | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Funds Available</b>      | \$2,282,399 | \$2,212,351 | \$2,443,738 | \$2,552,265 | \$2,686,647 |
| <b>Reserve Expenditures</b> | \$537,860   | \$247,536   | \$381,496   | \$367,359   | \$251,863   |
| <b>Ending Balance</b>       | \$1,744,539 | \$1,964,815 | \$2,062,242 | \$2,184,906 | \$2,434,783 |
| <b>Year</b>                 | <b>2045</b> | <b>2046</b> | <b>2047</b> | <b>2048</b> | <b>2049</b> |
| <b>Starting Balance</b>     | \$2,434,783 | \$2,464,485 | \$2,656,376 | \$2,853,545 | \$3,116,840 |
| <i>Reserve Income</i>       | \$501,223   | \$512,500   | \$524,032   | \$535,822   | \$547,878   |
| <i>Interest Earnings</i>    | \$12,246    | \$12,799    | \$13,772    | \$14,923    | \$16,254    |
| <i>Special Assessments</i>  | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Funds Available</b>      | \$2,948,252 | \$2,989,785 | \$3,194,179 | \$3,404,290 | \$3,680,972 |
| <b>Reserve Expenditures</b> | \$483,767   | \$333,409   | \$340,635   | \$287,450   | \$295,042   |
| <b>Ending Balance</b>       | \$2,464,485 | \$2,656,376 | \$2,853,545 | \$3,116,840 | \$3,385,930 |



# Yearly Reserve Expenditures - Graph



# Projected Reserve Expenditures by Year

| Year | Subgroup              | Comp. Id | Component Name                              | Projected Cost | Total Per Annum |
|------|-----------------------|----------|---------------------------------------------|----------------|-----------------|
| 2020 | One Nation Rec. Area  | 104      | Foam Flat Roof - Reseal (One Nation)        | \$5,625        |                 |
|      | Clubhouse Area        | 105      | Foam Roofs - Seal (Clubhouse/Pool Building) | \$6,525        |                 |
|      | Clubhouse Area        | 106      | Pitched Roof - Tile - Replace (Clubhouse)   | \$12,600       |                 |
|      | Residential Buildings | 201      | Building Exterior Surfaces - Repaint        | \$66,300       |                 |
|      | Clubhouse Area        | 201      | Clubhouse - Repaint                         | \$8,000        |                 |
|      | One Nation Rec. Area  | 202      | Building Interior Surfaces - Repaint        | \$4,250        |                 |
|      | Clubhouse Area        | 207      | Wrought Iron Fencing - Repaint              | \$1,575        |                 |
|      | Maintenance Area      | 207      | Wrought Iron Fencing - Repaint              | \$950          |                 |
|      | Common Area           | 402      | Asphalt - Preventive Maintenance            | \$92,700       |                 |
|      | One Nation Rec. Area  | 703      | Water Heater - Replace                      | \$1,200        |                 |
|      | Clubhouse Area        | 1101     | Pool - Resurface                            | \$6,800        |                 |
|      | One Nation Rec. Area  | 1413     | Pool Building - Remodel                     | \$90,000       |                 |
|      | Common Area           | 1802     | Tree Trimming / Removal - Perform           | \$40,000       |                 |
|      | Electrical            | 2003     | Electrical / Lighting - Maintenance         | \$55,000       | \$391,525       |
| 2021 | Residential Buildings | 201      | Building Exterior Surfaces - Repaint        | \$68,289       |                 |
|      | Common Area           | 207      | Wrought Iron Fencing - Repaint              | \$5,047        |                 |
|      | Common Area           | 1307     | Park Furniture - Replace                    | \$2,884        |                 |
|      | Clubhouse Area        | 1501     | Carpeting - Replace                         | \$1,094        | \$77,314        |
| 2022 | Residential Buildings | 201      | Building Exterior Surfaces - Repaint        | \$70,338       |                 |
|      | One Nation Rec. Area  | 201      | Building Exterior Surfaces - Repaint        | \$10,609       |                 |
|      | Clubhouse Area        | 603      | Pool Deck - Reseal                          | \$13,314       |                 |
|      | Clubhouse Area        | 703      | Water Heater - Replace (Clubhouse)          | \$1,273        |                 |
|      | Clubhouse Area        | 703      | Water Heater - Replace (Pool Restrooms)     | \$1,273        |                 |
|      | Clubhouse Area        | 705      | HVAC Package Unit - Replace                 | \$6,365        |                 |
|      | Clubhouse Area        | 1104     | Pool Heater - Replace                       | \$3,448        |                 |
|      | Clubhouse Area        | 1105     | Solar Heating System - Replace              | \$15,277       |                 |
|      | One Nation Rec. Area  | 1107     | Pool Filter - Replace (One Nation Pool)     | \$2,652        |                 |
|      | Cavalry Pool Area     | 1107     | Pool Filter - Replace                       | \$1,326        |                 |



| Year | Subgroup              | Comp. Id | Component Name                                  | Projected Cost | Total Per Annum |
|------|-----------------------|----------|-------------------------------------------------|----------------|-----------------|
| 2022 | Clubhouse Area        | 1108     | Pool Filter Sand - Replace                      | \$1,379        |                 |
|      | One Nation Rec. Area  | 1108     | Pool Filter Sand - Replace (One Nation Pool)    | \$1,379        |                 |
|      | Cavalry Pool Area     | 1108     | Pool Filter Sand - Replace                      | \$690          |                 |
|      | Clubhouse Area        | 1121     | Pool Furniture - Replace                        | \$11,139       |                 |
|      | One Nation Rec. Area  | 1201     | Courts - Resurface                              | \$13,261       |                 |
|      | Clubhouse Area        | 1418     | Office Equipment - Replace                      | \$4,244        |                 |
|      | Clubhouse Area        | 1601     | Interior Lights - Replace                       | \$3,713        |                 |
|      | Common Area           | 1604     | Pole Light Fixtures - Partial Replace           | \$8,752        |                 |
|      | Common Area           | 1701     | Irrigation System - Repair/Replace              | \$53,045       |                 |
|      | Common Area           | 1703     | Irrigation Control System - Partial Replacement | \$18,566       |                 |
|      | Common Area           | 1812     | Landscaping - Renovate                          | \$74,263       | \$316,307       |
| 2023 | Cavalry Pool Area     | 104      | Foam Flat Roof - Reseal (Calvary)               | \$915          |                 |
|      | Residential Buildings | 201      | Building Exterior Surfaces - Repaint            | \$72,448       |                 |
|      | Cavalry Pool Area     | 207      | Wrought Iron Fencing - Repaint                  | \$1,475        |                 |
|      | Common Area           | 403      | Concrete - Repair/Replace                       | \$43,709       |                 |
|      | Cavalry Pool Area     | 603      | Pool Deck - Reseal                              | \$7,813        |                 |
|      | Common Area           | 1005     | Block Wall - Repair                             | \$49,173       |                 |
|      | One Nation Rec. Area  | 1107     | Pool Filter - Replace                           | \$2,732        |                 |
|      | Clubhouse Area        | 1419     | Copier - Replace                                | \$8,742        |                 |
|      | Common Area           | 1802     | Tree Trimming / Removal - Perform               | \$43,709       | \$230,716       |
| 2024 | Residential Buildings | 201      | Building Exterior Surfaces - Repaint            | \$74,621       |                 |
|      | One Nation Rec. Area  | 207      | Wrought Iron Fencing - Repaint                  | \$1,548        |                 |
|      | One Nation Rec. Area  | 603      | Pool Deck - Reseal                              | \$7,907        |                 |
|      | Cavalry Pool Area     | 1103     | Wading Pool - Resurface                         | \$5,628        |                 |
|      | One Nation Rec. Area  | 1606     | Tennis Court Light Fixtures - Replace           | \$43,895       | \$133,598       |
| 2025 | One Nation Rec. Area  | 104      | Foam Flat Roof - Reseal (One Nation)            | \$6,521        |                 |
|      | Clubhouse Area        | 105      | Foam Roofs - Seal (Clubhouse/Pool Building)     | \$7,564        |                 |
|      | Residential Buildings | 201      | Building Exterior Surfaces - Repaint            | \$76,860       |                 |
|      | Clubhouse Area        | 207      | Wrought Iron Fencing - Repaint                  | \$1,826        |                 |
|      | Maintenance Area      | 207      | Wrought Iron Fencing - Repaint                  | \$1,101        |                 |





| Year | Subgroup              | Comp. Id | Component Name                                     | Projected Cost | Total Per Annum |
|------|-----------------------|----------|----------------------------------------------------|----------------|-----------------|
| 2025 | Common Area           | 402      | Asphalt - Preventive Maintenance                   | \$107,465      |                 |
|      | Common Area           | 801      | Entry Signs - Replace                              | \$8,115        |                 |
|      | Clubhouse Area        | 1108     | Pool Filter Sand - Replace                         | \$1,507        |                 |
|      | One Nation Rec. Area  | 1108     | Pool Filter Sand - Replace (One Nation Pool)       | \$1,507        |                 |
|      | Cavalry Pool Area     | 1108     | Pool Filter Sand - Replace                         | \$754          |                 |
|      | Cavalry Pool Area     | 1110     | Pool Pumps - Replace (Operating)                   | \$1,159        |                 |
|      | Clubhouse Area        | 1405     | Clubhouse Furniture - Allowance                    | \$14,491       |                 |
|      | Cavalry Pool Area     | 1413     | Restroom - Remodel                                 | \$9,274        |                 |
|      | Clubhouse Area        | 1414     | Locker Rooms - Remodel                             | \$16,230       |                 |
|      | Clubhouse Area        | 1417     | Kitchen - Remodel                                  | \$11,593       |                 |
|      | Clubhouse Area        | 1418     | Banquet Equipment - Partial Replacement            | \$5,796        |                 |
|      | Common Area           | 1604     | Pole Light Fixtures - Partial Replace              | \$9,564        |                 |
|      | Maintenance Area      | 2305     | R.V. Shade Structure - Repair                      | \$9,274        | \$290,601       |
| 2026 | Residential Buildings | 201      | Building Exterior Surfaces - Repaint               | \$79,166       |                 |
|      | Common Area           | 207      | Wrought Iron Fencing - Repaint                     | \$5,851        |                 |
|      | One Nation Rec. Area  | 1104     | Pool Heater - Replace (One Nation Pool)            | \$3,881        |                 |
|      | Clubhouse Area        | 1416     | Office - Remodel                                   | \$11,941       |                 |
|      | Common Area           | 1802     | Tree Trimming / Removal - Perform                  | \$47,762       | \$148,600       |
| 2027 | Clubhouse Area        | 101      | Foam Flat Roof - Replace (Clubhouse/Pool Building) | \$17,664       |                 |
|      | Residential Buildings | 201      | Building Exterior Surfaces - Repaint               | \$81,541       |                 |
|      | Clubhouse Area        | 603      | Pool Deck - Reseal                                 | \$15,435       |                 |
|      | Clubhouse Area        | 1121     | Pool Furniture - Replace                           | \$12,914       |                 |
|      | Clubhouse Area        | 1413     | Restroom - Remodel                                 | \$6,149        |                 |
|      | Clubhouse Area        | 1418     | Office Equipment - Replace                         | \$4,920        |                 |
|      | Common Area           | 1703     | Irrigation Control System - Partial Replacement    | \$21,523       | \$160,145       |
| 2028 | Cavalry Pool Area     | 104      | Foam Flat Roof - Reseal (Calvary)                  | \$1,061        |                 |
|      | Residential Buildings | 201      | Building Exterior Surfaces - Repaint               | \$83,987       |                 |
|      | Cavalry Pool Area     | 207      | Wrought Iron Fencing - Repaint                     | \$1,710        |                 |
|      | Cavalry Pool Area     | 603      | Pool Deck - Reseal                                 | \$9,057        |                 |
|      | Common Area           | 1005     | Block Wall - Repair                                | \$57,005       |                 |



| Year | Subgroup              | Comp. Id | Component Name                               | Projected Cost | Total Per Annum |
|------|-----------------------|----------|----------------------------------------------|----------------|-----------------|
| 2028 | Clubhouse Area        | 1108     | Pool Filter Sand - Replace                   | \$1,647        |                 |
|      | One Nation Rec. Area  | 1108     | Pool Filter Sand - Replace (One Nation Pool) | \$1,647        |                 |
|      | Cavalry Pool Area     | 1108     | Pool Filter Sand - Replace                   | \$823          |                 |
|      | Common Area           | 1604     | Pole Light Fixtures - Partial Replace        | \$10,451       |                 |
|      | Common Area           | 1701     | Irrigation System - Repair/Replace           | \$63,339       | \$230,726       |
| 2029 | Residential Buildings | 201      | Building Exterior Surfaces - Repaint         | \$86,506       |                 |
|      | One Nation Rec. Area  | 207      | Wrought Iron Fencing - Repaint               | \$1,794        |                 |
|      | One Nation Rec. Area  | 603      | Pool Deck - Reseal                           | \$9,166        |                 |
|      | Common Area           | 1802     | Tree Trimming / Removal - Perform            | \$52,191       | \$149,657       |
| 2030 | One Nation Rec. Area  | 104      | Foam Flat Roof - Reseal (One Nation)         | \$7,560        |                 |
|      | Clubhouse Area        | 105      | Foam Roofs - Seal (Clubhouse/Pool Building)  | \$8,769        |                 |
|      | Residential Buildings | 201      | Building Exterior Surfaces - Repaint         | \$89,102       |                 |
|      | Clubhouse Area        | 201      | Clubhouse - Repaint                          | \$10,751       |                 |
|      | One Nation Rec. Area  | 202      | Building Interior Surfaces - Repaint         | \$5,712        |                 |
|      | Clubhouse Area        | 207      | Wrought Iron Fencing - Repaint               | \$2,117        |                 |
|      | Maintenance Area      | 207      | Wrought Iron Fencing - Repaint               | \$1,277        |                 |
|      | Common Area           | 401      | Asphalt - Major Rehab.                       | \$1,246,062    |                 |
|      | Common Area           | 402      | Asphalt - Preventive Maintenance             | \$124,581      |                 |
|      | Clubhouse Area        | 604      | Pool Deck - Resurface                        | \$21,402       |                 |
|      | Clubhouse Area        | 890      | Flagpole - Replace                           | \$4,704        |                 |
|      | Common Area           | 1002     | Wrought Iron Fencing - Repair/Replace        | \$16,463       |                 |
|      | Common Area           | 1003     | Chain Link Fencing - Replace                 | \$53,085       |                 |
|      | One Nation Rec. Area  | 1101     | Pool - Resurface                             | \$18,815       |                 |
|      | Clubhouse Area        | 1101     | Pool - Resurface                             | \$9,139        |                 |
|      | Cavalry Pool Area     | 1103     | Wading Pool - Resurface                      | \$6,720        |                 |
|      | One Nation Rec. Area  | 1201     | Courts - Resurface                           | \$16,799       |                 |
|      | Clubhouse Area        | 1419     | Copier - Replace                             | \$10,751       |                 |
|      | Clubhouse Area        | 1502     | Laminate Flooring - Replace                  | \$11,927       |                 |
|      | Maintenance Area      | 2305     | Parking Shade Structure - Repair             | \$6,720        | \$1,672,453     |
| 2031 | Residential Buildings | 201      | Building Exterior Surfaces - Repaint         | \$91,775       |                 |



| Year | Subgroup              | Comp. Id | Component Name                                  | Projected Cost | Total Per Annum |
|------|-----------------------|----------|-------------------------------------------------|----------------|-----------------|
| 2031 | Common Area           | 207      | Wrought Iron Fencing - Repaint                  | \$6,783        |                 |
|      | Clubhouse Area        | 1108     | Pool Filter Sand - Replace                      | \$1,800        |                 |
|      | One Nation Rec. Area  | 1108     | Pool Filter Sand - Replace (One Nation Pool)    | \$1,800        |                 |
|      | Cavalry Pool Area     | 1108     | Pool Filter Sand - Replace                      | \$900          |                 |
|      | Common Area           | 1307     | Park Furniture - Replace                        | \$3,876        |                 |
|      | Clubhouse Area        | 1501     | Carpeting - Replace                             | \$1,471        |                 |
|      | Common Area           | 1604     | Pole Light Fixtures - Partial Replace           | \$11,420       | \$119,823       |
| 2032 | Residential Buildings | 201      | Building Exterior Surfaces - Repaint            | \$94,528       |                 |
|      | One Nation Rec. Area  | 201      | Building Exterior Surfaces - Repaint            | \$14,258       |                 |
|      | Clubhouse Area        | 603      | Pool Deck - Reseal                              | \$17,893       |                 |
|      | One Nation Rec. Area  | 703      | Water Heater - Replace                          | \$1,711        |                 |
|      | Clubhouse Area        | 1104     | Pool Heater - Replace                           | \$4,634        |                 |
|      | Clubhouse Area        | 1121     | Pool Furniture - Replace                        | \$14,970       |                 |
|      | Clubhouse Area        | 1418     | Office Equipment - Replace                      | \$5,703        |                 |
|      | Common Area           | 1703     | Irrigation Control System - Partial Replacement | \$24,951       |                 |
|      | Common Area           | 1802     | Tree Trimming / Removal - Perform               | \$57,030       |                 |
|      | Common Area           | 1812     | Landscaping - Renovate                          | \$99,803       | \$335,482       |
| 2033 | One Nation Rec. Area  | 103      | Foam Flat Roof - Replace (One Nation)           | \$12,115       |                 |
|      | Cavalry Pool Area     | 104      | Foam Flat Roof - Reseal (Calvary)               | \$1,230        |                 |
|      | Residential Buildings | 201      | Building Exterior Surfaces - Repaint            | \$97,364       |                 |
|      | Cavalry Pool Area     | 207      | Wrought Iron Fencing - Repaint                  | \$1,983        |                 |
|      | Common Area           | 403      | Concrete - Repair/Replace                       | \$58,741       |                 |
|      | Cavalry Pool Area     | 603      | Pool Deck - Reseal                              | \$10,500       |                 |
|      | Maintenance Area      | 1002     | Wrought Iron Fencing - Replace                  | \$16,448       |                 |
|      | Common Area           | 1005     | Block Wall - Repair                             | \$66,084       | \$264,465       |
| 2034 | Residential Buildings | 201      | Building Exterior Surfaces - Repaint            | \$100,285      |                 |
|      | One Nation Rec. Area  | 207      | Wrought Iron Fencing - Repaint                  | \$2,080        |                 |
|      | Common Area           | 213      | Street Signs - Replace                          | \$13,160       |                 |
|      | One Nation Rec. Area  | 603      | Pool Deck - Reseal                              | \$10,626       |                 |
|      | Clubhouse Area        | 703      | Water Heater - Replace (Clubhouse)              | \$1,815        |                 |



| Year | Subgroup              | Comp. Id | Component Name                               | Projected Cost | Total Per Annum |
|------|-----------------------|----------|----------------------------------------------|----------------|-----------------|
| 2034 | Clubhouse Area        | 703      | Water Heater - Replace (Pool Restrooms)      | \$1,815        |                 |
|      | One Nation Rec. Area  | 1107     | Pool Filter - Replace (One Nation Pool)      | \$3,781        |                 |
|      | Cavalry Pool Area     | 1107     | Pool Filter - Replace                        | \$1,891        |                 |
|      | Clubhouse Area        | 1108     | Pool Filter Sand - Replace                   | \$1,966        |                 |
|      | One Nation Rec. Area  | 1108     | Pool Filter Sand - Replace (One Nation Pool) | \$1,966        |                 |
|      | Cavalry Pool Area     | 1108     | Pool Filter Sand - Replace                   | \$983          |                 |
|      | Common Area           | 1604     | Pole Light Fixtures - Partial Replace        | \$12,479       |                 |
|      | Common Area           | 1701     | Irrigation System - Repair/Replace           | \$75,630       | \$228,477       |
| 2035 | One Nation Rec. Area  | 104      | Foam Flat Roof - Reseal (One Nation)         | \$8,764        |                 |
|      | Clubhouse Area        | 105      | Foam Roofs - Seal (Clubhouse/Pool Building)  | \$10,166       |                 |
|      | Residential Buildings | 201      | Building Exterior Surfaces - Repaint         | \$103,293      |                 |
|      | Clubhouse Area        | 207      | Wrought Iron Fencing - Repaint               | \$2,454        |                 |
|      | Maintenance Area      | 207      | Wrought Iron Fencing - Repaint               | \$1,480        |                 |
|      | Common Area           | 402      | Asphalt - Preventive Maintenance             | \$144,424      |                 |
|      | One Nation Rec. Area  | 604      | Pool Deck - Resurface                        | \$15,891       |                 |
|      | Clubhouse Area        | 1002     | Wrought Iron Fencing - Replace               | \$22,785       |                 |
|      | One Nation Rec. Area  | 1107     | Pool Filter - Replace                        | \$3,895        |                 |
|      | Cavalry Pool Area     | 1110     | Pool Pumps - Replace (Operating)             | \$1,558        |                 |
|      | Clubhouse Area        | 1405     | Clubhouse Furniture - Allowance              | \$19,475       |                 |
|      | Clubhouse Area        | 1418     | Banquet Equipment - Partial Replacement      | \$7,790        |                 |
|      | Clubhouse Area        | 1503     | Tile Flooring - Replace                      | \$13,009       |                 |
|      | Common Area           | 1802     | Tree Trimming / Removal - Perform            | \$62,319       |                 |
|      | Maintenance Area      | 2305     | R.V. Shade Stucture - Repair                 | \$12,464       | \$429,765       |
| 2036 | Cavalry Pool Area     | 105      | Pitched Roof - Comp Shingle - Replace        | \$2,206        |                 |
|      | Residential Buildings | 201      | Building Exterior Surfaces - Repaint         | \$106,392      |                 |
|      | Common Area           | 207      | Wrought Iron Fencing - Repaint               | \$7,863        |                 |
|      | Cavalry Pool Area     | 1103     | Wading Pool - Resurface                      | \$8,024        |                 |
|      | One Nation Rec. Area  | 1104     | Pool Heater - Replace (One Nation Pool)      | \$5,215        | \$129,700       |
| 2037 | Residential Buildings | 201      | Building Exterior Surfaces - Repaint         | \$109,584      |                 |



| Year                 | Subgroup              | Comp. Id              | Component Name                                  | Projected Cost                       | Total Per Annum |
|----------------------|-----------------------|-----------------------|-------------------------------------------------|--------------------------------------|-----------------|
| 2037                 | Clubhouse Area        | 603                   | Pool Deck - Reseal                              | \$20,743                             |                 |
|                      | Clubhouse Area        | 1108                  | Pool Filter Sand - Replace                      | \$2,149                              |                 |
|                      | One Nation Rec. Area  | 1108                  | Pool Filter Sand - Replace (One Nation Pool)    | \$2,149                              |                 |
|                      | Cavalry Pool Area     | 1108                  | Pool Filter Sand - Replace                      | \$1,074                              |                 |
|                      | Clubhouse Area        | 1121                  | Pool Furniture - Replace                        | \$17,355                             |                 |
|                      | One Nation Rec. Area  | 1301                  | Play Equipment - Replace                        | \$49,585                             |                 |
|                      | Clubhouse Area        | 1418                  | Office Equipment - Replace                      | \$6,611                              |                 |
|                      | Clubhouse Area        | 1419                  | Copier - Replace                                | \$13,223                             |                 |
|                      | Common Area           | 1604                  | Pole Light Fixtures - Partial Replace           | \$13,636                             |                 |
|                      | Common Area           | 1703                  | Irrigation Control System - Partial Replacement | \$28,925                             | \$265,034       |
| 2038                 | Cavalry Pool Area     | 103                   | Foam Flat Roof - Replace (Calvary)              | \$2,873                              |                 |
|                      | Cavalry Pool Area     | 104                   | Foam Flat Roof - Reseal (Calvary)               | \$1,426                              |                 |
|                      | Residential Buildings | 201                   | Building Exterior Surfaces - Repaint            | \$112,871                            |                 |
|                      | Cavalry Pool Area     | 207                   | Wrought Iron Fencing - Repaint                  | \$2,298                              |                 |
|                      | Cavalry Pool Area     | 603                   | Pool Deck - Reseal                              | \$12,172                             |                 |
|                      | Cavalry Pool Area     | 604                   | Pool Deck - Resurface                           | \$17,705                             |                 |
|                      | Clubhouse Area        | 705                   | HVAC Package Unit - Replace                     | \$10,215                             |                 |
|                      | Common Area           | 1005                  | Block Wall - Repair                             | \$76,609                             |                 |
|                      | Clubhouse Area        | 1105                  | Solar Heating System - Replace                  | \$24,515                             |                 |
|                      | One Nation Rec. Area  | 1201                  | Courts - Resurface                              | \$21,280                             |                 |
|                      | One Nation Rec. Area  | 1413                  | Pool Building - Remodel                         | \$153,219                            |                 |
|                      | Clubhouse Area        | 1601                  | Interior Lights - Replace                       | \$5,959                              |                 |
|                      | Common Area           | 1802                  | Tree Trimming / Removal - Perform               | \$68,097                             | \$509,240       |
|                      | 2039                  | Residential Buildings | 201                                             | Building Exterior Surfaces - Repaint | \$116,257       |
| One Nation Rec. Area |                       | 207                   | Wrought Iron Fencing - Repaint                  | \$2,411                              |                 |
| One Nation Rec. Area |                       | 603                   | Pool Deck - Reseal                              | \$12,318                             | \$130,987       |
| 2040                 | One Nation Rec. Area  | 104                   | Foam Flat Roof - Reseal (One Nation)            | \$10,159                             |                 |
|                      | Clubhouse Area        | 105                   | Foam Roofs - Seal (Clubhouse/Pool Building)     | \$11,785                             |                 |
|                      | Residential Buildings | 201                   | Building Exterior Surfaces - Repaint            | \$119,745                            |                 |



| Year | Subgroup              | Comp. Id | Component Name                                  | Projected Cost | Total Per Annum |
|------|-----------------------|----------|-------------------------------------------------|----------------|-----------------|
| 2040 | Clubhouse Area        | 201      | Clubhouse - Repaint                             | \$14,449       |                 |
|      | One Nation Rec. Area  | 202      | Building Interior Surfaces - Repaint            | \$7,676        |                 |
|      | Clubhouse Area        | 207      | Wrought Iron Fencing - Repaint                  | \$2,845        |                 |
|      | Maintenance Area      | 207      | Wrought Iron Fencing - Repaint                  | \$1,716        |                 |
|      | Common Area           | 402      | Asphalt - Preventive Maintenance                | \$167,426      |                 |
|      | One Nation Rec. Area  | 1002     | Wrought Iron Fencing - Replace                  | \$27,001       |                 |
|      | Cavalry Pool Area     | 1002     | Wrought Iron Fencing - Replace                  | \$26,414       |                 |
|      | One Nation Rec. Area  | 1101     | Pool - Resurface                                | \$25,286       |                 |
|      | Clubhouse Area        | 1101     | Pool - Resurface                                | \$12,282       |                 |
|      | Clubhouse Area        | 1108     | Pool Filter Sand - Replace                      | \$2,348        |                 |
|      | One Nation Rec. Area  | 1108     | Pool Filter Sand - Replace (One Nation Pool)    | \$2,348        |                 |
|      | Cavalry Pool Area     | 1108     | Pool Filter Sand - Replace                      | \$1,174        |                 |
|      | Common Area           | 1604     | Pole Light Fixtures - Partial Replace           | \$14,900       |                 |
|      | Common Area           | 1701     | Irrigation System - Repair/Replace              | \$90,306       | \$537,860       |
| 2041 | Residential Buildings | 201      | Building Exterior Surfaces - Repaint            | \$123,338      |                 |
|      | Common Area           | 207      | Wrought Iron Fencing - Repaint                  | \$9,115        |                 |
|      | Common Area           | 1307     | Park Furniture - Replace                        | \$5,209        |                 |
|      | Cavalry Pool Area     | 1413     | Restroom - Remodel                              | \$14,882       |                 |
|      | Clubhouse Area        | 1416     | Office - Remodel                                | \$18,603       |                 |
|      | Clubhouse Area        | 1501     | Carpeting - Replace                             | \$1,977        |                 |
|      | Common Area           | 1802     | Tree Trimming / Removal - Perform               | \$74,412       | \$247,536       |
| 2042 | Residential Buildings | 201      | Building Exterior Surfaces - Repaint            | \$127,038      |                 |
|      | One Nation Rec. Area  | 201      | Building Exterior Surfaces - Repaint            | \$19,161       |                 |
|      | Clubhouse Area        | 603      | Pool Deck - Reseal                              | \$24,047       |                 |
|      | Cavalry Pool Area     | 1103     | Wading Pool - Resurface                         | \$9,581        |                 |
|      | Clubhouse Area        | 1104     | Pool Heater - Replace                           | \$6,227        |                 |
|      | Clubhouse Area        | 1121     | Pool Furniture - Replace                        | \$20,119       |                 |
|      | Clubhouse Area        | 1418     | Office Equipment - Replace                      | \$7,664        |                 |
|      | Common Area           | 1703     | Irrigation Control System - Partial Replacement | \$33,532       |                 |
|      | Common Area           | 1812     | Landscaping - Renovate                          | \$134,127      | \$381,496       |



| Year | Subgroup              | Comp. Id | Component Name                               | Projected Cost | Total Per Annum |
|------|-----------------------|----------|----------------------------------------------|----------------|-----------------|
| 2043 | Cavalry Pool Area     | 104      | Foam Flat Roof - Reseal (Calvary)            | \$1,653        |                 |
|      | Residential Buildings | 201      | Building Exterior Surfaces - Repaint         | \$130,849      |                 |
|      | Cavalry Pool Area     | 207      | Wrought Iron Fencing - Repaint               | \$2,664        |                 |
|      | Common Area           | 403      | Concrete - Repair/Replace                    | \$78,943       |                 |
|      | Cavalry Pool Area     | 603      | Pool Deck - Reseal                           | \$14,111       |                 |
|      | Common Area           | 1005     | Block Wall - Repair                          | \$88,811       |                 |
|      | Clubhouse Area        | 1108     | Pool Filter Sand - Replace                   | \$2,566        |                 |
|      | One Nation Rec. Area  | 1108     | Pool Filter Sand - Replace (One Nation Pool) | \$2,566        |                 |
|      | Cavalry Pool Area     | 1108     | Pool Filter Sand - Replace                   | \$1,283        |                 |
|      | Clubhouse Area        | 1414     | Locker Rooms - Remodel                       | \$27,630       |                 |
|      | Common Area           | 1604     | Pole Light Fixtures - Partial Replace        | \$16,282       | \$367,359       |
| 2044 | Residential Buildings | 201      | Building Exterior Surfaces - Repaint         | \$134,774      |                 |
|      | One Nation Rec. Area  | 207      | Wrought Iron Fencing - Repaint               | \$2,795        |                 |
|      | One Nation Rec. Area  | 603      | Pool Deck - Reseal                           | \$14,280       |                 |
|      | One Nation Rec. Area  | 703      | Water Heater - Replace                       | \$2,439        |                 |
|      | Clubhouse Area        | 1419     | Copier - Replace                             | \$16,262       |                 |
|      | Common Area           | 1802     | Tree Trimming / Removal - Perform            | \$81,312       | \$251,863       |
| 2045 | One Nation Rec. Area  | 104      | Foam Flat Roof - Reseal (One Nation)         | \$11,778       |                 |
|      | Clubhouse Area        | 105      | Foam Roofs - Seal (Clubhouse/Pool Building)  | \$13,662       |                 |
|      | Residential Buildings | 201      | Building Exterior Surfaces - Repaint         | \$138,817      |                 |
|      | Clubhouse Area        | 207      | Wrought Iron Fencing - Repaint               | \$3,298        |                 |
|      | Maintenance Area      | 207      | Wrought Iron Fencing - Repaint               | \$1,989        |                 |
|      | Common Area           | 402      | Asphalt - Preventive Maintenance             | \$194,093      |                 |
|      | Common Area           | 801      | Entry Signs - Replace                        | \$14,656       |                 |
|      | Cavalry Pool Area     | 1110     | Pool Pumps - Replace (Operating)             | \$2,094        |                 |
|      | Clubhouse Area        | 1405     | Clubhouse Furniture - Allowance              | \$26,172       |                 |
|      | Clubhouse Area        | 1413     | Restroom - Remodel                           | \$10,469       |                 |
|      | Clubhouse Area        | 1417     | Kitchen - Remodel                            | \$20,938       |                 |
|      | Clubhouse Area        | 1418     | Banquet Equipment - Partial Replacement      | \$10,469       |                 |
|      | Clubhouse Area        | 1502     | Laminate Flooring - Replace                  | \$18,582       |                 |





| Year | Subgroup              | Comp. Id | Component Name                                  | Projected Cost | Total Per Annum |
|------|-----------------------|----------|-------------------------------------------------|----------------|-----------------|
| 2045 | Maintenance Area      | 2305     | R.V. Shade Structure - Repair                   | \$16,750       | \$483,767       |
| 2046 | Residential Buildings | 201      | Building Exterior Surfaces - Repaint            | \$142,982      |                 |
|      | Common Area           | 207      | Wrought Iron Fencing - Repaint                  | \$10,567       |                 |
|      | Clubhouse Area        | 703      | Water Heater - Replace (Clubhouse)              | \$2,588        |                 |
|      | Clubhouse Area        | 703      | Water Heater - Replace (Pool Restrooms)         | \$2,588        |                 |
|      | One Nation Rec. Area  | 1104     | Pool Heater - Replace (One Nation Pool)         | \$7,009        |                 |
|      | One Nation Rec. Area  | 1107     | Pool Filter - Replace (One Nation Pool)         | \$5,391        |                 |
|      | Cavalry Pool Area     | 1107     | Pool Filter - Replace                           | \$2,696        |                 |
|      | Clubhouse Area        | 1108     | Pool Filter Sand - Replace                      | \$2,804        |                 |
|      | One Nation Rec. Area  | 1108     | Pool Filter Sand - Replace (One Nation Pool)    | \$2,804        |                 |
|      | Cavalry Pool Area     | 1108     | Pool Filter Sand - Replace                      | \$1,402        |                 |
|      | One Nation Rec. Area  | 1201     | Courts - Resurface                              | \$26,957       |                 |
|      | Common Area           | 1604     | Pole Light Fixtures - Partial Replace           | \$17,792       |                 |
|      | Common Area           | 1701     | Irrigation System - Repair/Replace              | \$107,830      | \$333,409       |
| 2047 | Residential Buildings | 201      | Building Exterior Surfaces - Repaint            | \$147,271      |                 |
|      | Clubhouse Area        | 603      | Pool Deck - Reseal                              | \$27,877       |                 |
|      | One Nation Rec. Area  | 1107     | Pool Filter - Replace                           | \$5,553        |                 |
|      | Clubhouse Area        | 1121     | Pool Furniture - Replace                        | \$23,324       |                 |
|      | Clubhouse Area        | 1418     | Office Equipment - Replace                      | \$8,885        |                 |
|      | Common Area           | 1703     | Irrigation Control System - Partial Replacement | \$38,873       |                 |
|      | Common Area           | 1802     | Tree Trimming / Removal - Perform               | \$88,852       | \$340,635       |
| 2048 | Cavalry Pool Area     | 104      | Foam Flat Roof - Reseal (Calvary)               | \$1,916        |                 |
|      | Residential Buildings | 201      | Building Exterior Surfaces - Repaint            | \$151,690      |                 |
|      | Cavalry Pool Area     | 207      | Wrought Iron Fencing - Repaint                  | \$3,089        |                 |
|      | Cavalry Pool Area     | 603      | Pool Deck - Reseal                              | \$16,359       |                 |
|      | Common Area           | 1005     | Block Wall - Repair                             | \$102,957      |                 |
|      | Cavalry Pool Area     | 1103     | Wading Pool - Resurface                         | \$11,440       | \$287,450       |
| 2049 | Residential Buildings | 201      | Building Exterior Surfaces - Repaint            | \$156,240      |                 |
|      | One Nation Rec. Area  | 207      | Wrought Iron Fencing - Repaint                  | \$3,240        |                 |



| Year | Subgroup              | Comp. Id | Component Name                               | Projected Cost | Total Per Annum |
|------|-----------------------|----------|----------------------------------------------|----------------|-----------------|
| 2049 | One Nation Rec. Area  | 603      | Pool Deck - Reseal                           | \$16,555       |                 |
|      | Clubhouse Area        | 1108     | Pool Filter Sand - Replace                   | \$3,064        |                 |
|      | One Nation Rec. Area  | 1108     | Pool Filter Sand - Replace (One Nation Pool) | \$3,064        |                 |
|      | Cavalry Pool Area     | 1108     | Pool Filter Sand - Replace                   | \$1,532        |                 |
|      | Common Area           | 1604     | Pole Light Fixtures - Partial Replace        | \$19,442       |                 |
|      | One Nation Rec. Area  | 1606     | Tennis Court Light Fixtures - Replace        | \$91,906       | \$295,042       |
| 2050 | One Nation Rec. Area  | 104      | Foam Flat Roof - Reseal (One Nation)         | \$13,653       |                 |
|      | Clubhouse Area        | 105      | Foam Roofs - Seal (Clubhouse/Pool Building)  | \$15,838       |                 |
|      | Clubhouse Area        | 106      | Pitched Roof - Tile - Replace (Clubhouse)    | \$30,584       |                 |
|      | Residential Buildings | 201      | Building Exterior Surfaces - Repaint         | \$160,927      |                 |
|      | Clubhouse Area        | 201      | Clubhouse - Repaint                          | \$19,418       |                 |
|      | One Nation Rec. Area  | 202      | Building Interior Surfaces - Repaint         | \$10,316       |                 |
|      | Clubhouse Area        | 207      | Wrought Iron Fencing - Repaint               | \$3,823        |                 |
|      | Maintenance Area      | 207      | Wrought Iron Fencing - Repaint               | \$2,306        |                 |
|      | Common Area           | 402      | Asphalt - Preventive Maintenance             | \$225,007      |                 |
|      | Clubhouse Area        | 604      | Pool Deck - Resurface                        | \$38,654       |                 |
|      | One Nation Rec. Area  | 1101     | Pool - Resurface                             | \$33,982       |                 |
|      | Clubhouse Area        | 1101     | Pool - Resurface                             | \$16,505       |                 |
|      | Common Area           | 1802     | Tree Trimming / Removal - Perform            | \$97,090       |                 |
|      | Maintenance Area      | 2305     | Parking Shade Structure - Repair             | \$12,136       | \$680,240       |



# Component Evaluation

Comp # 101 Foam Flat Roof - Replace (Clubhouse/Pool Building)

## Subgroup: Clubhouse Area

**Location:** Clubhouse and pool building roofs

**Quantity:** Approx 5,225 Sq.ft.

**Life Expectancy:** 25 **Remaining Life:** 7

**Best Cost:** \$13,050.00  
\$2.50/Sq.ft.; Estimate to replace roof

**Worst Cost:** \$15,675.00  
\$3.00/Sq.ft.; Higher estimate for more labor

Source of Information: CSL Cost Database

### General Notes:

Quantity breakdown:

4,200 Sq.ft. - Clubhouse roofs  
1,025 Sq.ft. - Adjacent restroom/maintenance building

5,225 Sq.ft. - Total

### Observations:

No access to roofs at time of site visit. Foam roofs have a typical useful life of approximately 15 to 20 years. With proper sealing every 4 to 5 years expect a full useful life. Remaining life based on current age and condition.



# Component Evaluation

Comp # 103 Foam Flat Roof - Replace (Calvary)

## Subgroup: Cavalry Pool Area

**Location:** Calvary Pool

**Quantity:** Approx 450 Sq.ft.

**Life Expectancy:** 20 **Remaining Life:** 18

**Best Cost:** \$1,575.00  
\$3.50/Sq.ft.; Estimate to replace roof

**Worst Cost:** \$1,800.00  
\$4.00/Sq.ft.; Higher estimate for more labor costs

Source of Information: CSL Cost Database

### General Notes:

/Photos/11491B - Heritage Square  
South/IMG\_5617.JPG

### Observations:

Roof is in good condition. No problems noted at the time of inspection. This type of roof has a typical useful life of approximately 18 to 20 years. Remaining life based on current age.



# Component Evaluation

Comp # 103 Foam Flat Roof - Replace (One Nation)

---

## Subgroup: One Nation Rec. Area

**Location:** One Nation pool area

**Quantity:** Approx 3,000 Sq.ft.

**Life Expectancy:** 25 **Remaining Life:** 13

**Best Cost:** \$7,500.00  
\$2.50/Sq.ft.; Estimate to replace roof

**Worst Cost:** \$9,000.00  
\$3.00/Sq.ft.; Higher estimate for more labor costs

Source of Information: CSL Cost Database

## Observations:

No problems noted at the time of inspection. No evidence of significant ponding or soft spots. This type of roof has a typical useful life of approximately 20 to 25 years. Remaining life based on current condition.



# Component Evaluation

Comp # 104 Foam Flat Roof - Reseal (One Nation)

---

## Subgroup: One Nation Rec. Area

**Location:** One Nation pool area

**Quantity:** Approx 3,000 Sq.ft.

**Life Expectancy:** 5 **Remaining Life:** 0

**Best Cost:** \$5,250.00  
\$1.75/Sq.ft.; Estimate to seal

**Worst Cost:** \$6,000.00  
\$2.00/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

## Observations:

Foam roofs require periodic sealing to prevent UV damage to roof material. We recommend performing this project in the near future.



# Component Evaluation

Comp # 104 Foam Flat Roof - Reseal (Calvary)

---

## Subgroup: Cavalry Pool Area

**Location:** Calvary Pool

**Quantity:** Approx 450 Sq.ft.

**Life Expectancy:** 5 **Remaining Life:** 3

**Best Cost:** \$775.00  
\$1.75/Sq.ft.; Estimate to seal

**Worst Cost:** \$900.00  
\$2.00/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

### Observations:

Foam roofs require periodic sealing to prevent UV damage to roof material. We recommend performing this project in the near future.





# Component Evaluation

Comp # 105 Foam Roofs - Seal (Clubhouse/Pool Building)

## Subgroup: Clubhouse Area

**Location:** Clubhouse and pool building roofs

**Quantity:** Approx 5,225 Sq.ft.

**Life Expectancy:** 5 **Remaining Life:** 0

**Best Cost:** \$5,225.00  
\$1.00/Sq.ft.; Estimate to seal

**Worst Cost:** \$7,825.00  
\$1.50/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

### General Notes:

Quantity breakdown:

4,200 Sq.ft. - Clubhouse roofs

1,025 Sq.ft. - Adjacent restroom/maintenance building

5,225 Sq.ft. - Total

### Observations:

Inspect roofs regularly and make repairs as necessary as an operating expense to ensure full life. We recommend to replace the flat portions of the building roofs approximately every 15 years.





# Component Evaluation

Comp # 105 Pitched Roof - Comp Shingle - Replace

---

## Subgroup: Cavalry Pool Area

**Location:** Calvary Pool

**Quantity:** Approx 275 Sq.ft.

**Life Expectancy:** 18 **Remaining Life:** 16

**Best Cost:** \$1,100.00  
\$4.00/Sq.ft.; Estimate to replace roof

**Worst Cost:** \$1,650.00  
\$6.00/Sq.ft.; Higher estimate for more labor costs

Source of Information: CSL Cost Database

### Observations:

Roof is in good to fair condition. No problems noted at the time of inspection. This type of roof has a typical useful life of approximately 18 years. Remaining life based on current condition.



# Component Evaluation

Comp # 106 Pitched Roof - Tile - Replace (Clubhouse)

## Subgroup: Clubhouse Area

**Location:** Clubhouse roof

**Quantity:** Approx 1,800 Sq.ft.

**Life Expectancy:** 30 **Remaining Life:** 0

**Best Cost:** \$10,800.00  
\$6.00/Sq.ft.; Estimate to replace underlayment

**Worst Cost:** \$14,400.00  
\$8.00/Sq.ft.; Higher estimate for more tile replacement

Source of Information: CSL Cost Database

### Observations:

No problems noted or reported. Tile roofs have a typical life expectancy of approximately 25 to 30 years before underlayment deterioration causes significant leaks. Inspect roofs regularly and make repairs as necessary as an operating expense to ensure a full useful life.



# Component Evaluation

Comp # 201 Clubhouse - Repaint

## Subgroup: Clubhouse Area

**Location:** Clubhouse

**Quantity:** Interior and exterior surfaces

**Life Expectancy:** 10 **Remaining Life:** 0

**Best Cost:** \$7,000.00  
Estimate to repaint

**Worst Cost:** \$9,000.00  
Higher estimate

Source of Information: In-House Costs Database

### Observations:

Expect to repaint the clubhouse approximately every 10 to 12 years. Remaining life based on current condition.



# Component Evaluation

Comp # 201 Building Exterior Surfaces - Repaint

## Subgroup: Residential Buildings

**Location:** Residential Buildings

**Quantity:** (51) Units

**Life Expectancy:** 1 **Remaining Life:** 0

**Best Cost:** \$61,200.00  
\$1,200/Unit; Estimate to repaint

**Worst Cost:** \$71,400.00  
\$1,400/Unit; Higher estimate

Source of Information: In-House Costs Database

### Observations:

Painted exterior surfaces are painted in sections annually. We recommend repaint each unit approximately every 10 years.



# Component Evaluation

Comp # 201 Building Exterior Surfaces - Repaint

---

## Subgroup: One Nation Rec. Area

**Location:** One Nation

**Quantity:** (1) Unit

**Life Expectancy:** 10 **Remaining Life:** 2

**Best Cost:** \$8,000.00  
Estimate to repaint

**Worst Cost:** \$12,000.00  
Higher estimate

Source of Information: In-House Costs Database

### Observations:

Building exterior painted surfaces are good condition. No staining and discoloration noted. Expect to repaint stucco surfaces approximately every 10 to 12 years to maintain appearance and protect stucco. Remaining life based on current condition.





# Component Evaluation

Comp # 202 Building Interior Surfaces - Repaint

## Subgroup: One Nation Rec. Area

**Location:** One Nation area

**Quantity:** (1) Unit

**Life Expectancy:** 10 **Remaining Life:** 0

**Best Cost:** \$3,500.00  
Allowance to repaint

**Worst Cost:** \$5,000.00  
Higher allowance

Source of Information: In-House Costs Database

### Observations:

Interior painted surfaces are generally in poor condition. We are funding to repainted these surfaces approximately every 8 to 12 years for proper appearance and function.



# Component Evaluation

Comp # 207 Wrought Iron Fencing - Repaint

## Subgroup: Cavalry Pool Area

**Location:** Calvary Pool area

**Quantity:** Approx 225 linear

**Life Expectancy:** 5 **Remaining Life:** 3

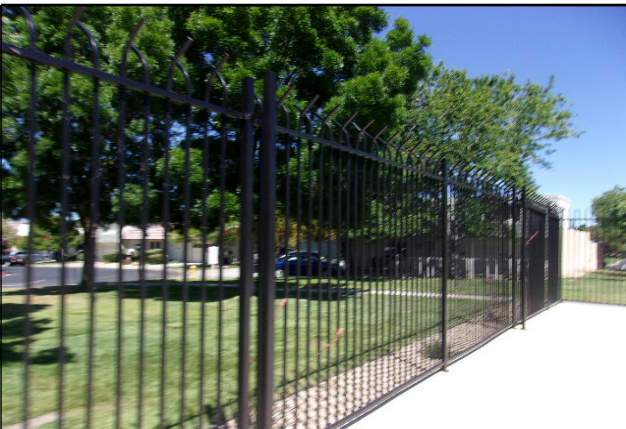
**Best Cost:** \$1,125.00  
\$5.00/Linear ft.; Estimate to repaint iron fence

**Worst Cost:** \$1,575.00  
\$7.00/Linear ft; Higher estimate for additional prep work

Source of Information:

### Observations:

Painted wrought iron surfaces are in good condition, no rusting or paint loss noted. Repaint this component approximately every 5 years to maintain appearance and protect metal surfaces. Remaining life based on current condition.



# Component Evaluation

Comp # 207 Wrought Iron Fencing - Repaint

## Subgroup: Maintenance Area

**Location:** Maintenance area

**Quantity:** Approx 160 Linear ft.

**Life Expectancy:** 5 **Remaining Life:** 0

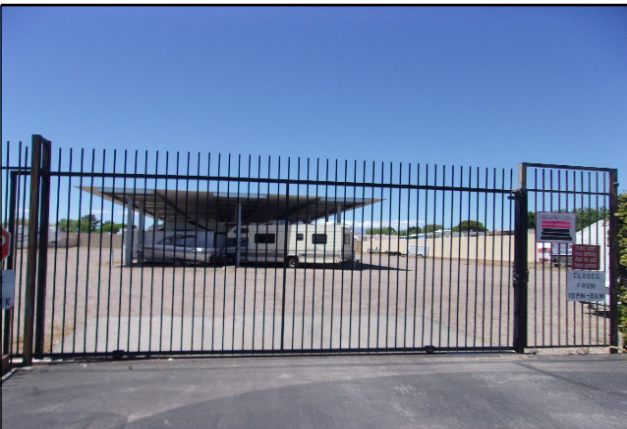
**Best Cost:** \$800.00  
\$5.00/Linear ft.; Estimate to repaint iron fence

**Worst Cost:** \$1,100.00  
\$7.00/Linear ft; Higher estimate for additional prep work

Source of Information:

## Observations:

Painted wrought iron surfaces are in good condition, no rusting or paint loss noted. Repaint this component approximately every 5 years to maintain appearance and protect metal surfaces. Remaining life based on current condition.





# Component Evaluation

Comp # 207 Wrought Iron Fencing - Repaint

## Subgroup: Common Area

**Location:** Perimeter gates

**Quantity:** Approx 700 Linear ft.

**Life Expectancy:** 5 **Remaining Life:** 1

**Best Cost:** \$4,200.00  
\$6.00/Linear ft.; Estimate to repaint iron fence

**Worst Cost:** \$5,600.00  
\$8.00/Linear ft; Higher estimate for additional prep work

Source of Information:

### Observations:

No appearance concerns or rust intrusion noted. Expect to repaint these surfaces approximately every 3 to 5 years. Remaining life based on current condition.



# Component Evaluation

Comp # 207 Wrought Iron Fencing - Repaint

## Subgroup: Clubhouse Area

**Location:** Main pool area

**Quantity:** Approx 225 Linear ft.

**Life Expectancy:** 5 **Remaining Life:** 0

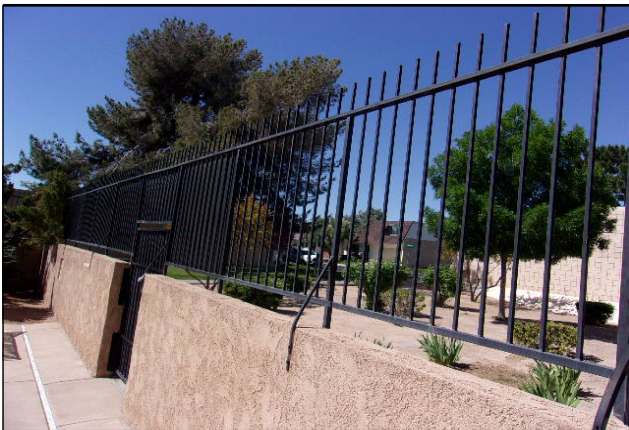
**Best Cost:** \$1,350.00  
\$6.00/Linear ft.; Estimate to repaint iron fence

**Worst Cost:** \$1,800.00  
\$8.00/Linear ft; Higher estimate for additional prep work

Source of Information:

### Observations:

Repaint this component approximately every 5 years to maintain appearance and protect metal surfaces. Remaining life based on current condition.



# Component Evaluation

Comp # 207 Wrought Iron Fencing - Repaint

---

**Subgroup: One Nation Rec. Area**

**Location:** One Nation Pool

**Quantity:** Approx 230 Linear ft.

**Life Expectancy:** 5 **Remaining Life:** 4

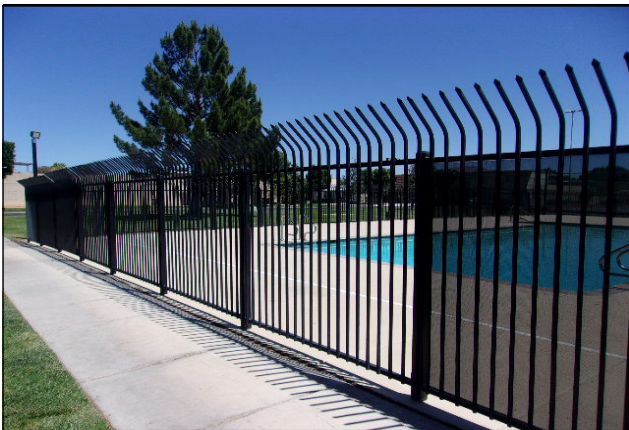
**Best Cost:** \$1,150.00  
\$5.00/Linear ft.; Estimate to repaint iron fence

**Worst Cost:** \$1,600.00  
\$7.00/Linear ft; Higher estimate for additional prep work

Source of Information:

**Observations:**

No appearance concerns or rust intrusion noted. Expect to repaint these surfaces approximately every 3 to 5 years. Remaining life based on current condition.



# Component Evaluation

Comp # 213 Street Signs - Replace

---

## Subgroup: Common Area

**Location:** Throughout community

**Quantity:** Approx 70 signs

**Life Expectancy:** 20 **Remaining Life:** 14

**Best Cost:** \$8,500.00  
Allowance to replace

**Worst Cost:** \$8,900.00  
Higher allowance

Source of Information: In-House Costs Database

## Observations:

Client reports all street signs were replaced 2014. Expect a full useful life of 20 years from this component. Remaining life based on current age.



# Component Evaluation

Comp # 401 Asphalt - Major Rehab.

## Subgroup: Common Area

**Location:** Community streets

**Quantity:** Approx 529,825 Sq.ft.

**Life Expectancy:** 30 **Remaining Life:** 10

**Best Cost:** \$794,725.00  
\$1.50/Sq.ft.; Estimate to rehab

**Worst Cost:** \$1,059,650.00  
\$2.00/Sq.ft.; Higher estimate for local repairs

Source of Information: CSL Cost Database

### General Notes:

Quantity breakdown:

36,100 Sq.ft. - Legendary Dr.  
4,865 Sq.ft. - Unity Dr.  
28,640 Sq.ft. - One Nation Ave./Parking lot  
58,310 Sq.ft. - Victory Ave.  
13,555 Sq.ft. - Newland Ave.  
11,105 Sq.ft. - Freedom Ave.  
4,765 Sq.ft. - Bounty Ave.  
14,290 Sq.ft. - Mt. Vernon Ave.  
16,045 Sq.ft. - McKinley Ave.  
26,910 Sq.ft. - Colonial Dr.  
28,620 Sq.ft. - Cannon Ave./Parking lot  
29,325 Sq.ft. - Heritage Ave.  
40,420 Sq.ft. - Territory St.  
14,535 Sq.ft. - Pilgrim St.  
14,275 Sq.ft. - Decade St.  
49,975 Sq.ft. - Monument St.  
11,370 Sq.ft. - Remount Dr.  
16,895 Sq.ft. - Calvery St.  
12,175 Sq.ft. - Columbus St.  
12,830 Sq.ft. - Sinclair St.  
9,955 Sq.ft. - McKinley Cir.  
5,035 Sq.ft. - Niagra Ave.  
7,685 Sq.ft. - Colonial Cir.  
23,035 Sq.ft. - Atlantis St.  
23,930 Sq.ft. - Centennial St./Centennial Cir.  
6,355 Sq.ft. - Westward St.  
4,795 Sq.ft. - Colony ave.  
8,215 Sq.ft. - R.V./Boat Parking

### Observations:

Asphalt surface is generally in good to fair condition. Noted moderate cracking in areas. Client reports that these surfaces were overlaid in approximately 2000. Asphalt overlay generally has a useful life of 25 - 30 years. Maintain seal coat schedule to ensure full useful life. Remaining life based on current age and condition.





# Component Evaluation

Comp # 402 Asphalt - Preventive Maintenance

## Subgroup: Common Area

**Location:** Community streets

**Quantity:** Approx 529,825 Sq.ft.

**Life Expectancy:** 5 **Remaining Life:** 0

**Best Cost:** \$79,450.00  
\$0.15/Sq.ft.; Estimate to seal

**Worst Cost:** \$105,950.00  
\$0.20/Sq.ft.; Higher estimate for local repairs

Source of Information: Actual Cost History

### General Notes:

Quantity breakdown:

36,100 Sq.ft. - Legendary Dr.  
4,865 Sq.ft. - Unity Dr.  
28,640 Sq.ft. - One Nation Ave./Parking lot  
58,310 Sq.ft. - Victory Ave.  
13,555 Sq.ft. - Newland Ave.  
11,105 Sq.ft. - Freedom Ave.  
4,765 Sq.ft. - Bounty Ave.  
14,290 Sq.ft. - Mt. Vernon Ave.  
16,045 Sq.ft. - McKinley Ave.  
26,910 Sq.ft. - Colonial Dr.  
28,620 Sq.ft. - Cannon Ave./Parking lot  
29,325 Sq.ft. - Heritage Ave.  
40,420 Sq.ft. - Territory St.  
14,535 Sq.ft. - Pilgrim St.  
14,275 Sq.ft. - Decade St.  
49,975 Sq.ft. - Monument St.  
11,370 Sq.ft. - Remount Dr.  
16,895 Sq.ft. - Calvery St.  
12,175 Sq.ft. - Columbus St.  
12,830 Sq.ft. - Sinclair St.  
9,955 Sq.ft. - McKinley Cir.  
5,035 Sq.ft. - Niagra Ave.  
7,685 Sq.ft. - Colonial Cir.  
23,035 Sq.ft. - Atlantis St.  
23,930 Sq.ft. - Centennial St./Centennial Cir.  
6,355 Sq.ft. - Westward St.  
4,795 Sq.ft. - Colony ave.  
8,215 Sq.ft. - R.V./Boat Parking

### Observations:

Asphalt seal coat is in good condition. No significant surface loss noted. Client reports that the streets were sealed in 2013. Seal asphalt surfaces regularly to prevent premature overlay (see Comp# 401 Asphalt - Major Rehab). Remaining life based on current age and condition.





# Component Evaluation

Comp # 403 Concrete - Repair/Replace

## Subgroup: Common Area

**Location:** Drain swales, sidewalks, drainage easements,

**Quantity:** Extensive Sq.ft.

**Life Expectancy:** 10 **Remaining Life:** 3

**Best Cost:** \$35,000.00  
Estimate for repairs

**Worst Cost:** \$45,000.00  
Higher estimate

Source of Information: In-House Costs Database

### Observations:

No expectation to completely replace the concrete surfaces. We recommend making local repairs as necessary as an operating expense and funding to make more significant repairs approximately every 10 years.



# Component Evaluation

Comp # 603 Pool Deck - Reseal

## Subgroup: Cavalry Pool Area

**Location:** Calvary Pool area

**Quantity:** Approx 2,600 Sq.ft.

**Life Expectancy:** 5 **Remaining Life:** 3

**Best Cost:** \$6,500.00  
\$2.50/Sq.ft.; Estimate to reseal

**Worst Cost:** \$7,800.00  
\$3.00/Sq.ft.; Higher estimate for more prep work

Source of Information: CSL Cost Database

### Observations:

Decks are in good condition. Seal these decks approximately every 5 years to protect deck surface and prevent premature deck resurface (see Comp# 604 Pool Deck - Resurface).



# Component Evaluation

Comp # 603 Pool Deck - Reseal

## Subgroup: One Nation Rec. Area

**Location:** One Nation pool area

**Quantity:** Approx 2,550 Sq.ft.

**Life Expectancy:** 5 **Remaining Life:** 4

**Best Cost:** \$6,400.00  
\$2.50/Sq.ft.; Estimate to reseal

**Worst Cost:** \$7,650.00  
\$3.00/Sq.ft.; Higher estimate for more prep work

Source of Information: CSL Cost Database

### Observations:

Pool decks are in good condition. Seal these decks approximately every 5 years to protect deck surface and prevent premature deck resurface (see Comp# 604 Pool Deck - Resurface).



# Component Evaluation

Comp # 603 Pool Deck - Reseal

## Subgroup: Clubhouse Area

**Location:** Main pool area

**Quantity:** Approx 4,550 Sq.ft.

**Life Expectancy:** 5 **Remaining Life:** 2

**Best Cost:** \$11,400.00  
\$2.50/Sq.ft.; Estimate to reseal

**Worst Cost:** \$13,700.00  
\$3.00/Sq.ft.; Higher estimate for more prep work

Source of Information: CSL Cost Database

### Observations:

Pool deck is generally in fair condition. No significant surface loss or unusual wear noted. Expect to reseal this decking approximately every 3 to 5 years depending on use and wear. Remaining life based on current condition.





# Component Evaluation

Comp # 604 Pool Deck - Resurface

## Subgroup: Clubhouse Area

**Location:** Main pool area

**Quantity:** Approx 4,550 Sq.ft.

**Life Expectancy:** 20 **Remaining Life:** 10

**Best Cost:** \$13,650.00  
\$3.00/Sq.ft.; Estimate to resurface

**Worst Cost:** \$18,200.00  
\$4.00/Sq.ft.; Higher estimate for more prep work

Source of Information: CSL Cost Database

### Observations:

Deck is in good condition. Expect to seal this component approximately every 5 years (see Comp# 603 Pool Deck - Reseal) and to completely resurface approximately every 20 years.



# Component Evaluation

Comp # 604 Pool Deck - Resurface

## Subgroup: One Nation Rec. Area

**Location:** One Nation pool area

**Quantity:** Approx 2,550 Sq.ft.

**Life Expectancy:** 20 **Remaining Life:** 15

**Best Cost:** \$7,650.00  
\$3.00/Sq.ft.; Estimate to resurface pool deck

**Worst Cost:** \$12,750.00  
\$5.00/Sq.ft.; Higher estimate for more prep work

Source of Information: CSL Cost Database

### Observations:

Pool decking is generally in good condition. Expect to seal this component approximately every 5 years (see Comp# 603 Pool Deck - Reseal) and to completely resurface approximately every 20 years.



# Component Evaluation

Comp # 604 Pool Deck - Resurface

## Subgroup: Cavalry Pool Area

**Location:** Calvary Pool area

**Quantity:** Approx 2,600 Sq.ft.

**Life Expectancy:** 20 **Remaining Life:** 18

**Best Cost:** \$7,800.00  
\$3.00/Sq.ft.; Estimate to resurface pool deck

**Worst Cost:** \$13,000.00  
\$5.00/Sq.ft.; Higher estimate for more prep work

Source of Information: CSL Cost Database

### Observations:

Deck is in good condition. Expect to seal this component approximately every 5 years (see Comp# 603 Pool Deck - Reseal) and to completely resurface approximately every 20 years.



# Component Evaluation

Comp # 703 Water Heater - Replace (Clubhouse)

## Subgroup: Clubhouse Area

**Location:** Clubhouse storage room

**Quantity:** (1) Water heater

**Life Expectancy:** 12 **Remaining Life:** 2

**Best Cost:** \$1,000.00  
249

**Worst Cost:** \$1,400.00  
253

Source of Information: CSL Cost Database

### General Notes:

Quantity breakdown:

GE Smart Water  
Ser#: GELN0206220604  
Model: GG40T06AVG01  
Date: 02/2006

### Observations:

No access the water heater at the time of the site visit. For purposes of this report we have assumed this water heater is functioning normally however is generally nearing its intended useful life.



# Component Evaluation

Comp # 703 Water Heater - Replace (Pool Restrooms)

## Subgroup: Clubhouse Area

**Location:** Main pool equipment room

**Quantity:** (1) Water heater

**Life Expectancy:** 12 **Remaining Life:** 2

**Best Cost:** \$1,000.00  
Estimate to replace water heater

**Worst Cost:** \$1,400.00  
Higher estimate for more installation costs

Source of Information: CSL Cost Database

### General Notes:

Quantity description:

Hotpoint  
Mod# HG40T01AV  
Ser# HPLN0810V020151  
40 Gallon  
Date 08/2010

### Observations:

No problems noted or reported at time of our site visit. We recommend funding to generally replace this water heater approximately every 10 to 12 years. Remaining life based on current condition.



# Component Evaluation

Comp # 703 Water Heater - Replace

## Subgroup: One Nation Rec. Area

**Location:** One Nation pool equipment room

**Quantity:** (1) Water heater

**Life Expectancy:** 12 **Remaining Life:** 0

**Best Cost:** \$1,000.00  
Estimate to replace water heater

**Worst Cost:** \$1,400.00  
Higher estimate for more installation costs

Source of Information: CSL Cost Database

### General Notes:

Quantity description:

GE Smart Water Heater  
Ser#: GE0503256910  
Model: GE3076A  
Date: 05/2003

### Observations:

Water heater is generally older and near the end of its Useful Life. Expect a typical useful life of approximately 12 years from this component. Remaining life based on current condition.



# Component Evaluation

Comp # 705 Through-Wall A/C - Replace (Unfunded)

---

**Subgroup: Maintenance Area**

**Location:** Maintenance office

**Quantity:** (1) A/C unit

**Life Expectancy:** N/A **Remaining Life:** 0

**Best Cost:** \$0.00

**Worst Cost:** \$0.00

Source of Information:

**Observations:**

Client has informed this component has been removed from service. No reserve funding necessary.



# Component Evaluation

Comp # 705 HVAC Package Unit - Replace

---

## Subgroup: Clubhouse Area

**Location:** Clubhouse

**Quantity:** (1) Packaged unit

**Life Expectancy:** 16 **Remaining Life:** 2

**Best Cost:** \$5,000.00  
Estimate to replace condenser

**Worst Cost:** \$7,000.00  
Higher estimate for more installation costs

Source of Information: CSL Cost Database

## Observations:

No problems reported, unit appears to be in good condition. We recommend funding to replace this unit approximately every 15 to 18 years.



# Component Evaluation

Comp # 801 Entry Signs - Replace

## Subgroup: Common Area

**Location:** Entrances to community

**Quantity:** (4) Monument Signs

**Life Expectancy:** 20 **Remaining Life:** 5

**Best Cost:** \$6,000.00

Estimate to re-letter monument sign

**Worst Cost:** \$8,000.00

Higher estimate for better quality replacements

Source of Information: CSL Cost Database

## Observations:

Letters are in good condition. Although these letters may reach an extended life we recommend funding to replace them approximately every 20 to 25 years to ensure appearance. Repaint letters as necessary as an operating expense.



# Component Evaluation

Comp # 890 Flagpole - Replace

---

## Subgroup: Clubhouse Area

**Location:** Clubhouse entrance

**Quantity:** (1) Flag pole

**Life Expectancy:** 30 **Remaining Life:** 10

**Best Cost:** \$3,000.00  
Estimate to replace

**Worst Cost:** \$4,000.00  
Higher estimate

Source of Information: In-House Costs Database

### Observations:

Although flag poles should have an extended life we recommend funding to replace this component approximately every 25 to 30 years. Flagpole





## Component Evaluation

Comp # 903 Camera System - Replace (Unfunded)

---

**Subgroup: Maintenance Area**

**Location:** Maintenance area

**Quantity:** (1) System

**Life Expectancy:** N/A **Remaining Life:** 0

**Best Cost:** \$0.00

**Worst Cost:** \$0.00

Source of Information:

**Observations:**

Client has informed this component has been removed from service. No reserve funding necessary.

# Component Evaluation

Comp # 1002 Wrought Iron Fencing - Replace

## Subgroup: Cavalry Pool Area

**Location:** Calvary pool

**Quantity:** Approx 225 Linear ft.

**Life Expectancy:** 25 **Remaining Life:** 20

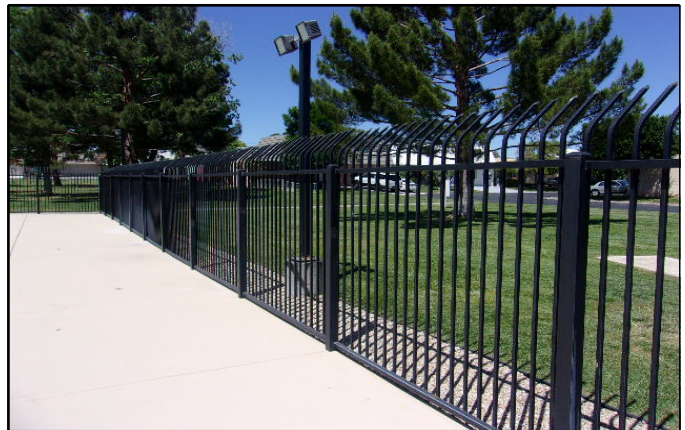
**Best Cost:** \$13,500.00  
\$60/Linear ft.; Estimate to replace fence

**Worst Cost:** \$15,750.00  
\$70/Linear ft.; Higher estimate for more labor

Source of Information: In-House Costs Database

### Observations:

Noted advanced surface rusting but no structural problems observed. With regular maintenance and repairs expect a useful life of approximately 20 to 25 years from this fencing. Remaining life based on current condition.



# Component Evaluation

Comp # 1002 Wrought Iron Fencing - Replace

## Subgroup: Maintenance Area

**Location:** Maintenance area

**Quantity:** Approx 160 Linear ft.

**Life Expectancy:** 25 **Remaining Life:** 13

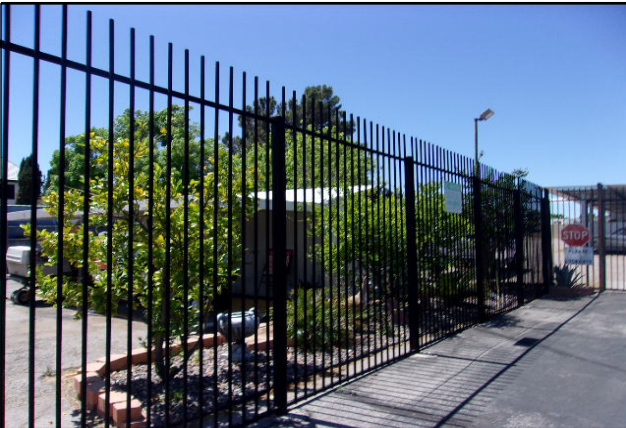
**Best Cost:** \$9,600.00  
\$60/Linear ft.; Estimate to replace fence

**Worst Cost:** \$12,800.00  
\$80/Linear ft.; Higher estimate for more labor

Source of Information: In-House Costs Database

### Observations:

No problems noted or reported. With regular painting and maintenance expect a useful life of approximately 20 to 25 years from this fencing. Remaining life based on current condition.



# Component Evaluation

Comp # 1002 Wrought Iron Fencing - Repair/Replace

## Subgroup: Common Area

**Location:** Perimeter gates

**Quantity:** Approx 700 Linear ft.

**Life Expectancy:** 25 **Remaining Life:** 10

**Best Cost:** \$10,500.00  
\$70/Linear ft.; Estimate to repair/replace approx 25%

**Worst Cost:** \$14,000.00  
\$90/Linear ft.; Higher estimate for more labor

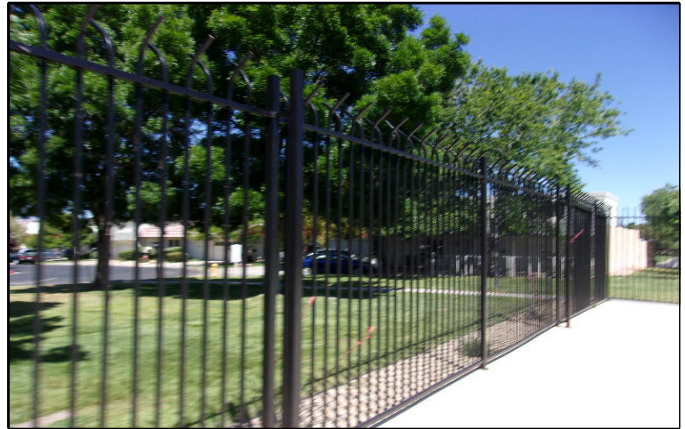
Source of Information: CSL Cost Database

### General Notes:

Quantity breakdown:

### Observations:

Fencing is in good condition. No significant rusting or structural problems noted at the time of site visit. With regular painting and maintenance, expect a useful life of 20 to 25 years from this component. Remaining life based on current condition.





# Component Evaluation

Comp # 1002 Wrought Iron Fencing - Replace

## Subgroup: One Nation Rec. Area

**Location:** One Nation Pool

**Quantity:** Approx 230 Linear ft.

**Life Expectancy:** 25 **Remaining Life:** 20

**Best Cost:** \$13,800.00  
\$60/Linear ft.; Estimate to replace fence

**Worst Cost:** \$16,100.00  
\$70/Linear ft.; Higher estimate for more labor

Source of Information: In-House Costs Database

### Observations:

Fencing is in good condition. No significant rusting or structural problems noted at the time of site visit. With regular painting and maintenance, expect a useful life of 20 to 25 years from this component. Remaining life based on current condition.



# Component Evaluation

Comp # 1002 Wrought Iron Fencing - Replace

## Subgroup: Clubhouse Area

**Location:** Main pool area

**Quantity:** Approx 225 Linear ft.

**Life Expectancy:** 25 **Remaining Life:** 15

**Best Cost:** \$13,500.00  
\$60/Linear ft.; Estimate to replace fence

**Worst Cost:** \$15,750.00  
\$70/Linear ft.; Higher estimate for more labor

Source of Information: In-House Costs Database

### Observations:

Fencing is in good condition. No significant rusting or structural problems noted at the time of site visit. With regular painting and maintenance, expect a useful life of 20 to 25 years from this component. Remaining life based on average condition.





# Component Evaluation

Comp # 1003 Chain Link Fencing - Replace

## Subgroup: Common Area

**Location:** Common area

**Quantity:** Approx 790 Linear ft.

**Life Expectancy:** 30 **Remaining Life:** 10

**Best Cost:** \$31,600.00  
\$40/Linear ft.; Estimate to replace fencing

**Worst Cost:** \$47,400.00  
\$60/Linear ft.; Higher estimate

Source of Information: CSL Cost Database

### Observations:

Although this fencing may reach an extended life we recommend funding to replace it approximately every 25 to 30 years. Remaining life based on current condition.



# Component Evaluation

Comp # 1005 Block Wall - Repair

---

## Subgroup: Common Area

**Location:** Throughout community

**Quantity:** Allowance

**Life Expectancy:** 5 **Remaining Life:** 3

**Best Cost:** \$40,000.00  
Allowance to make repairs/replacements

**Worst Cost:** \$50,000.00  
Higher allowance

Source of Information: In-House Costs Database

## Observations:

No expectation to completely replace walls. Expect to make local repairs as necessary as an operating expense and funding for an allowance to make more significant repairs approximately every 5 years.



# Component Evaluation

Comp # 1101 Pool - Resurface

## Subgroup: One Nation Rec. Area

**Location:** One Nation pool area

**Quantity:** (1) Large pool

**Life Expectancy:** 10 **Remaining Life:** -5

**Best Cost:** \$12,000.00  
Estimate to replaster pool

**Worst Cost:** \$16,000.00  
Higher estimate for local repairs

Source of Information: CSL Cost Database

### Observations:

Pool surface is in poor condition and the pool is sinking. We recommend funding to resurface the pool at the same time as the repairs.



# Component Evaluation

Comp # 1101 Pool - Resurface

## Subgroup: Clubhouse Area

**Location:** Main pool

**Quantity:** (1) Pool

**Life Expectancy:** 10 **Remaining Life:** 0

**Best Cost:** \$6,600.00  
Estimate to replaster pool

**Worst Cost:** \$7,000.00  
Higher estimate for local repairs

Source of Information: Actual Cost History

### Observations:

Pool surface is in fair condition. Minor discoloration noted but no surface loss observed. Perform regular, professional maintenance and keep debris from collecting at the bottom to ensure full life from this component. Remaining life based on current condition.





# Component Evaluation

Comp # 1103 Wading Pool - Resurface

---

## Subgroup: Cavalry Pool Area

**Location:** Calvary Pool area

**Quantity:** (1) Pool

**Life Expectancy:** 6 **Remaining Life:** 4

**Best Cost:** \$4,000.00  
Estimate to replaster

**Worst Cost:** \$6,000.00  
Higher estimate

Source of Information: CSL Cost Database

### Observations:

Wading pool is in good to fair condition with no discoloration or significant surface loss noted. This type of shallow wading pool typically requires resurfacing more frequently than a full sized pool because the entire pool floor is walked on. Reserve to resurface this wading pool on a 6 year schedule.



# Component Evaluation

Comp # 1104 Pool Heater - Replace

## Subgroup: Clubhouse Area

**Location:** Pool equipment room

**Quantity:** (1) Pool Heater

**Life Expectancy:** 10 **Remaining Life:** 2

**Best Cost:** \$3,000.00  
Estimate to replace pool heater

**Worst Cost:** \$3,500.00  
Higher estimate for more installation costs

Source of Information: CSL Cost Database

### General Notes:

Raypak Heater  
Mod# C-R406A-EN-X ASME  
Ser# 1311367208  
399K BTU

### Observations:

No problems reported at time of site visit. This type of pool heater typically has a useful life of approximately 10 to 12 years. Remaining life based on current age and condition.





# Component Evaluation

Comp # 1104 Pool Heater - Replace (One Nation Pool)

## Subgroup: One Nation Rec. Area

**Location:** Pool equipment room

**Quantity:** (1) Pool heater

**Life Expectancy:** 10 **Remaining Life:** 6

**Best Cost:** \$3,000.00  
Estimate to replace pool heater

**Worst Cost:** \$3,500.00  
Higher estimate for more installation costs

Source of Information: CSL Cost Database

### General Notes:

Quantity description:

Raypak Heater

### Observations:

Pool heater is in good condition. No problems noted. This type of pool heater typically has a useful life of approximately 10 to 12 years. Remaining life based on current age and condition.



## Component Evaluation

Comp # 1105 Solar Heating System - Replace

---

**Subgroup: Clubhouse Area**

**Location:** Main pool building roof

**Quantity:** Approx 800 Sq.ft.

**Life Expectancy:** 16 **Remaining Life:** 2

**Best Cost:** \$12,800.00  
\$16/Sq.ft.; Estimate to replace

**Worst Cost:** \$16,000.00  
\$20/Sq.ft.; Higher estimate for more installation costs

Source of Information: CSL Cost Database

**Observations:**

No access to the solar heating system at time of site visit. We recommend funding to replace the solar heater system approximately every 15 to 20 years.

# Component Evaluation

Comp # 1107 Pool Filter - Replace (One Nation Pool)

## Subgroup: One Nation Rec. Area

**Location:** Pool equipment room

**Quantity:** (2) Pool filters

**Life Expectancy:** 12 **Remaining Life:** 2

**Best Cost:** \$2,200.00  
\$1,100/Filter; Estimate to replace filter

**Worst Cost:** \$2,800.00  
\$1,400/Filter; Higher estimate for more installation costs

Source of Information: CSL Cost Database

### General Notes:

Quantity description:

Triton II Commercial

### Observations:

Pool filters are in good condition. No problems noted at the time of site visit. These type of pool filter have a life expectancy of approximately 12 years. Remaining life based on current age and condition.



# Component Evaluation

Comp # 1107 Pool Filter - Replace

## Subgroup: Cavalry Pool Area

**Location:** Pool equipment rooms

**Quantity:** (1) Pool filter

**Life Expectancy:** 12 **Remaining Life:** 2

**Best Cost:** \$1,100.00  
Estimate to replace filter

**Worst Cost:** \$1,400.00  
Higher estimate for more installation costs

Source of Information: CSL Cost Database

### General Notes:

Quantity description:

Triton II Commercial

### Observations:

Pool filter is in good condition. No problems noted at the time of site visit. This type of pool filter has a life expectancy of approximately 12 years. Remaining life based on current age and condition.



# Component Evaluation

Comp # 1107 Pool Filter - Replace

## Subgroup: One Nation Rec. Area

**Location:** Pool equipment room

**Quantity:** (2) Pool Filters

**Life Expectancy:** 12 **Remaining Life:** 3

**Best Cost:** \$2,200.00  
\$1,100/Filter; Estimate to replace filter

**Worst Cost:** \$2,800.00  
\$1,400/Filter; Higher estimate for more installation costs

Source of Information: CSL Cost Database

### General Notes:

Quantity description:

Triton II Commercial

### Observations:

Pool filters appear to be in good to fair condition, no problems noted at the time of site visit. These type of pool filters have life expectancy of approximately 10 to 12 years but can have an extended life with proper maintenance and care. Remaining life based on age and condition.



# Component Evaluation

Comp # 1108 Pool Filter Sand - Replace (One Nation Pool)

---

**Subgroup: One Nation Rec. Area**

**Location:** Pool equipment rooms

**Quantity:** (2) Pool Filters

**Life Expectancy:** 3 **Remaining Life:** 2

**Best Cost:** \$1,200.00  
Estimate to replace sand

**Worst Cost:** \$1,400.00  
Higher estimate

Source of Information: CSL Cost Database

**Observations:**

Expect to replace pool filter sand approximately every 2 to 3 years.





# Component Evaluation

Comp # 1108 Pool Filter Sand - Replace

---

**Subgroup: Cavalry Pool Area**

**Location:** Pool equipment room

**Quantity:** (1) Pool Filters

**Life Expectancy:** 3 **Remaining Life:** 2

**Best Cost:** \$600.00  
Estimate to replace sand

**Worst Cost:** \$700.00  
Higher estimate

Source of Information: CSL Cost Database

**Observations:**

We are funding to replace filter sand approximately every 2 to 3 years. Remaining useful life based on current age.



# Component Evaluation

Comp # 1108 Pool Filter Sand - Replace

## Subgroup: Clubhouse Area

**Location:** Pool equipment room

**Quantity:** (2) Pool Filters

**Life Expectancy:** 3 **Remaining Life:** 2

**Best Cost:** \$1,200.00  
Estimate to replace sand

**Worst Cost:** \$1,400.00  
Higher estimate

Source of Information: CSL Cost Database

## Observations:

We are funding to replace filter sand approximately every 2 to 3 years. Remaining useful life based on current age.



# Component Evaluation

Comp # 1110 Pool Pumps - Replace (Operating)

---

**Subgroup: Clubhouse Area**

**Location:** Pool equipment rooms

**Quantity:** (3) Pumps

**Life Expectancy:** N/A **Remaining Life:** 0

**Best Cost:** \$0.00

**Worst Cost:** \$0.00

Source of Information:

**Observations:**

No expectation to replace all pumps at one time. Due to the minimal cost to replace individual pumps we recommend repairing/replacing pumps as necessary as an operating expense. No reserve funding necessary.



# Component Evaluation

Comp # 1110 Pool Pumps - Replace (Operating)

---

**Subgroup:** One Nation Rec. Area

**Location:** Pool equipment rooms

**Quantity:** (2) Pumps

**Life Expectancy:** N/A **Remaining Life:** 0

**Best Cost:** \$0.00

**Worst Cost:** \$0.00

Source of Information:

**Observations:**

No expectation to replace all pumps at one time. Due to the minimal cost to replace individual pumps we recommend repairing/replacing pumps as necessary as an operating expense. No reserve funding necessary.



# Component Evaluation

Comp # 1110 Pool Pumps - Replace (Operating)

---

## Subgroup: Cavalry Pool Area

**Location:** Pool equipment rooms

**Quantity:** (1) Pump

**Life Expectancy:** 10 **Remaining Life:** 5

**Best Cost:** \$800.00  
Estimate to replace pool pumps

**Worst Cost:** \$1,200.00  
Higher estimate for more installation costs

Source of Information:

## Observations:

Pump is in good condition. No problems noted at the time of our site visit. Expect a useful life of approximately 8 to 10 years from these pumps. Replace motors as necessary as an operating expense.



# Component Evaluation

Comp # 1121 Pool Furniture - Replace

## Subgroup: Clubhouse Area

**Location:** All pool areas

**Quantity:** (42) Pieces

**Life Expectancy:** 5 **Remaining Life:** 2

**Best Cost:** \$9,000.00  
Estimate to replace

**Worst Cost:** \$12,000.00  
Higher estimate for more replacements/better quality

Source of Information: CSL Cost Database

### General Notes:

Quantity breakdown:

(21) Chaise lounges  
(18) Chairs  
(3) Tables

### Observations:

Pool furniture is in fair condition. No broken straps or significant sun damage noted at the time of inspection. Expect a useful life of approximately 5 years from this component. Remaining life based on current condition.





# Component Evaluation

Comp # 1201 Courts - Resurface

## Subgroup: One Nation Rec. Area

**Location:** One Nation park area

**Quantity:** See general notes

**Life Expectancy:** 8 **Remaining Life:** 2

**Best Cost:** \$10,000.00  
Estimate to resurface

**Worst Cost:** \$15,000.00  
Higher estimate for local repairs

Source of Information: Actual Cost History

### General Notes:

Quantity breakdown:

- (3) Tennis courts
- (2) 1/2 Court basketball courts

### Observations:

Sports courts are generally in good condition. No significant cracking or surface loss noted at the time of inspection. Expect to resurface tennis court approximately every 8 years assuming normal use and wear. Remaining life based on current condition.



# Component Evaluation

Comp # 1301 Play Equipment - Replace

## Subgroup: One Nation Rec. Area

**Location:** One Nation park area

**Quantity:** (11) Items

**Life Expectancy:** 18 **Remaining Life:** 17

**Best Cost:** \$25,000.00  
Estimate to replace

**Worst Cost:** \$35,000.00  
Higher estimate

Source of Information: CSL Cost Database

### General Notes:

Quantity breakdown:

One Nation Park Area  
(1) Large Swing Set  
(6) Small Play Items

Calvary Pool Park Area  
(1) Swing Set  
(3) Small Play Items

### Observations:

Play equipment was in the process of being replaced at time of site visit. We recommend funding to replace this equipment approximately every 15 to 20 years.



# Component Evaluation

Comp # 1307 Park Furniture - Replace

## Subgroup: Common Area

**Location:** Common area

**Quantity:** (12) Items

**Life Expectancy:** 10 **Remaining Life:** 1

**Best Cost:** \$2,400.00  
Estimate to replace park furniture

**Worst Cost:** \$3,200.00  
Higher estimate

Source of Information: CSL Cost Database

### General Notes:

Quantity breakdown:

- (5) Benches - Common Area
- (5) Benches - One Nation Park
- (1) Pet Station - Common Area
- (1) Pet Station - Kiddie Pool Park

(12) Items Total

### Observations:

Benches and pet waste stations are in good to fair condition and generally aging normally. Expect a useful life of approximately 10 years from this component. Remaining life based on current condition.





# Component Evaluation

Comp # 1405 Clubhouse Furniture - Allowance

## Subgroup: Clubhouse Area

**Location:** Clubhouse Interior

**Quantity:** Multiple Items

**Life Expectancy:** 10 **Remaining Life:** 5

**Best Cost:** \$10,000.00  
Allowance to replace furniture

**Worst Cost:** \$15,000.00  
Higher allowance

Source of Information: CSL Cost Database

### General Notes:

Quantity breakdown:

- (2) End table stands
- (3) Lamps
- (1) Coffee table
- (8) Chairs
- (3) Couches
- (2) Tables
- (1) Chandelier
- (1) TV/DVD/VCR combo (In Library)
- (1) Piano

### Observations:

Furniture is generally in good to fair condition. No significant signs of wear or appearance concerns noted at the time of inspection. We recommend funding to make significant replacements to furniture approximately every 10 years to maintain appearance and keep up with decorative tastes.



# Component Evaluation

Comp # 1413 Restroom - Remodel

## Subgroup: Clubhouse Area

**Location:** Clubhouse interior

**Quantity:** (1) Restroom

**Life Expectancy:** 18 **Remaining Life:** 7

**Best Cost:** \$4,000.00  
Estimate to remodel restrooms

**Worst Cost:** \$6,000.00  
Higher estimate for more extensive remodel

Source of Information: CSL Cost Database

### Observations:

Restrooms are in good condition. No appearance concerns noted at the time of inspection. We recommend funding to generally remodel and refurbish these restrooms approximately every 18 years to maintain appearance and keep up with current decorative tastes.



# Component Evaluation

Comp # 1413 Pool Building - Remodel

## Subgroup: One Nation Rec. Area

**Location:** One Nation Poolhouse

**Quantity:** (1) Building

**Life Expectancy:** 18 **Remaining Life:** 0

**Best Cost:** \$80,000.00  
Estimate to remodel poolhouse interior

**Worst Cost:** \$100,000.00  
Higher estimate for more extensive remodel

Source of Information: CSL Cost Database

### General Notes:

Quantity breakdown:

- (2) Large Restrooms
- (2) Empty Room

### Observations:

Poolhouse interior is in fair to poor condition. Noted several rooms that are not being used and missing decor (flooring, paint, etc.). We have provided an allowance to remodel and refurbish this building's interior to place it back into full service. Note: this allowance may not be adequate if there are electrical/code issues that need to be corrected.





# Component Evaluation

Comp # 1413 Restroom - Remodel

## Subgroup: Cavalry Pool Area

**Location:** Kiddie poolhouse

**Quantity:** (2) Restrooms

**Life Expectancy:** 16 **Remaining Life:** 5

**Best Cost:** \$6,000.00  
Estimate to remodel restrooms

**Worst Cost:** \$10,000.00  
Higher estimate for more extensive remodel

Source of Information: CSL Cost Database

### General Notes:

At each restroom:

80 Sq.ft. - Tile floor  
300 Sq.ft. - Painted surfaces  
(1) Vanity  
(1) Toilet

### Observations:

Restrooms are older but in fair condition. We recommend funding to generally remodel and refurbish these restrooms approximately every 16 years to maintain appearance and keep up with current decorative tastes.



# Component Evaluation

Comp # 1414 Locker Rooms - Remodel

## Subgroup: Clubhouse Area

**Location:** Main pool area

**Quantity:** (2) Locker rooms

**Life Expectancy:** 18 **Remaining Life:** 5

**Best Cost:** \$12,000.00  
\$6,000/Locker room; Estimate to remodel

**Worst Cost:** \$16,000.00  
\$8,000/Locker room; Higher estimate

Source of Information: CSL Cost Database

### General Notes:

At each restroom:

- 185 Sq.ft. - Tile floor
- 80 Linear ft. - Tile wall
- 585 Sq.ft. - Painted surfaces
- (1) 5 X 2 ft. Counter
- 5 Linear ft. - Partitions
- (1) Hand towel dispenser
- (1) Soap dispenser
- (1) Light fixture
- (1) Mirror
- (1) 7 X 5 ft. Sauna room

### Observations:

Restrooms are in good to fair condition. No appearance concerns noted at the time of site visit. We recommend funding to generally remodel and refurbish these restrooms approximately every 15 to 20 years to maintain appearance and keep up with current decorative tastes.



# Component Evaluation

Comp # 1416 Office - Remodel

## Subgroup: Clubhouse Area

**Location:** Clubhouse interior

**Quantity:** (1) Office

**Life Expectancy:** 15 **Remaining Life:** 6

**Best Cost:** \$8,000.00  
Estimate to remodel

**Worst Cost:** \$12,000.00  
Higer estimate

Source of Information: CSL Cost Database

### General Notes:

Quantity breakdown:

- (3) Desks
- (3) Computers
- (2) Large Shelves
- (1) Large Copier

### Observations:

We recommend funding to remodel this office approximately every 15 years to ensure a functional workplace.



# Component Evaluation

Comp # 1417 Kitchen - Remodel

## Subgroup: Clubhouse Area

**Location:** Clubhouse interior

**Quantity:** (1) Kitchen

**Life Expectancy:** 20 **Remaining Life:** 5

**Best Cost:** \$9,000.00  
Estimate to remodel

**Worst Cost:** \$11,000.00  
Higher estimate for more extensive remodel

Source of Information: CSL Cost Database

### General Notes:

Quantity breakdown:

- (1) Maytag oven
- (1) Magic Chef stove
- (1) Dishwasher

43 Linear ft. - Cabinets  
30 Linear ft. - Countertops

### Observations:

Kitchen is generally in good condition. No appearance concerns observed. Expect to remodel kitchen approximately every 15 to 20 years to keep up with current current taste and ensure proper function of appliances. Remaining life based on current condition.



# Component Evaluation

Comp # 1418 Banquet Equipment - Partial Replacement

## Subgroup: Clubhouse Area

**Location:** Clubhouse

**Quantity:** (105) Items

**Life Expectancy:** 10 **Remaining Life:** 5

**Best Cost:** \$4,500.00  
Estimate to replace

**Worst Cost:** \$5,500.00  
Higher estimate

Source of Information: In-House Costs Database

### General Notes:

Quantity breakdown:

(83) Folding tables

(6) Card tables

(16) Folding tables

### Observations:

Banquet equipment is in good condition. Expect a full useful life of approximately 8 to 10 years from this component.





# Component Evaluation

Comp # 1418 Office Equipment - Replace

## Subgroup: Clubhouse Area

**Location:** Office

**Quantity:** Computers, phones, etc.

**Life Expectancy:** 5 **Remaining Life:** 2

**Best Cost:** \$3,000.00  
Allowance to replace

**Worst Cost:** \$5,000.00  
Higher allowance

Source of Information: In-House Costs Database

### Observations:

We recommend funding for an allowance to replace this computers/computer equipment, phones, etc. approximately every 5 years to ensure proper function and to keep up with current technology.





# Component Evaluation

Comp # 1419 Copier - Replace

---

**Subgroup: Clubhouse Area**

**Location:** Office

**Quantity:** (1) Copier

**Life Expectancy:** 7 **Remaining Life:** 3

**Best Cost:** \$7,000.00  
Estimate to replace

**Worst Cost:** \$9,000.00  
Higher estimate

Source of Information: Actual Cost History

**Observations:**

Copier was replaced in 2011. We recommend funding to replace this component approximately every 7 to 10 years. Remaining life based on current age.



# Component Evaluation

Comp # 1501 Carpeting - Replace

## Subgroup: Clubhouse Area

**Location:** Clubhouse interior

**Quantity:** Approx 270 Sq.ft.

**Life Expectancy:** 10 **Remaining Life:** 1

**Best Cost:** \$1,000.00  
\$3.75/Sq.ft.; Estimate to replace

**Worst Cost:** \$1,125.00  
\$4.25/Sq.ft.; Higher estimate for better quality

Source of Information: CSL Cost Database

### General Notes:

Quantity breakdown:

270 Sq.ft. - Library

270 Sq.ft. - Total

### Observations:

Carpet is in fair to poor condition. Some evidence of wear noted but no rips or curling seams observed at the time of site visit. Expect to replace this component approximately every 10 years assuming normal use and wear. Remaining life based on current age and condition.



# Component Evaluation

Comp # 1502 Laminate Flooring - Replace

## Subgroup: Clubhouse Area

**Location:** Clubhouse interior

**Quantity:** Approx 1,270 Sq.ft.

**Life Expectancy:** 15 **Remaining Life:** 10

**Best Cost:** \$7,600.00  
\$5.00/Sq.ft.; Estimate to replace

**Worst Cost:** \$10,150.00  
\$6.00/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

### General Notes:

Quantity breakdown:

450 Sq.ft. - Dining Room  
270 Sq.ft. - Kitchen  
450 Sq.ft. - Office  
100 Sq.ft. - Storage Area

1,270 Sq.ft. - Total

### Observations:

No significant marking or curling seams noted at the time of Site visit. We recommend funding to replace this type of flooring approximately every 15 to 20 years depending on use and wear. Remaining life based on current condition.



# Component Evaluation

Comp # 1503 Tile Flooring - Replace

## Subgroup: Clubhouse Area

**Location:** Clubhouse interior

**Quantity:** Approx 760 Sq.ft.

**Life Expectancy:** 25 **Remaining Life:** 15

**Best Cost:** \$7,600.00  
\$10/Sq.ft.; Estimate to replace floor

**Worst Cost:** \$9,100.00  
\$12/Sq.ft.; Higher estimate for more installation costs

Source of Information: CSL Cost Database

### General Notes:

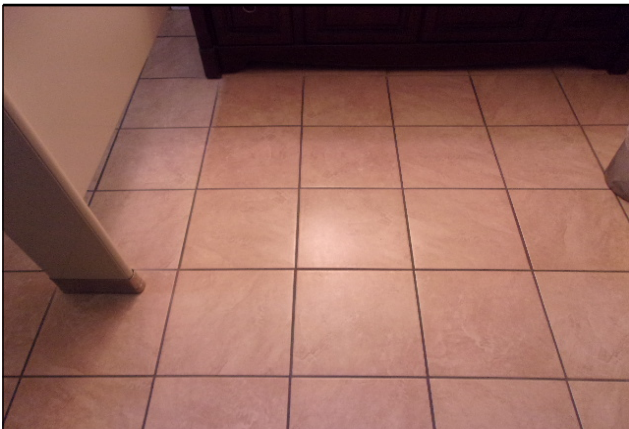
Quantity breakdown:

640 Sq.ft. - Lobby  
120 Sq.ft. - Restroom

760 Sq.ft. - Total

### Observations:

No problems noted at the time of inspection. Although this component may reach an extended life we recommend funding to replace the tile approximately every 25 to 30 years to ensure appearance and keep up with current decorative tastes.





# Component Evaluation

Comp # 1601 Interior Lights - Replace

## Subgroup: Clubhouse Area

**Location:** Clubhouse interior

**Quantity:** Approx (40) Lights

**Life Expectancy:** 16 **Remaining Life:** 2

**Best Cost:** \$3,000.00  
\$75/Light; Estimate to repalce lights

**Worst Cost:** \$4,000.00  
\$100/Light; Higher estimate for better quality replacements

Source of Information: CSL Cost Database

### General Notes:

Quantity breakdown:

- (5) Kitchenette
- (20) Dining room
- (3) Restroom
- (4) Library
- (6) Office

### Observations:

Lights are generally in good condition. Expect to replace these lights approximately every 15 to 20 years to maintain appearance and to ensure proper function.



# Component Evaluation

Comp # 1602 Exterior Wall Mount Lights - Replace (Operating)

---

**Subgroup: Clubhouse Area**

**Location:** Exterior of clubhouse

**Quantity:** Approximately (15) Light fixtures

**Life Expectancy:** N/A **Remaining Life:** -5

**Best Cost:** \$0.00

**Worst Cost:** \$0.00

Source of Information:

**Observations:**

Condition of lights varies. Due to the minimal cost associated with these lights we recommend replacing them as necessary as an operating expense. No reserve funding necessary.





# Component Evaluation

Comp # 1604 Pole Light Fixtures - Partial Replace

## Subgroup: Common Area

**Location:** Common area

**Quantity:** (30) Fixtures every 3 years

**Life Expectancy:** 3 **Remaining Life:** 2

**Best Cost:** \$7,500.00  
\$250/Fixture; Estimate to replace light fixtures

**Worst Cost:** \$9,000.00  
\$300/Fixture; Higher estimate for more installation costs

Source of Information: CSL Cost Database

## Observations:

No structural problems noted with lights at the time of site visit. No expectation to replace all fixtures at one time under normal circumstances. We recommend funding for an allowance to make repairs/replacements approximately every 3 years. This allowance can be adjusted in future studies as the association develops a history or repairs/replacements.



# Component Evaluation

Comp # 1606 Tennis Court Light Fixtures - Replace

## Subgroup: One Nation Rec. Area

**Location:** One Nation park area

**Quantity:** (39) Light Fixtures

**Life Expectancy:** 25 **Remaining Life:** 4

**Best Cost:** \$35,100.00  
\$900/Light; Estimate to replace light fixtures

**Worst Cost:** \$42,900.00  
\$1,100/Light; Higher estimate for more installation costs

Source of Information: CSL Cost Database

### General Notes:

Quantity breakdown:

(10) Poles  
(39) Total Light Fixtures

### Observations:

No problems noted or reported at the time of inspection. No expectation to replace light pole, reserve to replace light fixture only. Expect a useful life of approximately 25 years from this component.



# Component Evaluation

Comp # 1701 Irrigation System - Repair/Replace

## Subgroup: Common Area

**Location:** Common area

**Quantity:** Extensive Linear ft.

**Life Expectancy:** 6 **Remaining Life:** 2

**Best Cost:** \$45,000.00  
Allowance to significantly repair the irrigation system

**Worst Cost:** \$55,000.00  
Higher allowance

Source of Information: CSL Cost Database

## Observations:

Irrigation system is outdated and will need to be updated in the future. We recommend repairing the system when problems occur as an operating expense and doing a complete overhaul in the future.



# Component Evaluation

Comp # 1703 Irrigation Control System - Partial Replacement

## Subgroup: Common Area

**Location:** Common area

**Quantity:** Multiple Irrigation Clocks

**Life Expectancy:** 5 **Remaining Life:** 2

**Best Cost:** \$15,000.00  
Allowance to make eplacements

**Worst Cost:** \$20,000.00  
Higher allowance

Source of Information: In-House Costs Database

## Observations:

No expectation to replace all clocks at one time under normal circumstances. We are funding to make replacements to the irrigation control system approximately every 5 years.





# Component Evaluation

Comp # 1802 Tree Trimming / Removal - Perform

## Subgroup: Common Area

**Location:** Throughout community

**Quantity:** Allowance

**Life Expectancy:** 3 **Remaining Life:** 0

**Best Cost:** \$35,000.00  
Allowance to trim and remove trees as needed

**Worst Cost:** \$45,000.00  
Higher allowance

Source of Information: In-House Costs Database

## Observations:

We recommend funding to perform tree maintenance including tree trimming and local replacements approximately every 3 years.



# Component Evaluation

Comp # 1812 Landscaping - Renovate

## Subgroup: Common Area

**Location:** Common area

**Quantity:** Extensive Sq.ft.

**Life Expectancy:** 10 **Remaining Life:** 2

**Best Cost:** \$60,000.00  
Allowance to renovate landscaping

**Worst Cost:** \$80,000.00  
Higher allowance

Source of Information: In-House Costs Database

### Observations:

No expectation to completely replace the landscaping. We recommend funding for an allowance to generally refurbish the landscaping, make local tree replacements, and make upgrades to the irrigation system and landscape lighting approximately every 10 years. Replace irrigation clocks, valves, etc. as necessary as an operating expense.





## Component Evaluation

Comp # 1902 Kawasaki Gas Carts - Replace (II) (Unfunded)

---

**Subgroup: Maintenance Area**

**Location:** Maintenance area

**Quantity:** (3) Gas Carts

**Life Expectancy:** N/A **Remaining Life:** 0

**Best Cost:** \$0.00

**Worst Cost:** \$0.00

Source of Information:

**Observations:**

Client has informed this component has been removed from service. No reserve funding necessary.

## Component Evaluation

Comp # 1902 Kawasaki Gas Carts - Replace (I) (Unfunded)

---

**Subgroup: Maintenance Area**

**Location:** Maintenance area

**Quantity:** (1) Gas Cart

**Life Expectancy:** N/A **Remaining Life:** 0

**Best Cost:** \$0.00

**Worst Cost:** \$0.00

Source of Information:

**Observations:**

Client has informed this component has been removed from service. No reserve funding necessary.

## Component Evaluation

Comp # 1903 Lawn Mowers - Replace (Unfunded)

---

**Subgroup: Maintenance Area**

**Location:** Maintenance area

**Quantity:** (6) Push Mowers

**Life Expectancy:** N/A **Remaining Life:** 0

**Best Cost:** \$0.00

**Worst Cost:** \$0.00

Source of Information:

**Observations:**

Client has informed this component has been removed from service. No reserve funding necessary.

## Component Evaluation

Comp # 1904 Blowers - Replace (Unfunded)

---

**Subgroup: Maintenance Area**

**Location:** Maintenance area

**Quantity:** (4) Blowers

**Life Expectancy:** N/A **Remaining Life:** 0

**Best Cost:** \$0.00

**Worst Cost:** \$0.00

Source of Information:

**Observations:**

Client has informed this component has been removed from service. No reserve funding necessary.

## Component Evaluation

Comp # 1904 Riding Mower - Replace (Unfunded)

---

**Subgroup: Maintenance Area**

**Location:** Maintenance area

**Quantity:** (1) Riding mower

**Life Expectancy:** N/A **Remaining Life:** 0

**Best Cost:** \$0.00

**Worst Cost:** \$0.00

Source of Information:

**Observations:**

Client has informed this component has been removed from service. No reserve funding necessary.



## Component Evaluation

Comp # 1905 Bobcat S150 - Replace (Unfunded)

---

**Subgroup: Maintenance Area**

**Location:** Maintenance area

**Quantity:** (1) Bobcat

**Life Expectancy:** N/A **Remaining Life:** 0

**Best Cost:** \$0.00

**Worst Cost:** \$0.00

Source of Information:

**Observations:**

Client has informed this component has been removed from service. No reserve funding necessary.

## Component Evaluation

Comp # 1906 Trailers - Replace (Unfunded)

---

**Subgroup: Maintenance Area**

**Location:** Maintenance area

**Quantity:** (3) Trailers

**Life Expectancy:** N/A **Remaining Life:** 0

**Best Cost:** \$0.00

**Worst Cost:** \$0.00

Source of Information:

**Observations:**

Client has informed this component has been removed from service. No reserve funding necessary.

## Component Evaluation

Comp # 1907 Dodge Ram - Replace (Unfunded)

---

**Subgroup: Maintenance Area**

**Location:** Maintenance area

**Quantity:** (1) Dodge truck

**Life Expectancy:** N/A **Remaining Life:** 0

**Best Cost:** \$0.00

**Worst Cost:** \$0.00

Source of Information:

**Observations:**

Client has informed this component has been removed from service. No reserve funding necessary.

## Component Evaluation

Comp # 1908 Wood Splitter - Replace (Unfunded)

---

**Subgroup: Maintenance Area**

**Location:** Maintenance area

**Quantity:** (1) Wood Splitter

**Life Expectancy:** N/A **Remaining Life:** 0

**Best Cost:** \$0.00

**Worst Cost:** \$0.00

Source of Information:

**Observations:**

Client has informed this component has been removed from service. No reserve funding necessary.

## Component Evaluation

Comp # 1909 Stringed Trimmers - Replace (Unfunded)

---

**Subgroup: Maintenance Area**

**Location:** Maintenance area

**Quantity:** (5) Stringed Trimmers

**Life Expectancy:** N/A **Remaining Life:** 0

**Best Cost:** \$0.00

**Worst Cost:** \$0.00

Source of Information:

**Observations:**

Client has informed this component has been removed from service. No reserve funding necessary.



## Component Evaluation

Comp # 1910 Paint Spray System - Replace (Unfunded)

---

**Subgroup: Maintenance Area**

**Location:** Maintenance area

**Quantity:** (1) Gas paint sprayer

**Life Expectancy:** N/A **Remaining Life:** 0

**Best Cost:** \$0.00

**Worst Cost:** \$0.00

Source of Information:

**Observations:**

Client has informed this component has been removed from service. No reserve funding necessary.

## Component Evaluation

Comp # 1911 Chemical Spray Gun - Replace (Unfunded)

---

**Subgroup: Maintenance Area**

**Location:** Maintenance area

**Quantity:** (1) Chemical Sprayer

**Life Expectancy:** N/A **Remaining Life:** 0

**Best Cost:** \$0.00

**Worst Cost:** \$0.00

Source of Information:

**Observations:**

Client has informed this component has been removed from service. No reserve funding necessary.

# Component Evaluation

Comp # 2003 Electrical / Lighting - Maintenance

---

**Subgroup: Electrical**

**Location:** Throughout community

**Quantity:** (1) Community

**Life Expectancy:** 35 **Remaining Life:** 0

**Best Cost:** \$50,000.00  
Estimate to make repairs/replacements

**Worst Cost:** \$60,000.00

Source of Information: In-House Costs Database

**Observations:**

The client reported that the circuit breaker boxes need to be replaced in the near future. Although the electrical system is designed to last the life of the community we have funded for a similar project approximately every 30 to 35 years.



## Component Evaluation

Comp # 2301 Night Host Quarters - Replace (Unfunded)

---

**Subgroup: Maintenance Area**

**Location:** R.V. Parking lot

**Quantity:** (1) Manufactured Home

**Life Expectancy:** N/A **Remaining Life:** 0

**Best Cost:** \$0.00

**Worst Cost:** \$0.00

Source of Information:

**Observations:**

Client has informed this component has been removed from service. No reserve funding necessary.

# Component Evaluation

Comp # 2302 Night Host Quarters - Remodel (Unfunded)

## Subgroup: Maintenance Area

**Location:** R.V. Parking lot

**Quantity:** (1) Manufactured Home

**Life Expectancy:** N/A **Remaining Life:** 0

**Best Cost:** \$0.00

**Worst Cost:** \$0.00

Source of Information:

### General Notes:

Quantity breakdown:

- (1) Washer & Dryer
- (1) Table w/ 3 chairs
- (1) Sofa
- (1) Outside Table, chair, cupboard
- (1) Ironing board/iron
- (1) Hot water heater
- (1) Chest of drawers (3)
- (1) Bench
- (1) Barbecue
- (1) Lamp
- (1) Awning
- (3) Pictures

### Observations:

Client has informed this component has been removed from service. No reserve funding necessary.

# Component Evaluation

Comp # 2303 Maintenance Break Room - Remodel (Unfunded)

## Subgroup: Maintenance Area

**Location:** Maintenance area

**Quantity:** (1) Break room

**Life Expectancy:** N/A **Remaining Life:** -5

**Best Cost:** \$0.00

**Worst Cost:** \$0.00

Source of Information:

### General Notes:

Quantity breakdown:

- (1) Water cooler
- (1) Propane heater
- (1) Desks w/ chairs
- (1) Time clock
- (2) File cabinets
- (1) Suction machine
- (1) Jack
- (1) Pressure washer
- (1) Outside refrigerator
- (1) Restroom
- (2) Cabinets w/ counter top

### Observations:

Client has informed this component has been removed from service. No reserve funding necessary.



# Component Evaluation

Comp # 2305 R.V. Shade Structure - Repair

## Subgroup: Maintenance Area

**Location:** Maintenance area

**Quantity:** Approx 14,000 Sq.ft. structure

**Life Expectancy:** 10 **Remaining Life:** 5

**Best Cost:** \$7,000.00  
Estimate to make repairs

**Worst Cost:** \$9,000.00  
Higher estimate

Source of Information: In-House Costs Database

## Observations:

No expectation to completely replace this structure under normal circumstances. We recommend funding for an allowance to generally repair and refurbish the structure approximately every 10 years.



# Component Evaluation

Comp # 2305 Parking Shade Structure - Repair

## Subgroup: Maintenance Area

**Location:** Next to manufactured home

**Quantity:** (1) Structure

**Life Expectancy:** 20 **Remaining Life:** 10

**Best Cost:** \$4,000.00  
Estimate to replace

**Worst Cost:** \$6,000.00  
Higher estimate

Source of Information: In-House Costs Database

### Observations:

Although this structure may reach an extended life we recommend funding to replace this component approximately every 20 years. Remaining life is based on current condition.



# Glossary of Commonly Used Words And Phrases

(Provided by the National Reserve Study Standards of the Community Associations Institute)

**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** – Also referred to as an “Asset.” Individual line items in the Reserve Study developed or updated in the physical analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited useful life expectancies, 3) have predictable remaining life expectancies, 4) above a minimum threshold cost, and 5) required by local codes.

**Component Full Funding** – When the actual (or projected) cumulative reserve balance for all components is equal to the fully funded balance.

**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, a review of established association precedents, and discussion with appropriate association representatives.

**Deficit** – An actual (or projected reserve balance), which is less than the fully funded balance.

**Effective Age** – The difference between useful life and remaining useful life (UL - RUL).

**Financial Analysis** – The portion of the Reserve Study where current status of the reserves (measured as cash or percent funded) and a recommended reserve contribution rate (reserve funding plan) are derived, and the projected reserve income and expenses over time is presented. The financial analysis is one of the two parts of the Reserve Study.

**Fully Funded Balance** – An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life “used up” of the current repair or replacement cost of a reserve component. This number is calculated for each component, and then summed together for an association total.

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

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

**Funding Goals** – Independent of calculation methodology utilized, the following represent the basic categories of funding plan goals:

- Baseline Funding: Establishing a reserve-funding goal of keeping the reserve balance above zero.
- Component Full Funding: Setting a reserve funding goal of attaining and maintaining cumulative reserves at or near 100% funded.
- Threshold Funding: Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount.

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

**Funding Principles** –

- Sufficient funds when required
- Stable contributions through the year
- Evenly distributed contributions over the years
- Fiscally responsible

**GSF** - Gross Square Feet

**Life and Valuation Estimates** – The task of estimating useful life, remaining useful life, and repair or replacement costs for the reserve components.

**LF** - Linear Feet



**Percent Funded** – The ratio, at a particular point in time (typically the beginning of the fiscal year), of the actual (or projected) reserve balance to the ideal fund balance, expressed as a percentage.

**Physical Analysis** – The portion of the Reserve Study where the component evaluation, 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 continue to serve its intended function. Projects anticipated to occur in the current fiscal year have a “0” remaining useful life.

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

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

**Reserve Study** – A budget-planning tool, which identifies 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.

**Special Assessment** – An assessment levied on the members of an association in addition to regular assessments. Governing documents or local statutes often regulate special assessments.

**Surplus** – An actual (or projected) reserve balance that is greater than the fully funded balance.

**Useful Life (UL)** – Also known as “life expectancy.” The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed and maintained in its present application of installation.

