



RESERVE ANALYSIS REPORT

Providence Gateway Master Association

Providence, UT

Report Period: Jan 01, 2023 - Dec 31, 2023

FCS Community Management

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Reserve Study Introduction

The purpose of the Reserve Analysis Report is to help you better understand what you own, in order to develop a financial plan, and adequately budget to pay for future expenses. It consists of a component inventory, life cycle assessment, snapshot of current financial condition, and multiple funding plan options that give you more customization in selecting a strategy that's right for you.

What Should I Expect In My Reserve Analysis Report?

By definition, the reserve analysis report is a budget-planning tool, which identifies the current status of the reserve fund and provides a stable and equitable funding plan to offset the anticipated expenditures of tomorrow. The contents are based on estimates of the most probable current replacement costs and remaining useful lives. Accordingly, the funding plans reflect judgments based on circumstances of the most likely replacement costs and the assumption of regular maintenance of useful and remaining lives. The property may elect to adopt any of the funding plans presented, or may implement some variation developed from the reserve analysis.

The report includes the following:

Executive Summary: Provides project description, financial information, assumptions used in calculations, key indicators of current funding plan, and category summary of expenditures.

Anticipated Expenditures: Includes expenditures associated with the components you will refurbish, replace or repair in a given year.

Component Inventory: Includes the useful life and remaining life of each component, current replacement cost, projected annual expenditures, and source of component information.

Percent Funded Analysis: Provides a snapshot of the financial condition on a component basis by looking at how much you have in reserves vs. how much you should ideally have.

Reserve Allocation: A comparison of your reserve allocation based on a component level across multiple funding plan options.

Summary of Funding Plans: An overview of different funding plans that include key performance indicators of financial strength. The funding plans may include:

- Current Funding / Adopted Funding: This funding model projects the reserve fund over the next 20-30 years based on a funding level equal to the Association's current assessments for reserve assets.
- Baseline Funding: Baseline Funding is "a reserve-funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection." Since reserve cash balance is the numerator in percent-funded calculations, Baseline Funding can also be described as not allowing percent funded to drop below zero.
- Threshold Funding – Minimum \$/‰: A funding model designed to provide the lowest annual funding feasible over the next 30 years which will meet all reserve requirements as they occur. This plan is calculated in which a minimum annual contribution is sought with the constraint that the ending reserve balance or percentage for each year (1 through 30) must be greater than or equal to a specified dollar or percent funded amount. The calculation takes into consideration only the immediate total annual expense requirements. Due to this fact, annual allocations may fluctuate widely from year to year. This plan provides a minimal contingency for unanticipated emergency expenditures. Baseline Funding is a form of Threshold Funding where the minimum balance is \$1.00 for the duration of the report.
- Target Funding: A funding model designed to achieve a specific goal (percentage) over a projected time frame. Example of a typical target funding model would be "Target Funding – 100% in 10 Years". This example is designed to achieve the fully funded mark of 100% in year 10. Once the target is hit, the model will then adjust to maintain this level of funding for the remaining years of the report. The target and designated time frame can be adjusted to meet specific requirements of a property.
- Full Funding: A full funding model is designed to achieve and maintain a funding goal near or at 100%. This model can be calculated by designating a specific time frame to hit the 100% funded level (see Target Funding).
- Ladder Funding: A funding plan designed to incorporate varying funding percent increases or dollar amounts to meet specific funding goals or expense requirements. This funding model may incorporate varying contribution percentage increases at different intervals throughout the projected time frame.

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- Compliance Funding / Statutory Funding: Funding model designed to comply with specific state statute requirements. These will vary from state to state.

How Do I Read My Reserve Study?

Here are four easy steps to help you better understand your reserve study so you can use it as an effective tool to budget and plan for your future needs.

Step One (1): **Understand What You Own.** First things first. Whether you are evaluating the need to increase your reserve contributions or leaving them the same, everybody wants to know – “where is the money going?” Typically, 3 to 5 categories make up 80 % to 90 % of the anticipated expenditures. Review the Executive Summary and Component Inventory to understand what you own.

Step Two (2): **Review Your Upcoming Anticipated Expenditures.** It’s important to evaluate what projects are expected for repair, refurbishment, and/or replacement within the next 3 to 5 years. Review the Anticipated Expenditures report and if you don’t agree or don’t plan to complete those improvements, make sure your component inventory is adjusted accordingly.

Step Three (3): **Analyze Your Current Funding Plan.** Always look to see if your Current Funding Plan is solvent. In other words, are you going to run out of money? Look to see if your current reserve contributions meet your anticipated expenditures over the life of the plan? If yes, great! If not, look at the year the ending reserve balance goes negative (the plan runs out of money), see what the anticipated expenditures driving the shortfall are, and make adjustments accordingly.

Step Four (4): **Adopt a Funding Plan that Meets Your Needs.** We believe it’s important to give you options. That’s why we designed the Summary of Funding Plans for you to review. We show you what you are currently contributing to reserves, and let you compare to a minimum threshold amount, as well as a more conservative approach of 100% reserve funding in 10 years. If you don’t like those options we also give you the flexibility to create your own customized funding plans.

What Does Percent Funded Mean?

This is an indicator of your financial strength. The ratio of Starting Reserve Balance divided by Fully Funded Reserve Balance is expressed as a percentage. Calculating percent funded is a three-step process. First, Calculate the fully funded balance (FFB) for each component. Per National Reserve Study Standards, $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$. Second, sum the individual component FFB values together for a property total. Third, divide the actual (or projected) total reserve balance by the property total FFB. Important to note, the percent funded is calculated relative to the fiscal year end.

The higher the percentage is, the stronger or healthier your reserve fund is and the more confidence you’ll have to pay for future repairs. If your Reserve Fund Balance equals the Fully Funded Reserve Balance, the reserve fund would be considered fully funded, or 100% funded. This is considered an ideal amount.

Think of the Reserve Fund Balance as the gas in your tank and the Fully Funded Reserve Balance as the ideal amount you need to fund your road trip. It’s okay if the two don’t match perfectly. Usually 70% funded or above is considered strong or healthy.

What Are The Assumptions Used In The Reserve Analysis?

Assumptions are applied in calculating the inflation rate, average interest rate, and rate of reserve contribution increases over the duration of funding plan.

The inflation rate is the percentage rate of change of a price index over time. Future-cost calculations include an assumed annual inflationary factor, which is incorporated into the component inventory, anticipated expenditures, and reserve funding projections. Typically the cost of goods and services will increase over time, so the analysis wants to take that into consideration as it projects long-term, future costs. The current replacement cost of each common area component will be annually compounded by the inflation rate selected. Historical inflation rates in this industry are about 3%, but users can increase or decrease the rate depending on the applicable economic climate. These costs should be updated and reincorporated into your reserve analysis on an ongoing basis.

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For planning purposes, interest is applied to the average annual reserve balance represented in the reserve funding plans. Reserve funds deposited in certificates of deposit or money market accounts will generate interest income, increasing the reserves. Interest rates can be pegged to current bank rates or CD rates. Obviously, a lower rate is more conservative for planning purposes. Note that income from the reserve and operating accounts is taxable to an association, even if the association is established as a non-profit organization. Adjustments to the operating budget may be required to account for applicable federal and state taxes.

Annual reserve contribution increases are assumed in the reserve funding plans provided for future projections. Generally, this is established at the same rate as inflation with the school of thought being that contributions will, at a minimum, be raised to pace inflationary increases in the cost of goods and services. However, it's important for users to be realistic. If users set it to 3% and then do not increase the annual reserve contributions by 3% annually, there will be a shortfall. If there is no plan or expectation to increase reserve contributions, it is best to leave at zero to develop a more realistic plan.

What Methodology Is Used to Perform the Reserve Analysis?

The Cash Flow Method of calculation is utilized to perform your Reserve Analysis. In other words the reserves are 'pooled' together into one reserve account. This is a method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the projected annual expenditures from year to year. At any given point in time using the Cash Flow Method, all components are funded equally in relation to the overall percent funded. If you are 88% funded, all of your components are equally funded at 88%.

This method gives you the flexibility to pursue a solvent, reasonably funded reserve plan when multiple components on different life cycles exist. It allows for minor adjustments to the reserve plan without worry of funding shortfalls. If one or more of the anticipated expenditures are slightly higher than expected there should be cushion to absorb the shortfall and avoid a special assessment or the need to borrow money.

Disclosure

The Reserve Analysis report is to be used only for the purpose stated herein, any use or reliance for any other purpose is invalid. The analysis provided is applicable as of the report completion date, and those items, which are not expected to undergo major repair or replacement within the duration of the report, have been defined as 'life of the project' and may not be included. It is imperative that these components be reviewed annually to consider the impact of changing conditions. Adjustments to the component useful lives and replacement costs should be made whenever the rate of deterioration has changed or when there have been significant changes in the cost of materials and/or labor. Some assumptions have been made about costs, conditions, and future events and circumstances that may occur. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this report. Therefore, the actual replacement costs and remaining lives may vary from this report and the variations could be material.

No conclusion or any other form of assurance on the reserve funding plans or projections is provided because the compilation of the reserve funding plans and related projections is limited as described above.

No responsibility to update this report for events and circumstances occurring after the date of this report is assumed.

The lack of reserve funding, or funding the reserve below the baseline funding, or the failure to fund some components, or the failure to include a component in the Reserve Study may, under some circumstances, require the association to (1) increase future reserve contributions, (2) defer major repair, replacement, or maintenance, (3) impose special assessments for the cost of major maintenance, repair, or replacement, or (4) borrow funds to pay for major maintenance, repair, or replacement.

The site visit of the community is a limited scope visual inspection of all accessible common areas, or visible from the street, or other common areas. Hidden components, such as but not limited to, irrigation system, vault, and stormwater facilities, electric, plumbing, utility, structural, foundations, construction defects known or unknown, are not included in the scope of this reserve study. The site visit does not include any destructive or other testings. Measurements are taken on the field and/or using satellite mapping. The Reserve Study may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years.

Construction pricing, costs, and life expectancies included in the reserve study may have been obtained from numerous vendors,

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contractors, historical data and costs, proposals and quotes obtained; and our general experience in the field with similar components or projects. Data and information obtained from previous reserve studies provided by the client were not audited and the client is considered to have deemed previous reserve studies accurate and reliable.

This Reserve Study is provided as guidance for budgeting and planning purposes and not as an accounting tool. The information provided by the Board Members or official representative(s) of the Association, contractors, vendors, or other supplies about the financials, the actual or projected reserve balance, physical details and/or quantities of the components, or historical issues/conditions will be deemed reliable and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. Therefore, the information provided to us has not been independently verified or audited.

Glossary of Terms:

Annual Fully Funded Requirement: This is a theoretical value represented in the Percent Funded Analysis report per component. It's also considered the annual accrued depreciation. In other word it's the ideal amount required to Fully Fund the replacement on an annual basis. The amount is calculated based on the useful life and replacement cost and makes no adjustment to eliminate any current reserve deficits.

Annual Reserve Contributions: The total assessments, fees, or dues are apportioned between annual operating costs (paying for trash, water, utilities, maintenance, insurance, management fees) and the money you are setting aside every year to pay for anticipated expenditures. This value should not include interest earned as that is already calculated into the reserve funding plans. Our Reserve Analysis Report compares the annual reserve contributions vs. the anticipated expenditures over the duration of the reserve funding plan.

Component: Components are all the different common parts of the property (that typically an HOA would be responsible for). They are everything from the roof to asphalt or concrete to decking and balconies to landscaping, lighting, and painting. All of these things need to be repaired or replaced eventually. Our Reserve Analysis Report provides estimates of those current replacement costs to help determine how much money will be required in the bank to pay for them eventually.

Fully Funded Reserve Balance: The Fully Funded Reserve Balance is the total accrued depreciation. In other words it's the amount of life "used up" for each one of your components translated into a dollar value. This is calculated by multiplying the fractional age of each component by its current estimated replacement cost, then adding them all together, otherwise known as straight-line depreciation. Its purpose is to help you measure the strength of your reserve fund.

Here's a simple example not taking interest and inflation into consideration: If the association's reserve study says replace the roof every 10 years at a cost of \$100,000, Fully Funded does not mean \$100,000 is required today. It means that \$10,000 is required in the bank this year, \$20,000 next year, \$30,000 the following year, and so on until you have \$100,000 on the 10th year when the roof is scheduled to be replaced.

Reserve Balance: This is how much money you have in the bank set aside for reserves at a given point in time, like at the start of each fiscal year called 'Starting Reserve Balance' or at the end of the fiscal year called 'Ending Reserve Balance.' It can also be the reserve accumulated to date, like in the Percent Funding Analysis report where each component has an 'Accumulated Reserve Balance' value.

Reserves are the money set aside for anticipated common area expenses. The reserve account (also called cash reserves or reserve funds) is funded by dues collected from owners (like HOA fees).

Just like an emergency fund or a rainy-day fund to cover personal expenses if the car breaks down or the kitchen sink leaks, HOAs with commonly owned space like condominiums must set aside a healthy percentage of funds every year to plan for the future.

Without it, paying for big expenses becomes difficult. It may require a special assessment to raise the funds to pay for a repair, putting an oversized financial burden on owners. Or a capital improvement loan may be required. The Reserve Analysis report will help figure out a sufficient amount of money to put away in reserves each year to pay for those eventual expenses. Usually a 70% funded reserve balance or above is considered strong.

Remaining Useful Life (RUL): Remaining useful life is how many remaining years of use a component should have left before it has

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to be replaced. For example, if the useful life of your roof is 20 years and it is five years old, the remaining useful life would be 15 years.

Replacement Contingency %: The replacement contingency percentage is a budgeting option that gives you the flexibility to determine the amount or percentage to fund replacements. This gives you more control to establish the funds available to make the necessary repairs on a cycled basis. For example, the retaining walls may be estimated to be replaced over 25 years, but the budget may call to phase the replacement in stages of 20% every five years. It may be determined to only account for that percentage of the replacement cost in your budget.

Source: These are the source(s) utilized to obtain component repair or replacement cost estimates and can be reviewed on the Component Inventory report.

Useful Life (UL): Useful life is how many years a component is expected to be in use from the time it's new (or refurbished); to the time it has to be replaced. For example, the roof – depending on what kind it is – might have a useful life of 20 years. After 20 years, you'd expect to replace it.

Executive Summary

Property Description		Financial Summary	
Property Name:	Providence Gateway Master Association	Starting Reserve Balance:	\$32,103
Location:	Providence, UT	Fully Funded Reserve Balance:	\$295,184
Project Type:	Master Association	Percent Funded:	11%
Number of Units:	202	Current Replacement Cost:	\$4,857,384
Age of Project:	0 Year(s)	Deficit/Surplus vs. Fully Funded Reserve:	(\$263,081) or (\$1,302.38) Per Unit Avg

Assumed Inflation, Interest & Rate of Annual Reserve Contribution Increase

Funding and anticipated expenditures have been computed with a time value of money approach with the following rates:

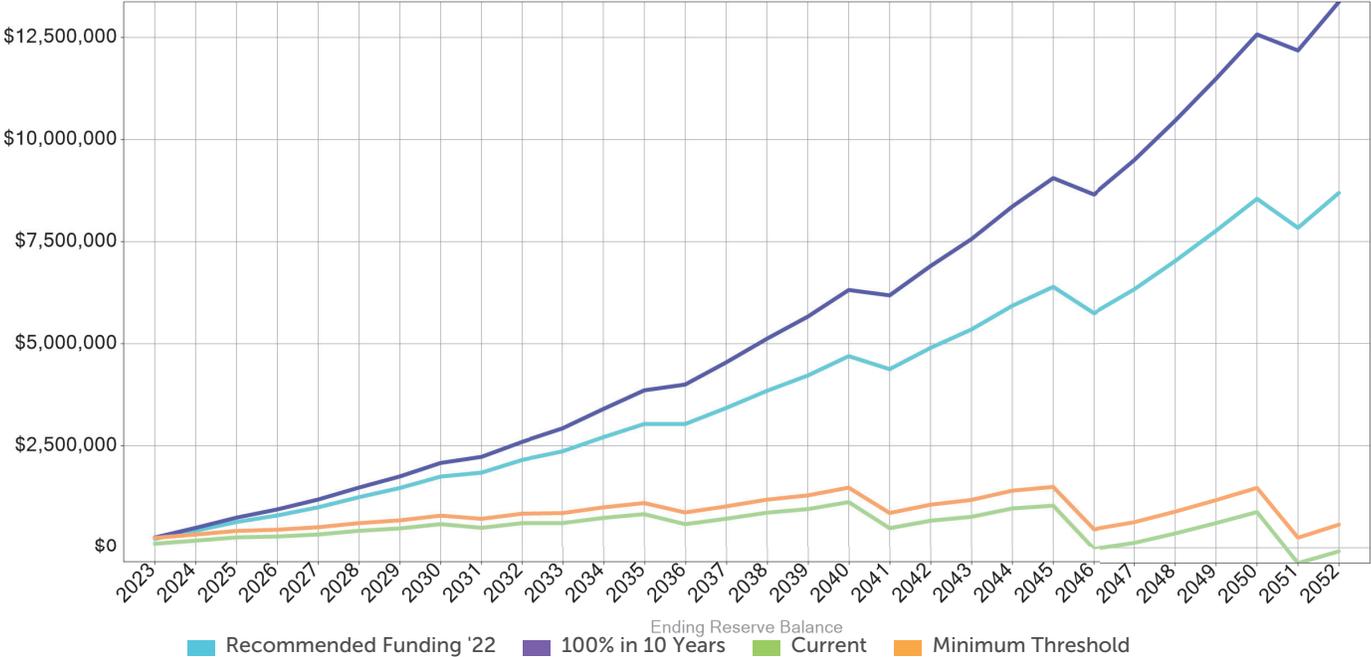
Inflation: 5.00 % Applied to the anticipated expenditures	Interest: 1.00 % Applied to the average annual reserve balance	Annual Reserve Contribution Increase: Varies See individual funding models
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Executive Summary

Summary of Funding Plans

★ Recommended funding plan

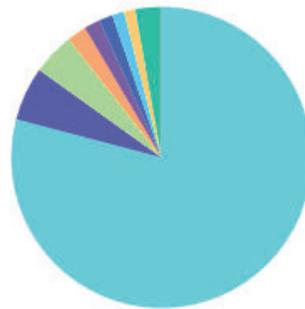
Funding Plans	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Meet All Anticipated Expenditures During Next 30 Years	1st Year of Reserve Deficit (if Applicable)	Average Reserve Balance Over 30 Years	Average Percent Funded Over 30 Years
Recommended Funding '22 ★	\$187,820	\$77.48	Yes	N/A	\$3,924,475	75%
100% in 10 Years	\$221,450	\$91.36	Yes	N/A	\$5,528,587	99%
Current	\$70,296	\$29.00	No	2046	\$516,240	16%
Minimum Threshold	\$211,520	\$87.26	Yes	N/A	\$857,664	25%



Executive Summary

Expenditures by Category

Current Replacement Cost: \$4,857,384.00



	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Asphalt & Concrete Surfaces	5-25	3-23	\$282,600	\$4,115	\$18,920	\$37,840	\$8,566
Building Exterior	30-30	28-28	\$41,100	\$298	\$1,370	\$2,740	\$620
Common Interior	6-30	4-28	\$220,834	\$3,525	\$16,207	\$32,413	\$7,337
Fencing, Gates & Rails	20-25	18-23	\$73,600	\$670	\$3,080	\$6,160	\$1,394
Landscaping	10-18	8-16	\$84,200	\$1,232	\$5,664	\$11,329	\$2,565
Lighting	10-25	8-23	\$52,495	\$557	\$2,560	\$5,120	\$1,159
Miscellaneous	5-20	3-18	\$101,700	\$1,470	\$6,760	\$13,520	\$3,061
Painting	5-10	3-8	\$26,225	\$645	\$2,967	\$5,933	\$1,343
Pool & Spa	5-20	5-20	\$61,850	\$0	\$7,675	\$0	\$3,475
Roofing	25-25	23-23	\$56,280	\$490	\$2,251	\$4,502	\$1,019
Security & Fire Systems	6-10	4-8	\$18,500	\$510	\$2,346	\$4,692	\$1,062
Underground Systems	40-55	38-53	\$3,838,000	\$18,590	\$85,467	\$170,935	\$38,695
Totals			\$4,857,384	\$32,103	\$155,267	\$295,184	\$70,296

Component Inventory

Current Replacement Cost: \$4,857,384

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Asphalt & Concrete Surfaces									
Asphalt Overlay 1-2"			25	23	\$2.50 / SF	94,000	\$235,000	\$721,808	Inspector
Asphalt Seal, Stripe & Repair			5	3	\$0.40 / SF	94,000	\$37,600	\$43,527	Inspector
Concrete Surfaces - Contingency			5	3	\$10,000.00 / Total	1	\$10,000	\$11,576	Inspector
Totals							\$282,600	\$776,911	
Building Exterior									
Eaves - Replace			30	28	\$18.00 / SF	450	\$8,100	\$31,753	Inspector
Siding - Replace			30	28	\$22.00 / SF	1,500	\$33,000	\$129,364	Inspector
Stone Veneer - Replace <i>(Life Of Project)</i>			0	0	\$0.00 /	0	\$0*	\$0*	Inspector
Windows & Slider - Replace <i>(Life Of Project)</i>			0	0	\$0.00 /	0	\$0*	\$0*	Inspector
Totals							\$41,100	\$161,117	
* Non-reserve components excluded from totals									
Common Interior									
A/C Systems			12	10	\$6,500.00 / EA	2	\$13,000	\$21,176	Inspector
Art Work			20	18	\$10,000.00 / Total	1	\$10,000	\$24,066	Inspector
Carpeting - Great Room			10	8	\$52.00 / SY	167	\$8,684	\$12,830	Inspector
Carpeting - Gym			6	4	\$45.00 / SY	90	\$4,050	\$4,923	Inspector
Drinking Fountain			10	8	\$1,400.00 / EA	2	\$2,800	\$4,137	Inspector
Furnaces			15	13	\$3,500.00 / EA	2	\$7,000	\$13,200	Inspector
Ifrit Mirror			6	4	\$2,000.00 / EA	1	\$2,000	\$2,431	Inspector
Interior Furnishings			10	8	\$30,000.00 / Total	1	\$30,000	\$44,324	Inspector
Kitchen - Refurbish			20	18	\$25,000.00 / EA	1	\$25,000	\$60,165	Inspector
Microwave <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	1	\$0*	\$0*	Inspector
Refrigerator			15	13	\$1,800.00 / EA	1	\$1,800	\$3,394	Inspector
Restrooms - Refurbish			20	18	\$30,000.00 / EA	2	\$60,000	\$144,397	Inspector
Shuffle Board Table & Foosball <i>(Maintenance / Operating)</i>			0	0	\$0.00 / EA	0	\$0*	\$0*	Inspector
Sound System - Great Room			6	4	\$5,500.00 / EA	1	\$5,500	\$6,685	Inspector
Spin Bikes			6	4	\$2,500.00 / EA	2	\$5,000	\$6,078	Inspector
Tile Flooring			30	28	\$32.00 / SF	1,100	\$35,200	\$137,989	Inspector
Treads			6	4	\$6,000.00 / EA	1	\$6,000	\$7,293	Inspector
TV - Fitness Room			6	4	\$1,200.00 / EA	1	\$1,200	\$1,459	Inspector
TV - Great Room			6	4	\$2,200.00 / EA	1	\$2,200	\$2,674	Inspector
Water Heater			10	8	\$1,400.00 / EA	1	\$1,400	\$2,068	Inspector
Totals							\$220,834	\$499,288	
* Non-reserve components excluded from totals									
Fencing, Gates & Rails									
Gates (Ped) - Metal			20	18	\$900.00 / EA	1	\$900	\$2,166	Inspector
Glass Entry Doors - Ext.			25	23	\$1,600.00 / EA	5	\$8,000	\$24,572	Inspector
Metal Awning & Trellis <i>(Life Of Project)</i>			0	0	\$0.00 /	0	\$0*	\$0*	Inspector
Metal Fencing			20	18	\$55.00 / LF	200	\$11,000	\$26,473	Inspector
Utility Doors - Ext.			20	18	\$850.00 / EA	2	\$1,700	\$4,091	Inspector
Vinyl Fencing - East Perimeter			25	23	\$65.00 / LF	800	\$52,000	\$159,719	Inspector
Totals							\$73,600	\$217,021	

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
* Non-reserve components excluded from totals									
Landscaping									
Backflow Devices			18	16	\$2,000.00 / EA	1	\$2,000	\$4,366	Inspector
Control Valves <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	Inspector
Irrigation - Upgrades			15	13	\$30,000.00 / LS	1	\$30,000	\$56,569	Inspector
Landscape Upgrades			15	13	\$50,000.00 / LS	1	\$50,000	\$94,282	Inspector
Timer Clocks - 24 Station			10	8	\$2,200.00 / EA	1	\$2,200	\$3,250	Inspector
Tree Trimming / Removal <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	Inspector
Totals							\$84,200	\$158,468	
* Non-reserve components excluded from totals									
Lighting									
Dining Pendant Fixtures Int.			20	18	\$3,250.00 / SF	6	\$19,500	\$46,929	Inspector
Exit Fixtures Int.			20	18	\$150.00 / EA	4	\$600	\$1,444	Inspector
Fans Fixtures Int.			10	8	\$500.00 / EA	2	\$1,000	\$1,477	Inspector
Flood/Security Fixtures Ext.			15	13	\$165.00 / EA	4	\$660	\$1,245	Inspector
Fluorescent Fixtures Int.			20	18	\$175.00 / EA	10	\$1,750	\$4,212	Inspector
Lamp Fixtures Ext.			20	18	\$150.00 / EA	1	\$150	\$361	Inspector
Misc. Restroom Fixtures (Int.)			20	18	\$225.00 / EA	7	\$1,575	\$3,790	Inspector
Recessed Fixtures Int.			20	18	\$115.00 / EA	51	\$5,865	\$14,115	Inspector
Round & Triangle Wall Scone Fixtures Int.			20	18	\$145.00 / EA	12	\$1,740	\$4,188	Inspector
Round Fixtures Ext.			20	18	\$125.00 / EA	46	\$5,750	\$13,838	Inspector
Round Pendant Fixtures Int.			20	18	\$145.00 / EA	9	\$1,305	\$3,141	Inspector
Street Fixtures			25	23	\$1,800.00 / EA	7	\$12,600	\$38,701	Inspector
Totals							\$52,495	\$133,440	
Miscellaneous									
Mailboxes (12 Gang)			20	18	\$1,800.00 / EA	2	\$3,600	\$8,664	Inspector
Mailboxes (16 Gang)			20	18	\$2,400.00 / EA	9	\$21,600	\$51,983	Inspector
Mailboxes (Parcels)			20	18	\$2,500.00 / EA	4	\$10,000	\$24,066	Inspector
Signage - Street <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	Inspector
Termite Treatment - Clubhouse			10	8	\$3,000.00 / EA	1	\$3,000	\$4,432	Inspector
Tot Lot Equipment			15	13	\$60,000.00 / EA	1	\$60,000	\$113,139	Inspector
Tot Lot Safety Surfaces			5	3	\$3,500.00 / EA	1	\$3,500	\$4,052	Inspector
Totals							\$101,700	\$206,336	
* Non-reserve components excluded from totals									
Painting									
Interior Surfaces			10	8	\$1.50 / SF	5,200	\$7,800	\$11,524	Inspector
Metal Surfaces - Awnings & Fencing			5	3	\$8.00 / LF	430	\$3,440	\$3,982	Inspector
Street Fixtures			10	8	\$175.00 / EA	7	\$1,225	\$1,810	Inspector
Stucco Surfaces			10	8	\$1.60 / SF	1,350	\$2,160	\$3,191	Inspector
Wall-Covering			10	8	\$4.00 / SF	2,900	\$11,600	\$17,138	Inspector
Totals							\$26,225	\$37,646	
Pool & Spa									
Pool - Chlorinator			6	6	\$3,500.00 / EA	1	\$3,500	\$4,690	Inspector
Pool - Filter			10	10	\$2,500.00 / EA	1	\$2,500	\$4,072	Inspector

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Pool - Handicap Lift			10	10	\$4,250.00 / EA	1	\$4,250	\$6,923	Inspector
Pool - Heater			10	10	\$4,200.00 / EA	1	\$4,200	\$6,841	Inspector
Pool - Pump/Motor VSP			6	6	\$2,400.00 / EA	1	\$2,400	\$3,216	Inspector
Pool - Resurface - Plaster			10	10	\$15.00 / SF	1,050	\$15,750	\$25,655	Inspector
Pool & Spa - Border Tile			20	20	\$25.00 / LF	125	\$3,125	\$8,292	Inspector
Pool & Spa - Coping			20	20	\$40.00 / LF	110	\$4,400	\$11,675	Inspector
Pool Furnishings - Chairs (To Be Determined)			6	6	\$100.00 / EA	1	\$100*	\$134*	Inspector
Pool Furnishings - Chaise Lounges (To Be Determined)			6	6	\$325.00 / EA	1	\$325*	\$436*	Inspector
Pool Furnishings - Tables (To Be Determined)			6	6	\$550.00 / EA	1	\$550*	\$737*	Inspector
Pool Furnishings - Umbrellas (To Be Determined)			3	3	\$450.00 / EA	1	\$450*	\$521*	Inspector
Spa - Chlorinator			6	6	\$3,500.00 / EA	1	\$3,500	\$4,690	Inspector
Spa - Filter			8	8	\$1,400.00 / EA	1	\$1,400	\$2,068	Inspector
Spa - Heater			6	6	\$3,825.00 / EA	1	\$3,825	\$5,126	Inspector
Spa - Pump/Motor			6	6	\$2,500.00 / EA	1	\$2,500	\$3,350	Inspector
Spa - Pump/Motor VSP			5	5	\$2,500.00 / EA	1	\$2,500	\$3,191	Inspector
Spa - Resurface - Plaster			6	6	\$8,000.00 / EA	1	\$8,000	\$10,721	Inspector
Totals							\$61,850	\$100,510	

* Non-reserve components excluded from totals

Roofing									
Composition Shingles			25	23	\$600.00 / SQ	89	\$53,400	\$164,019	Inspector
Flat Roofing (Other)			0	0	\$0.00 /	0	\$0*	\$0*	Inspector
Included in the cost of the Composition Shingle line item due to the minimal square footage.									
Gutters & Downspouts			25	23	\$12.00 / LF	240	\$2,880	\$8,846	Inspector
Roof Maintenance (Maintenance / Operating)			0	0	\$0.00 /	0	\$0*	\$0*	Inspector
Totals							\$56,280	\$172,865	

* Non-reserve components excluded from totals

Security & Fire Systems									
Fob System - Upgrades			10	8	\$7,000.00 / EA	1	\$7,000	\$10,342	Inspector
Security - Cameras			8	6	\$500.00 / EA	13	\$6,500	\$8,711	Inspector
Security - Recording System			6	4	\$5,000.00 / EA	1	\$5,000	\$6,078	Inspector
Totals							\$18,500	\$25,130	

Underground Systems									
Electrical Distribution (Repairs/Upgrades)			55	53	\$1,500.00 / Unit(s)	202	\$303,000	\$4,022,309	Inspector
Gas Distribution (Repairs/Upgrades)			50	48	\$5,000.00 / Unit(s)	202	\$1,010,000	\$10,505,282	Inspector
Sewer - Pipe (Repairs/Upgrades)			45	43	\$6,000.00 / Unit(s)	202	\$1,212,000	\$9,877,396	Inspector
Water - Pipe (Repairs/Upgrades)			40	38	\$6,500.00 / Unit(s)	202	\$1,313,000	\$8,384,132	Inspector
Totals							\$3,838,000	\$32,789,120	

Measure key : SF = Square Feet , EA = Each , SY = Square Yard(s) , LF = Linear Feet , ALW = Allowance , BLD = Building(s) , CY = Cubic Yard(s) , LT = Lot , PLC = Place(s) , SQ = Square(s) , TN = Ton(s) , LS = Lump Sum

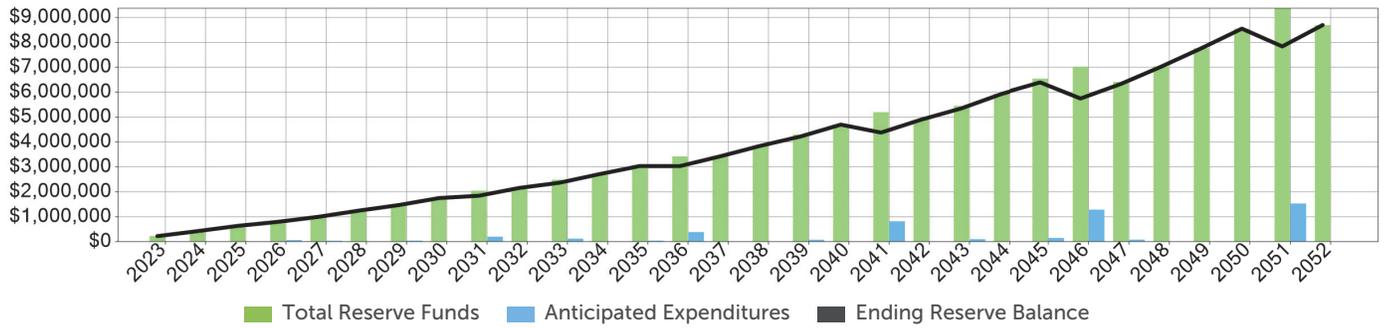
Anticipated Expenditures (5 Years)



Recommended Funding '22

Target - 65% Funded in 30 Years

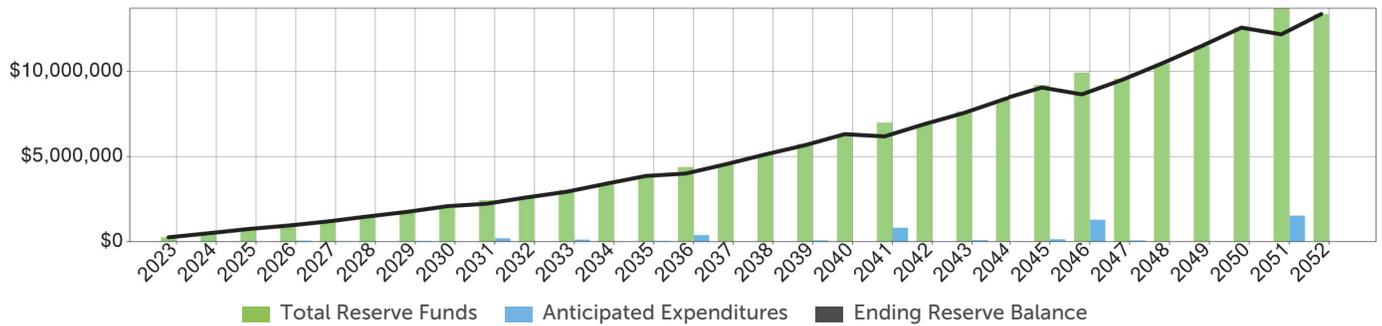
This plan represents a first-year reserve contribution of \$187,820 or \$77.48 monthly per unit and is calculated to achieve the target funding goal of 65% in 30 years. Upon meeting the designated target, the funding will adjust to maintain this percentage for the remaining years. Assumptions used in this model include a component inflation factor of 5% per year, annual average interest rate of 1% per year and a varied annual contribution rate calculated to meet target requirements.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2023	\$187,820	\$77.48	\$32,103	\$1,260	\$221,183	\$0	\$221,183	\$472,974	47%
2024	\$197,211	\$81.36	\$221,183	\$3,198	\$421,592	\$0	\$421,592	\$667,805	63%
2025	\$207,072	\$85.43	\$421,592	\$5,251	\$633,915	\$0	\$633,915	\$880,936	72%
2026	\$217,425	\$89.70	\$633,915	\$7,111	\$858,451	\$63,137	\$795,314	\$1,047,418	76%
2027	\$228,296	\$94.18	\$795,314	\$8,907	\$1,032,517	\$37,620	\$994,897	\$1,258,452	79%
2028	\$239,711	\$98.89	\$994,897	\$11,132	\$1,245,739	\$3,191	\$1,242,549	\$1,526,098	81%
2029	\$251,697	\$103.84	\$1,242,549	\$13,481	\$1,507,727	\$40,504	\$1,467,223	\$1,778,350	83%
2030	\$264,282	\$109.03	\$1,467,223	\$15,994	\$1,747,498	\$0	\$1,747,498	\$2,096,668	83%
2031	\$277,496	\$114.48	\$1,747,498	\$17,867	\$2,042,860	\$199,174	\$1,843,686	\$2,233,239	83%
2032	\$291,370	\$120.20	\$1,843,686	\$19,894	\$2,154,950	\$0	\$2,154,950	\$2,597,815	83%
2033	\$305,939	\$126.21	\$2,154,950	\$22,483	\$2,483,372	\$119,154	\$2,364,219	\$2,868,154	82%
2034	\$321,236	\$132.52	\$2,364,219	\$25,248	\$2,710,703	\$0	\$2,710,703	\$3,290,399	82%
2035	\$337,298	\$139.15	\$2,710,703	\$28,580	\$3,076,581	\$42,607	\$3,033,975	\$3,702,962	82%
2036	\$354,163	\$146.11	\$3,033,975	\$30,187	\$3,418,324	\$384,672	\$3,033,652	\$3,791,622	80%
2037	\$371,871	\$153.41	\$3,033,652	\$32,132	\$3,437,654	\$12,870	\$3,424,785	\$4,290,480	80%
2038	\$390,464	\$161.08	\$3,424,785	\$36,174	\$3,851,423	\$5,197	\$3,846,226	\$4,838,476	79%
2039	\$409,988	\$169.14	\$3,846,226	\$40,137	\$4,296,351	\$74,982	\$4,221,369	\$5,357,544	79%
2040	\$430,487	\$177.59	\$4,221,369	\$44,366	\$4,696,222	\$0	\$4,696,222	\$5,999,091	78%
2041	\$452,011	\$186.47	\$4,696,222	\$45,141	\$5,193,374	\$816,251	\$4,377,123	\$5,834,335	75%
2042	\$474,612	\$195.80	\$4,377,123	\$46,144	\$4,897,880	\$0	\$4,897,880	\$6,538,022	75%
2043	\$498,342	\$205.59	\$4,897,880	\$50,983	\$5,447,205	\$97,442	\$5,349,763	\$7,195,178	74%
2044	\$523,259	\$215.87	\$5,349,763	\$56,114	\$5,929,136	\$0	\$5,929,136	\$8,009,134	74%
2045	\$549,422	\$226.66	\$5,929,136	\$61,301	\$6,539,859	\$147,579	\$6,392,280	\$8,731,540	73%
2046	\$576,894	\$237.99	\$6,392,280	\$60,381	\$7,029,555	\$1,285,187	\$5,744,368	\$8,319,423	69%
2047	\$605,738	\$249.89	\$5,744,368	\$60,067	\$6,410,173	\$81,031	\$6,329,143	\$9,176,102	69%
2048	\$636,025	\$262.39	\$6,329,143	\$66,429	\$7,031,597	\$8,466	\$7,023,131	\$10,178,098	69%
2049	\$667,826	\$275.51	\$7,023,131	\$73,570	\$7,764,528	\$0	\$7,764,528	\$11,266,686	69%
2050	\$701,218	\$289.28	\$7,764,528	\$81,151	\$8,546,897	\$0	\$8,546,897	\$12,438,688	69%
2051	\$736,279	\$303.75	\$8,546,897	\$81,504	\$9,364,680	\$1,529,317	\$7,835,363	\$12,093,941	65%
2052	\$773,093	\$318.93	\$7,835,363	\$82,219	\$8,690,675	\$0	\$8,690,675	\$13,369,695	65%

Additional Funds To Reserves: \$0.00

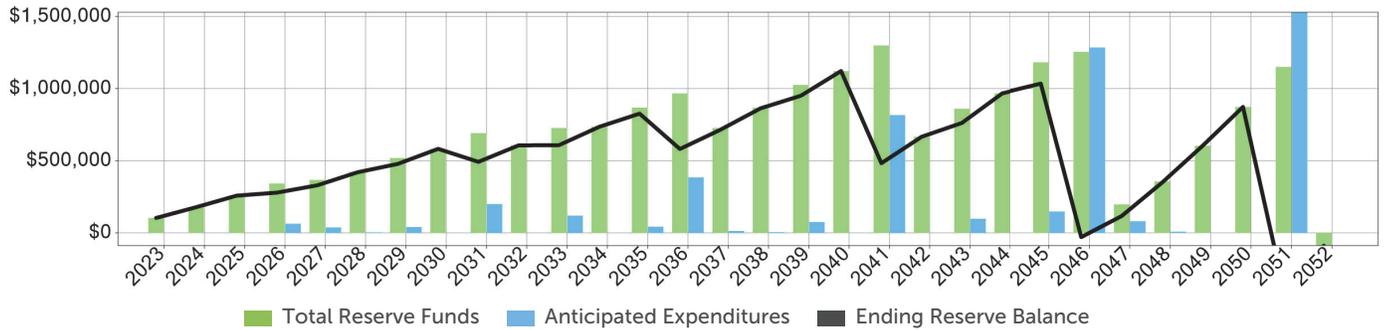
This plan represents a first-year reserve contribution of \$221,450 or \$91.36 monthly per unit and is calculated to achieve the target funding goal of 100% in 10 years. Upon meeting the designated target, the funding will adjust to maintain this percentage for the remaining years. Assumptions used in this model include a component inflation factor of 5% per year, annual average interest rate of 1% per year and a varied annual contribution rate calculated to meet target requirements.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2023	\$221,450	\$91.36	\$32,103	\$1,428	\$254,981	\$0	\$254,981	\$472,974	54%
2024	\$232,523	\$95.93	\$254,981	\$3,712	\$491,216	\$0	\$491,216	\$667,805	74%
2025	\$244,149	\$100.72	\$491,216	\$6,133	\$741,498	\$0	\$741,498	\$880,936	84%
2026	\$256,356	\$105.76	\$741,498	\$8,381	\$1,006,235	\$63,137	\$943,098	\$1,047,418	90%
2027	\$269,174	\$111.05	\$943,098	\$10,589	\$1,222,861	\$37,620	\$1,185,241	\$1,258,452	94%
2028	\$282,633	\$116.60	\$1,185,241	\$13,250	\$1,481,123	\$3,191	\$1,477,932	\$1,526,098	97%
2029	\$296,764	\$122.43	\$1,477,932	\$16,061	\$1,790,757	\$40,504	\$1,750,253	\$1,778,350	98%
2030	\$311,602	\$128.55	\$1,750,253	\$19,061	\$2,080,915	\$0	\$2,080,915	\$2,096,668	99%
2031	\$327,183	\$134.98	\$2,080,915	\$21,449	\$2,429,547	\$199,174	\$2,230,373	\$2,233,239	100%
2032	\$343,542	\$141.73	\$2,230,373	\$24,021	\$2,597,936	\$0	\$2,597,936	\$2,597,815	100%
2033	\$420,880	\$173.63	\$2,597,936	\$27,488	\$3,046,304	\$119,154	\$2,927,150	\$2,868,154	102%
2034	\$441,924	\$182.31	\$2,927,150	\$31,481	\$3,400,555	\$0	\$3,400,555	\$3,290,399	103%
2035	\$464,020	\$191.43	\$3,400,555	\$36,113	\$3,900,688	\$42,607	\$3,858,082	\$3,702,962	104%
2036	\$487,221	\$201.00	\$3,858,082	\$39,094	\$4,384,396	\$384,672	\$3,999,724	\$3,791,622	105%
2037	\$511,582	\$211.05	\$3,999,724	\$42,491	\$4,553,797	\$12,870	\$4,540,927	\$4,290,480	106%
2038	\$537,161	\$221.60	\$4,540,927	\$48,069	\$5,126,158	\$5,197	\$5,120,961	\$4,838,476	106%
2039	\$564,019	\$232.68	\$5,120,961	\$53,655	\$5,738,635	\$74,982	\$5,663,653	\$5,357,544	106%
2040	\$592,220	\$244.32	\$5,663,653	\$59,598	\$6,315,471	\$0	\$6,315,471	\$5,999,091	105%
2041	\$621,831	\$256.53	\$6,315,471	\$62,183	\$6,999,485	\$816,251	\$6,183,235	\$5,834,335	106%
2042	\$652,923	\$269.36	\$6,183,235	\$65,097	\$6,901,255	\$0	\$6,901,255	\$6,538,022	106%
2043	\$685,569	\$282.83	\$6,901,255	\$71,953	\$7,658,777	\$97,442	\$7,561,335	\$7,195,178	105%
2044	\$719,848	\$296.97	\$7,561,335	\$79,213	\$8,360,395	\$0	\$8,360,395	\$8,009,134	104%
2045	\$755,840	\$311.82	\$8,360,395	\$86,645	\$9,202,880	\$147,579	\$9,055,301	\$8,731,540	104%
2046	\$793,632	\$327.41	\$9,055,301	\$88,095	\$9,937,028	\$1,285,187	\$8,651,841	\$8,319,423	104%
2047	\$833,314	\$343.78	\$8,651,841	\$90,280	\$9,575,434	\$81,031	\$9,494,404	\$9,176,102	103%
2048	\$874,979	\$360.97	\$9,494,404	\$99,277	\$10,468,660	\$8,466	\$10,460,194	\$10,178,098	103%
2049	\$918,728	\$379.01	\$10,460,194	\$109,196	\$11,488,118	\$0	\$11,488,118	\$11,266,686	102%
2050	\$964,665	\$397.96	\$11,488,118	\$119,704	\$12,572,487	\$0	\$12,572,487	\$12,438,688	101%
2051	\$1,012,898	\$417.86	\$12,572,487	\$123,143	\$13,708,527	\$1,529,317	\$12,179,211	\$12,093,941	101%
2052	\$1,063,543	\$438.76	\$12,179,211	\$127,110	\$13,369,863	\$0	\$13,369,863	\$13,369,695	100%

Additional Funds To Reserves: \$0.00

This plan represents a first-year reserve contribution of \$70,296 or \$29.00 monthly per unit. This funding model incorporates an annual component inflation factor of 5% per year, an average interest rate of 1% per year, and assumes an annual reserve contribution increases of 5%. Based on the projected starting reserve balance of \$32,103 as of Jan 1, 2023, this plan will not meet all anticipated expenditures as they occur. If maintained, this plan should be reviewed annually and adjusted accordingly to ensure all future expenditures will be funded.



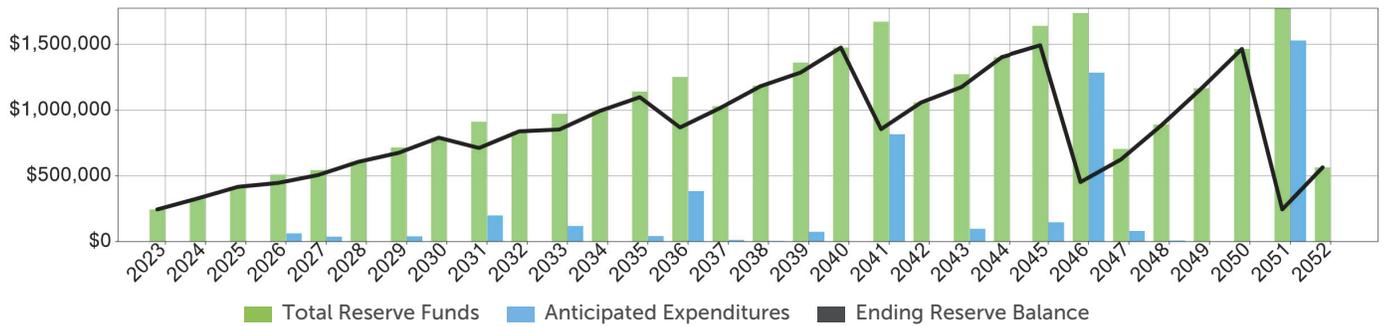
Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2023	\$70,296	\$29.00	\$32,103	\$673	\$103,072	\$0	\$103,072	\$472,974	22%
2024	\$73,811	\$30.45	\$103,072	\$1,400	\$178,282	\$0	\$178,282	\$667,805	27%
2025	\$77,501	\$31.97	\$178,282	\$2,170	\$257,954	\$0	\$257,954	\$880,936	29%
2026	\$81,376	\$33.57	\$257,954	\$2,671	\$342,001	\$63,137	\$278,864	\$1,047,418	27%
2027	\$85,445	\$35.25	\$278,864	\$3,028	\$367,337	\$37,620	\$329,717	\$1,258,452	26%
2028	\$89,717	\$37.01	\$329,717	\$3,730	\$423,164	\$3,191	\$419,974	\$1,526,098	28%
2029	\$94,203	\$38.86	\$419,974	\$4,468	\$518,645	\$40,504	\$478,141	\$1,778,350	27%
2030	\$98,914	\$40.81	\$478,141	\$5,276	\$582,330	\$0	\$582,330	\$2,096,668	28%
2031	\$103,859	\$42.85	\$582,330	\$5,347	\$691,536	\$199,174	\$492,362	\$2,233,239	22%
2032	\$109,052	\$44.99	\$492,362	\$5,469	\$606,883	\$0	\$606,883	\$2,597,815	23%
2033	\$114,505	\$47.24	\$606,883	\$6,046	\$727,433	\$119,154	\$608,280	\$2,868,154	21%
2034	\$120,230	\$49.60	\$608,280	\$6,684	\$735,194	\$0	\$735,194	\$3,290,399	22%
2035	\$126,242	\$52.08	\$735,194	\$7,770	\$869,205	\$42,607	\$826,599	\$3,702,962	22%
2036	\$132,554	\$54.68	\$826,599	\$7,005	\$966,158	\$384,672	\$581,485	\$3,791,622	15%
2037	\$139,181	\$57.42	\$581,485	\$6,446	\$727,113	\$12,870	\$714,243	\$4,290,480	17%
2038	\$146,140	\$60.29	\$714,243	\$7,847	\$868,231	\$5,197	\$863,034	\$4,838,476	18%
2039	\$153,447	\$63.30	\$863,034	\$9,023	\$1,025,504	\$74,982	\$950,522	\$5,357,544	18%
2040	\$161,120	\$66.47	\$950,522	\$10,311	\$1,121,952	\$0	\$1,121,952	\$5,999,091	19%
2041	\$169,176	\$69.79	\$1,121,952	\$7,984	\$1,299,112	\$816,251	\$482,862	\$5,834,335	8%
2042	\$177,634	\$73.28	\$482,862	\$5,717	\$666,213	\$0	\$666,213	\$6,538,022	10%
2043	\$186,516	\$76.95	\$666,213	\$7,107	\$859,837	\$97,442	\$762,394	\$7,195,178	11%
2044	\$195,842	\$80.79	\$762,394	\$8,603	\$966,839	\$0	\$966,839	\$8,009,134	12%
2045	\$205,634	\$84.83	\$966,839	\$9,959	\$1,182,432	\$147,579	\$1,034,853	\$8,731,540	12%
2046	\$215,916	\$89.07	\$1,034,853	\$5,002	\$1,255,771	\$1,285,187	(\$29,416)	\$8,319,423	0%
2047	\$226,712	\$93.53	(\$29,416)	\$434	\$197,730	\$81,031	\$116,699	\$9,176,102	1%
2048	\$238,047	\$98.20	\$116,699	\$2,315	\$357,061	\$8,466	\$348,595	\$10,178,098	3%
2049	\$249,950	\$103.11	\$348,595	\$4,736	\$603,281	\$0	\$603,281	\$11,266,686	5%
2050	\$262,447	\$108.27	\$603,281	\$7,345	\$873,073	\$0	\$873,073	\$12,438,688	7%
2051	\$275,569	\$113.68	\$873,073	\$2,462	\$1,151,104	\$1,529,317	(\$378,213)	\$12,093,941	0%
2052	\$289,348	\$119.37	(\$378,213)	\$0	(\$88,865)	\$0	(\$88,865)	\$13,369,695	0%

Additional Funds To Reserves: \$0.00

Minimum Threshold

Min Balance: \$245,000 (5% of Current Replacement Cost)

This plan represents the minimum annual reserve contribution of \$211,520 or \$87.26 monthly per unit for the first year of implementation to meet all future anticipated expenditures each year over the next 30 years. The minimum threshold amount is calculated by ensuring the ending reserve balance is equal to or greater than \$245,000 (or 5% of the current replacement cost) over the duration of the plan. The annual reserve contributions may also fluctuate from year to year because the plan only takes into consideration meeting anticipated expenditures.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2023	\$211,520	\$87.26	\$32,103	\$1,379	\$245,002	\$0	\$245,002	\$472,974	52%
2024	\$80,485	\$33.20	\$245,002	\$2,852	\$328,339	\$0	\$328,339	\$667,805	49%
2025	\$84,509	\$34.86	\$328,339	\$3,706	\$416,554	\$0	\$416,554	\$880,936	47%
2026	\$88,735	\$36.61	\$416,554	\$4,294	\$509,583	\$63,137	\$446,446	\$1,047,418	43%
2027	\$93,171	\$38.44	\$446,446	\$4,742	\$544,359	\$37,620	\$506,739	\$1,258,452	40%
2028	\$97,830	\$40.36	\$506,739	\$5,541	\$610,110	\$3,191	\$606,919	\$1,526,098	40%
2029	\$102,722	\$42.38	\$606,919	\$6,380	\$716,021	\$40,504	\$675,517	\$1,778,350	38%
2030	\$107,858	\$44.50	\$675,517	\$7,294	\$790,669	\$0	\$790,669	\$2,096,668	38%
2031	\$113,250	\$46.72	\$790,669	\$7,477	\$911,396	\$199,174	\$712,222	\$2,233,239	32%
2032	\$118,913	\$49.06	\$712,222	\$7,717	\$838,852	\$0	\$838,852	\$2,597,815	32%
2033	\$124,859	\$51.51	\$838,852	\$8,417	\$972,127	\$119,154	\$852,974	\$2,868,154	30%
2034	\$131,102	\$54.08	\$852,974	\$9,185	\$993,261	\$0	\$993,261	\$3,290,399	30%
2035	\$137,657	\$56.79	\$993,261	\$10,408	\$1,141,325	\$42,607	\$1,098,719	\$3,702,962	30%
2036	\$144,539	\$59.63	\$1,098,719	\$9,787	\$1,253,045	\$384,672	\$868,372	\$3,791,622	23%
2037	\$151,766	\$62.61	\$868,372	\$9,378	\$1,029,517	\$12,870	\$1,016,647	\$4,290,480	24%
2038	\$159,355	\$65.74	\$1,016,647	\$10,937	\$1,186,939	\$5,197	\$1,181,742	\$4,838,476	24%
2039	\$167,323	\$69.03	\$1,181,742	\$12,279	\$1,361,344	\$74,982	\$1,286,362	\$5,357,544	24%
2040	\$175,689	\$72.48	\$1,286,362	\$13,742	\$1,475,793	\$0	\$1,475,793	\$5,999,091	25%
2041	\$184,473	\$76.10	\$1,475,793	\$11,599	\$1,671,865	\$816,251	\$855,614	\$5,834,335	15%
2042	\$193,697	\$79.91	\$855,614	\$9,525	\$1,058,835	\$0	\$1,058,835	\$6,538,022	16%
2043	\$203,382	\$83.90	\$1,058,835	\$11,118	\$1,273,335	\$97,442	\$1,175,893	\$7,195,178	16%
2044	\$213,551	\$88.10	\$1,175,893	\$12,827	\$1,402,270	\$0	\$1,402,270	\$8,009,134	18%
2045	\$224,228	\$92.50	\$1,402,270	\$14,406	\$1,640,904	\$147,579	\$1,493,325	\$8,731,540	17%
2046	\$235,440	\$97.13	\$1,493,325	\$9,685	\$1,738,449	\$1,285,187	\$453,262	\$8,319,423	5%
2047	\$247,212	\$101.98	\$453,262	\$5,364	\$705,837	\$81,031	\$624,806	\$9,176,102	7%
2048	\$259,572	\$107.08	\$624,806	\$7,504	\$891,882	\$8,466	\$883,416	\$10,178,098	9%
2049	\$272,551	\$112.44	\$883,416	\$10,197	\$1,166,164	\$0	\$1,166,164	\$11,266,686	10%
2050	\$286,178	\$118.06	\$1,166,164	\$13,093	\$1,465,435	\$0	\$1,465,435	\$12,438,688	12%
2051	\$300,487	\$123.96	\$1,465,435	\$8,510	\$1,774,432	\$1,529,317	\$245,115	\$12,093,941	2%
2052	\$315,512	\$130.16	\$245,115	\$4,029	\$564,656	\$0	\$564,656	\$13,369,695	4%

Additional Funds To Reserves: \$0.00

Percent Funded Analysis

Current Percent Funded: 11%

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B						
ASPHALT & CONCRETE SURFACES								
Asphalt Overlay 1-2"	25	23	2	\$235,000	\$2,045	\$9,400	\$18,800	\$4,256
Asphalt Seal, Stripe & Repair	5	3	2	\$37,600	\$1,636	\$7,520	\$15,040	\$3,405
Concrete Surfaces - Contingency	5	3	2	\$10,000	\$435	\$2,000	\$4,000	\$905
			Total	\$282,600	\$4,115	\$18,920	\$37,840	\$8,566
BUILDING EXTERIOR								
Eaves - Replace	30	28	2	\$8,100	\$59	\$270	\$540	\$122
Siding - Replace	30	28	2	\$33,000	\$239	\$1,100	\$2,200	\$498
			Total	\$41,100	\$298	\$1,370	\$2,740	\$620
COMMON INTERIOR								
A/C Systems	12	10	2	\$13,000	\$236	\$1,083	\$2,167	\$490
Art Work	20	18	2	\$10,000	\$109	\$500	\$1,000	\$226
Carpeting - Great Room	10	8	2	\$8,684	\$189	\$868	\$1,737	\$393
Carpeting - Gym	6	4	2	\$4,050	\$147	\$675	\$1,350	\$306
Drinking Fountain	10	8	2	\$2,800	\$61	\$280	\$560	\$127
Furnaces	15	13	2	\$7,000	\$102	\$467	\$933	\$211
Ifrit Mirror	6	4	2	\$2,000	\$73	\$333	\$667	\$151
Interior Furnishings	10	8	2	\$30,000	\$653	\$3,000	\$6,000	\$1,358
Kitchen - Refurbish	20	18	2	\$25,000	\$272	\$1,250	\$2,500	\$566
Refrigerator	15	13	2	\$1,800	\$26	\$120	\$240	\$54
Restrooms - Refurbish	20	18	2	\$60,000	\$653	\$3,000	\$6,000	\$1,358
Sound System - Great Room	6	4	2	\$5,500	\$199	\$917	\$1,833	\$415
Spin Bikes	6	4	2	\$5,000	\$181	\$833	\$1,667	\$377
Tile Flooring	30	28	2	\$35,200	\$255	\$1,173	\$2,347	\$531
Treads	6	4	2	\$6,000	\$218	\$1,000	\$2,000	\$453
TV - Fitness Room	6	4	2	\$1,200	\$44	\$200	\$400	\$91
TV - Great Room	6	4	2	\$2,200	\$80	\$367	\$733	\$166
Water Heater	10	8	2	\$1,400	\$30	\$140	\$280	\$63
			Total	\$220,834	\$3,525	\$16,207	\$32,413	\$7,337
FENCING, GATES & RAILS								
Gates (Ped) - Metal	20	18	2	\$900	\$10	\$45	\$90	\$20
Glass Entry Doors - Ext.	25	23	2	\$8,000	\$70	\$320	\$640	\$145
Metal Fencing	20	18	2	\$11,000	\$120	\$550	\$1,100	\$249
Utility Doors - Ext.	20	18	2	\$1,700	\$18	\$85	\$170	\$38
Vinyl Fencing - East Perimeter	25	23	2	\$52,000	\$452	\$2,080	\$4,160	\$942
			Total	\$73,600	\$670	\$3,080	\$6,160	\$1,394
LANDSCAPING								
Backflow Devices	18	16	2	\$2,000	\$24	\$111	\$222	\$50
Irrigation - Upgrades	15	13	2	\$30,000	\$435	\$2,000	\$4,000	\$905
Landscape Upgrades	15	13	2	\$50,000	\$725	\$3,333	\$6,667	\$1,509
Timer Clocks - 24 Station	10	8	2	\$2,200	\$48	\$220	\$440	\$100
			Total	\$84,200	\$1,232	\$5,664	\$11,329	\$2,565
LIGHTING								
Dining Pendant Fixtures Int.	20	18	2	\$19,500	\$212	\$975	\$1,950	\$441
Exit Fixtures Int.	20	18	2	\$600	\$7	\$30	\$60	\$14
Fans Fixtures Int.	10	8	2	\$1,000	\$22	\$100	\$200	\$45

Percent Funded Analysis

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
Flood/Security Fixtures Ext.	15	13	2	\$660	\$10	\$44	\$88	\$20
Fluorescent Fixtures Int.	20	18	2	\$1,750	\$19	\$88	\$175	\$40
Lamp Fixtures Ext.	20	18	2	\$150	\$2	\$8	\$15	\$3
Misc. Restroom Fixtures (Int.)	20	18	2	\$1,575	\$17	\$79	\$158	\$36
Recessed Fixtures Int.	20	18	2	\$5,865	\$64	\$293	\$587	\$133
Round & Triangle Wall Scone Fixtures Int.	20	18	2	\$1,740	\$19	\$87	\$174	\$39
Round Fixtures Ext.	20	18	2	\$5,750	\$63	\$288	\$575	\$130
Round Pendant Fixtures Int.	20	18	2	\$1,305	\$14	\$65	\$131	\$30
Street Fixtures	25	23	2	\$12,600	\$110	\$504	\$1,008	\$228
			Total	\$52,495	\$557	\$2,560	\$5,120	\$1,159
MISCELLANEOUS								
Mailboxes (12 Gang)	20	18	2	\$3,600	\$39	\$180	\$360	\$81
Mailboxes (16 Gang)	20	18	2	\$21,600	\$235	\$1,080	\$2,160	\$489
Mailboxes (Parcels)	20	18	2	\$10,000	\$109	\$500	\$1,000	\$226
Termite Treatment - Clubhouse	10	8	2	\$3,000	\$65	\$300	\$600	\$136
Tot Lot Equipment	15	13	2	\$60,000	\$870	\$4,000	\$8,000	\$1,811
Tot Lot Safety Surfaces	5	3	2	\$3,500	\$152	\$700	\$1,400	\$317
			Total	\$101,700	\$1,470	\$6,760	\$13,520	\$3,061
PAINTING								
Interior Surfaces	10	8	2	\$7,800	\$170	\$780	\$1,560	\$353
Metal Surfaces - Awnings & Fencing	5	3	2	\$3,440	\$150	\$688	\$1,376	\$311
Street Fixtures	10	8	2	\$1,225	\$27	\$123	\$245	\$55
Stucco Surfaces	10	8	2	\$2,160	\$47	\$216	\$432	\$98
Wall-Covering	10	8	2	\$11,600	\$252	\$1,160	\$2,320	\$525
			Total	\$26,225	\$645	\$2,967	\$5,933	\$1,343
POOL & SPA								
Pool - Chlorinator	6	6	0	\$3,500	\$0	\$583	\$0	\$264
Pool - Filter	10	10	0	\$2,500	\$0	\$250	\$0	\$113
Pool - Handicap Lift	10	10	0	\$4,250	\$0	\$425	\$0	\$192
Pool - Heater	10	10	0	\$4,200	\$0	\$420	\$0	\$190
Pool - Pump/Motor VSP	6	6	0	\$2,400	\$0	\$400	\$0	\$181
Pool - Resurface - Plaster	10	10	0	\$15,750	\$0	\$1,575	\$0	\$713
Pool & Spa - Border Tile	20	20	0	\$3,125	\$0	\$156	\$0	\$71
Pool & Spa - Coping	20	20	0	\$4,400	\$0	\$220	\$0	\$100
Spa - Chlorinator	6	6	0	\$3,500	\$0	\$583	\$0	\$264
Spa - Filter	8	8	0	\$1,400	\$0	\$175	\$0	\$79
Spa - Heater	6	6	0	\$3,825	\$0	\$638	\$0	\$289
Spa - Pump/Motor	6	6	0	\$2,500	\$0	\$417	\$0	\$189
Spa - Pump/Motor VSP	5	5	0	\$2,500	\$0	\$500	\$0	\$226
Spa - Resurface - Plaster	6	6	0	\$8,000	\$0	\$1,333	\$0	\$604
			Total	\$61,850	\$0	\$7,675	\$0	\$3,475
ROOFING								
Composition Shingles	25	23	2	\$53,400	\$465	\$2,136	\$4,272	\$967
Gutters & Downspouts	25	23	2	\$2,880	\$25	\$115	\$230	\$52
			Total	\$56,280	\$490	\$2,251	\$4,502	\$1,019
SECURITY & FIRE SYSTEMS								
Fob System - Upgrades	10	8	2	\$7,000	\$152	\$700	\$1,400	\$317
Security - Cameras	8	6	2	\$6,500	\$177	\$813	\$1,625	\$368

Percent Funded Analysis

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
Security - Recording System	6	4	2	\$5,000	\$181	\$833	\$1,667	\$377
			Total	\$18,500	\$510	\$2,346	\$4,692	\$1,062
UNDERGROUND SYSTEMS								
Electrical Distribution (Repairs/Upgrades)	55	53	2	\$303,000	\$1,198	\$5,509	\$11,018	\$2,494
Gas Distribution (Repairs/Upgrades)	50	48	2	\$1,010,000	\$4,394	\$20,200	\$40,400	\$9,145
Sewer - Pipe (Repairs/Upgrades)	45	43	2	\$1,212,000	\$5,858	\$26,933	\$53,867	\$12,194
Water - Pipe (Repairs/Upgrades)	40	38	2	\$1,313,000	\$7,140	\$32,825	\$65,650	\$14,861
			Total	\$3,838,000	\$18,590	\$85,467	\$170,935	\$38,695
			Totals	\$4,857,384	\$32,103	\$155,267	\$295,184	\$70,296

Percent Funded Calculations: Effective Age (Column C): (A) - (B) = (C). Starting Reserve Balance (Column E): G (Individual) / G (Total) * E (Total) = E (Individual). Annual Fully Funding Requirement (Column F): (D) / (A) = (F). Fully Funded Reserve Balance (Column G): (C) * (F) = (G)

Reserve Allocation Report

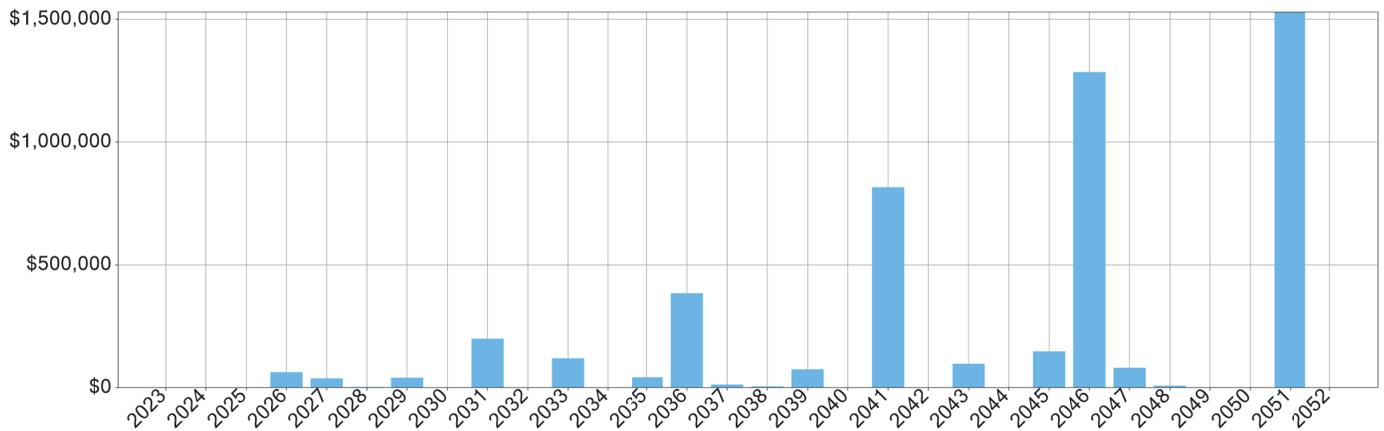
Component	GL Code	Current	Minimum Threshold	100% in 10 Years	Recommended Funding '22
ASPHALT & CONCRETE SURFACES					
Asphalt Overlay 1-2"		\$4,256	\$12,806	\$13,407	\$11,371
Asphalt Seal, Stripe & Repair		\$3,405	\$10,244	\$10,725	\$9,097
Concrete Surfaces - Contingency		\$905	\$2,725	\$2,853	\$2,419
	Total	\$8,566	\$25,775	\$26,985	\$22,887
BUILDING EXTERIOR					
Eaves - Replace		\$122	\$368	\$385	\$327
Siding - Replace		\$498	\$1,499	\$1,569	\$1,331
	Total	\$620	\$1,866	\$1,954	\$1,657
COMMON INTERIOR					
A/C Systems		\$490	\$1,476	\$1,545	\$1,310
Art Work		\$226	\$681	\$713	\$605
Carpeting - Great Room		\$393	\$1,183	\$1,239	\$1,050
Carpeting - Gym		\$306	\$920	\$963	\$817
Drinking Fountain		\$127	\$381	\$399	\$339
Furnaces		\$211	\$636	\$666	\$565
Ifrit Mirror		\$151	\$454	\$475	\$403
Interior Furnishings		\$1,358	\$4,087	\$4,279	\$3,629
Kitchen - Refurbish		\$566	\$1,703	\$1,783	\$1,512
Refrigerator		\$54	\$163	\$171	\$145
Restrooms - Refurbish		\$1,358	\$4,087	\$4,279	\$3,629
Sound System - Great Room		\$415	\$1,249	\$1,307	\$1,109
Spin Bikes		\$377	\$1,135	\$1,189	\$1,008
Tile Flooring		\$531	\$1,598	\$1,673	\$1,419
Treads		\$453	\$1,362	\$1,426	\$1,210
TV - Fitness Room		\$91	\$272	\$285	\$242
TV - Great Room		\$166	\$500	\$523	\$444
Water Heater		\$63	\$191	\$200	\$169
	Total	\$7,337	\$22,078	\$23,115	\$19,605
FENCING, GATES & RAILS					
Gates (Ped) - Metal		\$20	\$61	\$64	\$54
Glass Entry Doors - Ext.		\$145	\$436	\$456	\$387
Metal Fencing		\$249	\$749	\$784	\$665
Utility Doors - Ext.		\$38	\$116	\$121	\$103
Vinyl Fencing - East Perimeter		\$942	\$2,834	\$2,967	\$2,516
	Total	\$1,394	\$4,196	\$4,393	\$3,726
LANDSCAPING					
Backflow Devices		\$50	\$151	\$158	\$134
Irrigation - Upgrades		\$905	\$2,725	\$2,853	\$2,419
Landscape Upgrades		\$1,509	\$4,541	\$4,754	\$4,032
Timer Clocks - 24 Station		\$100	\$300	\$314	\$266
	Total	\$2,565	\$7,717	\$8,079	\$6,852
LIGHTING					
Dining Pendant Fixtures Int.		\$441	\$1,328	\$1,391	\$1,179
Exit Fixtures Int.		\$14	\$41	\$43	\$36
Fans Fixtures Int.		\$45	\$136	\$143	\$121
Flood/Security Fixtures Ext.		\$20	\$60	\$63	\$53
Fluorescent Fixtures Int.		\$40	\$119	\$125	\$106
Lamp Fixtures Ext.		\$3	\$10	\$11	\$9
Misc. Restroom Fixtures (Int.)		\$36	\$107	\$112	\$95
Recessed Fixtures Int.		\$133	\$399	\$418	\$355
Round & Triangle Wall Scone Fixtures Int.		\$39	\$119	\$124	\$105

Reserve Allocation Report

Component	GL Code	Current	Minimum Threshold	100% in 10 Years	Recommended Funding '22
Round Fixtures Ext.		\$130	\$392	\$410	\$348
Round Pendant Fixtures Int.		\$30	\$89	\$93	\$79
Street Fixtures		\$228	\$687	\$719	\$610
	Total	\$1,159	\$3,487	\$3,651	\$3,096
MISCELLANEOUS					
Mailboxes (12 Gang)		\$81	\$245	\$257	\$218
Mailboxes (16 Gang)		\$489	\$1,471	\$1,540	\$1,306
Mailboxes (Parcels)		\$226	\$681	\$713	\$605
Termite Treatment - Clubhouse		\$136	\$409	\$428	\$363
Tot Lot Equipment		\$1,811	\$5,449	\$5,705	\$4,839
Tot Lot Safety Surfaces		\$317	\$954	\$998	\$847
	Total	\$3,061	\$9,209	\$9,641	\$8,177
PAINTING					
Interior Surfaces		\$353	\$1,063	\$1,112	\$944
Metal Surfaces - Awnings & Fencing		\$311	\$937	\$981	\$832
Street Fixtures		\$55	\$167	\$175	\$148
Stucco Surfaces		\$98	\$294	\$308	\$261
Wall-Covering		\$525	\$1,580	\$1,654	\$1,403
	Total	\$1,343	\$4,041	\$4,231	\$3,588
POOL & SPA					
Pool - Chlorinator		\$264	\$795	\$832	\$706
Pool - Filter		\$113	\$341	\$357	\$302
Pool - Handicap Lift		\$192	\$579	\$606	\$514
Pool - Heater		\$190	\$572	\$599	\$508
Pool - Pump/Motor VSP		\$181	\$545	\$571	\$484
Pool - Resurface - Plaster		\$713	\$2,146	\$2,246	\$1,905
Pool & Spa - Border Tile		\$71	\$213	\$223	\$189
Pool & Spa - Coping		\$100	\$300	\$314	\$266
Spa - Chlorinator		\$264	\$795	\$832	\$706
Spa - Filter		\$79	\$238	\$250	\$212
Spa - Heater		\$289	\$868	\$909	\$771
Spa - Pump/Motor		\$189	\$568	\$594	\$504
Spa - Pump/Motor VSP		\$226	\$681	\$713	\$605
Spa - Resurface - Plaster		\$604	\$1,816	\$1,902	\$1,613
	Total	\$3,475	\$10,456	\$10,947	\$9,285
ROOFING					
Composition Shingles		\$967	\$2,910	\$3,046	\$2,584
Gutters & Downspouts		\$52	\$157	\$164	\$139
	Total	\$1,019	\$3,067	\$3,211	\$2,723
SECURITY & FIRE SYSTEMS					
Fob System - Upgrades		\$317	\$954	\$998	\$847
Security - Cameras		\$368	\$1,107	\$1,159	\$983
Security - Recording System		\$377	\$1,135	\$1,189	\$1,008
	Total	\$1,062	\$3,196	\$3,346	\$2,838
UNDERGROUND SYSTEMS					
Electrical Distribution (Repairs/Upgrades)		\$2,494	\$7,505	\$7,857	\$6,664
Gas Distribution (Repairs/Upgrades)		\$9,145	\$27,518	\$28,810	\$24,435
Sewer - Pipe (Repairs/Upgrades)		\$12,194	\$36,691	\$38,414	\$32,580
Water - Pipe (Repairs/Upgrades)		\$14,861	\$44,717	\$46,817	\$39,707
	Total	\$38,695	\$116,432	\$121,898	\$103,386
	Totals	\$70,296	\$211,520	\$221,450	\$187,820

Anticipated Expenditures (30 Years)

Units: 202 | Start Date: 1/1/2023



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures	
2023						Total for 2023:	\$0
2024						Total for 2024:	\$0
2025						Total for 2025:	\$0
2026							
Asphalt Seal, Stripe & Repair				Asphalt & Concrete Surfaces	\$37,600	\$43,527	
Concrete Surfaces - Contingency				Asphalt & Concrete Surfaces	\$10,000	\$11,576	
Metal Surfaces - Awnings & Fencing				Painting	\$3,440	\$3,982	
Tot Lot Safety Surfaces				Miscellaneous	\$3,500	\$4,052	
						Total for 2026:	\$63,137
2027							
Carpeting - Gym				Common Interior	\$4,050	\$4,923	
Ifrit Mirror				Common Interior	\$2,000	\$2,431	
Security - Recording System				Security & Fire Systems	\$5,000	\$6,078	
Sound System - Great Room				Common Interior	\$5,500	\$6,685	
Spin Bikes				Common Interior	\$5,000	\$6,078	
Treads				Common Interior	\$6,000	\$7,293	
TV - Fitness Room				Common Interior	\$1,200	\$1,459	
TV - Great Room				Common Interior	\$2,200	\$2,674	
						Total for 2027:	\$37,620
2028							
Spa - Pump/Motor VSP				Pool & Spa	\$2,500	\$3,191	
						Total for 2028:	\$3,191
2029							
Pool - Chlorinator				Pool & Spa	\$3,500	\$4,690	
Pool - Pump/Motor VSP				Pool & Spa	\$2,400	\$3,216	
Security - Cameras				Security & Fire Systems	\$6,500	\$8,711	
Spa - Chlorinator				Pool & Spa	\$3,500	\$4,690	
Spa - Heater				Pool & Spa	\$3,825	\$5,126	
Spa - Pump/Motor				Pool & Spa	\$2,500	\$3,350	
Spa - Resurface - Plaster				Pool & Spa	\$8,000	\$10,721	
						Total for 2029:	\$40,504
2030							

Anticipated Expenditures (30 Years)

Units: 202 | Start Date: 1/1/2023

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Total for 2030:						\$0
2031						
Asphalt Seal, Stripe & Repair				Asphalt & Concrete Surfaces	\$37,600	\$55,552
Carpeting - Great Room				Common Interior	\$8,684	\$12,830
Concrete Surfaces - Contingency				Asphalt & Concrete Surfaces	\$10,000	\$14,775
Drinking Fountain				Common Interior	\$2,800	\$4,137
Fans Fixtures Int.				Lighting	\$1,000	\$1,477
Fob System - Upgrades				Security & Fire Systems	\$7,000	\$10,342
Interior Furnishings				Common Interior	\$30,000	\$44,324
Interior Surfaces				Painting	\$7,800	\$11,524
Metal Surfaces - Awnings & Fencing				Painting	\$3,440	\$5,082
Spa - Filter				Pool & Spa	\$1,400	\$2,068
Street Fixtures				Painting	\$1,225	\$1,810
Stucco Surfaces				Painting	\$2,160	\$3,191
Termite Treatment - Clubhouse				Miscellaneous	\$3,000	\$4,432
Timer Clocks - 24 Station				Landscaping	\$2,200	\$3,250
Tot Lot Safety Surfaces				Miscellaneous	\$3,500	\$5,171
Wall-Covering				Painting	\$11,600	\$17,138
Water Heater				Common Interior	\$1,400	\$2,068
Total for 2031:						\$199,174
2032						
Total for 2032:						\$0
2033						
A/C Systems				Common Interior	\$13,000	\$21,176
Carpeting - Gym				Common Interior	\$4,050	\$6,597
Ifrit Mirror				Common Interior	\$2,000	\$3,258
Pool - Filter				Pool & Spa	\$2,500	\$4,072
Pool - Handicap Lift				Pool & Spa	\$4,250	\$6,923
Pool - Heater				Pool & Spa	\$4,200	\$6,841
Pool - Resurface - Plaster				Pool & Spa	\$15,750	\$25,655
Security - Recording System				Security & Fire Systems	\$5,000	\$8,144
Sound System - Great Room				Common Interior	\$5,500	\$8,959
Spa - Pump/Motor VSP				Pool & Spa	\$2,500	\$4,072
Spin Bikes				Common Interior	\$5,000	\$8,144
Treads				Common Interior	\$6,000	\$9,773
TV - Fitness Room				Common Interior	\$1,200	\$1,955
TV - Great Room				Common Interior	\$2,200	\$3,584
Total for 2033:						\$119,154
2034						
Total for 2034:						\$0
2035						
Pool - Chlorinator				Pool & Spa	\$3,500	\$6,285
Pool - Pump/Motor VSP				Pool & Spa	\$2,400	\$4,310
Spa - Chlorinator				Pool & Spa	\$3,500	\$6,285
Spa - Heater				Pool & Spa	\$3,825	\$6,869
Spa - Pump/Motor				Pool & Spa	\$2,500	\$4,490
Spa - Resurface - Plaster				Pool & Spa	\$8,000	\$14,367
Total for 2035:						\$42,607

Anticipated Expenditures (30 Years)

Units: 202 | Start Date: 1/1/2023

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2036						
Asphalt Seal, Stripe & Repair				Asphalt & Concrete Surfaces	\$37,600	\$70,900
Concrete Surfaces - Contingency				Asphalt & Concrete Surfaces	\$10,000	\$18,856
Flood/Security Fixtures Ext.				Lighting	\$660	\$1,245
Furnaces				Common Interior	\$7,000	\$13,200
Irrigation - Upgrades				Landscaping	\$30,000	\$56,569
Landscape Upgrades				Landscaping	\$50,000	\$94,282
Metal Surfaces - Awnings & Fencing				Painting	\$3,440	\$6,487
Refrigerator				Common Interior	\$1,800	\$3,394
Tot Lot Equipment				Miscellaneous	\$60,000	\$113,139
Tot Lot Safety Surfaces				Miscellaneous	\$3,500	\$6,600
					Total for 2036:	\$384,672
2037						
Security - Cameras				Security & Fire Systems	\$6,500	\$12,870
					Total for 2037:	\$12,870
2038						
Spa - Pump/Motor VSP				Pool & Spa	\$2,500	\$5,197
					Total for 2038:	\$5,197
2039						
Backflow Devices				Landscaping	\$2,000	\$4,366
Carpeting - Gym				Common Interior	\$4,050	\$8,841
Ifrit Mirror				Common Interior	\$2,000	\$4,366
Security - Recording System				Security & Fire Systems	\$5,000	\$10,914
Sound System - Great Room				Common Interior	\$5,500	\$12,006
Spa - Filter				Pool & Spa	\$1,400	\$3,056
Spin Bikes				Common Interior	\$5,000	\$10,914
Treads				Common Interior	\$6,000	\$13,097
TV - Fitness Room				Common Interior	\$1,200	\$2,619
TV - Great Room				Common Interior	\$2,200	\$4,802
					Total for 2039:	\$74,982
2040						
					Total for 2040:	\$0
2041						
Art Work				Common Interior	\$10,000	\$24,066
Asphalt Seal, Stripe & Repair				Asphalt & Concrete Surfaces	\$37,600	\$90,489
Carpeting - Great Room				Common Interior	\$8,684	\$20,899
Concrete Surfaces - Contingency				Asphalt & Concrete Surfaces	\$10,000	\$24,066
Dining Pendant Fixtures Int.				Lighting	\$19,500	\$46,929
Drinking Fountain				Common Interior	\$2,800	\$6,739
Exit Fixtures Int.				Lighting	\$600	\$1,444
Fans Fixtures Int.				Lighting	\$1,000	\$2,407
Fluorescent Fixtures Int.				Lighting	\$1,750	\$4,212
Fob System - Upgrades				Security & Fire Systems	\$7,000	\$16,846
Gates (Ped) - Metal				Fencing, Gates & Rails	\$900	\$2,166
Interior Furnishings				Common Interior	\$30,000	\$72,199
Interior Surfaces				Painting	\$7,800	\$18,772
Kitchen - Refurbish				Common Interior	\$25,000	\$60,165

Anticipated Expenditures (30 Years)

Units: 202 | Start Date: 1/1/2023

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Lamp Fixtures Ext.				Lighting	\$150	\$361
Mailboxes (12 Gang)				Miscellaneous	\$3,600	\$8,664
Mailboxes (16 Gang)				Miscellaneous	\$21,600	\$51,983
Mailboxes (Parcels)				Miscellaneous	\$10,000	\$24,066
Metal Fencing				Fencing, Gates & Rails	\$11,000	\$26,473
Metal Surfaces - Awnings & Fencing				Painting	\$3,440	\$8,279
Misc. Restroom Fixtures (Int.)				Lighting	\$1,575	\$3,790
Pool - Chlorinator				Pool & Spa	\$3,500	\$8,423
Pool - Pump/Motor VSP				Pool & Spa	\$2,400	\$5,776
Recessed Fixtures Int.				Lighting	\$5,865	\$14,115
Restrooms - Refurbish				Common Interior	\$60,000	\$144,397
Round & Triangle Wall Scone Fixtures Int.				Lighting	\$1,740	\$4,188
Round Fixtures Ext.				Lighting	\$5,750	\$13,838
Round Pendant Fixtures Int.				Lighting	\$1,305	\$3,141
Spa - Chlorinator				Pool & Spa	\$3,500	\$8,423
Spa - Heater				Pool & Spa	\$3,825	\$9,205
Spa - Pump/Motor				Pool & Spa	\$2,500	\$6,017
Spa - Resurface - Plaster				Pool & Spa	\$8,000	\$19,253
Street Fixtures				Painting	\$1,225	\$2,948
Stucco Surfaces				Painting	\$2,160	\$5,198
Termite Treatment - Clubhouse				Miscellaneous	\$3,000	\$7,220
Timer Clocks - 24 Station				Landscaping	\$2,200	\$5,295
Tot Lot Safety Surfaces				Miscellaneous	\$3,500	\$8,423
Utility Doors - Ext.				Fencing, Gates & Rails	\$1,700	\$4,091
Wall-Covering				Painting	\$11,600	\$27,917
Water Heater				Common Interior	\$1,400	\$3,369
					Total for 2041:	\$816,251
2042						\$0
					Total for 2042:	\$0
2043						
Pool - Filter				Pool & Spa	\$2,500	\$6,633
Pool - Handicap Lift				Pool & Spa	\$4,250	\$11,277
Pool - Heater				Pool & Spa	\$4,200	\$11,144
Pool - Resurface - Plaster				Pool & Spa	\$15,750	\$41,789
Pool & Spa - Border Tile				Pool & Spa	\$3,125	\$8,292
Pool & Spa - Coping				Pool & Spa	\$4,400	\$11,675
Spa - Pump/Motor VSP				Pool & Spa	\$2,500	\$6,633
					Total for 2043:	\$97,442
2044						
					Total for 2044:	\$0
2045						
A/C Systems				Common Interior	\$13,000	\$38,028
Carpeting - Gym				Common Interior	\$4,050	\$11,847
Ifrit Mirror				Common Interior	\$2,000	\$5,851
Security - Cameras				Security & Fire Systems	\$6,500	\$19,014
Security - Recording System				Security & Fire Systems	\$5,000	\$14,626
Sound System - Great Room				Common Interior	\$5,500	\$16,089
Spin Bikes				Common Interior	\$5,000	\$14,626
Treads				Common Interior	\$6,000	\$17,552

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
TV - Fitness Room				Common Interior	\$1,200	\$3,510
TV - Great Room				Common Interior	\$2,200	\$6,436
					Total for 2045:	\$147,579
2046						
Asphalt Overlay 1-2"				Asphalt & Concrete Surfaces	\$235,000	\$721,808
Asphalt Seal, Stripe & Repair				Asphalt & Concrete Surfaces	\$37,600	\$115,489
Composition Shingles				Roofing	\$53,400	\$164,019
Concrete Surfaces - Contingency				Asphalt & Concrete Surfaces	\$10,000	\$30,715
Glass Entry Doors - Ext.				Fencing, Gates & Rails	\$8,000	\$24,572
Gutters & Downspouts				Roofing	\$2,880	\$8,846
Metal Surfaces - Awnings & Fencing				Painting	\$3,440	\$10,566
Street Fixtures				Lighting	\$12,600	\$38,701
Tot Lot Safety Surfaces				Miscellaneous	\$3,500	\$10,750
Vinyl Fencing - East Perimeter				Fencing, Gates & Rails	\$52,000	\$159,719
					Total for 2046:	\$1,285,187
2047						
Pool - Chlorinator				Pool & Spa	\$3,500	\$11,288
Pool - Pump/Motor VSP				Pool & Spa	\$2,400	\$7,740
Spa - Chlorinator				Pool & Spa	\$3,500	\$11,288
Spa - Filter				Pool & Spa	\$1,400	\$4,515
Spa - Heater				Pool & Spa	\$3,825	\$12,336
Spa - Pump/Motor				Pool & Spa	\$2,500	\$8,063
Spa - Resurface - Plaster				Pool & Spa	\$8,000	\$25,801
					Total for 2047:	\$81,031
2048						
Spa - Pump/Motor VSP				Pool & Spa	\$2,500	\$8,466
					Total for 2048:	\$8,466
2049						
					Total for 2049:	\$0
2050						
					Total for 2050:	\$0
2051						
Asphalt Seal, Stripe & Repair				Asphalt & Concrete Surfaces	\$37,600	\$147,397
Carpeting - Great Room				Common Interior	\$8,684	\$34,042
Carpeting - Gym				Common Interior	\$4,050	\$15,877
Concrete Surfaces - Contingency				Asphalt & Concrete Surfaces	\$10,000	\$39,201
Drinking Fountain				Common Interior	\$2,800	\$10,976
Eaves - Replace				Building Exterior	\$8,100	\$31,753
Fans Fixtures Int.				Lighting	\$1,000	\$3,920
Flood/Security Fixtures Ext.				Lighting	\$660	\$2,587
Fob System - Upgrades				Security & Fire Systems	\$7,000	\$27,441
Furnaces				Common Interior	\$7,000	\$27,441
Ifrit Mirror				Common Interior	\$2,000	\$7,840
Interior Furnishings				Common Interior	\$30,000	\$117,604
Interior Surfaces				Painting	\$7,800	\$30,577
Irrigation - Upgrades				Landscaping	\$30,000	\$117,604
Landscape Upgrades				Landscaping	\$50,000	\$196,006
Metal Surfaces - Awnings &				Painting	\$3,440	\$13,485

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Fencing						
Refrigerator				Common Interior	\$1,800	\$7,056
Security - Recording System				Security & Fire Systems	\$5,000	\$19,601
Siding - Replace				Building Exterior	\$33,000	\$129,364
Sound System - Great Room				Common Interior	\$5,500	\$21,561
Spin Bikes				Common Interior	\$5,000	\$19,601
Street Fixtures				Painting	\$1,225	\$4,802
Stucco Surfaces				Painting	\$2,160	\$8,467
Termite Treatment - Clubhouse				Miscellaneous	\$3,000	\$11,760
Tile Flooring				Common Interior	\$35,200	\$137,989
Timer Clocks - 24 Station				Landscaping	\$2,200	\$8,624
Tot Lot Equipment				Miscellaneous	\$60,000	\$235,208
Tot Lot Safety Surfaces				Miscellaneous	\$3,500	\$13,720
Treads				Common Interior	\$6,000	\$23,521
TV - Fitness Room				Common Interior	\$1,200	\$4,704
TV - Great Room				Common Interior	\$2,200	\$8,624
Wall-Covering				Painting	\$11,600	\$45,473
Water Heater				Common Interior	\$1,400	\$5,488
					Total for 2051:	\$1,529,317
2052					Total for 2052:	\$0