



July 18, 2024

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Via Email: *michelle@legacysouthwestpm.com*  
Property: **The Shops at Prestonwood**  
2725 Creekway Drive , Carrollton , 75010

Service: **RESERVE STUDY**

Project No.: C240308-2

Attachment:Report

Dear Michelle and Members of the Board,

Criterion-Dotson Engineers has completed a Reserve Study Update for The Shops at Prestonwood Townhomes. Enclosed is our report for your review.

This Reserve Study has been performed in general accordance with Community Association Institute (CAI) National Reserve Study Standards.

Our report should be reviewed in its entirety, including its Appendices which contain the financial analysis, captioned photographs, and reference documents.

Criterion-Dotson Engineers appreciates this opportunity to assist Legacy Southwest Property Management, LLC, in support of the The Shops at Prestonwood Association's facility and financial planning.

Thank you.

**Criterion-Dotson Engineers**

David Dotson

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David Dotson  
President

# The Shops at Prestonwood Reserve Study

The Shops at Prestonwood  
2725 Creekway Drive  
Carrollton , TX 75010

*Prepared for:*

Legacy Southwest Property Management

The Shops at Prestonwood

6010 W. Spring Creek Parkway

Plano, Texas 75024

*Prepared By: Summer Megdadi, RS*



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972-562-1011



Site Inspection performed April 16, 2024  
*Submitted July 18, 2024*

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# 1.0 INTRODUCTION

Following authorization by the 's Board of Directors, Criterium-Dotson Engineers has conducted a Reserve Study Update of your 381 unit residential community located at 2725 Creekway Drive in Carrollton , TX. Our work is consistent with our proposal dated 03/08/2024.

This report must be reviewed in its entirety to understand our findings and their limitations. The Appendices are an integral part of this report and must be included in any review. Please refer to Appendix C for definitions of common terms of reference used herein.

We have conducted the study in general accordance with the National Reserve Study Standards published by the Community Association Institute (CAI). Please refer to Appendix C which contains a copy of the CAI standard.

This study was conducted by licensed Professional Engineers and other qualified staff working under the responsible charge of a CAI-certified Reserve Specialist.

Summer Megdadi prepared this report and the attached financial analysis. This report is principally based on our visual site inspection on April 16, 2024.

David Dotson, PE, RS, of Criterium-Dotson Engineers reviewed their findings.

Criterium presents this confidential report for the Board's review and use.

In reviewing the engineering assumptions, cost estimates and projected fund values herein, please understand that their accuracy diminishes as time passes. Long range facility maintenance projections are intended only to indicate the likely pattern of reserve expenditures and to guide financial planning.

Criterium agrees with CAI's recommendation that reserve studies should be updated regularly to allow periodic adjustment of facility plans and funding strategies.

## 2.0 EXECUTIVE SUMMARY

In summary, as a result of our on-site inspections and other investigations, we find the common components of the property to be in fair general condition and well-maintained.

We have identified an inventory of Association-responsible common components which are likely to require periodic repair or replacement or other recurrent reserve investment.

We have formed an opinion of the remaining useful life of each component. We have estimated the current cost of required reserve expenditures for their repair or replacement. We have projected annual reserve budgets over a 30-year planning period.

In summary, the 30-year total of projected reserve expenditures, (current dollar cost estimates inflated at 4.00% annually), is \$20,660,247. The average annual expenditures for the 30-year period is \$688,675.

The Shops at Prestonwood Townhomes Association has provided us with information on the Association's Reserve Fund and the current funding plan. Our initial financial analysis was based on the data supplied.

Our projections indicate that the current reserve fund contributions will not be adequate.

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	Current Funding Levels	Alternative 1, Level Funding with Steps	Alternative 2, Escalating Funding	Alternative 3, Escalating Funding with Special Assessments
<b>ASSOCIATION</b>				
Starting Balance	\$1,380,770	\$1,380,770	\$1,380,770	\$1,380,770
Contributions (30-Year Total)	\$6,730,192	\$25,350,000	\$29,123,963	\$6,730,192
Additional Capital	\$0	\$0	\$0	\$0
Interest / Returns (30-Year Total)	\$126,615	\$1,625,777	\$1,915,922	\$311,156
Expenditures (30-Year Total)	\$20,660,247	\$20,660,247	\$20,660,247	\$20,660,247
Ending Balance	(\$12,422,670)	\$7,696,299	\$11,760,407	\$761,871
<b>OWNER</b>				
Starting Contributions (/unit/year)	\$315	\$1,050	\$919	\$315
Total Special Assessments Amount	\$0	\$0	\$0	\$13,000,000



## 3.0 PURPOSE & SCOPE

### 3.1. OBJECTIVES

The purpose of this reserve study is to determine a reserve needs plan for the Association, to evaluate the current rate of contribution to the reserve fund, and, if required, to suggest alternate funding strategies.

This report is intended to be used as a tool by the Association's Board for considering and managing its future financial obligations, for determining appropriate reserve fund allocations, and for informing the individual Owners of the Association's required reserve expenditures and the resulting financial plan.

For purposes of financial planning, Association-responsible expenses are typically divided into two categories:

- Operation and maintenance (O&M) of commonly-held elements of real property and other assets. These O&M expenses usually include taxes, insurance, property management costs and other service
- Reserve expenditures for major periodic repairs or replacement of commonly-held elements.

Long-term reserve expenditures, the funding plan and ensuring adequate Reserve Fund balances are the focus of this Reserve Study.

History demonstrates that, as time progresses, property conditions and management strategies will change. As a result, planned scopes of work may be altered or deferred. Actual cost in the marketplace will vary from estimates. Actual rates of inflation and returns on investment will vary from projections.

For these reasons, we concur with the Community Association Institute guidelines and recommend that this reserve study be updated every three to five years.

### 3.2. LEVEL OF SERVICE

The Community Association Institute (CAI) identifies four levels of service for Reserve Studies:

1. Full Reserve Study
2. Reserve Study Update, With Site Visit/On-Site Review
3. Reserve Study Update, No-Site-Visit/Off Site Review
4. Preliminary Reserve Study, Community Not Yet Constructed

All may be appropriate for a community, depending on the condition of the facility and the phase of their planning cycle. The CAI National Reserve Study Standard in Appendix C contains more detail on these levels of service and the scope of study of each of them.

Our current study is a Level II - Reserve Study Update with On-Site Analysis.

Crerium's actual scope of service is enhanced and exceeds the CAI standard in the Amount principal ways:

- Our investigation and evaluation of the property is performed by experienced professional engineers
- After preparing and submitting our initial analysis, we engage in collaborative review process with the Board, toward developing a financial plan more responsive to the needs of the The Shops at Prestonwood.

### 3.3. SOURCES OF INFORMATION

The following people were interviewed during our study:

- Michelle Dando, Community Association Manager - Legacy Southwest Property Management

The following documents were provided to us and reviewed:

- The Shops at Prestonwood Reserve Study 2017

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## 4.0 PHYSICAL ANALYSIS

### 4.1 PROPERTY DESCRIPTION

Please refer to the Appendices for captioned photographs.

The Shops at Prestonwood is a 381-unit residential community located on a 25 acre site, at 2725 Creekway Drive in Carrollton , TX.

The Shops at Prestonwood was constructed beginning in 2008. The community currently consists of thirty-seven two and three-story buildings, common areas, and an amenity center equipped with a pool. The buildings occupy an estimated twenty five acre parcel of sloping ground. Each building houses between three and nine residential units. There are currently a total of 381 units on the property.

### 4.2 COMMON COMPONENTS

#### Grouped by Category

CATEGORY						
COMPONENT	NEXT REPL	EXPECTED USEFUL LIFE	REMAINING USEFUL LIFE	COST PER MEASURE	QUANTITY	CURRENT COST
<b>Amenities</b>						
Amenity Center Furniture Replacement	01/01/2030	20:00	5:06	\$10,560.00	1 Lot	\$10,560
BBQ Grill Replacement	01/01/2025	15:00	0:06	\$1,585.00	2 Ea	\$3,170
Decking Repairs - Creekway (Periodic)	01/01/2026	10:00	1:06	\$24.00	355 SF	\$8,520
Decking Repairs - Riverview (Periodic)	01/01/2030	10:00	5:06	\$24.00	355 SF	\$8,520
Exercise Equipment - Elliptical Replacement	01/01/2026	14:00	1:06	\$5,940.00	2 Ea	\$11,880
Exercise Equipment - Spinner Replacement	01/01/2026	14:00	1:06	\$1,610.00	2 Ea	\$3,220
Exercise Equipment - Treadmill Replacement	01/01/2026	14:00	1:06	\$7,788.00	3 Ea	\$23,364
<b>Grand Total</b>						<b>\$7,150,422</b>

CATEGORY

COMPONENT	NEXT REPL	EXPECTED USEFUL LIFE	REMAINING USEFUL LIFE	COST PER MEASURE	QUANTITY	CURRENT COST
Exercise Equipment - Weight Machine Replacement	01/01/2026	14:00	1:06	\$5,940.00	1 Ea	\$5,940
Flat Screen Television Replacement	01/01/2026	10:00	1:06	\$1,848.00	2 Ea	\$3,696
Mailbox Replacement	01/01/2038	30:00	13:06	\$1,980.00	24 Ea	\$47,520
Park Bench Replacement	01/01/2033	25:00	8:06	\$1,060.00	4 Ea	\$4,240
Pool Coping to Decking Joint, Both Pools (Deck-O-Seal)	01/01/2027	4:00	2:06	\$9.00	280 LF	\$2,520
Pool Coping/Tile Replacement - Creekway	01/01/2039	30:00	14:06	\$55.00	140 LF	\$7,700
Pool Coping/Tile Replacement - Riverview	01/01/2050	30:00	25:06	\$55.00	140 LF	\$7,700
Pool Fencing - Clean/Prime/Paint (Periodic) - Creekway	01/01/2025	8:00	0:06	\$12.25	395 LF	\$4,839
Pool Fencing - Clean/Prime/Paint (Periodic) - Riverview	01/01/2026	8:00	1:06	\$12.25	395 LF	\$4,839
Pool Fencing - Replacement	01/01/2049	40:00	24:06	\$80.00	790 LF	\$63,200
Pool Furniture Replacement	01/01/2028	7:00	3:06	\$12,000.00	1 Lot	\$12,000
Pool Re-Surface (Gunite) - Creekway	01/01/2027	10:00	2:06	\$11.00	1,050 SF	\$11,550
Pool Re-Surface (Gunite) - Riverview	01/01/2030	10:00	5:06	\$8.58	1,050 SF	\$9,009
Wood Arbor Replacement	01/01/2034	25:00	9:06	\$35.00	1,250 SF	\$43,750
<b>Amenities Total</b>						<b>\$297,737</b>
<b>Building Exterior</b>						
Door Replacement	01/01/2034	25:00	9:06	\$924.00	9	\$8,316
<b>Grand Total</b>						<b>\$7,150,422</b>

CATEGORY

COMPONENT	NEXT REPL	EXPECTED USEFUL LIFE	REMAINING USEFUL LIFE	COST PER MEASURE	QUANTITY	CURRENT COST
Garage Door - Paint	01/01/2025	8:00	0:06	\$462.00	255 Ea	\$117,810
Garage Door - Stain	01/01/2028	5:00	3:06	\$660.00	126 Ea	\$83,160
Townhome Privacy Brick Fence, Repair	01/01/2026	10:00	1:06	\$22.00	2,028 LF	\$44,616
Townhome - 4' Metal Fence Clean, Prime, Paint	01/01/2027	10:00	2:06	\$9.00	2,738 LF	\$24,642
Townhome - Metal - 4' Fence Replacement	01/01/2049	40:00	24:06	\$60.00	2,738 LF	\$164,280
Townhome - Paint and Repair Exteriors	07/01/2024	8:00	0:00	\$1,200.00	381	\$457,200
Townhome - Roof and Gutter Replacement (33%)	01/01/2035	20:00	10:06	\$13,740.00	127 Ea	\$1,744,980
Townhome - Roof and Gutter Replacement (33%)	01/01/2038	20:00	13:06	\$13,740.00	127 Ea	\$1,744,980
Townhome - Roof and Gutter Replacement (33%)	01/01/2041	20:00	16:06	\$13,740.00	127 Ea	\$1,744,980
<b>Building Exterior Total</b>						<b>\$6,134,964</b>
<b>Building Interior</b>						
Lighting - Can Replacement	01/01/2035	25:00	10:06	\$198.00	60	\$11,880
Flooring Replacement - Carpet	01/01/2025	15:00	0:06	\$6.50	540 SF	\$3,510
Flooring Replacement - Exercise	01/01/2029	20:00	4:06	\$9.00	705 SF	\$6,345
Interior Paint	01/01/2026	8:00	1:06	\$11,000.00	1 Lot	\$11,000
Restroom Fixture Replacement	01/01/2035	25:00	10:06	\$7,260.00	1 Lot	\$7,260
Restroom Partition Replacement	01/01/2039	30:00	14:06	\$990.00	3 Ea	\$2,970
<b>Grand Total</b>						<b>\$7,150,422</b>

CATEGORY

COMPONENT	NEXT REPL	EXPECTED USEFUL LIFE	REMAINING USEFUL LIFE	COST PER MEASURE	QUANTITY	CURRENT COST
<b>Building Interior Total</b>						<b>\$42,965</b>
<b>Mechanical</b>						
Access Control System Replacement	07/01/2024	15:00	0:00	\$5,000.00	1 Ea	\$5,000
Ceiling Fan Replacement	01/01/2027	16:00	2:06	\$350.00	8 Ea	\$2,800
Drinking Fountain Replacement	01/01/2025	15:00	0:06	\$1,500.00	4 Ea	\$6,000
Electrical Panel Replacement	01/01/2049	40:00	24:06	\$2,775.00	3 Ea	\$8,325
HVAC Replacement	01/01/2037	15:00	12:06	\$9,600.00	2 Ea	\$19,200
Irrigation Controller Replacement	07/01/2024	12:00	0:00	\$990.00	22 Ea	\$21,780
Pond Equipment Replacement	01/01/2038	15:00	13:06	\$12,000.00	1 Lot	\$12,000
Pool Filter Replacement (Large)	01/01/2030	15:00	5:06	\$3,000.00	1 Ea	\$3,000
Pool Pump Replacement (2 HP)	01/01/2025	6:00	0:06	\$2,200.00	2 Ea	\$4,400
Surveillance Camera Replacement	01/01/2025	4:00	0:06	\$429.00	10 Ea	\$4,290
Surveillance Equipment Upgrade	01/01/2030	12:00	5:06	\$6,000.00	1 Lot	\$6,000
<b>Mechanical Total</b>						<b>\$92,795</b>
<b>Other</b>						
Reserve Study Updates	07/01/2028	4:00	4:00	\$5,800.00	1 Ea	\$5,800
Contingency	01/01/2025	1:00	0:06	\$30,000.00	1 Ea	\$30,000
<b>Other Total</b>						<b>\$35,800</b>
<b>Grand Total</b>						<b>\$7,150,422</b>

CATEGORY

COMPONENT	NEXT REPL	EXPECTED USEFUL LIFE	REMAINING USEFUL LIFE	COST PER MEASURE	QUANTITY	CURRENT COST
<b>Site</b>						
Brick Perimeter Fencing Repairs - Topped w/ Metal (Periodic)	01/01/2031	10:00	6:06	\$18.00	431 LF	\$7,758
Brick Perimeter Fencing Repairs - 6' (Periodic)	01/01/2027	10:00	2:06	\$22.00	1,024 LF	\$22,528
Brick Perimeter Fencing - Topped w/ Metal	01/01/2041	30:00	16:06	\$180.00	431 LF	\$77,580
Brick Perimeter Fencing - 6'	01/01/2041	30:00	16:06	\$220.00	1,024 LF	\$225,280
Concrete Parking Lot - Seal Joints, Stripe	01/01/2027	5:00	2:06	\$2,500.00	1 Lot	\$2,500
Concrete Walkway and Drive Repairs (Periodic)	01/01/2025	7:00	0:06	\$18.00	4,950 SF	\$89,100
Column Repairs	01/01/2026	10:00	1:06	\$280.00	14 Ea	\$3,920
Retaining Wall Repairs (~ 4')	01/01/2031	10:00	6:06	\$24,000.00	1 Lot	\$24,000
Wood Perimeter Fencing Replacement	01/01/2033	20:00	8:06	\$44.00	992 LF	\$43,648
Wood Perimeter Fencing Stain	01/01/2027	5:00	2:06	\$8.00	992 LF	\$7,936
Wrought Iron Fencing - 6' Clean/Prime/Paint (Periodic)	01/01/2028	10:00	3:06	\$12.25	305 LF	\$3,736
Wrought Iron Atop Brick Fence- Clean/Prime/Paint (Periodic)	01/01/2028	10:00	3:06	\$5.50	431 LF	\$2,370
Wrought Iron Fencing Replacement - 6'	01/01/2049	40:00	24:06	\$75.00	305 LF	\$22,875
Wrought Iron Fencing Replacement Atop Brick Fence	01/01/2049	40:00	24:06	\$30.00	431 LF	\$12,930
<b>Site Total</b>						<b>\$546,161</b>
<b>Grand Total</b>						<b>\$7,150,422</b>

## 4.3 CONDITION ASSESSMENT

### 4.3.1 Site Improvements

#### *Description & Observations*

The site slopes generally to the creek running through the middle of the site. A number of mortared stone retaining walls assist in creating suitable building pads for the structures. Stone retaining walls are in fair condition. Repairs were recently made. They will require periodic repairs on an approximate 10 year cycle. Any cracks that develop in the retaining walls should be sealed immediately to avoid further damage to the wall due to freeze / thaw cycles.

Drainage in the community is handled over the surface with curb inlets and underground storm drainage at the streets. Most storm drainage is conveyed to the municipal system. Some runoff is diverted to the pond north of the amenity center.

Community streets are owned and maintained by the City. There are a total of six striped parking areas located throughout the community. Parking lots are constructed of cast in place concrete.

Parking lot concrete is generally in fair condition. Restriping of the spaces will be necessary in the future. Any cracks in the concrete paving in the parking areas should be sealed to prevent seepage of water below the paving, causing premature failure. Periodic pavement patching, repairs, and replacement will also be required in the future. Sidewalks run throughout the community. With the exception of the common area flatwork, all sidewalks are owned and maintained by the City.

The concrete walkways in the common areas are in fair general condition at this time; they will require periodic repairs and replacement due to the expansive nature of soils in this area.

Landscaping on the site is well established. Most consists primarily of ornamental trees and shrubs throughout the property, with foundation plantings surrounding many of the building footprints. The east border of the property along Charles Street is lined with a combination of fencing materials that include metal fencing (~305 lin. ft.), brick fencing (~880 lin. ft.), and brick fencing topped with metal accents (~430 lin.ft.). A relatively short run of stained wood fencing is installed behind buildings 10 and 11 (~990 ln. ft.). Metal fencing is also located at the pool area (~400 lin. ft.). Privacy fencing is located behind many units and consists of either brick or metal. Landscaping on the site is typically maintained through a service contract with an outside servicing company. Seasonal lawn treatment and maintenance, annual plantings, and pruning should be addressed in a general operating budget. Brick perimeter fencing is approximately 16 years old.

Brick fencing will require periodic repairs on an approximate 10 year cycle beginning in about five years. Brick fences similar to this one typically last an average of thirty years in the area; therefore, we suggest that replacement of the brick perimeter fencing be planned for in approximately 14 years. Cleaning, priming, and painting of the metal fencing will be required approximately every 8 to 10 years. No issues were observed with the wood fencing along the alley behind buildings 10 and 11. Wood fences typically need replacement after 20 years of service. The privacy fencing in place at grade level at some units is also in generally fair condition. Maintenance will be required on these fences similar to those at the perimeter.

The current condition of the site improvements is consistent with the normal performance and aging of this system.

The remaining useful life is as expected.

No unusual conditions were noted.

#### *Common Components & Required Reserve Expenditures*



Appendix A contains an inventory of all site improvements which are common components, and a detailed schedule of projected reserve expenditures for these items.

#### **4.3.2 Building Structure and Exterior**

##### ***Description & Observations***

The amenity center and townhomes are of stick-framed construction with pitched roofs. Foundations are cast-in-place, post-tension concrete slabs. There did not appear to be any issues of concern regarding capital expenditures for the structural systems for the buildings or the amenity center at the time of the investigation. Trees and other vegetation are planted extremely close to unit foundations. This may lead to differential foundation movement in the future. Soils around the perimeters of the foundations should be monitored for dryness.

Townhome and amenity center attic ventilation is provided by roof hawk and soffit vents.

Although attic areas were not directly investigated, there was no reported history of problems regarding ventilation in these spaces. The quantity and location of vents appears to be adequate as viewed from street level.

Townhome and amenity center pitched roof surfaces are covered in asphalt shingles with woven valleys. There were no visible areas of exposed flashing to determine the material used for flashing. Roof surfacing is applied over roof sheathing. The main entrance into the amenity center is covered with a standing seam metal roofing. An aluminum gutter and downspout system that predominately discharges storm water directly to an underground conveyance is in place at most of the buildings.

No issues were observed with the townhome roofs. Roofs were reportedly replaced in 2017 after a major hail storm. Typically, composition shingle roofing surfaces will last twenty years in the area. Damaged downspouts were reportedly replaced with the roofs after the hailstorm in 2017. They should not require replacement for many years as this component typically provides 30 years of relatively trouble free service. The exteriors of the townhomes and the amenity center are clad in brick and stone veneer with cement fiber siding, fasciae, corner boards, and porch soffits. Stained wood shutters are installed at some front facing windows. Garage doors located at the alley side of units are painted fiberglass overhead doors. Front facing garage doors are stained wood.

Painting of the wood exterior elements on the buildings including the amenity center has been accomplished on an eight-year cycle. We suggest caulking windows and other joints during the painting process. Staining of the wood garage doors will need to be performed on a more frequent basis – about every four years.

Building structure and exterior is consistent with the normal performance and aging of this system.

The remaining useful life is as expected.

No unusual conditions were noted.

##### ***Common Components & Required Reserve Expenditures***

Appendix A contains an inventory of all building structure and exterior items which are common components, and a detailed schedule of projected reserve expenditures for these items.

#### **4.3.3 Building Interior**

The building interior maintained by the community includes flooring material, interior paint, lighting fixtures, doors, Exercise room, furniture, and 3 bathrooms.

The current condition of the building interior is consistent with the normal performance and aging of this system.

The remaining useful life is as expected.

No unusual conditions were noted.

#### ***Common Components & Required Reserve Expenditures***

Appendix A contains an inventory of all building interior items which are common components, and a detailed schedule of projected reserve expenditures for these items.

#### ***4.3.4 Mechanical, Electrical, and Plumbing (MEP) Systems***

This section of the report does not address Owner-responsible mechanical, electrical, and plumbing systems.

##### ***Description & Observations***

Underground electrical wires feed exterior electric panels to accomplish electrical distribution at the amenity center and townhomes.

The irrigation controllers (22 ea.) for the landscaped areas are located throughout the community and typically attached to building exteriors. Access into the amenity center and pool area is controlled via a key fob system. A surveillance system was recently added.

Seven tons of cooling/heating are provided by the amenity center's two split-system units. Two drinking fountains are installed on the amenity center east exterior wall, and two more are located in the gym. Pool equipment is located in a mechanical closet at the south side of the amenity center. Pool equipment consists of two pumps and one sand filter.

There did not appear to be any issues of significance regarding the electrical, HVAC, or security systems at the community at the time of the investigation. Irrigation controllers and system appeared to be in fair condition and working order. The drinking fountains are in fair condition. The pool equipment is generally in fair condition. Routine maintenance and replacement of pool equipment can be expected.

Amenity center water and sewer service is provided by the City of Carrollton. Water distribution piping is copper. Sewage collection piping is PVC. The plumbing fixtures are vitreous china, of commercial quality, with good quality accessories.

##### **Men's Restroom**

- Two sinks
- One urinal
- One toilet

##### **Women's Restroom**

- Two sinks
- Two toilets

The underground amenity central electrical system has a 120/240 volt, single phase and 220 A panels Amperage.

The current condition of the MEP systems is consistent with the normal performance and aging of this system.

The remaining useful life is as expected.

No unusual conditions were noted.

#### ***Common Components & Required Reserve Expenditures***

Appendix A contains an inventory of all MEP systems which are common components, and a detailed schedule of projected reserve expenditures for these items.

#### **4.3.5 Amenities**

##### ***Description & Observations***

The pool is surfaced with gunite pool surfacing and has cast-stone coping and tile at the waterline. Pool apron/decking is stamped, stained, cast-in place concrete.

The pool should be planned for periodic resurfacing in approximately 5 years. Decking is in fair condition. Minor cracking of the surface can be expected. Regular patching/sealing should be anticipated. The decking to coping joint will require periodic resealing (Deck-O-Seal), and should be planned for in approximately 2 years and then should be resealed on a 4 year cycle. The chaises and chairs are of fair quality.

Gym equipment consists of:

- 3 treadmills
- 2 elliptical trainers
- 2 recumbent cycles
- 1 weight machine
- 2 flat screen TVs

The current condition of the amenities is consistent with the normal performance and aging of this system.

The remaining useful life is as expected.

No unusual conditions were noted.

#### ***Common Components & Required Reserve Expenditures***

Appendix A contains an inventory of all amenities which are common components, and a detailed schedule of projected reserve expenditures for these items.

#### **4.3.6 Other Items**

##### ***Description & Observations***

We consider these buildings and site components to be in generally good condition when compared to others of similar age and construction type. While some components are in need of a repair and replacement program, the program can be prioritized and planned in conjunction with reserve strategies. We feel that the reserve financials included with this report outline several possible strategies for the community to adopt given the current condition of the project as a whole. As time passes, it may become necessary to reestablish financial priorities and capital expenditure schedules given any unforeseen circumstances. We recommend and encourage this activity.

An annual contingency is included in reserve fund components to address unforeseen or unexpected expenses.

We recommend the Association conduct periodic Reserve Study Updates in accordance with CAI best practices.

#### *Common Components & Required Reserve Expenditures*

Appendix A contains an inventory of all other items which are common components, and a detailed schedule of projected reserve expenditures for these items.

## **4.4 LIFE & VALUATION**

### *4.4.1 Opinions of Useful Life*

Simply stated, for components which require periodic reserve expenditures for their repairs or replacement, the frequency of work equals the typical, industry accepted expected useful life (EUL) for the type of feature,

And, theoretically, the remaining useful life (RUL) of a component before the next reserve expenditure for its repair or replacement is equal to the difference between its EUL and its age:

$$\text{RUL} = \text{EUL} - \text{Age}$$

However, the condition and rate of deterioration of the association's assets rarely conform to such simple analysis. And, often, a property's history and available documentation does not provide any record of a particular component's actual age.

In our experience, the effective age and actual RUL of an installed item vary greatly from its actual age and calculated RUL. These variances depend on the quality of its original materials and workmanship, level of service, climatic exposure, and ongoing maintenance. As part of Criterium's work on this reserve study, we have determined our opinion of the effective age, EUL and RUL of each common component based on our evaluation of its existing condition and considering those factors.

When it seems appropriate, we will spread some budgets over multiple years. However, it is beyond the scope of this reserve study to prioritize the need for work between a number of buildings or installed locations or to closely specify or breakdown phased work packages.

In summary, we have based our opinion of the remaining useful life and expected frequency and schedule of repair for each common component on some or all of the following:

- Actual or assumed age
- Observed existing condition
- Association's or Property Manager's maintenance history and plan
- Our experience with actual performance of such components under similar service and exposure
- Our experience managing the repairs and replacements of such components

We use the following documentation to guide our considerations:

- Fannie Mae - Expected Useful Life Tables National Association of Home Builders - Life Expectancy of Components
- Marshall & Swift Valuation Service Expected Life Expectancies

### *4.4.2 Cost Estimating*

In developing our estimate of reserve expenditure for most common components, we have estimated a quantity of each item and also a unit cost for its repair or replacement. In some cases, it is more appropriate to estimate a lump sum cost for a required work package or 'lot'.

Unless directed to take a different approach, we assume that contract labor will perform the work and apply appropriate installer's mark-ups on supplied material and equipment. When required, our estimated costs include demolition and disposal of existing materials, and protection of other portions of the property.

When appropriate for large reserve projects, we will also include soft costs for design and project management, and typical general contractor's cost for general conditions, supervision, overhead and profit.

We have based our opinion of unit and lump sum costs on some or all of the following:

- Records of previous maintenance expenses
- Previously solicited Vendor quotations or Contractor proposals
- Provided reserve budgets developed by others
- Our project files on repairs and replacements at other properties

We use the following publications to guide our considerations:

- On-Line R S Means - Construction Cost Data
- Marshall & Swift Valuation Service - Facility Cost Index

Annual aggregated reserve expenditure budgets have been calculated for all years during the study period by inflating the annual tallies of current dollar cost estimates, and compounding for inflation at 4.00% per year.

Of course, it is impossible to accurately predict inflation fluctuation. Four percent is close to the average annual values of both consumer and construction cost increases since the US Bureau of Labor Statistics started publishing data approximately 85 years ago.

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## 5.0 FINANCIAL ANALYSIS

Please refer to Appendix A which contains tables illustrating the findings following below.

### 5.1 RESERVE EXPENDITURE PROJECTION

Based on our investigations and estimates described in Section 4 of this report, we have identified likely reserve expenditures throughout the study period.

For detailed information on projected reserve expenditures, please refer to the Appendix A tables titled "Common Component Inventory & Reserve Expenditure Planning" and "Annual Reserve Expenditures 30-Year Budget Projection."

Please note that we have assumed that the cost of minor repair & replacement work valued at less than \$2000 will be covered by normal Operations & Maintenance budgets.

Our projections also include a suggested minimum annual balance threshold for your funding, which is referred to as the Threshold Level. This is equal to half the average annual expenditures over the 30-year study period.

We have not included any reserve budget allowances for repair of casualty damage by vehicle impact, severe storm action, etc. It is assumed that such expenses would be defrayed by proceeds of insurance claims.

### 5.2 CURRENT FUNDING

#### 5.2.1 Board-Provided Information

At the time we were retained to provide this study, The Shops at Prestonwood Home Owners Association provided us with initial information on Association's Reserve Fund and its funding plan.

Our initial financial analysis was based on the information supplied.

Fiscal Year Starting Date:	Jul 1, 2024
For Designated Year:	2024
Starting Fund Balance:	\$1,380,770
On Date:	Jul 1, 2024
Current Rate of Contribution:	\$120,000
Planned Increases:	4.18%
Planned Special Assessments:	\$0
Projected Average Return on Investment:	1.50%
Projected Rate of Annual Inflation:	4.00%

Financial data, records of past expenses, and cost estimates provided by others have been taken in good faith and at face value. No audit or other verification has been performed.

#### 5.2.2 Current Funding Plan Projection

Our initial analysis was a projection of the Association's current rate of contribution forward over 30 years with no increases. For detailed data, please refer to the Appendix A tables and graphs titled "Reserve Fund - 30-Year Cash flow Projection - Current Funding Plan"

Given the reported \$1,380,770 starting balance of the Reserve Fund on Jul 1, 2024, the current ongoing rate of contribution of \$120,000, and an anticipated average rate of return on investment of 1.50% per year, our financial analysis indicates that the Association's current funding will prove insufficient to meet future needs.

Because of draw-downs for projected reserve expenditure expenses, projected year-end fund balances will fall into deficit in 2036 of the study period. The projected year-end balance at the end of the 30-year planning period in 2053 will be approximately **(\$12,422,670)**.

### 5.3 ALTERNATIVE FUNDING PLANS

We have prepared 3 alternate funding plan for the Board's consideration:

#### Alternative 1 - Stairstep Funding

- Minimum required funding for capital reserves over the duration without a special assessment. This alternative recommends an increase in initial funding to \$400,000 (\$1,050 per unit annually together with periodic increases of \$200,000 (\$525 per unit annually) every 3 years for the next 6 years, then an increase of \$150,000 (\$394) per unit in 2033. Total monthly rates of contributions grow to \$950,000 in Year 10, \$950,000 in Year 20 and \$950,000 in Year 30. This alternative creates an adequate fund balance throughout the study period.

#### Alternative 2 - Annual Percentage Increase in Funding

- Minimum required contribution together with annual escalation in dues for capital reserves over the duration without a special assessment. This alternative recommends an increase in initial funding to \$350,000 (\$919 per unit annually), and recommends recurring annual increases in the rate of contribution equal to 10.00% in contribution over the next 12 years. Total monthly rates of contributions grow to \$825,282 in Year 10, \$1,208,295 in Year 20 and \$1,208,295 in Year 30. This alternative creates an adequate fund balance throughout the study period and also represents a solid approach.

#### Alternative 3 - Current Funding With Inflationary Increase and Special Assessments

- Maintains initial funding at the current level with 4.0% annual inflationary increases to contribution over the duration of the funding period. This alternative requires a large special assessment at years 11, 14, 17, and 25, but holds annual dues for the capital reserve to a minimum. **This alternative is NOT recommended but shows what the financial impact will be without long-term planning.**

### 5.4. FUNDING METHODOLOGIES (Background Information)

The Community Association Institute (CAI) recognizes several reserve funding methodologies, all of which may be used to satisfy these principles:

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

For the planning needs of your association, we have recommended a cash-flow projection approach. The projection considers anticipated annual expenditures and contributions to compute approximate year-end reserve fund balances throughout the study period. This methodology is consistent with standards suggested by CAI.

There are other methods of determining appropriate reserve funding levels. If you are interested, these are set forth in CAI's National Reserve Study Standard attached in Appendix C.

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## 6.0 LIMITATIONS

### STANDARDS AND LIMITATIONS

Criterion-Dotson Engineers shall perform duties to at least the professional standards consistent with a licensed, Professional Engineer, but does not guarantee or warrant that all adverse conditions concerning the property can be or will be discovered and included in the report. The photographs are an integral part of this report and must be included in any review.

This study is limited to the visual observations made during our inspection. We did not undertake any excavation, conduct any destructive or invasive testing, remove surface materials or finishes, or displace furnishings or equipment. The observations described in this study are valid on the dates of the investigation.

Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection.

We did not perform any computations or other engineering analysis as part of this study, nor did we conduct a comprehensive code compliance investigation.

This information in this study is not to be considered a warranty of condition, quality, compliance or cost. No warranty is implied.

Financial data, records of past expenses, and cost estimates provided by others have been taken in good faith and at face value. No audit or other verification has been performed.

Reserve budgets are opinions of likely expense based on reasonable cost estimates. We have not obtained competitive quotations or estimates from contractors. Actual costs can vary significantly, based on the specific scope of work developed, availability of materials and qualified contractors, and many other variables. We cannot be responsible for variances.

Criterion-Dotson Engineers does not offer financial counseling services. Although reasonable rates of inflation and return on investment must be assumed to calculate projected balances, no one can accurately predict actual economic performance. Although reserve fund management and investment may be discussed during the course of the study, we do not purport to hold any special qualifications in this area.

We recommend that the Board also seek other professional guidance before finalizing their current reserve fund planning activity. Depending on issues which may arise, an appropriate team of consultants to aid decision-making might include their property manager, accountant, financial counselor and attorney.

Criterion-Dotson Engineers prepared this confidential report for the review and use of the Board of the Association. We do not intend any other individual or party to rely upon this study without our express written consent. If another individual or party relies on this study, they shall indemnify, defend and hold Criterion-Dotson Engineers, its subsidiaries, affiliates, officers, directors, members, shareholders, partners, agents, employees and such other parties in interest specified by Criterion-Dotson Engineers harmless for any damages, losses, or expenses they may incur as a result of its use. Any use or reliance of the report by an individual or party other than shall constitute acceptance of these terms and conditions.

## 7.0 CONCLUSION

Criterion-Dotson Engineers appreciates this opportunity to assist Legacy Southwest Property Management in support of The Shops at Prestonwood facility and financial planning. We are pleased to present this report for the Board's consideration and use.

To the best of our ability, we have attempted to work in the best interest of The Shops at Prestonwood and to aid the Board toward fulfillment of their fiduciary responsibilities and obligations to the individual Unit Owners who comprise the association's membership.

In our professional opinion, and within the limitations disclosed elsewhere herein, all information contained herein is reliable and appropriate to guide the Board's deliberations and decision-making.

All of Criterion's work for this study has been carried out in strict accordance with the CAI Code of Ethics. We consider our report confidential and will not share its content with anyone but the Board without its knowledge and release.

We are unaware of any other involvement or business relationship between Criterion-Dotson Engineers and the Developer, or individual Unit Owners, or members of the Board, or any other entities which constitute any conflict of interest.

If you have any further questions or would like to direct additional, follow-on services, please contact Criterion Dotson Engineers at 972-562-1011.

Criterion-Dotson Engineers appreciates this opportunity to assist the Board in support of the association's facility and financial planning. Thank you.

Thank you.

Respectfully submitted,

Criterion-Dotson Engineers

**Summer Magdadi**

**David H. Dotson**

Summer Magdadi  
Project Engineer - *(Investigating & Reporting)*

David H. Dotson, PE, RS, BIE  
Reviewing Engineer - *(Reviewing)*

# APPENDICES

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**APPENDIX A**  
**FINANCIAL EXHIBITS**

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Reserve Study for Client:  
Board of Directors

Property Manager:  
Michelle Dando

**Association Information, Agreed Planning Assumptions and Current Reserve Funding Data**

**Association Information:**

Number of units	1 total buildings	381
Is this property mixed-use?	Residential property	Yes or No
Are all Units assessed at equal rates?		Yes or No
Fiscal year starts		July 1, 2024
Fiscal year is designated as		2024

**Construction History:**

Initial building construction or first Unit occupancy		2008
If building(s) had a prior use, the year of condo conversion	Not Applicable	---
If phased construction, the year the last Unit was completed	Not Applicable	---
Significant renovation	Not Applicable	---

**Study Information & Planning Assumptions:**

Study period, duration in years		30
Study period starts		July 1, 2024
Rate of return on investment % (ROI) applied to reserve fund balances		1.50%
Annual inflation rate (%) applied to future expenditure annual budgets		4.00%

**Current Funding Levels:**

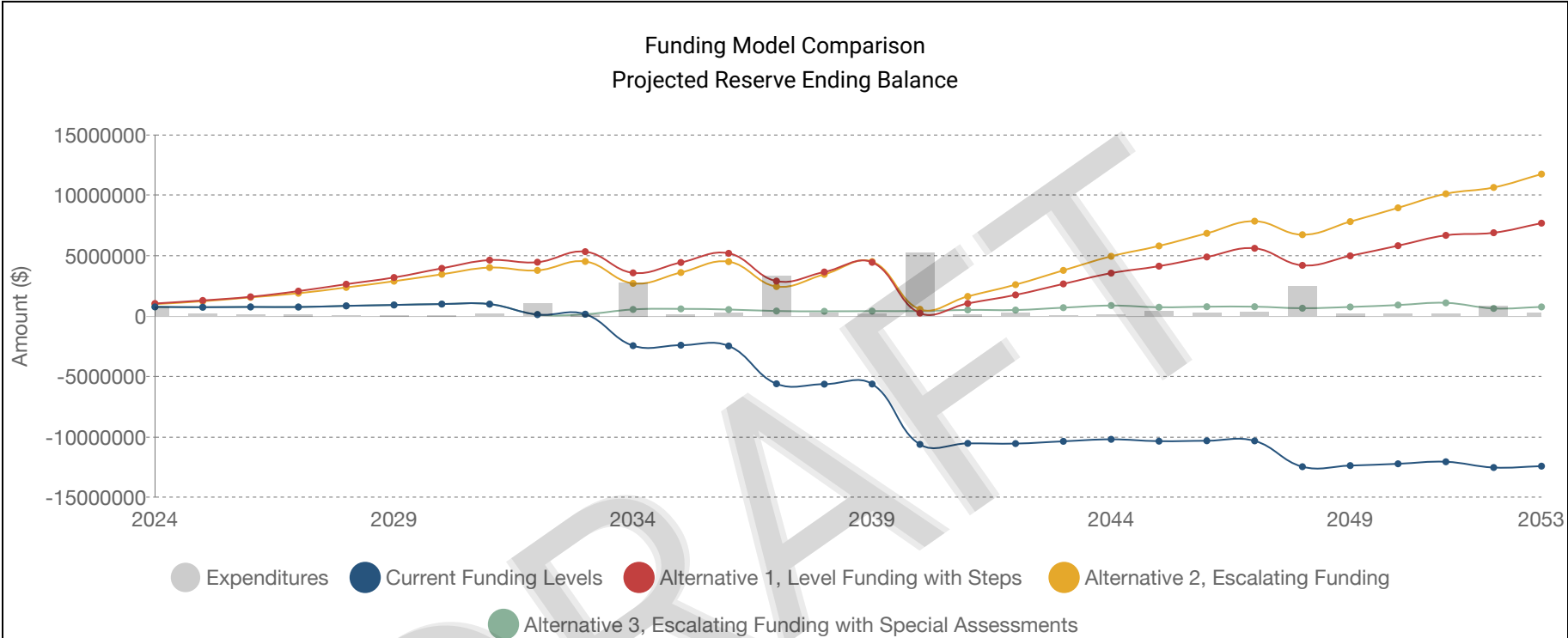
Estimated starting reserve fund balance	\$1,380,770
Current monthly reserve contribution	\$8,700
Current overall annual reserve contribution	\$104,400
Monthly average reserve contribution per unit	\$23
Annual average reserve contribution per unit	\$274

**Current Planned Special Assessments:**

Dollars	Year
---	
---	
---	

## 30-Year Cash-Flow Projections - Summary Graph

Year No.	Fiscal Year	Projected Capital Expenditures	Year-End Reserve Fund Balances			
			Current Funding Levels	Alternative 1, Level Funding with Steps	Alternative 2, Escalating Funding	Alternative 3, Escalating Funding with Special Assessments
1	2024	\$757,624	\$763,858	\$1,043,858	\$993,858	\$763,858
2	2025	\$163,316	\$736,800	\$1,296,200	\$1,230,450	\$736,800
3	2026	\$117,523	\$760,122	\$1,598,121	\$1,554,885	\$760,122
4	2027	\$153,564	\$752,944	\$2,068,529	\$1,890,494	\$752,944
5	2028	\$56,224	\$848,397	\$2,643,333	\$2,375,063	\$848,397
6	2029	\$84,889	\$922,233	\$3,198,094	\$2,889,479	\$922,233
7	2030	\$90,376	\$997,529	\$3,955,690	\$3,462,492	\$997,529
8	2031	\$177,278	\$993,125	\$4,637,747	\$4,019,202	\$993,125
9	2032	\$1,043,543	\$128,708	\$4,463,771	\$3,786,203	\$128,708
10	2033	\$144,924	\$156,512	\$5,335,804	\$4,523,354	\$156,512
11	2034	\$2,784,318	(\$2,447,829)	\$3,581,523	\$2,714,696	\$552,171
12	2035	\$145,298	(\$2,408,392)	\$4,439,948	\$3,608,710	\$599,890
13	2036	\$255,699	(\$2,471,968)	\$5,200,848	\$4,505,591	\$545,313
14	2037	\$3,331,341	(\$5,603,500)	\$2,897,519	\$2,450,128	\$421,961
15	2038	\$238,247	(\$5,633,946)	\$3,652,735	\$3,456,929	\$397,844
16	2039	\$204,943	(\$5,622,775)	\$4,452,584	\$4,512,135	\$414,983
17	2040	\$5,223,741	(\$10,621,758)	\$245,631	\$564,371	\$422,224
18	2041	\$150,467	(\$10,538,478)	\$1,048,848	\$1,630,664	\$511,838
19	2042	\$258,890	(\$10,554,270)	\$1,755,691	\$2,604,529	\$503,724
20	2043	\$65,734	(\$10,367,181)	\$2,666,293	\$3,786,158	\$698,368
21	2044	\$97,684	(\$10,201,930)	\$3,558,604	\$4,953,562	\$874,094
22	2045	\$426,236	(\$10,354,715)	\$4,135,746	\$5,809,924	\$734,422
23	2046	\$250,602	(\$10,320,926)	\$4,897,181	\$6,854,766	\$779,226
24	2047	\$305,717	(\$10,330,877)	\$5,614,922	\$7,860,165	\$780,964
25	2048	\$2,445,714	(\$12,468,994)	\$4,203,432	\$6,740,649	\$654,561
26	2049	\$226,311	(\$12,375,404)	\$4,990,173	\$7,823,743	\$757,969
27	2050	\$185,337	(\$12,228,045)	\$5,829,688	\$8,964,057	\$916,698
28	2051	\$178,831	(\$12,060,872)	\$6,688,302	\$10,127,982	\$1,097,622
29	2052	\$835,098	(\$12,536,126)	\$6,903,529	\$10,653,098	\$638,832
30	2053	\$260,782	(\$12,422,670)	\$7,696,299	\$11,760,407	\$761,871



The chart above compares the projected annual reserve fund ending balances for the three funding plans (Current Funding Levels Assessment Funding, Alternative Alternative 1, Level Funding with Steps and Alternative Alternative 2, Escalating Funding ) over the 30 year period.

Future opportunity to reduce rate of contribution to reserves after key projects are complete. Consider during Reserve Study Update.

## Cash-Flow Projection at the Current Funding Levels Funding Level

Inflation: 4.00% | Investment: 1.50% | Calc: Inflation-Adjusted

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2024-25	\$1,380,770	\$120,000	14.94%	\$20,712	\$0	\$0	\$757,624	\$763,858
2025-26	\$763,858	\$124,800	4.00%	\$11,458	\$0	\$0	\$163,316	\$736,800
2026-27	\$736,800	\$129,792	4.00%	\$11,052	\$0	\$0	\$117,523	\$760,122
2027-28	\$760,122	\$134,984	4.00%	\$11,402	\$0	\$0	\$153,564	\$752,944
2028-29	\$752,944	\$140,383	4.00%	\$11,294	\$0	\$0	\$56,224	\$848,397
2029-30	\$848,397	\$145,998	4.00%	\$12,726	\$0	\$0	\$84,889	\$922,233
2030-31	\$922,233	\$151,838	4.00%	\$13,833	\$0	\$0	\$90,376	\$997,529
2031-32	\$997,529	\$157,912	4.00%	\$14,963	\$0	\$0	\$177,278	\$993,125
2032-33	\$993,125	\$164,228	4.00%	\$14,897	\$0	\$0	\$1,043,543	\$128,708
2033-34	\$128,708	\$170,797	4.00%	\$1,931	\$0	\$0	\$144,924	\$156,512
2034-35	\$156,512	\$177,629	4.00%	\$2,348	\$0	\$0	\$2,784,318	(\$2,447,829)
2035-36	(\$2,447,829)	\$184,734	4.00%	\$0	\$0	\$0	\$145,298	(\$2,408,392)
2036-37	(\$2,408,392)	\$192,124	4.00%	\$0	\$0	\$0	\$255,699	(\$2,471,968)
2037-38	(\$2,471,968)	\$199,809	4.00%	\$0	\$0	\$0	\$3,331,341	(\$5,603,500)
2038-39	(\$5,603,500)	\$207,801	4.00%	\$0	\$0	\$0	\$238,247	(\$5,633,946)
2039-40	(\$5,633,946)	\$216,113	4.00%	\$0	\$0	\$0	\$204,943	(\$5,622,775)
2040-41	(\$5,622,775)	\$224,758	4.00%	\$0	\$0	\$0	\$5,223,741	(\$10,621,758)



YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2041-42	(\$10,621,758)	\$233,748	4.00%	\$0	\$0	\$0	\$150,467	(\$10,538,478)
2042-43	(\$10,538,478)	\$243,098	4.00%	\$0	\$0	\$0	\$258,890	(\$10,554,270)
2043-44	(\$10,554,270)	\$252,822	4.00%	\$0	\$0	\$0	\$65,734	(\$10,367,181)
2044-45	(\$10,367,181)	\$262,935	4.00%	\$0	\$0	\$0	\$97,684	(\$10,201,930)
2045-46	(\$10,201,930)	\$273,452	4.00%	\$0	\$0	\$0	\$426,236	(\$10,354,715)
2046-47	(\$10,354,715)	\$284,390	4.00%	\$0	\$0	\$0	\$250,602	(\$10,320,926)
2047-48	(\$10,320,926)	\$295,766	4.00%	\$0	\$0	\$0	\$305,717	(\$10,330,877)
2048-49	(\$10,330,877)	\$307,596	4.00%	\$0	\$0	\$0	\$2,445,714	(\$12,468,994)
2049-50	(\$12,468,994)	\$319,900	4.00%	\$0	\$0	\$0	\$226,311	(\$12,375,404)
2050-51	(\$12,375,404)	\$332,696	4.00%	\$0	\$0	\$0	\$185,337	(\$12,228,045)
2051-52	(\$12,228,045)	\$346,004	4.00%	\$0	\$0	\$0	\$178,831	(\$12,060,872)
2052-53	(\$12,060,872)	\$359,844	4.00%	\$0	\$0	\$0	\$835,098	(\$12,536,126)
2053-54	(\$12,536,126)	\$374,238	4.00%	\$0	\$0	\$0	\$260,782	(\$12,422,670)

## Alternative Funding Alternative 1, Level Funding with Steps

- Minimum required funding for capital reserves over the duration without a special assessment. This alternative recommends an increase in initial funding to \$400,000 (\$1,050 per unit annually together with periodic increases of \$200,000 (\$525 per unit annually) every 3 years for the next 6 years, then an increase of \$150,000 (\$394) per unit in 2033. Total monthly rates of contributions grow to \$950,000 in Year 10, \$950,000 in Year 20 and \$950,000 in Year 30. This alternative creates an adequate fund balance throughout the study period.

Inflation: 4.00% | Investment: 1.50% | Calc: Inflation-Adjusted

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2024-25	\$1,380,770	\$400,000	283.14%	\$20,712	\$0	\$0	\$757,624	\$1,043,858
2025-26	\$1,043,858	\$400,000	0.00%	\$15,658	\$0	\$0	\$163,316	\$1,296,200
2026-27	\$1,296,200	\$400,000	0.00%	\$19,443	\$0	\$0	\$117,523	\$1,598,121
2027-28	\$1,598,121	\$600,000	50.00%	\$23,972	\$0	\$0	\$153,564	\$2,068,529
2028-29	\$2,068,529	\$600,000	0.00%	\$31,028	\$0	\$0	\$56,224	\$2,643,333
2029-30	\$2,643,333	\$600,000	0.00%	\$39,650	\$0	\$0	\$84,889	\$3,198,094
2030-31	\$3,198,094	\$800,000	33.33%	\$47,971	\$0	\$0	\$90,376	\$3,955,690
2031-32	\$3,955,690	\$800,000	0.00%	\$59,335	\$0	\$0	\$177,278	\$4,637,747
2032-33	\$4,637,747	\$800,000	0.00%	\$69,566	\$0	\$0	\$1,043,543	\$4,463,771
2033-34	\$4,463,771	\$950,000	18.75%	\$66,957	\$0	\$0	\$144,924	\$5,335,804
2034-35	\$5,335,804	\$950,000	0.00%	\$80,037	\$0	\$0	\$2,784,318	\$3,581,523
2035-36	\$3,581,523	\$950,000	0.00%	\$53,723	\$0	\$0	\$145,298	\$4,439,948
2036-37	\$4,439,948	\$950,000	0.00%	\$66,599	\$0	\$0	\$255,699	\$5,200,848
2037-38	\$5,200,848	\$950,000	0.00%	\$78,013	\$0	\$0	\$3,331,341	\$2,897,519

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2038-39	\$2,897,519	\$950,000	0.00%	\$43,463	\$0	\$0	\$238,247	\$3,652,735
2039-40	\$3,652,735	\$950,000	0.00%	\$54,791	\$0	\$0	\$204,943	\$4,452,584
2040-41	\$4,452,584	\$950,000	0.00%	\$66,789	\$0	\$0	\$5,223,741	\$245,631
2041-42	\$245,631	\$950,000	0.00%	\$3,684	\$0	\$0	\$150,467	\$1,048,848
2042-43	\$1,048,848	\$950,000	0.00%	\$15,733	\$0	\$0	\$258,890	\$1,755,691
2043-44	\$1,755,691	\$950,000	0.00%	\$26,335	\$0	\$0	\$65,734	\$2,666,293
2044-45	\$2,666,293	\$950,000	0.00%	\$39,994	\$0	\$0	\$97,684	\$3,558,604
2045-46	\$3,558,604	\$950,000	0.00%	\$53,379	\$0	\$0	\$426,236	\$4,135,746
2046-47	\$4,135,746	\$950,000	0.00%	\$62,036	\$0	\$0	\$250,602	\$4,897,181
2047-48	\$4,897,181	\$950,000	0.00%	\$73,458	\$0	\$0	\$305,717	\$5,614,922
2048-49	\$5,614,922	\$950,000	0.00%	\$84,224	\$0	\$0	\$2,445,714	\$4,203,432
2049-50	\$4,203,432	\$950,000	0.00%	\$63,051	\$0	\$0	\$226,311	\$4,990,173
2050-51	\$4,990,173	\$950,000	0.00%	\$74,853	\$0	\$0	\$185,337	\$5,829,688
2051-52	\$5,829,688	\$950,000	0.00%	\$87,445	\$0	\$0	\$178,831	\$6,688,302
2052-53	\$6,688,302	\$950,000	0.00%	\$100,325	\$0	\$0	\$835,098	\$6,903,529
2053-54	\$6,903,529	\$950,000	0.00%	\$103,553	\$0	\$0	\$260,782	\$7,696,299

## Alternative Funding Alternative 2, Escalating Funding

- Minimum required contribution together with annual escalation in dues for capital reserves over the duration without a special assessment. This alternative recommends an increase in initial funding to \$350,000 (\$919 per unit annually), and recommends recurring annual increases in the rate of contribution equal to 10.00% in contribution over the next 12 years. Total monthly rates of contributions grow to \$825,282 in Year 10, \$1,208,295 in Year 20 and \$1,208,295 in Year 30. This alternative creates an adequate fund balance throughout the study period and also represents a solid approach.

**Inflation: 4.00% | Investment: 1.50% | Calc: Inflation-Adjusted**

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2024-25	\$1,380,770	\$350,000	235.25%	\$20,712	\$0	\$0	\$757,624	\$993,858
2025-26	\$993,858	\$385,000	10.00%	\$14,908	\$0	\$0	\$163,316	\$1,230,450
2026-27	\$1,230,450	\$423,500	10.00%	\$18,457	\$0	\$0	\$117,523	\$1,554,885
2027-28	\$1,554,885	\$465,850	10.00%	\$23,323	\$0	\$0	\$153,564	\$1,890,494
2028-29	\$1,890,494	\$512,435	10.00%	\$28,357	\$0	\$0	\$56,224	\$2,375,063
2029-30	\$2,375,063	\$563,678	10.00%	\$35,626	\$0	\$0	\$84,889	\$2,889,479
2030-31	\$2,889,479	\$620,046	10.00%	\$43,342	\$0	\$0	\$90,376	\$3,462,492
2031-32	\$3,462,492	\$682,051	10.00%	\$51,937	\$0	\$0	\$177,278	\$4,019,202
2032-33	\$4,019,202	\$750,256	10.00%	\$60,288	\$0	\$0	\$1,043,543	\$3,786,203
2033-34	\$3,786,203	\$825,282	10.00%	\$56,793	\$0	\$0	\$144,924	\$4,523,354
2034-35	\$4,523,354	\$907,810	10.00%	\$67,850	\$0	\$0	\$2,784,318	\$2,714,696
2035-36	\$2,714,696	\$998,591	10.00%	\$40,720	\$0	\$0	\$145,298	\$3,608,710
2036-37	\$3,608,710	\$1,098,450	10.00%	\$54,131	\$0	\$0	\$255,699	\$4,505,591
2037-38	\$4,505,591	\$1,208,295	10.00%	\$67,584	\$0	\$0	\$3,331,341	\$2,450,128

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2038-39	\$2,450,128	\$1,208,295	0.00%	\$36,752	\$0	\$0	\$238,247	\$3,456,929
2039-40	\$3,456,929	\$1,208,295	0.00%	\$51,854	\$0	\$0	\$204,943	\$4,512,135
2040-41	\$4,512,135	\$1,208,295	0.00%	\$67,682	\$0	\$0	\$5,223,741	\$564,371
2041-42	\$564,371	\$1,208,295	0.00%	\$8,466	\$0	\$0	\$150,467	\$1,630,664
2042-43	\$1,630,664	\$1,208,295	0.00%	\$24,460	\$0	\$0	\$258,890	\$2,604,529
2043-44	\$2,604,529	\$1,208,295	0.00%	\$39,068	\$0	\$0	\$65,734	\$3,786,158
2044-45	\$3,786,158	\$1,208,295	0.00%	\$56,792	\$0	\$0	\$97,684	\$4,953,562
2045-46	\$4,953,562	\$1,208,295	0.00%	\$74,303	\$0	\$0	\$426,236	\$5,809,924
2046-47	\$5,809,924	\$1,208,295	0.00%	\$87,149	\$0	\$0	\$250,602	\$6,854,766
2047-48	\$6,854,766	\$1,208,295	0.00%	\$102,821	\$0	\$0	\$305,717	\$7,860,165
2048-49	\$7,860,165	\$1,208,295	0.00%	\$117,902	\$0	\$0	\$2,445,714	\$6,740,649
2049-50	\$6,740,649	\$1,208,295	0.00%	\$101,110	\$0	\$0	\$226,311	\$7,823,743
2050-51	\$7,823,743	\$1,208,295	0.00%	\$117,356	\$0	\$0	\$185,337	\$8,964,057
2051-52	\$8,964,057	\$1,208,295	0.00%	\$134,461	\$0	\$0	\$178,831	\$10,127,982
2052-53	\$10,127,982	\$1,208,295	0.00%	\$151,920	\$0	\$0	\$835,098	\$10,653,098
2053-54	\$10,653,098	\$1,208,295	0.00%	\$159,796	\$0	\$0	\$260,782	\$11,760,407

### Alternative Funding Alternative 3, Escalating Funding with Special Assessments

- Maintains initial funding at the current level with 4.0% annual inflationary increases to contribution over the duration of the funding period. This alternative requires a large special assessment at years 11, 14, 17, and 25, but holds annual dues for the capital reserve to a minimum. This alternative is NOT recommended but shows what the financial impact will be without long-term planning.

Inflation: 4.00% | Investment: 1.50% | Calc: Inflation-Adjusted

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2024-25	\$1,380,770	\$120,000	14.94%	\$20,712	\$0	\$0	\$757,624	\$763,858
2025-26	\$763,858	\$124,800	4.00%	\$11,458	\$0	\$0	\$163,316	\$736,800
2026-27	\$736,800	\$129,792	4.00%	\$11,052	\$0	\$0	\$117,523	\$760,122
2027-28	\$760,122	\$134,984	4.00%	\$11,402	\$0	\$0	\$153,564	\$752,944
2028-29	\$752,944	\$140,383	4.00%	\$11,294	\$0	\$0	\$56,224	\$848,397
2029-30	\$848,397	\$145,998	4.00%	\$12,726	\$0	\$0	\$84,889	\$922,233
2030-31	\$922,233	\$151,838	4.00%	\$13,833	\$0	\$0	\$90,376	\$997,529
2031-32	\$997,529	\$157,912	4.00%	\$14,963	\$0	\$0	\$177,278	\$993,125
2032-33	\$993,125	\$164,228	4.00%	\$14,897	\$0	\$0	\$1,043,543	\$128,708
2033-34	\$128,708	\$170,797	4.00%	\$1,931	\$0	\$0	\$144,924	\$156,512
2034-35	\$156,512	\$177,629	4.00%	\$2,348	\$3,000,000	\$0	\$2,784,318	\$552,171
2035-36	\$552,171	\$184,734	4.00%	\$8,283	\$0	\$0	\$145,298	\$599,890
2036-37	\$599,890	\$192,124	4.00%	\$8,998	\$0	\$0	\$255,699	\$545,313
2037-38	\$545,313	\$199,809	4.00%	\$8,180	\$3,000,000	\$0	\$3,331,341	\$421,961
2038-39	\$421,961	\$207,801	4.00%	\$6,329	\$0	\$0	\$238,247	\$397,844

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2039-40	\$397,844	\$216,113	4.00%	\$5,968	\$0	\$0	\$204,943	\$414,983
2040-41	\$414,983	\$224,758	4.00%	\$6,225	\$5,000,000	\$0	\$5,223,741	\$422,224
2041-42	\$422,224	\$233,748	4.00%	\$6,333	\$0	\$0	\$150,467	\$511,838
2042-43	\$511,838	\$243,098	4.00%	\$7,678	\$0	\$0	\$258,890	\$503,724
2043-44	\$503,724	\$252,822	4.00%	\$7,556	\$0	\$0	\$65,734	\$698,368
2044-45	\$698,368	\$262,935	4.00%	\$10,476	\$0	\$0	\$97,684	\$874,094
2045-46	\$874,094	\$273,452	4.00%	\$13,111	\$0	\$0	\$426,236	\$734,422
2046-47	\$734,422	\$284,390	4.00%	\$11,016	\$0	\$0	\$250,602	\$779,226
2047-48	\$779,226	\$295,766	4.00%	\$11,688	\$0	\$0	\$305,717	\$780,964
2048-49	\$780,964	\$307,596	4.00%	\$11,714	\$2,000,000	\$0	\$2,445,714	\$654,561
2049-50	\$654,561	\$319,900	4.00%	\$9,818	\$0	\$0	\$226,311	\$757,969
2050-51	\$757,969	\$332,696	4.00%	\$11,370	\$0	\$0	\$185,337	\$916,698
2051-52	\$916,698	\$346,004	4.00%	\$13,750	\$0	\$0	\$178,831	\$1,097,622
2052-53	\$1,097,622	\$359,844	4.00%	\$16,464	\$0	\$0	\$835,098	\$638,832
2053-54	\$638,832	\$374,238	4.00%	\$9,582	\$0	\$0	\$260,782	\$761,871

## Current Reserve Items and Expenditure Planning

### Grouped by Category

CATEGORY							
COMPONENT	NEXT REPL	EXPECTED USEFUL LIFE	REMAINING USEFUL LIFE	COST PER MEASURE	QUANTITY	CURRENT COST	
<b>Amenities</b>							
Amenity Center Furniture Replacement	01/01/2030	20:00	5:06	\$10,560.00	1 Lot	\$10,560	
BBQ Grill Replacement	01/01/2025	15:00	0:06	\$1,585.00	2 Ea	\$3,170	
Decking Repairs - Creekway (Periodic)	01/01/2026	10:00	1:06	\$24.00	355 SF	\$8,520	
Decking Repairs - Riverview (Periodic)	01/01/2030	10:00	5:06	\$24.00	355 SF	\$8,520	
Exercise Equipment - Elliptical Replacement	01/01/2026	14:00	1:06	\$5,940.00	2 Ea	\$11,880	
Exercise Equipment - Spinner Replacement	01/01/2026	14:00	1:06	\$1,610.00	2 Ea	\$3,220	
Exercise Equipment - Treadmill Replacement	01/01/2026	14:00	1:06	\$7,788.00	3 Ea	\$23,364	
Exercise Equipment - Weight Machine Replacement	01/01/2026	14:00	1:06	\$5,940.00	1 Ea	\$5,940	
Flat Screen Television Replacement	01/01/2026	10:00	1:06	\$1,848.00	2 Ea	\$3,696	
Mailbox Replacement	01/01/2038	30:00	13:06	\$1,980.00	24 Ea	\$47,520	
Park Bench Replacement	01/01/2033	25:00	8:06	\$1,060.00	4 Ea	\$4,240	
Pool Coping to Decking Joint, Both Pools (Deck-O-Seal)	01/01/2027	4:00	2:06	\$9.00	280 LF	\$2,520	
Pool Coping/Tile Replacement - Creekway	01/01/2039	30:00	14:06	\$55.00	140 LF	\$7,700	
<b>Grand Total</b>						<b>\$7,150,422</b>	



CATEGORY

COMPONENT	NEXT REPL	EXPECTED USEFUL LIFE	REMAINING USEFUL LIFE	COST PER MEASURE	QUANTITY	CURRENT COST
Pool Coping/Tile Replacement - Riverview	01/01/2050	30:00	25:06	\$55.00	140 LF	\$7,700
Pool Fencing - Clean/Prime/Paint (Periodic) - Creekway	01/01/2025	8:00	0:06	\$12.25	395 LF	\$4,839
Pool Fencing - Clean/Prime/Paint (Periodic) - Riverview	01/01/2026	8:00	1:06	\$12.25	395 LF	\$4,839
Pool Fencing - Replacement	01/01/2049	40:00	24:06	\$80.00	790 LF	\$63,200
Pool Furniture Replacement	01/01/2028	7:00	3:06	\$12,000.00	1 Lot	\$12,000
Pool Re-Surface (Gunitite) - Creekway	01/01/2027	10:00	2:06	\$11.00	1,050 SF	\$11,550
Pool Re-Surface (Gunitite) - Riverview	01/01/2030	10:00	5:06	\$8.58	1,050 SF	\$9,009
Wood Arbor Replacement	01/01/2034	25:00	9:06	\$35.00	1,250 SF	\$43,750
<b>Amenities Total</b>						<b>\$297,737</b>
<b>Building Exterior</b>						
Door Replacement	01/01/2034	25:00	9:06	\$924.00	9	\$8,316
Garage Door - Paint	01/01/2025	8:00	0:06	\$462.00	255 Ea	\$117,810
Garage Door - Stain	01/01/2028	5:00	3:06	\$660.00	126 Ea	\$83,160
Townhome Privacy Brick Fence, Repair	01/01/2026	10:00	1:06	\$22.00	2,028 LF	\$44,616
Townhome - 4' Metal Fence Clean, Prime, Paint	01/01/2027	10:00	2:06	\$9.00	2,738 LF	\$24,642
Townhome - Metal - 4' Fence Replacement	01/01/2049	40:00	24:06	\$60.00	2,738 LF	\$164,280
Townhome - Paint and Repair Exteriors	07/01/2024	8:00	0:00	\$1,200.00	381	\$457,200
<b>Grand Total</b>						<b>\$7,150,422</b>

CATEGORY

COMPONENT	NEXT REPL	EXPECTED USEFUL LIFE	REMAINING USEFUL LIFE	COST PER MEASURE	QUANTITY	CURRENT COST
Townhome - Roof and Gutter Replacement (33%)	01/01/2035	20:00	10:06	\$13,740.00	127 Ea	\$1,744,980
Townhome - Roof and Gutter Replacement (33%)	01/01/2038	20:00	13:06	\$13,740.00	127 Ea	\$1,744,980
Townhome - Roof and Gutter Replacement (33%)	01/01/2041	20:00	16:06	\$13,740.00	127 Ea	\$1,744,980
<b>Building Exterior Total</b>						<b>\$6,134,964</b>
<b>Building Interior</b>						
Lighting - Can Replacement	01/01/2035	25:00	10:06	\$198.00	60	\$11,880
Flooring Replacement - Carpet	01/01/2025	15:00	0:06	\$6.50	540 SF	\$3,510
Flooring Replacement - Exercise	01/01/2029	20:00	4:06	\$9.00	705 SF	\$6,345
Interior Paint	01/01/2026	8:00	1:06	\$11,000.00	1 Lot	\$11,000
Restroom Fixture Replacement	01/01/2035	25:00	10:06	\$7,260.00	1 Lot	\$7,260
Restroom Partition Replacement	01/01/2039	30:00	14:06	\$990.00	3 Ea	\$2,970
<b>Building Interior Total</b>						<b>\$42,965</b>
<b>Mechanical</b>						
Access Control System Replacement	07/01/2024	15:00	0:00	\$5,000.00	1 Ea	\$5,000
Ceiling Fan Replacement	01/01/2027	16:00	2:06	\$350.00	8 Ea	\$2,800
Drinking Fountain Replacement	01/01/2025	15:00	0:06	\$1,500.00	4 Ea	\$6,000
Electrical Panel Replacement	01/01/2049	40:00	24:06	\$2,775.00	3 Ea	\$8,325
<b>Grand Total</b>						<b>\$7,150,422</b>

CATEGORY

COMPONENT	NEXT REPL	EXPECTED USEFUL LIFE	REMAINING USEFUL LIFE	COST PER MEASURE	QUANTITY	CURRENT COST
HVAC Replacement	01/01/2037	15:00	12:06	\$9,600.00	2 Ea	\$19,200
Irrigation Controller Replacement	07/01/2024	12:00	0:00	\$990.00	22 Ea	\$21,780
Pond Equipment Replacement	01/01/2038	15:00	13:06	\$12,000.00	1 Lot	\$12,000
Pool Filter Replacement (Large)	01/01/2030	15:00	5:06	\$3,000.00	1 Ea	\$3,000
Pool Pump Replacement (2 HP)	01/01/2025	6:00	0:06	\$2,200.00	2 Ea	\$4,400
Surveillance Camera Replacement	01/01/2025	4:00	0:06	\$429.00	10 Ea	\$4,290
Surveillance Equipment Upgrade	01/01/2030	12:00	5:06	\$6,000.00	1 Lot	\$6,000
<b>Mechanical Total</b>						<b>\$92,795</b>
<b>Other</b>						
Reserve Study Updates	07/01/2028	4:00	4:00	\$5,800.00	1 Ea	\$5,800
Contingency	01/01/2025	1:00	0:06	\$30,000.00	1 Ea	\$30,000
<b>Other Total</b>						<b>\$35,800</b>
<b>Site</b>						
Brick Perimeter Fencing Repairs - Topped w/ Metal (Periodic)	01/01/2031	10:00	6:06	\$18.00	431 LF	\$7,758
Brick Perimeter Fencing Repairs - 6' (Periodic)	01/01/2027	10:00	2:06	\$22.00	1,024 LF	\$22,528
Brick Perimeter Fencing - Topped w/ Metal	01/01/2041	30:00	16:06	\$180.00	431 LF	\$77,580
Brick Perimeter Fencing - 6'	01/01/2041	30:00	16:06	\$220.00	1,024 LF	\$225,280
<b>Grand Total</b>						<b>\$7,150,422</b>

CATEGORY

COMPONENT	NEXT REPL	EXPECTED USEFUL LIFE	REMAINING USEFUL LIFE	COST PER MEASURE	QUANTITY	CURRENT COST
Concrete Parking Lot - Seal Joints, Stripe	01/01/2027	5:00	2:06	\$2,500.00	1 Lot	\$2,500
Concrete Walkway and Drive Repairs (Periodic)	01/01/2025	7:00	0:06	\$18.00	4,950 SF	\$89,100
Column Repairs	01/01/2026	10:00	1:06	\$280.00	14 Ea	\$3,920
Retaining Wall Repairs (~ 4')	01/01/2031	10:00	6:06	\$24,000.00	1 Lot	\$24,000
Wood Perimeter Fencing Replacement	01/01/2033	20:00	8:06	\$44.00	992 LF	\$43,648
Wood Perimeter Fencing Stain	01/01/2027	5:00	2:06	\$8.00	992 LF	\$7,936
Wrought Iron Fencing - 6' Clean/Prime/Paint (Periodic)	01/01/2028	10:00	3:06	\$12.25	305 LF	\$3,736
Wrought Iron Atop Brick Fence- Clean/Prime/Paint (Periodic)	01/01/2028	10:00	3:06	\$5.50	431 LF	\$2,370
Wrought Iron Fencing Replacement - 6'	01/01/2049	40:00	24:06	\$75.00	305 LF	\$22,875
Wrought Iron Fencing Replacement Atop Brick Fence	01/01/2049	40:00	24:06	\$30.00	431 LF	\$12,930
<b>Site Total</b>						<b>\$546,161</b>
<b>Grand Total</b>						<b>\$7,150,422</b>

## Annual Reserve Expenditure Budget Projection

### Annual Expenditure Table 2024 to 2033

CATEGORY RESERVE ITEM	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Amenities</b>										
Amenity Center Furniture Replacement						\$13,362				
BBQ Grill Replacement	\$3,297									
Decking Repairs - Creekway (Periodic)		\$9,215								
Decking Repairs - Riverview (Periodic)						\$10,781				
Exercise Equipment - Elliptical Replacement		\$12,849								
Exercise Equipment - Spinner Replacement		\$3,483								
Exercise Equipment - Treadmill Replacement		\$25,270								
Exercise Equipment - Weight Machine Replacement		\$6,425								
Flat Screen Television Replacement		\$3,998								
Park Bench Replacement									\$6,035	
Pool Coping to Decking Joint, Both Pools (Deck-O-Seal)			\$2,835				\$3,316			
Pool Fencing - Clean/Prime/Paint (Periodic) - Creekway	\$5,032								\$6,887	

CATEGORY RESERVE ITEM	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Pool Fencing - Clean/Prime/Paint (Periodic) - Riverview		\$5,234								\$7,163
Pool Furniture Replacement				\$14,038						
Pool Re-Surface (Gunitite) - Creekway			\$12,993							
Pool Re-Surface (Gunitite) - Riverview						\$11,399				
Wood Arbor Replacement										\$64,761
<b>Total Amenities</b>	<b>\$8,329</b>	<b>\$66,474</b>	<b>\$15,827</b>	<b>\$14,038</b>		<b>\$35,541</b>	<b>\$3,316</b>		<b>\$12,922</b>	<b>\$71,924</b>
<b>Building Exterior</b>										
Door Replacement										\$12,310
Garage Door - Paint	\$122,522								\$167,680	
Garage Door - Stain				\$97,285					\$118,363	
Townhome - 4' Metal Fence Clean, Prime, Paint			\$27,720							
Townhome - Paint and Repair Exteriors	\$457,200								\$625,710	
Townhome Privacy Brick Fence, Repair		\$48,256								
<b>Total Building Exterior</b>	<b>\$579,722</b>	<b>\$48,256</b>	<b>\$27,720</b>	<b>\$97,285</b>					<b>\$911,753</b>	<b>\$12,310</b>
<b>Building Interior</b>										
Flooring Replacement - Carpet	\$3,650									
Flooring Replacement - Exercise					\$7,720					
Interior Paint		\$11,898								\$16,283

CATEGORY RESERVE ITEM	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Total Building Interior</b>	<b>\$3,650</b>	<b>\$11,898</b>			<b>\$7,720</b>					<b>\$16,283</b>
<b>Mechanical</b>										
Access Control System Replacement	\$5,000									
Ceiling Fan Replacement			\$3,150							
Drinking Fountain Replacement	\$6,240									
Irrigation Controller Replacement	\$21,780									
Pool Filter Replacement (Large)						\$3,796				
Pool Pump Replacement (2 HP)	\$4,576						\$5,790			
Surveillance Camera Replacement	\$4,462				\$5,219				\$6,106	
Surveillance Equipment Upgrade						\$7,592				
<b>Total Mechanical</b>	<b>\$42,058</b>		<b>\$3,150</b>		<b>\$5,219</b>	<b>\$11,388</b>	<b>\$5,790</b>		<b>\$6,106</b>	
<b>Other</b>										
Contingency	\$31,200	\$32,448	\$33,746	\$35,096	\$36,500	\$37,960	\$39,478	\$41,057	\$42,699	\$44,407
Reserve Study Updates					\$6,785				\$7,938	
<b>Total Other</b>	<b>\$31,200</b>	<b>\$32,448</b>	<b>\$33,746</b>	<b>\$35,096</b>	<b>\$43,285</b>	<b>\$37,960</b>	<b>\$39,478</b>	<b>\$41,057</b>	<b>\$50,637</b>	<b>\$44,407</b>
<b>Site</b>										
Brick Perimeter Fencing Repairs - 6' (Periodic)			\$25,341							
Brick Perimeter Fencing Repairs - Topped w/ Metal (Periodic)							\$10,209			

CATEGORY RESERVE ITEM	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Column Repairs		\$4,240								
Concrete Parking Lot - Seal Joints, Stripe			\$2,812					\$3,421		
Concrete Walkway and Drive Repairs (Periodic)	\$92,664							\$121,938		
Retaining Wall Repairs (~ 4')							\$31,582			
Wood Perimeter Fencing Replacement									\$62,125	
Wood Perimeter Fencing Stain			\$8,927					\$10,861		
Wrought Iron Atop Brick Fence- Clean/ Prime/Paint (Periodic)				\$2,773						
Wrought Iron Fencing - 6' Clean/ Prime/Paint (Periodic)				\$4,371						
<b>Total Site</b>	<b>\$92,664</b>	<b>\$4,240</b>	<b>\$37,080</b>	<b>\$7,144</b>			<b>\$41,791</b>	<b>\$136,221</b>	<b>\$62,125</b>	
<b>Total</b>	<b>\$757,624</b>	<b>\$163,316</b>	<b>\$117,523</b>	<b>\$153,564</b>	<b>\$56,224</b>	<b>\$84,889</b>	<b>\$90,376</b>	<b>\$177,278</b>	<b>\$1,043,543</b>	<b>\$144,924</b>



## Annual Reserve Expenditure Budget Projection

### Annual Expenditure Table 2034 to 2043

CATEGORY RESERVE ITEM	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>Amenities</b>										
BBQ Grill Replacement						\$5,937				
Decking Repairs - Creekway (Periodic)		\$13,641								
Decking Repairs - Riverview (Periodic)						\$15,958				
Exercise Equipment - Elliptical Replacement						\$22,251				
Exercise Equipment - Spinner Replacement						\$6,031				
Exercise Equipment - Treadmill Replacement						\$43,760				
Exercise Equipment - Weight Machine Replacement						\$11,126				
Flat Screen Television Replacement		\$5,917								
Mailbox Replacement				\$82,289						
Pool Coping to Decking Joint, Both Pools (Deck-O-Seal)	\$3,879				\$4,538			\$5,309		
Pool Coping/Tile Replacement - Creekway					\$13,867					
Pool Fencing - Clean/Prime/Paint (Periodic) - Creekway							\$9,425			

CATEGORY RESERVE ITEM	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Pool Fencing - Clean/Prime/Paint (Periodic) - Riverview								\$9,802		
Pool Furniture Replacement	\$18,473							\$24,310		
Pool Re-Surface (Gunitite) - Creekway			\$19,232							
Pool Re-Surface (Gunitite) - Riverview						\$16,874				
<b>Total Amenities</b>	<b>\$22,353</b>	<b>\$19,558</b>	<b>\$19,232</b>	<b>\$82,289</b>	<b>\$18,406</b>	<b>\$121,937</b>	<b>\$9,425</b>	<b>\$34,112</b>	<b>\$5,309</b>	
<b>Building Exterior</b>										
Garage Door - Paint							\$229,482			
Garage Door - Stain				\$144,006					\$175,206	
Townhome - 4' Metal Fence Clean, Prime, Paint			\$41,032							
Townhome - Paint and Repair Exteriors							\$856,327			
Townhome - Roof and Gutter Replacement (33%)	\$2,686,317									
Townhome - Roof and Gutter Replacement (33%)				\$3,021,741						
Townhome - Roof and Gutter Replacement (33%)							\$3,399,047			
Townhome Privacy Brick Fence, Repair		\$71,432								
<b>Total Building Exterior</b>	<b>\$2,686,317</b>	<b>\$71,432</b>	<b>\$41,032</b>	<b>\$3,165,747</b>			<b>\$4,484,856</b>		<b>\$175,206</b>	
<b>Building Interior</b>										

CATEGORY	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
RESERVE ITEM										
Flooring Replacement - Carpet						\$6,574				
Interior Paint								\$22,284		
Lighting - Can Replacement	\$18,289									
Restroom Fixture Replacement	\$11,176									
Restroom Partition Replacement					\$5,349					
<b>Total Building Interior</b>	<b>\$29,465</b>				<b>\$5,349</b>	<b>\$6,574</b>		<b>\$22,284</b>		
<b>Mechanical</b>										
Access Control System Replacement						\$9,005				
Ceiling Fan Replacement									\$5,899	
Drinking Fountain Replacement						\$11,238				
HVAC Replacement			\$31,969							
Irrigation Controller Replacement			\$34,870							
Pond Equipment Replacement				\$20,780						
Pool Pump Replacement (2 HP)			\$7,326						\$9,270	
Surveillance Camera Replacement			\$7,143				\$8,356			
Surveillance Equipment Upgrade								\$12,155		
<b>Total Mechanical</b>			<b>\$81,309</b>	<b>\$20,780</b>		<b>\$20,243</b>	<b>\$8,356</b>	<b>\$12,155</b>	<b>\$15,169</b>	
<b>Other</b>										
Contingency	\$46,184	\$48,031	\$49,952	\$51,950	\$54,028	\$56,189	\$58,437	\$60,774	\$63,205	\$65,734

CATEGORY RESERVE ITEM	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Reserve Study Updates			\$9,286				\$10,863			
<b>Total Other</b>	<b>\$46,184</b>	<b>\$48,031</b>	<b>\$59,238</b>	<b>\$51,950</b>	<b>\$54,028</b>	<b>\$56,189</b>	<b>\$69,300</b>	<b>\$60,774</b>	<b>\$63,205</b>	<b>\$65,734</b>
<b>Site</b>										
Brick Perimeter Fencing - 6'							\$438,823			
Brick Perimeter Fencing - Topped w/ Metal							\$151,118			
Brick Perimeter Fencing Repairs - 6' (Periodic)			\$37,511							
Brick Perimeter Fencing Repairs - Topped w/ Metal (Periodic)							\$15,112			
Column Repairs		\$6,276								
Concrete Parking Lot - Seal Joints, Stripe			\$4,163					\$5,065		
Concrete Walkway and Drive Repairs (Periodic)					\$160,464					
Retaining Wall Repairs (~ 4')							\$46,750			
Wood Perimeter Fencing Stain			\$13,214					\$16,077		
Wrought Iron Atop Brick Fence- Clean/ Prime/Paint (Periodic)				\$4,105						
Wrought Iron Fencing - 6' Clean/ Prime/Paint (Periodic)				\$6,470						
<b>Total Site</b>		<b>\$6,276</b>	<b>\$54,888</b>	<b>\$10,575</b>	<b>\$160,464</b>		<b>\$651,802</b>	<b>\$21,142</b>		
<b>Total</b>	<b>\$2,784,318</b>	<b>\$145,298</b>	<b>\$255,699</b>	<b>\$3,331,341</b>	<b>\$238,247</b>	<b>\$204,943</b>	<b>\$5,223,741</b>	<b>\$150,467</b>	<b>\$258,890</b>	<b>\$65,734</b>

## Annual Reserve Expenditure Budget Projection

### Annual Expenditure Table 2044 to 2053

CATEGORY RESERVE ITEM	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
<b>Amenities</b>										
Amenity Center Furniture Replacement						\$29,277				
Decking Repairs - Creekway (Periodic)		\$20,192								
Decking Repairs - Riverview (Periodic)						\$23,621				
Exercise Equipment - Elliptical Replacement										\$38,532
Exercise Equipment - Spinner Replacement										\$10,444
Exercise Equipment - Treadmill Replacement										\$75,779
Exercise Equipment - Weight Machine Replacement										\$19,266
Flat Screen Television Replacement		\$8,759								
Pool Coping to Decking Joint, Both Pools (Deck-O-Seal)			\$6,211				\$7,266			
Pool Coping/Tile Replacement - Riverview						\$21,348				
Pool Fencing - Clean/Prime/Paint (Periodic) - Creekway					\$12,899					

CATEGORY RESERVE ITEM	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Pool Fencing - Clean/Prime/Paint (Periodic) - Riverview						\$13,415				
Pool Fencing - Replacement					\$168,481					
Pool Furniture Replacement					\$31,990					
Pool Re-Surface (Gunitite) - Creekway			\$28,468							
Pool Re-Surface (Gunitite) - Riverview						\$24,977				
<b>Total Amenities</b>		\$28,951	\$34,679		\$213,370	\$112,639	\$7,266			\$144,020
<b>Building Exterior</b>										
Garage Door - Paint					\$314,062					
Garage Door - Stain				\$213,164					\$259,347	
Townhome - 4' Metal Fence Clean, Prime, Paint		\$60,734								
Townhome - Metal - 4' Fence Replacement					\$437,943					
Townhome - Paint and Repair Exteriors					\$1,171,943					
Townhome Privacy Brick Fence, Repair		\$105,736								
<b>Total Building Exterior</b>		\$105,736	\$60,734	\$213,164	\$1,923,948				\$259,347	
<b>Building Interior</b>										
Flooring Replacement - Exercise					\$16,915					
Interior Paint						\$30,497				

CATEGORY RESERVE ITEM	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
<b>Total Building Interior</b>					\$16,915	\$30,497				
<b>Mechanical</b>										
Electrical Panel Replacement					\$22,193					
HVAC Replacement								\$57,575		
Irrigation Controller Replacement					\$55,829					
Pond Equipment Replacement									\$37,424	
Pool Filter Replacement (Large)	\$6,836									
Pool Pump Replacement (2 HP)					\$11,730					
Surveillance Camera Replacement	\$9,776				\$11,436				\$13,379	
Surveillance Equipment Upgrade										\$19,460
<b>Total Mechanical</b>	<b>\$16,612</b>				<b>\$101,188</b>			<b>\$57,575</b>	<b>\$50,803</b>	<b>\$19,460</b>
<b>Other</b>										
Contingency	\$68,363	\$71,098	\$73,941	\$76,899	\$79,975	\$83,174	\$86,501	\$89,961	\$93,560	\$97,302
Reserve Study Updates	\$12,709				\$14,867				\$17,392	
<b>Total Other</b>	<b>\$81,072</b>	<b>\$71,098</b>	<b>\$73,941</b>	<b>\$76,899</b>	<b>\$94,842</b>	<b>\$83,174</b>	<b>\$86,501</b>	<b>\$89,961</b>	<b>\$110,952</b>	<b>\$97,302</b>
<b>Site</b>										
Brick Perimeter Fencing Repairs - 6' (Periodic)			\$55,525							
Brick Perimeter Fencing Repairs - Topped w/ Metal (Periodic)							\$22,369			

CATEGORY RESERVE ITEM	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Column Repairs		\$9,290								
Concrete Parking Lot - Seal Joints, Stripe			\$6,162					\$7,497		
Concrete Walkway and Drive Repairs (Periodic)		\$211,162							\$277,873	
Retaining Wall Repairs (~ 4')							\$69,201			
Wood Perimeter Fencing Replacement									\$136,123	
Wood Perimeter Fencing Stain			\$19,560					\$23,798		
Wrought Iron Atop Brick Fence- Clean/ Prime/Paint (Periodic)				\$6,076						
Wrought Iron Fencing - 6' Clean/ Prime/Paint (Periodic)				\$9,577						
Wrought Iron Fencing Replacement - 6'					\$60,981					
Wrought Iron Fencing Replacement Atop Brick Fence					\$34,469					
<b>Total Site</b>		\$220,452	\$81,247	\$15,653	\$95,450		\$91,570	\$31,295	\$413,996	
<b>Total</b>	\$97,684	\$426,236	\$250,602	\$305,717	\$2,445,714	\$226,311	\$185,337	\$178,831	\$835,098	\$260,782



## Upcoming Expenditures in Years 1 and 2

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2024-25 (Year 1)						
33	Access Control System Replacement	\$5,000.00	1 Ea	\$5,000	15y	2039-40
48	BBQ Grill Replacement	\$1,648.40	2 Ea	\$3,297	15y	2039-40
06	Concrete Walkway and Drive Repairs (Periodic)	\$18.72	4,950 SF	\$92,664	7y	2031-32
72	Contingency	\$31,200.00	1 Ea	\$31,200	1y	2025-26
35	Drinking Fountain Replacement	\$1,560.00	4 Ea	\$6,240	15y	2039-40
26	Flooring Replacement - Carpet	\$6.76	540 SF	\$3,650	15y	2039-40
16	Garage Door - Paint	\$480.48	255 Ea	\$122,522	8y	2032-33
38	Irrigation Controller Replacement	\$990.00	22 Ea	\$21,780	12y	2036-37
63	Pool Fencing - Clean/Prime/Paint (Periodic) - Creekway	\$12.74	395 LF	\$5,032	8y	2032-33
42	Pool Pump Replacement (2 HP)	\$2,288.00	2 Ea	\$4,576	6y	2030-31
43	Surveillance Camera Replacement	\$446.16	10 Ea	\$4,462	4y	2028-29
22	Townhome - Paint and Repair Exteriors	\$1,200.00	381	\$457,200	8y	2032-33
2024-25 (Year 1) Total				\$757,624		

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
<b>2025-26 (Year 2)</b>						
07	Column Repairs	\$302.848	14 Ea	\$4,240	10y	2035-36
72	Contingency	\$32,448.00	1 Ea	\$32,448	1y	2026-27
49	Decking Repairs - Creekway (Periodic)	\$25.958	355 SF	\$9,215	10y	2035-36
51	Exercise Equipment - Elliptical Replacement	\$6,424.705	2 Ea	\$12,849	14y	2039-40
52	Exercise Equipment - Spinner Replacement	\$1,741.375	2 Ea	\$3,483	14y	2039-40
53	Exercise Equipment - Treadmill Replacement	\$8,423.50	3 Ea	\$25,270	14y	2039-40
54	Exercise Equipment - Weight Machine Replacement	\$6,424.70	1 Ea	\$6,425	14y	2039-40
55	Flat Screen Television Replacement	\$1,998.795	2 Ea	\$3,998	10y	2035-36
28	Interior Paint	\$11,897.60	1 Lot	\$11,898	8y	2033-34
64	Pool Fencing - Clean/Prime/Paint (Periodic) - Riverview	\$13.25	395 LF	\$5,234	8y	2033-34
19	Townhome Privacy Brick Fence, Repair	\$23.795	2,028 LF	\$48,256	10y	2035-36
<b>2025-26 (Year 2) Total</b>				<b>\$163,316</b>		

## Reserve Expenditure Budget Projection Summary

YEAR	FUTURE DOLLARS
2024	\$757,624
2025	\$163,316
2026	\$117,523
2027	\$153,564
2028	\$56,224
2029	\$84,889
2030	\$90,376
2031	\$177,278
2032	\$1,043,543
2033	\$144,924
2034	\$2,784,318
2035	\$145,298
2036	\$255,699
2037	\$3,331,341
2038	\$238,247
2039	\$204,943
2040	\$5,223,741
2041	\$150,467
2042	\$258,890
2043	\$65,734
2044	\$97,684
2045	\$426,236
2046	\$250,602
2047	\$305,717
2048	\$2,445,714
2049	\$226,311
2050	\$185,337
2051	\$178,831
2052	\$835,098
2053	\$260,782
Total Future Cost - With Inflation	\$20,660,247
Total Current Cost - No Inflation	\$18,961,120
Average Annual Expenditures	\$688,675

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**APPENDIX B**  
**PHOTOGRAPHS**

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Component Details

# 01 - Brick Perimeter Fencing Repairs - Topped w/ Metal (Periodic)

## Basic Info

---

Type of Cost:	Repairs & Maintenance
Category:	Site
Condition:	Fair

## Useful Life

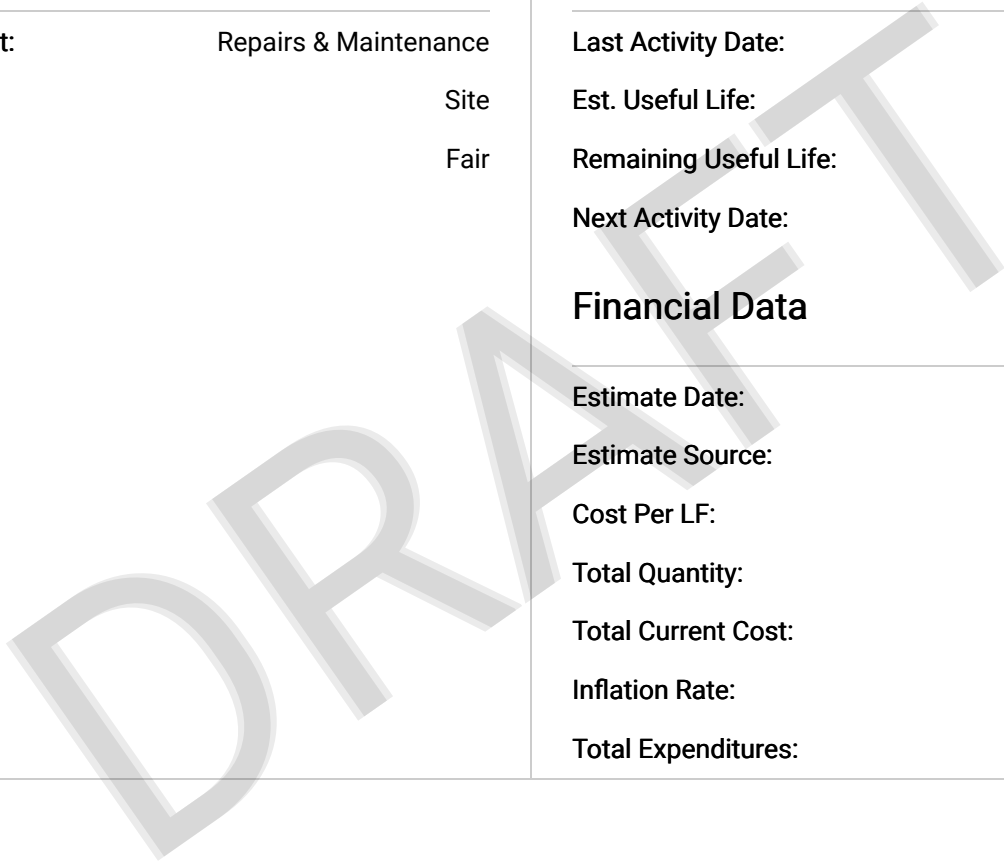
---

Last Activity Date:	N/A
Est. Useful Life:	10y
Remaining Useful Life:	6y 6m
Next Activity Date:	01/01/2031

## Financial Data

---

Estimate Date:	06/24/2024
Estimate Source:	CDE
Cost Per LF:	\$18.00
Total Quantity:	431 LF
Total Current Cost:	\$7,758
Inflation Rate:	4.00%
Total Expenditures:	\$47,690





Brick Perimeter Fence Topped with Metal Fence

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# 02 - Brick Perimeter Fencing Repairs - 6' (Periodic)

## Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Site
Condition:	Unknown

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	10y
Remaining Useful Life:	2y 6m
Next Activity Date:	01/01/2027

## Financial Data

Estimate Date:	04/16/2024
Cost Per LF:	\$22.00
Total Quantity:	1,024 LF
Total Current Cost:	\$22,528
Inflation Rate:	4.00%
Total Expenditures:	\$118,377



Brick Perimeter Fence



# 03 - Brick Perimeter Fencing - Topped w/ Metal

## Basic Info

Type of Cost: Replacement  
Category: Site  
Condition: Fair

## Comments/Notes

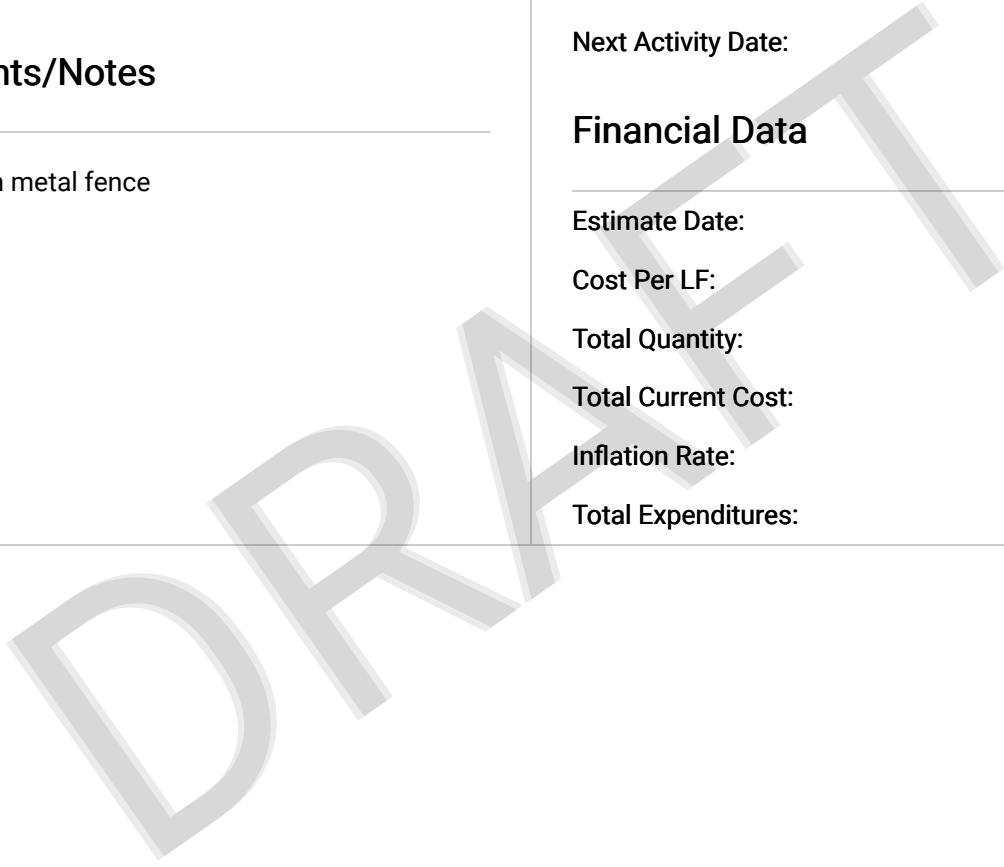
Topped with metal fence

## Useful Life

Last Activity Date: N/A  
Est. Useful Life: 30y  
Remaining Useful Life: 16y 6m  
Next Activity Date: 01/01/2041

## Financial Data

Estimate Date: 04/16/2024  
Cost Per LF: \$180.00  
Total Quantity: 431 LF  
Total Current Cost: \$77,580  
Inflation Rate: 4.00%  
Total Expenditures: \$151,118



# 04 - Brick Perimeter Fencing - 6'

## Basic Info

---

Type of Cost: Replacement  
Category: Site  
Condition: Unknown

## Useful Life

---

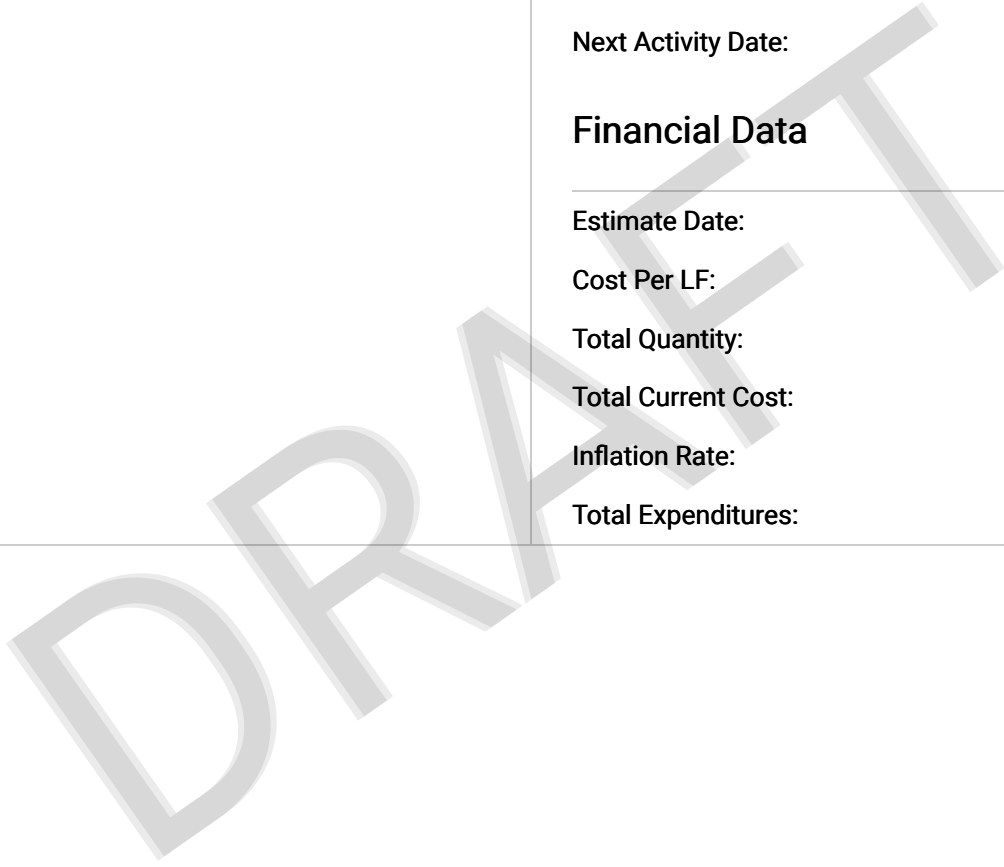
Last Activity Date: N/A  
Est. Useful Life: 30y  
Remaining Useful Life: 16y 6m  
Next Activity Date: 01/01/2041

## Financial Data

---

Estimate Date: 04/16/2024  
Cost Per LF: \$220.00  
Total Quantity: 1,024 LF  
Total Current Cost: \$225,280  
Inflation Rate: 4.00%  
Total Expenditures: \$438,823

---



# 05 - Concrete Parking Lot - Seal Joints, Stripe

## Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Site
Condition:	Unknown

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	5y
Remaining Useful Life:	2y 6m
Next Activity Date:	01/01/2027

## Financial Data

Estimate Date:	04/16/2024
Cost Per Lot:	\$2,500.00
Total Quantity:	1 Lot
Total Current Cost:	\$2,500
Inflation Rate:	4.00%
Total Expenditures:	\$29,119



Concrete Parking Spaces

# 06 - Concrete Walkway and Drive Repairs (Periodic)

## Basic Info

Type of Cost: Repairs & Maintenance  
 Category: Site  
 Condition: Fair

## Comments/Notes

10% of total

## Useful Life

Last Activity Date: N/A  
 Est. Useful Life: 7y  
 Remaining Useful Life: 0y 6m  
 Next Activity Date: 01/01/2025

## Financial Data

Estimate Date: 07/01/2024  
 Estimate Source: CDE  
 Cost Per SF: \$18.00  
 Total Quantity: 4,950 SF  
 Total Current Cost: \$89,100  
 Inflation Rate: 4.00%  
 Total Expenditures: \$864,102



Concrete Walkway



Concrete sidewalk trip hazards were observed in isolated locations

# 07 - Column Repairs

## Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Site
Condition:	Unknown

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	10y
Remaining Useful Life:	1y 6m
Next Activity Date:	01/01/2026

## Financial Data

Estimate Date:	07/01/2024
Cost Per Ea:	\$280.00
Total Quantity:	14 Ea
Total Current Cost:	\$3,920
Inflation Rate:	4.00%
Total Expenditures:	\$19,806



Pilaster

# 08 - Retaining Wall Repairs (~ 4')

## Basic Info

Type of Cost: Repairs & Maintenance  
Category: Site  
Condition: Unknown

## Comments/Notes

\$8k done in '17

## Useful Life

Last Activity Date: N/A  
Est. Useful Life: 10y  
Remaining Useful Life: 6y 6m  
Next Activity Date: 01/01/2031

## Financial Data

Estimate Date: 04/16/2024  
Cost Per Lot: \$24,000.00  
Total Quantity: 1 Lot  
Total Current Cost: \$24,000  
Inflation Rate: 4.00%  
Total Expenditures: \$147,533



Retaining Wall

# 09 - Wood Perimeter Fencing Replacement

## Basic Info

---

Type of Cost:	Replacement
Category:	Site
Condition:	Unknown

## Useful Life

---

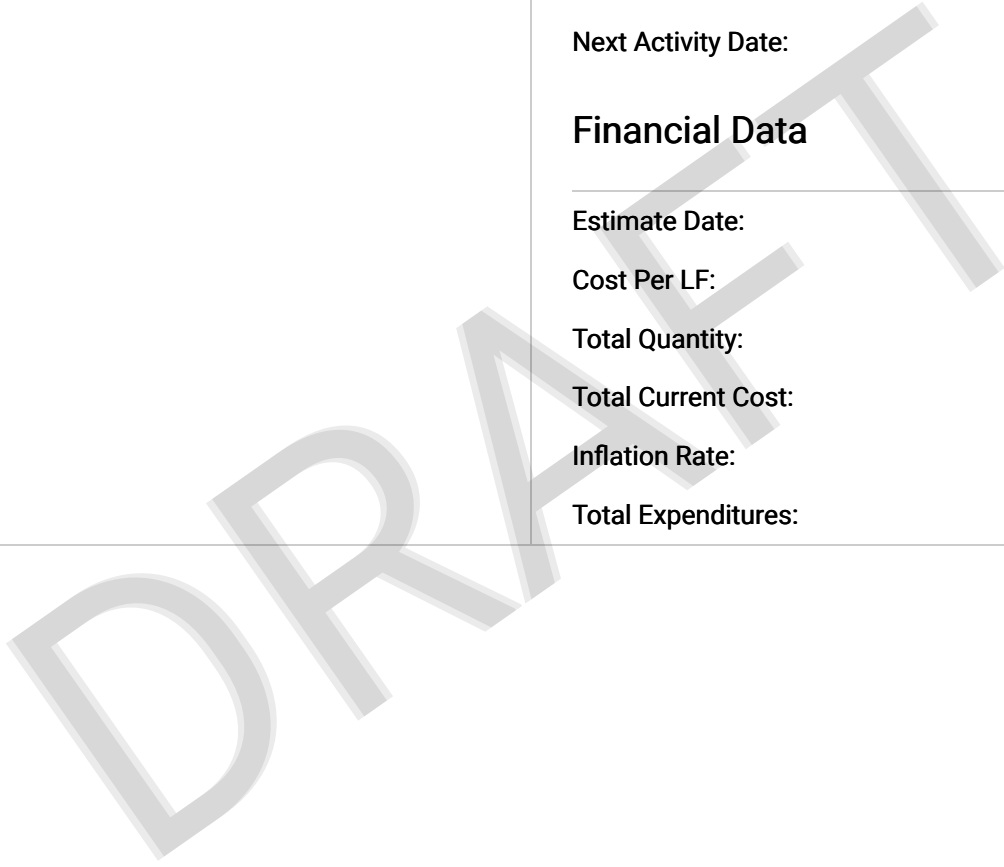
Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	8y 6m
Next Activity Date:	01/01/2033

## Financial Data

---

Estimate Date:	04/16/2024
Cost Per LF:	\$44.00
Total Quantity:	992 LF
Total Current Cost:	\$43,648
Inflation Rate:	4.00%
Total Expenditures:	\$198,248

---



# 10 - Wood Perimeter Fencing Stain

## Basic Info

---

Type of Cost: Repairs & Maintenance  
Category: Site  
Condition: Unknown

## Useful Life

---

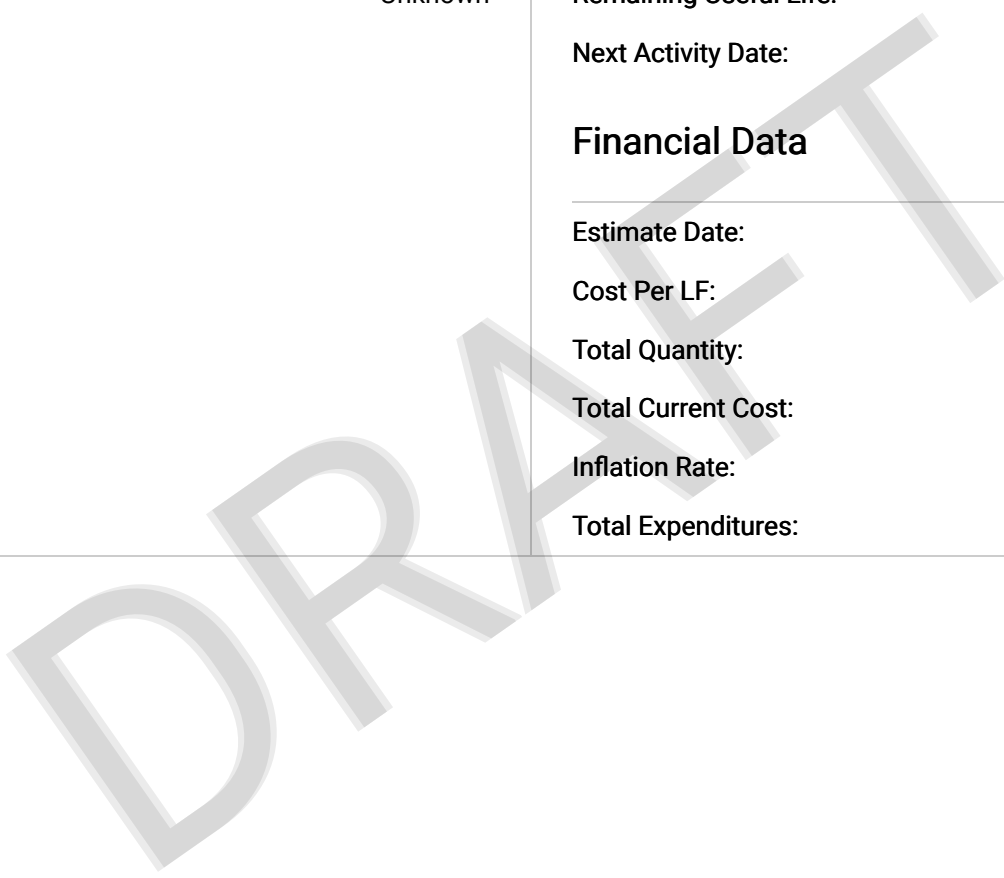
Last Activity Date: N/A  
Est. Useful Life: 5y  
Remaining Useful Life: 2y 6m  
Next Activity Date: 01/01/2027

## Financial Data

---

Estimate Date: 04/16/2024  
Cost Per LF: \$8.00  
Total Quantity: 992 LF  
Total Current Cost: \$7,936  
Inflation Rate: 4.00%  
Total Expenditures: \$92,439

---





# 11 - Wrought Iron Fencing - 6' Clean/Prime/Paint (Periodic)

## Basic Info

---

Type of Cost:	Repairs & Maintenance
Category:	Site
Condition:	Fair

## Useful Life

---

Last Activity Date:	N/A
Est. Useful Life:	10y
Remaining Useful Life:	3y 6m
Next Activity Date:	01/01/2028

## Financial Data

---

Estimate Date:	04/16/2024
Cost Per LF:	\$12.25
Total Quantity:	305 LF
Total Current Cost:	\$3,736
Inflation Rate:	4.00%
Total Expenditures:	\$20,418

---

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# 12 - Wrought Iron Atop Brick Fence- Clean/Prime/Paint (Periodic)

## Basic Info

Type of Cost: Repairs & Maintenance  
Category: Site  
Condition: Fair

## Comments/Notes

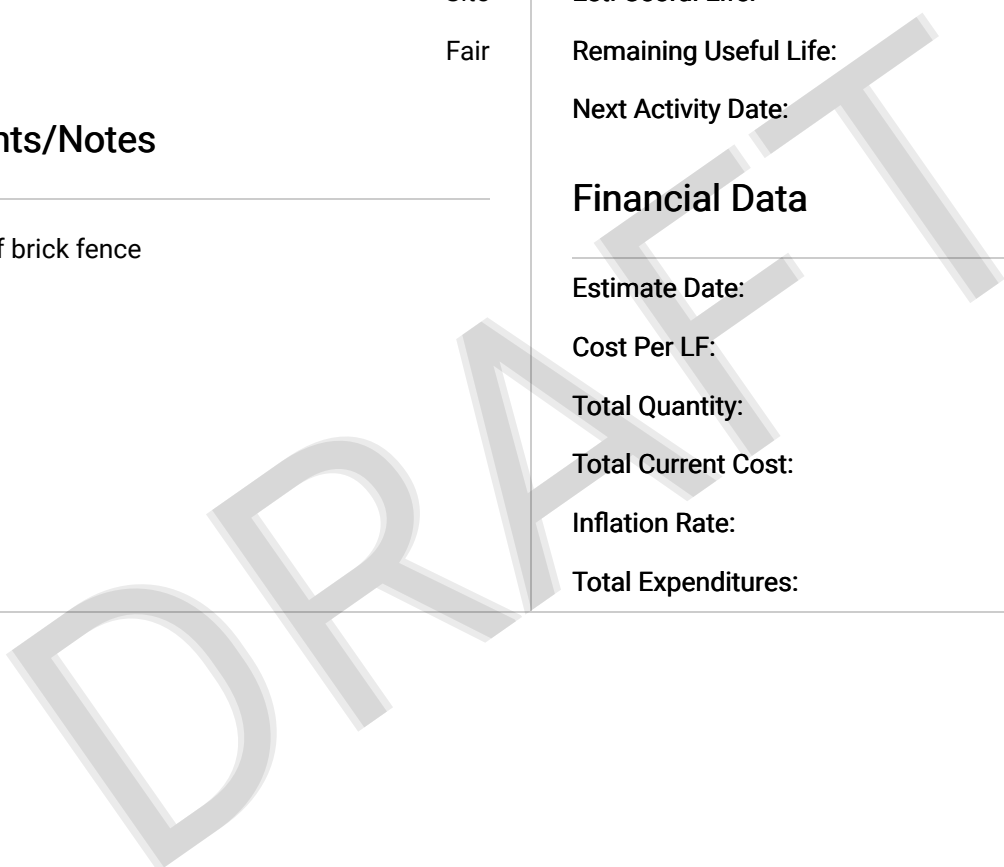
2ft on top of brick fence

## Useful Life

Last Activity Date: N/A  
Est. Useful Life: 10y  
Remaining Useful Life: 3y 6m  
Next Activity Date: 01/01/2028

## Financial Data

Estimate Date: 04/16/2024  
Cost Per LF: \$5.50  
Total Quantity: 431 LF  
Total Current Cost: \$2,370  
Inflation Rate: 4.00%  
Total Expenditures: \$12,954



# 13 - Wrought Iron Fencing Replacement - 6'

## Basic Info

---

Type of Cost:	Replacement
Category:	Site
Condition:	Unknown

## Useful Life

---

Last Activity Date:	N/A
Est. Useful Life:	40y
Remaining Useful Life:	24y 6m
Next Activity Date:	01/01/2049

## Financial Data

---

Estimate Date:	04/16/2024
Cost Per LF:	\$75.00
Total Quantity:	305 LF
Total Current Cost:	\$22,875
Inflation Rate:	4.00%
Total Expenditures:	\$60,981

---

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# 14 - Wrought Iron Fencing Replacement Atop Brick Fence

## Basic Info

---

Type of Cost: Replacement

Category: Site

Condition: Unknown

## Comments/Notes

---

2ft on top of brick fence

## Useful Life

---

Last Activity Date: N/A

Est. Useful Life: 40y

Remaining Useful Life: 24y 6m

Next Activity Date: 01/01/2049

## Financial Data

---

Estimate Date: 04/16/2024

Cost Per LF: \$30.00

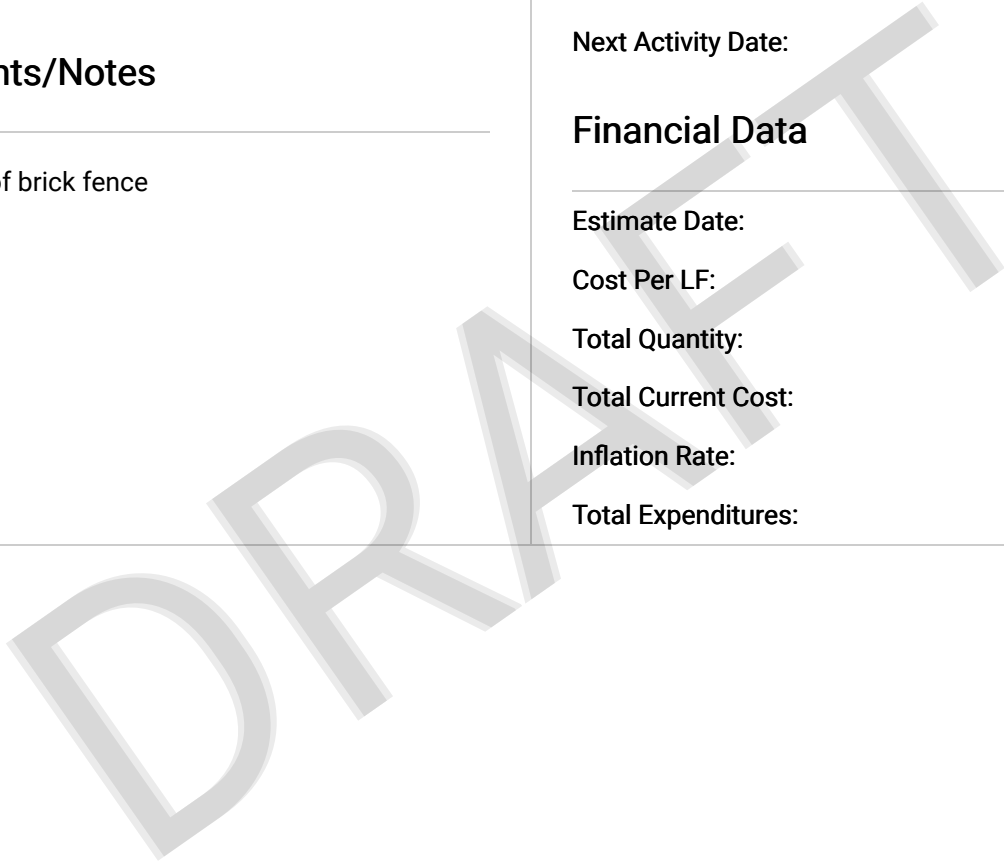
Total Quantity: 431 LF

Total Current Cost: \$12,930

Inflation Rate: 4.00%

Total Expenditures: \$34,469

---



# 15 - Door Replacement

## Basic Info

Type of Cost:	Replacement
Category:	Building Exterior
Condition:	Unknown

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	9y 6m
Next Activity Date:	01/01/2034

## Financial Data

Estimate Date:	04/16/2024
Cost Per :	\$924.00
Total Quantity:	9
Total Current Cost:	\$8,316
Inflation Rate:	4.00%
Total Expenditures:	\$12,310



Doors

# 16 - Garage Door - Paint

## Basic Info

Type of Cost: Repairs & Maintenance  
Category: Building Exterior  
Condition: Fair

## Comments/Notes

Miracle Door pricing

## Useful Life

Last Activity Date: N/A  
Est. Useful Life: 8y  
Remaining Useful Life: 0y 6m  
Next Activity Date: 01/01/2025

## Financial Data

Estimate Date: 04/16/2024  
Cost Per Ea: \$462.00  
Total Quantity: 255 Ea  
Total Current Cost: \$117,810  
Inflation Rate: 4.00%  
Total Expenditures: \$833,747



Garage Doors

# 17 - Garage Door - Stain

## Basic Info

Type of Cost: Repairs & Maintenance  
Category: Building Exterior  
Condition: Fair

## Comments/Notes

Includes armor guard

## Useful Life

Last Activity Date: N/A  
Est. Useful Life: 5y  
Remaining Useful Life: 3y 6m  
Next Activity Date: 01/01/2028

## Financial Data

Estimate Date: 04/16/2024  
Cost Per Ea: \$660.00  
Total Quantity: 126 Ea  
Total Current Cost: \$83,160  
Inflation Rate: 4.00%  
Total Expenditures: \$1,007,371



Garage Doors and Exterior Components

# 19 - Townhome Privacy Brick Fence, Repair

## Basic Info

---

Type of Cost: Repairs & Maintenance  
Category: Building Exterior  
Condition: Fair

## Useful Life

---

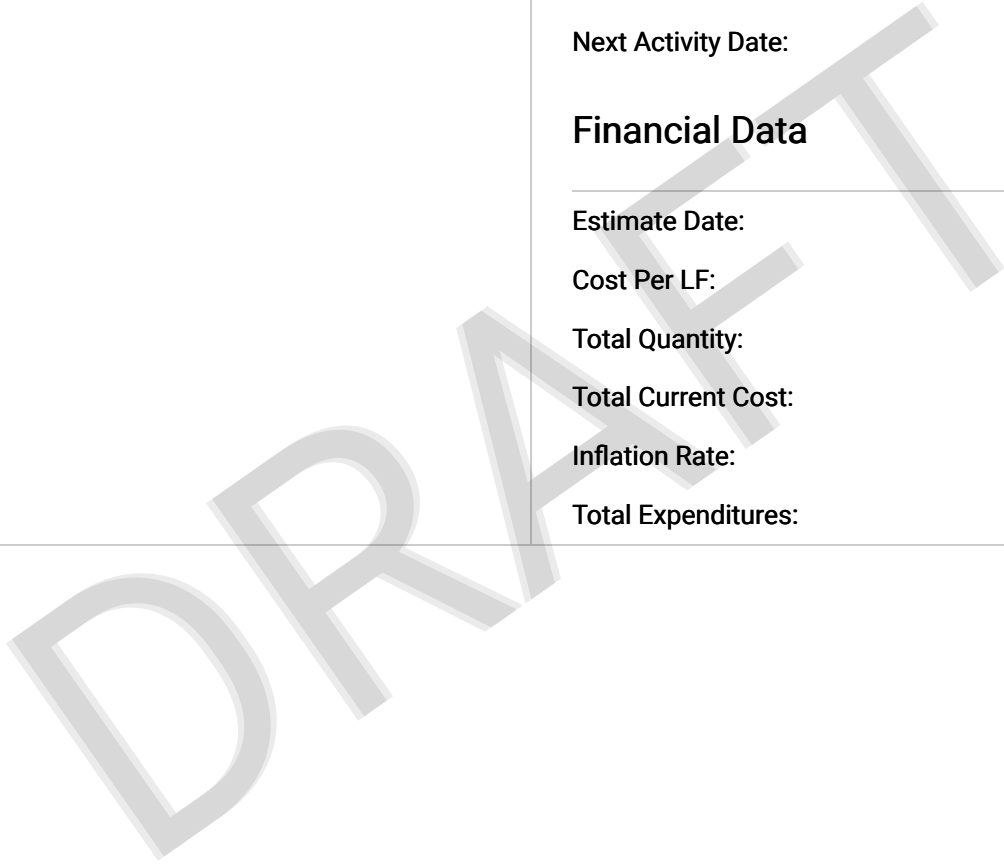
Last Activity Date: N/A  
Est. Useful Life: 10y  
Remaining Useful Life: 1y 6m  
Next Activity Date: 01/01/2026

## Financial Data

---

Estimate Date: 04/16/2024  
Cost Per LF: \$22.00  
Total Quantity: 2,028 LF  
Total Current Cost: \$44,616  
Inflation Rate: 4.00%  
Total Expenditures: \$225,424

---





## 20 - Townhome - 4' Metal Fence Clean, Prime, Paint

### Basic Info

---

Type of Cost: Repairs & Maintenance  
Category: Building Exterior  
Condition: Fair

### Useful Life

---

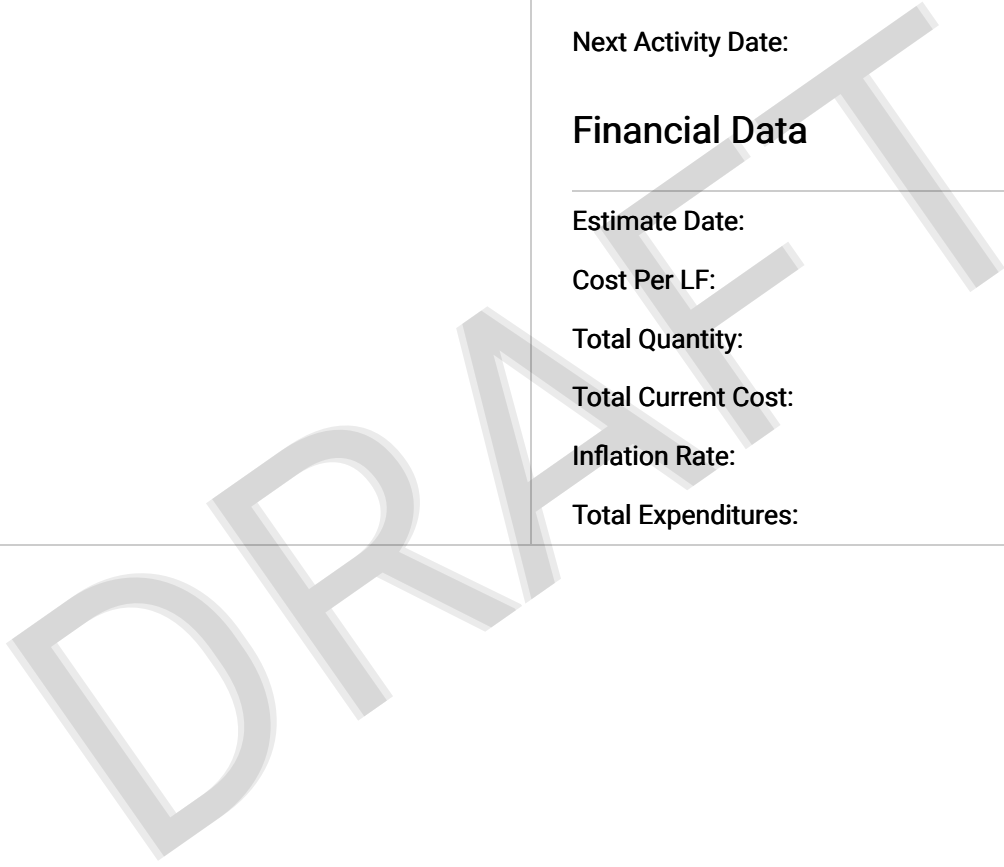
Last Activity Date: N/A  
Est. Useful Life: 10y  
Remaining Useful Life: 2y 6m  
Next Activity Date: 01/01/2027

### Financial Data

---

Estimate Date: 04/16/2024  
Cost Per LF: \$9.00  
Total Quantity: 2,738 LF  
Total Current Cost: \$24,642  
Inflation Rate: 4.00%  
Total Expenditures: \$129,486

---



# 21 - Townhome - Metal - 4' Fence Replacement

## Basic Info

---

Type of Cost:	Replacement
Category:	Building Exterior
Condition:	Fair

## Useful Life

---

Last Activity Date:	N/A
Est. Useful Life:	40y
Remaining Useful Life:	24y 6m
Next Activity Date:	01/01/2049

## Financial Data

---

Estimate Date:	04/16/2024
Cost Per LF:	\$60.00
Total Quantity:	2,738 LF
Total Current Cost:	\$164,280
Inflation Rate:	4.00%
Total Expenditures:	\$437,943

DRAFT

## 22 - Townhome - Paint and Repair Exteriors

### Basic Info

---

Type of Cost: Repairs & Maintenance  
Category: Building Exterior  
Condition: Fair

### Useful Life

---

Last Activity Date: N/A  
Est. Useful Life: 8y  
Remaining Useful Life: 0y  
Next Activity Date: 07/01/2024

### Financial Data

---

Estimate Date: 04/16/2024  
Cost Per : \$1,200.00  
Total Quantity: 381  
Total Current Cost: \$457,200  
Inflation Rate: 4.00%  
Total Expenditures: \$3,111,179

---

DRAFT

# 23 - Townhome - Roof and Gutter Replacement (33%)

## Basic Info

---

Type of Cost: Replacement  
Category: Building Exterior  
Condition: Fair

## Comments/Notes

---

Based on recent replacement cost

## Useful Life

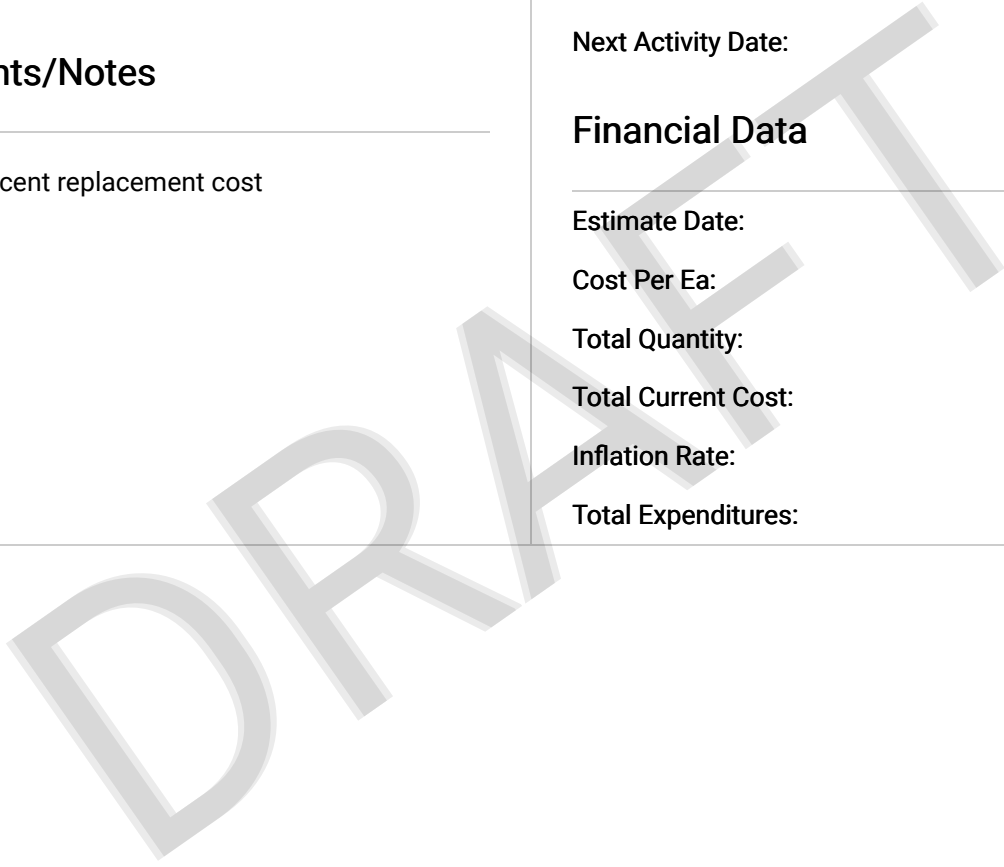
---

Last Activity Date: N/A  
Est. Useful Life: 20y  
Remaining Useful Life: 10y 6m  
Next Activity Date: 01/01/2035

## Financial Data

---

Estimate Date: 04/16/2024  
Cost Per Ea: \$13,740.00  
Total Quantity: 127 Ea  
Total Current Cost: \$1,744,980  
Inflation Rate: 4.00%  
Total Expenditures: \$2,686,317



## 24 - Townhome - Roof and Gutter Replacement (33%)

### Basic Info

---

Type of Cost:	Replacement
Category:	Building Exterior
Condition:	Fair

### Useful Life

---

Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	13y 6m
Next Activity Date:	01/01/2038

### Financial Data

---

Estimate Date:	04/16/2024
Cost Per Ea:	\$13,740.00
Total Quantity:	127 Ea
Total Current Cost:	\$1,744,980
Inflation Rate:	4.00%
Total Expenditures:	\$3,021,741

---

DRAFT

## 25 - Townhome - Roof and Gutter Replacement (33%)

### Basic Info

---

Type of Cost: Replacement  
Category: Building Exterior  
Condition: Fair

### Useful Life

---

Last Activity Date: N/A  
Est. Useful Life: 20y  
Remaining Useful Life: 16y 6m  
Next Activity Date: 01/01/2041

### Financial Data

---

Estimate Date: 04/16/2024  
Cost Per Ea: \$13,740.00  
Total Quantity: 127 Ea  
Total Current Cost: \$1,744,980  
Inflation Rate: 4.00%  
Total Expenditures: \$3,399,047

---

DRAFT

## 26 - Flooring Replacement - Carpet

### Basic Info

---

Type of Cost:	Replacement
Category:	Building Interior
Condition:	Unknown

### Useful Life

---

Last Activity Date:	N/A
Est. Useful Life:	15y
Remaining Useful Life:	0y 6m
Next Activity Date:	01/01/2025

### Financial Data

---

Estimate Date:	04/16/2024
Cost Per SF:	\$6.50
Total Quantity:	540 SF
Total Current Cost:	\$3,510
Inflation Rate:	4.00%
Total Expenditures:	\$10,224

---

DRAFT

## 27 - Flooring Replacement - Exercise

### Basic Info

---

Type of Cost:	Replacement
Category:	Building Interior
Condition:	Fair

### Useful Life

---

Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	4y 6m
Next Activity Date:	01/01/2029

### Financial Data

---

Estimate Date:	04/16/2024
Cost Per SF:	\$9.00
Total Quantity:	705 SF
Total Current Cost:	\$6,345
Inflation Rate:	4.00%
Total Expenditures:	\$24,635

---

DRAFT



# 28 - Interior Paint

## Basic Info

---

Type of Cost: Repairs & Maintenance  
Category: Building Interior  
Condition: Fair

## Useful Life

---

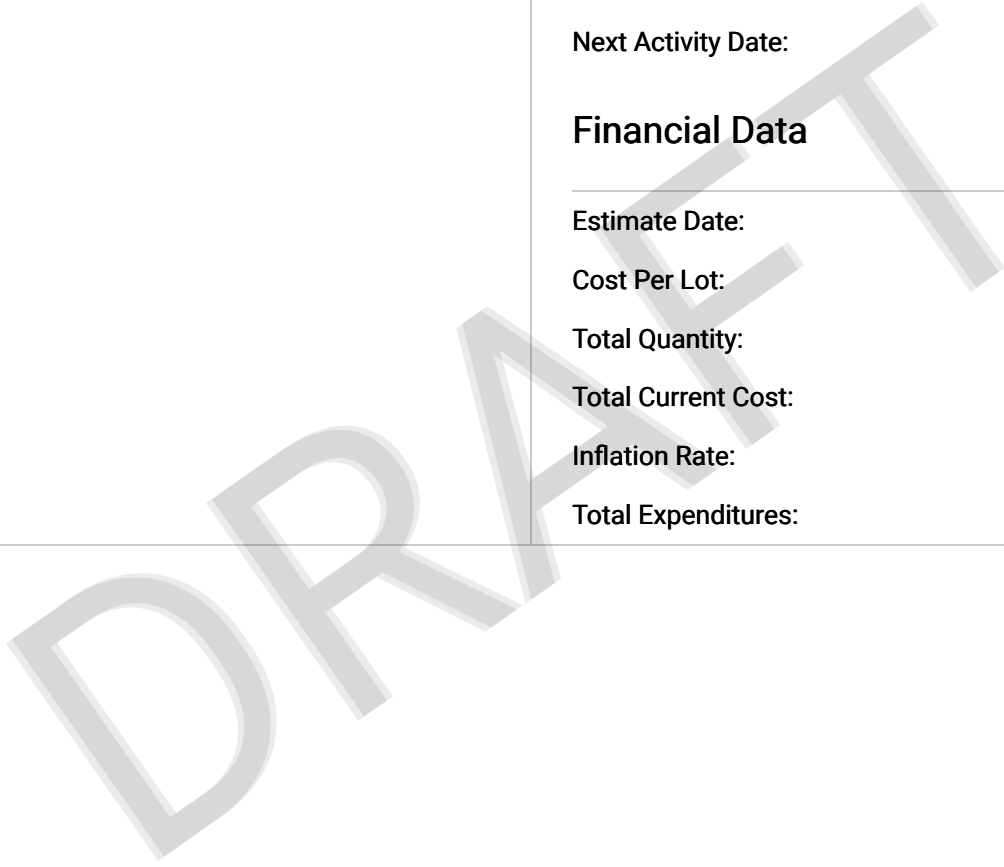
Last Activity Date: N/A  
Est. Useful Life: 8y  
Remaining Useful Life: 1y 6m  
Next Activity Date: 01/01/2026

## Financial Data

---

Estimate Date: 04/16/2024  
Cost Per Lot: \$11,000.00  
Total Quantity: 1 Lot  
Total Current Cost: \$11,000  
Inflation Rate: 4.00%  
Total Expenditures: \$80,961

---



# 029 - Lighting - Can Replacement

## Basic Info

Type of Cost:	Replacement
Category:	Building Interior
Condition:	Fair

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	10y 6m
Next Activity Date:	01/01/2035

## Financial Data

Estimate Date:	04/16/2024
Cost Per :	\$198.00
Total Quantity:	60
Total Current Cost:	\$11,880
Inflation Rate:	4.00%
Total Expenditures:	\$18,289



Paint, Furniture, Floor, and Can Lights

# 31 - Restroom Fixture Replacement

## Basic Info

---

Type of Cost:	Replacement
Category:	Building Interior
Condition:	Fair

## Useful Life

---

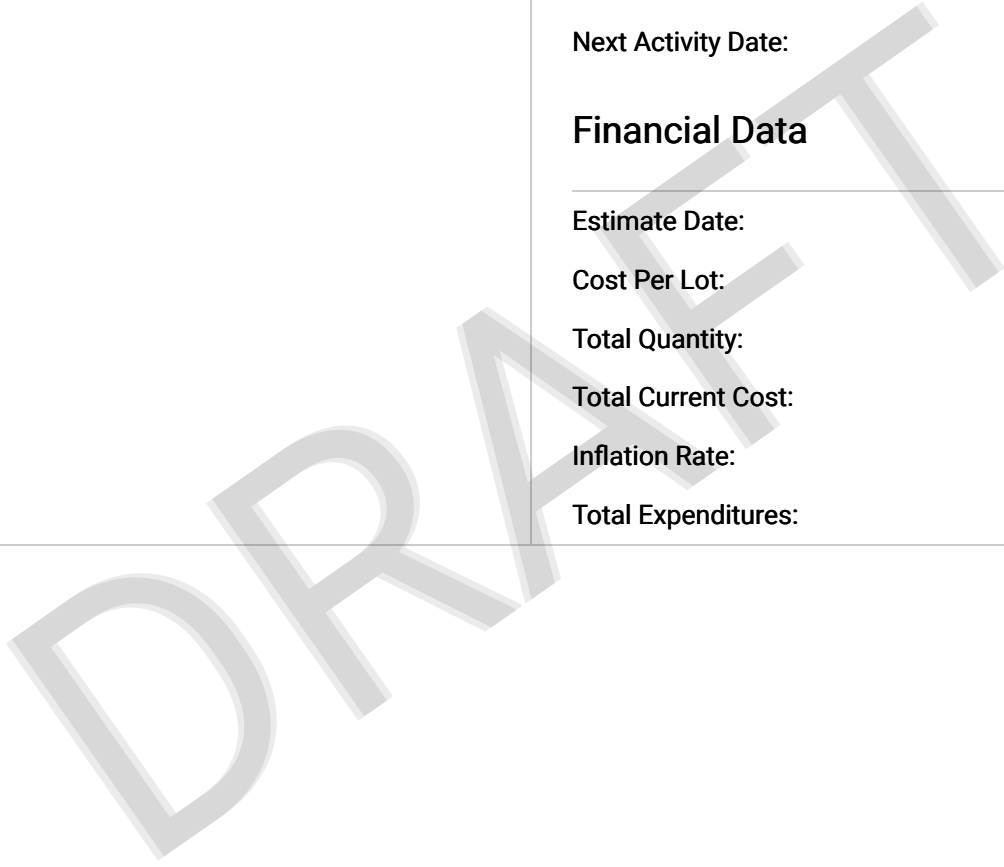
Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	10y 6m
Next Activity Date:	01/01/2035

## Financial Data

---

Estimate Date:	04/16/2024
Cost Per Lot:	\$7,260.00
Total Quantity:	1 Lot
Total Current Cost:	\$7,260
Inflation Rate:	4.00%
Total Expenditures:	\$11,176

---



# 32 - Restroom Partition Replacement

## Basic Info

Type of Cost:	Replacement
Category:	Building Interior
Condition:	Fair

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	30y
Remaining Useful Life:	14y 6m
Next Activity Date:	01/01/2039

## Financial Data

Estimate Date:	04/16/2024
Cost Per Ea:	\$990.00
Total Quantity:	3 Ea
Total Current Cost:	\$2,970
Inflation Rate:	4.00%
Total Expenditures:	\$5,349



Restroom Partition

# 33 - Access Control System Replacement

## Basic Info

---

Type of Cost:	Replacement
Category:	Mechanical
Condition:	Fair

## Useful Life

---

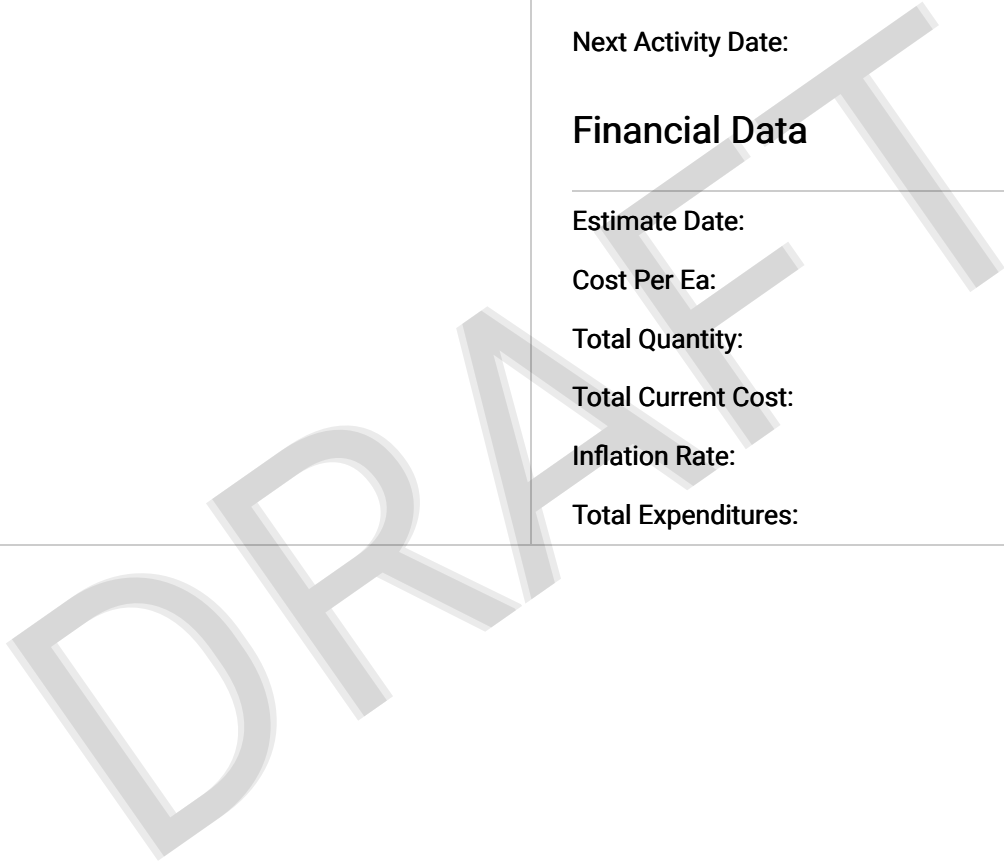
Last Activity Date:	N/A
Est. Useful Life:	15y
Remaining Useful Life:	0y
Next Activity Date:	07/01/2024

## Financial Data

---

Estimate Date:	04/16/2024
Cost Per Ea:	\$5,000.00
Total Quantity:	1 Ea
Total Current Cost:	\$5,000
Inflation Rate:	4.00%
Total Expenditures:	\$14,005

---



# 34 - Ceiling Fan Replacement

## Basic Info

---

Type of Cost:	Replacement
Category:	Mechanical
Condition:	Fair

## Useful Life

---

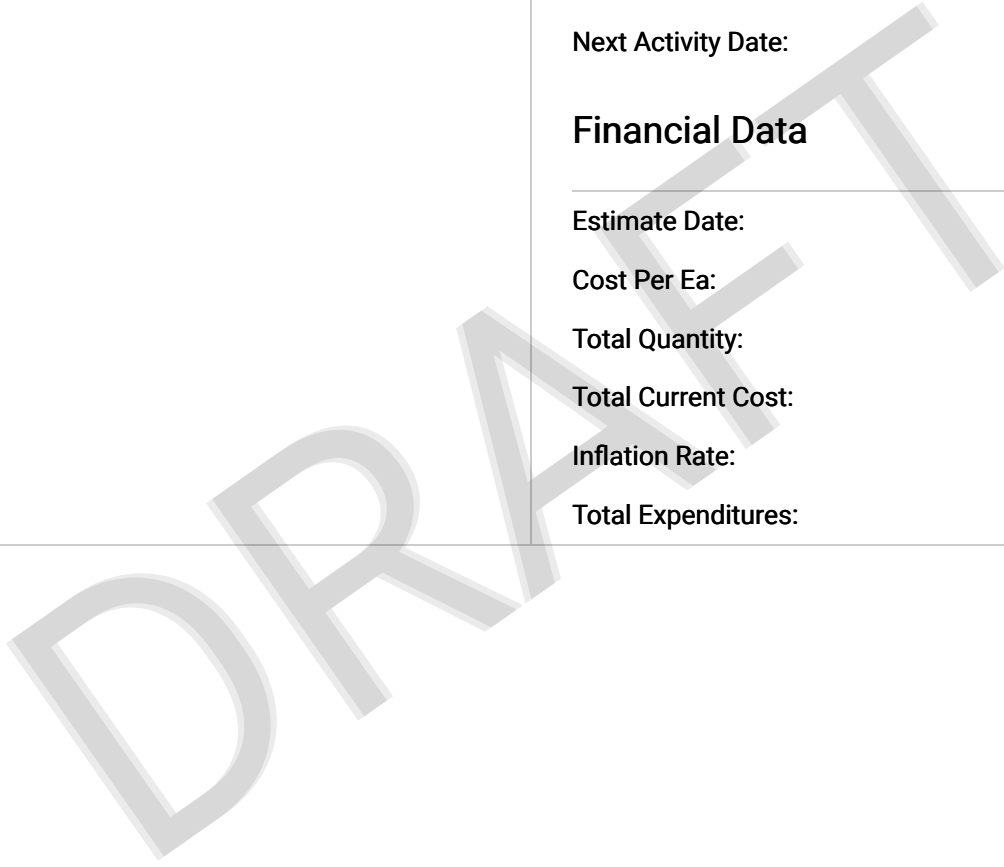
Last Activity Date:	N/A
Est. Useful Life:	16y
Remaining Useful Life:	2y 6m
Next Activity Date:	01/01/2027

## Financial Data

---

Estimate Date:	04/16/2024
Cost Per Ea:	\$350.00
Total Quantity:	8 Ea
Total Current Cost:	\$2,800
Inflation Rate:	4.00%
Total Expenditures:	\$9,049

---



# 35 - Drinking Fountain Replacement

## Basic Info

Type of Cost:	Replacement
Category:	Mechanical
Condition:	Fair

## Comments/Notes

Elkway

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	15y
Remaining Useful Life:	0y 6m
Next Activity Date:	01/01/2025

## Financial Data

Estimate Date:	04/16/2024
Cost Per Ea:	\$1,500.00
Total Quantity:	4 Ea
Total Current Cost:	\$6,000
Inflation Rate:	4.00%
Total Expenditures:	\$17,478



Drinking Fountain

# 36 - Electrical Panel Replacement

## Basic Info

Type of Cost: Replacement  
Category: Mechanical  
Condition: Fair

## Comments/Notes

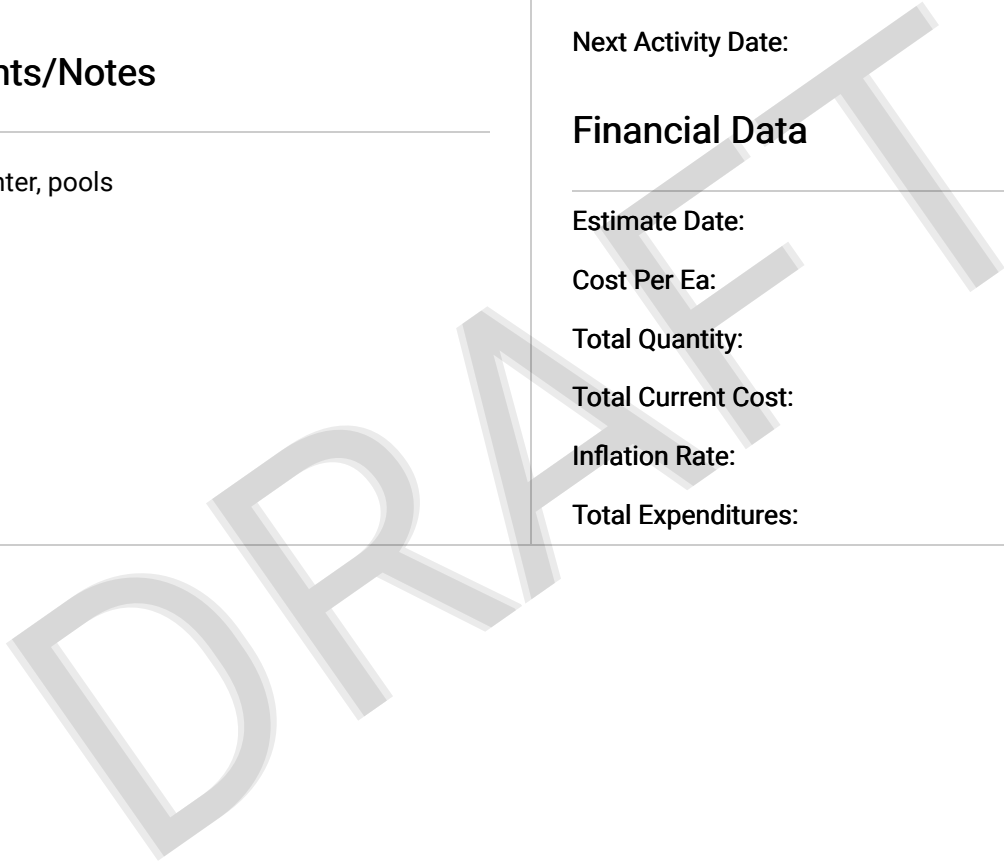
Amenity center, pools

## Useful Life

Last Activity Date: N/A  
Est. Useful Life: 40y  
Remaining Useful Life: 24y 6m  
Next Activity Date: 01/01/2049

## Financial Data

Estimate Date: 04/16/2024  
Cost Per Ea: \$2,775.00  
Total Quantity: 3 Ea  
Total Current Cost: \$8,325  
Inflation Rate: 4.00%  
Total Expenditures: \$22,193





# 37 - HVAC Replacement

## Basic Info

Type of Cost:	Replacement
Category:	Mechanical
Condition:	Unknown

## Comments/Notes

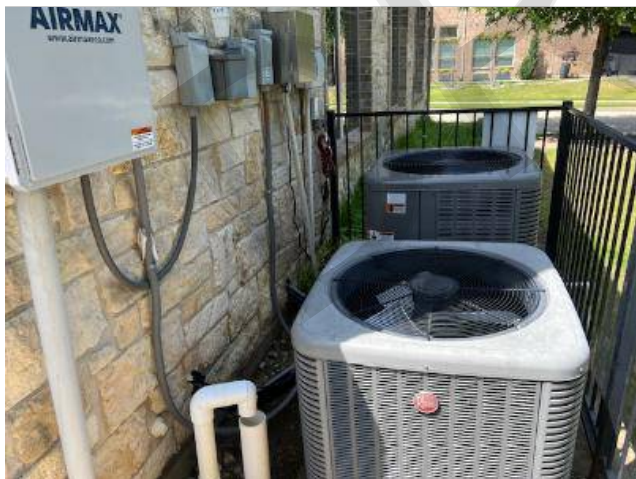
4 ton , 3 ton  
Replaced in 2020

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	15y
Remaining Useful Life:	12y 6m
Next Activity Date:	01/01/2037

## Financial Data

Estimate Date:	04/16/2024
Cost Per Ea:	\$9,600.00
Total Quantity:	2 Ea
Total Current Cost:	\$19,200
Inflation Rate:	4.00%
Total Expenditures:	\$89,545



HVAC

# 38 - Irrigation Controller Replacement

## Basic Info

---

Type of Cost:	Replacement
Category:	Mechanical
Condition:	Fair

## Useful Life

---

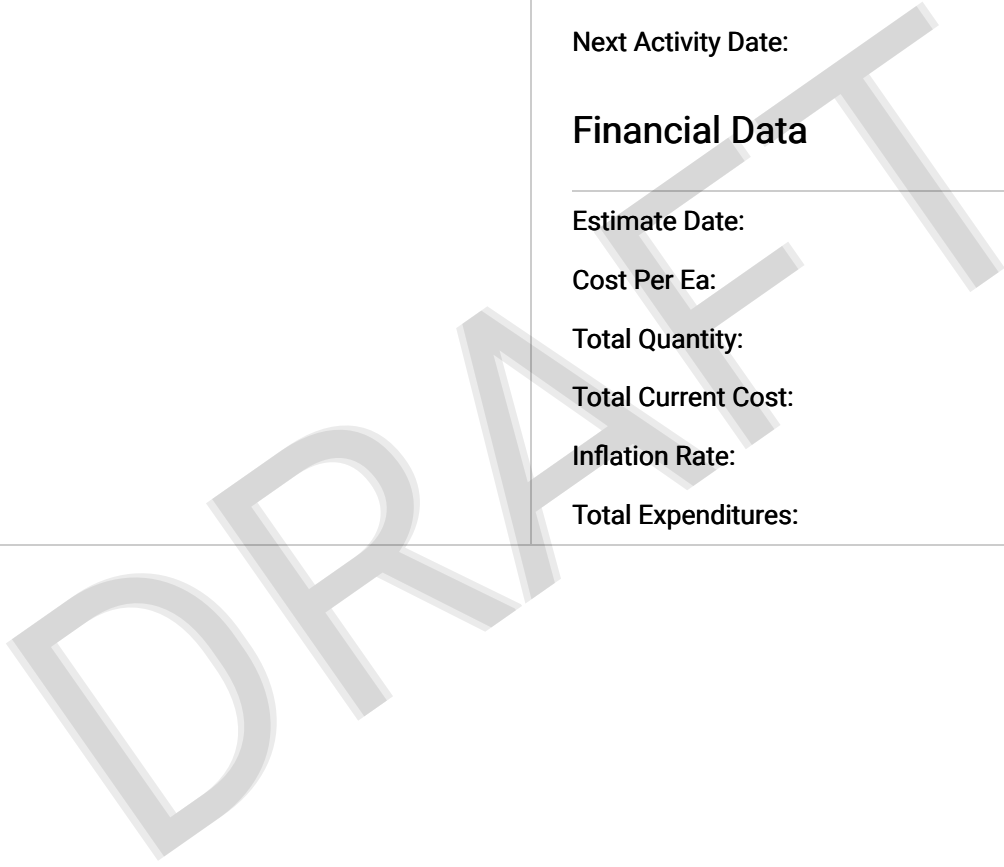
Last Activity Date:	N/A
Est. Useful Life:	12y
Remaining Useful Life:	0y
Next Activity Date:	07/01/2024

## Financial Data

---

Estimate Date:	04/16/2024
Cost Per Ea:	\$990.00
Total Quantity:	22 Ea
Total Current Cost:	\$21,780
Inflation Rate:	4.00%
Total Expenditures:	\$112,479

---



# 39 - Pond Equipment Replacement

## Basic Info

Type of Cost:	Replacement
Category:	Mechanical
Condition:	Fair

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	15y
Remaining Useful Life:	13y 6m
Next Activity Date:	01/01/2038

## Financial Data

Estimate Date:	04/16/2024
Cost Per Lot:	\$12,000.00
Total Quantity:	1 Lot
Total Current Cost:	\$12,000
Inflation Rate:	4.00%
Total Expenditures:	\$58,204



Pond Equipment

# 41 - Pool Filter Replacement (Large)

## Basic Info

---

Type of Cost:	Replacement
Category:	Mechanical
Condition:	Unknown

## Comments/Notes

---

Triton II Commercial

## Useful Life

---

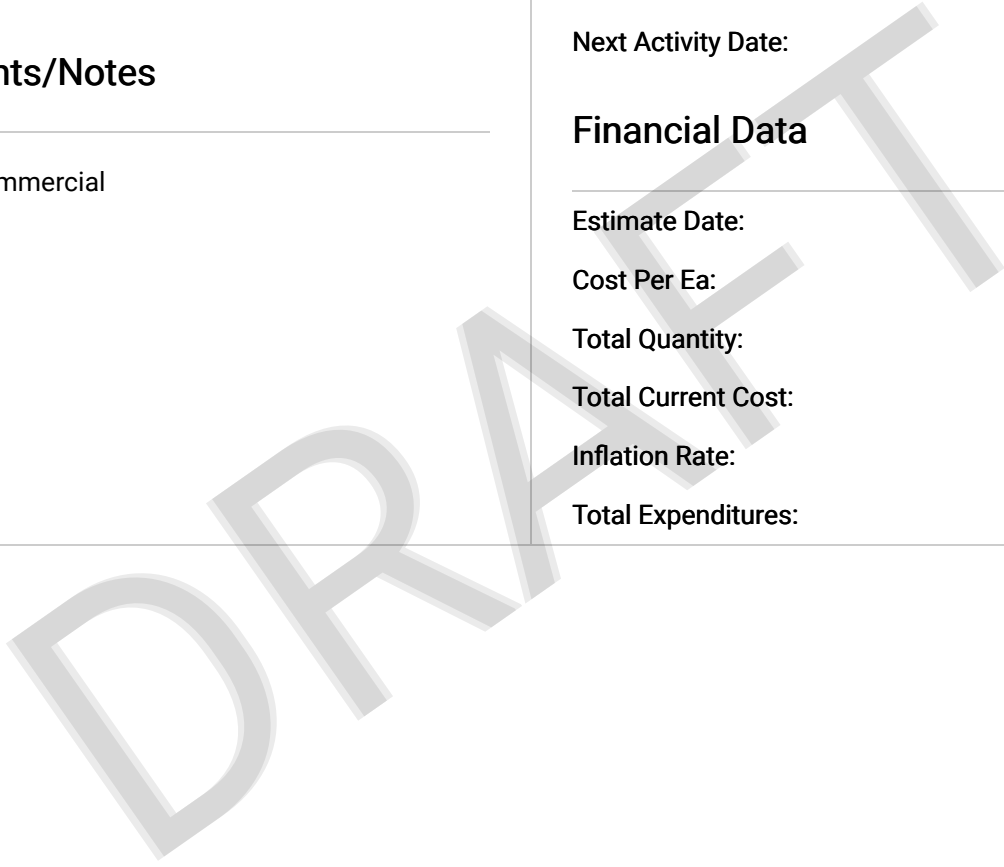
Last Activity Date:	N/A
Est. Useful Life:	15y
Remaining Useful Life:	5y 6m
Next Activity Date:	01/01/2030

## Financial Data

---

Estimate Date:	04/16/2024
Cost Per Ea:	\$3,000.00
Total Quantity:	1 Ea
Total Current Cost:	\$3,000
Inflation Rate:	4.00%
Total Expenditures:	\$10,632

---



## 42 - Pool Pump Replacement (2 HP)

### Basic Info

---

Type of Cost:	Replacement
Category:	Mechanical
Condition:	Unknown

### Useful Life

---

Last Activity Date:	N/A
Est. Useful Life:	6y
Remaining Useful Life:	0y 6m
Next Activity Date:	01/01/2025

### Financial Data

---

Estimate Date:	04/15/2024
Cost Per Ea:	\$2,200.00
Total Quantity:	2 Ea
Total Current Cost:	\$4,400
Inflation Rate:	4.00%
Total Expenditures:	\$38,692

---

DRAFT

# 43 - Surveillance Camera Replacement

## Basic Info

Type of Cost:	Replacement
Category:	Mechanical
Condition:	Unknown

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	4y
Remaining Useful Life:	0y 6m
Next Activity Date:	01/01/2025

## Financial Data

Estimate Date:	04/16/2024
Cost Per Ea:	\$429.00
Total Quantity:	10 Ea
Total Current Cost:	\$4,290
Inflation Rate:	4.00%
Total Expenditures:	\$65,878



Surveillance Cameras

# 45 - Surveillance Equipment Upgrade

## Basic Info

---

Type of Cost:	Improvement
Category:	Mechanical
Condition:	Unknown

## Comments/Notes

---

Includes router, server, DVR, power supply

## Useful Life

---

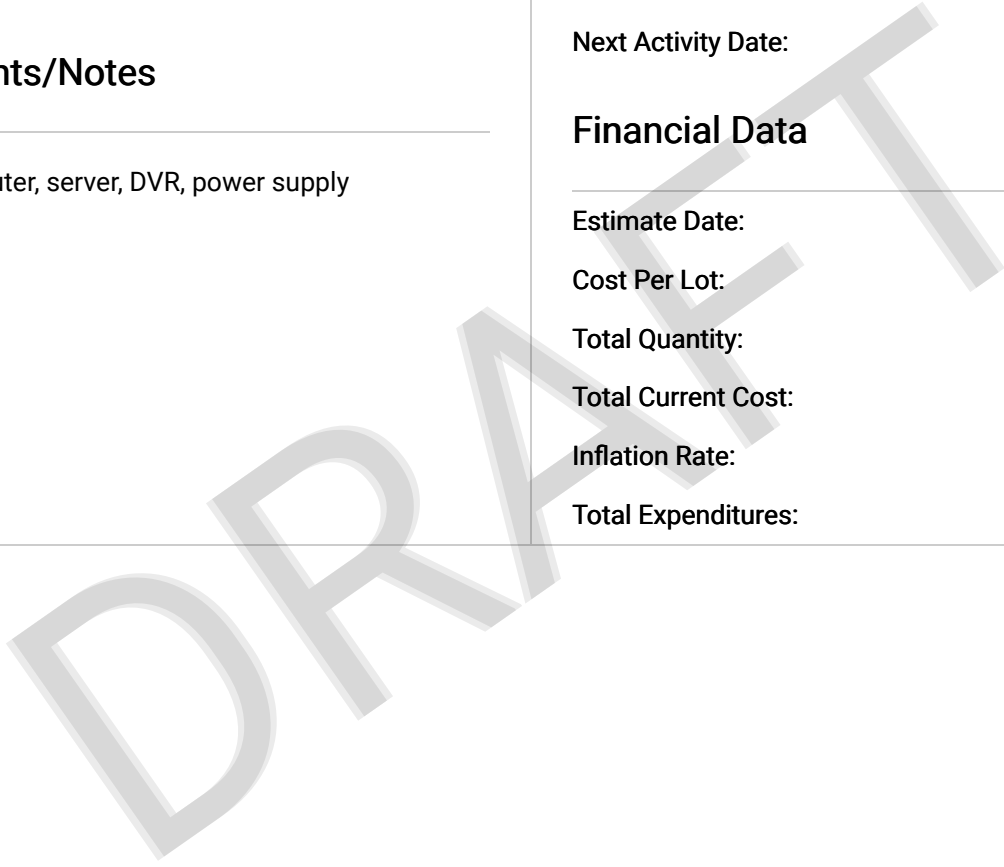
Last Activity Date:	N/A
Est. Useful Life:	12y
Remaining Useful Life:	5y 6m
Next Activity Date:	01/01/2030

## Financial Data

---

Estimate Date:	04/16/2024
Cost Per Lot:	\$6,000.00
Total Quantity:	1 Lot
Total Current Cost:	\$6,000
Inflation Rate:	4.00%
Total Expenditures:	\$39,207

---



# 47 - Amenity Center Furniture Replacement

## Basic Info

Type of Cost:	Replacement
Category:	Amenities
Condition:	Fair

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	5y 6m
Next Activity Date:	01/01/2030

## Financial Data

Estimate Date:	04/16/2024
Cost Per Lot:	\$10,560.00
Total Quantity:	1 Lot
Total Current Cost:	\$10,560
Inflation Rate:	4.00%
Total Expenditures:	\$42,639



Amenity Center Furniture



# 48 - BBQ Grill Replacement

## Basic Info

---

Type of Cost:	Replacement
Category:	Amenities
Condition:	Unknown

## Comments/Notes

---

Jena air

## Useful Life

---

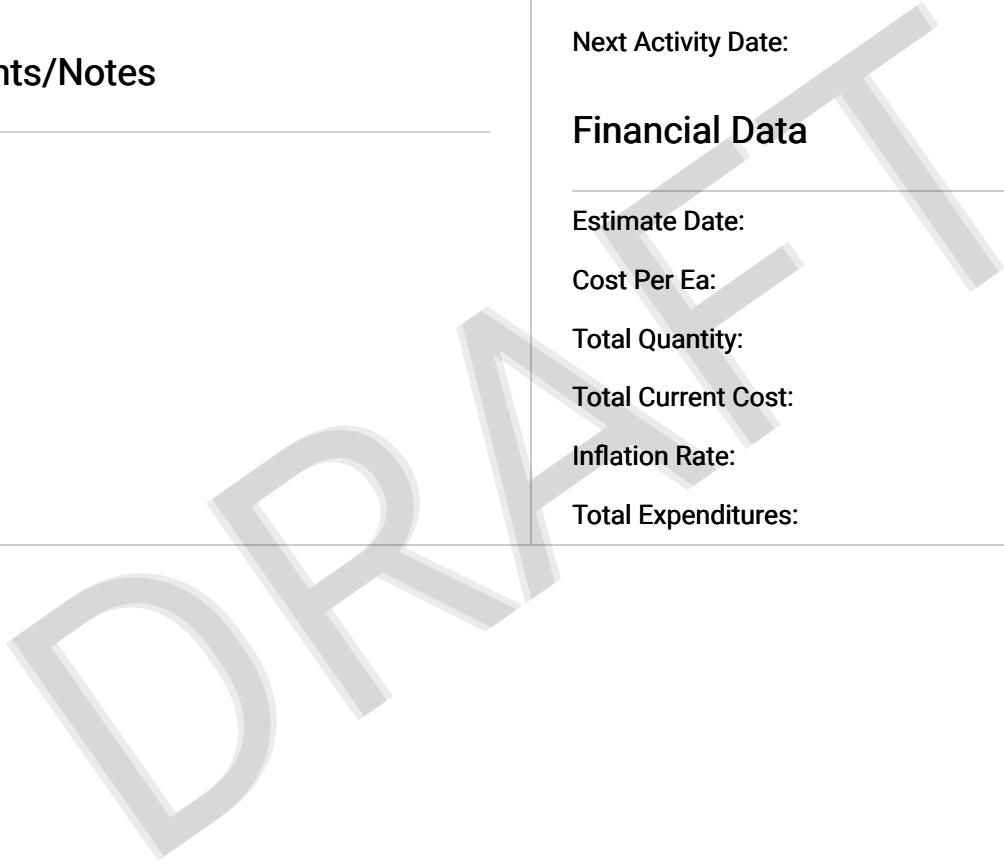
Last Activity Date:	N/A
Est. Useful Life:	15y
Remaining Useful Life:	0y 6m
Next Activity Date:	01/01/2025

## Financial Data

---

Estimate Date:	04/16/2024
Cost Per Ea:	\$1,585.00
Total Quantity:	2 Ea
Total Current Cost:	\$3,170
Inflation Rate:	4.00%
Total Expenditures:	\$9,234

---



## 49 - Decking Repairs - Creekway (Periodic)

### Basic Info

Type of Cost: Repairs & Maintenance  
Category: Amenities  
Condition: Fair

### Comments/Notes

Creekway - 10% of Total

### Useful Life

Last Activity Date: N/A  
Est. Useful Life: 10y  
Remaining Useful Life: 1y 6m  
Next Activity Date: 01/01/2026

### Financial Data

Estimate Date: 04/16/2024  
Cost Per SF: \$24.00  
Total Quantity: 355 SF  
Total Current Cost: \$8,520  
Inflation Rate: 4.00%  
Total Expenditures: \$43,048



Pool an Pool Decking

# 50 - Decking Repairs - Riverview (Periodic)

## Basic Info

Type of Cost: Repairs & Maintenance  
Category: Amenities  
Condition: Fair

## Comments/Notes

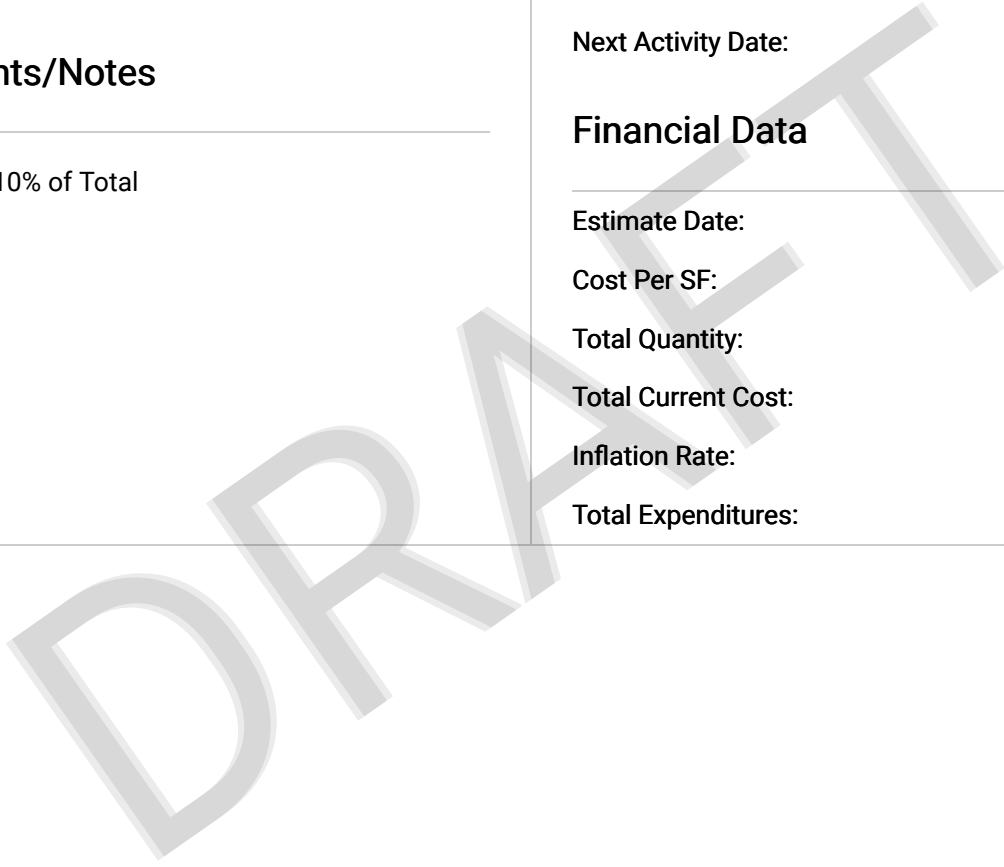
Riverview - 10% of Total

## Useful Life

Last Activity Date: N/A  
Est. Useful Life: 10y  
Remaining Useful Life: 5y 6m  
Next Activity Date: 01/01/2030

## Financial Data

Estimate Date: 04/16/2024  
Cost Per SF: \$24.00  
Total Quantity: 355 SF  
Total Current Cost: \$8,520  
Inflation Rate: 4.00%  
Total Expenditures: \$50,360



# 51 - Exercise Equipment - Elliptical Replacement

## Basic Info

Type of Cost:	Replacement
Category:	Amenities
Condition:	Unknown

## Comments/Notes

XE400

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	14y
Remaining Useful Life:	1y 6m
Next Activity Date:	01/01/2026

## Financial Data

Estimate Date:	04/16/2024
Cost Per Ea:	\$5,940.00
Total Quantity:	2 Ea
Total Current Cost:	\$11,880
Inflation Rate:	4.00%
Total Expenditures:	\$73,632



Exercise Equipment

# 52 - Exercise Equipment - Spinner Replacement

## Basic Info

---

Type of Cost: Replacement  
Category: Amenities  
Condition: Fair

## Comments/Notes

---

Preceder

## Useful Life

---

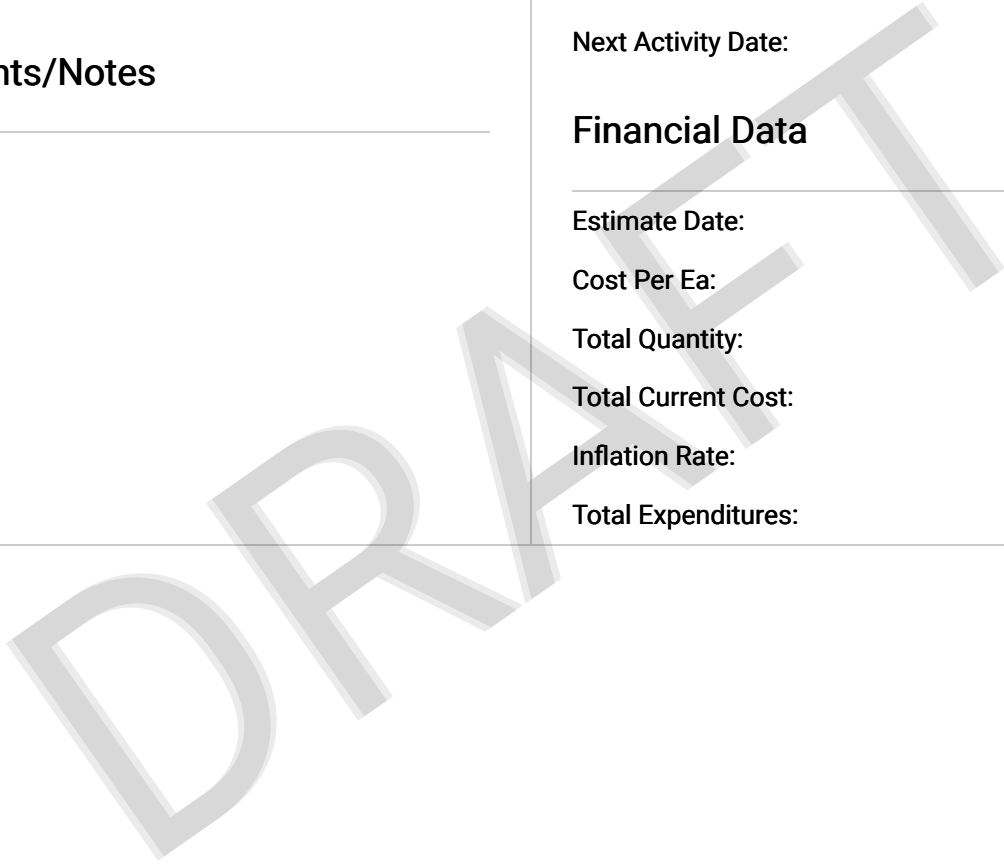
Last Activity Date: N/A  
Est. Useful Life: 14y  
Remaining Useful Life: 1y 6m  
Next Activity Date: 01/01/2026

## Financial Data

---

Estimate Date: 04/16/2024  
Cost Per Ea: \$1,610.00  
Total Quantity: 2 Ea  
Total Current Cost: \$3,220  
Inflation Rate: 4.00%  
Total Expenditures: \$19,957

---



# 53 - Exercise Equipment - Treadmill Replacement

## Basic Info

---

Type of Cost: Replacement  
Category: Amenities  
Condition: Unknown

## Comments/Notes

---

True

## Useful Life

---

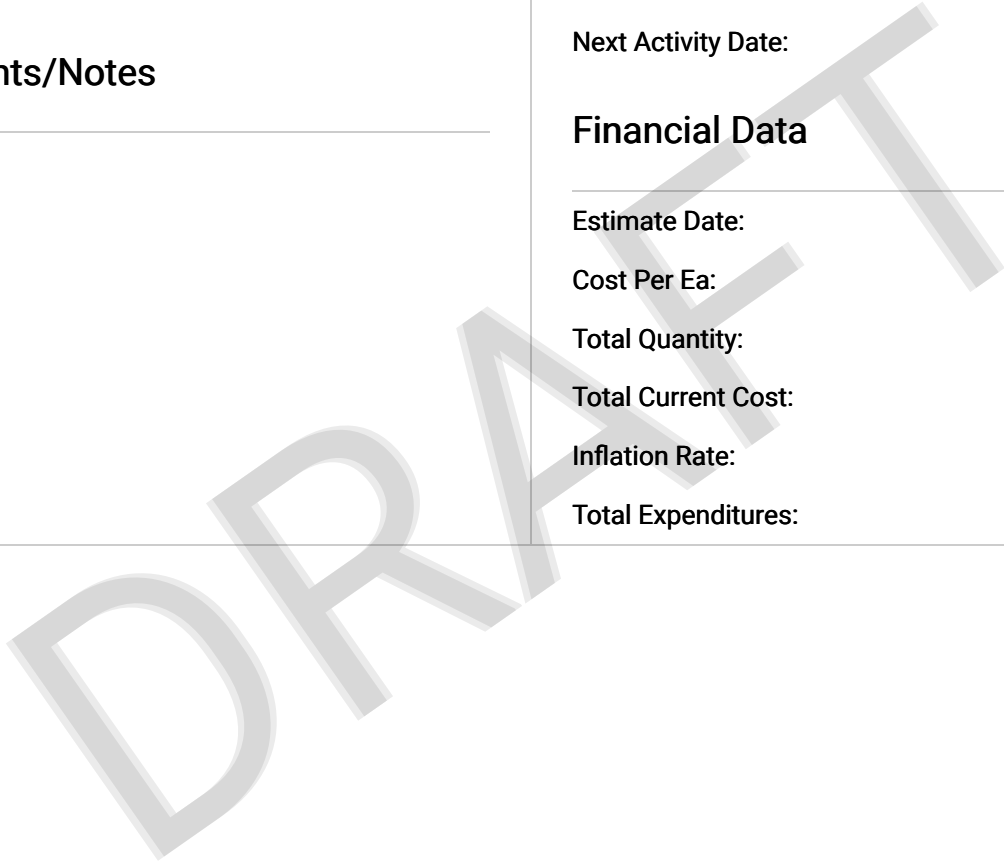
Last Activity Date: N/A  
Est. Useful Life: 14y  
Remaining Useful Life: 1y 6m  
Next Activity Date: 01/01/2026

## Financial Data

---

Estimate Date: 04/16/2024  
Cost Per Ea: \$7,788.00  
Total Quantity: 3 Ea  
Total Current Cost: \$23,364  
Inflation Rate: 4.00%  
Total Expenditures: \$144,810

---



# 54 - Exercise Equipment - Weight Machine Replacement

## Basic Info

---

Type of Cost:	Replacement
Category:	Amenities
Condition:	Unknown

## Comments/Notes

---

Apollo Tough Stuff 7000

## Useful Life

---

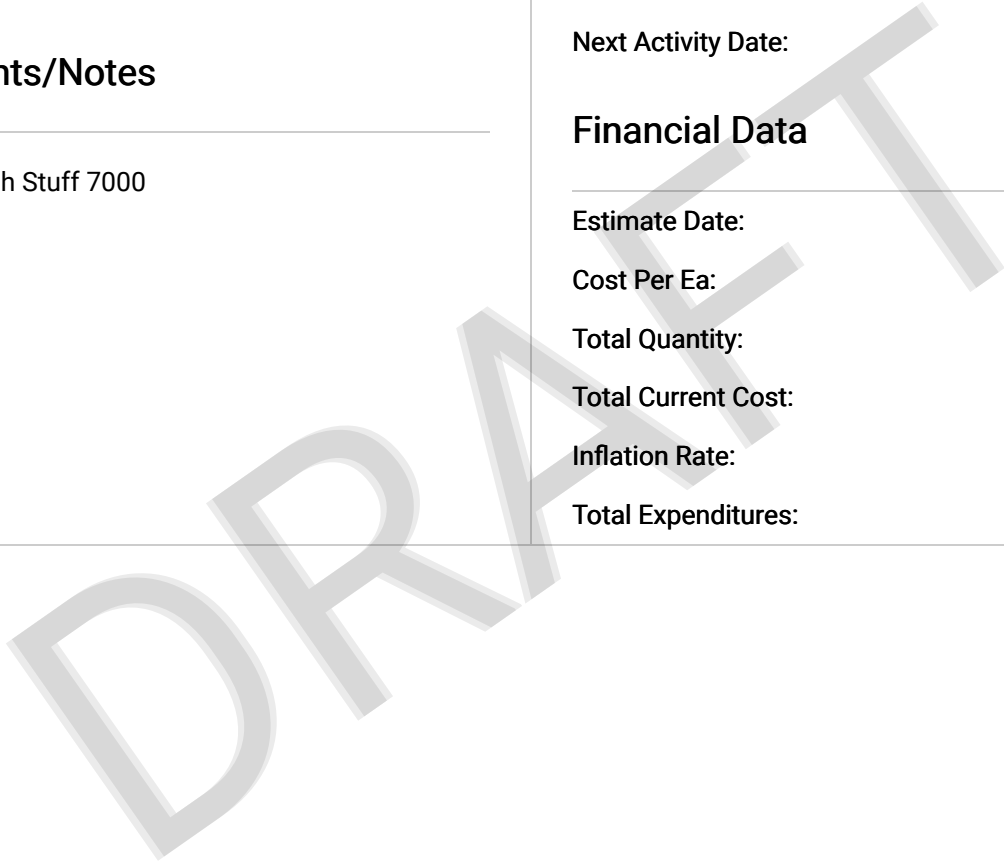
Last Activity Date:	N/A
Est. Useful Life:	14y
Remaining Useful Life:	1y 6m
Next Activity Date:	01/01/2026

## Financial Data

---

Estimate Date:	04/16/2024
Cost Per Ea:	\$5,940.00
Total Quantity:	1 Ea
Total Current Cost:	\$5,940
Inflation Rate:	4.00%
Total Expenditures:	\$36,816

---



# 55 - Flat Screen Television Replacement

## Basic Info

---

Type of Cost:	Replacement
Category:	Amenities
Condition:	Fair

## Useful Life

---

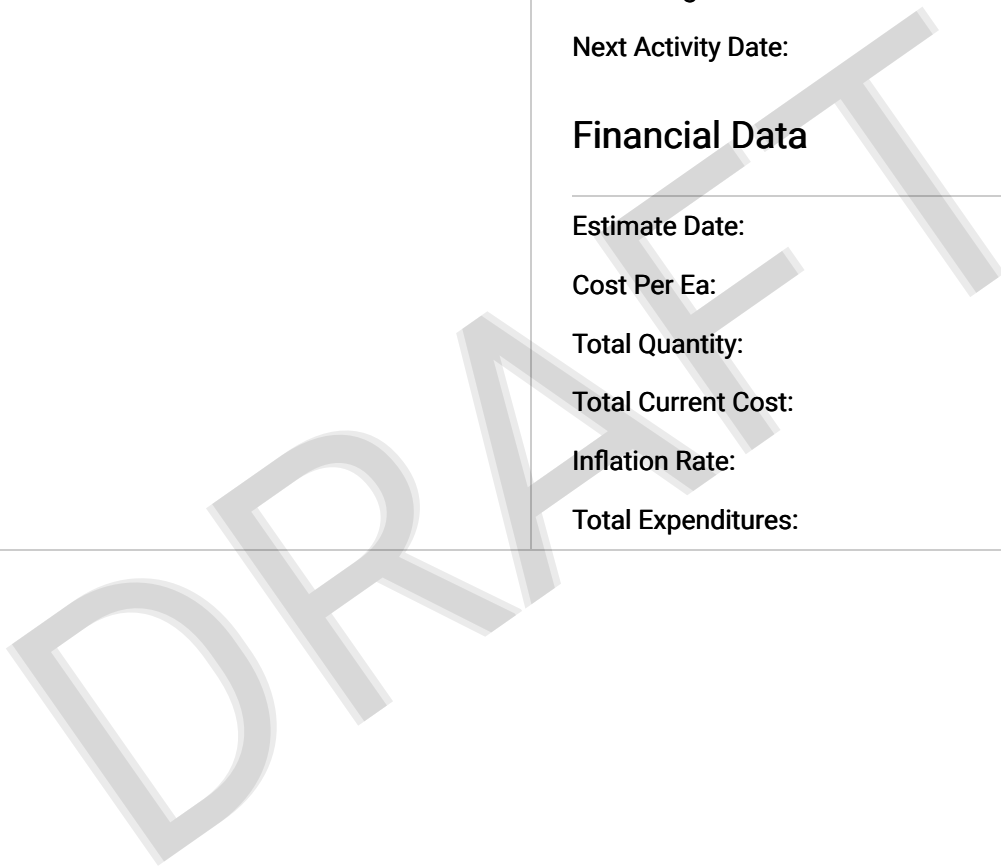
Last Activity Date:	N/A
Est. Useful Life:	10y
Remaining Useful Life:	1y 6m
Next Activity Date:	01/01/2026

## Financial Data

---

Estimate Date:	04/16/2024
Cost Per Ea:	\$1,848.00
Total Quantity:	2 Ea
Total Current Cost:	\$3,696
Inflation Rate:	4.00%
Total Expenditures:	\$18,674

---





# 56 - Mailbox Replacement

## Basic Info

---

Type of Cost:	Replacement
Category:	Amenities
Condition:	Fair

## Useful Life

---

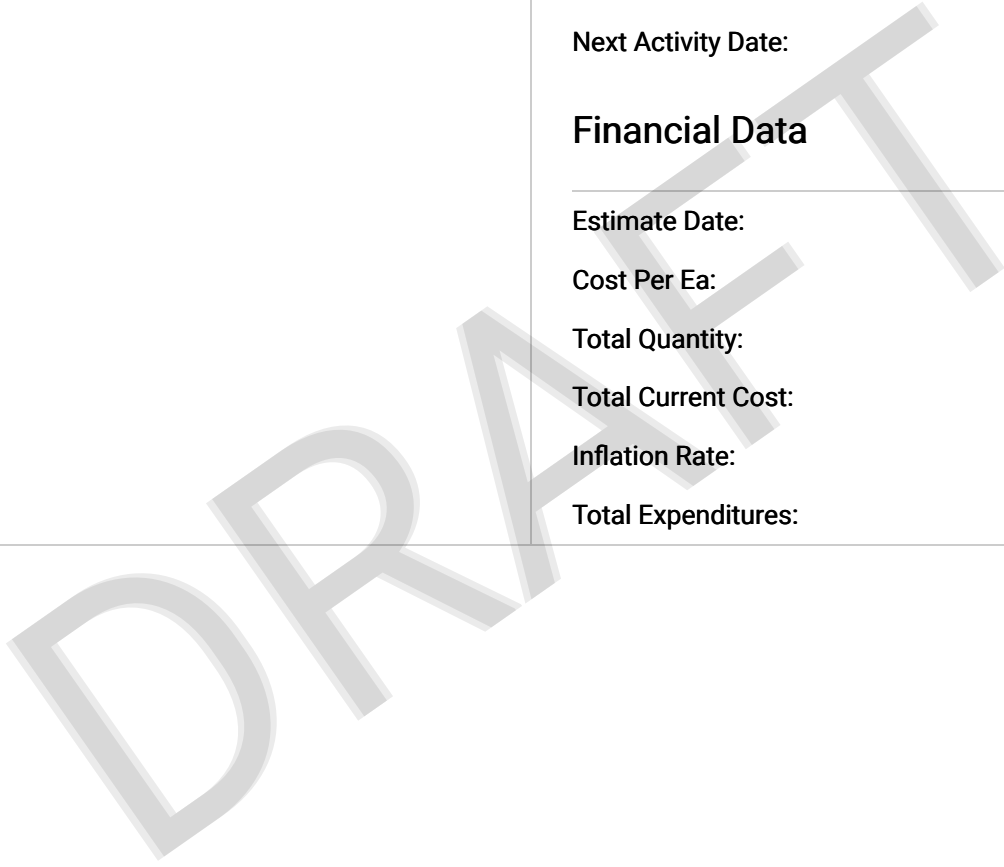
Last Activity Date:	N/A
Est. Useful Life:	30y
Remaining Useful Life:	13y 6m
Next Activity Date:	01/01/2038

## Financial Data

---

Estimate Date:	04/16/2024
Cost Per Ea:	\$1,980.00
Total Quantity:	24 Ea
Total Current Cost:	\$47,520
Inflation Rate:	4.00%
Total Expenditures:	\$82,289

---



# 57 - Park Bench Replacement

## Basic Info

---

Type of Cost:	Replacement
Category:	Amenities
Condition:	Fair

## Useful Life

---

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	8y 6m
Next Activity Date:	01/01/2033

## Financial Data

---

Estimate Date:	04/16/2024
Cost Per Ea:	\$1,060.00
Total Quantity:	4 Ea
Total Current Cost:	\$4,240
Inflation Rate:	4.00%
Total Expenditures:	\$6,035

---



Park Bench

# 59 - Pool Coping to Decking Joint, Both Pools (Deck-O-Seal)

## Basic Info

Type of Cost: Repairs & Maintenance  
Category: Amenities  
Condition: Fair

## Comments/Notes

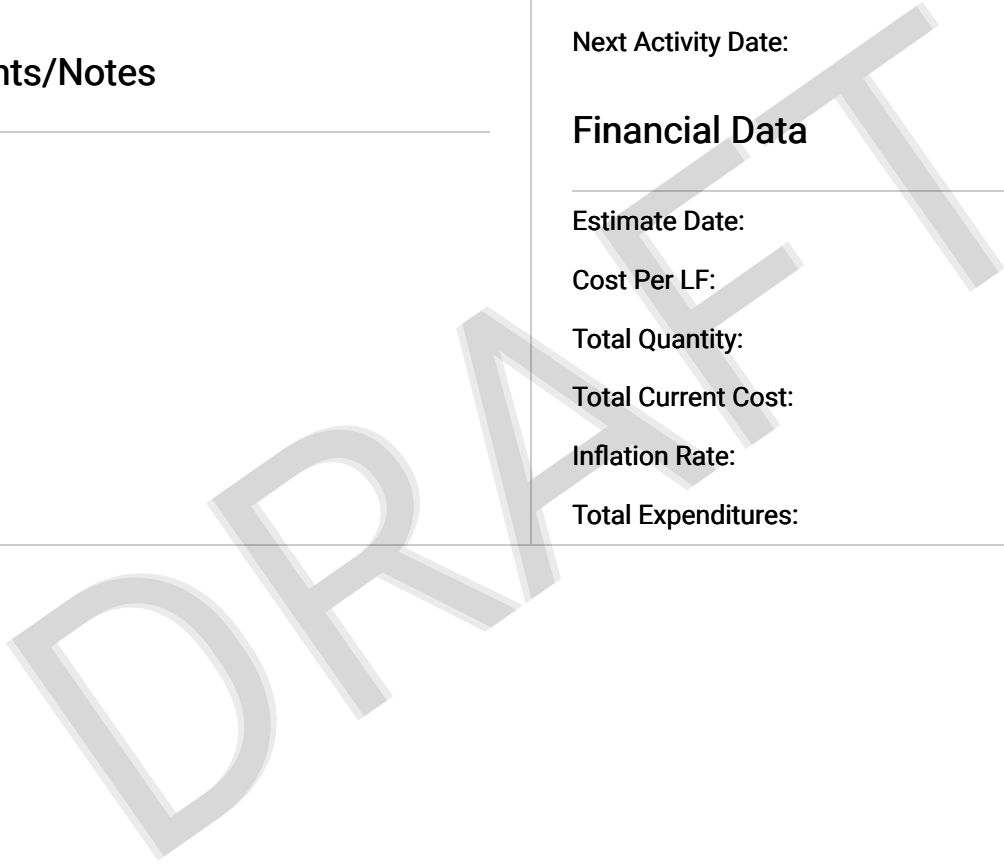
Both pools

## Useful Life

Last Activity Date: N/A  
Est. Useful Life: 4y  
Remaining Useful Life: 2y 6m  
Next Activity Date: 01/01/2027

## Financial Data

Estimate Date: 04/16/2024  
Cost Per LF: \$9.00  
Total Quantity: 280 LF  
Total Current Cost: \$2,520  
Inflation Rate: 4.00%  
Total Expenditures: \$33,355



# 61 - Pool Coping/Tile Replacement - Creekway

## Basic Info

Type of Cost:	Replacement
Category:	Amenities
Condition:	Good to Fair

## Comments/Notes

Creekway

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	30y
Remaining Useful Life:	14y 6m
Next Activity Date:	01/01/2039

## Financial Data

Estimate Date:	04/16/2024
Cost Per LF:	\$55.00
Total Quantity:	140 LF
Total Current Cost:	\$7,700
Inflation Rate:	4.00%
Total Expenditures:	\$13,867



Pool Coping/Tile

# 62 - Pool Coping/Tile Replacement - Riverview

## Basic Info

Type of Cost: Replacement  
Category: Amenities  
Condition: Good to Fair

## Comments/Notes

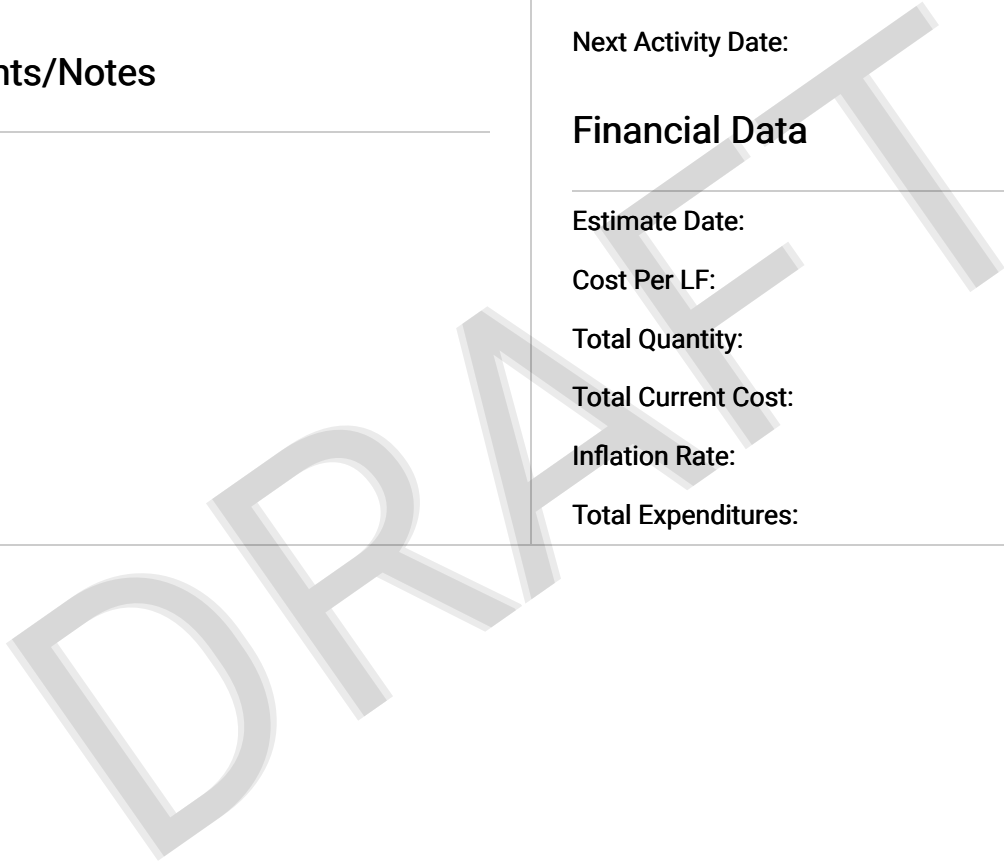
Riverview

## Useful Life

Last Activity Date: N/A  
Est. Useful Life: 30y  
Remaining Useful Life: 25y 6m  
Next Activity Date: 01/01/2050

## Financial Data

Estimate Date: 04/16/2024  
Cost Per LF: \$55.00  
Total Quantity: 140 LF  
Total Current Cost: \$7,700  
Inflation Rate: 4.00%  
Total Expenditures: \$21,348



# 63 - Pool Fencing - Clean/Prime/Paint (Periodic) - Creekway

## Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Amenities
Condition:	Fair to Poor

## Comments/Notes

Creekway

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	8y
Remaining Useful Life:	0y 6m
Next Activity Date:	01/01/2025

## Financial Data

Estimate Date:	04/16/2024
Cost Per LF:	\$12.25
Total Quantity:	395 LF
Total Current Cost:	\$4,839
Inflation Rate:	4.00%
Total Expenditures:	\$34,244



Pool Fencing, Deterioration noted in isolated areas.

# 64 - Pool Fencing - Clean/Prime/Paint (Periodic) - Riverview

## Basic Info

Type of Cost: Repairs & Maintenance  
Category: Amenities  
Condition: Fair

## Comments/Notes

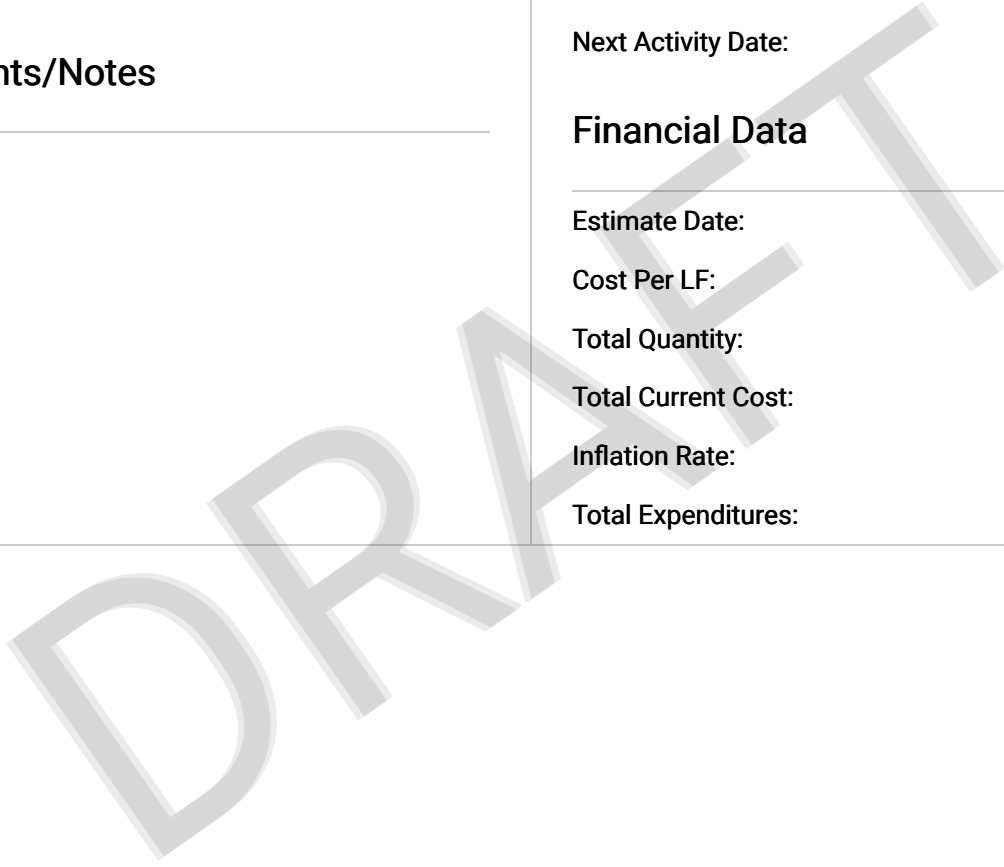
Riverview

## Useful Life

Last Activity Date: N/A  
Est. Useful Life: 8y  
Remaining Useful Life: 1y 6m  
Next Activity Date: 01/01/2026

## Financial Data

Estimate Date: 04/16/2024  
Cost Per LF: \$12.25  
Total Quantity: 395 LF  
Total Current Cost: \$4,839  
Inflation Rate: 4.00%  
Total Expenditures: \$35,614



# 65 - Pool Fencing - Replacement

## Basic Info

Type of Cost:	Replacement
Category:	Amenities
Condition:	Fair

## Comments/Notes

Creekway

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	40y
Remaining Useful Life:	24y 6m
Next Activity Date:	01/01/2049

## Financial Data

Estimate Date:	04/16/2024
Cost Per LF:	\$80.00
Total Quantity:	790 LF
Total Current Cost:	\$63,200
Inflation Rate:	4.00%
Total Expenditures:	\$168,481



Pool Fence



# 67 - Pool Furniture Replacement

## Basic Info

Type of Cost:	Replacement
Category:	Amenities
Condition:	Fair

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	7y
Remaining Useful Life:	3y 6m
Next Activity Date:	01/01/2028

## Financial Data

Estimate Date:	04/16/2024
Cost Per Lot:	\$12,000.00
Total Quantity:	1 Lot
Total Current Cost:	\$12,000
Inflation Rate:	4.00%
Total Expenditures:	\$88,812



Pool Furniture

# 68 - Pool Re-Surface (Gunitite) - Creekway

## Basic Info

---

Type of Cost:	Improvement
Category:	Amenities
Condition:	Unknown

## Comments/Notes

---

Creekway

## Useful Life

---

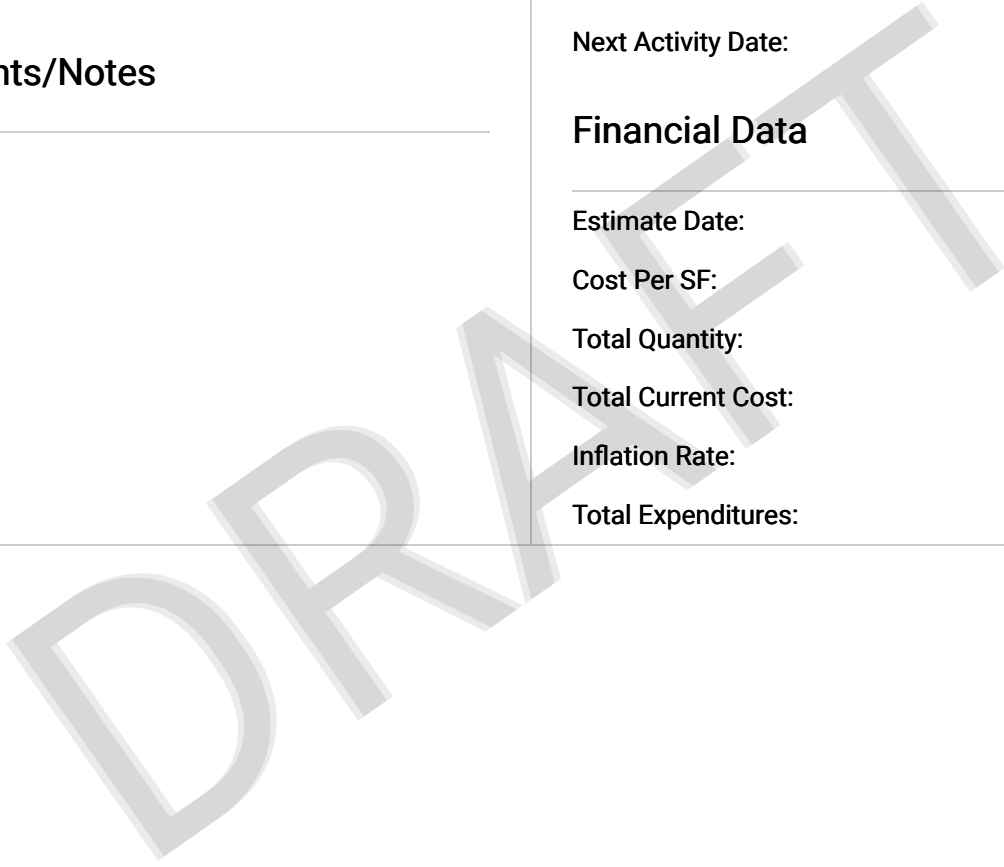
Last Activity Date:	N/A
Est. Useful Life:	10y
Remaining Useful Life:	2y 6m
Next Activity Date:	01/01/2027

## Financial Data

---

Estimate Date:	04/16/2024
Cost Per SF:	\$11.00
Total Quantity:	1,050 SF
Total Current Cost:	\$11,550
Inflation Rate:	4.00%
Total Expenditures:	\$60,692

---



# 69 - Pool Re-Surface (Gunitite) - Riverview

## Basic Info

---

Type of Cost:	Improvement
Category:	Amenities
Condition:	Unknown

## Comments/Notes

---

Riverview

## Useful Life

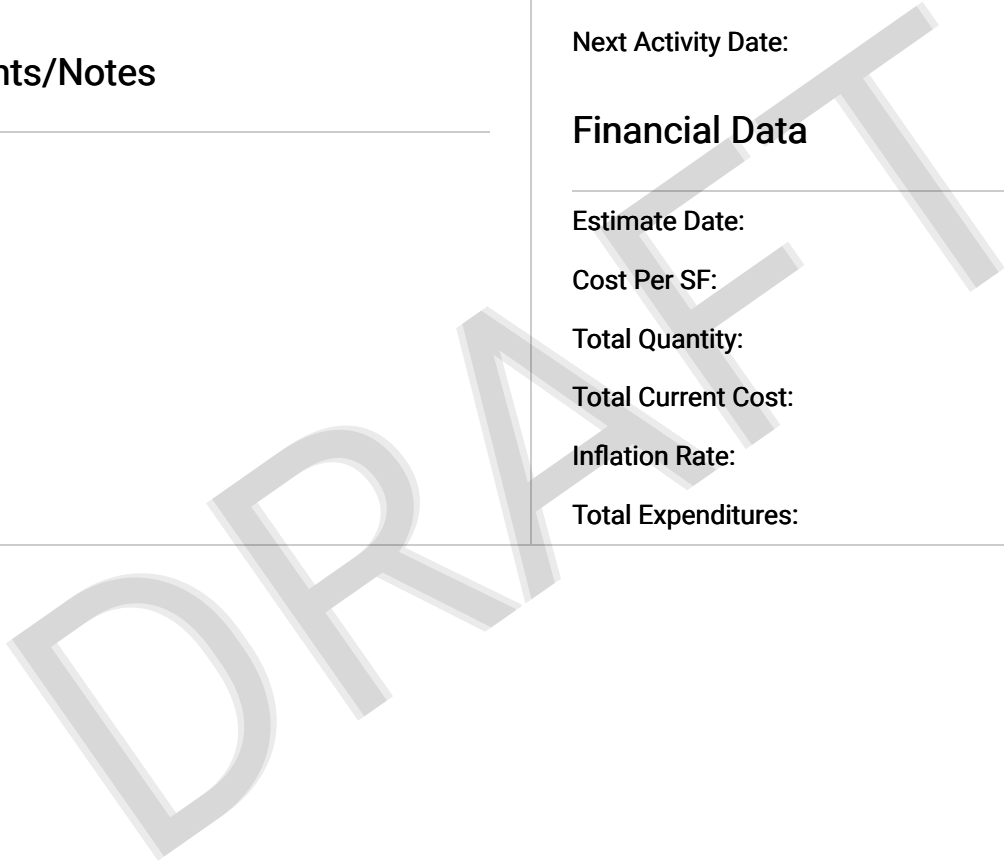
---

Last Activity Date:	N/A
Est. Useful Life:	10y
Remaining Useful Life:	5y 6m
Next Activity Date:	01/01/2030

## Financial Data

---

Estimate Date:	04/16/2024
Cost Per SF:	\$8.58
Total Quantity:	1,050 SF
Total Current Cost:	\$9,009
Inflation Rate:	4.00%
Total Expenditures:	\$53,250



# 70 - Wood Arbor Replacement

## Basic Info

Type of Cost:	Replacement
Category:	Amenities
Condition:	Fair

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	9y 6m
Next Activity Date:	01/01/2034

## Financial Data

Estimate Date:	04/16/2024
Cost Per SF:	\$35.00
Total Quantity:	1,250 SF
Total Current Cost:	\$43,750
Inflation Rate:	4.00%
Total Expenditures:	\$64,761



Wood Arbor

# 71 - Reserve Study Updates

## Basic Info

---

Type of Cost:	Improvement
Category:	Other
Condition:	Excellent

## Useful Life

---

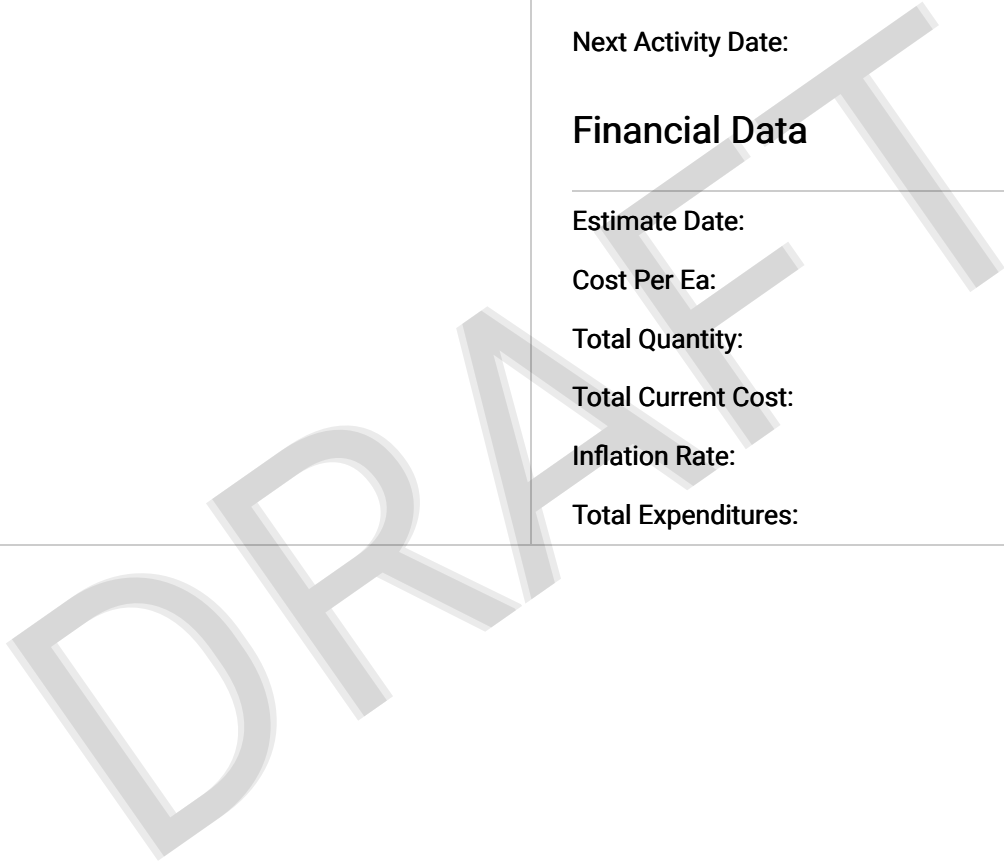
Last Activity Date:	N/A
Est. Useful Life:	4y
Remaining Useful Life:	4y
Next Activity Date:	07/01/2028

## Financial Data

---

Estimate Date:	04/16/2024
Cost Per Ea:	\$5,800.00
Total Quantity:	1 Ea
Total Current Cost:	\$5,800
Inflation Rate:	4.00%
Total Expenditures:	\$79,840

---



# 72 - Contingency

## Basic Info

---

Type of Cost:	Improvement
Category:	Other
Condition:	Unknown

## Useful Life

---

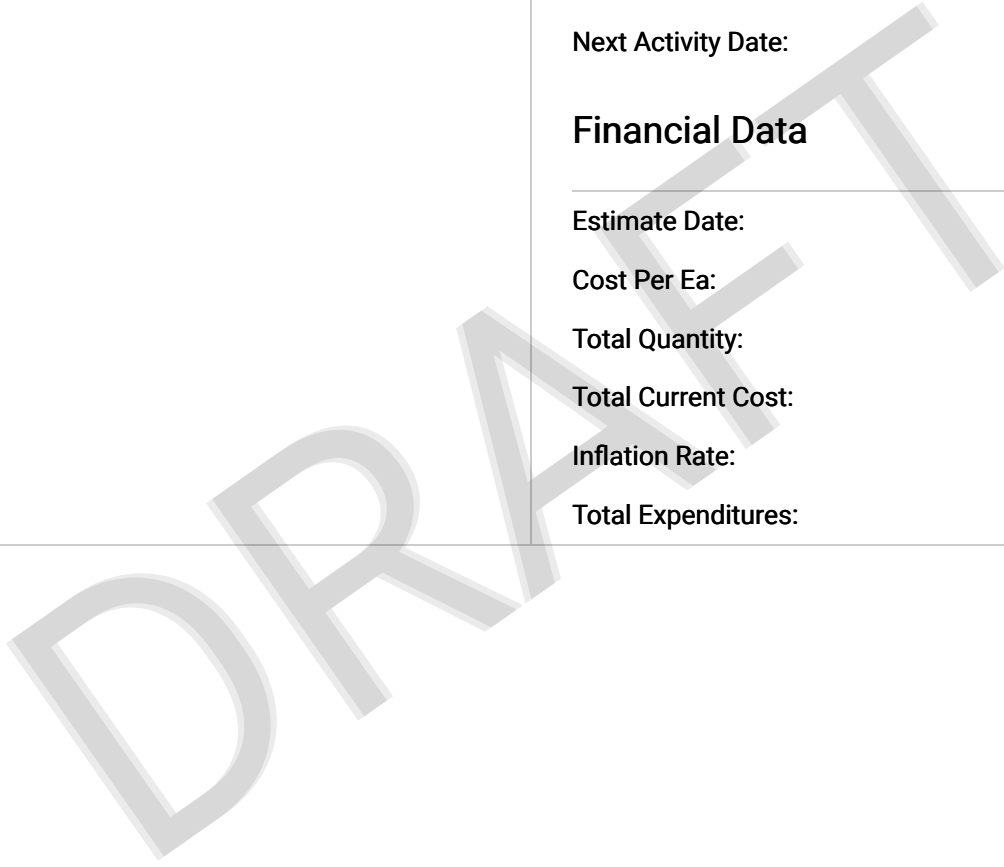
Last Activity Date:	N/A
Est. Useful Life:	1y
Remaining Useful Life:	0y 6m
Next Activity Date:	01/01/2025

## Financial Data

---

Estimate Date:	04/16/2024
Cost Per Ea:	\$30,000.00
Total Quantity:	1 Ea
Total Current Cost:	\$30,000
Inflation Rate:	4.00%
Total Expenditures:	\$1,749,850

---



## Component Details

### Brick Perimeter Fencing Repairs - Topped w/ Metal (Periodic)

#### Basic Info

Type of Cost: Repairs & Maintenance  
Category: Site  
Est. Useful Life: 10:00  
Notes:

#### Cost Data

Unit Cost (06/24/2024): \$18.00  
Total Qty to Maintain (100% of Total): 431 LF  
Total Current Cost: \$7,758  
Inflation Rate: 4.00%

#### Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Brick Perimeter Fencing Repairs - Topped w/ Metal (Periodic)	N/A	N/A	01/01/2031	6:06	431 LF	\$7,758
Total					431 LF	\$7,758

#### Photos



Brick Perimeter Fence Topped with Metal Fence

# Brick Perimeter Fencing Repairs - 6' (Periodic)

## Basic Info

Type of Cost: Repairs & Maintenance  
 Category: Site  
 Est. Useful Life: 10:00  
 Notes:

## Cost Data

Unit Cost (04/16/2024): \$22.00  
 Total Qty to Maintain (100% of Total): 1,024 LF  
 Total Current Cost: \$22,528  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Brick Perimeter Fencing Repairs - 6' (Periodic)	N/A	N/A	01/01/2027	2:06	1,024 LF	\$22,528
Total					1,024 LF	\$22,528

## Photos



Brick Perimeter Fence



# Lighting - Can Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Building Interior  
 Est. Useful Life: 25:00  
 Notes:

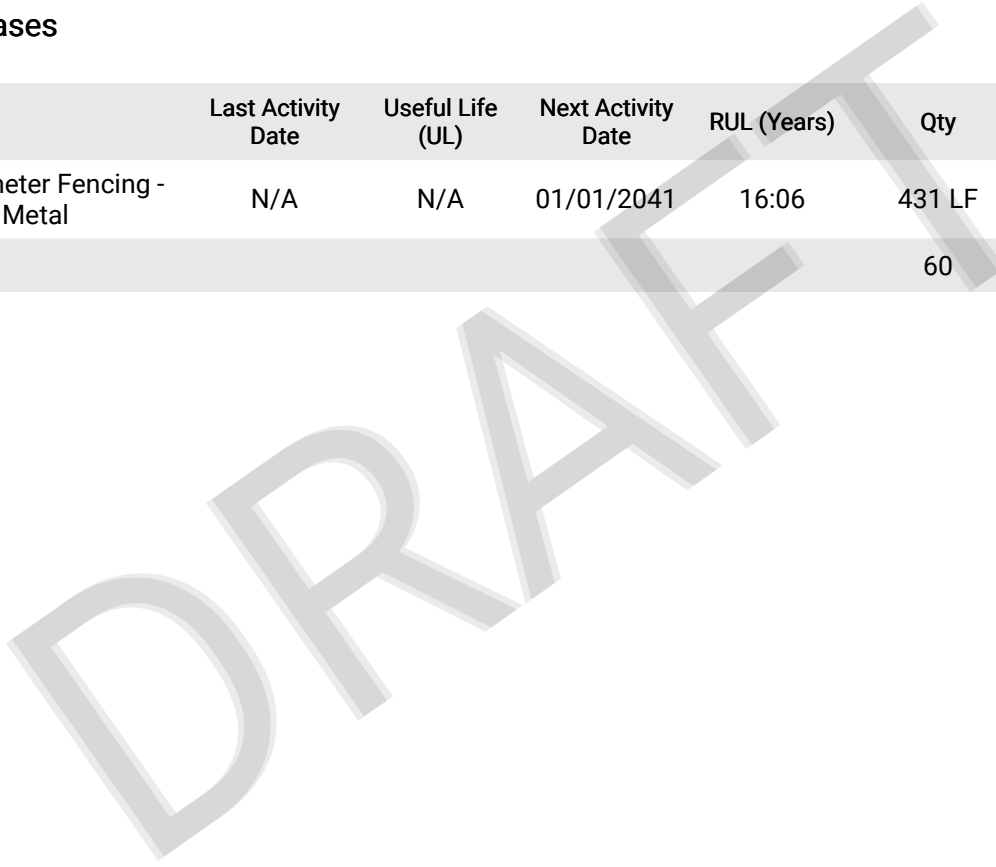
## Cost Data

Unit Cost (04/16/2024): \$198.00  
 Total Qty to Maintain (100% of Total): 60  
 Total Current Cost: \$11,880  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Brick Perimeter Fencing - Topped w/ Metal	N/A	N/A	01/01/2041	16:06	431 LF	\$77,580
<b>Total</b>					<b>60</b>	<b>\$11,880</b>

## Photos



# Brick Perimeter Fencing - Topped w/ Metal

## Basic Info

Type of Cost: Replacement  
 Category: Site  
 Est. Useful Life: 30:00  
 Notes: Topped with metal fence

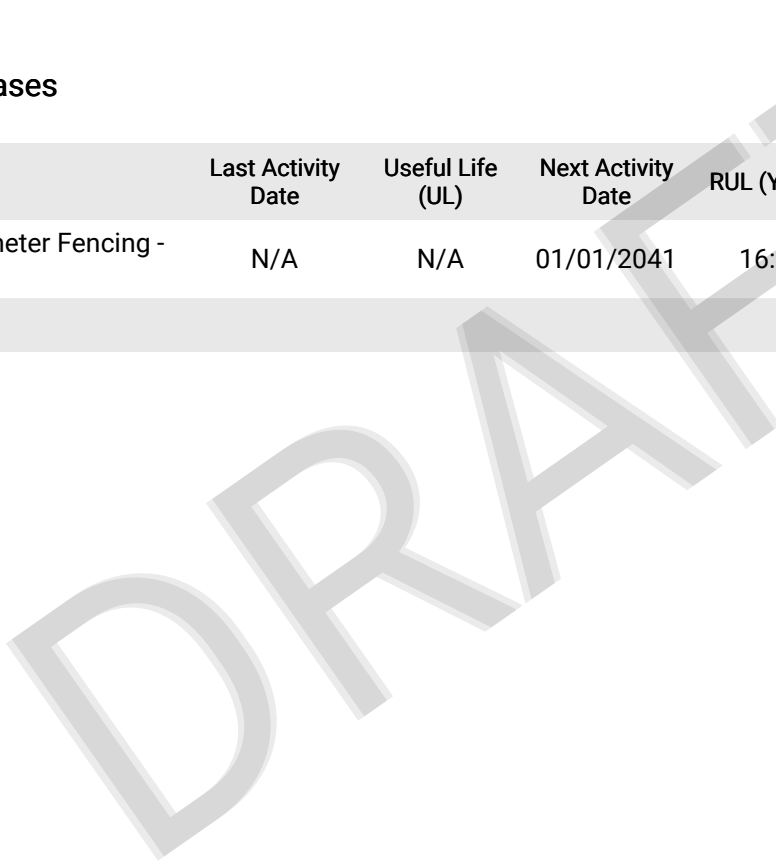
## Cost Data

Unit Cost (04/16/2024): \$180.00  
 Total Qty to Maintain (100% of Total): 431 LF  
 Total Current Cost: \$77,580  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Brick Perimeter Fencing - 6'	N/A	N/A	01/01/2041	16:06	1,024 LF	\$225,280
<b>Total</b>					<b>431 LF</b>	<b>\$77,580</b>

## Photos



# Brick Perimeter Fencing - 6'

## Basic Info

Type of Cost: Replacement  
 Category: Site  
 Est. Useful Life: 30:00  
 Notes:

## Cost Data

Unit Cost (04/16/2024): \$220.00  
 Total Qty to Maintain (100% of Total): 1,024 LF  
 Total Current Cost: \$225,280  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Concrete Parking Lot - Seal Joints, Stripe	N/A	N/A	01/01/2027	2:06	1 Lot	\$2,500
<b>Total</b>					<b>1,024 LF</b>	<b>\$225,280</b>

## Photos



Concrete Parking Spaces

# Concrete Parking Lot - Seal Joints, Stripe

## Basic Info

Type of Cost: Repairs & Maintenance  
 Category: Site  
 Est. Useful Life: 5:00  
 Notes:

## Cost Data

Unit Cost (04/16/2024): \$2,500.00  
 Total Qty to Maintain (100% of Total): 1 Lot  
 Total Current Cost: \$2,500  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Concrete Walkway and Drive Repairs (Periodic)	N/A	N/A	01/01/2025	0:06	4,950 SF	\$89,100
<b>Total</b>					<b>1 Lot</b>	<b>\$2,500</b>

## Photos



Concrete Walkway



Concrete sidewalk trip hazards were observed in isolated locations

DRAFT

# Concrete Walkway and Drive Repairs (Periodic)

## Basic Info

Type of Cost: Repairs & Maintenance  
 Category: Site  
 Est. Useful Life: 7:00  
 Notes: 10% of total

## Cost Data

Unit Cost (07/01/2024): \$18.00  
 Total Qty to Maintain (100% of Total): 4,950 SF  
 Total Current Cost: \$89,100  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Column Repairs	N/A	N/A	01/01/2026	1:06	14 Ea	\$3,920
Total					4,950 SF	\$89,100

## Photos



Pilaster

# Column Repairs

## Basic Info

Type of Cost: Repairs & Maintenance  
 Category: Site  
 Est. Useful Life: 10:00  
 Notes:

## Cost Data

Unit Cost (07/01/2024): \$280.00  
 Total Qty to Maintain (100% of Total): 14 Ea  
 Total Current Cost: \$3,920  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Retaining Wall Repairs (~4')	N/A	N/A	01/01/2031	6:06	1 Lot	\$24,000
Total					14 Ea	\$3,920

## Photos



Retaining Wall

## Retaining Wall Repairs (~ 4')

### Basic Info

Type of Cost: Repairs & Maintenance  
 Category: Site  
 Est. Useful Life: 10:00  
 Notes: \$8k done in '17

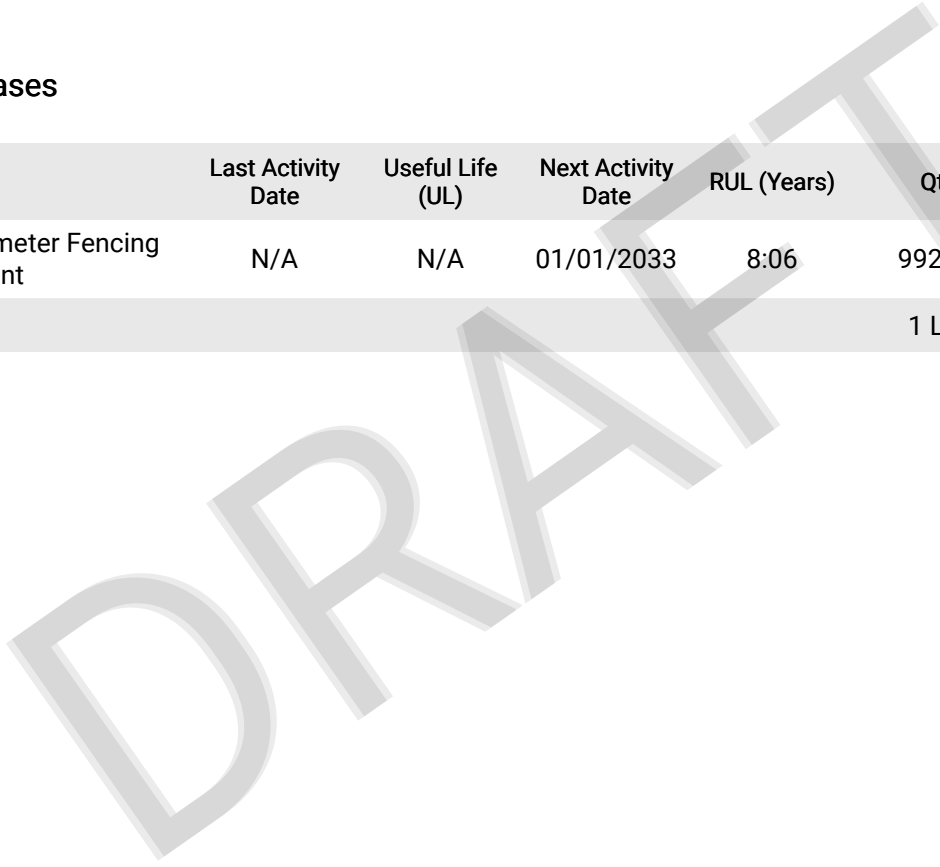
### Cost Data

Unit Cost (04/16/2024): \$24,000.00  
 Total Qty to Maintain (100% of Total): 1 Lot  
 Total Current Cost: \$24,000  
 Inflation Rate: 4.00%

### Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Wood Perimeter Fencing Replacement	N/A	N/A	01/01/2033	8:06	992 LF	\$43,648
Total					1 Lot	\$24,000

### Photos





# Wood Perimeter Fencing Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Site  
 Est. Useful Life: 20:00  
 Notes:

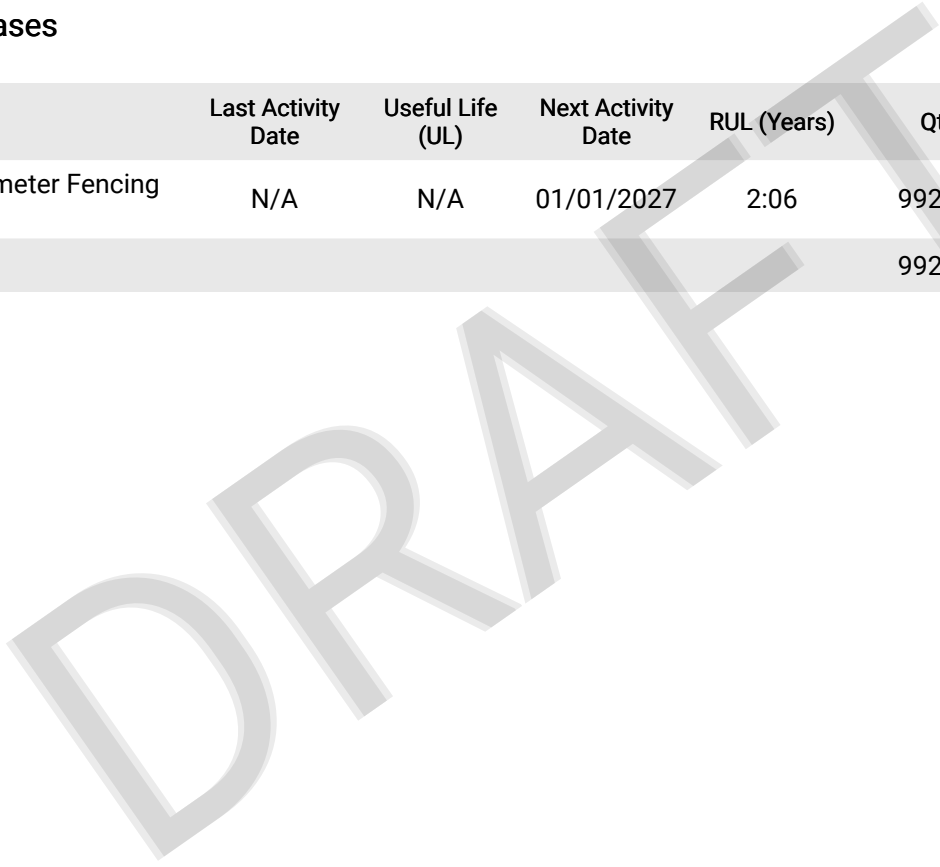
## Cost Data

Unit Cost (04/16/2024): \$44.00  
 Total Qty to Maintain (100% of Total): 992 LF  
 Total Current Cost: \$43,648  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Wood Perimeter Fencing Stain	N/A	N/A	01/01/2027	2:06	992 LF	\$7,936
Total					992 LF	\$43,648

## Photos



# Wood Perimeter Fencing Stain

## Basic Info

Type of Cost: Repairs & Maintenance  
 Category: Site  
 Est. Useful Life: 5:00  
 Notes:

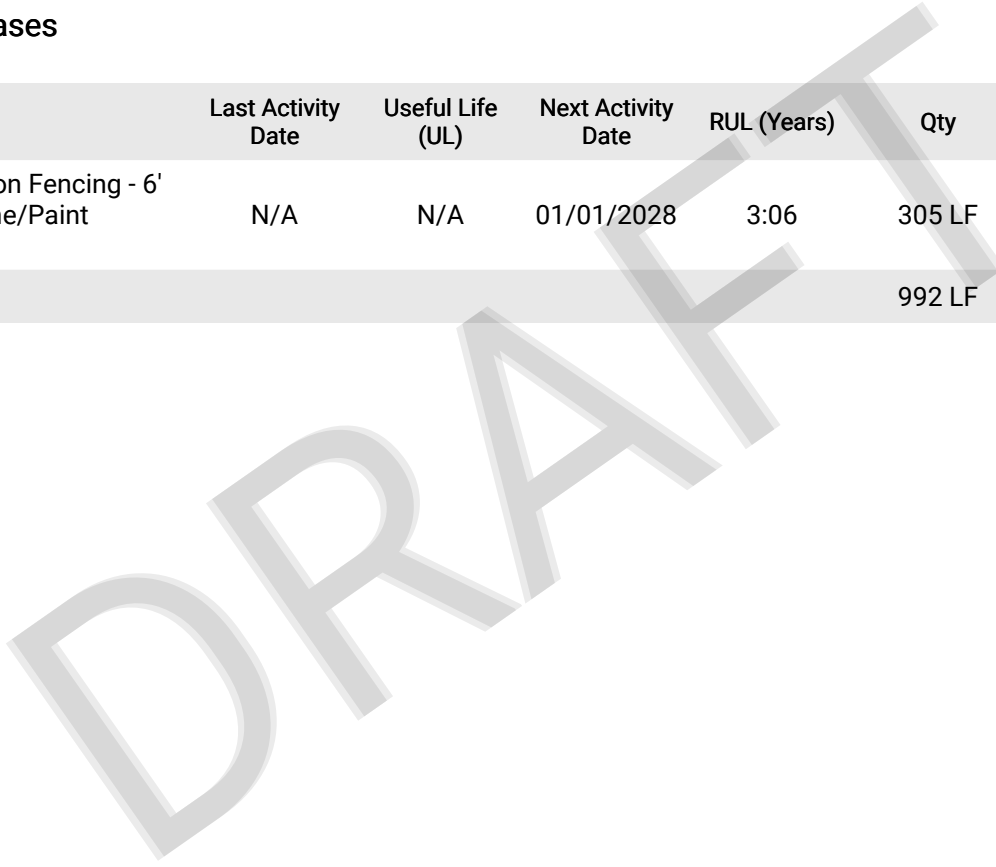
## Cost Data

Unit Cost (04/16/2024): \$8.00  
 Total Qty to Maintain (100% of Total): 992 LF  
 Total Current Cost: \$7,936  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Wrought Iron Fencing - 6' Clean/Prime/Paint (Periodic)	N/A	N/A	01/01/2028	3:06	305 LF	\$3,736
<b>Total</b>					<b>992 LF</b>	<b>\$7,936</b>

## Photos



# Wrought Iron Fencing - 6' Clean/Prime/Paint (Periodic)

## Basic Info

Type of Cost: Repairs & Maintenance  
 Category: Site  
 Est. Useful Life: 10:00  
 Notes:

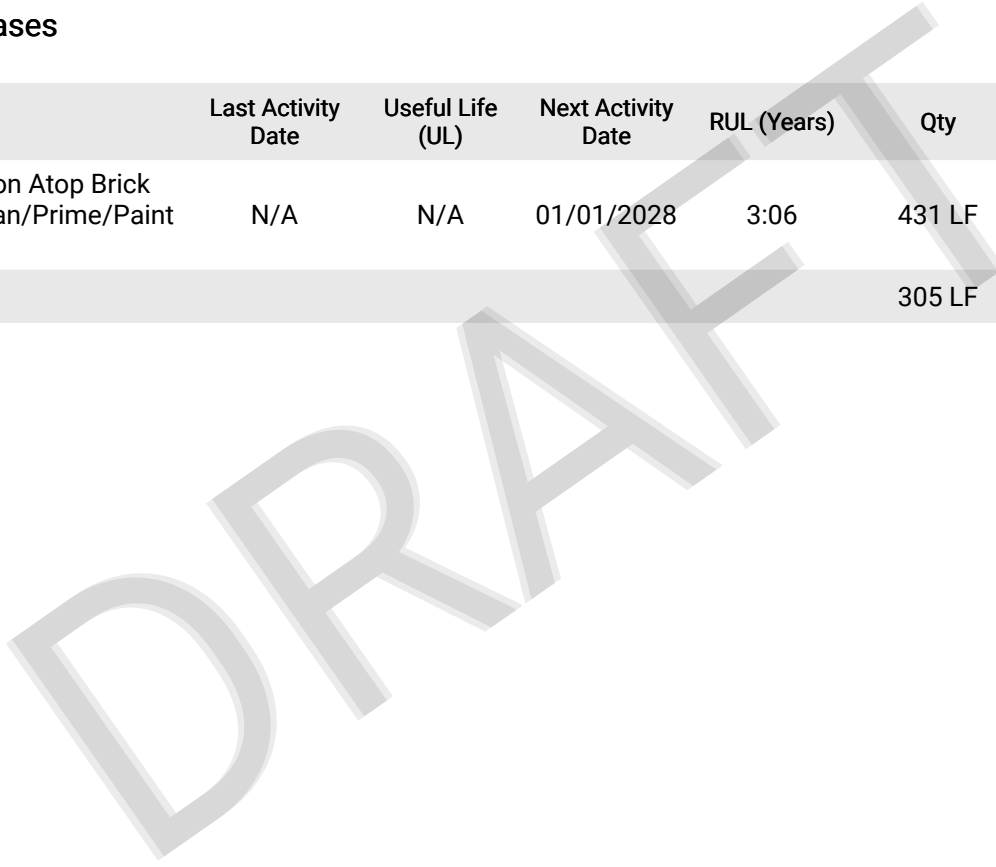
## Cost Data

Unit Cost (04/16/2024): \$12.25  
 Total Qty to Maintain (100% of Total): 305 LF  
 Total Current Cost: \$3,736  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Wrought Iron Atop Brick Fence- Clean/Prime/Paint (Periodic)	N/A	N/A	01/01/2028	3:06	431 LF	\$2,370
<b>Total</b>					<b>305 LF</b>	<b>\$3,736</b>

## Photos



# Wrought Iron Atop Brick Fence- Clean/Prime/Paint (Periodic)

## Basic Info

Type of Cost: Repairs & Maintenance  
 Category: Site  
 Est. Useful Life: 10:00  
 Notes: 2ft on top of brick fence

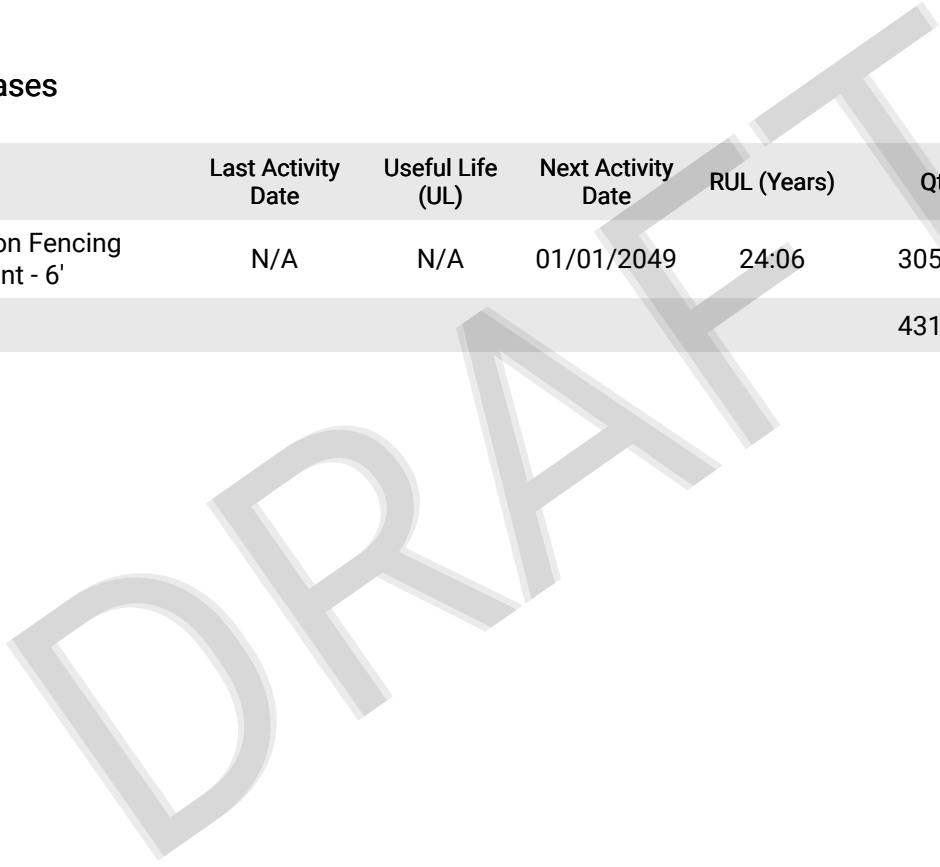
## Cost Data

Unit Cost (04/16/2024): \$5.50  
 Total Qty to Maintain (100% of Total): 431 LF  
 Total Current Cost: \$2,370  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Wrought Iron Fencing Replacement - 6'	N/A	N/A	01/01/2049	24:06	305 LF	\$22,875
<b>Total</b>					<b>431 LF</b>	<b>\$2,370</b>

## Photos



# Wrought Iron Fencing Replacement - 6'

## Basic Info

Type of Cost: Replacement  
 Category: Site  
 Est. Useful Life: 40:00  
 Notes:

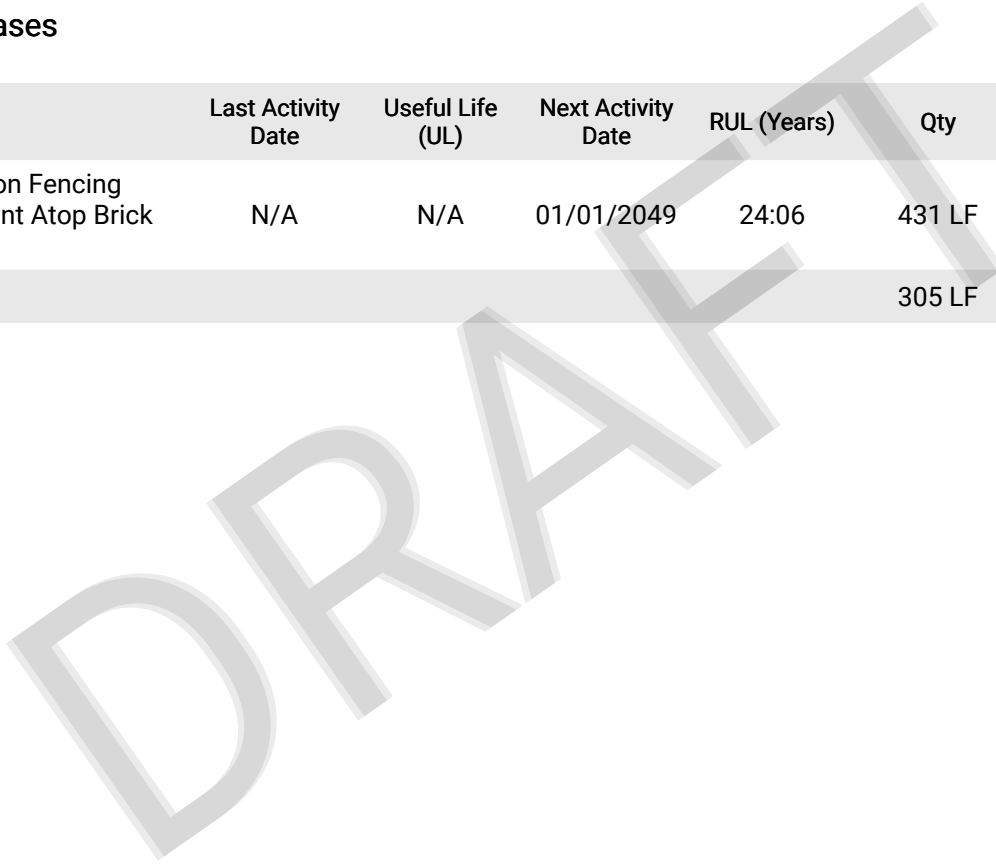
## Cost Data

Unit Cost (04/16/2024): \$75.00  
 Total Qty to Maintain (100% of Total): 305 LF  
 Total Current Cost: \$22,875  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Wrought Iron Fencing Replacement Atop Brick Fence	N/A	N/A	01/01/2049	24:06	431 LF	\$12,930
<b>Total</b>					<b>305 LF</b>	<b>\$22,875</b>

## Photos



# Wrought Iron Fencing Replacement Atop Brick Fence

## Basic Info

Type of Cost: Replacement  
 Category: Site  
 Est. Useful Life: 40:00  
 Notes: 2ft on top of brick fence

## Cost Data

Unit Cost (04/16/2024): \$30.00  
 Total Qty to Maintain (100% of Total): 431 LF  
 Total Current Cost: \$12,930  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Door Replacement	N/A	N/A	01/01/2034	9:06	9	\$8,316
Total					431 LF	\$12,930

## Photos



Doors

# Door Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Building Exterior  
 Est. Useful Life: 25:00  
 Notes:

## Cost Data

Unit Cost (04/16/2024): \$924.00  
 Total Qty to Maintain (100% of Total): 9  
 Total Current Cost: \$8,316  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Garage Door - Paint	N/A	N/A	01/01/2025	0:06	255 Ea	\$117,810
Total					9	\$8,316

## Photos



Garage Doors

# Garage Door - Paint

## Basic Info

Type of Cost: Repairs & Maintenance  
 Category: Building Exterior  
 Est. Useful Life: 8:00  
 Notes: Miracle Door pricing

## Cost Data

Unit Cost (04/16/2024): \$462.00  
 Total Qty to Maintain (100% of Total): 255 Ea  
 Total Current Cost: \$117,810  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Garage Door - Stain	N/A	N/A	01/01/2028	3:06	126 Ea	\$83,160
Total					255 Ea	\$117,810

## Photos



Garage Doors and Exterior Components



# Garage Door - Stain

## Basic Info

Type of Cost: Repairs & Maintenance  
 Category: Building Exterior  
 Est. Useful Life: 5:00  
 Notes: Includes armor guard

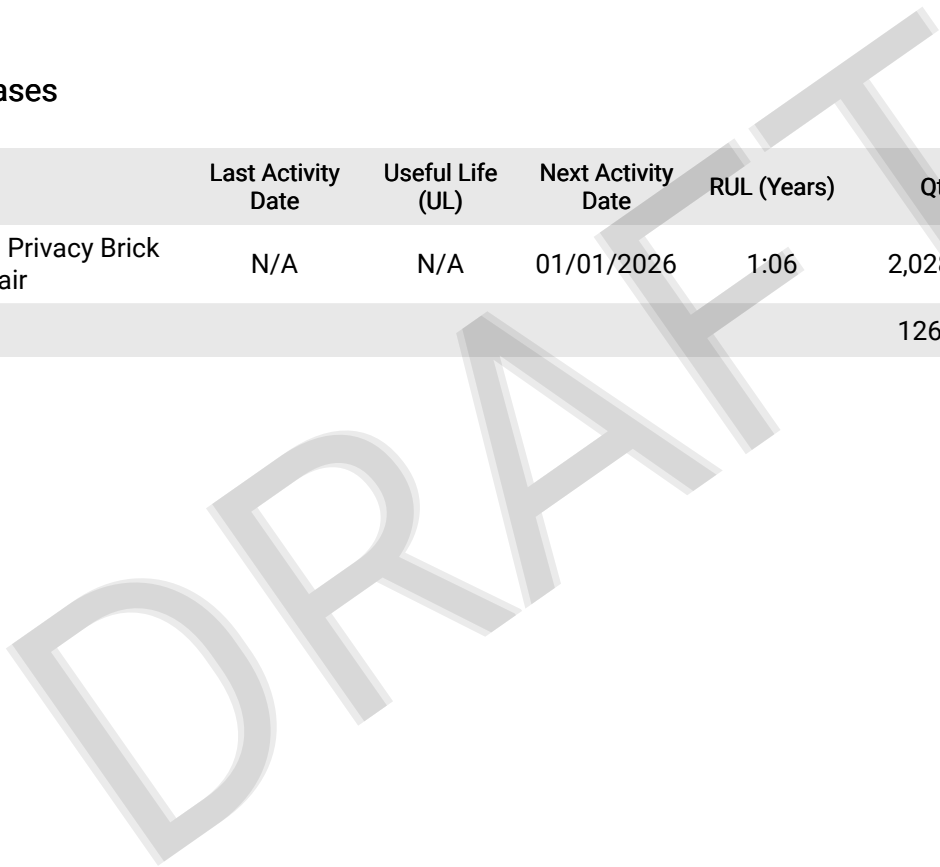
## Cost Data

Unit Cost (04/16/2024): \$660.00  
 Total Qty to Maintain (100% of Total): 126 Ea  
 Total Current Cost: \$83,160  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Townhome Privacy Brick Fence, Repair	N/A	N/A	01/01/2026	1:06	2,028 LF	\$44,616
<b>Total</b>					<b>126 Ea</b>	<b>\$83,160</b>

## Photos



# Townhome Privacy Brick Fence, Repair

## Basic Info

Type of Cost: Repairs & Maintenance  
 Category: Building Exterior  
 Est. Useful Life: 10:00  
 Notes:

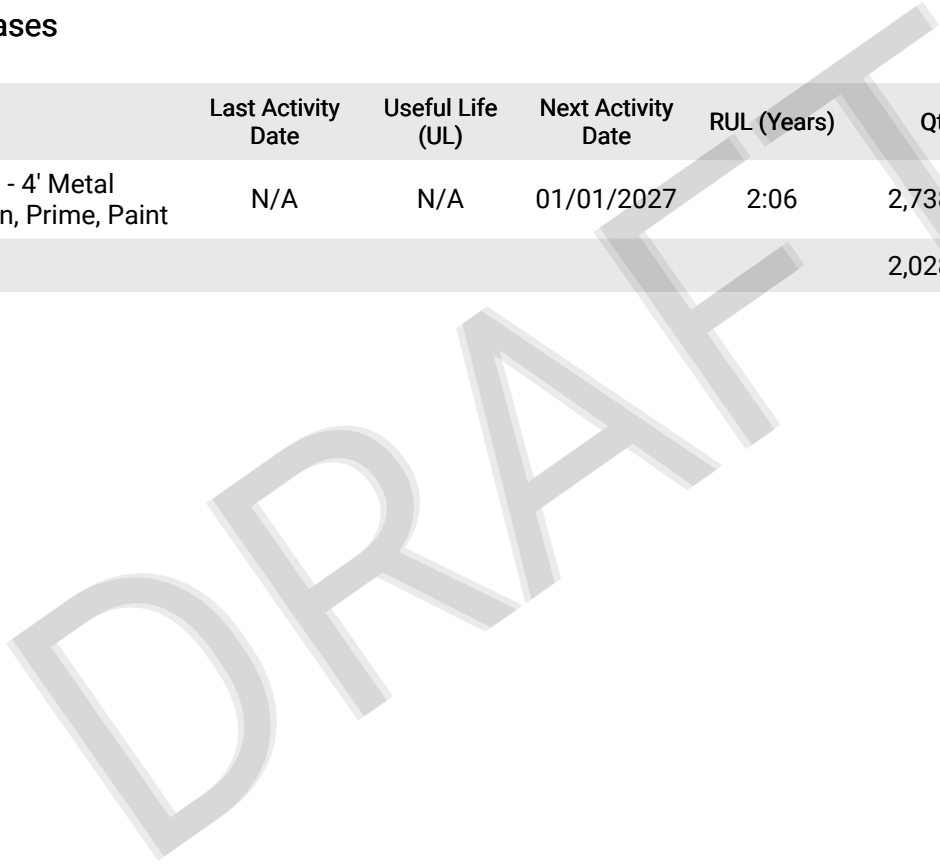
## Cost Data

Unit Cost (04/16/2024): \$22.00  
 Total Qty to Maintain (100% of Total): 2,028 LF  
 Total Current Cost: \$44,616  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Townhome - 4' Metal Fence Clean, Prime, Paint	N/A	N/A	01/01/2027	2:06	2,738 LF	\$24,642
<b>Total</b>					<b>2,028 LF</b>	<b>\$44,616</b>

## Photos



# Townhome - 4' Metal Fence Clean, Prime, Paint

## Basic Info

Type of Cost: Repairs & Maintenance  
 Category: Building Exterior  
 Est. Useful Life: 10:00  
 Notes:

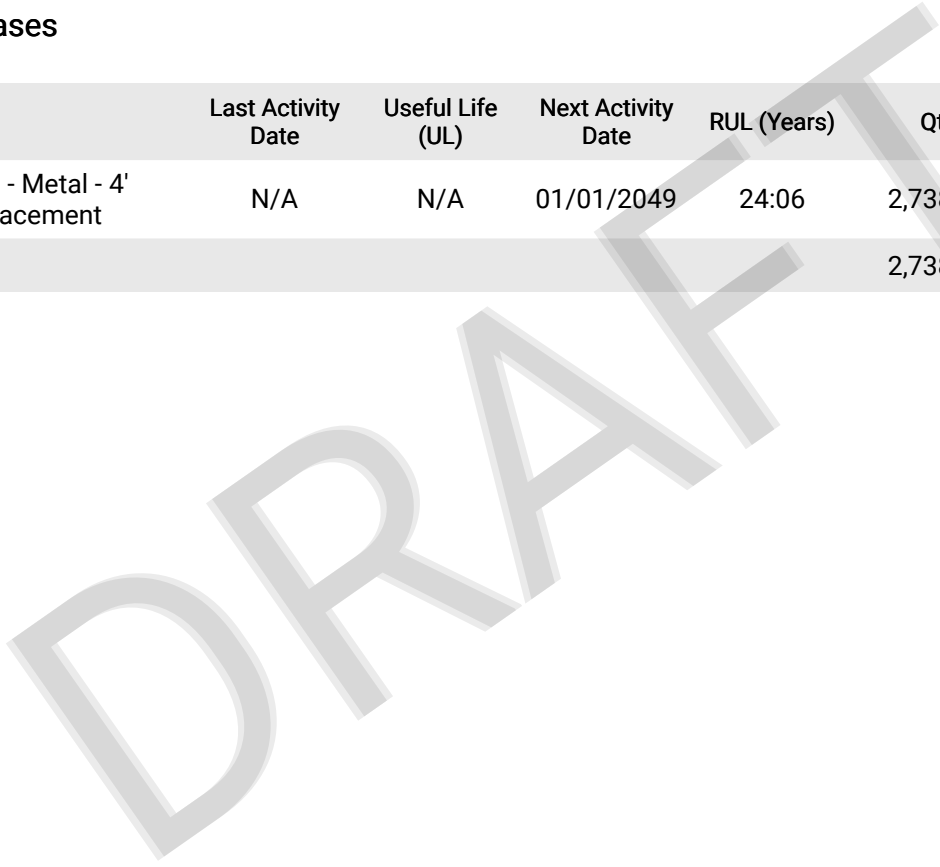
## Cost Data

Unit Cost (04/16/2024): \$9.00  
 Total Qty to Maintain (100% of Total): 2,738 LF  
 Total Current Cost: \$24,642  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Townhome - Metal - 4' Fence Replacement	N/A	N/A	01/01/2049	24:06	2,738 LF	\$164,280
<b>Total</b>					<b>2,738 LF</b>	<b>\$24,642</b>

## Photos



# Townhome - Metal - 4' Fence Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Building Exterior  
 Est. Useful Life: 40:00  
 Notes:

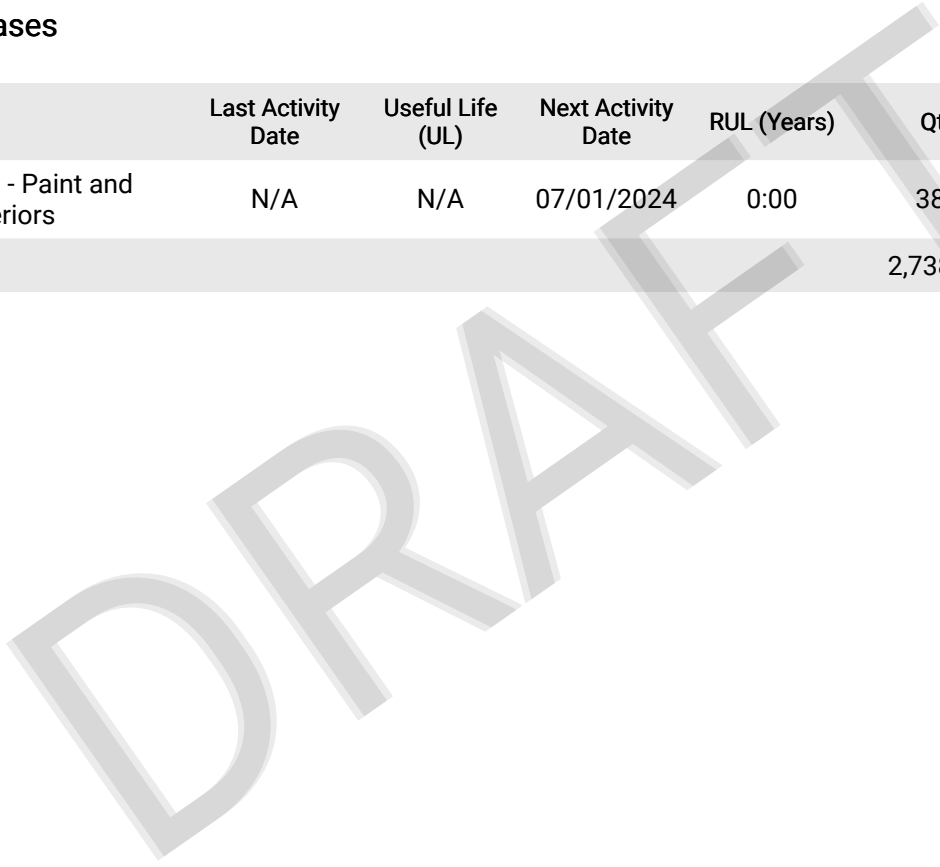
## Cost Data

Unit Cost (04/16/2024): \$60.00  
 Total Qty to Maintain (100% of Total): 2,738 LF  
 Total Current Cost: \$164,280  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Townhome - Paint and Repair Exteriors	N/A	N/A	07/01/2024	0:00	381	\$457,200
<b>Total</b>					<b>2,738 LF</b>	<b>\$164,280</b>

## Photos



# Townhome - Paint and Repair Exteriors

## Basic Info

Type of Cost: Repairs & Maintenance  
 Category: Building Exterior  
 Est. Useful Life: 8:00  
 Notes:

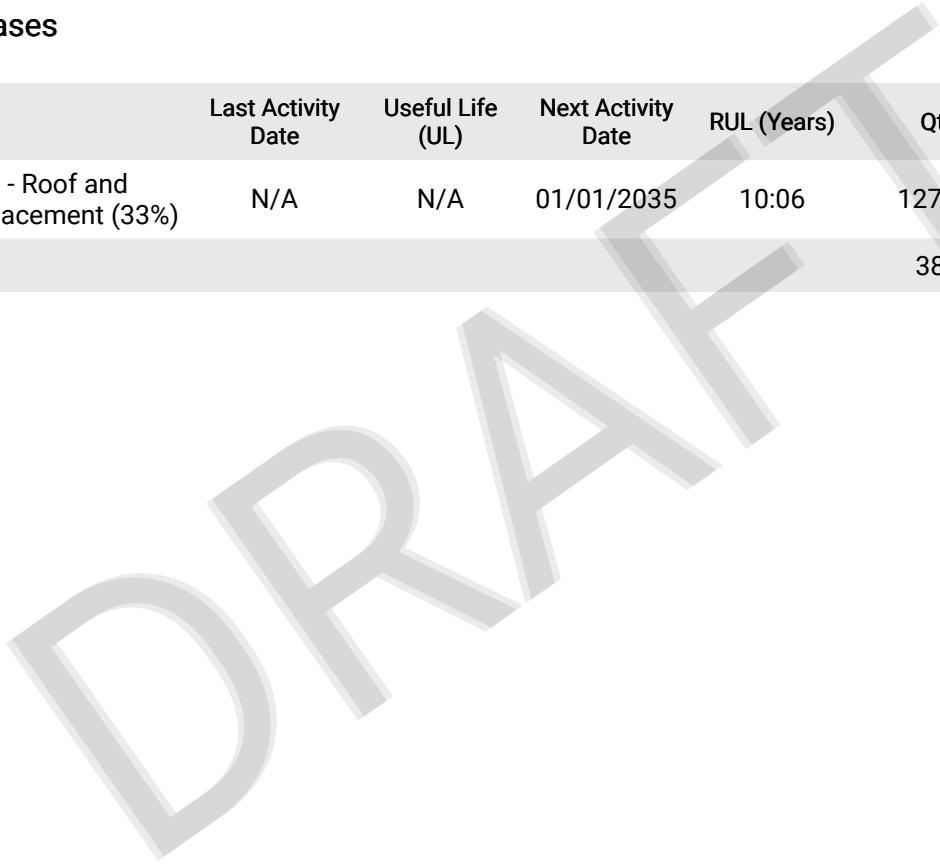
## Cost Data

Unit Cost (04/16/2024): \$1,200.00  
 Total Qty to Maintain (100% of Total): 381  
 Total Current Cost: \$457,200  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Townhome - Roof and Gutter Replacement (33%)	N/A	N/A	01/01/2035	10:06	127 Ea	\$1,744,980
<b>Total</b>					<b>381</b>	<b>\$457,200</b>

## Photos



## Townhome - Roof and Gutter Replacement (33%)

### Basic Info

Type of Cost: Replacement  
 Category: Building Exterior  
 Est. Useful Life: 20:00  
 Notes: Based on recent replacement cost

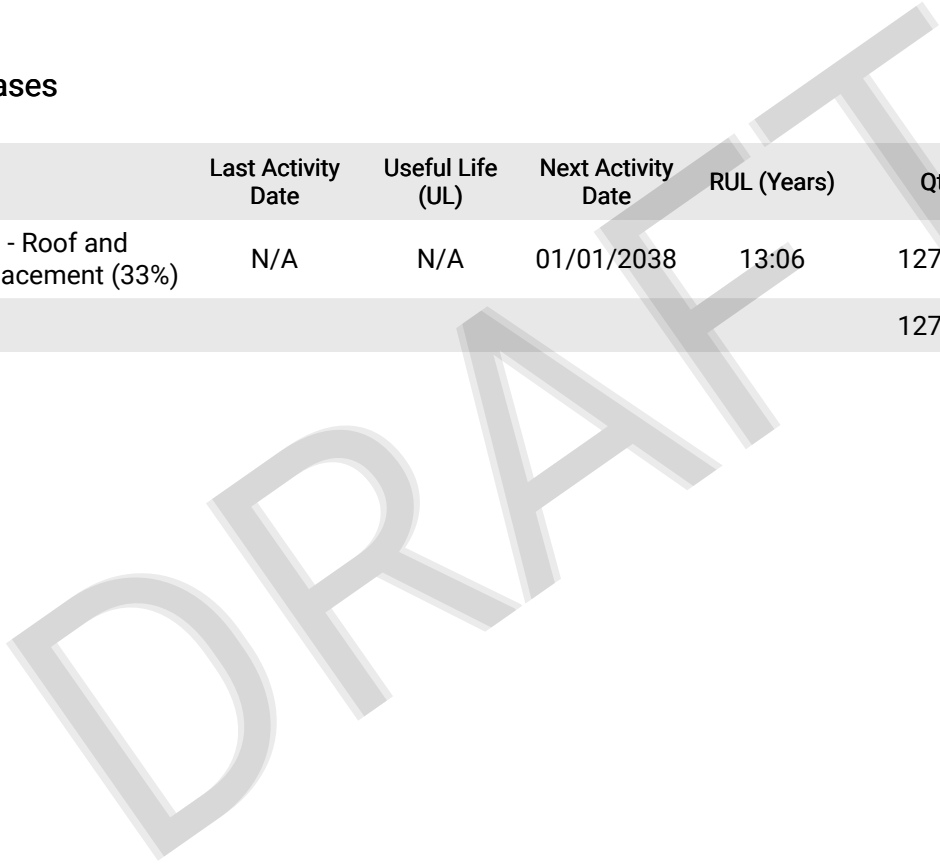
### Cost Data

Unit Cost (04/16/2024): \$13,740.00  
 Total Qty to Maintain (100% of Total): 127 Ea  
 Total Current Cost: \$1,744,980  
 Inflation Rate: 4.00%

### Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Townhome - Roof and Gutter Replacement (33%)	N/A	N/A	01/01/2038	13:06	127 Ea	\$1,744,980
Total					127 Ea	\$1,744,980

### Photos



# Townhome - Roof and Gutter Replacement (33%)

## Basic Info

Type of Cost: Replacement  
 Category: Building Exterior  
 Est. Useful Life: 20:00  
 Notes:

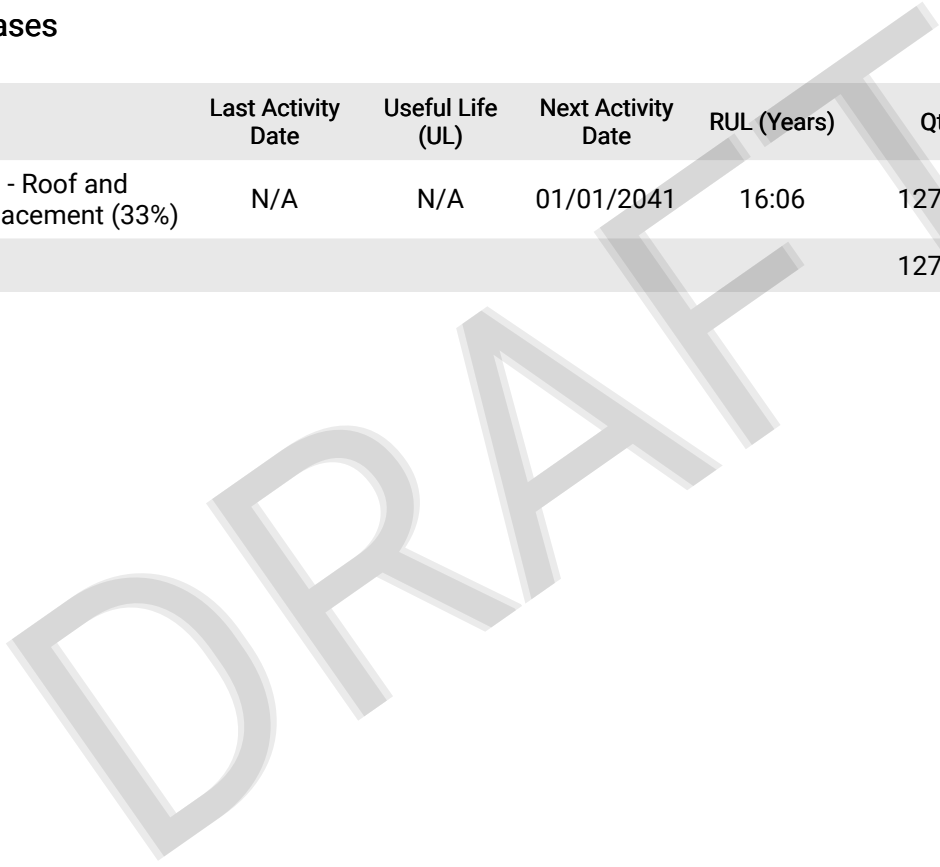
## Cost Data

Unit Cost (04/16/2024): \$13,740.00  
 Total Qty to Maintain (100% of Total): 127 Ea  
 Total Current Cost: \$1,744,980  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Townhome - Roof and Gutter Replacement (33%)	N/A	N/A	01/01/2041	16:06	127 Ea	\$1,744,980
Total					127 Ea	\$1,744,980

## Photos



# Townhome - Roof and Gutter Replacement (33%)

## Basic Info

Type of Cost: Replacement  
 Category: Building Exterior  
 Est. Useful Life: 20:00  
 Notes:

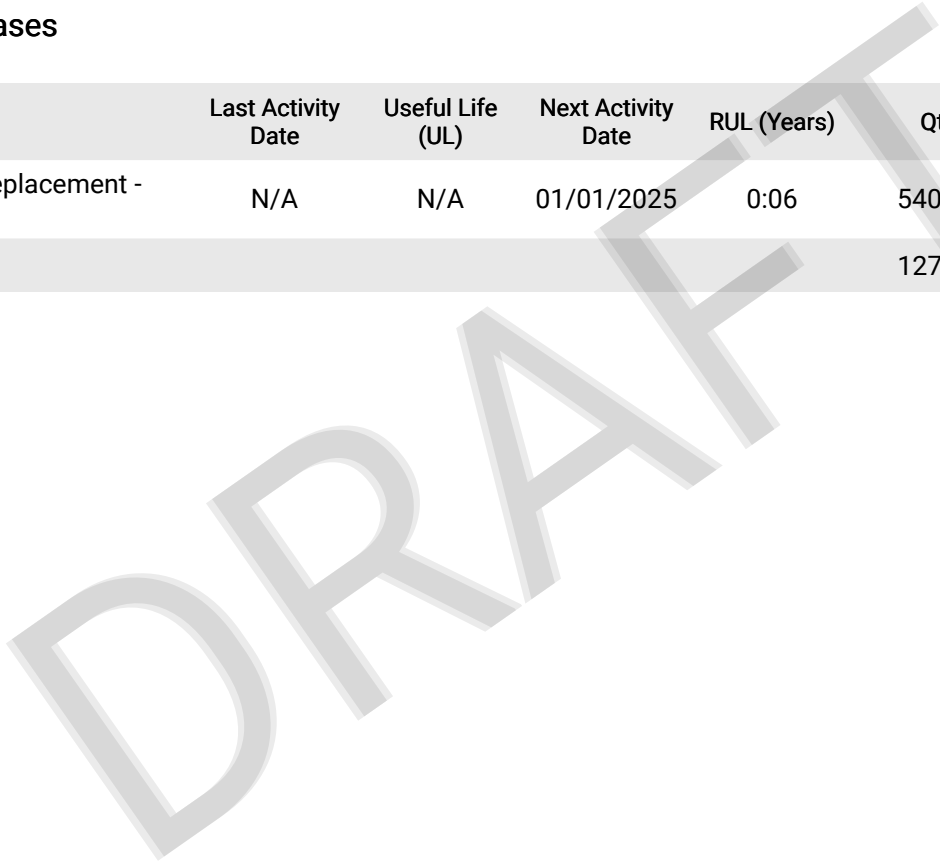
## Cost Data

Unit Cost (04/16/2024): \$13,740.00  
 Total Qty to Maintain (100% of Total): 127 Ea  
 Total Current Cost: \$1,744,980  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Flooring Replacement - Carpet	N/A	N/A	01/01/2025	0:06	540 SF	\$3,510
<b>Total</b>					<b>127 Ea</b>	<b>\$1,744,980</b>

## Photos





# Flooring Replacement - Carpet

## Basic Info

Type of Cost: Replacement  
 Category: Building Interior  
 Est. Useful Life: 15:00  
 Notes:

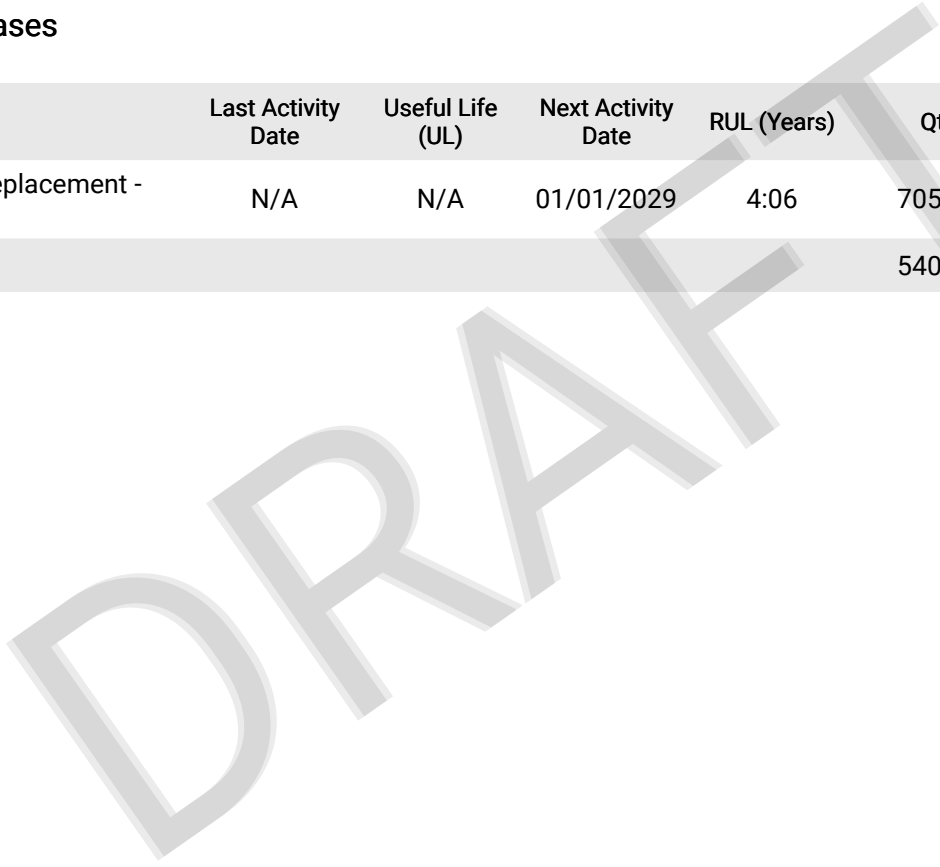
## Cost Data

Unit Cost (04/16/2024): \$6.50  
 Total Qty to Maintain (100% of Total): 540 SF  
 Total Current Cost: \$3,510  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Flooring Replacement - Exercise	N/A	N/A	01/01/2029	4:06	705 SF	\$6,345
<b>Total</b>					<b>540 SF</b>	<b>\$3,510</b>

## Photos



# Flooring Replacement - Exercise

## Basic Info

Type of Cost: Replacement  
 Category: Building Interior  
 Est. Useful Life: 20:00  
 Notes:

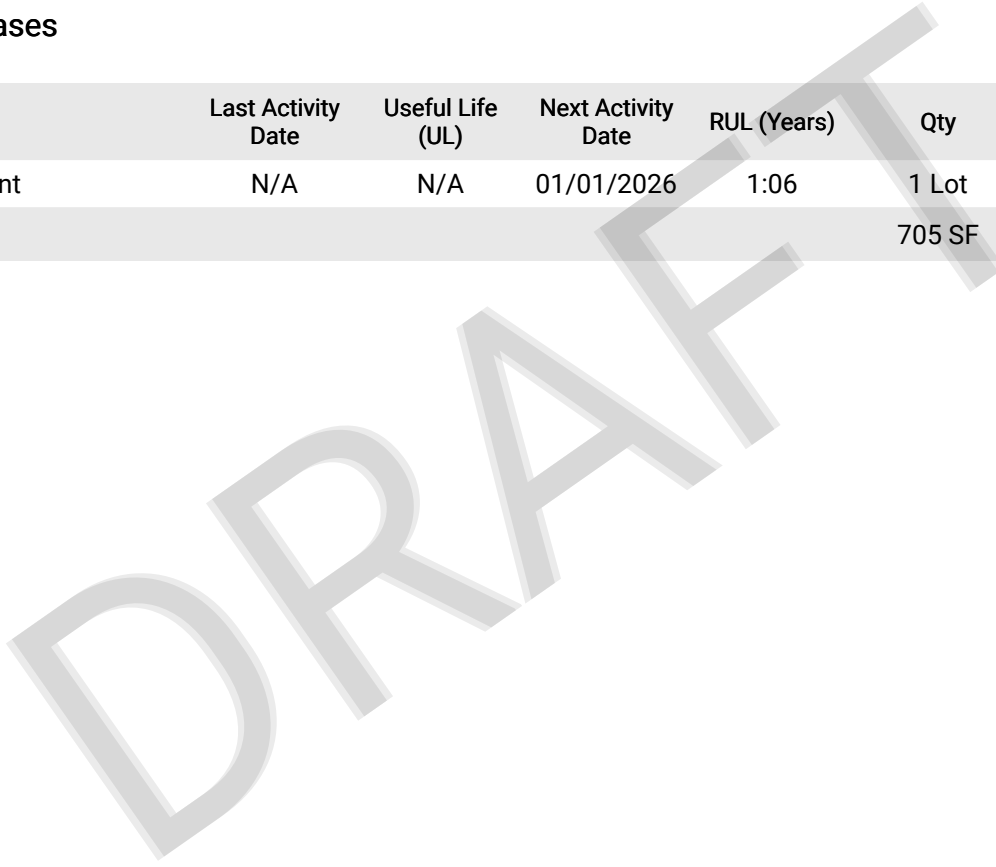
## Cost Data

Unit Cost (04/16/2024): \$9.00  
 Total Qty to Maintain (100% of Total): 705 SF  
 Total Current Cost: \$6,345  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Interior Paint	N/A	N/A	01/01/2026	1:06	1 Lot	\$11,000
Total					705 SF	\$6,345

## Photos



# Interior Paint

## Basic Info

Type of Cost: Repairs & Maintenance  
 Category: Building Interior  
 Est. Useful Life: 8:00  
 Notes:

## Cost Data

Unit Cost (04/16/2024): \$11,000.00  
 Total Qty to Maintain (100% of Total): 1 Lot  
 Total Current Cost: \$11,000  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Lighting - Can Replacement	N/A	N/A	01/01/2035	10:06	60	\$11,880
Total					1 Lot	\$11,000

## Photos



Paint, Furniture, Floor, and Can Lights

# Restroom Fixture Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Building Interior  
 Est. Useful Life: 25:00  
 Notes:

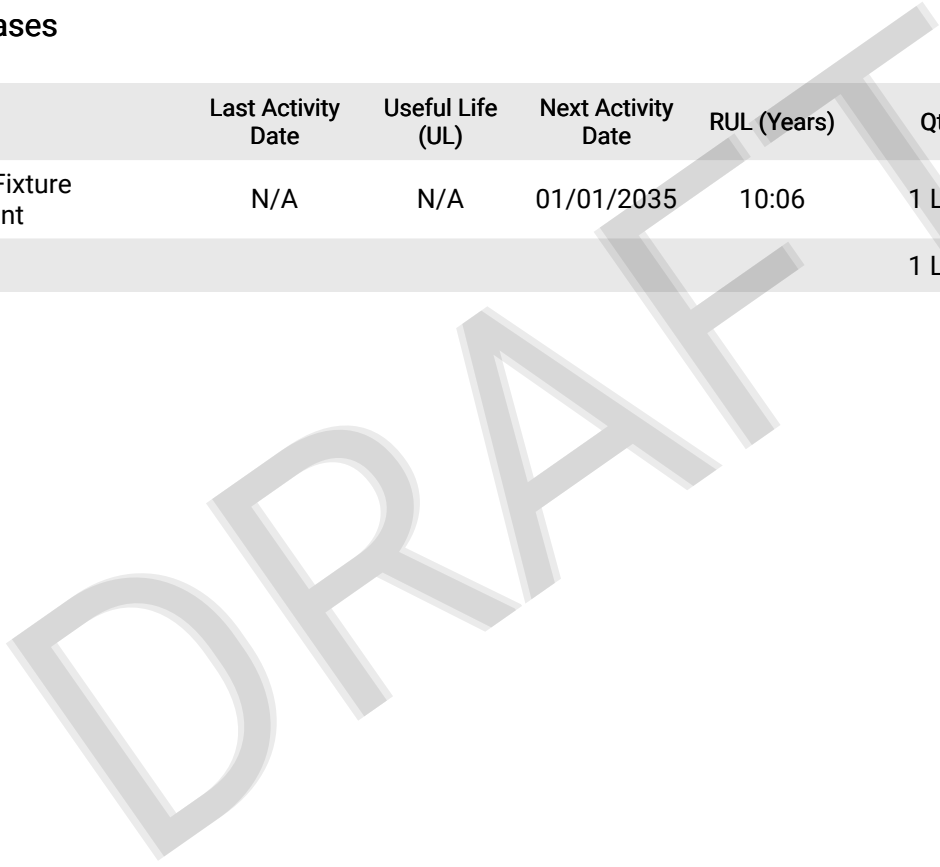
## Cost Data

Unit Cost (04/16/2024): \$7,260.00  
 Total Qty to Maintain (100% of Total): 1 Lot  
 Total Current Cost: \$7,260  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Restroom Fixture Replacement	N/A	N/A	01/01/2035	10:06	1 Lot	\$7,260
Total					1 Lot	\$7,260

## Photos



# Restroom Partition Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Building Interior  
 Est. Useful Life: 30:00  
 Notes:

## Cost Data

Unit Cost (04/16/2024): \$990.00  
 Total Qty to Maintain (100% of Total): 3 Ea  
 Total Current Cost: \$2,970  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Restroom Partition Replacement	N/A	N/A	01/01/2039	14:06	3 Ea	\$2,970
Total					3 Ea	\$2,970

## Photos



Restroom Partition

# Access Control System Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Mechanical  
 Est. Useful Life: 15:00  
 Notes:

## Cost Data

Unit Cost (04/16/2024): \$5,000.00  
 Total Qty to Maintain (100% of Total): 1 Ea  
 Total Current Cost: \$5,000  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Access Control System Replacement	N/A	N/A	07/01/2024	0:00	1 Ea	\$5,000
Total					1 Ea	\$5,000

## Photos

DRAFT

# Ceiling Fan Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Mechanical  
 Est. Useful Life: 16:00  
 Notes:

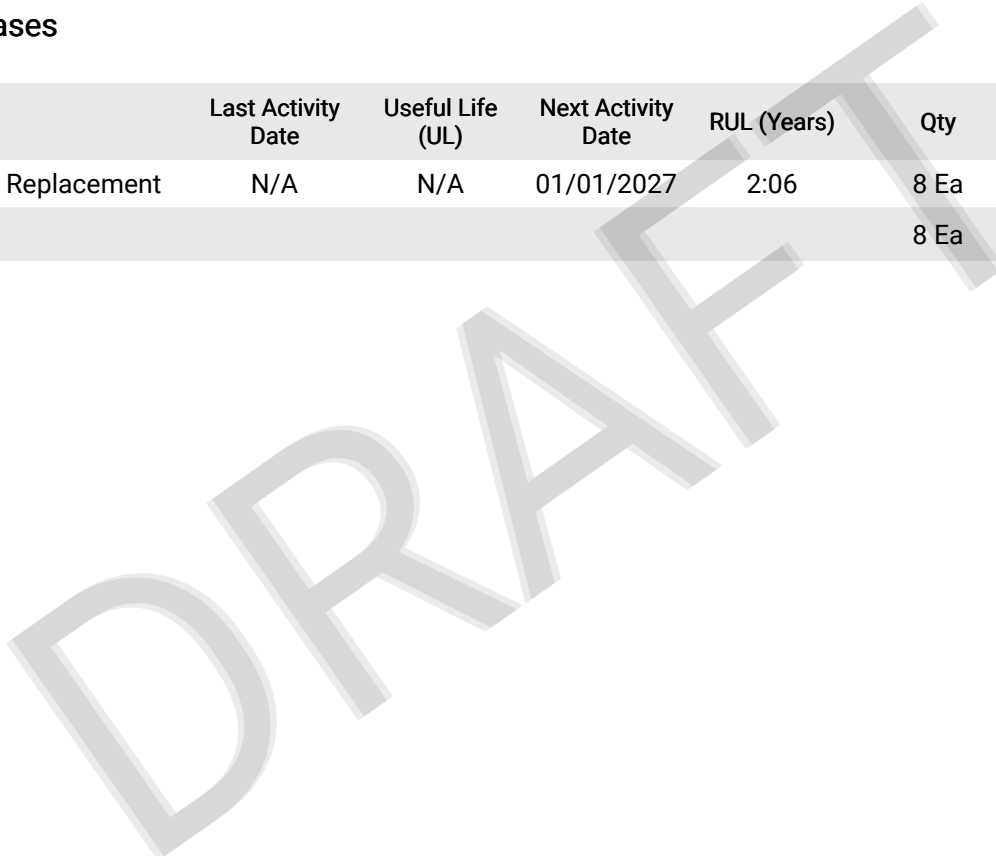
## Cost Data

Unit Cost (04/16/2024): \$350.00  
 Total Qty to Maintain (100% of Total): 8 Ea  
 Total Current Cost: \$2,800  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Ceiling Fan Replacement	N/A	N/A	01/01/2027	2:06	8 Ea	\$2,800
Total					8 Ea	\$2,800

## Photos



# Drinking Fountain Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Mechanical  
 Est. Useful Life: 15:00  
 Notes: Elkway

## Cost Data

Unit Cost (04/16/2024): \$1,500.00  
 Total Qty to Maintain (100% of Total): 4 Ea  
 Total Current Cost: \$6,000  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Drinking Fountain Replacement	N/A	N/A	01/01/2025	0:06	4 Ea	\$6,000
Total					4 Ea	\$6,000

## Photos



Drinking Fountain



# Electrical Panel Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Mechanical  
 Est. Useful Life: 40:00  
 Notes: Amenity center, pools

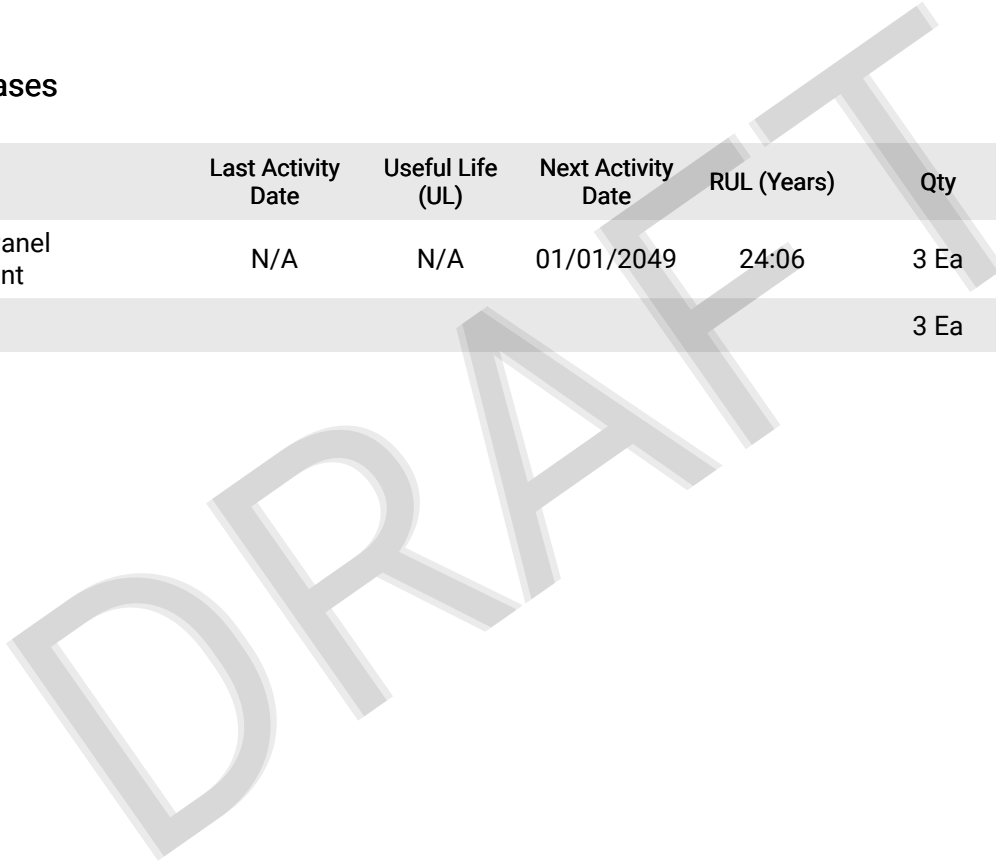
## Cost Data

Unit Cost (04/16/2024): \$2,775.00  
 Total Qty to Maintain (100% of Total): 3 Ea  
 Total Current Cost: \$8,325  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Electrical Panel Replacement	N/A	N/A	01/01/2049	24:06	3 Ea	\$8,325
<b>Total</b>					<b>3 Ea</b>	<b>\$8,325</b>

## Photos



# HVAC Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Mechanical  
 Est. Useful Life: 15:00  
 4 ton , 3 ton

Notes: Replaced in 2020

## Cost Data

Unit Cost (04/16/2024): \$9,600.00  
 Total Qty to Maintain (100% of Total): 2 Ea  
 Total Current Cost: \$19,200  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
HVAC Replacement	N/A	N/A	01/01/2037	12:06	2 Ea	\$19,200
Total					2 Ea	\$19,200

## Photos



HVAC

# Irrigation Controller Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Mechanical  
 Est. Useful Life: 12:00  
 Notes:

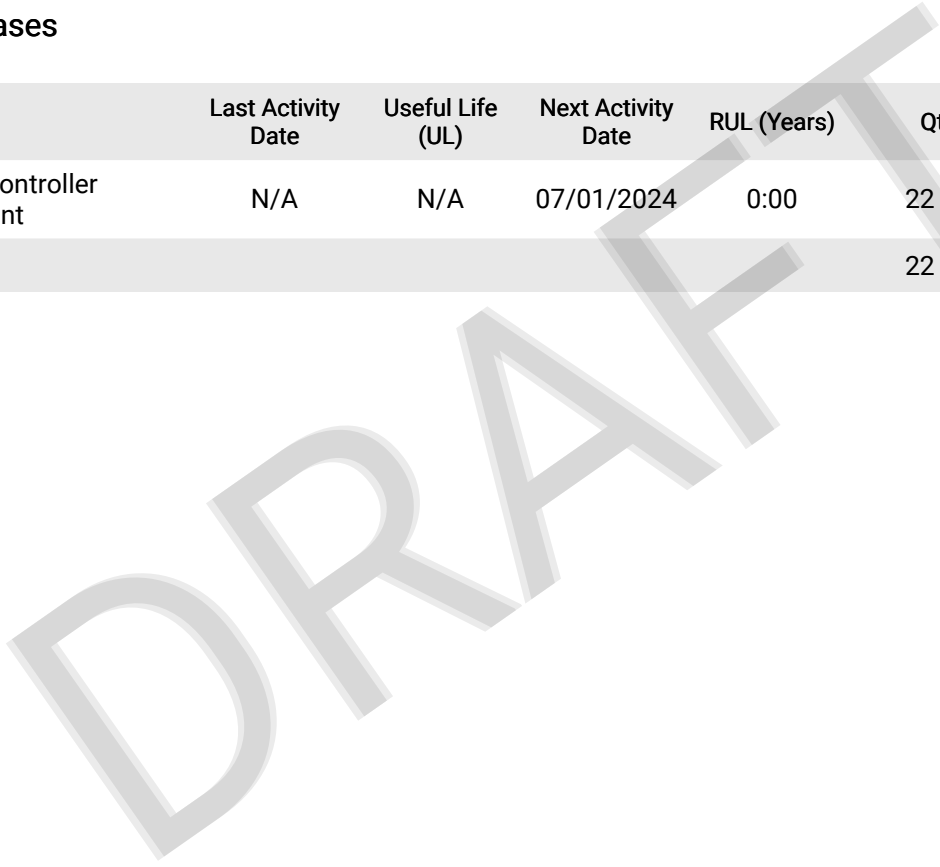
## Cost Data

Unit Cost (04/16/2024): \$990.00  
 Total Qty to Maintain (100% of Total): 22 Ea  
 Total Current Cost: \$21,780  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Irrigation Controller Replacement	N/A	N/A	07/01/2024	0:00	22 Ea	\$21,780
Total					22 Ea	\$21,780

## Photos



# Pond Equipment Replacement

## Basic Info

Type of Cost: Replacement  
Category: Mechanical  
Est. Useful Life: 15:00  
Notes:

## Cost Data

Unit Cost (04/16/2024): \$12,000.00  
Total Qty to Maintain (100% of Total): 1 Lot  
Total Current Cost: \$12,000  
Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Pond Equipment Replacement	N/A	N/A	01/01/2038	13:06	1 Lot	\$12,000
Total					1 Lot	\$12,000

## Photos



Pond Equipment

# Pool Filter Replacement (Large)

## Basic Info

Type of Cost: Replacement  
 Category: Mechanical  
 Est. Useful Life: 15:00  
 Notes: Triton II Commercial

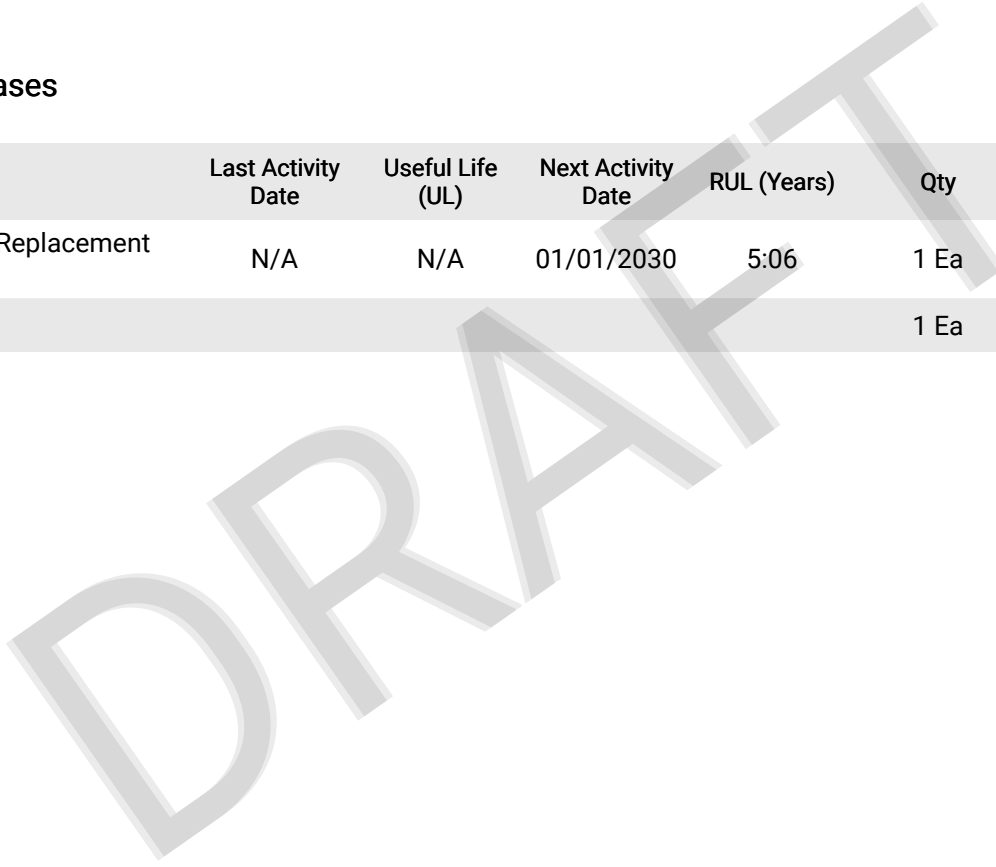
## Cost Data

Unit Cost (04/16/2024): \$3,000.00  
 Total Qty to Maintain (100% of Total): 1 Ea  
 Total Current Cost: \$3,000  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Pool Filter Replacement (Large)	N/A	N/A	01/01/2030	5:06	1 Ea	\$3,000
<b>Total</b>					<b>1 Ea</b>	<b>\$3,000</b>

## Photos



# Pool Pump Replacement (2 HP)

## Basic Info

Type of Cost: Replacement  
 Category: Mechanical  
 Est. Useful Life: 6:00  
 Notes:

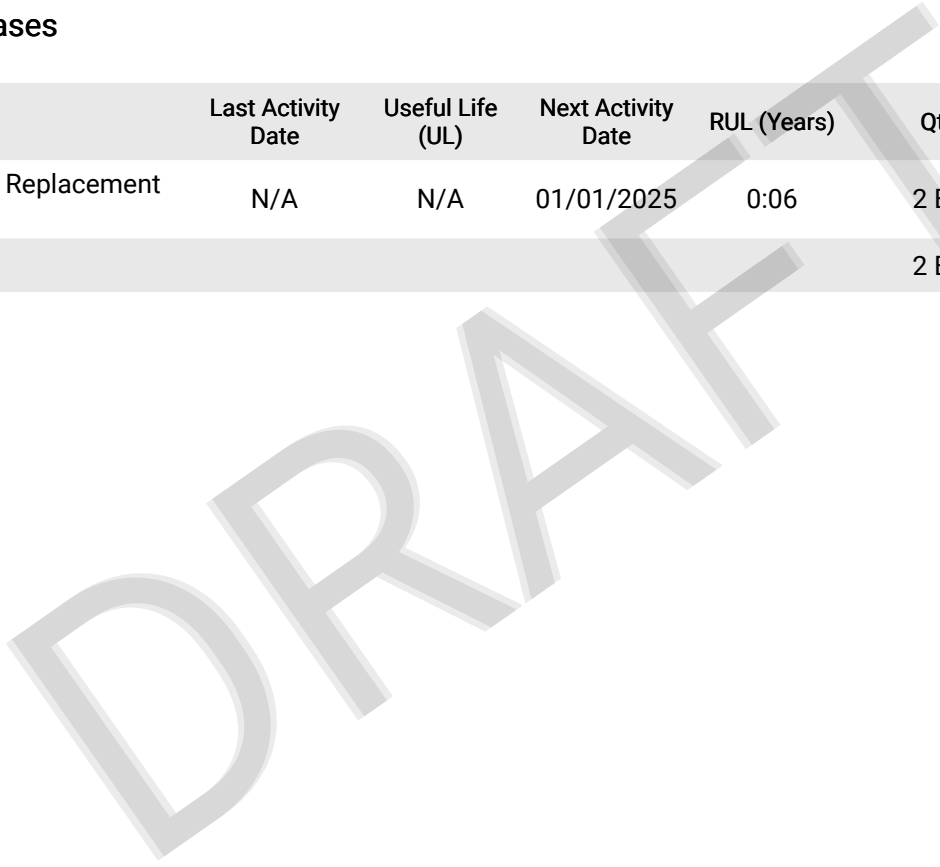
## Cost Data

Unit Cost (04/15/2024): \$2,200.00  
 Total Qty to Maintain (100% of Total): 2 Ea  
 Total Current Cost: \$4,400  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Pool Pump Replacement (2 HP)	N/A	N/A	01/01/2025	0:06	2 Ea	\$4,400
Total					2 Ea	\$4,400

## Photos



# Surveillance Camera Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Mechanical  
 Est. Useful Life: 4:00  
 Notes:

## Cost Data

Unit Cost (04/16/2024): \$429.00  
 Total Qty to Maintain (100% of Total): 10 Ea  
 Total Current Cost: \$4,290  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Surveillance Camera Replacement	N/A	N/A	01/01/2025	0:06	10 Ea	\$4,290
Total					10 Ea	\$4,290

## Photos



Surveillance Cameras

# Surveillance Equipment Upgrade

## Basic Info

Type of Cost: Improvement  
 Category: Mechanical  
 Est. Useful Life: 12:00

## Cost Data

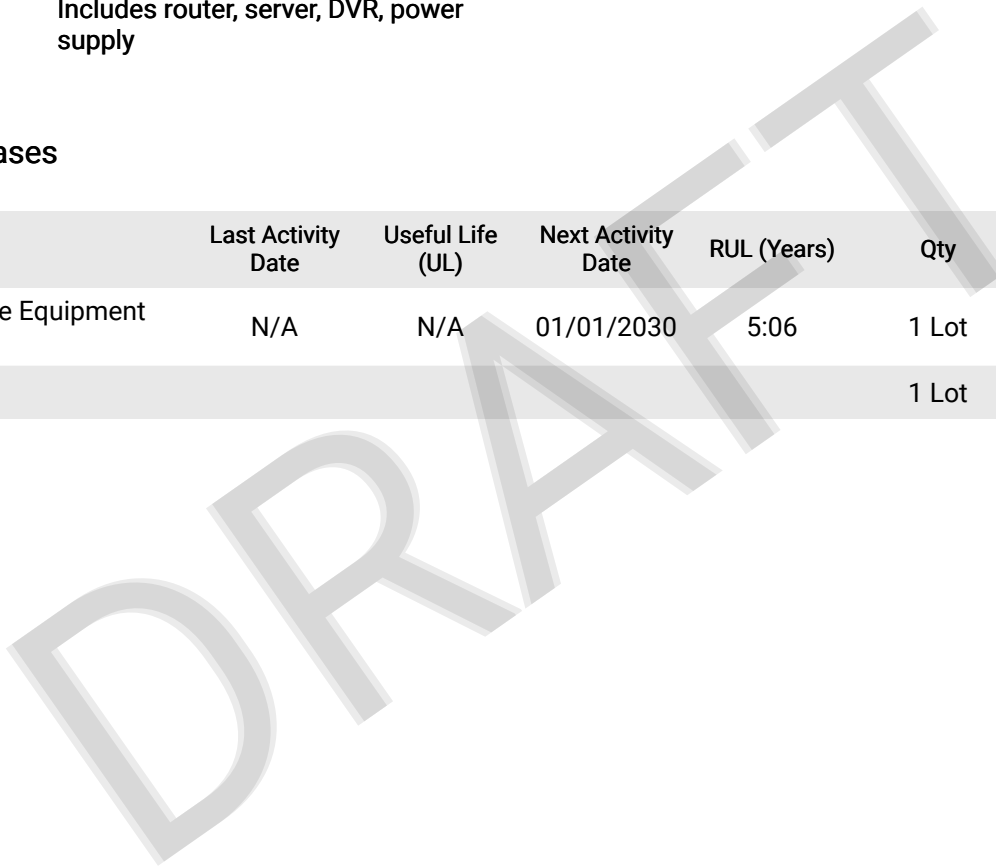
Unit Cost (04/16/2024): \$6,000.00  
 Total Qty to Maintain (100% of Total): 1 Lot  
 Total Current Cost: \$6,000  
 Inflation Rate: 4.00%

Notes: Includes router, server, DVR, power supply

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Surveillance Equipment Upgrade	N/A	N/A	01/01/2030	5:06	1 Lot	\$6,000
Total					1 Lot	\$6,000

## Photos





# Amenity Center Furniture Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Amenities  
 Est. Useful Life: 20:00  
 Notes:

## Cost Data

Unit Cost (04/16/2024): \$10,560.00  
 Total Qty to Maintain (100% of Total): 1 Lot  
 Total Current Cost: \$10,560  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Amenity Center Furniture Replacement	N/A	N/A	01/01/2030	5:06	1 Lot	\$10,560
Total					1 Lot	\$10,560

## Photos



Amenity Center Furniture

# BBQ Grill Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Amenities  
 Est. Useful Life: 15:00  
 Notes: Jena air

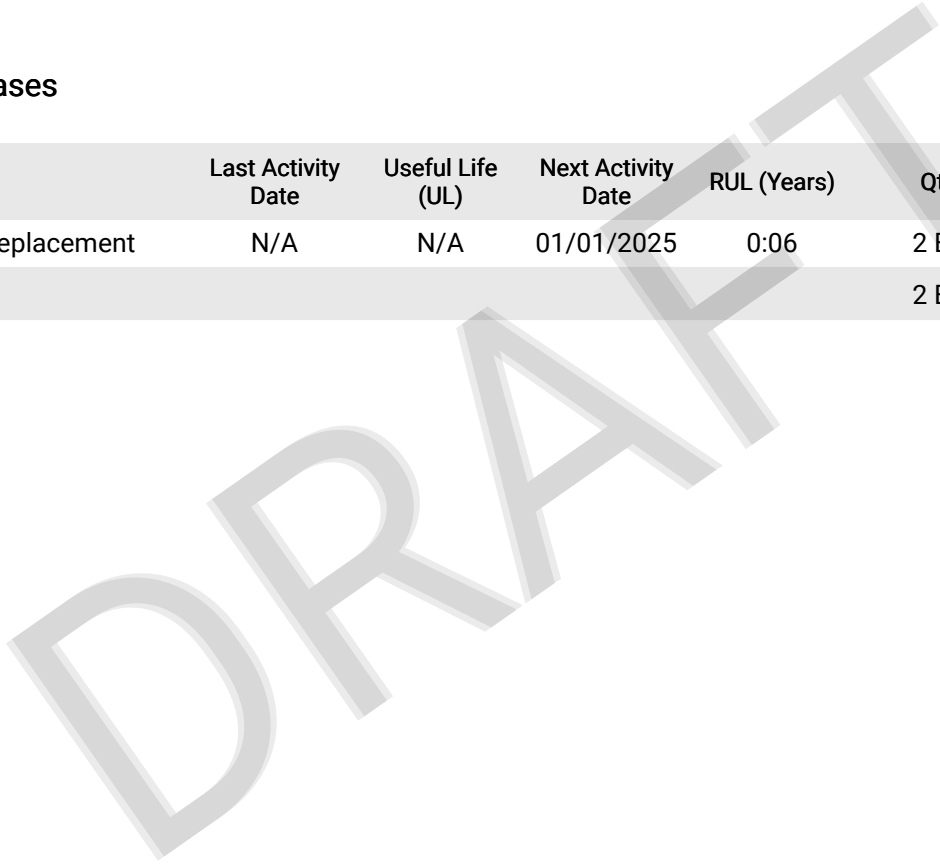
## Cost Data

Unit Cost (04/16/2024): \$1,585.00  
 Total Qty to Maintain (100% of Total): 2 Ea  
 Total Current Cost: \$3,170  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
BBQ Grill Replacement	N/A	N/A	01/01/2025	0:06	2 Ea	\$3,170
Total					2 Ea	\$3,170

## Photos



## Decking Repairs - Creekway (Periodic)

### Basic Info

Type of Cost: Repairs & Maintenance  
 Category: Amenities  
 Est. Useful Life: 10:00  
 Notes: Creekway - 10% of Total

### Cost Data

Unit Cost (04/16/2024): \$24.00  
 Total Qty to Maintain (100% of Total): 355 SF  
 Total Current Cost: \$8,520  
 Inflation Rate: 4.00%

### Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Decking Repairs - Creekway (Periodic)	N/A	N/A	01/01/2026	1:06	355 SF	\$8,520
Total					355 SF	\$8,520

### Photos



Pool an Pool Decking

## Decking Repairs - Riverview (Periodic)

### Basic Info

Type of Cost: Repairs & Maintenance  
 Category: Amenities  
 Est. Useful Life: 10:00  
 Notes: Riverview - 10% of Total

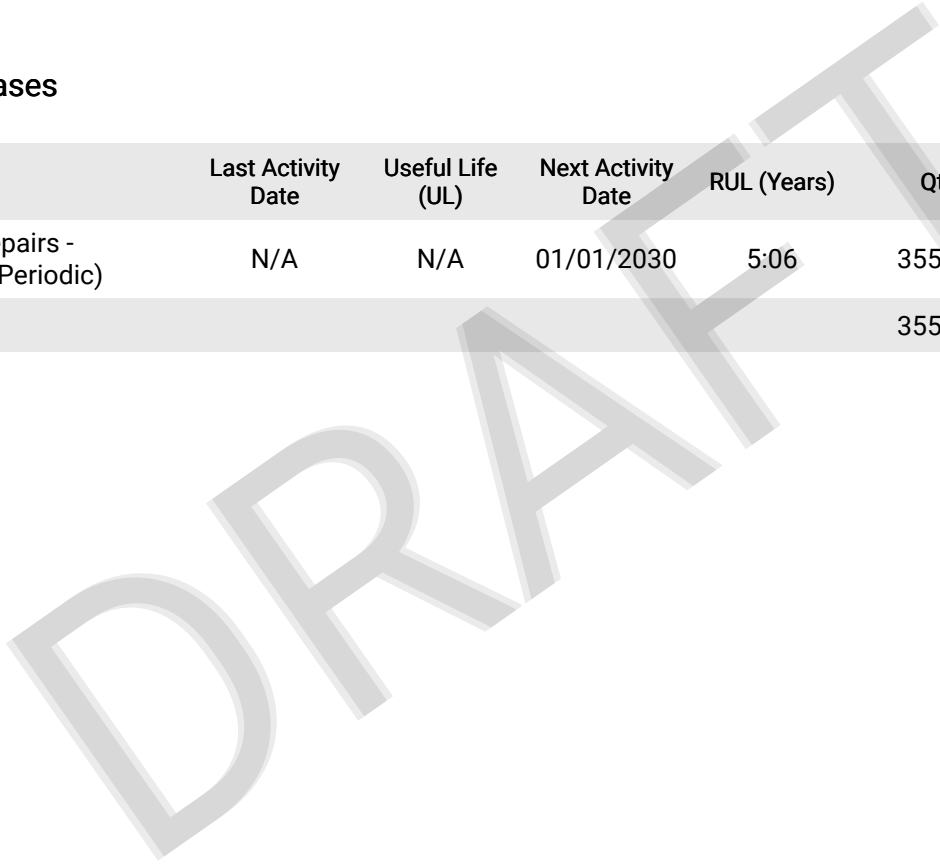
### Cost Data

Unit Cost (04/16/2024): \$24.00  
 Total Qty to Maintain (100% of Total): 355 SF  
 Total Current Cost: \$8,520  
 Inflation Rate: 4.00%

### Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Decking Repairs - Riverview (Periodic)	N/A	N/A	01/01/2030	5:06	355 SF	\$8,520
<b>Total</b>					<b>355 SF</b>	<b>\$8,520</b>

### Photos



# Exercise Equipment - Elliptical Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Amenities  
 Est. Useful Life: 14:00  
 Notes: XE400

## Cost Data

Unit Cost (04/16/2024): \$5,940.00  
 Total Qty to Maintain (100% of Total): 2 Ea  
 Total Current Cost: \$11,880  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Exercise Equipment - Elliptical Replacement	N/A	N/A	01/01/2026	1:06	2 Ea	\$11,880
Total					2 Ea	\$11,880

## Photos



Exercise Equipment

# Exercise Equipment - Spinner Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Amenities  
 Est. Useful Life: 14:00  
 Notes: Precer

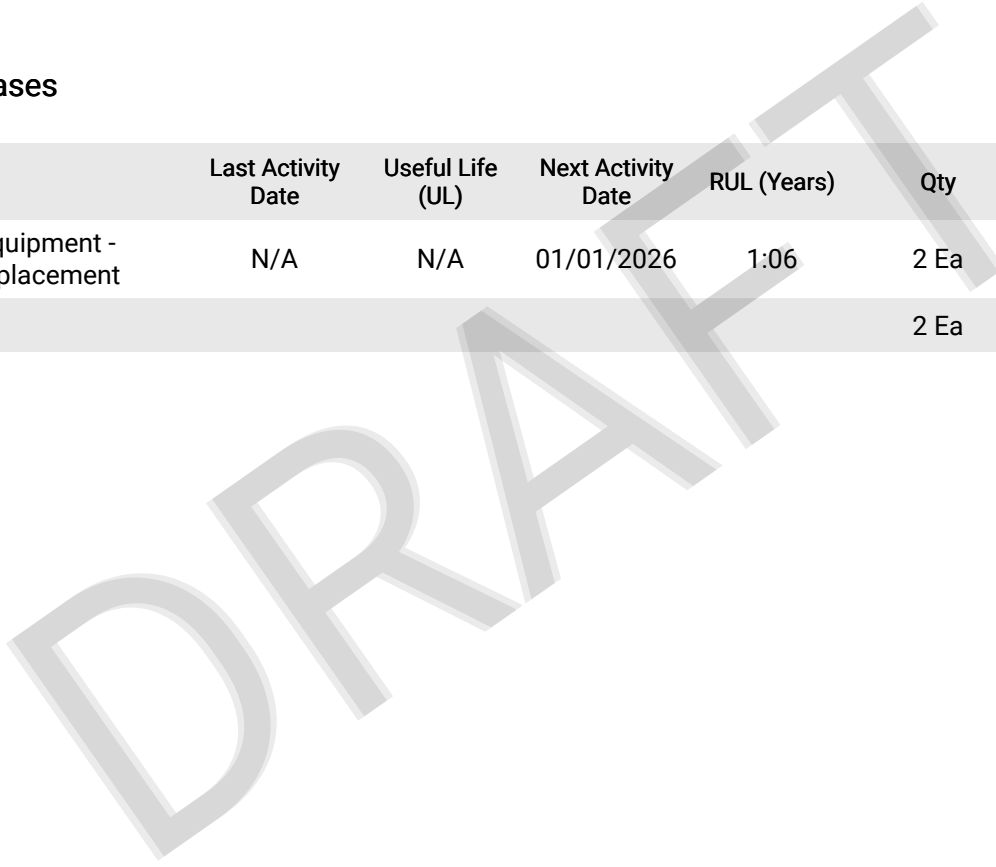
## Cost Data

Unit Cost (04/16/2024): \$1,610.00  
 Total Qty to Maintain (100% of Total): 2 Ea  
 Total Current Cost: \$3,220  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Exercise Equipment - Spinner Replacement	N/A	N/A	01/01/2026	1:06	2 Ea	\$3,220
<b>Total</b>					<b>2 Ea</b>	<b>\$3,220</b>

## Photos



# Exercise Equipment - Treadmill Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Amenities  
 Est. Useful Life: 14:00  
 Notes: True

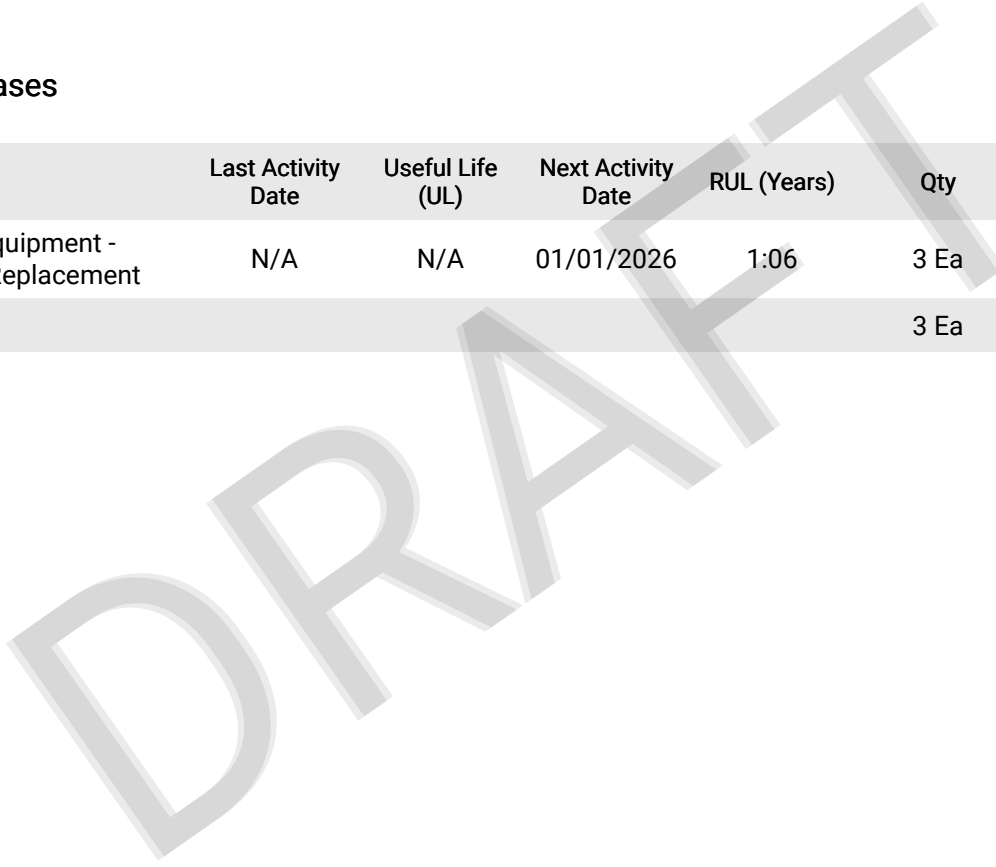
## Cost Data

Unit Cost (04/16/2024): \$7,788.00  
 Total Qty to Maintain (100% of Total): 3 Ea  
 Total Current Cost: \$23,364  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Exercise Equipment - Treadmill Replacement	N/A	N/A	01/01/2026	1:06	3 Ea	\$23,364
Total					3 Ea	\$23,364

## Photos



# Exercise Equipment - Weight Machine Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Amenities  
 Est. Useful Life: 14:00  
 Notes: Apollo Tough Stuff 7000

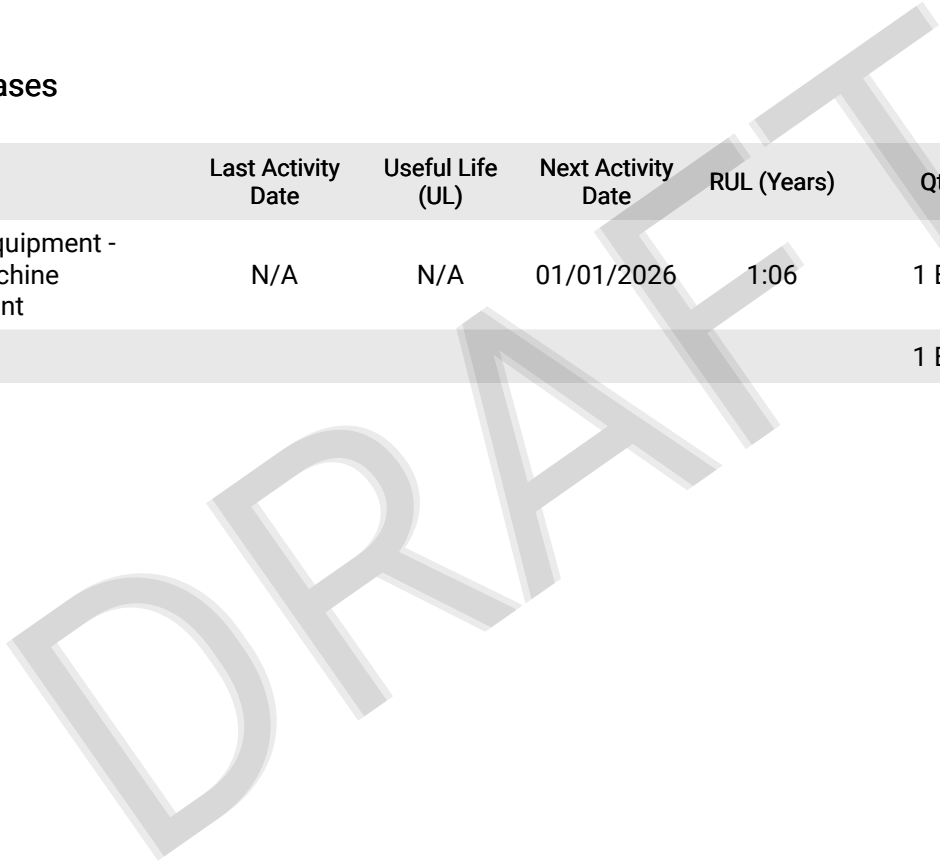
## Cost Data

Unit Cost (04/16/2024): \$5,940.00  
 Total Qty to Maintain (100% of Total): 1 Ea  
 Total Current Cost: \$5,940  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Exercise Equipment - Weight Machine Replacement	N/A	N/A	01/01/2026	1:06	1 Ea	\$5,940
<b>Total</b>					<b>1 Ea</b>	<b>\$5,940</b>

## Photos





# Flat Screen Television Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Amenities  
 Est. Useful Life: 10:00  
 Notes:

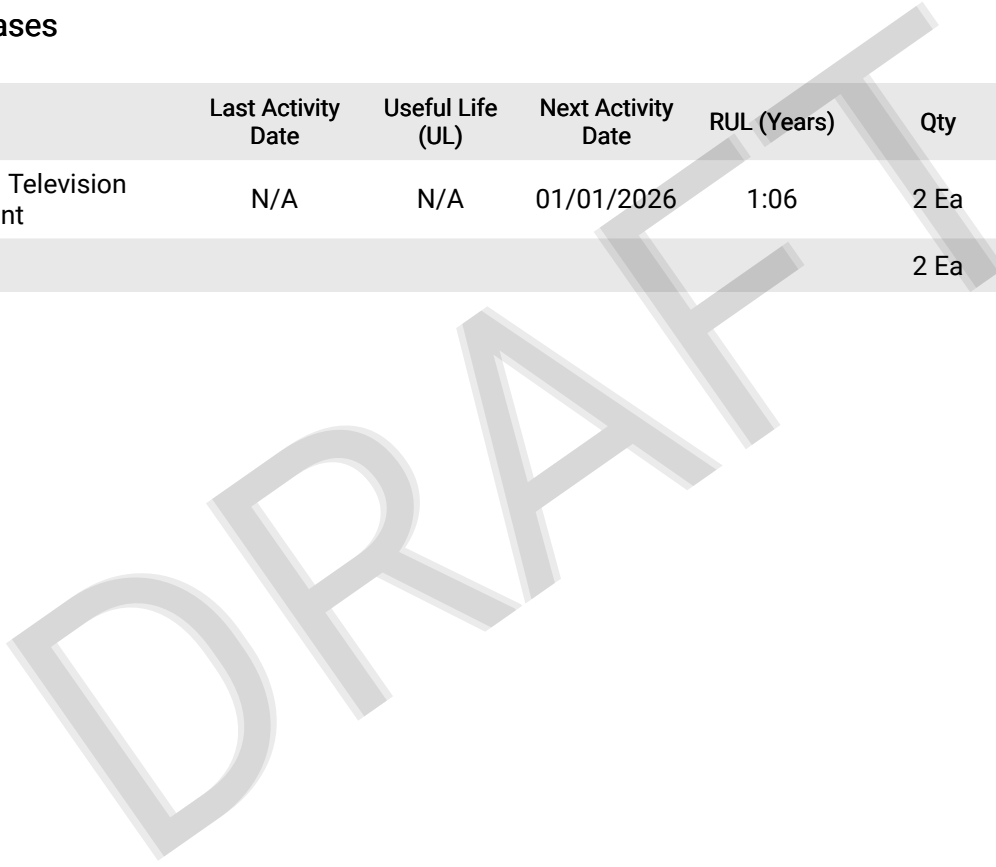
## Cost Data

Unit Cost (04/16/2024): \$1,848.00  
 Total Qty to Maintain (100% of Total): 2 Ea  
 Total Current Cost: \$3,696  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Flat Screen Television Replacement	N/A	N/A	01/01/2026	1:06	2 Ea	\$3,696
Total					2 Ea	\$3,696

## Photos



# Mailbox Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Amenities  
 Est. Useful Life: 30:00  
 Notes:

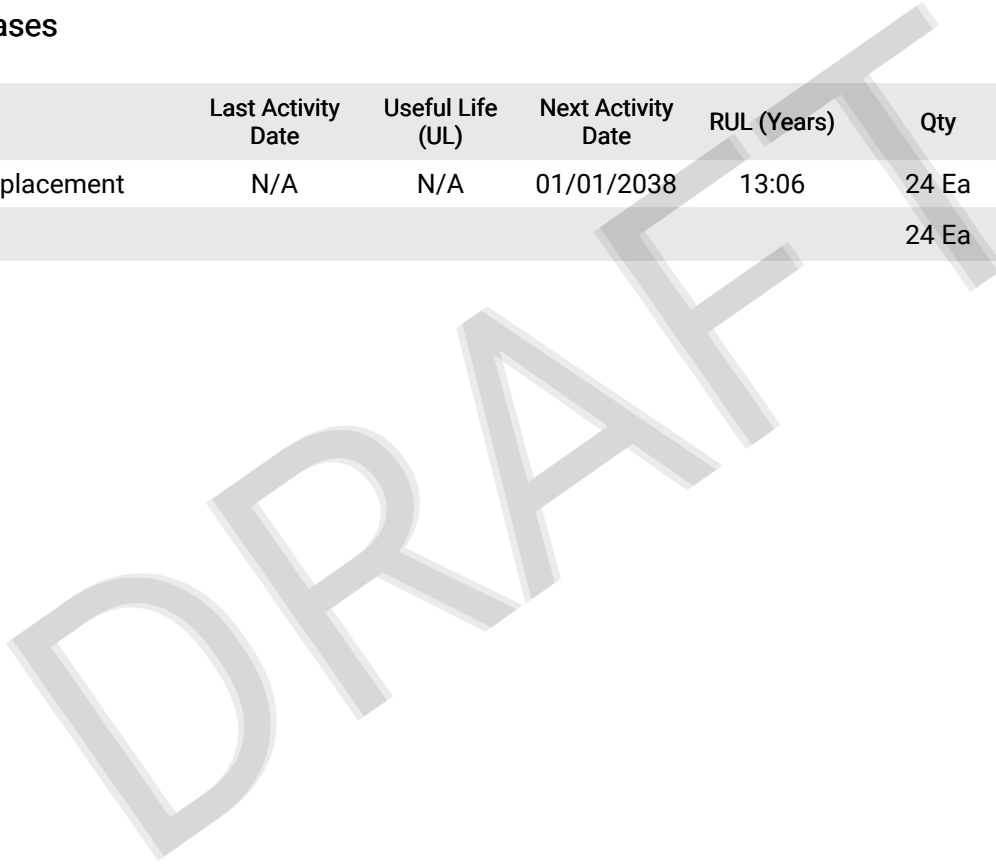
## Cost Data

Unit Cost (04/16/2024): \$1,980.00  
 Total Qty to Maintain (100% of Total): 24 Ea  
 Total Current Cost: \$47,520  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Mailbox Replacement	N/A	N/A	01/01/2038	13:06	24 Ea	\$47,520
Total					24 Ea	\$47,520

## Photos



# Park Bench Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Amenities  
 Est. Useful Life: 25:00  
 Notes:

## Cost Data

Unit Cost (04/16/2024): \$1,060.00  
 Total Qty to Maintain (100% of Total): 4 Ea  
 Total Current Cost: \$4,240  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Park Bench Replacement	N/A	N/A	01/01/2033	8:06	4 Ea	\$4,240
Total					4 Ea	\$4,240

## Photos



Park Bench

## Pool Coping to Decking Joint, Both Pools (Deck-O-Seal)

### Basic Info

Type of Cost: Repairs & Maintenance  
 Category: Amenities  
 Est. Useful Life: 4:00  
 Notes: Both pools

### Cost Data

Unit Cost (04/16/2024): \$9.00  
 Total Qty to Maintain (100% of Total): 280 LF  
 Total Current Cost: \$2,520  
 Inflation Rate: 4.00%

### Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Pool Coping to Decking Joint, Both Pools (Deck-O-Seal)	N/A	N/A	01/01/2027	2:06	280 LF	\$2,520
<b>Total</b>					<b>280 LF</b>	<b>\$2,520</b>

### Photos

# Pool Coping/Tile Replacement - Creekway

## Basic Info

Type of Cost: Replacement  
 Category: Amenities  
 Est. Useful Life: 30:00  
 Notes: Creekway

## Cost Data

Unit Cost (04/16/2024): \$55.00  
 Total Qty to Maintain (100% of Total): 140 LF  
 Total Current Cost: \$7,700  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Pool Coping/Tile Replacement - Creekway	N/A	N/A	01/01/2039	14:06	140 LF	\$7,700
<b>Total</b>					<b>140 LF</b>	<b>\$7,700</b>

## Photos



Pool Coping/Tile

# Pool Coping/Tile Replacement - Riverview

## Basic Info

Type of Cost: Replacement  
 Category: Amenities  
 Est. Useful Life: 30:00  
 Notes: Riverview

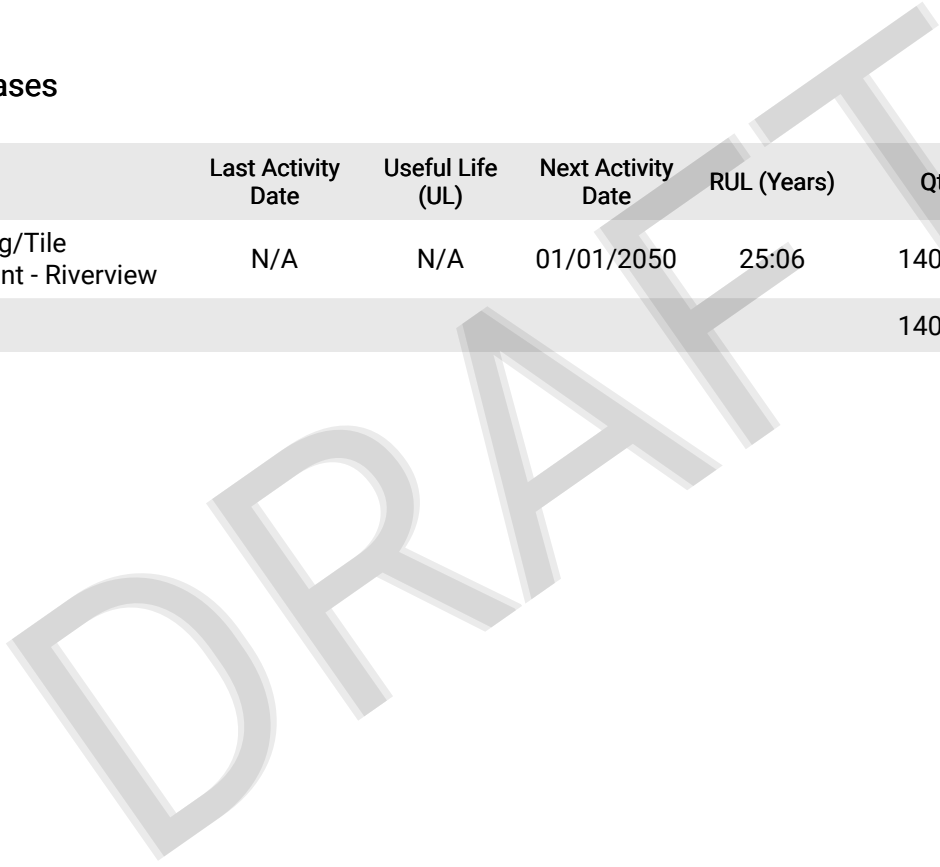
## Cost Data

Unit Cost (04/16/2024): \$55.00  
 Total Qty to Maintain (100% of Total): 140 LF  
 Total Current Cost: \$7,700  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Pool Coping/Tile Replacement - Riverview	N/A	N/A	01/01/2050	25:06	140 LF	\$7,700
<b>Total</b>					<b>140 LF</b>	<b>\$7,700</b>

## Photos



## Pool Fencing - Clean/Prime/Paint (Periodic) - Creekway

### Basic Info

Type of Cost: Repairs & Maintenance  
 Category: Amenities  
 Est. Useful Life: 8:00  
 Notes: Creekway

### Cost Data

Unit Cost (04/16/2024): \$12.25  
 Total Qty to Maintain (100% of Total): 395 LF  
 Total Current Cost: \$4,839  
 Inflation Rate: 4.00%

### Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Pool Fencing - Clean/Prime/Paint (Periodic) - Creekway	N/A	N/A	01/01/2025	0:06	395 LF	\$4,839
Total					395 LF	\$4,839

### Photos



Pool Fencing, Deterioration noted in isolated areas.

# Pool Fencing - Clean/Prime/Paint (Periodic) - Riverview

## Basic Info

Type of Cost: Repairs & Maintenance  
 Category: Amenities  
 Est. Useful Life: 8:00  
 Notes: Riverview

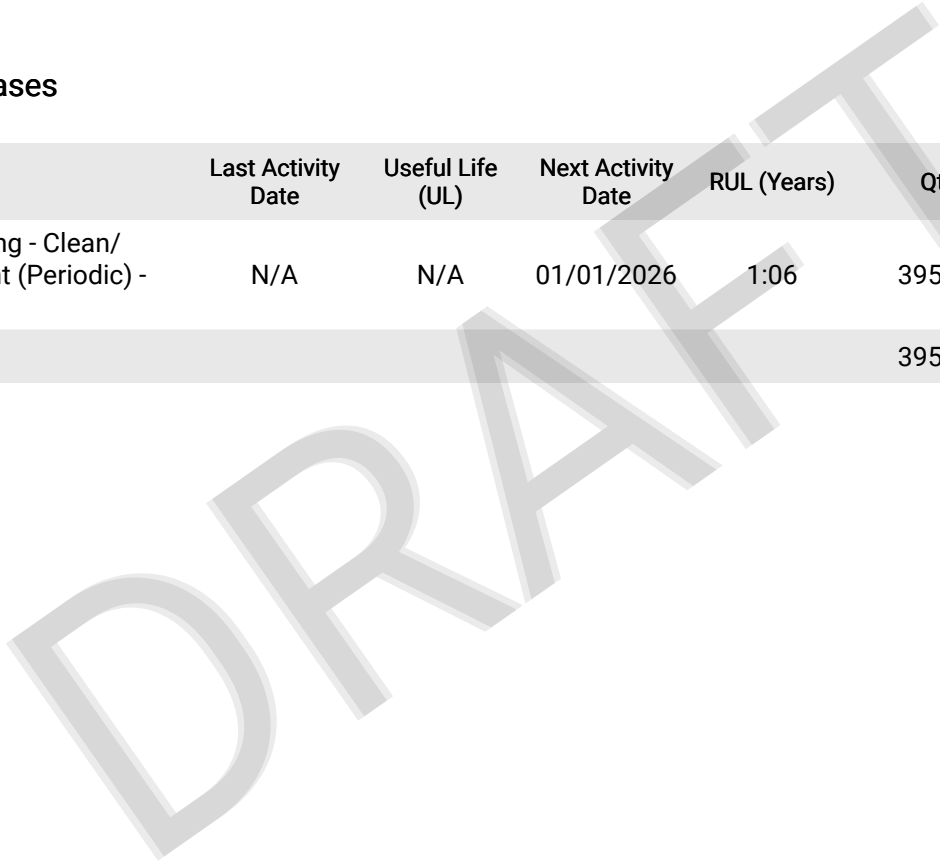
## Cost Data

Unit Cost (04/16/2024): \$12.25  
 Total Qty to Maintain (100% of Total): 395 LF  
 Total Current Cost: \$4,839  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Pool Fencing - Clean/Prime/Paint (Periodic) - Riverview	N/A	N/A	01/01/2026	1:06	395 LF	\$4,839
<b>Total</b>					<b>395 LF</b>	<b>\$4,839</b>

## Photos





# Pool Fencing - Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Amenities  
 Est. Useful Life: 40:00  
 Notes: Creekway

## Cost Data

Unit Cost (04/16/2024): \$80.00  
 Total Qty to Maintain (100% of Total): 790 LF  
 Total Current Cost: \$63,200  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Pool Fencing - Replacement	N/A	N/A	01/01/2049	24:06	790 LF	\$63,200
Total					790 LF	\$63,200

## Photos



Pool Fence

# Pool Furniture Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Amenities  
 Est. Useful Life: 7:00  
 Notes:

## Cost Data

Unit Cost (04/16/2024): \$12,000.00  
 Total Qty to Maintain (100% of Total): 1 Lot  
 Total Current Cost: \$12,000  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Pool Furniture Replacement	N/A	N/A	01/01/2028	3:06	1 Lot	\$12,000
Total					1 Lot	\$12,000

## Photos



Pool Furniture

# Pool Re-Surface (Gunitite) - Creekway

## Basic Info

Type of Cost: Improvement  
 Category: Amenities  
 Est. Useful Life: 10:00  
 Notes: Creekway

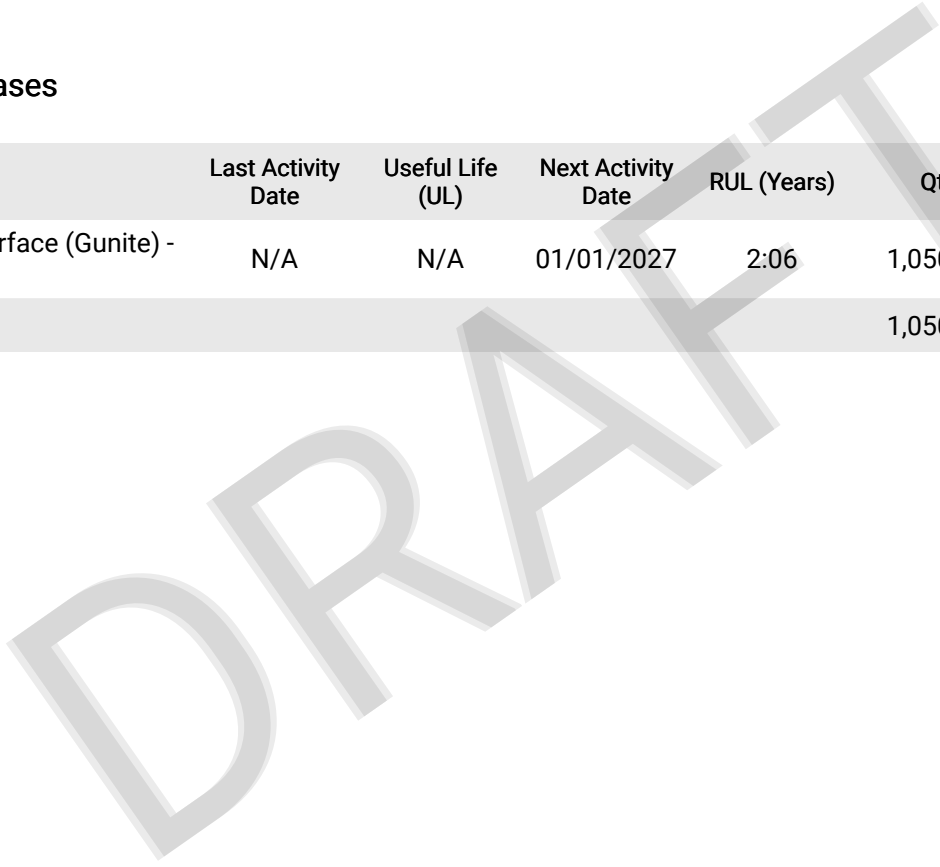
## Cost Data

Unit Cost (04/16/2024): \$11.00  
 Total Qty to Maintain (100% of Total): 1,050 SF  
 Total Current Cost: \$11,550  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Pool Re-Surface (Gunitite) - Creekway	N/A	N/A	01/01/2027	2:06	1,050 SF	\$11,550
<b>Total</b>					<b>1,050 SF</b>	<b>\$11,550</b>

## Photos



# Pool Re-Surface (Gunitite) - Riverview

## Basic Info

Type of Cost: Improvement  
 Category: Amenities  
 Est. Useful Life: 10:00  
 Notes: Riverview

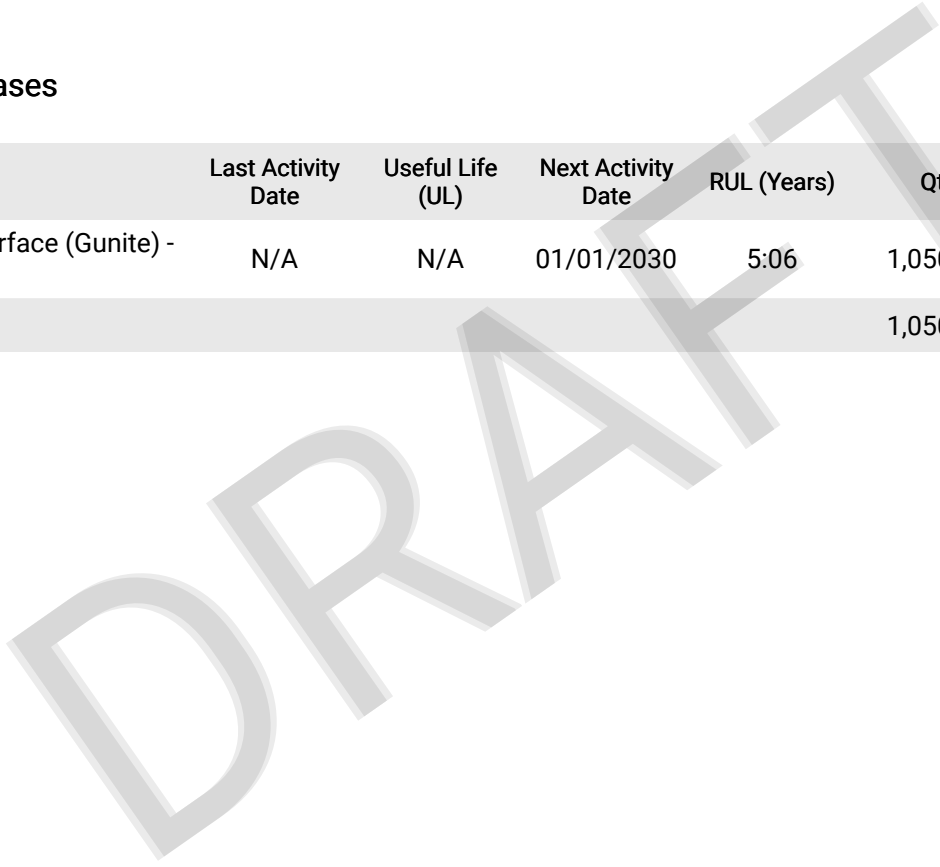
## Cost Data

Unit Cost (04/16/2024): \$8.58  
 Total Qty to Maintain (100% of Total): 1,050 SF  
 Total Current Cost: \$9,009  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Pool Re-Surface (Gunitite) - Riverview	N/A	N/A	01/01/2030	5:06	1,050 SF	\$9,009
<b>Total</b>					<b>1,050 SF</b>	<b>\$9,009</b>

## Photos



# Wood Arbor Replacement

## Basic Info

Type of Cost: Replacement  
 Category: Amenities  
 Est. Useful Life: 25:00  
 Notes:

## Cost Data

Unit Cost (04/16/2024): \$35.00  
 Total Qty to Maintain (100% of Total): 1,250 SF  
 Total Current Cost: \$43,750  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Wood Arbor Replacement	N/A	N/A	01/01/2034	9:06	1,250 SF	\$43,750
Total					1,250 SF	\$43,750

## Photos



Wood Arbor

# Reserve Study Updates

## Basic Info

Type of Cost: Improvement  
 Category: Other  
 Est. Useful Life: 4:00  
 Notes:

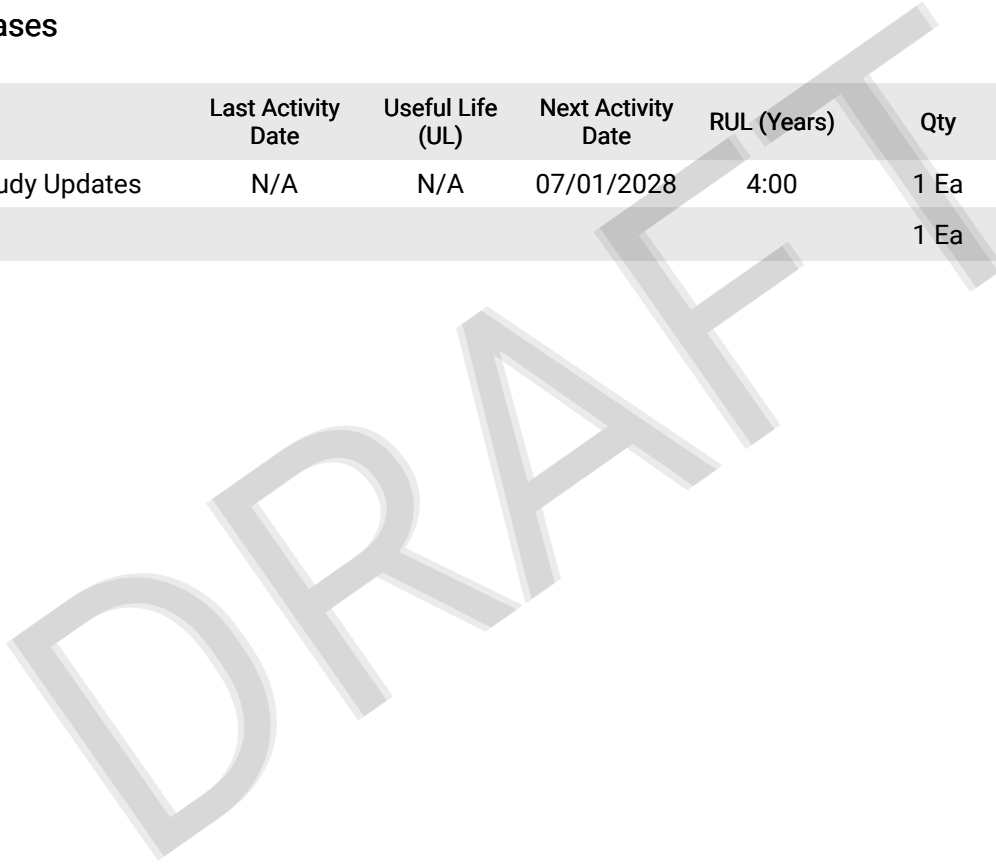
## Cost Data

Unit Cost (04/16/2024): \$5,800.00  
 Total Qty to Maintain (100% of Total): 1 Ea  
 Total Current Cost: \$5,800  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Reserve Study Updates	N/A	N/A	07/01/2028	4:00	1 Ea	\$5,800
Total					1 Ea	\$5,800

## Photos



# Contingency

## Basic Info

Type of Cost: Improvement  
 Category: Other  
 Est. Useful Life: 1:00  
 Notes:

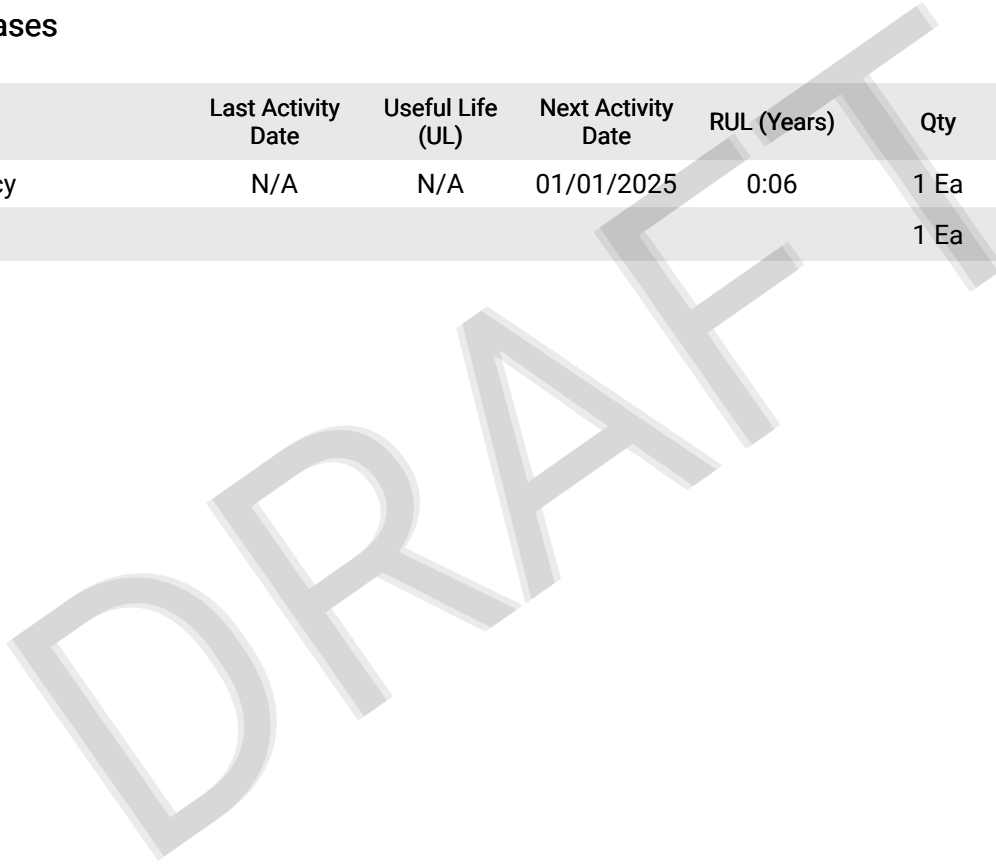
## Cost Data

Unit Cost (04/16/2024): \$30,000.00  
 Total Qty to Maintain (100% of Total): 1 Ea  
 Total Current Cost: \$30,000  
 Inflation Rate: 4.00%

## Items/Phases

Item/Phase	Last Activity Date	Useful Life (UL)	Next Activity Date	RUL (Years)	Qty	Total Current Cost
Contingency	N/A	N/A	01/01/2025	0:06	1 Ea	\$30,000
Total					1 Ea	\$30,000

## Photos



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**APPENDIX C**  
**REFERENCE DOCUMENTS**

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# Reserve Specialist® (RS®) Designation

## NATIONAL RESERVE STUDY STANDARDS

### General Information About Reserve Studies

One of the primary responsibilities of the board of directors of a community association is to protect, maintain, and enhance the assets of the association. To accomplish this objective, associations must develop multi-year plans to help them anticipate and responsibly prepare for the timely repair and replacement of common area components such as roofs, roads, mechanical equipment, and other portions of the community's common elements.

Originally published in 1998, the National Reserve Study Standards provide a consistent set of terminology, calculations, and expectations so reserve study providers and those they serve together can build a successful future for millions of community association homeowners across the country.

A reserve study is made up of two parts, the **physical analysis** and the **financial analysis**. The physical analysis includes the component inventory, condition assessment, and life and valuation estimates. The component inventory should be relatively stable from year to year, while the condition assessment and life and valuation estimate change from year to year.

The financial analysis is made up of an analysis of the client's current reserve fund status (measured in cash or as percent funded) and a recommendation for an appropriate reserve contribution rate (a funding plan).

#### Physical analysis

- Component inventory
- Condition assessment
- Life and valuation estimates

#### Financial analysis

- Fund Status
- Funding Plan

## Levels of Service

The following three categories describe the various types of reserve studies, from exhaustive to minimal.

### I. Full.

A reserve study in which the following five reserve study tasks are performed:

- Component inventory
- Condition assessment (based upon on-site visual observations)
- Life and valuation estimates
- Fund Status
- Funding Plan

### II. Update, With Site Visit/On-Site Review.

A reserve study update in which the following five reserve study tasks are performed:

- Component inventory (verification only, not quantification)
- Condition assessment (based upon on-site visual observations)
- Life and valuation estimates
- Fund Status
- Funding Plan

### III. Update, No-Site-Visit/Off Site Review.

A reserve study update with no on-site visual observations in which the following three reserve study tasks are performed:

- Life and valuation estimates
- Fund Status
- Funding Plan

### IV. Preliminary, Community Not Yet Constructed.

A reserve study prepared before construction that is generally used for budget estimates. It is based on design documents such as the architectural and engineering plans. The following three tasks are performed to prepare this type of study.

- Component inventory
- Life and valuation estimates
- Funding Plan

## Terms and Definitions

**CAPITAL IMPROVEMENTS:** Additions to the association's common elements that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction should not be taken from the reserve fund. **CASH FLOW METHOD:** A method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

**COMPONENT:** The individual line items in the reserve study developed or updated in the physical analysis. These elements form the building blocks for the reserve study. These components comprise the common elements of the community and typically are: 1. association responsibility, 2. with limited useful life expectancies, 3. predictable remaining useful life expectancies, and 4. above a minimum threshold cost. It should be noted that in certain jurisdictions there may be statutory requirements for including components or groups of components in the reserve study.

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

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

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

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

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

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

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

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

Example: For a component with a \$10,000 current replacement cost, a 10-year useful life and effective age of 4 years the fully funded balance would be \$4,000.

**FUND STATUS:** The status of the reserve fund reported in terms of cash or percent funded.

**FUNDING GOALS:** Independent of methodology used, the following represent the basic categories of funding plan goals. They are presented in order of greatest risk to least risk. Risk includes, but is not limited to, cash problems, special assessments, and deferred maintenance.

**Baseline Funding:** Establishing a reserve funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection. This is the funding goal with the greatest risk due to the

variabilities encountered in the timing of component replacements and repair and replacement costs.

**Threshold Funding:** Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount. Depending on the threshold selected, this funding goal may be weaker or stronger than “Fully Funded” with respective higher risk or less risk of cash problems.

**Full Funding:** Setting a reserve funding goal to attain and maintain reserves at or near 100 percent funded. This is the most conservative funding goal.

It should be noted that in certain jurisdictions there may be statutory funding requirements that would dictate the minimum requirements for funding.

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

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

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

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

**PERCENT FUNDED:** The ratio, at a particular point in time related to the fiscal year end, of the actual (or projected) reserve balance to the fully funded balance, expressed as a percentage. While percent funded is an indicator of an association’s reserve fund size, it should be viewed in the context of how it is changing due to the association’s reserve funding plan in light of the association’s risk tolerance.

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

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

**REPLACEMENT COST:** The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including but not limited to shipping, engineering and design, permits, installation, disposal, etc.).

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

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

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

**RESERVE STUDY:** A budget planning tool which identifies the components that the association is responsible to maintain or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the

anticipated future major common area expenditures. The reserve study consists of two parts: the physical analysis and the financial analysis.

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

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

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

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

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## Reserve Study Contents

The following is a list of the minimum contents to be included in the Reserve Study.

1. A summary of the association's number of units, physical description and reserve fund financial condition.
2. A projection of reserve starting balance, recommended reserve contributions, projected reserve expenses, and projected ending reserve fund balance for a minimum of 20 years.
3. A tabular listing of the component inventory, component quantity or identifying descriptions, useful life, remaining useful life and current replacement cost.
4. A description of methods and objectives utilized in computing the Fund Status and development of the Funding Plan.
5. Source(s) utilized to obtain component repair or replacement cost estimates.
6. A description of the level of service by which the Reserve Study was prepared.
7. Fiscal year for which the Reserve Study is prepared.

## Disclosures

The following are the minimum disclosures to be included in the Reserve Study:

1. **General:** Description of the other involvement(s) with the association, which could result in actual or perceived conflicts of interest.
2. **Physical Analysis:** Description of how thorough the on-site observations were performed: representative samplings vs. all common areas, destructive testing or not, field measurements vs. drawing take-offs, etc.
3. **Financial Analysis:** Description of assumptions utilized for interest and inflation, tax and other outside factors.
4. **Personnel Credentials:** State or organizational licenses or credentials carried by the individual responsible for Reserve Study preparation or oversight.
5. **Update Reports:** Disclosure of how the current work is reliant on the validity of prior Reserve Studies.
6. **Completeness:** Material issues which, if not disclosed, would cause a distortion of the association's situation.
7. **Reliance on Client Data:** Information provided by the official representative of the association regarding financial, physical, quantity, or historical issues will be deemed reliable by the consultant and assembled for the association's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records.
8. **Reserve Balance:** The actual or projected total presented in the Reserve Study is based upon information provided and was not audited.
9. **Component Quantities:** For update with site visit and update no site visit levels of service, the client is considered to have deemed previously developed component quantities as accurate and reliable.
10. **Reserve Projects:** Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection.

TERMS OF REFERENCE RESERVE STUDY	
<b>Association</b>	The unit owners' association. May be referred to with different terminology in legal covenants of incorporation.
<b>Board</b>	Elected officers of the Association with fiduciary responsibility for the community's common holdings. May be referred to with different terminology in legal covenants of incorporation.
<b>Owner</b>	Individual Unit owner, a Member or the Association
<b>Property Manager</b>	Professional organization through which the Board delegates responsibilities for operations and maintenance of the community.
<b>Excellent</b>	Component or system is in "as new" condition, requiring no rehabilitation and should perform in accordance with expected performance.
<b>Good</b>	Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.
<b>Fair</b>	Component or system falls into one or more of the following categories: a) Workmanship not in compliance with commonly accepted standards, b) Evidence of previous repairs not in compliance with commonly accepted practice, c) Component or system is obsolete, d) Component or system approaching end of expected performance. Repair or replacement is required to prevent further deterioration or to prolong expected life.
<b>Poor</b>	Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance, or state of disrepair. Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.
<b>Basis of Comparison</b>	Ratings are determined by comparison to other buildings of similar age and construction type.
<b>Left, Right, Front, Rear</b>	Directions are taken from the viewpoint of an observer standing at the property frontage and facing it. Or, for a building within a campus setting, the viewpoint of an observer standing in front of the principal entrance and facing it.
<b>Current Deficiency Immediate Expense</b>	We will note any observed or reported physical condition which requires immediate action to correct an existing or potential safety hazard, an enforceable building code violation, or the poor or deteriorated condition of a critical element or system. Also, to address any conditions which, if left "as is", would likely result in the failure of a critical element or system. Such items will be noted in our report even if they do not require a reserve expenditure.
<b>Short-Term Reserve Expenditures</b>	Correction of physical deficiencies including deferred maintenance, which may not warrant immediate attention, but require repairs or replacements which should be undertaken on a priority basis, taking precedence over preventive maintenance work within a one-year time frame. Included are physical deficiencies resulting from improper design, faulty installation, and/or substandard quality of original systems or materials. Components or systems that have exceeded their expected useful life and require repair or replacement within a one-year time frame are also included. Observed minor issues which would typically be addressed as normal operations & maintenance work may not be noted in the report.
<b>Long-term Reserve expenditures</b>	Non-routine repairs, replacements or planned improvements that will require significant expenditure during the study period. Included are items that will reach the end of their estimated useful life or which, in the opinion of the engineer, will require such expense during that time. If saving for longer-term expenditures is desired, then allowances or contingencies for such items may also be included. Observed minor issues which would typically be addressed as normal operations & maintenance work may not be noted in the report.



<p><b>Expected Useful Life (EUL)</b></p>	<p>As components age, they wear and deteriorate at varying rates, depending on their service and exposure. Although it is an inexact science, various financial underwriters, data services and trade organizations publish guidance regarding the EULs of typical building materials and operating systems. For short-lived components, their EUL is used as the frequency between periodic repairs or replacements. Some systems' economic life may be shortened because improved equipment or materials has become available which is less costly to operate or maintain.</p>
<p><b>Remaining Useful Life (RUL)</b></p>	<p>The simple equation for determining remaining useful life before repair or replacement is: <b>EUL – Age = RUL</b> However, based on our evaluation of a component and our professional judgment, we may assign a shorter or longer RUL to actual items being considered.</p>

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**BUILDING SYSTEMS AND COMPONENTS COMMON ABBREVIATIONS AND ACRONYMS**

<b>ACM</b>	Asbestos Containing Material	<b>HW</b>	Hot Water
<b>ACT</b>	Acoustic Ceiling Tile	<b>HWH</b>	Hot Water Heater ( <i>domestic</i> )
<b>ADA</b>	Americans with Disabilities Act	<b>IBC</b>	International Building Code
<b>AHU</b>	Air Handling Unit	<b>IRC</b>	International Residential Code
<b>ASHRAE</b>	American Society of Heating, Refrigeration and Air-Conditioning Engineers	<b>KVA</b>	Kilovolt-Ampere
<b>ASTM</b>	American Society for Testing and Materials	<b>LF</b>	Lineal Foot
<b>BOCA</b>	Building Officials Code Administrators International	<b>MSL</b>	Mean Sea Level
<b>BTU</b>	British Thermal Unit	<b>NEC</b>	National Electric Code
<b>BTUH</b>	British Thermal Unit / Hour	<b>NFPA</b>	National Fire Protection Association
<b>CFM</b>	Cubic Foot / Minute	<b>MBH</b>	Thousand British Thermal Units / Hour
<b>CI</b>	Cast Iron ( <i>pipng</i> )	<b>MDP</b>	Main Distribution Panel ( <i>electric power</i> )
<b>CIP</b>	Cast In Place ( <i>concrete</i> )	<b>O&amp;M</b>	Operations & Maintenance
<b>CMU</b>	Concrete Masonry Unit ( <i>block</i> )	<b>OSB</b>	Oriented Strand Board ( <i>sheathing or decking</i> )
<b>CPVC</b>	Chlorinated Poly Vinyl Chloride ( <i>pipng</i> )	<b>PCA</b>	Property Condition Assessment
<b>CW</b>	Cold Water	<b>PCR</b>	Property Condition Report
<b>DI</b>	Ductile Iron ( <i>pipng</i> )	<b>PE</b>	Licensed Professional Engineer
<b>EIFS</b>	Exterior Insulating and Finishing System	<b>PVC</b>	Poly Vinyl Chloride ( <i>pipng and siding</i> )
<b>EPDM</b>	Ethylene Propylene Diene Monomer	<b>PTAC</b>	Packaged Terminal Air Conditioning Unit
<b>EUL</b>	Expected Useful Life	<b>ROM</b>	Rough Order of Magnitude
<b>FCU</b>	Fan Coil Unit	<b>RUL</b>	Remaining Useful Life
<b>FEMA</b>	Federal Emergency Management Agency	<b>RTU</b>	Roof Top Unit
<b>FFE</b>	Furniture, Fixtures and Equipment	<b>SF</b>	Square Foot
<b>FHA</b>	Forced Hot Air	<b>SOG</b>	Slab on Grade ( <i>concrete basement or ground floor</i> )
<b>FHAA</b>	Fair Housing Act and Amendments	<b>SQ</b>	100 Square Feet
<b>FHW</b>	Forced Hot Water	<b>SY</b>	Square Yard
<b>FIRM</b>	Flood Insurance Rate Map	<b>UBC</b>	Uniform Building Code
<b>FOIA</b>	Freedom of Information Act	<b>UL</b>	Underwriters Laboratories
<b>GFI</b>	Ground Fault Interruption ( <i>circuit breaker</i> )	<b>VAC</b>	Volts Alternating Current
<b>GWB</b>	Gypsum Wall Board ( <i>drywall or sheetrock</i> )	<b>VAV</b>	Variable Air Volume box

<b>HID</b>	High Intensity Discharge ( <i>lamp, lighting fixture</i> )	<b>VCT</b>	Vinyl Composition Tile
<b>HVAC</b>	Heating Ventilation and Air Conditioning	<b>VWC</b>	Vinyl Wall Covering

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## Reserve Study Contents

The following is a list of the minimum contents to be included in the Reserve Study.

1. A summary of the association's number of units, physical description and reserve fund financial condition.
2. A projection of reserve starting balance, recommended reserve contributions, projected reserve expenses, and projected ending reserve fund balance for a minimum of 20 years.
3. A tabular listing of the component inventory, component quantity or identifying descriptions, useful life, remaining useful life and current replacement cost.
4. A description of methods and objectives utilized in computing the Fund Status and development of the Funding Plan.
5. Source(s) utilized to obtain component repair or replacement cost estimates.
6. A description of the level of service by which the Reserve Study was prepared.
7. Fiscal year for which the Reserve Study is prepared.

## Disclosures

The following are the minimum disclosures to be included in the Reserve Study:

1. **General:** Description of the other involvement(s) with the association, which could result in actual or perceived conflicts of interest.
2. **Physical Analysis:** Description of how thorough the on-site observations were performed: representative samplings vs, all common areas, destructive testing or not, field measurements drawing take-offs, etc.
3. **Financial Analysis:** Description of assumptions utilized for interest and inflation, tax and other outside factors.
4. **Personnel Credentials:** State or organizational licenses or credentials carried by the individual responsible for Reserve Study preparation or oversight.
5. **Update Reports:** Disclosure of how the current work is reliant on the validity of prior Reserve Studies.
6. **Completeness:** Material issues which, if not disclosed, would cause a distortion of the association's situation.
7. **Reliance on Client Data:** Information provided by the official representative of the association regarding financial, physical, quantity, or historical issues will be deemed reliable by the consultant and assembled for the association's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records.
8. **Reserve Balance:** The actual or projected total presented in the Reserve Study is based upon information provided and was not audited.
9. **Component Quantities:** For update with site visit and update no site visit levels of service, the client is considered to have deemed previously developed component quantities as accurate and reliable.
10. **Reserve Projects:** Information provided about reserve projects will be considered Any on-site inspection should not be considered a project audit or quality inspection.