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Update "With-Site-Visit" Reserve Study

Nellie Gail Ranch Owners Association
Master
Laguna Hills, CA

Report #: 17146-9
For Period Beginning: October 1, 2018
Expires: September 30, 2019

Date Prepared: August 13, 2018

SABRINA WILLISON
CAI-RS
00334
DESIGNATION
RESERVE SPECIALIST

Hello, and welcome to your Reserve Study!

This Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

With respect to Reserves, this Report will tell you "where you are," and "where to go from here."

In this Report, you will find...

1) A List of What you're Reserving For

2) An Evaluation of your Reserve Fund Size and Strength

3) A Recommended Multi-Year Reserve Funding Plan

More Questions?

Visit our website at www.ReserveStudy.com or call us at:

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Executive Summary

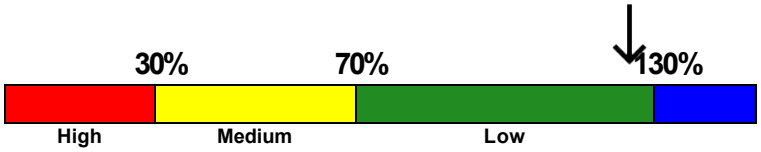
Association:	**Nellie Gail Ranch Owners Association Master**	**Assoc. #: 17146-9**
Location:	**Laguna Hills, CA**	**# of Units:1407**
Report Period:	**October 1, 2018 through September 30, 2019**	

Findings/Recommendations as-of: October 1, 2018

Project Starting Reserve Balance	**$1,787,849**
Current Full Funding Reserve Balance	**$1,402,735**
Average Reserve Deficit (Surplus) Per Unit	**($274)**
Percent Funded	**127.5 %**
Recommended 2018 "Monthly Full Funding Contributions"	**$17,500**
Alternate minimum contributions to keep Reserve above $0	**$14,750**
Most Recent Reserve Contribution Rate	**$15,600**

Reserves % Funded: 127.5%

Special Assessment Risk:



Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	**1.00 %**
Annual Inflation Rate	**3.00 %**

This is an Update "With-Site-Visit" Reserve Study, and is based on a prior Report prepared by Association Reserves for your 2017 - 2018 Fiscal Year. We performed the site inspection on 4/11/2018

This Reserve Study was prepared by a credentialed Reserve Specialist, Sabrina C. Willison RS #334.

The Reserve Fund is above the 100% Funded level at 127.5 % Funded, which is a strong position for the fund to be in. This means that the association's special assessment & deferred maintenance risk is currently low. The objective of your multi-year Funding Plan is to continue to Fully Fund Reserves and maintain a position of strength in the fund, where associations enjoy a low risk of Reserve cash flow problems. Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions to $17,500.

***The Alternative Contribution rate, also called Baseline Funding will keep the Reserve Funds above $0. This figure for your association is $14,750.**

To receive a copy of the full Reserve Study, contact the Association.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Paved Surfaces			
101	Asphalt - Resurface	20	9	$68,000
101	Asphalt - Seal /Repair	4	2	$34,500
103	Entry Concrete - Handicapped Parkin	0	0	$90,000
103	Park Concrete - Repair/Replace	1	0	$7,500
314	Office Entry Walkway - Refurbish	10	0	$61,500
	Landscape			
106	Backflow Device - Replace	30	10	$32,000
107	Controller Enclosures - Replace	20	2	$121,500
108	Irr. Controllers (2007) - Replace	12	10	$6,700
108	Irr. Controllers (2010) - Replace	12	4	$6,700
108	Irr. Controllers (2013) - Replace	12	7	$60,500
1901	Trees - Replace	1	0	$30,000
	Office Components			
301	Office - Appliances	12	2	$2,100
301	Office - Window Blinds	12	2	$2,900
302	Office - Carpeting	5	1	$10,500
303	Office - Computer Equipment	5	3	$22,000
304	Office - Copy Machine	8	1	$13,000
305	Office - Doors	10	0	$4,200
306	Office - Furniture	8	3	$12,000
307	Office - A/C Unit	10	2	$5,900
308	Office - Forced Air Unit	20	2	$6,100
309	Office - Lighting	30	10	$5,150
310	Office - Exterior Paint	5	0	$5,100
311	Office - Interior Paint	5	1	$5,100
312	Office - Surveillance System	10	0	$7,500
313	Office - Phone & V/M System	10	2	$11,500
314	Office Panels	20	14	$2,050
	Grounds			
102	Monument - Lighting	12	11	$30,000
102	Monument Signs (Masonry) - Refurb	25	9	$39,500
102	Volleyball Court Sand - Replenish	8	1	$9,650
104	Trail Fencing Replacement	1	0	$51,500
110	Vehicle - Truck	10	1	$40,500
112	Tractor & Harrow - Replace	20	13	$21,500
115	Solar Panels	15	9	$42,500
320	Events & Facilities Shed - Replace	18	12	$6,700
406	Volleyball Court - Lights Replace	20	0	$6,700
501	Dumpster Enclosure - Paint	3	0	$530
501	Dumpster Enclosure - Repairs	3	0	$770
501	Dumpster Enclosure Gate - Replace	8	5	$4,000
1400	Signage - Replace/Refurbish	10	2	$17,500
1902	Trail Engineering/Regrade	3	0	$70,000
1902	Trail Engineering/Regrade	3	1	$70,000
1902	Trail Engineering/Regrade	3	2	$70,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1903	Park - Electrical	10	0	$46,500
1904	Prkg Lot Ltg. - Poles/Bollards Repl	20	4	$17,500
1905	Concert Stage - Replace	10	8	$22,000
1905	Dance Floor - Replace	15	2	$8,000
1906	Emergency Command Ctr Components	10	4	$31,000
1907	EPC Shed - Replace	25	24	$12,000
	Dapple Grey			
201	Dapple Grey Arena - Railing	20	5	$46,000
202	Dapple Grey - Concrete Tables	20	5	$3,000
203	Dapple Grey Arena - Footing	4	0	$14,000
204	Dapple Grey Arena-Plywood Kick Brd.	5	0	$3,100
207	Dapple Grey Park - Arena Base	20	5	$9,100
208	Dapple Grey - Basketball Court (1/2	5	3	$3,700
209	Dapple Grey - Benches	10	2	$2,900
210	Dapple Grey Storage Barn - Replace	20	3	$8,500
212	Dapple Grey - Trash Receptacles	20	5	$3,600
214	Dapple Grey - Tot Lot Sand	10	0	$7,900
215	Dapple Grey - Tot Lot Equipment	15	3	$44,000
216	Dapple Grey - Bleachers	12	3	$5,050
217	Dapple Grey - Drinking Fountain	25	0	$11,500
218	Dapple Grey - Equestrian Fountain	25	0	$1,150
	Gallup Park			
401	Gallup Park - Hopscotch - Resurfac	5	3	$680
401	Gallup Park Bball (Asphalt) Resurf.	3	1	$3,700
403	Gallup Park - Benches	15	5	$5,500
404	Gallup Park - Drinking Fountain	25	0	$3,900
405	Gallup Park - Gazebo	25	8	$66,500
407	Gallup Park - Concrete Tables	20	7	$3,750
408	Gallup Park - Tot Lot Chips - Repl	7	2	$13,000
408	Gallup Park - Tot Lot Equipment	15	3	$45,500
409	Gallup Park - Trash Receptacles	20	5	$4,700
410	Gallup Park - Tot Lot Lighting	10	4	$2,450
411	Gallup Park - Flag Pole	25	18	$3,450
412	Gallup Park - Gazebo Paint	5	0	$895
	Hidden Trail			
501	Hidden Trail Bball (Asphalt) Resurf	3	1	$3,700
503	Hidden Trail - Bench	15	2	$1,150
504	Hidden Trail - Drinking Fountain	25	0	$3,800
507	Hidden Trail - Concrete Tables	20	5	$1,900
508	Hidden Trail - Tot Lot Equipment	15	3	$46,500
508	Hidden Trail Wood Chips - Repl	7	2	$14,500
509	Hidden Trail - Trash Receptacles	20	5	$2,600
	Hundred Foot Arena			
601	Hundred Foot Arena - Arena Base	20	4	$10,250
602	Hundred Foot Arena - Footing	8	0	$12,000
603	Hundred Foot Arena - Railing	30	5	$23,500
604	Hundred Foot Arena - Receptacle	20	5	$580
	Moulton Park			
701	Moulton Park - Arena Base	20	0	$10,250

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
702	Moulton Park - Arena Footing	20	0	$13,000
703	Moulton Park Arena - Rail	30	5	$39,000
704	Moulton Park - Benches	15	2	$3,000
705	Moulton Park - Basketball Court	5	3	$3,700
706	Moulton Park - Drinking Fountain	20	0	$3,900
708	Moulton Park - Storage Barn	25	16	$6,400
709	Moulton Park Storage Barn - Paint	5	0	$1,550
710	Moulton Park - Tot Lot Equipment	15	3	$44,000
711	Moulton Park - Tot Lot Sand	10	0	$10,300
712	Moulton Park - Trash Receptacles	20	5	$2,550
713	Moulton Park - Tables	20	5	$1,850
714	Moulton Park - Equestrian Fountain	25	0	$1,150
	Cabot Arena			
801	Cabot Arena - Railing	20	5	$36,000
802	Cabot Arena - Tables	15	0	$3,350
803	Cabot Arena - Footing	4	2	$15,500
804	Cabot Arena - Base	20	18	$26,000
804	Cabot Arena Irrig. Controller	12	10	$1,010
804	Cabot Arena Kickboards	5	3	$6,700
804	Cabot Round Pen Footings -Base Rail	5	3	$6,700
805	Cabot Arena - Trash Receptacle	18	2	$1,200
106	**Total Funded Components**			

Note 1: Yellow highlighted line items are expected to require attention in this initial year.

Introduction

A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.

RESERVE STUDY RESULTS

Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology

For this Update With-Site-Visit Reserve Study, we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

RESERVE COMPONENT "FOUR-PART TEST"

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How do we establish Useful Life and Remaining Useful Life estimates?

1) Visual Inspection (observed wear and age)
2) Association Reserves database of experience
3) Client History (install dates & previous life cycle information)
4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

1) Actual client cost history, or current proposals
2) Comparison to Association Reserves database of work done at similar associations
3) Vendor Recommendations
4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
2) Compare that to the Reserve Fund Balance, and express as a percentage.

Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?

RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*

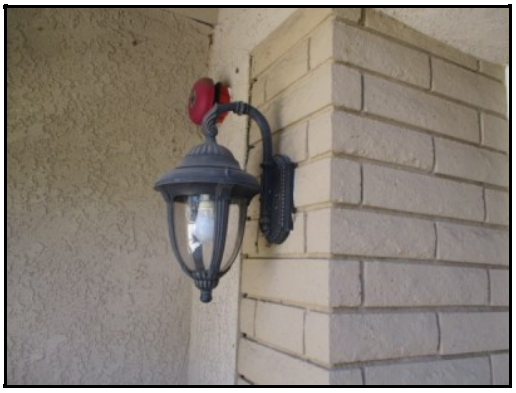
FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During our site visit on 4/11/2018, we started with a brief meeting with Brian Mitchell who is part of the management team. We visually inspected and were able to see most areas.

After our site inspection we were able to contact the landscaper vendor for additional information about the irrigation components.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table. Note the significant expenses throughout the next 30 years and plan to fund Reserves accordingly.

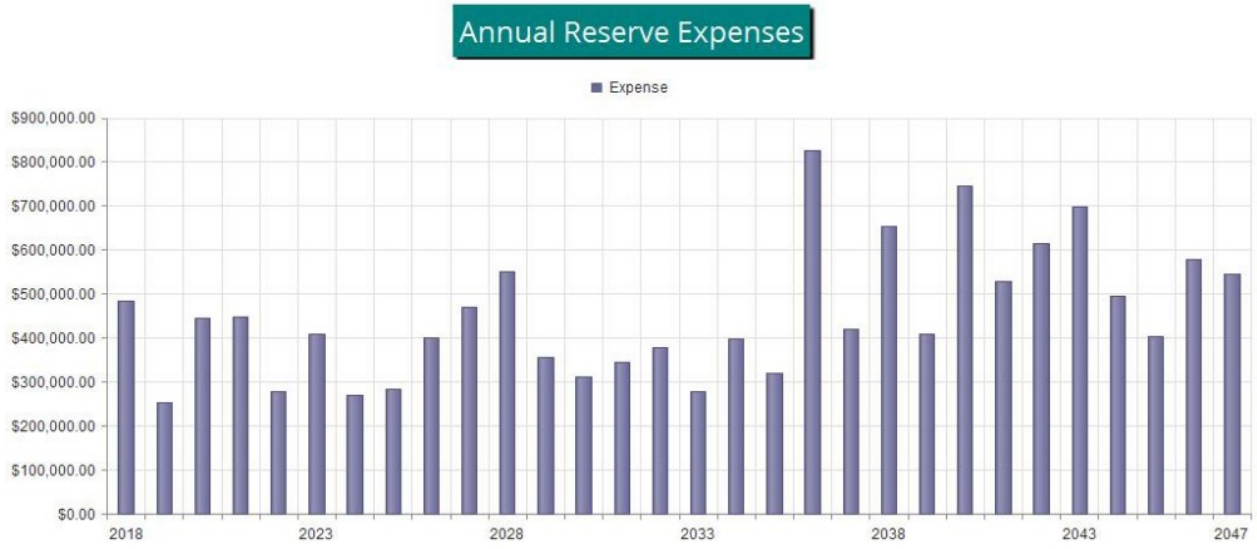


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $1,787,849 as-of the start of your Fiscal Year on 10/1/2018. This is based on your actual balance on 2/28/2018 of $1,668,729 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be $1,402,735. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 127.5 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of $17,500 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

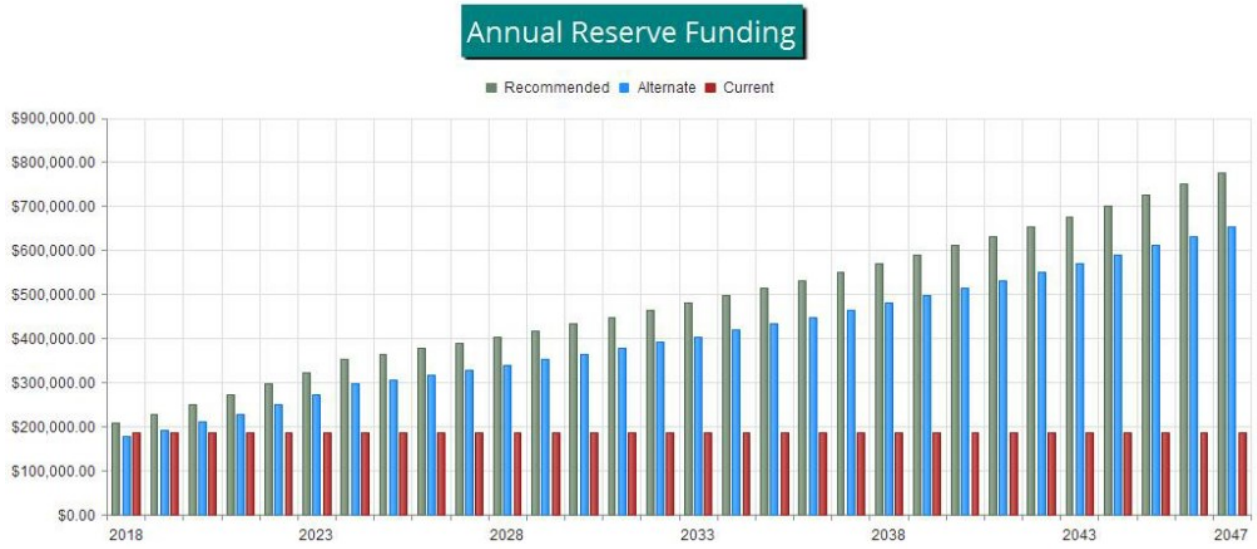


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan and at your current budgeted contribution rate, compared to your always-changing Fully Funded Balance target.

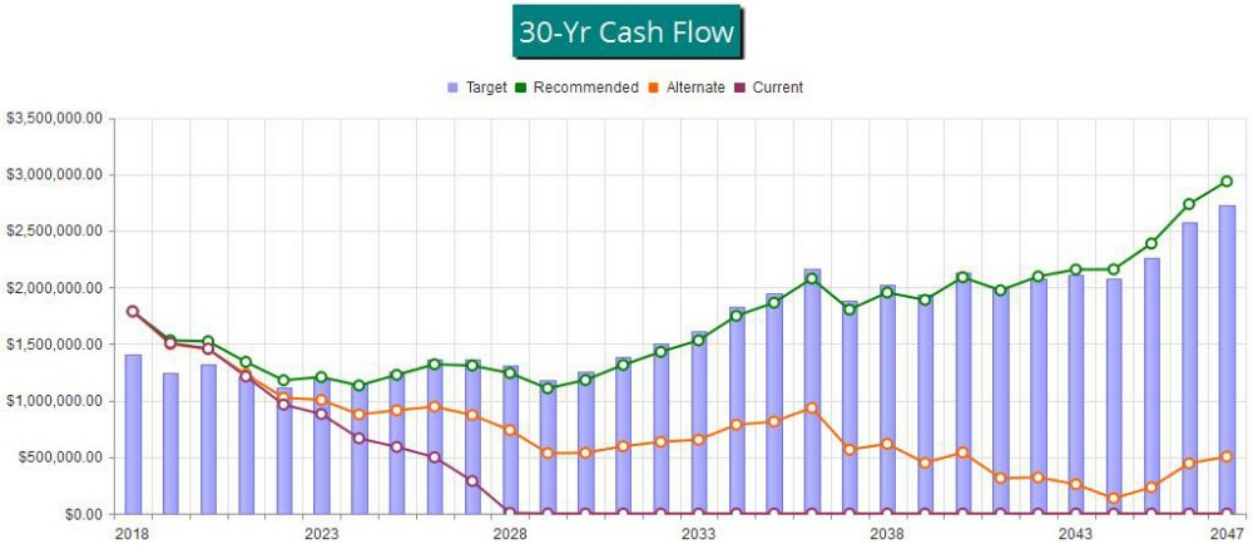


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

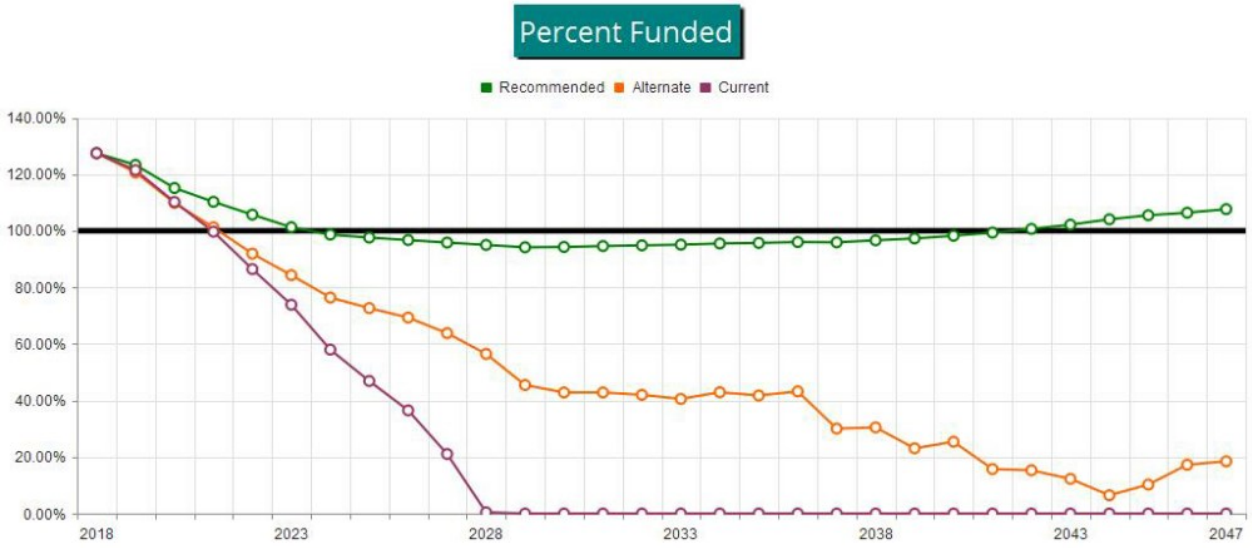


Figure 4

Table Descriptions

The tabular information in this Report is broken down into nine tables, not all which may have been chosen by your Project Manager to appear in your report. Tables are listed in the order in which they appear in your Report.

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Analysis Summary provides a summary of the starting financial information and your Project Manager's Financial Analysis decision points.

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the association total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the association, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

Accounting-Tax Summary provides information on each Component's proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

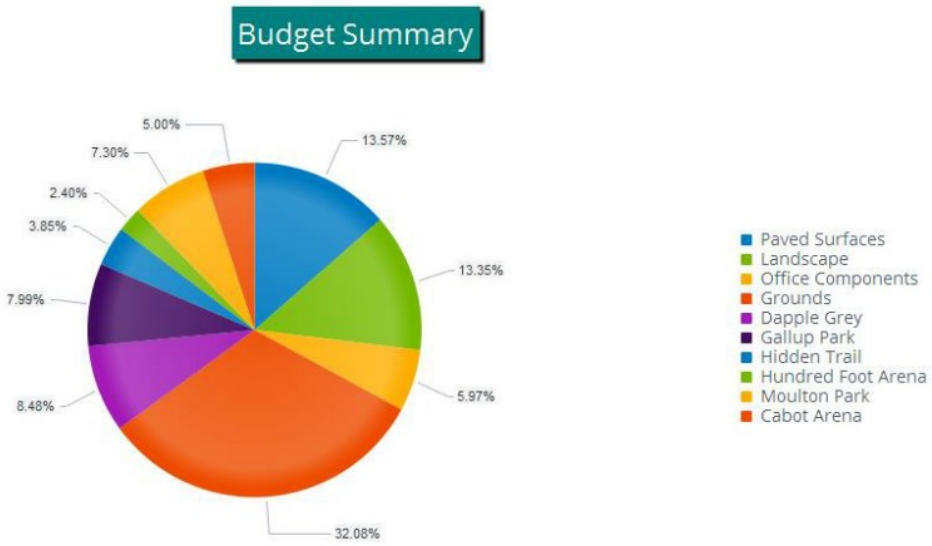
30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

Budget Summary

17146-9
WSV

	Useful Life		2018 Rem. Useful Life		Estimated Replacement Cost in 2018	2018 Expenditures	10/01/2018 Current Fund Balance	10/01/2018 Fully Funded Balance	Remaining Bal. to be Funded	2018 Contributions
	Min	Max	Min	Max						
Paved Surfaces	0	20	0	9	$261,500	$159,000	$272,306	$213,650	$$10,806)	$18,828
Landscape	1	30	0	10	$257,400	$30,000	$244,043	$191,475	$13,357	$31,754
Office Components	5	30	0	14	$115,100	$16,800	$107,801	$84,580	$7,299	$11,419
Grounds	1	25	0	24	$618,350	$176,000	$516,631	$405,345	$101,719	$109,981
Dapple Grey	4	25	0	5	$163,500	$37,650	$170,709	$133,938	$$7,209)	$9,761
Gallup Park	3	25	0	18	$154,025	$4,795	$140,843	$110,505	$13,182	$7,647
Hidden Trail	3	25	0	5	$74,150	$3,800	$74,173	$58,195	$$23)	$5,030
Hundred Foot Arena	8	30	0	5	$46,330	$12,000	$51,260	$40,218	$$4,930)	$2,072
Moulton Park	5	30	0	16	$140,650	$40,150	$149,802	$117,534	$$9,152)	$6,155
Cabot Arena	4	20	0	18	$96,460	$3,350	$60,280	$47,295	$36,180	$7,355
					$1,927,465	$483,545	$1,787,849	$1,402,735	$139,616	$210,000
								Percent Funded:	127.5%	



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate Best Case	Current Cost Estimate Worst Case
	Paved Surfaces					
101	Asphalt - Resurface	Approx 40,800 GSF	20	9	$59,000	$77,000
101	Asphalt - Seal /Repair	Approx 40,800 GSF	4	2	$30,000	$39,000
103	Entry Concrete - Handicapped Parkin	(1) Provision	0	0	$70,000	$110,000
103	Park Concrete - Repair/Replace	Extensive LF	1	0	$5,000	$10,000
314	Office Entry Walkway - Refurbish	Approx. 1,125 GSF	10	0	$51,500	$71,500
	Landscape					
106	Backflow Device - Replace	(13) Devices	30	10	$28,000	$36,000
107	Controller Enclosures - Replace	(26) Enclosures + Ped.	20	2	$103,000	$140,000
108	Irr. Controllers (2007) - Replace	(6) Controllers	12	10	$6,200	$7,200
108	Irr. Controllers (2010) - Replace	(2) Controllers	12	4	$6,200	$7,200
108	Irr. Controllers (2013) - Replace	(19) Controllers	12	7	$52,000	$69,000
1901	Trees - Replace	Numerous Trees	1	0	$25,000	$35,000
	Office Components					
301	Office - Appliances	(2) Appliances	12	2	$1,400	$2,800
301	Office - Window Blinds	Approx 120 GSF	12	2	$2,600	$3,200
302	Office - Carpeting	Approx 160 GSY	5	1	$10,000	$11,000
303	Office - Computer Equipment	Various Components	5	3	$20,000	$24,000
304	Office - Copy Machine	(1) Konica Minolta C364	8	1	$12,000	$14,000
305	Office - Doors	(2) Glass & Wood Doors	10	0	$3,900	$4,500
306	Office - Furniture	Various Pieces	8	3	$10,000	$14,000
307	Office - A/C Unit	(1) Rheem 3.5 Ton	10	2	$5,200	$6,600
308	Office - Forced Air Unit	(1) Rheem	20	2	$5,600	$6,600
309	Office - Lighting	(20) Various Fixtures	30	10	$4,100	$6,200
310	Office - Exterior Paint	Approx 2,800 GSF	5	0	$4,400	$5,800
311	Office - Interior Paint	Approx 4,700 GSF	5	1	$4,400	$5,800
312	Office - Surveillance System	(1) System	10	0	$5,000	$10,000
313	Office - Phone & V/M System	(1) Toshiba System	10	2	$11,000	$12,000
314	Office Panels	Minimal GSF	20	14	$1,600	$2,500
	Grounds					
102	Monument - Lighting	(9) Monuments w/ Lighting	12	11	$25,000	$35,000
102	Monument Signs (Masonry) - Refurb	(12) Monuments	25	9	$33,000	$46,000
102	Volleyball Court Sand - Replenish	Approx 80 Cu.Yd.	8	1	$9,300	$10,000
104	Trail Fencing Replacement	Approx 53,000 LF	1	0	$41,000	$62,000
110	Vehicle - Truck	(1) Nissan Truck	10	1	$37,000	$44,000
112	Tractor & Harrow - Replace	(1) Tractor (1) Harrow	20	13	$16,000	$27,000
115	Solar Panels	(1/3) Split Tennis & Swim	15	9	$42,000	$43,000
320	Events & Facilities Shed - Replace	(2) Sheds	18	12	$6,100	$7,300
406	Volleyball Court - Lights Replace	(4) Fixtures	20	0	$6,200	$7,200
501	Dumpster Enclosure - Paint	Block Structure(s)	3	0	$420	$640
501	Dumpster Enclosure - Repairs	Block Structure(s)	3	0	$540	$1,000
501	Dumpster Enclosure Gate - Replace	(1) Gate	8	5	$3,600	$4,400
1400	Signage - Replace/Refurbish	(1) Provision	10	2	$15,000	$20,000
1902	Trail Engineering/Regrade	Extensive GSF	3	0	$60,000	$80,000
1902	Trail Engineering/Regrade	Extensive GSF	3	1	$60,000	$80,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate Best Case	Current Cost Estimate Worst Case
1902	Trail Engineering/Regrade	Extensive GSF	3	2	$60,000	$80,000
1903	Park - Electrical	Electrical Upgrades	10	0	$41,000	$52,000
1904	Prkg Lot Ltg. - Poles/Bollards Repl	(7) Poles (6) Bollards	20	4	$15,000	$20,000
1905	Concert Stage - Replace	(1) Unit	10	8	$21,000	$23,000
1905	Dance Floor - Replace	Approx. 1,000 GSF	15	2	$6,000	$10,000
1906	Emergency Command Ctr Components	Various Components	10	4	$29,000	$33,000
1907	EPC Shed - Replace	(1) Provision	25	24	$8,000	$16,000
	Dapple Grey					
201	Dapple Grey Arena - Railing	Approx 650 LF	20	5	$43,000	$49,000
202	Dapple Grey - Concrete Tables	(3) Units	20	5	$2,700	$3,300
203	Dapple Grey Arena - Footing	(1) Arena	4	0	$13,000	$15,000
204	Dapple Grey Arena-Plywood Kick Brd.	Several sections	5	0	$2,700	$3,500
207	Dapple Grey Park - Arena Base	(1) Arena	20	5	$8,200	$10,000
208	Dapple Grey - Basketball Court (1/2	Approx 2,200 GSF	5	3	$3,300	$4,100
209	Dapple Grey - Benches	(2) Benches	10	2	$2,600	$3,200
210	Dapple Grey Storage Barn - Replace	(1) 30x15 Structure	20	3	$7,500	$9,500
212	Dapple Grey - Trash Receptacles	(6) Containers	20	5	$3,300	$3,900
214	Dapple Grey - Tot Lot Sand	Approx 37 cu. Yards	10	0	$7,400	$8,400
215	Dapple Grey - Tot Lot Equipment	(1) Structure	15	3	$39,000	$49,000
216	Dapple Grey - Bleachers	(1) 3-Tier Bleacher Unit	12	3	$4,300	$5,800
217	Dapple Grey - Drinking Fountain	(3) Fountains	25	0	$10,000	$13,000
218	Dapple Grey - Equestrian Fountain	(1) Fountain	25	0	$1,000	$1,300
	Gallup Park					
401	Gallup Park - Hopscotch - Resurfac	Approx 250 GSF	5	3	$570	$790
401	Gallup Park Bball (Asphalt) Resurf.	Approx 2,600 GSF	3	1	$3,300	$4,100
403	Gallup Park - Benches	(4) Benches	15	5	$4,600	$6,400
404	Gallup Park - Drinking Fountain	(1) Fountain	25	0	$3,300	$4,500
405	Gallup Park - Gazebo	(1) Structure	25	8	$61,000	$72,000
407	Gallup Park - Concrete Tables	(4) Units	20	7	$3,300	$4,200
408	Gallup Park - Tot Lot Chips - Repl	Moderate GSF	7	2	$12,000	$14,000
408	Gallup Park - Tot Lot Equipment	(9) Pieces	15	3	$39,000	$52,000
409	Gallup Park - Trash Receptacles	(8) Containers	20	5	$4,200	$5,200
410	Gallup Park - Tot Lot Lighting	(1) Pole (3) Lights	10	4	$2,200	$2,700
411	Gallup Park - Flag Pole	(1) Pole & Footing	25	18	$3,200	$3,700
412	Gallup Park - Gazebo Paint	Minimal GSF	5	0	$790	$1,000
	Hidden Trail					
501	Hidden Trail Bball (Asphalt) Resurf	Approx 2,000 GSF	3	1	$3,300	$4,100
503	Hidden Trail - Bench	(1) Benches	15	2	$1,000	$1,300
504	Hidden Trail - Drinking Fountain	(1) Fountain	25	0	$3,300	$4,300
507	Hidden Trail - Concrete Tables	(2) Units	20	5	$1,400	$2,400
508	Hidden Trail - Tot Lot Equipment	(1) Structure	15	3	$39,000	$54,000
508	Hidden Trail Wood Chips - Repl	Moderate GSF	7	2	$13,000	$16,000
509	Hidden Trail - Trash Receptacles	(4) Containers	20	5	$2,300	$2,900
	Hundred Foot Arena					
601	Hundred Foot Arena - Arena Base	(1) Arena	20	4	$9,500	$11,000
602	Hundred Foot Arena - Footing	(1) Arena	8	0	$11,000	$13,000
603	Hundred Foot Arena - Railing	Approx 315 LF	30	5	$22,000	$25,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
604	Hundred Foot Arena - Receptacle	(1) Container	20	5	$520	$640
	Moulton Park					
701	Moulton Park - Arena Base	(1) Arena	20	0	$9,500	$11,000
702	Moulton Park - Arena Footing	(1) Arena	20	0	$12,000	$14,000
703	Moulton Park Arena - Rail	Approx 550 LF	30	5	$36,000	$42,000
704	Moulton Park - Benches	(3) Benches	15	2	$2,800	$3,200
705	Moulton Park - Basketball Court	Approx 2,350 GSF	5	3	$3,300	$4,100
706	Moulton Park - Drinking Fountain	(1) Fountain	20	0	$3,400	$4,400
708	Moulton Park - Storage Barn	(1) 20x8 Structure	25	16	$5,000	$7,800
709	Moulton Park Storage Barn - Paint	(1) 8x20 Structure	5	0	$1,000	$2,100
710	Moulton Park - Tot Lot Equipment	(1) Structure	15	3	$39,000	$49,000
711	Moulton Park - Tot Lot Sand	Approx 3,000 GSF	10	0	$9,600	$11,000
712	Moulton Park - Trash Receptacles	(4) Containers	20	5	$2,300	$2,800
713	Moulton Park - Tables	(2) Units	20	5	$1,400	$2,300
714	Moulton Park - Equestrian Fountain	(1) Fountain	25	0	$1,000	$1,300
	Cabot Arena					
801	Cabot Arena - Railing	Approx 500 LF	20	5	$33,000	$39,000
802	Cabot Arena - Tables	(1) Wood table	15	0	$2,500	$4,200
803	Cabot Arena - Footing	(1) Arena	4	2	$13,000	$18,000
804	Cabot Arena - Base	(1) Arena	20	18	$21,000	$31,000
804	Cabot Arena Irrig. Controller	(1) Hunter Solar Cont.	12	10	$820	$1,200
804	Cabot Arena Kickboards	(475) LF	5	3	$5,700	$7,700
804	Cabot Round Pen Footings -Base Rail	(1) Round Pen	5	3	$5,700	$7,700
805	Cabot Arena - Trash Receptacle	(1) Container	18	2	$1,000	$1,400

106 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Paved Surfaces							
101	Asphalt - Resurface	$68,000	X	11	/	20	=	$37,400
101	Asphalt - Seal /Repair	$34,500	X	2	/	4	=	$17,250
103	Entry Concrete - Handicapped Parkin	$90,000	X	0	/	0	=	$90,000
103	Park Concrete - Repair/Replace	$7,500	X	1	/	1	=	$7,500
314	Office Entry Walkway - Refurbish	$61,500	X	10	/	10	=	$61,500
	Landscape							
106	Backflow Device - Replace	$32,000	X	20	/	30	=	$21,333
107	Controller Enclosures - Replace	$121,500	X	18	/	20	=	$109,350
108	Irr. Controllers (2007) - Replace	$6,700	X	2	/	12	=	$1,117
108	Irr. Controllers (2010) - Replace	$6,700	X	8	/	12	=	$4,467
108	Irr. Controllers (2013) - Replace	$60,500	X	5	/	12	=	$25,208
1901	Trees - Replace	$30,000	X	1	/	1	=	$30,000
	Office Components							
301	Office - Appliances	$2,100	X	10	/	12	=	$1,750
301	Office - Window Blinds	$2,900	X	10	/	12	=	$2,417
302	Office - Carpeting	$10,500	X	4	/	5	=	$8,400
303	Office - Computer Equipment	$22,000	X	2	/	5	=	$8,800
304	Office - Copy Machine	$13,000	X	7	/	8	=	$11,375
305	Office - Doors	$4,200	X	10	/	10	=	$4,200
306	Office - Furniture	$12,000	X	5	/	8	=	$7,500
307	Office - A/C Unit	$5,900	X	8	/	10	=	$4,720
308	Office - Forced Air Unit	$6,100	X	18	/	20	=	$5,490
309	Office - Lighting	$5,150	X	20	/	30	=	$3,433
310	Office - Exterior Paint	$5,100	X	5	/	5	=	$5,100
311	Office - Interior Paint	$5,100	X	4	/	5	=	$4,080
312	Office - Surveillance System	$7,500	X	10	/	10	=	$7,500
313	Office - Phone & V/M System	$11,500	X	8	/	10	=	$9,200
314	Office Panels	$2,050	X	6	/	20	=	$615
	Grounds							
102	Monument - Lighting	$30,000	X	1	/	12	=	$2,500
102	Monument Signs (Masonry) - Refurb	$39,500	X	16	/	25	=	$25,280
102	Volleyball Court Sand - Replenish	$9,650	X	7	/	8	=	$8,444
104	Trail Fencing Replacement	$51,500	X	1	/	1	=	$51,500
110	Vehicle - Truck	$40,500	X	9	/	10	=	$36,450
112	Tractor & Harrow - Replace	$21,500	X	7	/	20	=	$7,525
115	Solar Panels	$42,500	X	6	/	15	=	$17,000
320	Events & Facilities Shed - Replace	$6,700	X	6	/	18	=	$2,233
406	Volleyball Court - Lights Replace	$6,700	X	20	/	20	=	$6,700
501	Dumpster Enclosure - Paint	$530	X	3	/	3	=	$530
501	Dumpster Enclosure - Repairs	$770	X	3	/	3	=	$770
501	Dumpster Enclosure Gate - Replace	$4,000	X	3	/	8	=	$1,500
1400	Signage - Replace/Refurbish	$17,500	X	8	/	10	=	$14,000
1902	Trail Engineering/Regrade	$70,000	X	3	/	3	=	$70,000
1902	Trail Engineering/Regrade	$70,000	X	2	/	3	=	$46,667

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1902	Trail Engineering/Regrade	$70,000	X	1	/	3	=	$23,333
1903	Park - Electrical	$46,500	X	10	/	10	=	$46,500
1904	Prkg Lot Ltg. - Poles/Bollards Repl	$17,500	X	16	/	20	=	$14,000
1905	Concert Stage - Replace	$22,000	X	2	/	10	=	$4,400
1905	Dance Floor - Replace	$8,000	X	13	/	15	=	$6,933
1906	Emergency Command Ctr Components	$31,000	X	6	/	10	=	$18,600
1907	EPC Shed - Replace	$12,000	X	1	/	25	=	$480
	Dapple Grey							
201	Dapple Grey Arena - Railing	$46,000	X	15	/	20	=	$34,500
202	Dapple Grey - Concrete Tables	$3,000	X	15	/	20	=	$2,250
203	Dapple Grey Arena - Footing	$14,000	X	4	/	4	=	$14,000
204	Dapple Grey Arena-Plywood Kick Brd.	$3,100	X	5	/	5	=	$3,100
207	Dapple Grey Park - Arena Base	$9,100	X	15	/	20	=	$6,825
208	Dapple Grey - Basketball Court (1/2	$3,700	X	2	/	5	=	$1,480
209	Dapple Grey - Benches	$2,900	X	8	/	10	=	$2,320
210	Dapple Grey Storage Barn - Replace	$8,500	X	17	/	20	=	$7,225
212	Dapple Grey - Trash Receptacles	$3,600	X	15	/	20	=	$2,700
214	Dapple Grey - Tot Lot Sand	$7,900	X	10	/	10	=	$7,900
215	Dapple Grey - Tot Lot Equipment	$44,000	X	12	/	15	=	$35,200
216	Dapple Grey - Bleachers	$5,050	X	9	/	12	=	$3,788
217	Dapple Grey - Drinking Fountain	$11,500	X	25	/	25	=	$11,500
218	Dapple Grey - Equestrian Fountain	$1,150	X	25	/	25	=	$1,150
	Gallup Park							
401	Gallup Park - Hopscotch - Resurfac	$680	X	2	/	5	=	$272
401	Gallup Park Bball (Asphalt) Resurf.	$3,700	X	2	/	3	=	$2,467
403	Gallup Park - Benches	$5,500	X	10	/	15	=	$3,667
404	Gallup Park - Drinking Fountain	$3,900	X	25	/	25	=	$3,900
405	Gallup Park - Gazebo	$66,500	X	17	/	25	=	$45,220
407	Gallup Park - Concrete Tables	$3,750	X	13	/	20	=	$2,438
408	Gallup Park - Tot Lot Chips - Repl	$13,000	X	5	/	7	=	$9,286
408	Gallup Park - Tot Lot Equipment	$45,500	X	12	/	15	=	$36,400
409	Gallup Park - Trash Receptacles	$4,700	X	15	/	20	=	$3,525
410	Gallup Park - Tot Lot Lighting	$2,450	X	6	/	10	=	$1,470
411	Gallup Park - Flag Pole	$3,450	X	7	/	25	=	$966
412	Gallup Park - Gazebo Paint	$895	X	5	/	5	=	$895
	Hidden Trail							
501	Hidden Trail Bball (Asphalt) Resurf	$3,700	X	2	/	3	=	$2,467
503	Hidden Trail - Bench	$1,150	X	13	/	15	=	$997
504	Hidden Trail - Drinking Fountain	$3,800	X	25	/	25	=	$3,800
507	Hidden Trail - Concrete Tables	$1,900	X	15	/	20	=	$1,425
508	Hidden Trail - Tot Lot Equipment	$46,500	X	12	/	15	=	$37,200
508	Hidden Trail Wood Chips - Repl	$14,500	X	5	/	7	=	$10,357
509	Hidden Trail - Trash Receptacles	$2,600	X	15	/	20	=	$1,950
	Hundred Foot Arena							
601	Hundred Foot Arena - Arena Base	$10,250	X	16	/	20	=	$8,200
602	Hundred Foot Arena - Footing	$12,000	X	8	/	8	=	$12,000
603	Hundred Foot Arena - Railing	$23,500	X	25	/	30	=	$19,583
604	Hundred Foot Arena - Receptacle	$580	X	15	/	20	=	$435

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Moulton Park							
701	Moulton Park - Arena Base	$10,250	X	20	/	20	=	$10,250
702	Moulton Park - Arena Footing	$13,000	X	20	/	20	=	$13,000
703	Moulton Park Arena - Rail	$39,000	X	25	/	30	=	$32,500
704	Moulton Park - Benches	$3,000	X	13	/	15	=	$2,600
705	Moulton Park - Basketball Court	$3,700	X	2	/	5	=	$1,480
706	Moulton Park - Drinking Fountain	$3,900	X	20	/	20	=	$3,900
708	Moulton Park - Storage Barn	$6,400	X	9	/	25	=	$2,304
709	Moulton Park Storage Barn - Paint	$1,550	X	5	/	5	=	$1,550
710	Moulton Park - Tot Lot Equipment	$44,000	X	12	/	15	=	$35,200
711	Moulton Park - Tot Lot Sand	$10,300	X	10	/	10	=	$10,300
712	Moulton Park - Trash Receptacles	$2,550	X	15	/	20	=	$1,913
713	Moulton Park - Tables	$1,850	X	15	/	20	=	$1,388
714	Moulton Park - Equestrian Fountain	$1,150	X	25	/	25	=	$1,150
	Cabot Arena							
801	Cabot Arena - Railing	$36,000	X	15	/	20	=	$27,000
802	Cabot Arena - Tables	$3,350	X	15	/	15	=	$3,350
803	Cabot Arena - Footing	$15,500	X	2	/	4	=	$7,750
804	Cabot Arena - Base	$26,000	X	2	/	20	=	$2,600
804	Cabot Arena Irrig. Controller	$1,010	X	2	/	12	=	$168
804	Cabot Arena Kickboards	$6,700	X	2	/	5	=	$2,680
804	Cabot Round Pen Footings -Base Rail	$6,700	X	2	/	5	=	$2,680
805	Cabot Arena - Trash Receptacle	$1,200	X	16	/	18	=	$1,067
								$1,402,735

Component Significance

17146-9
WSV

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Paved Surfaces				
101	Asphalt - Resurface	20	$68,000	$3,400	1.19 %
101	Asphalt - Seal /Repair	4	$34,500	$8,625	3.01 %
103	Entry Concrete - Handicapped Parkin	0	$90,000	$0	0.00 %
103	Park Concrete - Repair/Replace	1	$7,500	$7,500	2.62 %
314	Office Entry Walkway - Refurbish	10	$61,500	$6,150	2.15 %
	Landscape				
106	Backflow Device - Replace	30	$32,000	$1,067	0.37 %
107	Controller Enclosures - Replace	20	$121,500	$6,075	2.12 %
108	Irr. Controllers (2007) - Replace	12	$6,700	$558	0.19 %
108	Irr. Controllers (2010) - Replace	12	$6,700	$558	0.19 %
108	Irr. Controllers (2013) - Replace	12	$60,500	$5,042	1.76 %
1901	Trees - Replace	1	$30,000	$30,000	10.48 %
	Office Components				
301	Office - Appliances	12	$2,100	$175	0.06 %
301	Office - Window Blinds	12	$2,900	$242	0.08 %
302	Office - Carpeting	5	$10,500	$2,100	0.73 %
303	Office - Computer Equipment	5	$22,000	$4,400	1.54 %
304	Office - Copy Machine	8	$13,000	$1,625	0.57 %
305	Office - Doors	10	$4,200	$420	0.15 %
306	Office - Furniture	8	$12,000	$1,500	0.52 %
307	Office - A/C Unit	10	$5,900	$590	0.21 %
308	Office - Forced Air Unit	20	$6,100	$305	0.11 %
309	Office - Lighting	30	$5,150	$172	0.06 %
310	Office - Exterior Paint	5	$5,100	$1,020	0.36 %
311	Office - Interior Paint	5	$5,100	$1,020	0.36 %
312	Office - Surveillance System	10	$7,500	$750	0.26 %
313	Office - Phone & V/M System	10	$11,500	$1,150	0.40 %
314	Office Panels	20	$2,050	$103	0.04 %
	Grounds				
102	Monument - Lighting	12	$30,000	$2,500	0.87 %
102	Monument Signs (Masonry) - Refurb	25	$39,500	$1,580	0.55 %
102	Volleyball Court Sand - Replenish	8	$9,650	$1,206	0.42 %
104	Trail Fencing Replacement	1	$51,500	$51,500	17.98 %
110	Vehicle - Truck	10	$40,500	$4,050	1.41 %
112	Tractor & Harrow - Replace	20	$21,500	$1,075	0.38 %
115	Solar Panels	15	$42,500	$2,833	0.99 %
320	Events & Facilities Shed - Replace	18	$6,700	$372	0.13 %
406	Volleyball Court - Lights Replace	20	$6,700	$335	0.12 %
501	Dumpster Enclosure - Paint	3	$530	$177	0.06 %
501	Dumpster Enclosure - Repairs	3	$770	$257	0.09 %
501	Dumpster Enclosure Gate - Replace	8	$4,000	$500	0.17 %
1400	Signage - Replace/Refurbish	10	$17,500	$1,750	0.61 %
1902	Trail Engineering/Regrade	3	$70,000	$23,333	8.15 %
1902	Trail Engineering/Regrade	3	$70,000	$23,333	8.15 %
1902	Trail Engineering/Regrade	3	$70,000	$23,333	8.15 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1903	Park - Electrical	10	$46,500	$4,650	1.62 %
1904	Prkg Lot Ltg. - Poles/Bollards Repl	20	$17,500	$875	0.31 %
1905	Concert Stage - Replace	10	$22,000	$2,200	0.77 %
1905	Dance Floor - Replace	15	$8,000	$533	0.19 %
1906	Emergency Command Ctr Components	10	$31,000	$3,100	1.08 %
1907	EPC Shed - Replace	25	$12,000	$480	0.17 %
	Dapple Grey				
201	Dapple Grey Arena - Railing	20	$46,000	$2,300	0.80 %
202	Dapple Grey - Concrete Tables	20	$3,000	$150	0.05 %
203	Dapple Grey Arena - Footing	4	$14,000	$3,500	1.22 %
204	Dapple Grey Arena-Plywood Kick Brd.	5	$3,100	$620	0.22 %
207	Dapple Grey Park - Arena Base	20	$9,100	$455	0.16 %
208	Dapple Grey - Basketball Court (1/2	5	$3,700	$740	0.26 %
209	Dapple Grey - Benches	10	$2,900	$290	0.10 %
210	Dapple Grey Storage Barn - Replace	20	$8,500	$425	0.15 %
212	Dapple Grey - Trash Receptacles	20	$3,600	$180	0.06 %
214	Dapple Grey - Tot Lot Sand	10	$7,900	$790	0.28 %
215	Dapple Grey - Tot Lot Equipment	15	$44,000	$2,933	1.02 %
216	Dapple Grey - Bleachers	12	$5,050	$421	0.15 %
217	Dapple Grey - Drinking Fountain	25	$11,500	$460	0.16 %
218	Dapple Grey - Equestrian Fountain	25	$1,150	$46	0.02 %
	Gallup Park				
401	Gallup Park - Hopscotch - Resurfac	5	$680	$136	0.05 %
401	Gallup Park Bball (Asphalt) Resurf.	3	$3,700	$1,233	0.43 %
403	Gallup Park - Benches	15	$5,500	$367	0.13 %
404	Gallup Park - Drinking Fountain	25	$3,900	$156	0.05 %
405	Gallup Park - Gazebo	25	$66,500	$2,660	0.93 %
407	Gallup Park - Concrete Tables	20	$3,750	$188	0.07 %
408	Gallup Park - Tot Lot Chips - Repl	7	$13,000	$1,857	0.65 %
408	Gallup Park - Tot Lot Equipment	15	$45,500	$3,033	1.06 %
409	Gallup Park - Trash Receptacles	20	$4,700	$235	0.08 %
410	Gallup Park - Tot Lot Lighting	10	$2,450	$245	0.09 %
411	Gallup Park - Flag Pole	25	$3,450	$138	0.05 %
412	Gallup Park - Gazebo Paint	5	$895	$179	0.06 %
	Hidden Trail				
501	Hidden Trail Bball (Asphalt) Resurf	3	$3,700	$1,233	0.43 %
503	Hidden Trail - Bench	15	$1,150	$77	0.03 %
504	Hidden Trail - Drinking Fountain	25	$3,800	$152	0.05 %
507	Hidden Trail - Concrete Tables	20	$1,900	$95	0.03 %
508	Hidden Trail - Tot Lot Equipment	15	$46,500	$3,100	1.08 %
508	Hidden Trail Wood Chips - Repl	7	$14,500	$2,071	0.72 %
509	Hidden Trail - Trash Receptacles	20	$2,600	$130	0.05 %
	Hundred Foot Arena				
601	Hundred Foot Arena - Arena Base	20	$10,250	$513	0.18 %
602	Hundred Foot Arena - Footing	8	$12,000	$1,500	0.52 %
603	Hundred Foot Arena - Railing	30	$23,500	$783	0.27 %
604	Hundred Foot Arena - Receptacle	20	$580	$29	0.01 %
	Moulton Park				
701	Moulton Park - Arena Base	20	$10,250	$513	0.18 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
702	Moulton Park - Arena Footing	20	$13,000	$650	0.23 %
703	Moulton Park Arena - Rail	30	$39,000	$1,300	0.45 %
704	Moulton Park - Benches	15	$3,000	$200	0.07 %
705	Moulton Park - Basketball Court	5	$3,700	$740	0.26 %
706	Moulton Park - Drinking Fountain	20	$3,900	$195	0.07 %
708	Moulton Park - Storage Barn	25	$6,400	$256	0.09 %
709	Moulton Park Storage Barn - Paint	5	$1,550	$310	0.11 %
710	Moulton Park - Tot Lot Equipment	15	$44,000	$2,933	1.02 %
711	Moulton Park - Tot Lot Sand	10	$10,300	$1,030	0.36 %
712	Moulton Park - Trash Receptacles	20	$2,550	$128	0.04 %
713	Moulton Park - Tables	20	$1,850	$93	0.03 %
714	Moulton Park - Equestrian Fountain	25	$1,150	$46	0.02 %
	Cabot Arena				
801	Cabot Arena - Railing	20	$36,000	$1,800	0.63 %
802	Cabot Arena - Tables	15	$3,350	$223	0.08 %
803	Cabot Arena - Footing	4	$15,500	$3,875	1.35 %
804	Cabot Arena - Base	20	$26,000	$1,300	0.45 %
804	Cabot Arena Irrig. Controller	12	$1,010	$84	0.03 %
804	Cabot Arena Kickboards	5	$6,700	$1,340	0.47 %
804	Cabot Round Pen Footings -Base Rail	5	$6,700	$1,340	0.47 %
805	Cabot Arena - Trash Receptacle	18	$1,200	$67	0.02 %
106	Total Funded Components			$286,362	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
	Paved Surfaces					
101	Asphalt - Resurface	20	9	$68,000	$37,400	$208
101	Asphalt - Seal /Repair	4	2	$34,500	$17,250	$527
103	Entry Concrete - Handicapped Parkin	0	0	$90,000	$90,000	$0
103	Park Concrete - Repair/Replace	1	0	$7,500	$7,500	$458
314	Office Entry Walkway - Refurbish	10	0	$61,500	$61,500	$376
	Landscape					
106	Backflow Device - Replace	30	10	$32,000	$21,333	$65
107	Controller Enclosures - Replace	20	2	$121,500	$109,350	$371
108	Irr. Controllers (2007) - Replace	12	10	$6,700	$1,117	$34
108	Irr. Controllers (2010) - Replace	12	4	$6,700	$4,467	$34
108	Irr. Controllers (2013) - Replace	12	7	$60,500	$25,208	$308
1901	Trees - Replace	1	0	$30,000	$30,000	$1,833
	Office Components					
301	Office - Appliances	12	2	$2,100	$1,750	$11
301	Office - Window Blinds	12	2	$2,900	$2,417	$15
302	Office - Carpeting	5	1	$10,500	$8,400	$128
303	Office - Computer Equipment	5	3	$22,000	$8,800	$269
304	Office - Copy Machine	8	1	$13,000	$11,375	$99
305	Office - Doors	10	0	$4,200	$4,200	$26
306	Office - Furniture	8	3	$12,000	$7,500	$92
307	Office - A/C Unit	10	2	$5,900	$4,720	$36
308	Office - Forced Air Unit	20	2	$6,100	$5,490	$19
309	Office - Lighting	30	10	$5,150	$3,433	$10
310	Office - Exterior Paint	5	0	$5,100	$5,100	$62
311	Office - Interior Paint	5	1	$5,100	$4,080	$62
312	Office - Surveillance System	10	0	$7,500	$7,500	$46
313	Office - Phone & V/M System	10	2	$11,500	$9,200	$70
314	Office Panels	20	14	$2,050	$615	$6
	Grounds					
102	Monument - Lighting	12	11	$30,000	$2,500	$153
102	Monument Signs (Masonry) - Refurb	25	9	$39,500	$25,280	$97
102	Volleyball Court Sand - Replenish	8	1	$9,650	$8,444	$74
104	Trail Fencing Replacement	1	0	$51,500	$51,500	$3,147
110	Vehicle - Truck	10	1	$40,500	$36,450	$248
112	Tractor & Harrow - Replace	20	13	$21,500	$7,525	$66
115	Solar Panels	15	9	$42,500	$17,000	$173
320	Events & Facilities Shed - Replace	18	12	$6,700	$2,233	$23
406	Volleyball Court - Lights Replace	20	0	$6,700	$6,700	$20
501	Dumpster Enclosure - Paint	3	0	$530	$530	$11
501	Dumpster Enclosure - Repairs	3	0	$770	$770	$16
501	Dumpster Enclosure Gate - Replace	8	5	$4,000	$1,500	$31
1400	Signage - Replace/Refurbish	10	2	$17,500	$14,000	$107
1902	Trail Engineering/Regrade	3	0	$70,000	$70,000	$1,426
1902	Trail Engineering/Regrade	3	1	$70,000	$46,667	$1,426

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
1902	Trail Engineering/Regrade	3	2	$70,000	$23,333	$1,426
1903	Park - Electrical	10	0	$46,500	$46,500	$284
1904	Prkg Lot Ltg. - Poles/Bollards Repl	20	4	$17,500	$14,000	$53
1905	Concert Stage - Replace	10	8	$22,000	$4,400	$134
1905	Dance Floor - Replace	15	2	$8,000	$6,933	$33
1906	Emergency Command Ctr Components	10	4	$31,000	$18,600	$189
1907	EPC Shed - Replace	25	24	$12,000	$480	$29
	Dapple Grey					
201	Dapple Grey Arena - Railing	20	5	$46,000	$34,500	$141
202	Dapple Grey - Concrete Tables	20	5	$3,000	$2,250	$9
203	Dapple Grey Arena - Footing	4	0	$14,000	$14,000	$214
204	Dapple Grey Arena-Plywood Kick Brd.	5	0	$3,100	$3,100	$38
207	Dapple Grey Park - Arena Base	20	5	$9,100	$6,825	$28
208	Dapple Grey - Basketball Court (1/2	5	3	$3,700	$1,480	$45
209	Dapple Grey - Benches	10	2	$2,900	$2,320	$18
210	Dapple Grey Storage Barn - Replace	20	3	$8,500	$7,225	$26
212	Dapple Grey - Trash Receptacles	20	5	$3,600	$2,700	$11
214	Dapple Grey - Tot Lot Sand	10	0	$7,900	$7,900	$48
215	Dapple Grey - Tot Lot Equipment	15	3	$44,000	$35,200	$179
216	Dapple Grey - Bleachers	12	3	$5,050	$3,788	$26
217	Dapple Grey - Drinking Fountain	25	0	$11,500	$11,500	$28
218	Dapple Grey - Equestrian Fountain	25	0	$1,150	$1,150	$3
	Gallup Park					
401	Gallup Park - Hopscotch - Resurfac	5	3	$680	$272	$8
401	Gallup Park Bball (Asphalt) Resurf.	3	1	$3,700	$2,467	$75
403	Gallup Park - Benches	15	5	$5,500	$3,667	$22
404	Gallup Park - Drinking Fountain	25	0	$3,900	$3,900	$10
405	Gallup Park - Gazebo	25	8	$66,500	$45,220	$163
407	Gallup Park - Concrete Tables	20	7	$3,750	$2,438	$11
408	Gallup Park - Tot Lot Chips - Repl	7	2	$13,000	$9,286	$113
408	Gallup Park - Tot Lot Equipment	15	3	$45,500	$36,400	$185
409	Gallup Park - Trash Receptacles	20	5	$4,700	$3,525	$14
410	Gallup Park - Tot Lot Lighting	10	4	$2,450	$1,470	$15
411	Gallup Park - Flag Pole	25	18	$3,450	$966	$8
412	Gallup Park - Gazebo Paint	5	0	$895	$895	$11
	Hidden Trail					
501	Hidden Trail Bball (Asphalt) Resurf	3	1	$3,700	$2,467	$75
503	Hidden Trail - Bench	15	2	$1,150	$997	$5
504	Hidden Trail - Drinking Fountain	25	0	$3,800	$3,800	$9
507	Hidden Trail - Concrete Tables	20	5	$1,900	$1,425	$6
508	Hidden Trail - Tot Lot Equipment	15	3	$46,500	$37,200	$189
508	Hidden Trail Wood Chips - Repl	7	2	$14,500	$10,357	$127
509	Hidden Trail - Trash Receptacles	20	5	$2,600	$1,950	$8
	Hundred Foot Arena					
601	Hundred Foot Arena - Arena Base	20	4	$10,250	$8,200	$31
602	Hundred Foot Arena - Footing	8	0	$12,000	$12,000	$92
603	Hundred Foot Arena - Railing	30	5	$23,500	$19,583	$48
604	Hundred Foot Arena - Receptacle	20	5	$580	$435	$2

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
	Moulton Park					
701	Moulton Park - Arena Base	20	0	$10,250	$10,250	$31
702	Moulton Park - Arena Footing	20	0	$13,000	$13,000	$40
703	Moulton Park Arena - Rail	30	5	$39,000	$32,500	$79
704	Moulton Park - Benches	15	2	$3,000	$2,600	$12
705	Moulton Park - Basketball Court	5	3	$3,700	$1,480	$45
706	Moulton Park - Drinking Fountain	20	0	$3,900	$3,900	$12
708	Moulton Park - Storage Barn	25	16	$6,400	$2,304	$16
709	Moulton Park Storage Barn - Paint	5	0	$1,550	$1,550	$19
710	Moulton Park - Tot Lot Equipment	15	3	$44,000	$35,200	$179
711	Moulton Park - Tot Lot Sand	10	0	$10,300	$10,300	$63
712	Moulton Park - Trash Receptacles	20	5	$2,550	$1,913	$8
713	Moulton Park - Tables	20	5	$1,850	$1,388	$6
714	Moulton Park - Equestrian Fountain	25	0	$1,150	$1,150	$3
	Cabot Arena					
801	Cabot Arena - Railing	20	5	$36,000	$27,000	$110
802	Cabot Arena - Tables	15	0	$3,350	$3,350	$14
803	Cabot Arena - Footing	4	2	$15,500	$7,750	$237
804	Cabot Arena - Base	20	18	$26,000	$2,600	$79
804	Cabot Arena Irrig. Controller	12	10	$1,010	$168	$5
804	Cabot Arena Kickboards	5	3	$6,700	$2,680	$82
804	Cabot Round Pen Footings -Base Rail	5	3	$6,700	$2,680	$82
805	Cabot Arena - Trash Receptacle	18	2	$1,200	$1,067	$4
106	Total Funded Components				$1,402,735	$17,500

30-Year Reserve Plan Summary

17146-9
WSV

Fiscal Year Start: 2018	Interest: 1.00 %	Inflation: 3.00 %

Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)	Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2018	$1,787,849	$1,402,735	127.5 %	Low	$210,000	$0	$16,587	$483,545
2019	$1,530,890	$1,241,719	123.3 %	Low	$228,900	$0	$15,261	$252,505
2020	$1,522,547	$1,322,692	115.1 %	Low	$249,501	$0	$14,309	$445,843
2021	$1,340,514	$1,216,069	110.2 %	Low	$271,956	$0	$12,586	$447,286
2022	$1,177,770	$1,114,149	105.7 %	Low	$296,432	$0	$11,917	$279,464
2023	$1,206,655	$1,191,698	101.3 %	Low	$323,111	$0	$11,686	$409,832
2024	$1,131,620	$1,147,252	98.6 %	Low	$352,191	$0	$11,782	$269,736
2025	$1,225,857	$1,256,030	97.6 %	Low	$364,518	$0	$12,721	$283,670
2026	$1,319,426	$1,364,285	96.7 %	Low	$377,276	$0	$13,133	$401,541
2027	$1,308,294	$1,365,263	95.8 %	Low	$390,480	$0	$12,742	$470,305
2028	$1,241,211	$1,306,653	95.0 %	Low	$404,147	$0	$11,733	$550,744
2029	$1,106,347	$1,174,978	94.2 %	Low	$418,292	$0	$11,428	$355,887
2030	$1,180,181	$1,251,948	94.3 %	Low	$432,933	$0	$12,464	$311,956
2031	$1,313,621	$1,388,723	94.6 %	Low	$448,085	$0	$13,711	$345,663
2032	$1,429,754	$1,507,499	94.8 %	Low	$463,768	$0	$14,797	$377,391
2033	$1,530,928	$1,610,153	95.1 %	Low	$480,000	$0	$16,387	$279,414
2034	$1,747,902	$1,830,188	95.5 %	Low	$496,800	$0	$18,051	$398,930
2035	$1,863,823	$1,947,508	95.7 %	Low	$514,188	$0	$19,698	$320,322
2036	$2,077,387	$2,163,513	96.0 %	Low	$532,185	$0	$19,393	$826,072
2037	$1,802,893	$1,879,702	95.9 %	Low	$550,811	$0	$18,774	$418,913
2038	$1,953,566	$2,021,814	96.6 %	Low	$570,090	$0	$19,204	$653,984
2039	$1,888,876	$1,941,582	97.3 %	Low	$590,043	$0	$19,880	$410,009
2040	$2,088,790	$2,126,219	98.2 %	Low	$610,694	$0	$20,303	$746,341
2041	$1,973,445	$1,986,434	99.3 %	Low	$632,069	$0	$20,339	$529,869
2042	$2,095,984	$2,082,377	100.7 %	Low	$654,191	$0	$21,259	$613,904
2043	$2,157,530	$2,112,105	102.2 %	Low	$677,088	$0	$21,573	$697,385
2044	$2,158,805	$2,074,727	104.1 %	Low	$700,786	$0	$22,720	$495,153
2045	$2,387,158	$2,263,052	105.5 %	Low	$725,313	$0	$25,604	$402,275
2046	$2,735,799	$2,571,775	106.4 %	Low	$750,699	$0	$28,352	$577,885
2047	$2,936,966	$2,728,537	107.6 %	Low	$776,974	$0	$30,673	$544,367

	Fiscal Year	2018	2019	2020	2021	2022
	Starting Reserve Balance	$1,787,849	$1,530,890	$1,522,547	$1,340,514	$1,177,770
	Annual Reserve Contribution	$210,000	$228,900	$249,501	$271,956	$296,432
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$16,587	$15,261	$14,309	$12,586	$11,917
	Total Income	$2,014,435	$1,775,051	$1,786,357	$1,625,056	$1,486,119
#	Component					
	Paved Surfaces					
101	Asphalt - Resurface	$0	$0	$0	$0	$0
101	Asphalt - Seal /Repair	$0	$0	$36,601	$0	$0
103	Entry Concrete - Handicapped Parkin	$90,000	$0	$0	$0	$0
103	Park Concrete - Repair/Replace	$7,500	$7,725	$7,957	$8,195	$8,441
314	Office Entry Walkway - Refurbish	$61,500	$0	$0	$0	$0
	Landscape					
106	Backflow Device - Replace	$0	$0	$0	$0	$0
107	Controller Enclosures - Replace	$0	$0	$128,899	$0	$0
108	Irr. Controllers (2007) - Replace	$0	$0	$0	$0	$0
108	Irr. Controllers (2010) - Replace	$0	$0	$0	$0	$7,541
108	Irr. Controllers (2013) - Replace	$0	$0	$0	$0	$0
1901	Trees - Replace	$30,000	$30,900	$31,827	$32,782	$33,765
	Office Components					
301	Office - Appliances	$0	$0	$2,228	$0	$0
301	Office - Window Blinds	$0	$0	$3,077	$0	$0
302	Office - Carpeting	$0	$10,815	$0	$0	$0
303	Office - Computer Equipment	$0	$0	$0	$24,040	$0
304	Office - Copy Machine	$0	$13,390	$0	$0	$0
305	Office - Doors	$4,200	$0	$0	$0	$0
306	Office - Furniture	$0	$0	$0	$13,113	$0
307	Office - A/C Unit	$0	$0	$6,259	$0	$0
308	Office - Forced Air Unit	$0	$0	$6,471	$0	$0
309	Office - Lighting	$0	$0	$0	$0	$0
310	Office - Exterior Paint	$5,100	$0	$0	$0	$0
311	Office - Interior Paint	$0	$5,253	$0	$0	$0
312	Office - Surveillance System	$7,500	$0	$0	$0	$0
313	Office - Phone & V/M System	$0	$0	$12,200	$0	$0
314	Office Panels	$0	$0	$0	$0	$0
	Grounds					
102	Monument - Lighting	$0	$0	$0	$0	$0
102	Monument Signs (Masonry) - Refurb	$0	$0	$0	$0	$0
102	Volleyball Court Sand - Replenish	$0	$9,940	$0	$0	$0
104	Trail Fencing Replacement	$51,500	$53,045	$54,636	$56,275	$57,964
110	Vehicle - Truck	$0	$41,715	$0	$0	$0
112	Tractor & Harrow - Replace	$0	$0	$0	$0	$0
115	Solar Panels	$0	$0	$0	$0	$0
320	Events & Facilities Shed - Replace	$0	$0	$0	$0	$0
406	Volleyball Court - Lights Replace	$6,700	$0	$0	$0	$0
501	Dumpster Enclosure - Paint	$530	$0	$0	$579	$0
501	Dumpster Enclosure - Repairs	$770	$0	$0	$841	$0
501	Dumpster Enclosure Gate - Replace	$0	$0	$0	$0	$0
1400	Signage - Replace/Refurbish	$0	$0	$18,566	$0	$0
1902	Trail Engineering/Regrade	$70,000	$0	$0	$76,491	$0
1902	Trail Engineering/Regrade	$0	$72,100	$0	$0	$78,786
1902	Trail Engineering/Regrade	$0	$0	$74,263	$0	$0
1903	Park - Electrical	$46,500	$0	$0	$0	$0
1904	Prkg Lot Ltg. - Poles/Bollards Repl	$0	$0	$0	$0	$19,696
1905	Concert Stage - Replace	$0	$0	$0	$0	$0
1905	Dance Floor - Replace	$0	$0	$8,487	$0	$0
1906	Emergency Command Ctr Components	$0	$0	$0	$0	$34,891
1907	EPC Shed - Replace	$0	$0	$0	$0	$0
	Dapple Grey					
201	Dapple Grey Arena - Railing	$0	$0	$0	$0	$0
202	Dapple Grey - Concrete Tables	$0	$0	$0	$0	$0
203	Dapple Grey Arena - Footing	$14,000	$0	$0	$0	$15,757
204	Dapple Grey Arena-Plywood Kick Brd.	$3,100	$0	$0	$0	$0

	Fiscal Year	2018	2019	2020	2021	2022
207	Dapple Grey Park - Arena Base	$0	$0	$0	$0	$0
208	Dapple Grey - Basketball Court (1/2	$0	$0	$0	$4,043	$0
209	Dapple Grey - Benches	$0	$0	$3,077	$0	$0
210	Dapple Grey Storage Barn - Replace	$0	$0	$0	$9,288	$0
212	Dapple Grey - Trash Receptacles	$0	$0	$0	$0	$0
214	Dapple Grey - Tot Lot Sand	$7,900	$0	$0	$0	$0
215	Dapple Grey - Tot Lot Equipment	$0	$0	$0	$48,080	$0
216	Dapple Grey - Bleachers	$0	$0	$0	$5,518	$0
217	Dapple Grey - Drinking Fountain	$11,500	$0	$0	$0	$0
218	Dapple Grey - Equestrian Fountain	$1,150	$0	$0	$0	$0
	Gallup Park					
401	Gallup Park - Hopscotch - Resurfac	$0	$0	$0	$743	$0
401	Gallup Park Bball (Asphalt) Resurf.	$0	$3,811	$0	$0	$4,164
403	Gallup Park - Benches	$0	$0	$0	$0	$0
404	Gallup Park - Drinking Fountain	$3,900	$0	$0	$0	$0
405	Gallup Park - Gazebo	$0	$0	$0	$0	$0
407	Gallup Park - Concrete Tables	$0	$0	$0	$0	$0
408	Gallup Park - Tot Lot Chips - Repl	$0	$0	$13,792	$0	$0
408	Gallup Park - Tot Lot Equipment	$0	$0	$0	$49,719	$0
409	Gallup Park - Trash Receptacles	$0	$0	$0	$0	$0
410	Gallup Park - Tot Lot Lighting	$0	$0	$0	$0	$2,757
411	Gallup Park - Flag Pole	$0	$0	$0	$0	$0
412	Gallup Park - Gazebo Paint	$895	$0	$0	$0	$0
	Hidden Trail					
501	Hidden Trail Bball (Asphalt) Resurf	$0	$3,811	$0	$0	$4,164
503	Hidden Trail - Bench	$0	$0	$1,220	$0	$0
504	Hidden Trail - Drinking Fountain	$3,800	$0	$0	$0	$0
507	Hidden Trail - Concrete Tables	$0	$0	$0	$0	$0
508	Hidden Trail - Tot Lot Equipment	$0	$0	$0	$50,812	$0
508	Hidden Trail Wood Chips - Repl	$0	$0	$15,383	$0	$0
509	Hidden Trail - Trash Receptacles	$0	$0	$0	$0	$0
	Hundred Foot Arena					
601	Hundred Foot Arena - Arena Base	$0	$0	$0	$0	$11,536
602	Hundred Foot Arena - Footing	$12,000	$0	$0	$0	$0
603	Hundred Foot Arena - Railing	$0	$0	$0	$0	$0
604	Hundred Foot Arena - Receptacle	$0	$0	$0	$0	$0
	Moulton Park					
701	Moulton Park - Arena Base	$10,250	$0	$0	$0	$0
702	Moulton Park - Arena Footing	$13,000	$0	$0	$0	$0
703	Moulton Park Arena - Rail	$0	$0	$0	$0	$0
704	Moulton Park - Benches	$0	$0	$3,183	$0	$0
705	Moulton Park - Basketball Court	$0	$0	$0	$4,043	$0
706	Moulton Park - Drinking Fountain	$3,900	$0	$0	$0	$0
708	Moulton Park - Storage Barn	$0	$0	$0	$0	$0
709	Moulton Park Storage Barn - Paint	$1,550	$0	$0	$0	$0
710	Moulton Park - Tot Lot Equipment	$0	$0	$0	$48,080	$0
711	Moulton Park - Tot Lot Sand	$10,300	$0	$0	$0	$0
712	Moulton Park - Trash Receptacles	$0	$0	$0	$0	$0
713	Moulton Park - Tables	$0	$0	$0	$0	$0
714	Moulton Park - Equestrian Fountain	$1,150	$0	$0	$0	$0
	Cabot Arena					
801	Cabot Arena - Railing	$0	$0	$0	$0	$0
802	Cabot Arena - Tables	$3,350	$0	$0	$0	$0
803	Cabot Arena - Footing	$0	$0	$16,444	$0	$0
804	Cabot Arena - Base	$0	$0	$0	$0	$0
804	Cabot Arena Irrig. Controller	$0	$0	$0	$0	$0
804	Cabot Arena Kickboards	$0	$0	$0	$7,321	$0
804	Cabot Round Pen Footings -Base Rail	$0	$0	$0	$7,321	$0
805	Cabot Arena - Trash Receptacle	$0	$0	$1,273	$0	$0
	Total Expenses	$483,545	$252,505	$445,843	$447,286	$279,464
	Ending Reserve Balance	$1,530,890	$1,522,547	$1,340,514	$1,177,770	$1,206,655

	Fiscal Year	2023	2024	2025	2026	2027
	Starting Reserve Balance	$1,206,655	$1,131,620	$1,225,857	$1,319,426	$1,308,294
	Annual Reserve Contribution	$323,111	$352,191	$364,518	$377,276	$390,480
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$11,686	$11,782	$12,721	$13,133	$12,742
	Total Income	$1,541,453	$1,495,594	$1,603,096	$1,709,834	$1,711,516
#	Component					
	Paved Surfaces					
101	Asphalt - Resurface	$0	$0	$0	$0	$88,725
101	Asphalt - Seal /Repair	$0	$41,195	$0	$0	$0
103	Entry Concrete - Handicapped Parkin	$0	$0	$0	$0	$0
103	Park Concrete - Repair/Replace	$8,695	$8,955	$9,224	$9,501	$9,786
314	Office Entry Walkway - Refurbish	$0	$0	$0	$0	$0
	Landscape					
106	Backflow Device - Replace	$0	$0	$0	$0	$0
107	Controller Enclosures - Replace	$0	$0	$0	$0	$0
108	Irr. Controllers (2007) - Replace	$0	$0	$0	$0	$0
108	Irr. Controllers (2010) - Replace	$0	$0	$0	$0	$0
108	Irr. Controllers (2013) - Replace	$0	$0	$74,407	$0	$0
1901	Trees - Replace	$34,778	$35,822	$36,896	$38,003	$39,143
	Office Components					
301	Office - Appliances	$0	$0	$0	$0	$0
301	Office - Window Blinds	$0	$0	$0	$0	$0
302	Office - Carpeting	$0	$12,538	$0	$0	$0
303	Office - Computer Equipment	$0	$0	$0	$27,869	$0
304	Office - Copy Machine	$0	$0	$0	$0	$16,962
305	Office - Doors	$0	$0	$0	$0	$0
306	Office - Furniture	$0	$0	$0	$0	$0
307	Office - A/C Unit	$0	$0	$0	$0	$0
308	Office - Forced Air Unit	$0	$0	$0	$0	$0
309	Office - Lighting	$0	$0	$0	$0	$0
310	Office - Exterior Paint	$5,912	$0	$0	$0	$0
311	Office - Interior Paint	$0	$6,090	$0	$0	$0
312	Office - Surveillance System	$0	$0	$0	$0	$0
313	Office - Phone & V/M System	$0	$0	$0	$0	$0
314	Office Panels	$0	$0	$0	$0	$0
	Grounds					
102	Monument - Lighting	$0	$0	$0	$0	$0
102	Monument Signs (Masonry) - Refurb	$0	$0	$0	$0	$51,539
102	Volleyball Court Sand - Replenish	$0	$0	$0	$0	$12,591
104	Trail Fencing Replacement	$59,703	$61,494	$63,339	$65,239	$67,196
110	Vehicle - Truck	$0	$0	$0	$0	$0
112	Tractor & Harrow - Replace	$0	$0	$0	$0	$0
115	Solar Panels	$0	$0	$0	$0	$55,453
320	Events & Facilities Shed - Replace	$0	$0	$0	$0	$0
406	Volleyball Court - Lights Replace	$0	$0	$0	$0	$0
501	Dumpster Enclosure - Paint	$0	$633	$0	$0	$692
501	Dumpster Enclosure - Repairs	$0	$919	$0	$0	$1,005
501	Dumpster Enclosure Gate - Replace	$4,637	$0	$0	$0	$0
1400	Signage - Replace/Refurbish	$0	$0	$0	$0	$0
1902	Trail Engineering/Regrade	$0	$83,584	$0	$0	$91,334
1902	Trail Engineering/Regrade	$0	$0	$86,091	$0	$0
1902	Trail Engineering/Regrade	$81,149	$0	$0	$88,674	$0
1903	Park - Electrical	$0	$0	$0	$0	$0
1904	Prkg Lot Ltg. - Poles/Bollards Repl	$0	$0	$0	$0	$0
1905	Concert Stage - Replace	$0	$0	$0	$27,869	$0
1905	Dance Floor - Replace	$0	$0	$0	$0	$0
1906	Emergency Command Ctr Components	$0	$0	$0	$0	$0
1907	EPC Shed - Replace	$0	$0	$0	$0	$0
	Dapple Grey					
201	Dapple Grey Arena - Railing	$53,327	$0	$0	$0	$0
202	Dapple Grey - Concrete Tables	$3,478	$0	$0	$0	$0
203	Dapple Grey Arena - Footing	$0	$0	$0	$17,735	$0
204	Dapple Grey Arena-Plywood Kick Brd.	$3,594	$0	$0	$0	$0
207	Dapple Grey Park - Arena Base	$10,549	$0	$0	$0	$0
208	Dapple Grey - Basketball Court (1/2	$0	$0	$0	$4,687	$0
209	Dapple Grey - Benches	$0	$0	$0	$0	$0
210	Dapple Grey Storage Barn - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2023	2024	2025	2026	2027
212	Dapple Grey - Trash Receptacles	$4,173	$0	$0	$0	$0
214	Dapple Grey - Tot Lot Sand	$0	$0	$0	$0	$0
215	Dapple Grey - Tot Lot Equipment	$0	$0	$0	$0	$0
216	Dapple Grey - Bleachers	$0	$0	$0	$0	$0
217	Dapple Grey - Drinking Fountain	$0	$0	$0	$0	$0
218	Dapple Grey - Equestrian Fountain	$0	$0	$0	$0	$0
	Gallup Park					
401	Gallup Park - Hopscotch - Resurfac	$0	$0	$0	$861	$0
401	Gallup Park Bball (Asphalt) Resurf.	$0	$0	$4,551	$0	$0
403	Gallup Park - Benches	$6,376	$0	$0	$0	$0
404	Gallup Park - Drinking Fountain	$0	$0	$0	$0	$0
405	Gallup Park - Gazebo	$0	$0	$0	$84,240	$0
407	Gallup Park - Concrete Tables	$0	$0	$4,612	$0	$0
408	Gallup Park - Tot Lot Chips - Repl	$0	$0	$0	$0	$16,962
408	Gallup Park - Tot Lot Equipment	$0	$0	$0	$0	$0
409	Gallup Park - Trash Receptacles	$5,449	$0	$0	$0	$0
410	Gallup Park - Tot Lot Lighting	$0	$0	$0	$0	$0
411	Gallup Park - Flag Pole	$0	$0	$0	$0	$0
412	Gallup Park - Gazebo Paint	$1,038	$0	$0	$0	$0
	Hidden Trail					
501	Hidden Trail Bball (Asphalt) Resurf	$0	$0	$4,551	$0	$0
503	Hidden Trail - Bench	$0	$0	$0	$0	$0
504	Hidden Trail - Drinking Fountain	$0	$0	$0	$0	$0
507	Hidden Trail - Concrete Tables	$2,203	$0	$0	$0	$0
508	Hidden Trail - Tot Lot Equipment	$0	$0	$0	$0	$0
508	Hidden Trail Wood Chips - Repl	$0	$0	$0	$0	$18,919
509	Hidden Trail - Trash Receptacles	$3,014	$0	$0	$0	$0
	Hundred Foot Arena					
601	Hundred Foot Arena - Arena Base	$0	$0	$0	$0	$0
602	Hundred Foot Arena - Footing	$0	$0	$0	$15,201	$0
603	Hundred Foot Arena - Railing	$27,243	$0	$0	$0	$0
604	Hundred Foot Arena - Receptacle	$672	$0	$0	$0	$0
	Moulton Park					
701	Moulton Park - Arena Base	$0	$0	$0	$0	$0
702	Moulton Park - Arena Footing	$0	$0	$0	$0	$0
703	Moulton Park Arena - Rail	$45,212	$0	$0	$0	$0
704	Moulton Park - Benches	$0	$0	$0	$0	$0
705	Moulton Park - Basketball Court	$0	$0	$0	$4,687	$0
706	Moulton Park - Drinking Fountain	$0	$0	$0	$0	$0
708	Moulton Park - Storage Barn	$0	$0	$0	$0	$0
709	Moulton Park Storage Barn - Paint	$1,797	$0	$0	$0	$0
710	Moulton Park - Tot Lot Equipment	$0	$0	$0	$0	$0
711	Moulton Park - Tot Lot Sand	$0	$0	$0	$0	$0
712	Moulton Park - Trash Receptacles	$2,956	$0	$0	$0	$0
713	Moulton Park - Tables	$2,145	$0	$0	$0	$0
714	Moulton Park - Equestrian Fountain	$0	$0	$0	$0	$0
	Cabot Arena					
801	Cabot Arena - Railing	$41,734	$0	$0	$0	$0
802	Cabot Arena - Tables	$0	$0	$0	$0	$0
803	Cabot Arena - Footing	$0	$18,508	$0	$0	$0
804	Cabot Arena - Base	$0	$0	$0	$0	$0
804	Cabot Arena Irrig. Controller	$0	$0	$0	$0	$0
804	Cabot Arena Kickboards	$0	$0	$0	$8,487	$0
804	Cabot Round Pen Footings -Base Rail	$0	$0	$0	$8,487	$0
805	Cabot Arena - Trash Receptacle	$0	$0	$0	$0	$0
	Total Expenses	$409,832	$269,736	$283,670	$401,541	$470,305
	Ending Reserve Balance	$1,131,620	$1,225,857	$1,319,426	$1,308,294	$1,241,211

	Fiscal Year	2028	2029	2030	2031	2032
	Starting Reserve Balance	$1,241,211	$1,106,347	$1,180,181	$1,313,621	$1,429,754
	Annual Reserve Contribution	$404,147	$418,292	$432,933	$448,085	$463,768
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$11,733	$11,428	$12,464	$13,711	$14,797
	Total Income	$1,657,091	$1,536,067	$1,625,577	$1,775,417	$1,908,319
#	Component					
	Paved Surfaces					
101	Asphalt - Resurface	$0	$0	$0	$0	$0
101	Asphalt - Seal /Repair	$46,365	$0	$0	$0	$52,184
103	Entry Concrete - Handicapped Parkin	$0	$0	$0	$0	$0
103	Park Concrete - Repair/Replace	$10,079	$10,382	$10,693	$11,014	$11,344
314	Office Entry Walkway - Refurbish	$82,651	$0	$0	$0	$0
	Landscape					
106	Backflow Device - Replace	$43,005	$0	$0	$0	$0
107	Controller Enclosures - Replace	$0	$0	$0	$0	$0
108	Irr. Controllers (2007) - Replace	$9,004	$0	$0	$0	$0
108	Irr. Controllers (2010) - Replace	$0	$0	$0	$0	$0
108	Irr. Controllers (2013) - Replace	$0	$0	$0	$0	$0
1901	Trees - Replace	$40,317	$41,527	$42,773	$44,056	$45,378
	Office Components					
301	Office - Appliances	$0	$0	$0	$0	$3,176
301	Office - Window Blinds	$0	$0	$0	$0	$4,387
302	Office - Carpeting	$0	$14,534	$0	$0	$0
303	Office - Computer Equipment	$0	$0	$0	$32,308	$0
304	Office - Copy Machine	$0	$0	$0	$0	$0
305	Office - Doors	$5,644	$0	$0	$0	$0
306	Office - Furniture	$0	$16,611	$0	$0	$0
307	Office - A/C Unit	$0	$0	$8,412	$0	$0
308	Office - Forced Air Unit	$0	$0	$0	$0	$0
309	Office - Lighting	$6,921	$0	$0	$0	$0
310	Office - Exterior Paint	$6,854	$0	$0	$0	$0
311	Office - Interior Paint	$0	$7,060	$0	$0	$0
312	Office - Surveillance System	$10,079	$0	$0	$0	$0
313	Office - Phone & V/M System	$0	$0	$16,396	$0	$0
314	Office Panels	$0	$0	$0	$0	$3,101
	Grounds					
102	Monument - Lighting	$0	$41,527	$0	$0	$0
102	Monument Signs (Masonry) - Refurb	$0	$0	$0	$0	$0
102	Volleyball Court Sand - Replenish	$0	$0	$0	$0	$0
104	Trail Fencing Replacement	$69,212	$71,288	$73,427	$75,629	$77,898
110	Vehicle - Truck	$0	$56,061	$0	$0	$0
112	Tractor & Harrow - Replace	$0	$0	$0	$31,573	$0
115	Solar Panels	$0	$0	$0	$0	$0
320	Events & Facilities Shed - Replace	$0	$0	$9,553	$0	$0
406	Volleyball Court - Lights Replace	$0	$0	$0	$0	$0
501	Dumpster Enclosure - Paint	$0	$0	$756	$0	$0
501	Dumpster Enclosure - Repairs	$0	$0	$1,098	$0	$0
501	Dumpster Enclosure Gate - Replace	$0	$0	$0	$5,874	$0
1400	Signage - Replace/Refurbish	$0	$0	$24,951	$0	$0
1902	Trail Engineering/Regrade	$0	$0	$99,803	$0	$0
1902	Trail Engineering/Regrade	$94,074	$0	$0	$102,797	$0
1902	Trail Engineering/Regrade	$0	$96,896	$0	$0	$105,881
1903	Park - Electrical	$62,492	$0	$0	$0	$0
1904	Prkg Lot Ltg. - Poles/Bollards Repl	$0	$0	$0	$0	$0
1905	Concert Stage - Replace	$0	$0	$0	$0	$0
1905	Dance Floor - Replace	$0	$0	$0	$0	$0
1906	Emergency Command Ctr Components	$0	$0	$0	$0	$46,890
1907	EPC Shed - Replace	$0	$0	$0	$0	$0
	Dapple Grey					
201	Dapple Grey Arena - Railing	$0	$0	$0	$0	$0
202	Dapple Grey - Concrete Tables	$0	$0	$0	$0	$0
203	Dapple Grey Arena - Footing	$0	$0	$19,961	$0	$0
204	Dapple Grey Arena-Plywood Kick Brd.	$4,166	$0	$0	$0	$0
207	Dapple Grey Park - Arena Base	$0	$0	$0	$0	$0
208	Dapple Grey - Basketball Court (1/2	$0	$0	$0	$5,434	$0
209	Dapple Grey - Benches	$0	$0	$4,135	$0	$0
210	Dapple Grey Storage Barn - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2028	2029	2030	2031	2032
212	Dapple Grey - Trash Receptacles	$0	$0	$0	$0	$0
214	Dapple Grey - Tot Lot Sand	$10,617	$0	$0	$0	$0
215	Dapple Grey - Tot Lot Equipment	$0	$0	$0	$0	$0
216	Dapple Grey - Bleachers	$0	$0	$0	$0	$0
217	Dapple Grey - Drinking Fountain	$0	$0	$0	$0	$0
218	Dapple Grey - Equestrian Fountain	$0	$0	$0	$0	$0
	Gallup Park					
401	Gallup Park - Hopscotch - Resurfac	$0	$0	$0	$999	$0
401	Gallup Park Bball (Asphalt) Resurf.	$4,972	$0	$0	$5,434	$0
403	Gallup Park - Benches	$0	$0	$0	$0	$0
404	Gallup Park - Drinking Fountain	$0	$0	$0	$0	$0
405	Gallup Park - Gazebo	$0	$0	$0	$0	$0
407	Gallup Park - Concrete Tables	$0	$0	$0	$0	$0
408	Gallup Park - Tot Lot Chips - Repl	$0	$0	$0	$0	$0
408	Gallup Park - Tot Lot Equipment	$0	$0	$0	$0	$0
409	Gallup Park - Trash Receptacles	$0	$0	$0	$0	$0
410	Gallup Park - Tot Lot Lighting	$0	$0	$0	$0	$3,706
411	Gallup Park - Flag Pole	$0	$0	$0	$0	$0
412	Gallup Park - Gazebo Paint	$1,203	$0	$0	$0	$0
	Hidden Trail					
501	Hidden Trail Bball (Asphalt) Resurf	$4,972	$0	$0	$5,434	$0
503	Hidden Trail - Bench	$0	$0	$0	$0	$0
504	Hidden Trail - Drinking Fountain	$0	$0	$0	$0	$0
507	Hidden Trail - Concrete Tables	$0	$0	$0	$0	$0
508	Hidden Trail - Tot Lot Equipment	$0	$0	$0	$0	$0
508	Hidden Trail Wood Chips - Repl	$0	$0	$0	$0	$0
509	Hidden Trail - Trash Receptacles	$0	$0	$0	$0	$0
	Hundred Foot Arena					
601	Hundred Foot Arena - Arena Base	$0	$0	$0	$0	$0
602	Hundred Foot Arena - Footing	$0	$0	$0	$0	$0
603	Hundred Foot Arena - Railing	$0	$0	$0	$0	$0
604	Hundred Foot Arena - Receptacle	$0	$0	$0	$0	$0
	Moulton Park					
701	Moulton Park - Arena Base	$0	$0	$0	$0	$0
702	Moulton Park - Arena Footing	$0	$0	$0	$0	$0
703	Moulton Park Arena - Rail	$0	$0	$0	$0	$0
704	Moulton Park - Benches	$0	$0	$0	$0	$0
705	Moulton Park - Basketball Court	$0	$0	$0	$5,434	$0
706	Moulton Park - Drinking Fountain	$0	$0	$0	$0	$0
708	Moulton Park - Storage Barn	$0	$0	$0	$0	$0
709	Moulton Park Storage Barn - Paint	$2,083	$0	$0	$0	$0
710	Moulton Park - Tot Lot Equipment	$0	$0	$0	$0	$0
711	Moulton Park - Tot Lot Sand	$13,842	$0	$0	$0	$0
712	Moulton Park - Trash Receptacles	$0	$0	$0	$0	$0
713	Moulton Park - Tables	$0	$0	$0	$0	$0
714	Moulton Park - Equestrian Fountain	$0	$0	$0	$0	$0
	Cabot Arena					
801	Cabot Arena - Railing	$0	$0	$0	$0	$0
802	Cabot Arena - Tables	$0	$0	$0	$0	$0
803	Cabot Arena - Footing	$20,831	$0	$0	$0	$23,445
804	Cabot Arena - Base	$0	$0	$0	$0	$0
804	Cabot Arena Irrig. Controller	$1,357	$0	$0	$0	$0
804	Cabot Arena Kickboards	$0	$0	$0	$9,839	$0
804	Cabot Round Pen Footings -Base Rail	$0	$0	$0	$9,839	$0
805	Cabot Arena - Trash Receptacle	$0	$0	$0	$0	$0
	Total Expenses	$550,744	$355,887	$311,956	$345,663	$377,391
	Ending Reserve Balance	$1,106,347	$1,180,181	$1,313,621	$1,429,754	$1,530,928

	Fiscal Year	2033	2034	2035	2036	2037
	Starting Reserve Balance	$1,530,928	$1,747,902	$1,863,823	$2,077,387	$1,802,893
	Annual Reserve Contribution	$480,000	$496,800	$514,188	$532,185	$550,811
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$16,387	$18,051	$19,698	$19,393	$18,774
	Total Income	$2,027,315	$2,262,753	$2,397,709	$2,628,965	$2,372,479
#	Component					
	Paved Surfaces					
101	Asphalt - Resurface	$0	$0	$0	$0	$0
101	Asphalt - Seal /Repair	$0	$0	$0	$58,734	$0
103	Entry Concrete - Handicapped Parkin	$0	$0	$0	$0	$0
103	Park Concrete - Repair/Replace	$11,685	$12,035	$12,396	$12,768	$13,151
314	Office Entry Walkway - Refurbish	$0	$0	$0	$0	$0
	Landscape					
106	Backflow Device - Replace	$0	$0	$0	$0	$0
107	Controller Enclosures - Replace	$0	$0	$0	$0	$0
108	Irr. Controllers (2007) - Replace	$0	$0	$0	$0	$0
108	Irr. Controllers (2010) - Replace	$0	$10,752	$0	$0	$0
108	Irr. Controllers (2013) - Replace	$0	$0	$0	$0	$106,087
1901	Trees - Replace	$46,739	$48,141	$49,585	$51,073	$52,605
	Office Components					
301	Office - Appliances	$0	$0	$0	$0	$0
301	Office - Window Blinds	$0	$0	$0	$0	$0
302	Office - Carpeting	$0	$16,849	$0	$0	$0
303	Office - Computer Equipment	$0	$0	$0	$37,454	$0
304	Office - Copy Machine	$0	$0	$21,487	$0	$0
305	Office - Doors	$0	$0	$0	$0	$0
306	Office - Furniture	$0	$0	$0	$0	$21,042
307	Office - A/C Unit	$0	$0	$0	$0	$0
308	Office - Forced Air Unit	$0	$0	$0	$0	$0
309	Office - Lighting	$0	$0	$0	$0	$0
310	Office - Exterior Paint	$7,946	$0	$0	$0	$0
311	Office - Interior Paint	$0	$8,184	$0	$0	$0
312	Office - Surveillance System	$0	$0	$0	$0	$0
313	Office - Phone & V/M System	$0	$0	$0	$0	$0
314	Office Panels	$0	$0	$0	$0	$0
	Grounds					
102	Monument - Lighting	$0	$0	$0	$0	$0
102	Monument Signs (Masonry) - Refurb	$0	$0	$0	$0	$0
102	Volleyball Court Sand - Replenish	$0	$0	$15,950	$0	$0
104	Trail Fencing Replacement	$80,235	$82,642	$85,122	$87,675	$90,306
110	Vehicle - Truck	$0	$0	$0	$0	$0
112	Tractor & Harrow - Replace	$0	$0	$0	$0	$0
115	Solar Panels	$0	$0	$0	$0	$0
320	Events & Facilities Shed - Replace	$0	$0	$0	$0	$0
406	Volleyball Court - Lights Replace	$0	$0	$0	$0	$0
501	Dumpster Enclosure - Paint	$826	$0	$0	$902	$0
501	Dumpster Enclosure - Repairs	$1,200	$0	$0	$1,311	$0
501	Dumpster Enclosure Gate - Replace	$0	$0	$0	$0	$0
1400	Signage - Replace/Refurbish	$0	$0	$0	$0	$0
1902	Trail Engineering/Regrade	$109,058	$0	$0	$119,170	$0
1902	Trail Engineering/Regrade	$0	$112,329	$0	$0	$122,745
1902	Trail Engineering/Regrade	$0	$0	$115,699	$0	$0
1903	Park - Electrical	$0	$0	$0	$0	$0
1904	Prkg Lot Ltg. - Poles/Bollards Repl	$0	$0	$0	$0	$0
1905	Concert Stage - Replace	$0	$0	$0	$37,454	$0
1905	Dance Floor - Replace	$0	$0	$13,223	$0	$0
1906	Emergency Command Ctr Components	$0	$0	$0	$0	$0
1907	EPC Shed - Replace	$0	$0	$0	$0	$0
	Dapple Grey					
201	Dapple Grey Arena - Railing	$0	$0	$0	$0	$0
202	Dapple Grey - Concrete Tables	$0	$0	$0	$0	$0
203	Dapple Grey Arena - Footing	$0	$22,466	$0	$0	$0
204	Dapple Grey Arena-Plywood Kick Brd.	$4,830	$0	$0	$0	$0
207	Dapple Grey Park - Arena Base	$0	$0	$0	$0	$0
208	Dapple Grey - Basketball Court (1/2	$0	$0	$0	$6,299	$0
209	Dapple Grey - Benches	$0	$0	$0	$0	$0
210	Dapple Grey Storage Barn - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2033	2034	2035	2036	2037
212	Dapple Grey - Trash Receptacles	$0	$0	$0	$0	$0
214	Dapple Grey - Tot Lot Sand	$0	$0	$0	$0	$0
215	Dapple Grey - Tot Lot Equipment	$0	$0	$0	$74,907	$0
216	Dapple Grey - Bleachers	$7,868	$0	$0	$0	$0
217	Dapple Grey - Drinking Fountain	$0	$0	$0	$0	$0
218	Dapple Grey - Equestrian Fountain	$0	$0	$0	$0	$0
	Gallup Park					
401	Gallup Park - Hopscotch - Resurfac	$0	$0	$0	$1,158	$0
401	Gallup Park Bball (Asphalt) Resurf.	$0	$5,937	$0	$0	$6,488
403	Gallup Park - Benches	$0	$0	$0	$0	$0
404	Gallup Park - Drinking Fountain	$0	$0	$0	$0	$0
405	Gallup Park - Gazebo	$0	$0	$0	$0	$0
407	Gallup Park - Concrete Tables	$0	$0	$0	$0	$0
408	Gallup Park - Tot Lot Chips - Repl	$0	$20,861	$0	$0	$0
408	Gallup Park - Tot Lot Equipment	$0	$0	$0	$77,461	$0
409	Gallup Park - Trash Receptacles	$0	$0	$0	$0	$0
410	Gallup Park - Tot Lot Lighting	$0	$0	$0	$0	$0
411	Gallup Park - Flag Pole	$0	$0	$0	$5,873	$0
412	Gallup Park - Gazebo Paint	$1,394	$0	$0	$0	$0
	Hidden Trail					
501	Hidden Trail Bball (Asphalt) Resurf	$0	$5,937	$0	$0	$6,488
503	Hidden Trail - Bench	$0	$0	$1,901	$0	$0
504	Hidden Trail - Drinking Fountain	$0	$0	$0	$0	$0
507	Hidden Trail - Concrete Tables	$0	$0	$0	$0	$0
508	Hidden Trail - Tot Lot Equipment	$0	$0	$0	$79,163	$0
508	Hidden Trail Wood Chips - Repl	$0	$23,268	$0	$0	$0
509	Hidden Trail - Trash Receptacles	$0	$0	$0	$0	$0
	Hundred Foot Arena					
601	Hundred Foot Arena - Arena Base	$0	$0	$0	$0	$0
602	Hundred Foot Arena - Footing	$0	$19,256	$0	$0	$0
603	Hundred Foot Arena - Railing	$0	$0	$0	$0	$0
604	Hundred Foot Arena - Receptacle	$0	$0	$0	$0	$0
	Moulton Park					
701	Moulton Park - Arena Base	$0	$0	$0	$0	$0
702	Moulton Park - Arena Footing	$0	$0	$0	$0	$0
703	Moulton Park Arena - Rail	$0	$0	$0	$0	$0
704	Moulton Park - Benches	$0	$0	$4,959	$0	$0
705	Moulton Park - Basketball Court	$0	$0	$0	$6,299	$0
706	Moulton Park - Drinking Fountain	$0	$0	$0	$0	$0
708	Moulton Park - Storage Barn	$0	$10,270	$0	$0	$0
709	Moulton Park Storage Barn - Paint	$2,415	$0	$0	$0	$0
710	Moulton Park - Tot Lot Equipment	$0	$0	$0	$74,907	$0
711	Moulton Park - Tot Lot Sand	$0	$0	$0	$0	$0
712	Moulton Park - Trash Receptacles	$0	$0	$0	$0	$0
713	Moulton Park - Tables	$0	$0	$0	$0	$0
714	Moulton Park - Equestrian Fountain	$0	$0	$0	$0	$0
	Cabot Arena					
801	Cabot Arena - Railing	$0	$0	$0	$0	$0
802	Cabot Arena - Tables	$5,219	$0	$0	$0	$0
803	Cabot Arena - Footing	$0	$0	$0	$26,388	$0
804	Cabot Arena - Base	$0	$0	$0	$44,263	$0
804	Cabot Arena Irrig. Controller	$0	$0	$0	$0	$0
804	Cabot Arena Kickboards	$0	$0	$0	$11,406	$0
804	Cabot Round Pen Footings -Base Rail	$0	$0	$0	$11,406	$0
805	Cabot Arena - Trash Receptacle	$0	$0	$0	$0	$0
	Total Expenses	$279,414	$398,930	$320,322	$826,072	$418,913
	Ending Reserve Balance	$1,747,902	$1,863,823	$2,077,387	$1,802,893	$1,953,566

	Fiscal Year	2038	2039	2040	2041	2042
	Starting Reserve Balance	$1,953,566	$1,888,876	$2,088,790	$1,973,445	$2,095,984
	Annual Reserve Contribution	$570,090	$590,043	$610,694	$632,069	$654,191
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$19,204	$19,880	$20,303	$20,339	$21,259
	Total Income	$2,542,860	$2,498,799	$2,719,787	$2,625,853	$2,771,434
#	Component					
	Paved Surfaces					
101	Asphalt - Resurface	$0	$0	$0	$0	$0
101	Asphalt - Seal /Repair	$0	$0	$66,106	$0	$0
103	Entry Concrete - Handicapped Parkin	$0	$0	$0	$0	$0
103	Park Concrete - Repair/Replace	$13,546	$13,952	$14,371	$14,802	$15,246
314	Office Entry Walkway - Refurbish	$111,076	$0	$0	$0	$0
	Landscape					
106	Backflow Device - Replace	$0	$0	$0	$0	$0
107	Controller Enclosures - Replace	$0	$0	$232,807	$0	$0
108	Irr. Controllers (2007) - Replace	$0	$0	$12,838	$0	$0
108	Irr. Controllers (2010) - Replace	$0	$0	$0	$0	$0
108	Irr. Controllers (2013) - Replace	$0	$0	$0	$0	$0
1901	Trees - Replace	$54,183	$55,809	$57,483	$59,208	$60,984
	Office Components					
301	Office - Appliances	$0	$0	$0	$0	$0
301	Office - Window Blinds	$0	$0	$0	$0	$0
302	Office - Carpeting	$0	$19,533	$0	$0	$0
303	Office - Computer Equipment	$0	$0	$0	$43,419	$0
304	Office - Copy Machine	$0	$0	$0	$0	$0
305	Office - Doors	$7,586	$0	$0	$0	$0
306	Office - Furniture	$0	$0	$0	$0	$0
307	Office - A/C Unit	$0	$0	$11,305	$0	$0
308	Office - Forced Air Unit	$0	$0	$11,688	$0	$0
309	Office - Lighting	$0	$0	$0	$0	$0
310	Office - Exterior Paint	$9,211	$0	$0	$0	$0
311	Office - Interior Paint	$0	$9,488	$0	$0	$0
312	Office - Surveillance System	$13,546	$0	$0	$0	$0
313	Office - Phone & V/M System	$0	$0	$22,035	$0	$0
314	Office Panels	$0	$0	$0	$0	$0
	Grounds					
102	Monument - Lighting	$0	$0	$0	$59,208	$0
102	Monument Signs (Masonry) - Refurb	$0	$0	$0	$0	$0
102	Volleyball Court Sand - Replenish	$0	$0	$0	$0	$0
104	Trail Fencing Replacement	$93,015	$95,805	$98,679	$101,640	$104,689
110	Vehicle - Truck	$0	$75,342	$0	$0	$0
112	Tractor & Harrow - Replace	$0	$0	$0	$0	$0
115	Solar Panels	$0	$0	$0	$0	$86,394
320	Events & Facilities Shed - Replace	$0	$0	$0	$0	$0
406	Volleyball Court - Lights Replace	$12,101	$0	$0	$0	$0
501	Dumpster Enclosure - Paint	$0	$986	$0	$0	$1,077
501	Dumpster Enclosure - Repairs	$0	$1,432	$0	$0	$1,565
501	Dumpster Enclosure Gate - Replace	$0	$7,441	$0	$0	$0
1400	Signage - Replace/Refurbish	$0	$0	$33,532	$0	$0
1902	Trail Engineering/Regrade	$0	$130,221	$0	$0	$142,296
1902	Trail Engineering/Regrade	$0	$0	$134,127	$0	$0
1902	Trail Engineering/Regrade	$126,428	$0	$0	$138,151	$0
1903	Park - Electrical	$83,984	$0	$0	$0	$0
1904	Prkg Lot Ltg. - Poles/Bollards Repl	$0	$0	$0	$0	$35,574
1905	Concert Stage - Replace	$0	$0	$0	$0	$0
1905	Dance Floor - Replace	$0	$0	$0	$0	$0
1906	Emergency Command Ctr Components	$0	$0	$0	$0	$63,017
1907	EPC Shed - Replace	$0	$0	$0	$0	$24,394
	Dapple Grey					
201	Dapple Grey Arena - Railing	$0	$0	$0	$0	$0
202	Dapple Grey - Concrete Tables	$0	$0	$0	$0	$0
203	Dapple Grey Arena - Footing	$25,286	$0	$0	$0	$28,459
204	Dapple Grey Arena-Plywood Kick Brd.	$5,599	$0	$0	$0	$0
207	Dapple Grey Park - Arena Base	$0	$0	$0	$0	$0
208	Dapple Grey - Basketball Court (1/2	$0	$0	$0	$7,302	$0
209	Dapple Grey - Benches	$0	$0	$5,557	$0	$0
210	Dapple Grey Storage Barn - Replace	$0	$0	$0	$16,775	$0

	Fiscal Year	2038	2039	2040	2041	2042
212	Dapple Grey - Trash Receptacles	$0	$0	$0	$0	$0
214	Dapple Grey - Tot Lot Sand	$14,268	$0	$0	$0	$0
215	Dapple Grey - Tot Lot Equipment	$0	$0	$0	$0	$0
216	Dapple Grey - Bleachers	$0	$0	$0	$0	$0
217	Dapple Grey - Drinking Fountain	$0	$0	$0	$0	$0
218	Dapple Grey - Equestrian Fountain	$0	$0	$0	$0	$0
	Gallup Park					
401	Gallup Park - Hopscotch - Resurfac	$0	$0	$0	$1,342	$0
401	Gallup Park Bball (Asphalt) Resurf.	$0	$0	$7,090	$0	$0
403	Gallup Park - Benches	$9,934	$0	$0	$0	$0
404	Gallup Park - Drinking Fountain	$0	$0	$0	$0	$0
405	Gallup Park - Gazebo	$0	$0	$0	$0	$0
407	Gallup Park - Concrete Tables	$0	$0	$0	$0	$0
408	Gallup Park - Tot Lot Chips - Repl	$0	$0	$0	$25,657	$0
408	Gallup Park - Tot Lot Equipment	$0	$0	$0	$0	$0
409	Gallup Park - Trash Receptacles	$0	$0	$0	$0	$0
410	Gallup Park - Tot Lot Lighting	$0	$0	$0	$0	$4,980
411	Gallup Park - Flag Pole	$0	$0	$0	$0	$0
412	Gallup Park - Gazebo Paint	$1,616	$0	$0	$0	$0
	Hidden Trail					
501	Hidden Trail Bball (Asphalt) Resurf	$0	$0	$7,090	$0	$0
503	Hidden Trail - Bench	$0	$0	$0	$0	$0
504	Hidden Trail - Drinking Fountain	$0	$0	$0	$0	$0
507	Hidden Trail - Concrete Tables	$0	$0	$0	$0	$0
508	Hidden Trail - Tot Lot Equipment	$0	$0	$0	$0	$0
508	Hidden Trail Wood Chips - Repl	$0	$0	$0	$28,617	$0
509	Hidden Trail - Trash Receptacles	$0	$0	$0	$0	$0
	Hundred Foot Arena					
601	Hundred Foot Arena - Arena Base	$0	$0	$0	$0	$20,836
602	Hundred Foot Arena - Footing	$0	$0	$0	$0	$24,394
603	Hundred Foot Arena - Railing	$0	$0	$0	$0	$0
604	Hundred Foot Arena - Receptacle	$0	$0	$0	$0	$0
	Moulton Park					
701	Moulton Park - Arena Base	$18,513	$0	$0	$0	$0
702	Moulton Park - Arena Footing	$23,479	$0	$0	$0	$0
703	Moulton Park Arena - Rail	$0	$0	$0	$0	$0
704	Moulton Park - Benches	$0	$0	$0	$0	$0
705	Moulton Park - Basketball Court	$0	$0	$0	$7,302	$0
706	Moulton Park - Drinking Fountain	$7,044	$0	$0	$0	$0
708	Moulton Park - Storage Barn	$0	$0	$0	$0	$0
709	Moulton Park Storage Barn - Paint	$2,799	$0	$0	$0	$0
710	Moulton Park - Tot Lot Equipment	$0	$0	$0	$0	$0
711	Moulton Park - Tot Lot Sand	$18,603	$0	$0	$0	$0
712	Moulton Park - Trash Receptacles	$0	$0	$0	$0	$0
713	Moulton Park - Tables	$0	$0	$0	$0	$0
714	Moulton Park - Equestrian Fountain	$0	$0	$0	$0	$0
	Cabot Arena					
801	Cabot Arena - Railing	$0	$0	$0	$0	$0
802	Cabot Arena - Tables	$0	$0	$0	$0	$0
803	Cabot Arena - Footing	$0	$0	$29,700	$0	$0
804	Cabot Arena - Base	$0	$0	$0	$0	$0
804	Cabot Arena Irrig. Controller	$0	$0	$1,935	$0	$0
804	Cabot Arena Kickboards	$0	$0	$0	$13,223	$0
804	Cabot Round Pen Footings -Base Rail	$0	$0	$0	$13,223	$0
805	Cabot Arena - Trash Receptacle	$2,167	$0	$0	$0	$0
	Total Expenses	$653,984	$410,009	$746,341	$529,869	$613,904
	Ending Reserve Balance	$1,888,876	$2,088,790	$1,973,445	$2,095,984	$2,157,530

	Fiscal Year	2043	2044	2045	2046	2047
	Starting Reserve Balance	$2,157,530	$2,158,805	$2,387,158	$2,735,799	$2,936,966
	Annual Reserve Contribution	$677,088	$700,786	$725,313	$750,699	$776,974
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$21,573	$22,720	$25,604	$28,352	$30,673
	Total Income	$2,856,190	$2,882,311	$3,138,075	$3,514,850	$3,744,612
#	Component					
	Paved Surfaces					
101	Asphalt - Resurface	$0	$0	$0	$0	$160,246
101	Asphalt - Seal /Repair	$0	$74,402	$0	$0	$0
103	Entry Concrete - Handicapped Parkin	$0	$0	$0	$0	$0
103	Park Concrete - Repair/Replace	$15,703	$16,174	$16,660	$17,159	$17,674
314	Office Entry Walkway - Refurbish	$0	$0	$0	$0	$0
	Landscape					
106	Backflow Device - Replace	$0	$0	$0	$0	$0
107	Controller Enclosures - Replace	$0	$0	$0	$0	$0
108	Irr. Controllers (2007) - Replace	$0	$0	$0	$0	$0
108	Irr. Controllers (2010) - Replace	$0	$0	$0	$15,329	$0
108	Irr. Controllers (2013) - Replace	$0	$0	$0	$0	$0
1901	Trees - Replace	$62,813	$64,698	$66,639	$68,638	$70,697
	Office Components					
301	Office - Appliances	$0	$4,529	$0	$0	$0
301	Office - Window Blinds	$0	$6,254	$0	$0	$0
302	Office - Carpeting	$0	$22,644	$0	$0	$0
303	Office - Computer Equipment	$0	$0	$0	$50,334	$0
304	Office - Copy Machine	$27,219	$0	$0	$0	$0
305	Office - Doors	$0	$0	$0	$0	$0
306	Office - Furniture	$0	$0	$26,655	$0	$0
307	Office - A/C Unit	$0	$0	$0	$0	$0
308	Office - Forced Air Unit	$0	$0	$0	$0	$0
309	Office - Lighting	$0	$0	$0	$0	$0
310	Office - Exterior Paint	$10,678	$0	$0	$0	$0
311	Office - Interior Paint	$0	$10,999	$0	$0	$0
312	Office - Surveillance System	$0	$0	$0	$0	$0
313	Office - Phone & V/M System	$0	$0	$0	$0	$0
314	Office Panels	$0	$0	$0	$0	$0
	Grounds					
102	Monument - Lighting	$0	$0	$0	$0	$0
102	Monument Signs (Masonry) - Refurb	$0	$0	$0	$0	$0
102	Volleyball Court Sand - Replenish	$20,205	$0	$0	$0	$0
104	Trail Fencing Replacement	$107,830	$111,064	$114,396	$117,828	$121,363
110	Vehicle - Truck	$0	$0	$0	$0	$0
112	Tractor & Harrow - Replace	$0	$0	$0	$0	$0
115	Solar Panels	$0	$0	$0	$0	$0
320	Events & Facilities Shed - Replace	$0	$0	$0	$0	$0
406	Volleyball Court - Lights Replace	$0	$0	$0	$0	$0
501	Dumpster Enclosure - Paint	$0	$0	$1,177	$0	$0
501	Dumpster Enclosure - Repairs	$0	$0	$1,710	$0	$0
501	Dumpster Enclosure Gate - Replace	$0	$0	$0	$0	$9,426
1400	Signage - Replace/Refurbish	$0	$0	$0	$0	$0
1902	Trail Engineering/Regrade	$0	$0	$155,490	$0	$0
1902	Trail Engineering/Regrade	$146,564	$0	$0	$160,155	$0
1902	Trail Engineering/Regrade	$0	$150,961	$0	$0	$164,960
1903	Park - Electrical	$0	$0	$0	$0	$0
1904	Prkg Lot Ltg. - Poles/Bollards Repl	$0	$0	$0	$0	$0
1905	Concert Stage - Replace	$0	$0	$0	$50,334	$0
1905	Dance Floor - Replace	$0	$0	$0	$0	$0
1906	Emergency Command Ctr Components	$0	$0	$0	$0	$0
1907	EPC Shed - Replace	$0	$0	$0	$0	$0
	Dapple Grey					
201	Dapple Grey Arena - Railing	$96,314	$0	$0	$0	$0
202	Dapple Grey - Concrete Tables	$6,281	$0	$0	$0	$0
203	Dapple Grey Arena - Footing	$0	$0	$0	$32,031	$0
204	Dapple Grey Arena-Plywood Kick Brd.	$6,491	$0	$0	$0	$0
207	Dapple Grey Park - Arena Base	$19,053	$0	$0	$0	$0
208	Dapple Grey - Basketball Court (1/2	$0	$0	$0	$8,465	$0
209	Dapple Grey - Benches	$0	$0	$0	$0	$0
210	Dapple Grey Storage Barn - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2043	2044	2045	2046	2047
212	Dapple Grey - Trash Receptacles	$7,538	$0	$0	$0	$0
214	Dapple Grey - Tot Lot Sand	$0	$0	$0	$0	$0
215	Dapple Grey - Tot Lot Equipment	$0	$0	$0	$0	$0
216	Dapple Grey - Bleachers	$0	$0	$11,218	$0	$0
217	Dapple Grey - Drinking Fountain	$24,078	$0	$0	$0	$0
218	Dapple Grey - Equestrian Fountain	$2,408	$0	$0	$0	$0
	Gallup Park					
401	Gallup Park - Hopscotch - Resurfac	$0	$0	$0	$1,556	$0
401	Gallup Park Bball (Asphalt) Resurf.	$7,747	$0	$0	$8,465	$0
403	Gallup Park - Benches	$0	$0	$0	$0	$0
404	Gallup Park - Drinking Fountain	$8,166	$0	$0	$0	$0
405	Gallup Park - Gazebo	$0	$0	$0	$0	$0
407	Gallup Park - Concrete Tables	$0	$0	$8,330	$0	$0
408	Gallup Park - Tot Lot Chips - Repl	$0	$0	$0	$0	$0
408	Gallup Park - Tot Lot Equipment	$0	$0	$0	$0	$0
409	Gallup Park - Trash Receptacles	$9,841	$0	$0	$0	$0
410	Gallup Park - Tot Lot Lighting	$0	$0	$0	$0	$0
411	Gallup Park - Flag Pole	$0	$0	$0	$0	$0
412	Gallup Park - Gazebo Paint	$1,874	$0	$0	$0	$0
	Hidden Trail					
501	Hidden Trail Bball (Asphalt) Resurf	$7,747	$0	$0	$8,465	$0
503	Hidden Trail - Bench	$0	$0	$0	$0	$0
504	Hidden Trail - Drinking Fountain	$7,956	$0	$0	$0	$0
507	Hidden Trail - Concrete Tables	$3,978	$0	$0	$0	$0
508	Hidden Trail - Tot Lot Equipment	$0	$0	$0	$0	$0
508	Hidden Trail Wood Chips - Repl	$0	$0	$0	$0	$0
509	Hidden Trail - Trash Receptacles	$5,444	$0	$0	$0	$0
	Hundred Foot Arena					
601	Hundred Foot Arena - Arena Base	$0	$0	$0	$0	$0
602	Hundred Foot Arena - Footing	$0	$0	$0	$0	$0
603	Hundred Foot Arena - Railing	$0	$0	$0	$0	$0
604	Hundred Foot Arena - Receptacle	$1,214	$0	$0	$0	$0
	Moulton Park					
701	Moulton Park - Arena Base	$0	$0	$0	$0	$0
702	Moulton Park - Arena Footing	$0	$0	$0	$0	$0
703	Moulton Park Arena - Rail	$0	$0	$0	$0	$0
704	Moulton Park - Benches	$0	$0	$0	$0	$0
705	Moulton Park - Basketball Court	$0	$0	$0	$8,465	$0
706	Moulton Park - Drinking Fountain	$0	$0	$0	$0	$0
708	Moulton Park - Storage Barn	$0	$0	$0	$0	$0
709	Moulton Park Storage Barn - Paint	$3,245	$0	$0	$0	$0
710	Moulton Park - Tot Lot Equipment	$0	$0	$0	$0	$0
711	Moulton Park - Tot Lot Sand	$0	$0	$0	$0	$0
712	Moulton Park - Trash Receptacles	$5,339	$0	$0	$0	$0
713	Moulton Park - Tables	$3,873	$0	$0	$0	$0
714	Moulton Park - Equestrian Fountain	$2,408	$0	$0	$0	$0
	Cabot Arena					
801	Cabot Arena - Railing	$75,376	$0	$0	$0	$0
802	Cabot Arena - Tables	$0	$0	$0	$0	$0
803	Cabot Arena - Footing	$0	$33,427	$0	$0	$0
804	Cabot Arena - Base	$0	$0	$0	$0	$0
804	Cabot Arena Irrig. Controller	$0	$0	$0	$0	$0
804	Cabot Arena Kickboards	$0	$0	$0	$15,329	$0
804	Cabot Round Pen Footings -Base Rail	$0	$0	$0	$15,329	$0
805	Cabot Arena - Trash Receptacle	$0	$0	$0	$0	$0
	Total Expenses	$697,385	$495,153	$402,275	$577,885	$544,367
	Ending Reserve Balance	$2,158,805	$2,387,158	$2,735,799	$2,936,966	$3,200,246

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Sean Erik Andersen, R.S., company President is a credentialed Reserve Specialist (#68). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, 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. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.

Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

1) Common area repair & replacement responsibility
2) Component must have a limited useful life
3) Life limit must be predictable
4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed "Best Cost" and "Worst Cost". There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Paved Surfaces

Comp #: 101 Asphalt - Resurface **Quantity: Approx 40,800 GSF**
Location: Tennis club parking
Funded?: Yes.
History: The lot was resurfaced in 1998. June 2017, $38,947.
Evaluation: There were select areas that were re-surfaced with the parking lot was sealed in 2017. The base is in tact with no significant cracking. Some granular exposure in isolated areas. Consult with a qualified asphalt contractor. Resurface to avoid base deterioration.

Useful Life:
20 years

Remaining Life:
9 years

Best Case: $ 59,000 Worst Case: $ 77,000

Allowance to resurface Higher allowance

Cost Source: ARI Cost Database

Comp #: 101 Asphalt - Seal /Repair **Quantity: Approx 40,800 GSF**
Location: Tennis Club parking areas
Funded?: Yes.
History: June 2017, 38,947 with resurface sections.
Evaluation: The seal was completed in 2017 with sectional areas of re-surface. The seal is generally in good condition. There are areas of granular exposure in isolated locations. Expect to consult with a qualified asphalt contractor.

Useful Life:
4 years

Remaining Life:
2 years

Best Case: $ 30,000 Worst Case: $ 39,000

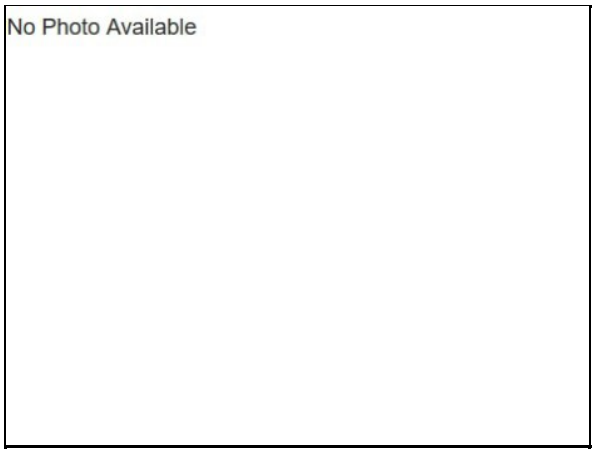
Allowance to reseal and minor repairs Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 103 Entry Concrete - Handicapped Parkin **Quantity: (1) Provision**
Location:
Funded?: Yes.
History:
Evaluation: This is a onetime expense for the parking lot of the tennis/swim club to install ADA compliant access to the facilities.

Useful Life:
0 years

Remaining Life:
0 years



Best Case: $ 70,000 Worst Case: $ 110,000

Allowance for major repair Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 103 Park Concrete - Repair/Replace **Quantity: Extensive LF**
Location: Throughout common area
Funded?: Yes.
History: 2015-2016 to date spent $1717. 2017: $4,998 (Gallup Park)
Evaluation: Generally a lifetime component with no expectation to completely replace. Sectional repair or replacement can be expected over time to maintain safety and avoid trip hazards.

Useful Life:
1 years

Remaining Life:
0 years

Best Case: $ 5,000 Worst Case: $ 10,000

Allowance for repair Higher allowance

Cost Source: Client Cost History

Comp #: 314 Office Entry Walkway - Refurbish **Quantity: Approx. 1,125 GSF**

Location:

Funded?: Yes.

History:

Evaluation: The tile entry is elasto-meric over concrete and in poor condition. The association's intent is to replace with pavers when other remodel areas are improved, and complete as one project.

Useful Life:
10 years

Remaining Life:
0 years

Best Case:	$ 51,500	Worst Case:	$ 71,500
	Allowance to rebuild		Higher allowance

Cost Source: ARI Cost Database

Landscape

Comp #: 106 Backflow Device - Replace **Quantity: (13) Devices**
Location:
Funded?: Yes.
History:
Evaluation: Six of the devices are 10 - 20 years old with the remaining seven devices twenty-five plus years old. These should be inspected annually and can far exceed their useful life with proper maintenance.

Useful Life:
30 years

Remaining Life:
10 years

Best Case: $ 28,000 Worst Case: $ 36,000

Allowance to seal and repair Higher allowance

Cost Source: Estimate Provided by Client's Vendor

Comp #: 107 Controller Enclosures - Replace **Quantity: (26) Enclosures + Ped.**
Location: Landscaped areas
Funded?: Yes. Funding Reason
History:
Evaluation: The majority of the landscape controller enclosures are new and in good condition. No abuse or rust. There are an unknown quantity of electrical pedestals that are in the process of combining some controllers with electrical equipment under one stainless steel housing. Keep irrigation heads away from enclosures.

Useful Life:
20 years

Remaining Life:
2 years

Best Case: $ 103,000 Worst Case: $ 140,000

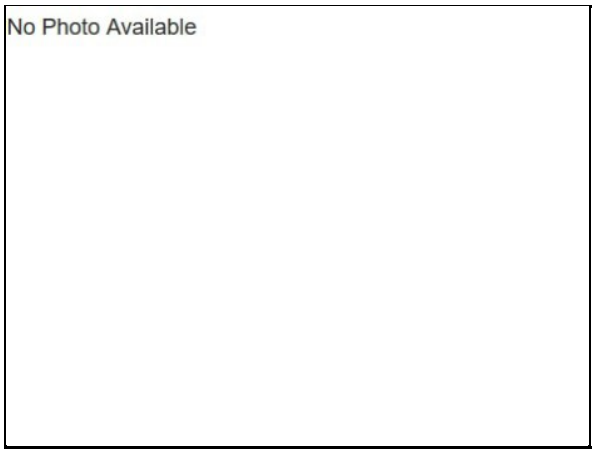
Allowance to seal and repair Higher allowance

Cost Source: ARI Cost Database

Comp #: 108 Irr. Controllers (2007) - Replace **Quantity: (6) Controllers**
Location: Common areas
Funded?: Yes.
History:
Evaluation: Based on the information provided by the vendor in 2018, there are a total of (27) controllers on the property. Those that are 11+ years old are included in this component. (2) 4-Station; (1) 12-Station; (1) 16-Station; (2) 24-Station. They are nearing the end of average life. Monitor and replace when they no longer function reliably.

Useful Life:
12 years

Remaining Life:
10 years



Best Case: $ 6,200 Worst Case: $ 7,200

Estimate to replace Higher estimate

Cost Source: Client Cost History

Comp #: 108 Irr. Controllers (2010) - Replace **Quantity: (2) Controllers**
Location: Common areas
Funded?: Yes.
History: Some repairs to irrigation system performed in 2014-15, no reported replacements. Some replaced
Evaluation: Based on the information provided by the vendor in 2018, there are a total of (27) controllers on the property. Those that are between six and ten years old are included in this component. (1) 12-Station; (1) 32-Station;

Useful Life:
12 years

Remaining Life:
4 years

Best Case: $ 6,200 Worst Case: $ 7,200

Estimate to replace Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 108 Irr. Controllers (2013) - Replace **Quantity: (19) Controllers**
Location: Throughout parks and arena areas
Funded?: Yes.
History: Replaced in 5/27/2016. 2017: Replaced two controllers with Weathertrak / Hydropoint $6,474.
Evaluation: Based on the information provided by the vendor in 2018, there are a total of (27) controllers on the property. Those that are between one and five years old are included in this component. (5) 4-Station; (1) 6-Station; (2) 7-Station; (1) 10-Station; (2) 12-Station; (2) 16-Station; (4) 24-Station; (2) 32-Station;. Functional and operating normally. Cost provided is an average per controller.

Useful Life:
12 years

Remaining Life:
7 years

Best Case: $ 52,000 Worst Case: $ 69,000

Allowance to replace Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1901 Trees - Replace **Quantity: Numerous Trees**
Location:
Funded?: Yes.
History: 2017: Approx. $30,000. 2018: $30,000.
Evaluation: The association has established a reserve for tree replacement program over a (4) year program.

Useful Life:
1 years

Remaining Life:
0 years

Best Case: $ 25,000 Worst Case: $ 35,000

Allocation for tree replacement Higher allocation

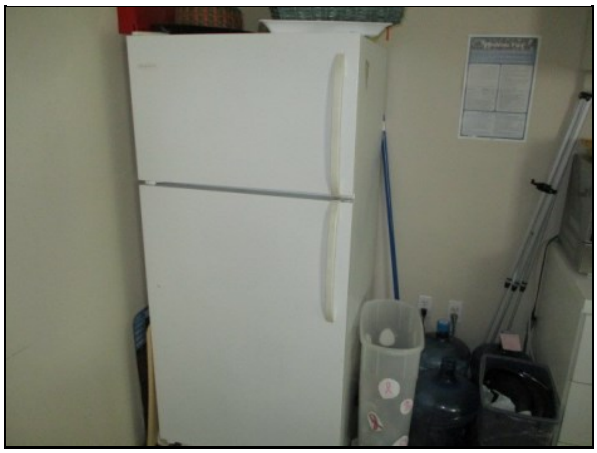
Cost Source: Client cost history with inflation

Office Components

Comp #: 301 Office - Appliances **Quantity: (2) Appliances**
Location: Office
Funded?: Yes.
History:
Evaluation: (1) 17 cu.ft. Frigidaire refrigerator; (1) Sanyo microwave. These are functional and showing no significant deterioration. No abuse or damage. While it is functional it is at the end of average life. Expect to replace when it fails to operate properly. Life extended based of request of management.

Useful Life:
12 years

Remaining Life:
2 years



Best Case: $ 1,400 Worst Case: $ 2,800

Estimate to replace with similar grade Higher estimate to replace

Cost Source: ARI Cost Database

Comp #: 301 Office - Window Blinds **Quantity: Approx 120 GSF**
Location: Office
Funded?: Yes.
History:
Evaluation: The blinds are old but in good condition, no significant deterioration, aging well. Life extended based of request of management.

Useful Life:
12 years

Remaining Life:
2 years

Best Case: $ 2,600 Worst Case: $ 3,200

Estimate to replace Higher estimate

Cost Source: ARI Cost Database

Comp #: 302 Office - Carpeting **Quantity: Approx 160 GSY**
Location: Office area
Funded?: Yes.
History: New in 2005.
Evaluation: The carpet is average quality commercial grade. While the carpet is well maintained, it is time to replace. The carpet is clean but there are tears and wear at the joints. Life extended based of request of management.

Useful Life:
5 years

Remaining Life:
1 years

Best Case: $ 10,000 Worst Case: $ 11,000

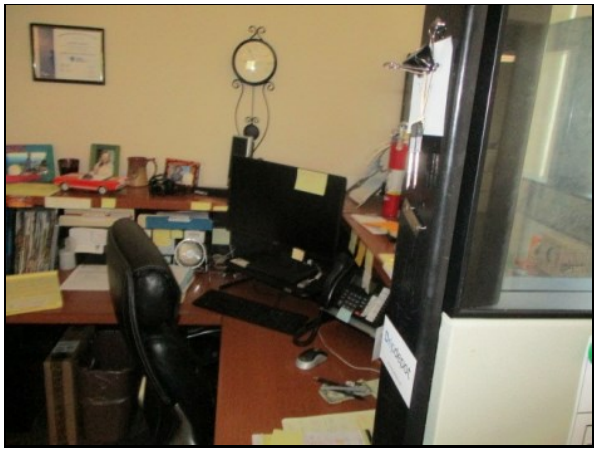
Allowance to replace with similar grade Higher allowance

Cost Source: Client Cost History With Inflation

Comp #: 303 Office - Computer Equipment **Quantity: Various Components**
Location: Office
Funded?: Yes.
History: Upgrades to systems in 2014-15 for $3,000. Purchased Mac Book for Pony Express Publication w/ (3) yr. protection plan 2/23/2016 for $3,035. 2017: $1,783.
Evaluation: The association purchased a MAC and a Dell computer, an iPad and new computer for Jeff in 2012 for a cost of $4,750. Life extended based of request of management.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: $ 20,000 Worst Case: $ 24,000

Allocation for replacement Higher allowance

Cost Source: Client cost history with inflation

Comp #: 304 Office - Copy Machine **Quantity: (1) Konica Minolta C364**
Location: Office
Funded?: Yes.
History: Purchased in 2005. Replaced worn parts 5/112016 for $1,475.
Evaluation: The copier is functional and appears to be in good condition. Major repairs were performed in 2012. No reported problems, no evidence of damage or abuse.

Useful Life:
8 years

Remaining Life:
1 years

Best Case: $ 12,000 Worst Case: $ 14,000

Estimate to replace with similar size Higher estimate

Cost Source: Client Cost History With Inflation

Comp #: 305 Office - Doors **Quantity: (2) Glass & Wood Doors**
Location: Office
Funded?: Yes.
History: Installed in 1998.
Evaluation: The glass doors functional but at the end of average life.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 3,900 Worst Case: $ 4,500

Allowance to replace Higher allowance

Cost Source: ARI Cost Database

Comp #: 306 Office - Furniture **Quantity: Various Pieces**
Location: Office
Funded?: Yes.
History: (1) new chair in 2014-15, the remainder is older. 2017: Ten conference chairs replaced for $1,708.
Evaluation: Case Goods: (4) Laminate Desks; (1) Desk Hutch: (1) Conference Table. Soft Goods: (8) Guest Chairs; (10) Conf. Chairs; (6) Desk Chairs; (2) Recept. Chairs. This furniture is showing normal wear and usage but still functional and in good condition. Life extended based of request of management.

Useful Life:
8 years

Remaining Life:
3 years

Best Case:	$ 10,000	Worst Case:	$ 14,000
	Allocation for major replacement		Higher allocation

Cost Source: Client Cost History With Inflation

Comp #: 307 Office - A/C Unit **Quantity: (1) Rheem 3.5 Ton**
Location: Office building exterior
Funded?: Yes.
History: Installed about 1998.
Evaluation: The unit is showing age and some minor rust. Exterior is weathered. This is functional and no reported problems. It has reached the end of average useful life and can be expected to be replaced when it no longer operates properly. The association plans to replace in 2018.

Useful Life:
10 years

Remaining Life:
2 years

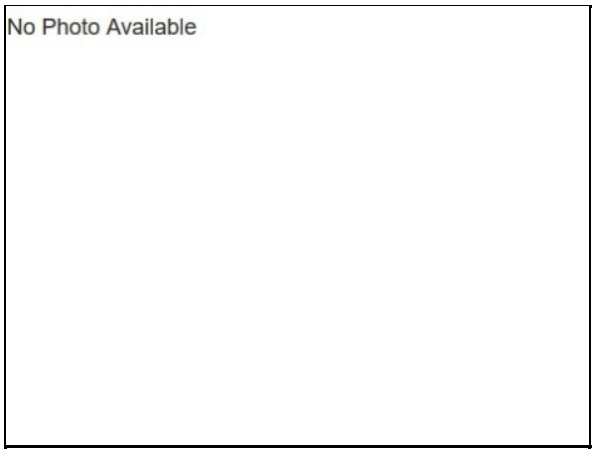
Best Case:	$ 5,200	Worst Case:	$ 6,600
	Estimate to replace with similar size and quality		Higher estimate

Cost Source: ARI Cost Database

Comp #: 308 Office - Forced Air Unit **Quantity: (1) Rheem**
Location: Office building attic space
Funded?: Yes.
History:
Evaluation: No access at the time of inspection. No reported problems, expect full useful life.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: $ 5,600 Worst Case: $ 6,600

Estimate to replace with similar size Higher estimate

Cost Source: ARI Cost Database

Comp #: 309 Office - Lighting **Quantity: (20) Various Fixtures**
Location: Office interior and exterior
Funded?: Yes.
History:
Evaluation: (12) 4' Quad Fluorescent w/Lenses; (7) Recessed Spot Fixtures; (1) 2' Quad Fluorescent w/Lens. These fixtures are functional and aging normally. No damage or abuse. Expect full useful life.

Useful Life:
30 years

Remaining Life:
10 years

Best Case: $ 4,100 Worst Case: $ 6,200

Allowance to install Higher allowance

Cost Source: ARI Cost Database

Comp #: 310 Office - Exterior Paint **Quantity: Approx 2,800 GSF**
Location: Exterior building surfaces
Funded?: Yes.
History:
Evaluation: Generally well painted, some fading and wood is getting dry. Maintain on routine paint cycle to prevent unnecessary damage.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 4,400 Worst Case: $ 5,800

Estimate to repaint, includes labor and materials

Higher estimate, includes additional labor

Cost Source: Client cost history with inflation

Comp #: 311 Office - Interior Paint **Quantity: Approx 4,700 GSF**
Location: Interior office surfaces
Funded?: Yes.
History:
Evaluation: The interior walls are due to be painted. There are various areas of scuffing and chipping especially in high trafficked areas and corners. Paint in conjunction with exterior painting. Life extended based of request of management.

Useful Life:
5 years

Remaining Life:
1 years

Best Case: $ 4,400 Worst Case: $ 5,800

Allowance to replace

Higher allowance

Cost Source: ARI Cost Database

Comp #: 312 Office - Surveillance System **Quantity: (1) System**
Location: Office building
Funded?: Yes.
History:
Evaluation: (3) Cameras; (1) 4 Channel Multiplexer; (1) Computer with Monitor. The system is functional and operating normally. The association replaced cameras and DVR in 2012 for $4,269.00. 2018: Notes from Manager: Reduce Remaining Life from 4 to 0 and replacing system incorporating new cameras at the Equestrian Center Arenas.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 5,000 Worst Case: $ 10,000

Estimate to replace Higher estimate

Cost Source: Client cost history with inflation

Comp #: 313 Office - Phone & V/M System **Quantity: (1) Toshiba System**
Location: Cabinet behind the Tennis Club reception desk
Funded?: Yes.
History: Repairs performed in 2013-14.
Evaluation: The phone system is functional and operating normally. No reported problems.

Useful Life:
10 years

Remaining Life:
2 years

Best Case: $ 11,000 Worst Case: $ 12,000

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 314 Office Panels **Quantity: Minimal GSF**
Location: Offices
Funded?: Yes.
History: Installed new in 2012-13.
Evaluation: These are functional, attractive and showing no deterioration. Expect full useful life.

Useful Life:
20 years

Remaining Life:
14 years

Best Case: $ 1,600 Worst Case: $ 2,500

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 102 Monument - Lighting **Quantity: (9) Monuments w/ Lighting**
Location: Landscape area
Funded?: Yes.
History: Lighting upgrades and repairs made in 2013-14 for $7,600. 2018: $24,000 all new lighting and wiring.
Evaluation: Fixtures are good quality exterior landscape lights. They are functional. Casings are oxidized and faded and showing some signs of lens deterioration but not significant. Scheduled to replace the fixtures and wiring.

Useful Life:
12 years

Remaining Life:
11 years

Best Case:	$ 25,000	Worst Case:	$ 35,000
	Allowance to upgrade		Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 102 Monument Signs (Masonry) - Refurb **Quantity: (12) Monuments**
Location: Entry
Funded?: Yes.
History: Installed in 2002. Replaced letters and repainted (1) monument 3/30/2016.
Evaluation: These are masonry monument signs of good quality solid construction. They are attractive and in good condition. No signs of abuse or damage. The construction elements are extensive life products, however, refurbishing will be necessary over time.

Useful Life:
25 years

Remaining Life:
9 years

Best Case:	$ 33,000	Worst Case:	$ 46,000
	Estimate to refurbish		Higher estimate

Cost Source: ARI Cost Database

Comp #: 102 Volleyball Court Sand - Replenish **Quantity: Approx 80 Cu.Yd.**
Location: Volleyball area
Funded?: Yes.
History:
Evaluation: The area is dry and full, minimal debris. Overall good conditions. The association is considering re-purposing the area with intended swim and tennis improvements.

Useful Life:
8 years

Remaining Life:
1 years

Best Case: $ 9,300 Worst Case: $ 10,000

Allowance to replace Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 104 Trail Fencing Replacement **Quantity: Approx 53,000 LF**
Location: Trail fencing
Funded?: Yes.
History: Approx $35,000 at undefined locations repaired in 2014-15. Not a significant quantity. 2015-2016 spent $11,824. 2017 - 2018: $5,656
Evaluation: The Association has been replacing the trail fencing in sections. Overall the fence is in good condition, structurally sound with minor cracking and deterioration noted.

Useful Life:
1 years

Remaining Life:
0 years

Best Case: $ 41,000 Worst Case: $ 62,000

Allowance to replace Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 110 Vehicle - Truck **Quantity: (1) Nissan Truck**
Location: Mobile
Funded?: Yes.
History: Purchased in 2003. Replaced worn parts to extend life for $521.
Evaluation: The vehicle is an older model but well maintained, operational and serving the purpose necessary.

Useful Life:
10 years

Remaining Life:
1 years

Best Case: $ 37,000 Worst Case: $ 44,000

Estimate to replace Higher estimate

Cost Source: Client cost history with inflation

Comp #: 112 Tractor & Harrow - Replace **Quantity: (1) Tractor (1) Harrow**
Location: Mobile
Funded?: Yes.
History: Purchased in 2012.
Evaluation: Operational and in good condition. No reported problems.

Useful Life:
20 years

Remaining Life:
13 years

Best Case: $ 16,000 Worst Case: $ 27,000

Estimate to replace Higher estimate

Cost Source: Client cost history with inflation

Comp #: 115 Solar Panels **Quantity: (1/3) Split Tennis & Swim**
Location: Swim Center & Tennis court areas
Funded?: Yes.
History: New in 2012.
Evaluation: Functional, no lifting or evidence of damage. It should be professionally inspected and maintained when it fails to function reliably.

Useful Life:
15 years

Remaining Life:
9 years

Best Case: $ 42,000 Worst Case: $ 43,000

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 320 Events & Facilities Shed - Replace **Quantity: (2) Sheds**
Location:
Funded?: Yes.
History: New in 2012-13.
Evaluation: The sheds are located in the parking lot of the Swim and Tennis Club. They are structural sound and functional.

Useful Life:
18 years

Remaining Life:
12 years

Best Case: $ 6,100 Worst Case: $ 7,300

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 406 Volleyball Court - Lights Replace **Quantity: (4) Fixtures**
Location: Volleyball court area
Funded?: Yes.
History: Partially replaced in 2013-14.
Evaluation: Installed in 1978, these large vapor flood lights are located on two poles. They are oxidized and rusted. They have exceeded average useful life. One pole has fallen down and been removed.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 6,200 Worst Case: $ 7,200

Allowance to replace Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 501 Dumpster Enclosure - Paint **Quantity: Block Structure(s)**
Location:
Funded?: Yes.
History: Painted in February 2016 for $500.
Evaluation: This is a block enclosure with wood doors. The paint in a bit dry and faded, but in fair condition.

Useful Life:
3 years

Remaining Life:
0 years

Best Case: $ 420 Worst Case: $ 640

Allowance for repairs Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 501 Dumpster Enclosure - Repairs **Quantity: Block Structure(s)**
Location:
Funded?: Yes.
History:
Evaluation: The doors were not tested at the time of inspection. Maintain with paint cycle.

Useful Life:
3 years

Remaining Life:
0 years

Best Case: $ 540 Worst Case: $ 1,000

Allowance for repairs Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 501 Dumpster Enclosure Gate - Replace **Quantity: (1) Gate**
Location:
Funded?: Yes.
History: New in 2016 for $3,400.
Evaluation: This is a block enclosure with wood doors. They were intact and functional at the time of inspection.

Useful Life:
8 years

Remaining Life:
5 years

Best Case: $ 3,600 Worst Case: $ 4,400

Allowance to replace Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1400 Signage - Replace/Refurbish **Quantity: (1) Provision**
Location: Throughout common areas
Funded?: Yes.
History:
Evaluation: There is no expectation to replace all of the signage at one time. This is an allowance for major sign replacement as necessary to maintain appearance and keep the facilities fresh looking. The cost should be adjusted as necessary as history of expenses present themselves.

Useful Life:
10 years

Remaining Life:
2 years

Best Case: $ 15,000 Worst Case: $ 20,000

Allowance for signage Higher allowance

Cost Source: Client cost history

Comp #: 1902 Trail Engineering/Regrade **Quantity: Extensive GSF**
Location: Trails throughout
Funded?: Yes.
History: In 2014-15 only $13,500 was spent from the $54,500 allowance. It is added to the 2015-16 fund. Spent $21,982 2015-2016. 2018: Anticipated $30,000.
Evaluation: The association is planning to have all of the trails evaluated and re-graded over a (5) year program.

Useful Life:
3 years

Remaining Life:
0 years

Best Case: $ 60,000 Worst Case: $ 80,000

Allocation for work to be performed Higher allocation

Cost Source: Estimate Provided by Client

Comp #: 1902 Trail Engineering/Regrade **Quantity: Extensive GSF**
Location: Trails throughout
Funded?: Yes.
History: In 2014-15 only $13,500 was spent from the $54,500 allowance. It is added to the 2015-16 fund. Spent $21,982 2015-2016. 2018: Anticipated $30,000.
Evaluation: The association is planning to have all of the trails evaluated and re-graded over a (5) year program.

Useful Life:
3 years

Remaining Life:
1 years

Best Case: $ 60,000 Worst Case: $ 80,000

Allocation for work to be performed Higher allocation

Cost Source: Estimate Provided by Client

Comp #: 1902 Trail Engineering/Regrade **Quantity: Extensive GSF**
Location: Trails throughout
Funded?: Yes.
History: In 2014-15 only $13,500 was spent from the $54,500 allowance. It is added to the 2015-16 fund. Spent $21,982 2015-2016. 2018: Anticipated $30,000.
Evaluation: The association is planning to have all of the trails evaluated and re-graded over a (5) year program.

Useful Life:
3 years

Remaining Life:
2 years

Best Case: $ 60,000 Worst Case: $ 80,000

Allocation for work to be performed Higher allocation

Cost Source: Estimate Provided by Client

Comp #: 1903 Park - Electrical **Quantity: Electrical Upgrades**
Location: Park areas
Funded?: Yes.
History:
Evaluation: The association is funding for major electrical upgrades to keep parks up to date.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 41,000 Worst Case: $ 52,000

Allocation for electrical upgrades Higher allocation

Cost Source: Estimate Provided by Client

Comp #: 1904 Prkg Lot Ltg. - Poles/Bollards Repl **Quantity: (7) Poles (6) Bollards**
Location:
Funded?: Yes.
History: 2018: (2) new poles for $2,200.
Evaluation: The poles are older but presumed functional. Not tested during daylight hours. Maintain exterior paint for integrity of pole and aesthetics.

Useful Life:
20 years

Remaining Life:
4 years

Best Case: $ 15,000 Worst Case: $ 20,000

Allowance to replace Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1905 Concert Stage - Replace **Quantity: (1) Unit**
Location:
Funded?: Yes.
History: New in 2017: $20,660.
Evaluation: No access at the time of inspection.

Useful Life:
10 years

Remaining Life:
8 years

Best Case: $ 21,000 Worst Case: $ 23,000

Estimate to Replace Higher Estimate

Cost Source: Client Cost History

Comp #: 1905 Dance Floor - Replace **Quantity: Approx. 1,000 GSF**
Location:
Funded?: Yes.
History:
Evaluation: No access at the time of inspection. Per management, the dance floor was most recently expanded in 2006 at a cost of $4,800. The current size is 40' x 25'. It seems to be holding up well, price based on everblockflooring.com.

Useful Life:
15 years

Remaining Life:
2 years

Best Case: $ 6,000 Worst Case: $ 10,000

Estimate to Replace Higher Estimate

Cost Source: Estimate Provided by Client

Comp #: 1906 Emergency Command Ctr Components **Quantity: Various Components**
Location:
Funded?: Yes.
History:
Evaluation:

Useful Life:
10 years

Remaining Life:
4 years

Best Case: $ 29,000 Worst Case: $ 33,000

Estimate for Replacement Higher Estimate

Cost Source: Cost Provided by Client

Comp #: 1907 EPC Shed - Replace **Quantity: (1) Provision**
Location:
Funded?: Yes.
History: New in 2018 for $11,000.
Evaluation:

Useful Life:
25 years

Remaining Life:
24 years

Best Case: $ 8,000 Worst Case: $ 16,000

Allowance to replace Higher estimate

Cost Source: Cost Provided by Client

Dapple Grey

Comp #: 201 Dapple Grey Arena - Railing **Quantity: Approx 650 LF**
Location: Arena
Funded?: Yes.
History: Requested to extend RL (5) years by Manager in 2016 as in very good condition.
Evaluation: This galvanized 4' three rail pipe that is older but structurally sound and functional.

Useful Life:
20 years

Remaining Life:
5 years

Best Case: $ 43,000 Worst Case: $ 49,000

Allowance to replace with similar product Higher allowance

Cost Source: ARI Cost Database

Comp #: 202 Dapple Grey - Concrete Tables **Quantity: (3) Units**
Location: Dapple Grey Park area
Funded?: Yes.
History: New in 2002.
Evaluation: These are extensive life elements installed in 2002. They are structurally sound and in good condition. No damage or abuse, receives low usage.

Useful Life:
20 years

Remaining Life:
5 years

Best Case: $ 2,700 Worst Case: $ 3,300

Allowance to replace Higher allowance

Cost Source: ARI Cost Database

Comp #: 202 Dapple Grey - Wood Tables **Quantity: (2) Tables**

Location: Dapple Grey Park area

Funded?: No. No expectation to replace. No funding necessary. These are not expected to be replaced by the Association. This is for inventory purposes only. They are old, dry and deteriorated.

History:

Evaluation:

Useful Life:
0 years

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 203 Dapple Grey Arena - Footing **Quantity: (1) Arena**

Location: Dapple Grey Park

Funded?: Yes.

History:

Evaluation: The sand footings were replaced in 2001. These are intact, structurally sound, no damage.

Useful Life:
4 years

Remaining Life:
0 years

Best Case: $ 13,000 Worst Case: $ 15,000

Estimate to replace footings Higher estimate

Cost Source: Client Cost History With Inflation

Comp #: 204 Dapple Grey Arena-Plywood Kick Brd. **Quantity: Several sections**
Location: Base of arena at railing
Funded?: Yes.
History:
Evaluation: All sections are generally in fair condition and are dry. Some warping noted but not significant. The association plans to complete this line item in 2018.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 2,700 Worst Case: $ 3,500

Estimate to replace Higher estimate

Cost Source: Client Cost History With Inflation

Comp #: 207 Dapple Grey Park - Arena Base **Quantity: (1) Arena**
Location: Cabot Arena
Funded?: Yes.
History: Replaced in 2004.
Evaluation: The arena is planned to be graded for possible potholes.

Useful Life:
20 years

Remaining Life:
5 years

Best Case: $ 8,200 Worst Case: $ 10,000

Estimate to replace base Higher estimate

Cost Source: Client Cost History With Inflation

Comp #: 208 Dapple Grey - Basketball Court (1/2 **Quantity: Approx 2,200 GSF**
Location: Dapple Grey Park
Funded?: Yes.
History: Resurfaced in 2003. 2017: $3,200.
Evaluation: Surface is faded, dry and some noted cracking. There does not appear to be significant base deterioration. Seal now to protect base deterioration.

Useful Life:
5 years

Remaining Life:
3 years

Best Case: $ 3,300 Worst Case: $ 4,100

Allowance to resurface Higher allowance

Cost Source: Client cost history

Comp #: 208 Dapple Grey Basketball Backboard **Quantity: (1) Backboard**
Location: Dapple Grey
Funded?: No. Minimal cost to replace. No reserve required. Replace using Operating Funds.
History:
Evaluation:

Useful Life:
0 years

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 209 Dapple Grey - Benches **Quantity: (2) Benches**
Location: Dapple Grey Park
Funded?: Yes.
History:
Evaluation: There is no cracking or warping, however, these should be sealed to reach full useful life. Wood is dry and needs to be sealed.

Useful Life:
10 years

Remaining Life:
2 years

Best Case: $ 2,600 Worst Case: $ 3,200

Allowance to replace Higher allowance

Cost Source: ARI Cost Database

Comp #: 210 Dapple Grey Storage Barn - Replace **Quantity: (1) 30x15 Structure**
Location: Dapple Grey Park
Funded?: Yes.
History:
Evaluation: Wood structure with shingle roof. This building is structurally sound, some minor warping. Seal well to protect wood.

Useful Life:
20 years

Remaining Life:
3 years

Best Case: $ 7,500 Worst Case: $ 9,500

Estimate to replace, installed Higher estimate

Cost Source: ARI Cost Database

Comp #: 212 Dapple Grey - Trash Receptacles **Quantity: (6) Containers**
Location: Dapple Grey Park
Funded?: Yes.
History:
Evaluation: Purchased in 2001. These are concrete receptacles. They are structurally sound, some stains and general wear, no damage. Aging normally. Tops can be replaced as necessary using Operating Funds.

Useful Life:
20 years

Remaining Life:
5 years

Best Case: $ 3,300 Worst Case: $ 3,900

Allowance to replace Higher allowance

Cost Source: ARI Cost Database

Comp #: 214 Dapple Grey - Tot Lot Sand **Quantity: Approx 37 cu. Yards**
Location: Dapple Grey Park play area
Funded?: Yes.
History: Noted that will be converted to wood chips with sand play area.
Evaluation: Sand under structure should be about 4 inches deep. Sand is full with significant debris build up. This component has reached the end of its useful life. The association plans to complete this line item in 2018.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 7,400 Worst Case: $ 8,400

Allowance to replace Higher allowance

Cost Source: ARI Cost Database

Comp #: 215 Dapple Grey - Tot Lot Equipment **Quantity: (1) Structure**
Location: Dapple Grey play area
Funded?: Yes.
History: Purchased in 2001.
Evaluation: The unit is a large metal and plastic Landscape Structure. It is structurally sound and generally good condition. This receives low usage and has no evidence of abuse. Normal aging.

Useful Life:
15 years

Remaining Life:
3 years

Best Case: $ 39,000 Worst Case: $ 49,000

Estimate to replace Higher estimate

Cost Source: Client Cost History With Inflation

Comp #: 216 Dapple Grey - Bleachers **Quantity: (1) 3-Tier Bleacher Unit**
Location: Dapple Grey Park near equestrian arena
Funded?: Yes.
History: Purchased in 2001.
Evaluation: Metal framework with wood slat benches and foot rest. The wood is dry, has some cracking and deterioration. These have reached the end of average life.

Useful Life:
12 years

Remaining Life:
3 years

Best Case: $ 4,300 Worst Case: $ 5,800

Estimate to replace with similar size Higher estimate

Cost Source: ARI Cost Database

Comp #: 217 Dapple Grey - Drinking Fountain **Quantity: (3) Fountains**
Location: Dapple Grey Park areas
Funded?: Yes.
History:
Evaluation: The fountains are clay pipe structures with inexpensive hardware. The current fountains are structurally sound and still in fair condition.

Useful Life:
25 years

Remaining Life:
0 years

Best Case: $ 10,000 Worst Case: $ 13,000

Allowance to replace with concrete aggregate Higher allowance

Cost Source: ARI Cost Database

Comp #: 218 Dapple Grey - Equestrian Fountain **Quantity: (1) Fountain**
Location:
Funded?: Yes. Funding Reason
History:
Evaluation:

Useful Life:
25 years

Remaining Life:
0 years

Best Case: $ 1,000 Worst Case: $ 1,300

Allowance to replace Higher allowance

Cost Source: Client Cost Estimate

Gallup Park

Comp #: 401 Gallup Park - Hopscotch - Resurfac **Quantity: Approx 250 GSF**
Location: Gallup Park
Funded?: Yes.
History: 2017: Completed with Basketball re-surface.
Evaluation: The surface is in good condition. No undue abuse or panding.

Useful Life:
5 years

Remaining Life:
3 years

Best Case: $ 570 Worst Case: $ 790

Allowance to resurface Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 401 Gallup Park Bball (Asphalt) Resurf. **Quantity: Approx 2,600 GSF**
Location: Gallup Park
Funded?: Yes.
History: 2017: $3,200.
Evaluation: The surface has some cracking. There is an area of ponding but otherwise in good condition.

Useful Life:
3 years

Remaining Life:
1 years

Best Case: $ 3,300 Worst Case: $ 4,100

Allowance to resurface Higher allowance

Cost Source: Client Cost History

Comp #: 402 Gallup Park - Basketball Backboard **Quantity: (1) Backboard**

Location: Gallup park

Funded?: No. Replace as necessary using Operating funds. These are minimal cost items and not a reserve component. Replace as needed using Operating Funds. This is for inventory purposes only.

History:

Evaluation: Dated, but functional. There is no cracking and some excrement.

Useful Life: 0 years

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 403 Gallup Park - Benches **Quantity: (4) Benches**

Location: Gallup Park area

Funded?: Yes.

History: New in 2009.

Evaluation: The benches are dry and splintering. Seal wood to protect from premature deterioration and reach useful life.

Useful Life: 15 years

Remaining Life: 5 years

Best Case: $ 4,600 Worst Case: $ 6,400

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 404 Gallup Park - Drinking Fountain **Quantity: (1) Fountain**
Location: Gallup Park
Funded?: Yes.
History:
Evaluation: The fountains are clay pipe structures with inexpensive hardware. The current fountains are structurally sound and still in fair condition, the base needs to be weeded.

Useful Life:
25 years

Remaining Life:
0 years

Best Case: $ 3,300 Worst Case: $ 4,500

Estimate to replace with concrete pedestal Higher estimate

Cost Source: ARI Cost Database

Comp #: 405 Gallup Park - Gazebo **Quantity: (1) Structure**
Location: Gallup Park
Funded?: Yes.
History: Structure build in 1996. New roof installed in 2014-15 for $9,100.
Evaluation: Wood structure build in 1996. This is structurally sound, however the metal framework is showing some rusting. Expect to perform quality preparation and paint project to protect metal surfaces.

Useful Life:
25 years

Remaining Life:
8 years

Best Case: $ 61,000 Worst Case: $ 72,000

Estimate to rebuild Higher estimate

Cost Source: Client Cost History With Inflation

Comp #: 406 Gallup Park Gazebo - Paint or Stain **Quantity: (1) Structure**
Location: Gallup Park
Funded?: No. Minimal cost to stain or paint every few years. Perform maintenance using Operating Funds.
History:
Evaluation: The iron needs to be painted at this time. The iron is showing areas of rust.

Useful Life:
0 years

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 407 Gallup Park - Concrete Tables **Quantity: (4) Units**
Location: Dapple Grey Park area
Funded?: Yes.
History:
Evaluation: These are extensive life elements installed in 2002. They are structurally sound and in good condition. No damage or abuse, some minor rust on brackets.

Useful Life:
20 years

Remaining Life:
7 years

Best Case: $ 3,300 Worst Case: $ 4,200

Allowance to replace Higher allowance

Cost Source: Prior Reserve Study With Inflation

Comp #: 408 Gallup Park - Tot Lot Chips - Repl **Quantity: Moderate GSF**
Location: Tot lot base
Funded?: Yes.
History: New chips added in 2013-14 for $4,100. Reported sand also added for $1,400. Replaced worn parts 3/8/2016 for $3,025.
Evaluation: The wood chips used as a base for the tot lot area is full and in good condition. Some fading and debris but overall well maintained.

Useful Life:
7 years

Remaining Life:
2 years

Best Case: $ 12,000 Worst Case: $ 14,000

Allowance to replace Higher estimate

Cost Source: Client cost history with inflation

Comp #: 408 Gallup Park - Tot Lot Equipment **Quantity: (9) Pieces**
Location: Gallup Park play area
Funded?: Yes.
History: Installed in 2001. New seesaw in 2014-15 for $4,000.
Evaluation: This is a metal and plastic Landscape Structure installed in 2001. The unit is structurally sound and in good condition. Showing moderate use but no abuse. There is: (1) large structure; (1) medium structure; (1) swing set; (1) sea saw; (2) spring toys; (3) misc. pieces.

Useful Life:
15 years

Remaining Life:
3 years

Best Case: $ 39,000 Worst Case: $ 52,000

Estimate to replace Higher estimate

Cost Source: Client Cost History With Inflation

Comp #: 409 Gallup Park - Trash Receptacles **Quantity: (8) Containers**
Location: Gallup Park
Funded?: Yes.
History:
Evaluation: These are concrete trash receptacles with plastic lids. The stonework is showing some stains but no damage. Expect to replace tops using Operating Funds.

Useful Life:
20 years

Remaining Life:
5 years

Best Case: $ 4,200 Worst Case: $ 5,200

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 410 Gallup Park - Tot Lot Lighting **Quantity: (1) Pole (3) Lights**
Location: Gallup Park
Funded?: Yes.
History: Newly installed in 2012.
Evaluation: Pole light is located at the end of the park area. The pole is structurally sound but in need of paint at this time.

Useful Life:
10 years

Remaining Life:
4 years

Best Case: $ 2,200 Worst Case: $ 2,700

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 411 Gallup Park - Flag Pole **Quantity: (1) Pole & Footing**
Location:
Funded?: Yes.
History:
Evaluation: The pole is in good condition. Keep well painted to reach useful life and maintain aesthetics.

Useful Life:
25 years

Remaining Life:
18 years

Best Case: $ 3,200 Worst Case: $ 3,700

Allowance for replacement Higher allowance for replacement

Cost Source: Estimate Provided by Client

Comp #: 412 Gallup Park - Gazebo Paint **Quantity: Minimal GSF**
Location:
Funded?: Yes.
History:
Evaluation: The gazebo is in fair condition. Requires paint at this time, specifically the iron.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 790 Worst Case: $ 1,000

Allowance to paint Higher allowance

Cost Source: Cost Estimate Provided by Client

Hidden Trail

Comp #: 501 Hidden Trail Bball (Asphalt) Resurf **Quantity: Approx 2,000 GSF**
Location: Hidden Trail Park
Funded?: Yes.
History: Resurfacing in 2014-15 for about $5,000. 2017: $3,200.
Evaluation: The base is in tact and in good condition with no excessive abuse.

Useful Life:
3 years

Remaining Life:
1 years

Best Case: $ 3,300 Worst Case: $ 4,100

Allowance to resurface Higher allowance

Cost Source: Client Cost History

Comp #: 502 Hidden Trail - Basketball Backboard **Quantity: (1) Backboard**
Location: Hidden Trail Park
Funded?: No. Minimal cost to replace. Replace as needed using Operating Funds.
History:
Evaluation: These are minimal cost items and not a reserve component. Replace as needed using Operating Funds. This is for inventory purposes only.

Useful Life:
0 years

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 503 Hidden Trail - Bench **Quantity: (1) Benches**
Location: Gallup Park area
Funded?: Yes.
History:
Evaluation: Installed in 1991. This bench is dry, cracking and covered in moss. It has reached the end of average life and is in poor condition, termite damaged, may be unsafe.

Useful Life:
15 years

Remaining Life:
2 years

Best Case: $ 1,000 Worst Case: $ 1,300

Estimate to replace Higher estimate

Cost Source: ARI Cost Database

Comp #: 504 Hidden Trail - Drinking Fountain **Quantity: (1) Fountain**
Location: Hidden Trail Park
Funded?: Yes.
History:
Evaluation: The fountains are clay pipe structures with inexpensive hardware. The current fountains are structurally sound and still in fair condition.

Useful Life:
25 years

Remaining Life:
0 years

Best Case: $ 3,300 Worst Case: $ 4,300

Estimate to replace with concrete pedestal Higher estimate

Cost Source: ARI Cost Database

Comp #: 507 Hidden Trail - Concrete Tables **Quantity: (2) Units**
Location: Hidden Trail Park
Funded?: Yes.
History:
Evaluation: These are extensive life elements installed in 2002. They are structurally sound and in good condition. No damage or abuse, some minor rust on brackets.

Useful Life:
20 years

Remaining Life:
5 years

Best Case: $ 1,400 Worst Case: $ 2,400

Allowance to replace Higher allowance

Cost Source: ARI Cost Database

Comp #: 508 Hidden Trail - Tot Lot Equipment **Quantity: (1) Structure**
Location: Hidden Trail play area
Funded?: Yes.
History: New in 2001. Replaced worn parts in 2016 for $340.
Evaluation: This is a metal and plastic Landscape Structure with (3) miscellaneous separate pieces. These are structurally sound and in good condition. Showing no rust, no abuse and aging well.

Useful Life:
15 years

Remaining Life:
3 years

Best Case: $ 39,000 Worst Case: $ 54,000

Estimate to replace Higher estimate

Cost Source: Client Cost History With Inflation

Comp #: 508 Hidden Trail Wood Chips - Repl **Quantity: Moderate GSF**
Location: Tot lot base
Funded?: Yes.
History:
Evaluation: The wood chips used as a base for the tot lot area is full, well maintained and in good condition.

Useful Life:
7 years

Remaining Life:
2 years

Best Case: $ 13,000 Worst Case: $ 16,000

Estimate to replace Higher estimate

Cost Source: Client cost history with inflation

Comp #: 509 Hidden Trail - Trash Receptacles **Quantity: (4) Containers**
Location: Gallup Park
Funded?: Yes.
History: Purchased in 2001-2002.
Evaluation: These are concrete trash receptacles all in good condition. No damage or abuse, some stains. Expect to replace the tops using Operating Funds.

Useful Life:
20 years

Remaining Life:
5 years

Best Case: $ 2,300 Worst Case: $ 2,900

Allowance to replace Higher allowance

Cost Source: Client Cost History With Inflation

Hundred Foot Arena

Comp #: 601 Hundred Foot Arena - Arena Base **Quantity: (1) Arena**
Location: Hundred Foot Arena
Funded?: Yes.
History:
Evaluation: The Association has provided the cost and useful life of this element. The arena is in good condition, well maintained.

Useful Life:
20 years

Remaining Life:
4 years

Best Case: $ 9,500 Worst Case: $ 11,000

Estimate to replace base Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 602 Hundred Foot Arena - Footing **Quantity: (1) Arena**
Location: Hundred Foot Arena
Funded?: Yes.
History:
Evaluation: The useful life of this component was provided by the Association.

Useful Life:
8 years

Remaining Life:
0 years

Best Case: $ 11,000 Worst Case: $ 13,000

Estimate to replace footings Higher estimate

Cost Source: Client Cost History With Inflation

Comp #: 603 Hundred Foot Arena - Railing **Quantity: Approx 315 LF**
Location: Hundred Foot Arena
Funded?: Yes.
History:
Evaluation: This galvanized 4' three rail pipe is in good condition, structurally sound and showing no evidence of failure or abuse. Very minor rust, not significant. Expect full useful life.

Useful Life:
30 years

Remaining Life:
5 years

Best Case: $ 22,000 Worst Case: $ 25,000

Allowance to replace with similar product Higher allowance

Cost Source: Client Cost History With Inflation

Comp #: 604 Hundred Foot Arena - Receptacle **Quantity: (1) Container**
Location: Gallup Park
Funded?: Yes.
History:
Evaluation: These are concrete trash receptacles all in good condition. No damage or abuse, some stains. Expect to replace the tops using Operating Funds.

Useful Life:
20 years

Remaining Life:
5 years

Best Case: $ 520 Worst Case: $ 640

Allowance to replace Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 701 Moulton Park - Arena Base **Quantity: (1) Arena**
Location: Moulton Park
Funded?: Yes.
History:
Evaluation: The Association has provided the cost and useful life of this element. The arena is clean and well maintained. Based on age, the arena base is at the end of useful life.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 9,500 Worst Case: $ 11,000

Estimate to replace base Higher estimate

Cost Source: Client Cost History With Inflation

Comp #: 702 Moulton Park - Arena Footing **Quantity: (1) Arena**
Location: Moulton Park
Funded?: Yes.
History:
Evaluation: Footings are original. The useful life of this component was provided by the Association and it has reached the end of useful life. Wood is dry and warping.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 12,000 Worst Case: $ 14,000

Estimate to replace footings Higher estimate

Cost Source: Client Cost History With Inflation

Comp #: 703 Moulton Park Arena - Rail **Quantity: Approx 550 LF**
Location: Moulton Park Arena
Funded?: Yes.
History:
Evaluation: This galvanized 3.5" two rail pipe is in fair condition, structurally sound. There is some rust and corrosion evident.

Useful Life:
30 years

Remaining Life:
5 years

Best Case: $ 36,000 Worst Case: $ 42,000

Allowance to replace with similar product Higher allowance

Cost Source: ARI Cost Database

Comp #: 704 Moulton Park - Benches **Quantity: (3) Benches**
Location: Moulton Park
Funded?: Yes.
History:
Evaluation: Installed in 1991. Generally dry and cracking. These need to be sealed to protect the wood.

Useful Life:
15 years

Remaining Life:
2 years

Best Case: $ 2,800 Worst Case: $ 3,200

Allowance to replace Higher allowance

Cost Source: ARI Cost Database

Comp #: 705 Moulton Park - Basketball Court **Quantity: Approx 2,350 GSF**
Location: Moulton Park
Funded?: Yes.
History: 2017: $3,200.
Evaluation: The surface is intact and in good condition. Well maintained and no abuse.

Useful Life:
5 years

Remaining Life:
3 years

Best Case: $ 3,300 Worst Case: $ 4,100

Allowance to resurface Higher allowance

Cost Source: Client Cost History

Comp #: 706 Moulton Park - Drinking Fountain **Quantity: (1) Fountain**
Location: Hidden Trail Park
Funded?: Yes.
History:
Evaluation: The fountains are clay pipe structures with inexpensive hardware. The current fountains are structurally sound and still in fair condition.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 3,400 Worst Case: $ 4,400

Estimate to replace with concrete pedestal Higher estimate

Cost Source: ARI Cost Database

Comp #: 707 Moulton Park - Fitness Trail **Quantity: (9) Stations**

Location: Moulton Park

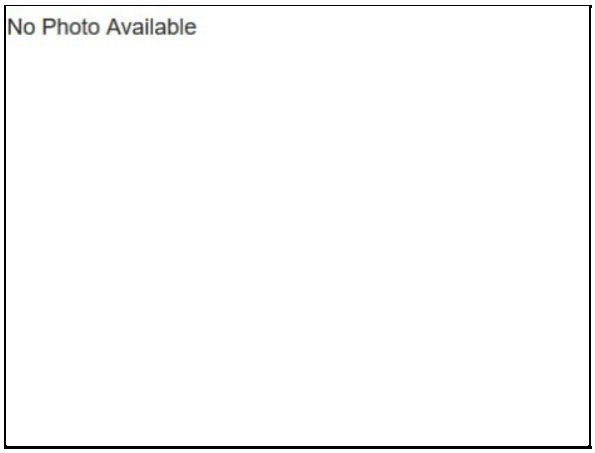
Funded?: No. The fitness trail system was installed in 2001-2002. There are 9 stations with signs and apparatus. The signs and equipment are showing significant age and corrosion. The association will replace components as needed using Operating Funds.

History:

Evaluation:

Useful Life:
0 years

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 708 Moulton Park - Storage Barn **Quantity: (1) 20x8 Structure**

Location: Moulton Park

Funded?: Yes.

History:

Evaluation: Pre-fab storage structure. There is some weathering, wood is warping and cracking The roof has some damage and advanced age.

Useful Life:
25 years

Remaining Life:
16 years

Best Case: $ 5,000 Worst Case: $ 7,800

Estimate to replace, installed Higher estimate

Cost Source: Client Cost History With Inflation

Comp #: 709 Moulton Park Storage Barn - Paint **Quantity: (1) 8x20 Structure**
Location: Moulton Park
Funded?: Yes.
History:
Evaluation: This structure is dry and faded. Shingle roof shows some missing tiles. Wood needs to be painted at this time. Paint and do necessary roof maintenance now to avoid further deterioration.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 1,000 Worst Case: $ 2,100

Estimate to paint and refurbish Higher estimate

Cost Source: ARI Cost Database

Comp #: 710 Moulton Park - Tot Lot Equipment **Quantity: (1) Structure**
Location: Moulton Park
Funded?: Yes.
History: Purchased in 2001. Replaced worn parts 3/8/2016 for $1,754.
Evaluation: The unit is a large metal and plastic Landscape Structure and separate swing set. It is structurally sound and still attractive and in good condition. No abuse, no corrosion, and well maintained. Aging well.

Useful Life:
15 years

Remaining Life:
3 years

Best Case: $ 39,000 Worst Case: $ 49,000

Estimate to replace Higher estimate

Cost Source: Client Cost History With Inflation

Comp #: 711 Moulton Park - Tot Lot Sand **Quantity: Approx 3,000 GSF**
Location: Moulton Park
Funded?: Yes.
History: Noted to be converted with wood chips with sand play area.
Evaluation: Sand under structure should be about 4 inches deep. It is full and has minor debris accumulation.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 9,600 Worst Case: $ 11,000

Estimate to replace Higher estimate

Cost Source: Client Cost History With Inflation

Comp #: 712 Moulton Park - Trash Receptacles **Quantity: (4) Containers**
Location: Moulton Park
Funded?: Yes.
History: Purchased in 2001.
Evaluation: These are concrete receptacles with plastic lids. They are structurally sound, no damage. Aging normally. Replace lids using Operating Funds.

Useful Life:
20 years

Remaining Life:
5 years

Best Case: $ 2,300 Worst Case: $ 2,800

Allowance to replace Higher allowance

Cost Source: Client Cost History With Inflation

Comp #: 713 Moulton Park - Tables **Quantity: (2) Units**
Location: Moulton Park
Funded?: Yes.
History: New in 2002.
Evaluation: These are extensive life elements. They are structurally sound and in good condition. No damage or abuse, some minor rust on brackets.

Useful Life:
20 years

Remaining Life:
5 years

Best Case: $ 1,400 Worst Case: $ 2,300

Allowance to replace Higher allowance

Cost Source: ARI Cost Database

Comp #: 714 Moulton Park - Equestrian Fountain **Quantity: (1) Fountain**
Location:
Funded?: Yes. Funding Reason
History:
Evaluation:

Useful Life:
25 years

Remaining Life:
0 years

Best Case: $ 1,000 Worst Case: $ 1,300

Allowance to replace Higher allowance

Cost Source: Client Cost Estimate

Cabot Arena

Comp #: 801 Cabot Arena - Railing **Quantity: Approx 500 LF**
Location: Cabot Arena
Funded?: Yes.
History:
Evaluation: This galvanized 4' three rail pipe is in good condition, structurally sound and showing no evidence of failure or abuse.

Useful Life:
20 years

Remaining Life:
5 years

Best Case: $ 33,000 Worst Case: $ 39,000

Allowance to replace Higher allowance

Cost Source: ARI Cost Database

Comp #: 802 Cabot Arena - Tables **Quantity: (1) Wood table**
Location: Cabot Arena
Funded?: Yes.
History:
Evaluation: These 8' wood picnic table with attached benches are old and in poor condition. These have reached the end of average life and are no longer attractive.

Useful Life:
15 years

Remaining Life:
0 years

Best Case: $ 2,500 Worst Case: $ 4,200

Allowance to replace Higher allowance

Cost Source: ARI Cost Database

Comp #: 803 Cabot Arena - Footing **Quantity: (1) Arena**
Location: Cabot Arena
Funded?: Yes.
History: 2017: $15,000.
Evaluation: The useful life of this component was provided by the Association. Repairs and replacement in 2017. It is in good condition with no excessive abuse.

Useful Life:
4 years

Remaining Life:
2 years

Best Case: $ 13,000 Worst Case: $ 18,000

Estimate to replace footings Higher estimate

Cost Source: Client Cost History

Comp #: 804 Cabot Arena - Base **Quantity: (1) Arena**
Location: Cabot Arena
Funded?: Yes.
History: 2017: $23,200
Evaluation: The Association has provided the cost and useful life of this element. This arena base is intact, full and free of excessive debris.

Useful Life:
20 years

Remaining Life:
18 years

Best Case: $ 21,000 Worst Case: $ 31,000

Allowance to replace base Higher allowance

Cost Source: Client cost history with inflation

Comp #: 804 Cabot Arena Irrig. Controller **Quantity: (1) Hunter Solar Cont.**
Location:
Funded?: Yes.
History: New in 2017 for $950.
Evaluation: The controller is solar powered on an independent pole. It is new and in good condition.

Useful Life:
12 years

Remaining Life:
10 years

Best Case: $ 820 Worst Case: $ 1,200

Estimate to replace Higher estimate

Cost Source: Client Cost History

Comp #: 804 Cabot Arena Kickboards **Quantity: (475) LF**
Location:
Funded?: Yes.
History: New in 2017 for $6,500.
Evaluation: These were replaced in 2017 and are in good condition.

Useful Life:
5 years

Remaining Life:
3 years

Best Case: $ 5,700 Worst Case: $ 7,700

Estimate to replace Higher estimate

Cost Source: Client Cost History

Comp #: 804 Cabot Round Pen Footings -Base Rail **Quantity: (1) Round Pen**
Location:
Funded?: Yes.
History: New in 2017 for $6,500.
Evaluation: The pen foots are new and in good condition.

Useful Life:
5 years

Remaining Life:
3 years

Best Case: $ 5,700 Worst Case: $ 7,700

Estimate to replace Higher estimate

Cost Source: Client Cost History

Comp #: 805 Cabot Arena - Trash Receptacle **Quantity: (1) Container**
Location: Cabot Arena
Funded?: Yes.
History:
Evaluation: The trash receptacle is wood slat construction, however, the Association desires to replace with concrete. This has reached the end of average life and should be replaced.

Useful Life:
18 years

Remaining Life:
2 years

Best Case: $ 1,000 Worst Case: $ 1,400

Estimate to replace with similar size and style Higher estimate

Cost Source: Printed Estimating Guidebook(s)

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Update "With-Site-Visit" Reserve Study

Nellie Gail Ranch
Equestrian Center
Laguna Hills, CA

Report #: 17146-9
For Period Beginning: October 1, 2018
Expires: September 30, 2019

Date Prepared: July 10, 2018

SABRINA WILLISON
CAI-RS
00334
DESIGNATION
RESERVE SPECIALIST

Hello, and welcome to your Reserve Study!

This Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

With respect to Reserves, this Report will tell you "where you are," and "where to go from here."

In this Report, you will find...

1) A List of What you're Reserving For

2) An Evaluation of your Reserve Fund Size and Strength

3) A Recommended Multi-Year Reserve Funding Plan

More Questions?

Visit our website at www.ReserveStudy.com or call us at:

949-481-0421

ASSOCIATION RESERVES
Est. 1986

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Executive Summary

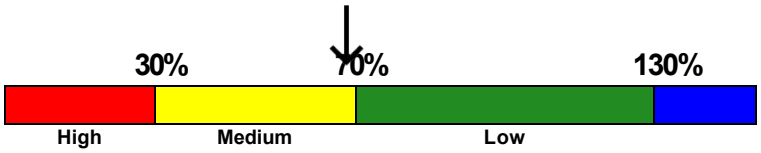
Association:	**Nellie Gail Ranch Equestrian Center**	**Assoc. #: 17146-9**
Location:	**Laguna Hills, CA**	**# of Units:1407**
Report Period:	**October 1, 2018 through September 30, 2019**	

Findings/Recommendations as-of: October 1, 2018

Project Starting Reserve Balance	**$771,074**
Current Full Funding Reserve Balance	**$1,104,021**
Average Reserve Deficit (Surplus) Per Unit	**$237**
Percent Funded	**69.8 %**
Recommended 2018 "Monthly Full Funding Contributions"	**$12,800**
Alternate minimum contributions to keep Reserve above $0	**$10,000**
Most Recent Reserve Contribution Rate	**$9,200**

Reserves % Funded: 69.8%

Special Assessment Risk:



Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	**1.00 %**
Annual Inflation Rate	**3.00 %**

This is an Update "With-Site-Visit" Reserve Study, and is based on a prior Report prepared by Association Reserves for your 2017 - 2018 Fiscal Year. We performed the site inspection on 4/11/2018.

This Reserve Study was prepared by a credentialed Reserve Specialist, Sabrina C. Willison RS #334.

The Reserve Fund is between the 30% funded level and the 70% funded level at 69.8 % Funded, which is a fair position for the fund to be in. This means that the association's special assessment & deferred maintenance risk is currently medium. The objective of your multi-year Funding Plan is to Fully Fund Reserves and ultimately achieve a position of strength in the fund, where associations enjoy a low risk of Reserve cash flow problems.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions to $12,800.

***The Alternative Contribution rate, also called Baseline Funding will keep the Reserve Funds above $0. This figure for your association is $10,000.**

To receive a copy of the full Reserve Study, contact the Association.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Paved Surfaces			
101	Asphalt - Resurface	20	14	$34,500
102	Asphalt - Seal & Repair	4	2	$8,750
103	Concrete - Repair	5	0	$3,250
	Lighting			
401	Arena Lighting (Lower) - Replace	20	0	$4,800
401	Arena Lighting (Upper) - Replace	20	0	$9,100
401	Mid Arena Lighting (2003) - Replace	20	0	$4,700
402	Clubhse Interior Lighting - Replace	20	1	$4,900
403	Parking Lot Lighting - Replace	20	0	$5,900
	Painting			
501	Exterior Wood Buildings - Painting	5	0	$83,000
501	Interior Buildings - Painting	10	0	$7,750
	Roofing			
514	Clubhouse Tile Roof - R & R	20	6	$14,000
603	Hay Barn Roof - R & R	20	14	$39,500
610	Lower Round Pen Cover - Replace	25	20	$64,500
1304	Tile Roof (Barn A) - Replace	30	2	$35,000
1304	Tile Roof (Barn B) - Replace	30	6	$17,000
1308	Metal Roof (Barn C) - Replace	30	11	$33,500
1308	Metal Roof (Barn D) - Replace	30	11	$45,000
1308	Metal Roof (Hot Walker) - Replace	30	11	$17,500
1308	Metal Roof (Lwr Pipe St) - Replace	30	11	$24,500
1308	Metal Roof (Mid Pipe St) - Replace	30	11	$22,000
1308	Metal Roof (Sm. Pipe St) - Replace	30	11	$7,750
1308	Metal Roof (Upr Pipe St) - Replace	30	11	$17,500
1310	Gutters/Downspts (Barn A) - Repairs	10	7	$4,150
1310	Gutters/Downspts (Barn B) - Repairs	10	7	$3,500
1310	Gutters/Downspts (Barn D) - Repairs	10	7	$3,150
1310	Gutters/Downspts (Clubhs) - Repairs	10	7	$440
1310	Gutters/Downspts (HayBrn) - Repairs	10	7	$460
1310	Lower Pipe Stalls Gutters - Replace	10	7	$460
1310	Mid. Pipe Stalls Gutters - Replace	10	7	$1,350
1310	Upper Pipe Stalls Gutters - Replace	10	7	$460
	Railing			
302	Lower Round Pen Railing - Pipe	30	6	$39,000
302	Railing - Lower Bull Pen	10	2	$14,000
302	Upper Round Pen - Metal Rails	10	1	$14,000
303	Middle Arena Pipe Railing - Replace	20	6	$35,500
305	Lower Arena Wood Railing - Replace	15	5	$37,500
306	Upper Arena Wood Railing - Replace	15	6	$37,000
	Fencing			
301	Wood Fencing - Repair/Replace	3	1	$18,500
305	Lower Turnout - Wood Fencing	15	5	$3,050
608	Upper Wood Mini-Pen - R & R	30	2	$30,000
1121	Wood Siding (Upr Round Pen) Repair	5	2	$1,250

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Footings			
801	Lower Arena Footing - Replace	6	4	$26,500
801	Middle Arena Footing - Replace	4	2	$13,000
801	Upper Arena Footing - Replace	4	2	$13,000
	Stalls			
601	Middle Pipe Stall - R & R	30	3	$66,000
602	Lower Barn 8 Pipe Stalls - R & R	30	12	$46,000
609	Upper 5 Pipe Stalls - R & R	30	22	$71,000
620	Barn B Grooming (1995) - Replace	20	2	$8,950
621	Barn B Grooming (2002) - Repl	20	4	$6,550
622	Lower Pipe Stall Grooming - Repl	30	12	$3,900
624	Barn A Grooming (2013) - Replace	20	15	$8,950
625	Barn A Grooming (1996) - Replace	30	8	$18,500
626	Barn D Grooming - Replace	30	17	$9,050
626	Upper Pipe Stall Grooming - Repl	30	10	$6,550
	Arena Base			
800	Lower Arena Ftg. - Supplement Sand	2	0	$3,100
802	Lower Arena Base - Replace	12	7	$58,000
802	Middle Arena Base - Replace	12	7	$58,000
802	Upper Arena Base - Replace	12	6	$58,000
	Barn B Apartments			
600	Barn B Apartments - Renovation	10	5	$13,500
	Clubhouse			
502	Clubhouse Appliances - Replace	12	1	$3,500
503	Clubhouse Counters/Cab - Replace	20	1	$6,750
504	Clubhouse Carpet - Replace	10	1	$2,750
505	Clubhouse Computers - Replace	4	3	$1,800
507	Clubhouse Deck - Replace	20	0	$30,000
507	Clubhouse Patio Cover - Replace	20	0	$12,000
508	Clubhouse Exterior Doors - Replace	18	1	$2,000
508	Clubhouse Interior Doors - Replace	18	1	$2,000
509	Clubhouse BBQ & Patio Furn - Repl	5	0	$3,800
509	Clubhouse Furniture - Replace	5	0	$8,550
512	Clubhse Plumbing Fixtures - Replace	20	1	$5,400
513	Clubhouse Tile Floor - Replace	20	1	$5,750
515	Clubhouse Window Covering - Replace	17	0	$3,950
2450	Sliding Drs/Windows (CH) - Replace	25	0	$37,000
	Mechanical			
105	Access Gate - Operator	10	8	$4,350
106	Access - Keypad	10	8	$1,010
510	Clubhouse Furnace - Replace	20	4	$4,350
510	Clubhouse HVAC A/C - Replace	10	9	$10,000
709	Equipment Hot Walker - Replace	20	11	$76,000
900	Arena Sound Equipment - Replace	5	3	$1,550
	Vehicles			
111	Vehicle - Kubota Cart	8	4	$13,000
701	Equipment - JD Tractor - Replace	15	9	$93,500
705	Equipment Tractor Drag - Replace	12	3	$5,150
705	Equipment Tractor Drag - Replace	12	10	$7,400

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
707	Equipment Vibrating Compact - Repl	20	1	$5,150
	Barn Contingency			
604	Barn "A" - Repair/Contingecy	1	0	$6,400
604	Barn "B" - Repair/Contingecy	1	0	$6,400
604	Barn "C" - Repair/Contingecy	1	0	$6,400
604	Barn "D" - Repair/Contingecy	1	0	$6,400
604	Hot Walker - Repair/Contingency	1	0	$4,000
	Wash Racks			
630	Hay Barn Wash Rack - Replace	30	13	$22,000
631	Barn B Wash Rack - Replace	30	14	$39,000
632	Barn D Wash Rack - Replace	30	13	$38,000
	Grounds & Misc.			
107	Entry Monument Sign - Replace	15	1	$7,050
640	Wash & Groom Rack Mats - Replace	3	0	$4,250
901	Dressage Court & Letters - Replace	12	2	$6,250
902	Dressage Mirrors Large - Replace	10	5	$40,000
903	Dressage Mirrors Small - Replace	10	4	$4,950
907	Arena Judging Stands - Refurbish	10	1	$10,000
2451	Middle Arena Tarp	4	3	$4,650
98	**Total Funded Components**			

Note 1: Yellow highlighted line items are expected to require attention in this initial year.

Introduction

A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.

Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology

For this Update With-Site-Visit Reserve Study, we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

RESERVE COMPONENT "FOUR-PART TEST"

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How do we establish Useful Life and Remaining Useful Life estimates?

1) Visual Inspection (observed wear and age)
2) Association Reserves database of experience
3) Client History (install dates & previous life cycle information)
4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

1) Actual client cost history, or current proposals
2) Comparison to Association Reserves database of work done at similar associations
3) Vendor Recommendations
4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
2) Compare that to the Reserve Fund Balance, and express as a percentage.

Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?

RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

FUNDING OBJECTIVES

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During our site visit on 4/11/2018, we started with a brief meeting with Brian Mitchell, who is part of the management teams, and then started the site inspection beginning with the Swim Club. We visually inspected all the buildings, and were able to see most areas.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table. Note the significant expenses throughout the next 30 years and plan to fund Reserves accordingly.

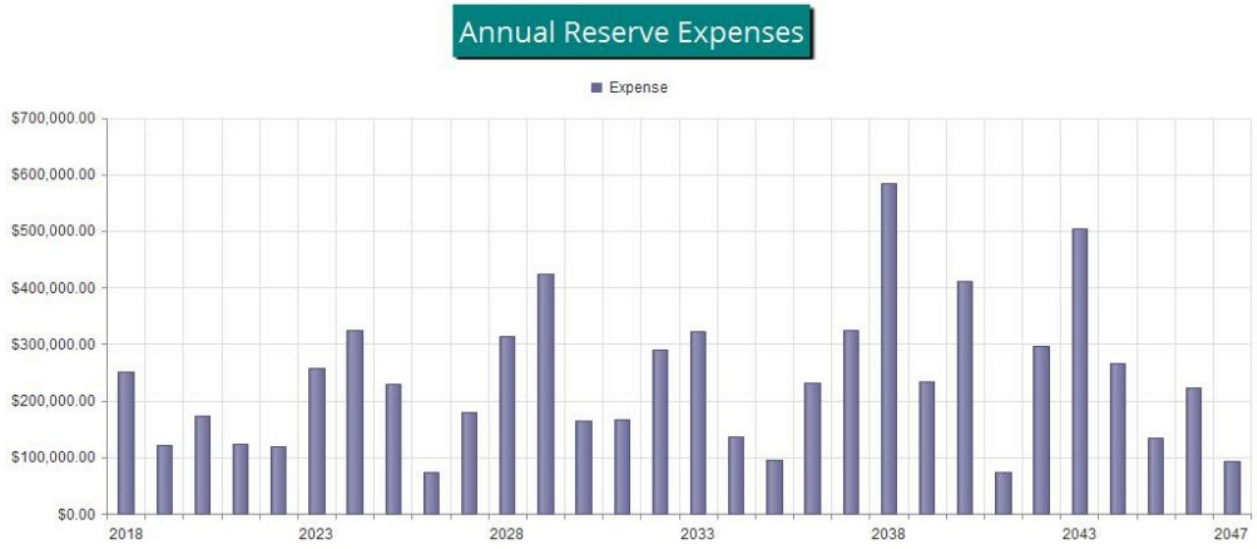


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $771,074 as-of the start of your Fiscal Year on 10/1/2018. This is based on your actual balance on 2/28/2018 of $715,874 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be $1,104,021. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 69.8 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of $12,800 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

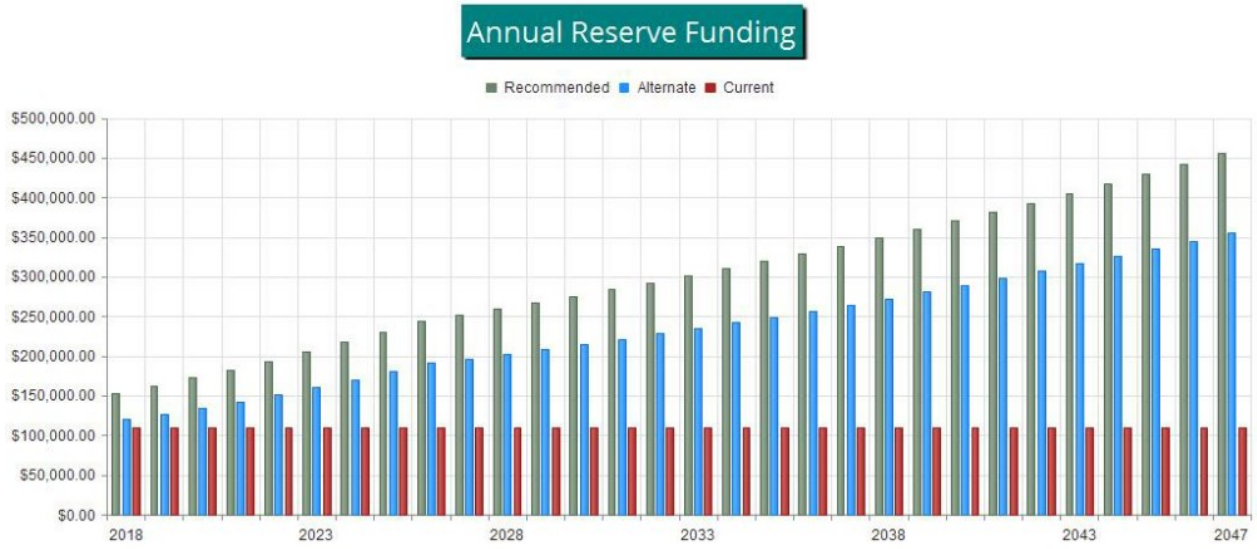


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan and at your current budgeted contribution rate, compared to your always-changing Fully Funded Balance target.

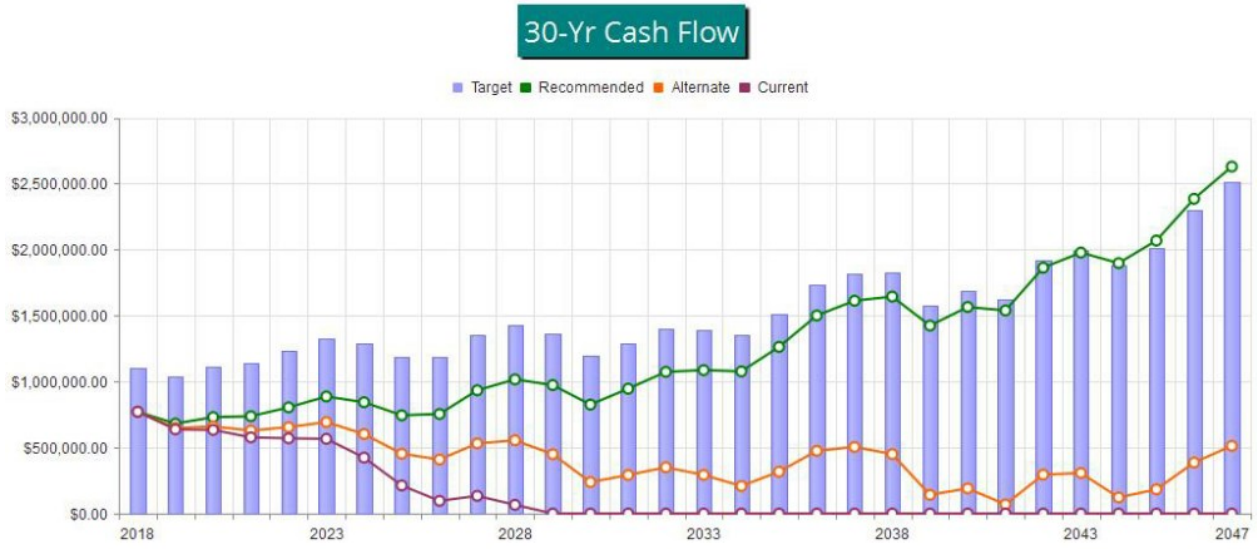


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

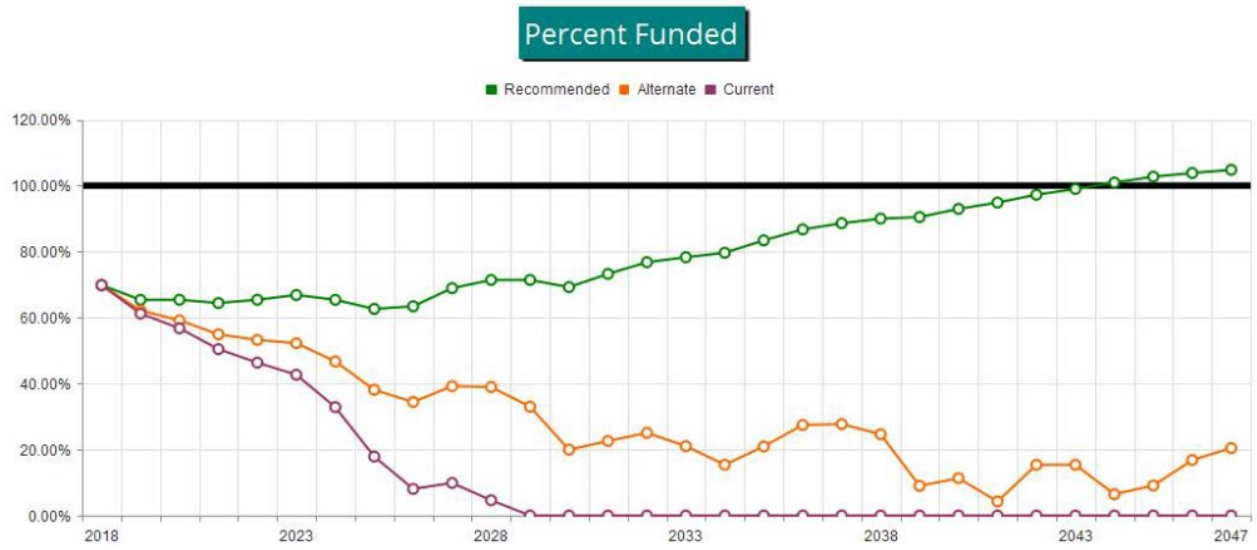


Figure 4

Table Descriptions

The tabular information in this Report is broken down into nine tables, not all which may have been chosen by your Project Manager to appear in your report. Tables are listed in the order in which they appear in your Report.

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Analysis Summary provides a summary of the starting financial information and your Project Manager's Financial Analysis decision points.

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the association total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the association, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

Accounting-Tax Summary provides information on each Component's proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

Budget Summary

17146-9
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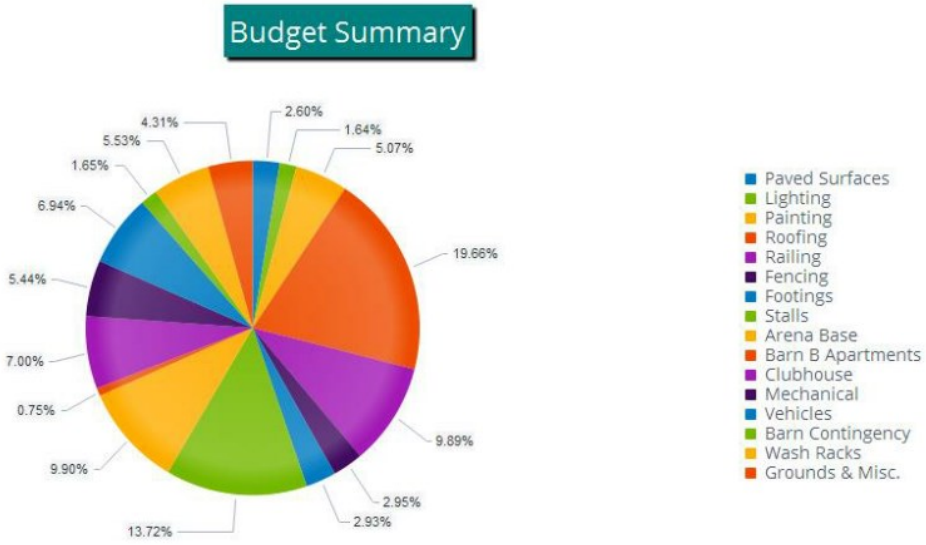
	Useful Life		2018 Rem. Useful Life		Estimated Replacement Cost in 2018	2018 Expenditures	10/01/2018 Current Fund Balance	10/01/2018 Fully Funded Balance	Remaining Bal. to be Funded	2018 Contributions
	Min	Max	Min	Max						
Paved Surfaces	4	20	0	14	$46,500	$3,250	$7,625	$17,975	$38,875	$4,431
Lighting	20	20	0	1	$29,400	$24,500	$29,155	$29,155	$245	$1,428
Painting	5	10	0	0	$90,750	$90,750	$90,750	$90,750	$0	$16,874
Roofing	10	30	2	20	$351,720	$0	$60,258	$191,249	$291,462	$13,574
Railing	10	30	1	6	$177,000	$0	$127,050	$127,050	$49,950	$10,529
Fencing	3	30	1	5	$52,800	$0	$43,117	$43,117	$9,683	$7,400
Footings	4	6	2	4	$52,500	$0	$21,833	$21,833	$30,667	$10,602
Stalls	20	30	2	22	$245,450	$0	$82,689	$145,661	$162,761	$8,342
Arena Base	2	12	0	7	$177,100	$3,100	$80,433	$80,433	$96,667	$15,587
Barn B Apartments	10	10	5	5	$13,500	$0	$6,750	$6,750	$6,750	$1,311
Clubhouse	4	25	0	3	$125,250	$95,300	$122,216	$122,216	$3,034	$8,174
Mechanical	5	20	3	11	$97,260	$0	$5,172	$40,372	$92,088	$5,695
Vehicles	8	20	1	10	$124,200	$0	$15,255	$53,888	$108,945	$8,898
Barn Contingency	1	1	0	0	$29,600	$29,600	$29,600	$29,600	$0	$28,747
Wash Racks	30	30	13	14	$99,000	$0	$0	$54,800	$99,000	$3,205
Grounds & Misc.	3	15	0	5	$77,150	$4,250	$49,171	$49,171	$27,979	$8,804
					$1,789,180	$250,750	$771,074	$1,104,021	$1,018,106	$153,600

Percent Funded: 69.8%



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate Best Case	Current Cost Estimate Worst Case
	Paved Surfaces					
101	Asphalt - Resurface	Approx 16,500 GSF	20	14	$30,000	$39,000
102	Asphalt - Seal & Repair	Approx 16,500 GSF	4	2	$8,200	$9,300
103	Concrete - Repair	Moderate GSF	5	0	$2,700	$3,800
	Lighting					
401	Arena Lighting (Lower) - Replace	(4) Fixtures	20	0	$4,200	$5,400
401	Arena Lighting (Upper) - Replace	(8) Fixtures	20	0	$8,200	$10,000
401	Mid Arena Lighting (2003) - Replace	(4) Fixtures	20	0	$4,200	$5,200
402	Clubhse Interior Lighting - Replace	(18) Fixtures	20	1	$3,800	$6,000
403	Parking Lot Lighting - Replace	(4) Fixtures	20	0	$4,600	$7,200
	Painting					
501	Exterior Wood Buildings - Painting	All Wood Buildings	5	0	$76,000	$90,000
501	Interior Buildings - Painting	Approx 3,000 GSF	10	0	$6,500	$9,000
	Roofing					
514	Clubhouse Tile Roof - R & R	Approx 1,500 GSF	20	6	$13,000	$15,000
603	Hay Barn Roof - R & R	Approx 2,100 GSF	20	14	$34,000	$45,000
610	Lower Round Pen Cover - Replace	(1) Cover	25	20	$59,000	$70,000
1304	Tile Roof (Barn A) - Replace	6,220 SF	30	2	$33,000	$37,000
1304	Tile Roof (Barn B) - Replace	1,800 SF	30	6	$16,000	$18,000
1308	Metal Roof (Barn C) - Replace	4,321 GSF	30	11	$29,000	$38,000
1308	Metal Roof (Barn D) - Replace	5,800 GSF	30	11	$39,000	$51,000
1308	Metal Roof (Hot Walker) - Replace	2,300 GSF	30	11	$15,000	$20,000
1308	Metal Roof (Lwr Pipe St) - Replace	3,150 GSF	30	11	$21,000	$28,000
1308	Metal Roof (Mid Pipe St) - Replace	2,800 GSF	30	11	$19,000	$25,000
1308	Metal Roof (Sm. Pipe St) - Replace	1,000 GSF	30	11	$6,700	$8,800
1308	Metal Roof (Upr Pipe St) - Replace	2,300 GSF	30	11	$15,000	$20,000
1310	Gutters/Downspts (Barn A) - Repairs	360 LF	10	7	$3,800	$4,500
1310	Gutters/Downspts (Barn B) - Repairs	300 LF	10	7	$3,200	$3,800
1310	Gutters/Downspts (Barn D) - Repairs	268 LF	10	7	$2,900	$3,400
1310	Gutters/Downspts (Clubhs) - Repairs	38 LF	10	7	$400	$480
1310	Gutters/Downspts (HayBrn) - Repairs	40 LF	10	7	$420	$500
1310	Lower Pipe Stalls Gutters - Replace	40 LF	10	7	$420	$500
1310	Mid. Pipe Stalls Gutters - Replace	120 LF	10	7	$1,200	$1,500
1310	Upper Pipe Stalls Gutters - Replace	40 LF	10	7	$420	$500
	Railing					
302	Lower Round Pen Railing - Pipe	Approx 200 LF	30	6	$37,000	$41,000
302	Railing - Lower Bull Pen	Approx 160 LF	10	2	$13,000	$15,000
302	Upper Round Pen - Metal Rails	160 LF	10	1	$13,000	$15,000
303	Middle Arena Pipe Railing - Replace	Approx 500 LF	20	6	$33,000	$38,000
305	Lower Arena Wood Railing - Replace	Approx 630 LF	15	5	$34,000	$41,000
306	Upper Arena Wood Railing - Replace	Approx 625 LF	15	6	$34,000	$40,000
	Fencing					
301	Wood Fencing - Repair/Replace	Approx 3,300 LF	3	1	$14,000	$23,000
305	Lower Turnout - Wood Fencing	(2) Gates, 130 LF 3-Rail	15	5	$2,900	$3,200

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate Best Case	Current Cost Estimate Worst Case
608	Upper Wood Mini-Pen - R & R	(1) Wood structure	30	2	$24,000	$36,000
1121	Wood Siding (Upr Round Pen) Repair	Approx. 1250 GSF	5	2	$1,000	$1,500
	Footings					
801	Lower Arena Footing - Replace	(1) Arena	6	4	$24,000	$29,000
801	Middle Arena Footing - Replace	(1) Arena	4	2	$10,000	$16,000
801	Upper Arena Footing - Replace	(1) Arena	4	2	$10,000	$16,000
	Stalls					
601	Middle Pipe Stall - R & R	(12) Stalls	30	3	$65,000	$67,000
602	Lower Barn 8 Pipe Stalls - R & R	(8) Stalls	30	12	$38,000	$54,000
609	Upper 5 Pipe Stalls - R & R	(5) Stalls	30	22	$67,000	$75,000
620	Barn B Grooming (1995) - Replace	(3) Bay Wood Rack	20	2	$8,100	$9,800
621	Barn B Grooming (2002) - Repl	(2) Bay Metal Rack	20	4	$6,000	$7,100
622	Lower Pipe Stall Grooming - Repl	(2) Bay Metal Rack	30	12	$3,500	$4,300
624	Barn A Grooming (2013) - Replace	(3) Bay Metal Rack w/ Cov	20	15	$8,100	$9,800
625	Barn A Grooming (1996) - Replace	(6) Bay Metal Rack w/ Cov	30	8	$15,000	$22,000
626	Barn D Grooming - Replace	(3) Bay Metal Rack	30	17	$8,200	$9,900
626	Upper Pipe Stall Grooming - Repl	(2) Bay Metal Rack	30	10	$6,000	$7,100
	Arena Base					
800	Lower Arena Ftg. - Supplement Sand	(1) Unit	2	0	$2,900	$3,300
802	Lower Arena Base - Replace	(1) Arena	12	7	$52,000	$64,000
802	Middle Arena Base - Replace	(1) Arena	12	7	$52,000	$64,000
802	Upper Arena Base - Replace	(1) Arena	12	6	$52,000	$64,000
	Barn B Apartments					
600	Barn B Apartments - Renovation	(2) Units	10	5	$11,000	$16,000
	Clubhouse					
502	Clubhouse Appliances - Replace	(3) Appliances	12	1	$3,100	$3,900
503	Clubhouse Counters/Cab - Replace	(1) Renovation	20	1	$6,200	$7,300
504	Clubhouse Carpet - Replace	Approx 27 GSY	10	1	$2,200	$3,300
505	Clubhouse Computers - Replace	(2) Systems	4	3	$1,500	$2,100
507	Clubhouse Deck - Replace	Approx 700 GSF	20	0	$26,000	$34,000
507	Clubhouse Patio Cover - Replace	Approx 400 GSF	20	0	$10,000	$14,000
508	Clubhouse Exterior Doors - Replace	(4) Various Style Doors	18	1	$1,500	$2,500
508	Clubhouse Interior Doors - Replace	(4) Doors	18	1	$1,500	$2,500
509	Clubhouse BBQ & Patio Furn - Repl	Various Furnishings	5	0	$3,300	$4,300
509	Clubhouse Furniture - Replace	Various Pieces	5	0	$7,100	$10,000
512	Clubhse Plumbing Fixtures - Replace	(6) Fixtures	20	1	$4,300	$6,500
513	Clubhouse Tile Floor - Replace	Approx 275 GSF	20	1	$4,900	$6,600
515	Clubhouse Window Covering - Replace	Various Materials	17	0	$3,300	$4,600
2450	Sliding Drs/Windows (CH) - Replace	(1) Slider - (17) Windows	25	0	$32,000	$42,000
	Mechanical					
105	Access Gate - Operator	(1) Operator	10	8	$3,800	$4,900
106	Access - Keypad	(1) Unit	10	8	$820	$1,200
510	Clubhouse Furnace - Replace	(1) Bryant Plus 80	20	4	$3,800	$4,900
510	Clubhouse HVAC A/C - Replace	(1) Lennox	10	9	$8,000	$12,000
709	Equipment Hot Walker - Replace	(1) Unit	20	11	$70,000	$82,000
900	Arena Sound Equipment - Replace	(1) System	5	3	$1,300	$1,800
	Vehicles					

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
111	Vehicle - Kubota Cart	(1) Kubota	8	4	$10,000	$16,000
701	Equipment - JD Tractor - Replace	(1) Tractor	15	9	$87,000	$100,000
705	Equipment Tractor Drag - Replace	(1) Implement	12	3	$4,600	$5,700
705	Equipment Tractor Drag - Replace	(1) Implement	12	10	$7,000	$7,800
707	Equipment Vibrating Compact - Repl	(1) Unit	20	1	$4,300	$6,000
	Barn Contingency					
604	Barn "A" - Repair/Contingecy	(1) Structure - Block	1	0	$5,900	$6,900
604	Barn "B" - Repair/Contingecy	(1) Structure	1	0	$5,900	$6,900
604	Barn "C" - Repair/Contingecy	(1) Structure - Block	1	0	$5,900	$6,900
604	Barn "D" - Repair/Contingecy	(1) Structure	1	0	$5,900	$6,900
604	Hot Walker - Repair/Contingency	(1) Provision	1	0	$3,000	$5,000
	Wash Racks					
630	Hay Barn Wash Rack - Replace	(2) Bay Metal	30	13	$21,000	$23,000
631	Barn B Wash Rack - Replace	(2) Bay Metal w/ Cover	30	14	$32,000	$46,000
632	Barn D Wash Rack - Replace	(2) Bay Metal w/ Cover	30	13	$32,000	$44,000
	Grounds & Misc.					
107	Entry Monument Sign - Replace	(1) Wood Sign	15	1	$6,500	$7,600
640	Wash & Groom Rack Mats - Replace	(1) Allocation	3	0	$4,000	$4,500
901	Dressage Court & Letters - Replace	(1) Component	12	2	$4,900	$7,600
902	Dressage Mirrors Large - Replace	(1) Large Mirror	10	5	$36,000	$44,000
903	Dressage Mirrors Small - Replace	(1) Smaller Mirror	10	4	$4,300	$5,600
907	Arena Judging Stands - Refurbish	(2) 8x8 Structure	10	1	$9,000	$11,000
2451	Middle Arena Tarp	(1) Component	4	3	$4,100	$5,200

98 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Paved Surfaces							
101	Asphalt - Resurface	$34,500	X	6	/	20	=	$10,350
102	Asphalt - Seal & Repair	$8,750	X	2	/	4	=	$4,375
103	Concrete - Repair	$3,250	X	5	/	5	=	$3,250
	Lighting							
401	Arena Lighting (Lower) - Replace	$4,800	X	20	/	20	=	$4,800
401	Arena Lighting (Upper) - Replace	$9,100	X	20	/	20	=	$9,100
401	Mid Arena Lighting (2003) - Replace	$4,700	X	20	/	20	=	$4,700
402	Clubhse Interior Lighting - Replace	$4,900	X	19	/	20	=	$4,655
403	Parking Lot Lighting - Replace	$5,900	X	20	/	20	=	$5,900
	Painting							
501	Exterior Wood Buildings - Painting	$83,000	X	5	/	5	=	$83,000
501	Interior Buildings - Painting	$7,750	X	10	/	10	=	$7,750
	Roofing							
514	Clubhouse Tile Roof - R & R	$14,000	X	14	/	20	=	$9,800
603	Hay Barn Roof - R & R	$39,500	X	6	/	20	=	$11,850
610	Lower Round Pen Cover - Replace	$64,500	X	5	/	25	=	$12,900
1304	Tile Roof (Barn A) - Replace	$35,000	X	28	/	30	=	$32,667
1304	Tile Roof (Barn B) - Replace	$17,000	X	24	/	30	=	$13,600
1308	Metal Roof (Barn C) - Replace	$33,500	X	19	/	30	=	$21,217
1308	Metal Roof (Barn D) - Replace	$45,000	X	19	/	30	=	$28,500
1308	Metal Roof (Hot Walker) - Replace	$17,500	X	19	/	30	=	$11,083
1308	Metal Roof (Lwr Pipe St) - Replace	$24,500	X	19	/	30	=	$15,517
1308	Metal Roof (Mid Pipe St) - Replace	$22,000	X	19	/	30	=	$13,933
1308	Metal Roof (Sm. Pipe St) - Replace	$7,750	X	19	/	30	=	$4,908
1308	Metal Roof (Upr Pipe St) - Replace	$17,500	X	19	/	30	=	$11,083
1310	Gutters/Downspts (Barn A) - Repairs	$4,150	X	3	/	10	=	$1,245
1310	Gutters/Downspts (Barn B) - Repairs	$3,500	X	3	/	10	=	$1,050
1310	Gutters/Downspts (Barn D) - Repairs	$3,150	X	3	/	10	=	$945
1310	Gutters/Downspts (Clubhs) - Repairs	$440	X	3	/	10	=	$132
1310	Gutters/Downspts (HayBrn) - Repairs	$460	X	3	/	10	=	$138
1310	Lower Pipe Stalls Gutters - Replace	$460	X	3	/	10	=	$138
1310	Mid. Pipe Stalls Gutters - Replace	$1,350	X	3	/	10	=	$405
1310	Upper Pipe Stalls Gutters - Replace	$460	X	3	/	10	=	$138
	Railing							
302	Lower Round Pen Railing - Pipe	$39,000	X	24	/	30	=	$31,200
302	Railing - Lower Bull Pen	$14,000	X	8	/	10	=	$11,200
302	Upper Round Pen - Metal Rails	$14,000	X	9	/	10	=	$12,600
303	Middle Arena Pipe Railing - Replace	$35,500	X	14	/	20	=	$24,850
305	Lower Arena Wood Railing - Replace	$37,500	X	10	/	15	=	$25,000
306	Upper Arena Wood Railing - Replace	$37,000	X	9	/	15	=	$22,200
	Fencing							
301	Wood Fencing - Repair/Replace	$18,500	X	2	/	3	=	$12,333
305	Lower Turnout - Wood Fencing	$3,050	X	10	/	15	=	$2,033
608	Upper Wood Mini-Pen - R & R	$30,000	X	28	/	30	=	$28,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1121	Wood Siding (Upr Round Pen) Repair	$1,250	X	3	/	5	=	$750
	Footings							
801	Lower Arena Footing - Replace	$26,500	X	2	/	6	=	$8,833
801	Middle Arena Footing - Replace	$13,000	X	2	/	4	=	$6,500
801	Upper Arena Footing - Replace	$13,000	X	2	/	4	=	$6,500
	Stalls							
601	Middle Pipe Stall - R & R	$66,000	X	27	/	30	=	$59,400
602	Lower Barn 8 Pipe Stalls - R & R	$46,000	X	18	/	30	=	$27,600
609	Upper 5 Pipe Stalls - R & R	$71,000	X	8	/	30	=	$18,933
620	Barn B Grooming (1995) - Replace	$8,950	X	18	/	20	=	$8,055
621	Barn B Grooming (2002) - Repl	$6,550	X	16	/	20	=	$5,240
622	Lower Pipe Stall Grooming - Repl	$3,900	X	18	/	30	=	$2,340
624	Barn A Grooming (2013) - Replace	$8,950	X	5	/	20	=	$2,238
625	Barn A Grooming (1996) - Replace	$18,500	X	22	/	30	=	$13,567
626	Barn D Grooming - Replace	$9,050	X	13	/	30	=	$3,922
626	Upper Pipe Stall Grooming - Repl	$6,550	X	20	/	30	=	$4,367
	Arena Base							
800	Lower Arena Ftg. - Supplement Sand	$3,100	X	2	/	2	=	$3,100
802	Lower Arena Base - Replace	$58,000	X	5	/	12	=	$24,167
802	Middle Arena Base - Replace	$58,000	X	5	/	12	=	$24,167
802	Upper Arena Base - Replace	$58,000	X	6	/	12	=	$29,000
	Barn B Apartments							
600	Barn B Apartments - Renovation	$13,500	X	5	/	10	=	$6,750
	Clubhouse							
502	Clubhouse Appliances - Replace	$3,500	X	11	/	12	=	$3,208
503	Clubhouse Counters/Cab - Replace	$6,750	X	19	/	20	=	$6,413
504	Clubhouse Carpet - Replace	$2,750	X	9	/	10	=	$2,475
505	Clubhouse Computers - Replace	$1,800	X	1	/	4	=	$450
507	Clubhouse Deck - Replace	$30,000	X	20	/	20	=	$30,000
507	Clubhouse Patio Cover - Replace	$12,000	X	20	/	20	=	$12,000
508	Clubhouse Exterior Doors - Replace	$2,000	X	17	/	18	=	$1,889
508	Clubhouse Interior Doors - Replace	$2,000	X	17	/	18	=	$1,889
509	Clubhouse BBQ & Patio Furn - Repl	$3,800	X	5	/	5	=	$3,800
509	Clubhouse Furniture - Replace	$8,550	X	5	/	5	=	$8,550
512	Clubhse Plumbing Fixtures - Replace	$5,400	X	19	/	20	=	$5,130
513	Clubhouse Tile Floor - Replace	$5,750	X	19	/	20	=	$5,463
515	Clubhouse Window Covering - Replace	$3,950	X	17	/	17	=	$3,950
2450	Sliding Drs/Windows (CH) - Replace	$37,000	X	25	/	25	=	$37,000
	Mechanical							
105	Access Gate - Operator	$4,350	X	2	/	10	=	$870
106	Access - Keypad	$1,010	X	2	/	10	=	$202
510	Clubhouse Furnace - Replace	$4,350	X	16	/	20	=	$3,480
510	Clubhouse HVAC A/C - Replace	$10,000	X	1	/	10	=	$1,000
709	Equipment Hot Walker - Replace	$76,000	X	9	/	20	=	$34,200
900	Arena Sound Equipment - Replace	$1,550	X	2	/	5	=	$620
	Vehicles							
111	Vehicle - Kubota Cart	$13,000	X	4	/	8	=	$6,500
701	Equipment - JD Tractor - Replace	$93,500	X	6	/	15	=	$37,400

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
705	Equipment Tractor Drag - Replace	$5,150	X	9	/	12	=	$3,863
705	Equipment Tractor Drag - Replace	$7,400	X	2	/	12	=	$1,233
707	Equipment Vibrating Compact - Repl	$5,150	X	19	/	20	=	$4,893
	Barn Contingency							
604	Barn "A" - Repair/Contingecy	$6,400	X	1	/	1	=	$6,400
604	Barn "B" - Repair/Contingecy	$6,400	X	1	/	1	=	$6,400
604	Barn "C" - Repair/Contingecy	$6,400	X	1	/	1	=	$6,400
604	Barn "D" - Repair/Contingecy	$6,400	X	1	/	1	=	$6,400
604	Hot Walker - Repair/Contingency	$4,000	X	1	/	1	=	$4,000
	Wash Racks							
630	Hay Barn Wash Rack - Replace	$22,000	X	17	/	30	=	$12,467
631	Barn B Wash Rack - Replace	$39,000	X	16	/	30	=	$20,800
632	Barn D Wash Rack - Replace	$38,000	X	17	/	30	=	$21,533
	Grounds & Misc.							
107	Entry Monument Sign - Replace	$7,050	X	14	/	15	=	$6,580
640	Wash & Groom Rack Mats - Replace	$4,250	X	3	/	3	=	$4,250
901	Dressage Court & Letters - Replace	$6,250	X	10	/	12	=	$5,208
902	Dressage Mirrors Large - Replace	$40,000	X	5	/	10	=	$20,000
903	Dressage Mirrors Small - Replace	$4,950	X	6	/	10	=	$2,970
907	Arena Judging Stands - Refurbish	$10,000	X	9	/	10	=	$9,000
2451	Middle Arena Tarp	$4,650	X	1	/	4	=	$1,163
								$1,104,021

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Paved Surfaces				
101	Asphalt - Resurface	20	$34,500	$1,725	1.09 %
102	Asphalt - Seal & Repair	4	$8,750	$2,188	1.38 %
103	Concrete - Repair	5	$3,250	$650	0.41 %
	Lighting				
401	Arena Lighting (Lower) - Replace	20	$4,800	$240	0.15 %
401	Arena Lighting (Upper) - Replace	20	$9,100	$455	0.29 %
401	Mid Arena Lighting (2003) - Replace	20	$4,700	$235	0.15 %
402	Clubhse Interior Lighting - Replace	20	$4,900	$245	0.15 %
403	Parking Lot Lighting - Replace	20	$5,900	$295	0.19 %
	Painting				
501	Exterior Wood Buildings - Painting	5	$83,000	$16,600	10.50 %
501	Interior Buildings - Painting	10	$7,750	$775	0.49 %
	Roofing				
514	Clubhouse Tile Roof - R & R	20	$14,000	$700	0.44 %
603	Hay Barn Roof - R & R	20	$39,500	$1,975	1.25 %
610	Lower Round Pen Cover - Replace	25	$64,500	$2,580	1.63 %
1304	Tile Roof (Barn A) - Replace	30	$35,000	$1,167	0.74 %
1304	Tile Roof (Barn B) - Replace	30	$17,000	$567	0.36 %
1308	Metal Roof (Barn C) - Replace	30	$33,500	$1,117	0.71 %
1308	Metal Roof (Barn D) - Replace	30	$45,000	$1,500	0.95 %
1308	Metal Roof (Hot Walker) - Replace	30	$17,500	$583	0.37 %
1308	Metal Roof (Lwr Pipe St) - Replace	30	$24,500	$817	0.52 %
1308	Metal Roof (Mid Pipe St) - Replace	30	$22,000	$733	0.46 %
1308	Metal Roof (Sm. Pipe St) - Replace	30	$7,750	$258	0.16 %
1308	Metal Roof (Upr Pipe St) - Replace	30	$17,500	$583	0.37 %
1310	Gutters/Downspts (Barn A) - Repairs	10	$4,150	$415	0.26 %
1310	Gutters/Downspts (Barn B) - Repairs	10	$3,500	$350	0.22 %
1310	Gutters/Downspts (Barn D) - Repairs	10	$3,150	$315	0.20 %
1310	Gutters/Downspts (Clubhs) - Repairs	10	$440	$44	0.03 %
1310	Gutters/Downspts (HayBrn) - Repairs	10	$460	$46	0.03 %
1310	Lower Pipe Stalls Gutters - Replace	10	$460	$46	0.03 %
1310	Mid. Pipe Stalls Gutters - Replace	10	$1,350	$135	0.09 %
1310	Upper Pipe Stalls Gutters - Replace	10	$460	$46	0.03 %
	Railing				
302	Lower Round Pen Railing - Pipe	30	$39,000	$1,300	0.82 %
302	Railing - Lower Bull Pen	10	$14,000	$1,400	0.89 %
302	Upper Round Pen - Metal Rails	10	$14,000	$1,400	0.89 %
303	Middle Arena Pipe Railing - Replace	20	$35,500	$1,775	1.12 %
305	Lower Arena Wood Railing - Replace	15	$37,500	$2,500	1.58 %
306	Upper Arena Wood Railing - Replace	15	$37,000	$2,467	1.56 %
	Fencing				
301	Wood Fencing - Repair/Replace	3	$18,500	$6,167	3.90 %
305	Lower Turnout - Wood Fencing	15	$3,050	$203	0.13 %
608	Upper Wood Mini-Pen - R & R	30	$30,000	$1,000	0.63 %
1121	Wood Siding (Upr Round Pen) Repair	5	$1,250	$250	0.16 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Footings				
801	Lower Arena Footing - Replace	6	$26,500	$4,417	2.79 %
801	Middle Arena Footing - Replace	4	$13,000	$3,250	2.05 %
801	Upper Arena Footing - Replace	4	$13,000	$3,250	2.05 %
	Stalls				
601	Middle Pipe Stall - R & R	30	$66,000	$2,200	1.39 %
602	Lower Barn 8 Pipe Stalls - R & R	30	$46,000	$1,533	0.97 %
609	Upper 5 Pipe Stalls - R & R	30	$71,000	$2,367	1.50 %
620	Barn B Grooming (1995) - Replace	20	$8,950	$448	0.28 %
621	Barn B Grooming (2002) - Repl	20	$6,550	$328	0.21 %
622	Lower Pipe Stall Grooming - Repl	30	$3,900	$130	0.08 %
624	Barn A Grooming (2013) - Replace	20	$8,950	$448	0.28 %
625	Barn A Grooming (1996) - Replace	30	$18,500	$617	0.39 %
626	Barn D Grooming - Replace	30	$9,050	$302	0.19 %
626	Upper Pipe Stall Grooming - Repl	30	$6,550	$218	0.14 %
	Arena Base				
800	Lower Arena Ftg. - Supplement Sand	2	$3,100	$1,550	0.98 %
802	Lower Arena Base - Replace	12	$58,000	$4,833	3.06 %
802	Middle Arena Base - Replace	12	$58,000	$4,833	3.06 %
802	Upper Arena Base - Replace	12	$58,000	$4,833	3.06 %
	Barn B Apartments				
600	Barn B Apartments - Renovation	10	$13,500	$1,350	0.85 %
	Clubhouse				
502	Clubhouse Appliances - Replace	12	$3,500	$292	0.18 %
503	Clubhouse Counters/Cab - Replace	20	$6,750	$338	0.21 %
504	Clubhouse Carpet - Replace	10	$2,750	$275	0.17 %
505	Clubhouse Computers - Replace	4	$1,800	$450	0.28 %
507	Clubhouse Deck - Replace	20	$30,000	$1,500	0.95 %
507	Clubhouse Patio Cover - Replace	20	$12,000	$600	0.38 %
508	Clubhouse Exterior Doors - Replace	18	$2,000	$111	0.07 %
508	Clubhouse Interior Doors - Replace	18	$2,000	$111	0.07 %
509	Clubhouse BBQ & Patio Furn - Repl	5	$3,800	$760	0.48 %
509	Clubhouse Furniture - Replace	5	$8,550	$1,710	1.08 %
512	Clubhse Plumbing Fixtures - Replace	20	$5,400	$270	0.17 %
513	Clubhouse Tile Floor - Replace	20	$5,750	$288	0.18 %
515	Clubhouse Window Covering - Replace	17	$3,950	$232	0.15 %
2450	Sliding Drs/Windows (CH) - Replace	25	$37,000	$1,480	0.94 %
	Mechanical				
105	Access Gate - Operator	10	$4,350	$435	0.28 %
106	Access - Keypad	10	$1,010	$101	0.06 %
510	Clubhouse Furnace - Replace	20	$4,350	$218	0.14 %
510	Clubhouse HVAC A/C - Replace	10	$10,000	$1,000	0.63 %
709	Equipment Hot Walker - Replace	20	$76,000	$3,800	2.40 %
900	Arena Sound Equipment - Replace	5	$1,550	$310	0.20 %
	Vehicles				
111	Vehicle - Kubota Cart	8	$13,000	$1,625	1.03 %
701	Equipment - JD Tractor - Replace	15	$93,500	$6,233	3.94 %
705	Equipment Tractor Drag - Replace	12	$5,150	$429	0.27 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
705	Equipment Tractor Drag - Replace	12	$7,400	$617	0.39 %
707	Equipment Vibrating Compact - Repl	20	$5,150	$258	0.16 %
	Barn Contingency				
604	Barn "A" - Repair/Contingecy	1	$6,400	$6,400	4.05 %
604	Barn "B" - Repair/Contingecy	1	$6,400	$6,400	4.05 %
604	Barn "C" - Repair/Contingecy	1	$6,400	$6,400	4.05 %
604	Barn "D" - Repair/Contingecy	1	$6,400	$6,400	4.05 %
604	Hot Walker - Repair/Contingency	1	$4,000	$4,000	2.53 %
	Wash Racks				
630	Hay Barn Wash Rack - Replace	30	$22,000	$733	0.46 %
631	Barn B Wash Rack - Replace	30	$39,000	$1,300	0.82 %
632	Barn D Wash Rack - Replace	30	$38,000	$1,267	0.80 %
	Grounds & Misc.				
107	Entry Monument Sign - Replace	15	$7,050	$470	0.30 %
640	Wash & Groom Rack Mats - Replace	3	$4,250	$1,417	0.90 %
901	Dressage Court & Letters - Replace	12	$6,250	$521	0.33 %
902	Dressage Mirrors Large - Replace	10	$40,000	$4,000	2.53 %
903	Dressage Mirrors Small - Replace	10	$4,950	$495	0.31 %
907	Arena Judging Stands - Refurbish	10	$10,000	$1,000	0.63 %
2451	Middle Arena Tarp	4	$4,650	$1,163	0.74 %
98	Total Funded Components			$158,158	100.00 %

Accounting Tax Summary

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#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
	Paved Surfaces					
101	Asphalt - Resurface	20	14	$34,500	$10,350	$140
102	Asphalt - Seal & Repair	4	2	$8,750	$4,375	$177
103	Concrete - Repair	5	0	$3,250	$3,250	$53
	Lighting					
401	Arena Lighting (Lower) - Replace	20	0	$4,800	$4,800	$19
401	Arena Lighting (Upper) - Replace	20	0	$9,100	$9,100	$37
401	Mid Arena Lighting (2003) - Replace	20	0	$4,700	$4,700	$19
402	Clubhse Interior Lighting - Replace	20	1	$4,900	$4,655	$20
403	Parking Lot Lighting - Replace	20	0	$5,900	$5,900	$24
	Painting					
501	Exterior Wood Buildings - Painting	5	0	$83,000	$83,000	$1,343
501	Interior Buildings - Painting	10	0	$7,750	$7,750	$63
	Roofing					
514	Clubhouse Tile Roof - R & R	20	6	$14,000	$9,800	$57
603	Hay Barn Roof - R & R	20	14	$39,500	$11,850	$160
610	Lower Round Pen Cover - Replace	25	20	$64,500	$12,900	$209
1304	Tile Roof (Barn A) - Replace	30	2	$35,000	$32,667	$94
1304	Tile Roof (Barn B) - Replace	30	6	$17,000	$13,600	$46
1308	Metal Roof (Barn C) - Replace	30	11	$33,500	$21,217	$90
1308	Metal Roof (Barn D) - Replace	30	11	$45,000	$28,500	$121
1308	Metal Roof (Hot Walker) - Replace	30	11	$17,500	$11,083	$47
1308	Metal Roof (Lwr Pipe St) - Replace	30	11	$24,500	$15,517	$66
1308	Metal Roof (Mid Pipe St) - Replace	30	11	$22,000	$13,933	$59
1308	Metal Roof (Sm. Pipe St) - Replace	30	11	$7,750	$4,908	$21
1308	Metal Roof (Upr Pipe St) - Replace	30	11	$17,500	$11,083	$47
1310	Gutters/Downspts (Barn A) - Repairs	10	7	$4,150	$1,245	$34
1310	Gutters/Downspts (Barn B) - Repairs	10	7	$3,500	$1,050	$28
1310	Gutters/Downspts (Barn D) - Repairs	10	7	$3,150	$945	$25
1310	Gutters/Downspts (Clubhs) - Repairs	10	7	$440	$132	$4
1310	Gutters/Downspts (HayBrn) - Repairs	10	7	$460	$138	$4
1310	Lower Pipe Stalls Gutters - Replace	10	7	$460	$138	$4
1310	Mid. Pipe Stalls Gutters - Replace	10	7	$1,350	$405	$11
1310	Upper Pipe Stalls Gutters - Replace	10	7	$460	$138	$4
	Railing					
302	Lower Round Pen Railing - Pipe	30	6	$39,000	$31,200	$105
302	Railing - Lower Bull Pen	10	2	$14,000	$11,200	$113
302	Upper Round Pen - Metal Rails	10	1	$14,000	$12,600	$113
303	Middle Arena Pipe Railing - Replace	20	6	$35,500	$24,850	$144
305	Lower Arena Wood Railing - Replace	15	5	$37,500	$25,000	$202
306	Upper Arena Wood Railing - Replace	15	6	$37,000	$22,200	$200
	Fencing					
301	Wood Fencing - Repair/Replace	3	1	$18,500	$12,333	$499
305	Lower Turnout - Wood Fencing	15	5	$3,050	$2,033	$16
608	Upper Wood Mini-Pen - R & R	30	2	$30,000	$28,000	$81

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
1121	Wood Siding (Upr Round Pen) Repair	5	2	$1,250	$750	$20
	Footings					
801	Lower Arena Footing - Replace	6	4	$26,500	$8,833	$357
801	Middle Arena Footing - Replace	4	2	$13,000	$6,500	$263
801	Upper Arena Footing - Replace	4	2	$13,000	$6,500	$263
	Stalls					
601	Middle Pipe Stall - R & R	30	3	$66,000	$59,400	$178
602	Lower Barn 8 Pipe Stalls - R & R	30	12	$46,000	$27,600	$124
609	Upper 5 Pipe Stalls - R & R	30	22	$71,000	$18,933	$192
620	Barn B Grooming (1995) - Replace	20	2	$8,950	$8,055	$36
621	Barn B Grooming (2002) - Repl	20	4	$6,550	$5,240	$27
622	Lower Pipe Stall Grooming - Repl	30	12	$3,900	$2,340	$11
624	Barn A Grooming (2013) - Replace	20	15	$8,950	$2,238	$36
625	Barn A Grooming (1996) - Replace	30	8	$18,500	$13,567	$50
626	Barn D Grooming - Replace	30	17	$9,050	$3,922	$24
626	Upper Pipe Stall Grooming - Repl	30	10	$6,550	$4,367	$18
	Arena Base					
800	Lower Arena Ftg. - Supplement Sand	2	0	$3,100	$3,100	$125
802	Lower Arena Base - Replace	12	7	$58,000	$24,167	$391
802	Middle Arena Base - Replace	12	7	$58,000	$24,167	$391
802	Upper Arena Base - Replace	12	6	$58,000	$29,000	$391
	Barn B Apartments					
600	Barn B Apartments - Renovation	10	5	$13,500	$6,750	$109
	Clubhouse					
502	Clubhouse Appliances - Replace	12	1	$3,500	$3,208	$24
503	Clubhouse Counters/Cab - Replace	20	1	$6,750	$6,413	$27
504	Clubhouse Carpet - Replace	10	1	$2,750	$2,475	$22
505	Clubhouse Computers - Replace	4	3	$1,800	$450	$36
507	Clubhouse Deck - Replace	20	0	$30,000	$30,000	$121
507	Clubhouse Patio Cover - Replace	20	0	$12,000	$12,000	$49
508	Clubhouse Exterior Doors - Replace	18	1	$2,000	$1,889	$9
508	Clubhouse Interior Doors - Replace	18	1	$2,000	$1,889	$9
509	Clubhouse BBQ & Patio Furn - Repl	5	0	$3,800	$3,800	$62
509	Clubhouse Furniture - Replace	5	0	$8,550	$8,550	$138
512	Clubhse Plumbing Fixtures - Replace	20	1	$5,400	$5,130	$22
513	Clubhouse Tile Floor - Replace	20	1	$5,750	$5,463	$23
515	Clubhouse Window Covering - Replace	17	0	$3,950	$3,950	$19
2450	Sliding Drs/Windows (CH) - Replace	25	0	$37,000	$37,000	$120
	Mechanical					
105	Access Gate - Operator	10	8	$4,350	$870	$35
106	Access - Keypad	10	8	$1,010	$202	$8
510	Clubhouse Furnace - Replace	20	4	$4,350	$3,480	$18
510	Clubhouse HVAC A/C - Replace	10	9	$10,000	$1,000	$81
709	Equipment Hot Walker - Replace	20	11	$76,000	$34,200	$308
900	Arena Sound Equipment - Replace	5	3	$1,550	$620	$25
	Vehicles					
111	Vehicle - Kubota Cart	8	4	$13,000	$6,500	$132

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
701	Equipment - JD Tractor - Replace	15	9	$93,500	$37,400	$504
705	Equipment Tractor Drag - Replace	12	3	$5,150	$3,863	$35
705	Equipment Tractor Drag - Replace	12	10	$7,400	$1,233	$50
707	Equipment Vibrating Compact - Repl	20	1	$5,150	$4,893	$21
	Barn Contingency					
604	Barn "A" - Repair/Contingecy	1	0	$6,400	$6,400	$518
604	Barn "B" - Repair/Contingecy	1	0	$6,400	$6,400	$518
604	Barn "C" - Repair/Contingecy	1	0	$6,400	$6,400	$518
604	Barn "D" - Repair/Contingecy	1	0	$6,400	$6,400	$518
604	Hot Walker - Repair/Contingency	1	0	$4,000	$4,000	$324
	Wash Racks					
630	Hay Barn Wash Rack - Replace	30	13	$22,000	$12,467	$59
631	Barn B Wash Rack - Replace	30	14	$39,000	$20,800	$105
632	Barn D Wash Rack - Replace	30	13	$38,000	$21,533	$103
	Grounds & Misc.					
107	Entry Monument Sign - Replace	15	1	$7,050	$6,580	$38
640	Wash & Groom Rack Mats - Replace	3	0	$4,250	$4,250	$115
901	Dressage Court & Letters - Replace	12	2	$6,250	$5,208	$42
902	Dressage Mirrors Large - Replace	10	5	$40,000	$20,000	$324
903	Dressage Mirrors Small - Replace	10	4	$4,950	$2,970	$40
907	Arena Judging Stands - Refurbish	10	1	$10,000	$9,000	$81
2451	Middle Arena Tarp	4	3	$4,650	$1,163	$94
98	Total Funded Components				$1,104,021	$12,800

30-Year Reserve Plan Summary

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Fiscal Year Start: 2018	Interest: 1.00 %	Inflation: 3.00 %

Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)	Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2018	$771,074	$1,104,021	69.8 %	Medium	$153,600	$0	$7,258	$250,750
2019	$681,182	$1,041,772	65.4 %	Medium	$162,816	$0	$7,054	$120,871
2020	$730,181	$1,116,319	65.4 %	Medium	$172,585	$0	$7,334	$172,821
2021	$737,280	$1,144,627	64.4 %	Medium	$182,940	$0	$7,705	$123,478
2022	$804,447	$1,229,792	65.4 %	Medium	$193,916	$0	$8,453	$119,923
2023	$886,894	$1,326,514	66.9 %	Medium	$205,551	$0	$8,648	$257,649
2024	$843,445	$1,289,781	65.4 %	Medium	$217,885	$0	$7,935	$325,021
2025	$744,243	$1,188,218	62.6 %	Medium	$230,958	$0	$7,489	$228,474
2026	$754,216	$1,188,887	63.4 %	Medium	$244,815	$0	$8,437	$73,612
2027	$933,856	$1,355,094	68.9 %	Medium	$252,160	$0	$9,748	$179,211
2028	$1,016,553	$1,423,711	71.4 %	Low	$259,724	$0	$9,946	$312,797
2029	$973,426	$1,363,170	71.4 %	Low	$267,516	$0	$8,991	$424,337
2030	$825,597	$1,192,495	69.2 %	Medium	$275,542	$0	$8,854	$164,105
2031	$945,887	$1,291,502	73.2 %	Low	$283,808	$0	$10,093	$166,165
2032	$1,073,623	$1,398,326	76.8 %	Low	$292,322	$0	$10,798	$289,888
2033	$1,086,855	$1,388,097	78.3 %	Low	$301,092	$0	$10,815	$321,720
2034	$1,077,042	$1,352,166	79.7 %	Low	$310,124	$0	$11,695	$135,999
2035	$1,262,862	$1,514,064	83.4 %	Low	$319,428	$0	$13,811	$95,568
2036	$1,500,533	$1,730,306	86.7 %	Low	$329,011	$0	$15,559	$232,569
2037	$1,612,533	$1,820,000	88.6 %	Low	$338,881	$0	$16,276	$323,610
2038	$1,644,081	$1,826,934	90.0 %	Low	$349,048	$0	$15,334	$584,458
2039	$1,424,005	$1,573,972	90.5 %	Low	$359,519	$0	$14,938	$233,560
2040	$1,564,903	$1,683,672	92.9 %	Low	$370,305	$0	$15,511	$412,058
2041	$1,538,661	$1,621,902	94.9 %	Low	$381,414	$0	$17,000	$74,207
2042	$1,862,868	$1,915,629	97.2 %	Low	$392,856	$0	$19,194	$297,398
2043	$1,977,521	$1,997,927	99.0 %	Low	$404,642	$0	$19,367	$503,972
2044	$1,897,557	$1,879,856	100.9 %	Low	$416,781	$0	$19,822	$265,692
2045	$2,068,468	$2,013,905	102.7 %	Low	$429,285	$0	$22,259	$134,766
2046	$2,385,247	$2,297,368	103.8 %	Low	$442,163	$0	$25,061	$223,325
2047	$2,629,146	$2,508,975	104.8 %	Low	$455,428	$0	$28,231	$93,320

	Fiscal Year	2018	2019	2020	2021	2022
	Starting Reserve Balance	$771,074	$681,182	$730,181	$737,280	$804,447
	Annual Reserve Contribution	$153,600	$162,816	$172,585	$182,940	$193,916
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$7,258	$7,054	$7,334	$7,705	$8,453
	Total Income	$931,932	$851,052	$910,101	$927,925	$1,006,817
#	Component					
	Paved Surfaces					
101	Asphalt - Resurface	$0	$0	$0	$0	$0
102	Asphalt - Seal & Repair	$0	$0	$9,283	$0	$0
103	Concrete - Repair	$3,250	$0	$0	$0	$0
	Lighting					
401	Arena Lighting (Lower) - Replace	$4,800	$0	$0	$0	$0
401	Arena Lighting (Upper) - Replace	$9,100	$0	$0	$0	$0
401	Mid Arena Lighting (2003) - Replace	$4,700	$0	$0	$0	$0
402	Clubhse Interior Lighting - Replace	$0	$5,047	$0	$0	$0
403	Parking Lot Lighting - Replace	$5,900	$0	$0	$0	$0
	Painting					
501	Exterior Wood Buildings - Painting	$83,000	$0	$0	$0	$0
501	Interior Buildings - Painting	$7,750	$0	$0	$0	$0
	Roofing					
514	Clubhouse Tile Roof - R & R	$0	$0	$0	$0	$0
603	Hay Barn Roof - R & R	$0	$0	$0	$0	$0
610	Lower Round Pen Cover - Replace	$0	$0	$0	$0	$0
1304	Tile Roof (Barn A) - Replace	$0	$0	$37,132	$0	$0
1304	Tile Roof (Barn B) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Barn C) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Barn D) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Hot Walker) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Lwr Pipe St) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Mid Pipe St) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Sm. Pipe St) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Upr Pipe St) - Replace	$0	$0	$0	$0	$0
1310	Gutters/Downspts (Barn A) - Repairs	$0	$0	$0	$0	$0
1310	Gutters/Downspts (Barn B) - Repairs	$0	$0	$0	$0	$0
1310	Gutters/Downspts (Barn D) - Repairs	$0	$0	$0	$0	$0
1310	Gutters/Downspts (Clubhs) - Repairs	$0	$0	$0	$0	$0
1310	Gutters/Downspts (HayBrn) - Repairs	$0	$0	$0	$0	$0
1310	Lower Pipe Stalls Gutters - Replace	$0	$0	$0	$0	$0
1310	Mid. Pipe Stalls Gutters - Replace	$0	$0	$0	$0	$0
1310	Upper Pipe Stalls Gutters - Replace	$0	$0	$0	$0	$0
	Railing					
302	Lower Round Pen Railing - Pipe	$0	$0	$0	$0	$0
302	Railing - Lower Bull Pen	$0	$0	$14,853	$0	$0
302	Upper Round Pen - Metal Rails	$0	$14,420	$0	$0	$0
303	Middle Arena Pipe Railing - Replace	$0	$0	$0	$0	$0
305	Lower Arena Wood Railing - Replace	$0	$0	$0	$0	$0
306	Upper Arena Wood Railing - Replace	$0	$0	$0	$0	$0
	Fencing					
301	Wood Fencing - Repair/Replace	$0	$19,055	$0	$0	$20,822
305	Lower Turnout - Wood Fencing	$0	$0	$0	$0	$0
608	Upper Wood Mini-Pen - R & R	$0	$0	$31,827	$0	$0
1121	Wood Siding (Upr Round Pen) Repair	$0	$0	$1,326	$0	$0
	Footings					
801	Lower Arena Footing - Replace	$0	$0	$0	$0	$29,826
801	Middle Arena Footing - Replace	$0	$0	$13,792	$0	$0
801	Upper Arena Footing - Replace	$0	$0	$13,792	$0	$0
	Stalls					
601	Middle Pipe Stall - R & R	$0	$0	$0	$72,120	$0
602	Lower Barn 8 Pipe Stalls - R & R	$0	$0	$0	$0	$0
609	Upper 5 Pipe Stalls - R & R	$0	$0	$0	$0	$0
620	Barn B Grooming (1995) - Replace	$0	$0	$9,495	$0	$0
621	Barn B Grooming (2002) - Repl	$0	$0	$0	$0	$7,372

	Fiscal Year	2018	2019	2020	2021	2022
622	Lower Pipe Stall Grooming - Repl	$0	$0	$0	$0	$0
624	Barn A Grooming (2013) - Replace	$0	$0	$0	$0	$0
625	Barn A Grooming (1996) - Replace	$0	$0	$0	$0	$0
626	Barn D Grooming - Replace	$0	$0	$0	$0	$0
626	Upper Pipe Stall Grooming - Repl	$0	$0	$0	$0	$0
	Arena Base					
800	Lower Arena Ftg. - Supplement Sand	$3,100	$0	$3,289	$0	$3,489
802	Lower Arena Base - Replace	$0	$0	$0	$0	$0
802	Middle Arena Base - Replace	$0	$0	$0	$0	$0
802	Upper Arena Base - Replace	$0	$0	$0	$0	$0
	Barn B Apartments					
600	Barn B Apartments - Renovation	$0	$0	$0	$0	$0
	Clubhouse					
502	Clubhouse Appliances - Replace	$0	$3,605	$0	$0	$0
503	Clubhouse Counters/Cab - Replace	$0	$6,953	$0	$0	$0
504	Clubhouse Carpet - Replace	$0	$2,833	$0	$0	$0
505	Clubhouse Computers - Replace	$0	$0	$0	$1,967	$0
507	Clubhouse Deck - Replace	$30,000	$0	$0	$0	$0
507	Clubhouse Patio Cover - Replace	$12,000	$0	$0	$0	$0
508	Clubhouse Exterior Doors - Replace	$0	$2,060	$0	$0	$0
508	Clubhouse Interior Doors - Replace	$0	$2,060	$0	$0	$0
509	Clubhouse BBQ & Patio Furn - Repl	$3,800	$0	$0	$0	$0
509	Clubhouse Furniture - Replace	$8,550	$0	$0	$0	$0
512	Clubhse Plumbing Fixtures - Replace	$0	$5,562	$0	$0	$0
513	Clubhouse Tile Floor - Replace	$0	$5,923	$0	$0	$0
515	Clubhouse Window Covering - Replace	$3,950	$0	$0	$0	$0
2450	Sliding Drs/Windows (CH) - Replace	$37,000	$0	$0	$0	$0
	Mechanical					
105	Access Gate - Operator	$0	$0	$0	$0	$0
106	Access - Keypad	$0	$0	$0	$0	$0
510	Clubhouse Furnace - Replace	$0	$0	$0	$0	$4,896
510	Clubhouse HVAC A/C - Replace	$0	$0	$0	$0	$0
709	Equipment Hot Walker - Replace	$0	$0	$0	$0	$0
900	Arena Sound Equipment - Replace	$0	$0	$0	$1,694	$0
	Vehicles					
111	Vehicle - Kubota Cart	$0	$0	$0	$0	$14,632
701	Equipment - JD Tractor - Replace	$0	$0	$0	$0	$0
705	Equipment Tractor Drag - Replace	$0	$0	$0	$5,628	$0
705	Equipment Tractor Drag - Replace	$0	$0	$0	$0	$0
707	Equipment Vibrating Compact - Repl	$0	$5,305	$0	$0	$0
	Barn Contingency					
604	Barn "A" - Repair/Contingecy	$6,400	$6,592	$6,790	$6,993	$7,203
604	Barn "B" - Repair/Contingecy	$6,400	$6,592	$6,790	$6,993	$7,203
604	Barn "C" - Repair/Contingecy	$6,400	$6,592	$6,790	$6,993	$7,203
604	Barn "D" - Repair/Contingecy	$6,400	$6,592	$6,790	$6,993	$7,203
604	Hot Walker - Repair/Contingency	$4,000	$4,120	$4,244	$4,371	$4,502
	Wash Racks					
630	Hay Barn Wash Rack - Replace	$0	$0	$0	$0	$0
631	Barn B Wash Rack - Replace	$0	$0	$0	$0	$0
632	Barn D Wash Rack - Replace	$0	$0	$0	$0	$0
	Grounds & Misc.					
107	Entry Monument Sign - Replace	$0	$7,262	$0	$0	$0
640	Wash & Groom Rack Mats - Replace	$4,250	$0	$0	$4,644	$0
901	Dressage Court & Letters - Replace	$0	$0	$6,631	$0	$0
902	Dressage Mirrors Large - Replace	$0	$0	$0	$0	$0
903	Dressage Mirrors Small - Replace	$0	$0	$0	$0	$5,571
907	Arena Judging Stands - Refurbish	$0	$10,300	$0	$0	$0
2451	Middle Arena Tarp	$0	$0	$0	$5,081	$0
	Total Expenses	$250,750	$120,871	$172,821	$123,478	$119,923
	Ending Reserve Balance	$681,182	$730,181	$737,280	$804,447	$886,894

	Fiscal Year	2023	2024	2025	2026	2027
	Starting Reserve Balance	$886,894	$843,445	$744,243	$754,216	$933,856
	Annual Reserve Contribution	$205,551	$217,885	$230,958	$244,815	$252,160
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$8,648	$7,935	$7,489	$8,437	$9,748
	Total Income	$1,101,093	$1,069,264	$982,690	$1,007,468	$1,195,763
#	Component					
	Paved Surfaces					
101	Asphalt - Resurface	$0	$0	$0	$0	$0
102	Asphalt - Seal & Repair	$0	$10,448	$0	$0	$0
103	Concrete - Repair	$3,768	$0	$0	$0	$0
	Lighting					
401	Arena Lighting (Lower) - Replace	$0	$0	$0	$0	$0
401	Arena Lighting (Upper) - Replace	$0	$0	$0	$0	$0
401	Mid Arena Lighting (2003) - Replace	$0	$0	$0	$0	$0
402	Clubhse Interior Lighting - Replace	$0	$0	$0	$0	$0
403	Parking Lot Lighting - Replace	$0	$0	$0	$0	$0
	Painting					
501	Exterior Wood Buildings - Painting	$96,220	$0	$0	$0	$0
501	Interior Buildings - Painting	$0	$0	$0	$0	$0
	Roofing					
514	Clubhouse Tile Roof - R & R	$0	$16,717	$0	$0	$0
603	Hay Barn Roof - R & R	$0	$0	$0	$0	$0
610	Lower Round Pen Cover - Replace	$0	$0	$0	$0	$0
1304	Tile Roof (Barn A) - Replace	$0	$0	$0	$0	$0
1304	Tile Roof (Barn B) - Replace	$0	$20,299	$0	$0	$0
1308	Metal Roof (Barn C) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Barn D) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Hot Walker) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Lwr Pipe St) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Mid Pipe St) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Sm. Pipe St) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Upr Pipe St) - Replace	$0	$0	$0	$0	$0
1310	Gutters/Downspts (Barn A) - Repairs	$0	$0	$5,104	$0	$0
1310	Gutters/Downspts (Barn B) - Repairs	$0	$0	$4,305	$0	$0
1310	Gutters/Downspts (Barn D) - Repairs	$0	$0	$3,874	$0	$0
1310	Gutters/Downspts (Clubhs) - Repairs	$0	$0	$541	$0	$0
1310	Gutters/Downspts (HayBrn) - Repairs	$0	$0	$566	$0	$0
1310	Lower Pipe Stalls Gutters - Replace	$0	$0	$566	$0	$0
1310	Mid. Pipe Stalls Gutters - Replace	$0	$0	$1,660	$0	$0
1310	Upper Pipe Stalls Gutters - Replace	$0	$0	$566	$0	$0
	Railing					
302	Lower Round Pen Railing - Pipe	$0	$46,568	$0	$0	$0
302	Railing - Lower Bull Pen	$0	$0	$0	$0	$0
302	Upper Round Pen - Metal Rails	$0	$0	$0	$0	$0
303	Middle Arena Pipe Railing - Replace	$0	$42,389	$0	$0	$0
305	Lower Arena Wood Railing - Replace	$43,473	$0	$0	$0	$0
306	Upper Arena Wood Railing - Replace	$0	$44,180	$0	$0	$0
	Fencing					
301	Wood Fencing - Repair/Replace	$0	$0	$22,753	$0	$0
305	Lower Turnout - Wood Fencing	$3,536	$0	$0	$0	$0
608	Upper Wood Mini-Pen - R & R	$0	$0	$0	$0	$0
1121	Wood Siding (Upr Round Pen) Repair	$0	$0	$1,537	$0	$0
	Footings					
801	Lower Arena Footing - Replace	$0	$0	$0	$0	$0
801	Middle Arena Footing - Replace	$0	$15,523	$0	$0	$0
801	Upper Arena Footing - Replace	$0	$15,523	$0	$0	$0
	Stalls					
601	Middle Pipe Stall - R & R	$0	$0	$0	$0	$0
602	Lower Barn 8 Pipe Stalls - R & R	$0	$0	$0	$0	$0
609	Upper 5 Pipe Stalls - R & R	$0	$0	$0	$0	$0
620	Barn B Grooming (1995) - Replace	$0	$0	$0	$0	$0
621	Barn B Grooming (2002) - Repl	$0	$0	$0	$0	$0
622	Lower Pipe Stall Grooming - Repl	$0	$0	$0	$0	$0
624	Barn A Grooming (2013) - Replace	$0	$0	$0	$0	$0
625	Barn A Grooming (1996) - Replace	$0	$0	$0	$23,435	$0
626	Barn D Grooming - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2023	2024	2025	2026	2027
626	Upper Pipe Stall Grooming - Repl	$0	$0	$0	$0	$0
	Arena Base					
800	Lower Arena Ftg. - Supplement Sand	$0	$3,702	$0	$3,927	$0
802	Lower Arena Base - Replace	$0	$0	$71,333	$0	$0
802	Middle Arena Base - Replace	$0	$0	$71,333	$0	$0
802	Upper Arena Base - Replace	$0	$69,255	$0	$0	$0
	Barn B Apartments					
600	Barn B Apartments - Renovation	$15,650	$0	$0	$0	$0
	Clubhouse					
502	Clubhouse Appliances - Replace	$0	$0	$0	$0	$0
503	Clubhouse Counters/Cab - Replace	$0	$0	$0	$0	$0
504	Clubhouse Carpet - Replace	$0	$0	$0	$0	$0
505	Clubhouse Computers - Replace	$0	$0	$2,214	$0	$0
507	Clubhouse Deck - Replace	$0	$0	$0	$0	$0
507	Clubhouse Patio Cover - Replace	$0	$0	$0	$0	$0
508	Clubhouse Exterior Doors - Replace	$0	$0	$0	$0	$0
508	Clubhouse Interior Doors - Replace	$0	$0	$0	$0	$0
509	Clubhouse BBQ & Patio Furn - Repl	$4,405	$0	$0	$0	$0
509	Clubhouse Furniture - Replace	$9,912	$0	$0	$0	$0
512	Clubhse Plumbing Fixtures - Replace	$0	$0	$0	$0	$0
513	Clubhouse Tile Floor - Replace	$0	$0	$0	$0	$0
515	Clubhouse Window Covering - Replace	$0	$0	$0	$0	$0
2450	Sliding Drs/Windows (CH) - Replace	$0	$0	$0	$0	$0
	Mechanical					
105	Access Gate - Operator	$0	$0	$0	$5,510	$0
106	Access - Keypad	$0	$0	$0	$1,279	$0
510	Clubhouse Furnace - Replace	$0	$0	$0	$0	$0
510	Clubhouse HVAC A/C - Replace	$0	$0	$0	$0	$13,048
709	Equipment Hot Walker - Replace	$0	$0	$0	$0	$0
900	Arena Sound Equipment - Replace	$0	$0	$0	$1,963	$0
	Vehicles					
111	Vehicle - Kubota Cart	$0	$0	$0	$0	$0
701	Equipment - JD Tractor - Replace	$0	$0	$0	$0	$121,996
705	Equipment Tractor Drag - Replace	$0	$0	$0	$0	$0
705	Equipment Tractor Drag - Replace	$0	$0	$0	$0	$0
707	Equipment Vibrating Compact - Repl	$0	$0	$0	$0	$0
	Barn Contingency					
604	Barn "A" - Repair/Contingecy	$7,419	$7,642	$7,871	$8,107	$8,351
604	Barn "B" - Repair/Contingecy	$7,419	$7,642	$7,871	$8,107	$8,351
604	Barn "C" - Repair/Contingecy	$7,419	$7,642	$7,871	$8,107	$8,351
604	Barn "D" - Repair/Contingecy	$7,419	$7,642	$7,871	$8,107	$8,351
604	Hot Walker - Repair/Contingency	$4,637	$4,776	$4,919	$5,067	$5,219
	Wash Racks					
630	Hay Barn Wash Rack - Replace	$0	$0	$0	$0	$0
631	Barn B Wash Rack - Replace	$0	$0	$0	$0	$0
632	Barn D Wash Rack - Replace	$0	$0	$0	$0	$0
	Grounds & Misc.					
107	Entry Monument Sign - Replace	$0	$0	$0	$0	$0
640	Wash & Groom Rack Mats - Replace	$0	$5,075	$0	$0	$5,545
901	Dressage Court & Letters - Replace	$0	$0	$0	$0	$0
902	Dressage Mirrors Large - Replace	$46,371	$0	$0	$0	$0
903	Dressage Mirrors Small - Replace	$0	$0	$0	$0	$0
907	Arena Judging Stands - Refurbish	$0	$0	$0	$0	$0
2451	Middle Arena Tarp	$0	$0	$5,719	$0	$0
	Total Expenses	$257,649	$325,021	$228,474	$73,612	$179,211
	Ending Reserve Balance	$843,445	$744,243	$754,216	$933,856	$1,016,553

	Fiscal Year	2028	2029	2030	2031	2032
	Starting Reserve Balance	$1,016,553	$973,426	$825,597	$945,887	$1,073,623
	Annual Reserve Contribution	$259,724	$267,516	$275,542	$283,808	$292,322
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$9,946	$8,991	$8,854	$10,093	$10,798
	Total Income	$1,286,223	$1,249,934	$1,109,992	$1,239,788	$1,376,743
#	Component					
	Paved Surfaces					
101	Asphalt - Resurface	$0	$0	$0	$0	$52,184
102	Asphalt - Seal & Repair	$11,759	$0	$0	$0	$13,235
103	Concrete - Repair	$4,368	$0	$0	$0	$0
	Lighting					
401	Arena Lighting (Lower) - Replace	$0	$0	$0	$0	$0
401	Arena Lighting (Upper) - Replace	$0	$0	$0	$0	$0
401	Mid Arena Lighting (2003) - Replace	$0	$0	$0	$0	$0
402	Clubhse Interior Lighting - Replace	$0	$0	$0	$0	$0
403	Parking Lot Lighting - Replace	$0	$0	$0	$0	$0
	Painting					
501	Exterior Wood Buildings - Painting	$111,545	$0	$0	$0	$0
501	Interior Buildings - Painting	$10,415	$0	$0	$0	$0
	Roofing					
514	Clubhouse Tile Roof - R & R	$0	$0	$0	$0	$0
603	Hay Barn Roof - R & R	$0	$0	$0	$0	$59,747
610	Lower Round Pen Cover - Replace	$0	$0	$0	$0	$0
1304	Tile Roof (Barn A) - Replace	$0	$0	$0	$0	$0
1304	Tile Roof (Barn B) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Barn C) - Replace	$0	$46,372	$0	$0	$0
1308	Metal Roof (Barn D) - Replace	$0	$62,291	$0	$0	$0
1308	Metal Roof (Hot Walker) - Replace	$0	$24,224	$0	$0	$0
1308	Metal Roof (Lwr Pipe St) - Replace	$0	$33,914	$0	$0	$0
1308	Metal Roof (Mid Pipe St) - Replace	$0	$30,453	$0	$0	$0
1308	Metal Roof (Sm. Pipe St) - Replace	$0	$10,728	$0	$0	$0
1308	Metal Roof (Upr Pipe St) - Replace	$0	$24,224	$0	$0	$0
1310	Gutters/Downspts (Barn A) - Repairs	$0	$0	$0	$0	$0
1310	Gutters/Downspts (Barn B) - Repairs	$0	$0	$0	$0	$0
1310	Gutters/Downspts (Barn D) - Repairs	$0	$0	$0	$0	$0
1310	Gutters/Downspts (Clubhs) - Repairs	$0	$0	$0	$0	$0
1310	Gutters/Downspts (HayBrn) - Repairs	$0	$0	$0	$0	$0
1310	Lower Pipe Stalls Gutters - Replace	$0	$0	$0	$0	$0
1310	Mid. Pipe Stalls Gutters - Replace	$0	$0	$0	$0	$0
1310	Upper Pipe Stalls Gutters - Replace	$0	$0	$0	$0	$0
	Railing					
302	Lower Round Pen Railing - Pipe	$0	$0	$0	$0	$0
302	Railing - Lower Bull Pen	$0	$0	$19,961	$0	$0
302	Upper Round Pen - Metal Rails	$0	$19,379	$0	$0	$0
303	Middle Arena Pipe Railing - Replace	$0	$0	$0	$0	$0
305	Lower Arena Wood Railing - Replace	$0	$0	$0	$0	$0
306	Upper Arena Wood Railing - Replace	$0	$0	$0	$0	$0
	Fencing					
301	Wood Fencing - Repair/Replace	$24,862	$0	$0	$27,168	$0
305	Lower Turnout - Wood Fencing	$0	$0	$0	$0	$0
608	Upper Wood Mini-Pen - R & R	$0	$0	$0	$0	$0
1121	Wood Siding (Upr Round Pen) Repair	$0	$0	$1,782	$0	$0
	Footings					
801	Lower Arena Footing - Replace	$35,614	$0	$0	$0	$0
801	Middle Arena Footing - Replace	$17,471	$0	$0	$0	$19,664
801	Upper Arena Footing - Replace	$17,471	$0	$0	$0	$19,664
	Stalls					
601	Middle Pipe Stall - R & R	$0	$0	$0	$0	$0
602	Lower Barn 8 Pipe Stalls - R & R	$0	$0	$65,585	$0	$0
609	Upper 5 Pipe Stalls - R & R	$0	$0	$0	$0	$0
620	Barn B Grooming (1995) - Replace	$0	$0	$0	$0	$0
621	Barn B Grooming (2002) - Repl	$0	$0	$0	$0	$0
622	Lower Pipe Stall Grooming - Repl	$0	$0	$5,560	$0	$0
624	Barn A Grooming (2013) - Replace	$0	$0	$0	$0	$0
625	Barn A Grooming (1996) - Replace	$0	$0	$0	$0	$0
626	Barn D Grooming - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2028	2029	2030	2031	2032
626	Upper Pipe Stall Grooming - Repl	$8,803	$0	$0	$0	$0
	Arena Base					
800	Lower Arena Ftg. - Supplement Sand	$4,166	$0	$4,420	$0	$4,689
802	Lower Arena Base - Replace	$0	$0	$0	$0	$0
802	Middle Arena Base - Replace	$0	$0	$0	$0	$0
802	Upper Arena Base - Replace	$0	$0	$0	$0	$0
	Barn B Apartments					
600	Barn B Apartments - Renovation	$0	$0	$0	$0	$0
	Clubhouse					
502	Clubhouse Appliances - Replace	$0	$0	$0	$5,140	$0
503	Clubhouse Counters/Cab - Replace	$0	$0	$0	$0	$0
504	Clubhouse Carpet - Replace	$0	$3,807	$0	$0	$0
505	Clubhouse Computers - Replace	$0	$2,492	$0	$0	$0
507	Clubhouse Deck - Replace	$0	$0	$0	$0	$0
507	Clubhouse Patio Cover - Replace	$0	$0	$0	$0	$0
508	Clubhouse Exterior Doors - Replace	$0	$0	$0	$0	$0
508	Clubhouse Interior Doors - Replace	$0	$0	$0	$0	$0
509	Clubhouse BBQ & Patio Furn - Repl	$5,107	$0	$0	$0	$0
509	Clubhouse Furniture - Replace	$11,490	$0	$0	$0	$0
512	Clubhse Plumbing Fixtures - Replace	$0	$0	$0	$0	$0
513	Clubhouse Tile Floor - Replace	$0	$0	$0	$0	$0
515	Clubhouse Window Covering - Replace	$0	$0	$0	$0	$0
2450	Sliding Drs/Windows (CH) - Replace	$0	$0	$0	$0	$0
	Mechanical					
105	Access Gate - Operator	$0	$0	$0	$0	$0
106	Access - Keypad	$0	$0	$0	$0	$0
510	Clubhouse Furnace - Replace	$0	$0	$0	$0	$0
510	Clubhouse HVAC A/C - Replace	$0	$0	$0	$0	$0
709	Equipment Hot Walker - Replace	$0	$105,202	$0	$0	$0
900	Arena Sound Equipment - Replace	$0	$0	$0	$2,276	$0
	Vehicles					
111	Vehicle - Kubota Cart	$0	$0	$18,535	$0	$0
701	Equipment - JD Tractor - Replace	$0	$0	$0	$0	$0
705	Equipment Tractor Drag - Replace	$0	$0	$0	$0	$0
705	Equipment Tractor Drag - Replace	$9,945	$0	$0	$0	$0
707	Equipment Vibrating Compact - Repl	$0	$0	$0	$0	$0
	Barn Contingency					
604	Barn "A" - Repair/Contingecy	$8,601	$8,859	$9,125	$9,399	$9,681
604	Barn "B" - Repair/Contingecy	$8,601	$8,859	$9,125	$9,399	$9,681
604	Barn "C" - Repair/Contingecy	$8,601	$8,859	$9,125	$9,399	$9,681
604	Barn "D" - Repair/Contingecy	$8,601	$8,859	$9,125	$9,399	$9,681
604	Hot Walker - Repair/Contingency	$5,376	$5,537	$5,703	$5,874	$6,050
	Wash Racks					
630	Hay Barn Wash Rack - Replace	$0	$0	$0	$32,308	$0
631	Barn B Wash Rack - Replace	$0	$0	$0	$0	$58,991
632	Barn D Wash Rack - Replace	$0	$0	$0	$55,804	$0
	Grounds & Misc.					
107	Entry Monument Sign - Replace	$0	$0	$0	$0	$0
640	Wash & Groom Rack Mats - Replace	$0	$0	$6,059	$0	$0
901	Dressage Court & Letters - Replace	$0	$0	$0	$0	$9,454
902	Dressage Mirrors Large - Replace	$0	$0	$0	$0	$0
903	Dressage Mirrors Small - Replace	$0	$0	$0	$0	$7,487
907	Arena Judging Stands - Refurbish	$0	$13,842	$0	$0	$0
2451	Middle Arena Tarp	$0	$6,437	$0	$0	$0
	Total Expenses	$312,797	$424,337	$164,105	$166,165	$289,888
	Ending Reserve Balance	$973,426	$825,597	$945,887	$1,073,623	$1,086,855

	Fiscal Year	2033	2034	2035	2036	2037
	Starting Reserve Balance	$1,086,855	$1,077,042	$1,262,862	$1,500,533	$1,612,533
	Annual Reserve Contribution	$301,092	$310,124	$319,428	$329,011	$338,881
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$10,815	$11,695	$13,811	$15,559	$16,276
	Total Income	$1,398,762	$1,398,860	$1,596,101	$1,845,103	$1,967,691
#	Component					
	Paved Surfaces					
101	Asphalt - Resurface	$0	$0	$0	$0	$0
102	Asphalt - Seal & Repair	$0	$0	$0	$14,896	$0
103	Concrete - Repair	$5,063	$0	$0	$0	$0
	Lighting					
401	Arena Lighting (Lower) - Replace	$0	$0	$0	$0	$0
401	Arena Lighting (Upper) - Replace	$0	$0	$0	$0	$0
401	Mid Arena Lighting (2003) - Replace	$0	$0	$0	$0	$0
402	Clubhse Interior Lighting - Replace	$0	$0	$0	$0	$0
403	Parking Lot Lighting - Replace	$0	$0	$0	$0	$0
	Painting					
501	Exterior Wood Buildings - Painting	$129,311	$0	$0	$0	$0
501	Interior Buildings - Painting	$0	$0	$0	$0	$0
	Roofing					
514	Clubhouse Tile Roof - R & R	$0	$0	$0	$0	$0
603	Hay Barn Roof - R & R	$0	$0	$0	$0	$0
610	Lower Round Pen Cover - Replace	$0	$0	$0	$0	$0
1304	Tile Roof (Barn A) - Replace	$0	$0	$0	$0	$0
1304	Tile Roof (Barn B) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Barn C) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Barn D) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Hot Walker) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Lwr Pipe St) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Mid Pipe St) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Sm. Pipe St) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Upr Pipe St) - Replace	$0	$0	$0	$0	$0
1310	Gutters/Downspts (Barn A) - Repairs	$0	$0	$6,859	$0	$0
1310	Gutters/Downspts (Barn B) - Repairs	$0	$0	$5,785	$0	$0
1310	Gutters/Downspts (Barn D) - Repairs	$0	$0	$5,206	$0	$0
1310	Gutters/Downspts (Clubhs) - Repairs	$0	$0	$727	$0	$0
1310	Gutters/Downspts (HayBrn) - Repairs	$0	$0	$760	$0	$0
1310	Lower Pipe Stalls Gutters - Replace	$0	$0	$760	$0	$0
1310	Mid. Pipe Stalls Gutters - Replace	$0	$0	$2,231	$0	$0
1310	Upper Pipe Stalls Gutters - Replace	$0	$0	$760	$0	$0
	Railing					
302	Lower Round Pen Railing - Pipe	$0	$0	$0	$0	$0
302	Railing - Lower Bull Pen	$0	$0	$0	$0	$0
302	Upper Round Pen - Metal Rails	$0	$0	$0	$0	$0
303	Middle Arena Pipe Railing - Replace	$0	$0	$0	$0	$0
305	Lower Arena Wood Railing - Replace	$0	$0	$0	$0	$0
306	Upper Arena Wood Railing - Replace	$0	$0	$0	$0	$0
	Fencing					
301	Wood Fencing - Repair/Replace	$0	$29,687	$0	$0	$32,440
305	Lower Turnout - Wood Fencing	$0	$0	$0	$0	$0
608	Upper Wood Mini-Pen - R & R	$0	$0	$0	$0	$0
1121	Wood Siding (Upr Round Pen) Repair	$0	$0	$2,066	$0	$0
	Footings					
801	Lower Arena Footing - Replace	$0	$42,525	$0	$0	$0
801	Middle Arena Footing - Replace	$0	$0	$0	$22,132	$0
801	Upper Arena Footing - Replace	$0	$0	$0	$22,132	$0
	Stalls					
601	Middle Pipe Stall - R & R	$0	$0	$0	$0	$0
602	Lower Barn 8 Pipe Stalls - R & R	$0	$0	$0	$0	$0
609	Upper 5 Pipe Stalls - R & R	$0	$0	$0	$0	$0
620	Barn B Grooming (1995) - Replace	$0	$0	$0	$0	$0
621	Barn B Grooming (2002) - Repl	$0	$0	$0	$0	$0
622	Lower Pipe Stall Grooming - Repl	$0	$0	$0	$0	$0
624	Barn A Grooming (2013) - Replace	$13,944	$0	$0	$0	$0
625	Barn A Grooming (1996) - Replace	$0	$0	$0	$0	$0
626	Barn D Grooming - Replace	$0	$0	$14,958	$0	$0

	Fiscal Year	2033	2034	2035	2036	2037
626	Upper Pipe Stall Grooming - Repl	$0	$0	$0	$0	$0
	Arena Base					
800	Lower Arena Ftg. - Supplement Sand	$0	$4,975	$0	$5,278	$0
802	Lower Arena Base - Replace	$0	$0	$0	$0	$101,703
802	Middle Arena Base - Replace	$0	$0	$0	$0	$101,703
802	Upper Arena Base - Replace	$0	$0	$0	$98,741	$0
	Barn B Apartments					
600	Barn B Apartments - Renovation	$21,033	$0	$0	$0	$0
	Clubhouse					
502	Clubhouse Appliances - Replace	$0	$0	$0	$0	$0
503	Clubhouse Counters/Cab - Replace	$0	$0	$0	$0	$0
504	Clubhouse Carpet - Replace	$0	$0	$0	$0	$0
505	Clubhouse Computers - Replace	$2,804	$0	$0	$0	$3,156
507	Clubhouse Deck - Replace	$0	$0	$0	$0	$0
507	Clubhouse Patio Cover - Replace	$0	$0	$0	$0	$0
508	Clubhouse Exterior Doors - Replace	$0	$0	$0	$0	$3,507
508	Clubhouse Interior Doors - Replace	$0	$0	$0	$0	$3,507
509	Clubhouse BBQ & Patio Furn - Repl	$5,920	$0	$0	$0	$0
509	Clubhouse Furniture - Replace	$13,321	$0	$0	$0	$0
512	Clubhse Plumbing Fixtures - Replace	$0	$0	$0	$0	$0
513	Clubhouse Tile Floor - Replace	$0	$0	$0	$0	$0
515	Clubhouse Window Covering - Replace	$0	$0	$6,529	$0	$0
2450	Sliding Drs/Windows (CH) - Replace	$0	$0	$0	$0	$0
	Mechanical					
105	Access Gate - Operator	$0	$0	$0	$7,406	$0
106	Access - Keypad	$0	$0	$0	$1,719	$0
510	Clubhouse Furnace - Replace	$0	$0	$0	$0	$0
510	Clubhouse HVAC A/C - Replace	$0	$0	$0	$0	$17,535
709	Equipment Hot Walker - Replace	$0	$0	$0	$0	$0
900	Arena Sound Equipment - Replace	$0	$0	$0	$2,639	$0
	Vehicles					
111	Vehicle - Kubota Cart	$0	$0	$0	$0	$0
701	Equipment - JD Tractor - Replace	$0	$0	$0	$0	$0
705	Equipment Tractor Drag - Replace	$8,024	$0	$0	$0	$0
705	Equipment Tractor Drag - Replace	$0	$0	$0	$0	$0
707	Equipment Vibrating Compact - Repl	$0	$0	$0	$0	$0
	Barn Contingency					
604	Barn "A" - Repair/Contingecy	$9,971	$10,270	$10,578	$10,896	$11,222
604	Barn "B" - Repair/Contingecy	$9,971	$10,270	$10,578	$10,896	$11,222
604	Barn "C" - Repair/Contingecy	$9,971	$10,270	$10,578	$10,896	$11,222
604	Barn "D" - Repair/Contingecy	$9,971	$10,270	$10,578	$10,896	$11,222
604	Hot Walker - Repair/Contingency	$6,232	$6,419	$6,611	$6,810	$7,014
	Wash Racks					
630	Hay Barn Wash Rack - Replace	$0	$0	$0	$0	$0
631	Barn B Wash Rack - Replace	$0	$0	$0	$0	$0
632	Barn D Wash Rack - Replace	$0	$0	$0	$0	$0
	Grounds & Misc.					
107	Entry Monument Sign - Replace	$0	$11,313	$0	$0	$0
640	Wash & Groom Rack Mats - Replace	$6,621	$0	$0	$7,235	$0
901	Dressage Court & Letters - Replace	$0	$0	$0	$0	$0
902	Dressage Mirrors Large - Replace	$62,319	$0	$0	$0	$0
903	Dressage Mirrors Small - Replace	$0	$0	$0	$0	$0
907	Arena Judging Stands - Refurbish	$0	$0	$0	$0	$0
2451	Middle Arena Tarp	$7,245	$0	$0	$0	$8,154
	Total Expenses	$321,720	$135,999	$95,568	$232,569	$323,610
	Ending Reserve Balance	$1,077,042	$1,262,862	$1,500,533	$1,612,533	$1,644,081

	Fiscal Year	2038	2039	2040	2041	2042
	Starting Reserve Balance	$1,644,081	$1,424,005	$1,564,903	$1,538,661	$1,862,868
	Annual Reserve Contribution	$349,048	$359,519	$370,305	$381,414	$392,856
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$15,334	$14,938	$15,511	$17,000	$19,194
	Total Income	$2,008,463	$1,798,463	$1,950,719	$1,937,075	$2,274,918
#	Component					
	Paved Surfaces					
101	Asphalt - Resurface	$0	$0	$0	$0	$0
102	Asphalt - Seal & Repair	$0	$0	$16,766	$0	$0
103	Concrete - Repair	$5,870	$0	$0	$0	$0
	Lighting					
401	Arena Lighting (Lower) - Replace	$8,669	$0	$0	$0	$0
401	Arena Lighting (Upper) - Replace	$16,436	$0	$0	$0	$0
401	Mid Arena Lighting (2003) - Replace	$8,489	$0	$0	$0	$0
402	Clubhse Interior Lighting - Replace	$0	$9,115	$0	$0	$0
403	Parking Lot Lighting - Replace	$10,656	$0	$0	$0	$0
	Painting					
501	Exterior Wood Buildings - Painting	$149,907	$0	$0	$0	$0
501	Interior Buildings - Painting	$13,997	$0	$0	$0	$0
	Roofing					
514	Clubhouse Tile Roof - R & R	$0	$0	$0	$0	$0
603	Hay Barn Roof - R & R	$0	$0	$0	$0	$0
610	Lower Round Pen Cover - Replace	$116,494	$0	$0	$0	$0
1304	Tile Roof (Barn A) - Replace	$0	$0	$0	$0	$0
1304	Tile Roof (Barn B) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Barn C) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Barn D) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Hot Walker) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Lwr Pipe St) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Mid Pipe St) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Sm. Pipe St) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Upr Pipe St) - Replace	$0	$0	$0	$0	$0
1310	Gutters/Downspts (Barn A) - Repairs	$0	$0	$0	$0	$0
1310	Gutters/Downspts (Barn B) - Repairs	$0	$0	$0	$0	$0
1310	Gutters/Downspts (Barn D) - Repairs	$0	$0	$0	$0	$0
1310	Gutters/Downspts (Clubhs) - Repairs	$0	$0	$0	$0	$0
1310	Gutters/Downspts (HayBrn) - Repairs	$0	$0	$0	$0	$0
1310	Lower Pipe Stalls Gutters - Replace	$0	$0	$0	$0	$0
1310	Mid. Pipe Stalls Gutters - Replace	$0	$0	$0	$0	$0
1310	Upper Pipe Stalls Gutters - Replace	$0	$0	$0	$0	$0
	Railing					
302	Lower Round Pen Railing - Pipe	$0	$0	$0	$0	$0
302	Railing - Lower Bull Pen	$0	$0	$26,825	$0	$0
302	Upper Round Pen - Metal Rails	$0	$26,044	$0	$0	$0
303	Middle Arena Pipe Railing - Replace	$0	$0	$0	$0	$0
305	Lower Arena Wood Railing - Replace	$67,729	$0	$0	$0	$0
306	Upper Arena Wood Railing - Replace	$0	$68,831	$0	$0	$0
	Fencing					
301	Wood Fencing - Repair/Replace	$0	$0	$35,448	$0	$0
305	Lower Turnout - Wood Fencing	$5,509	$0	$0	$0	$0
608	Upper Wood Mini-Pen - R & R	$0	$0	$0	$0	$0
1121	Wood Siding (Upr Round Pen) Repair	$0	$0	$2,395	$0	$0
	Footings					
801	Lower Arena Footing - Replace	$0	$0	$50,777	$0	$0
801	Middle Arena Footing - Replace	$0	$0	$24,909	$0	$0
801	Upper Arena Footing - Replace	$0	$0	$24,909	$0	$0
	Stalls					
601	Middle Pipe Stall - R & R	$0	$0	$0	$0	$0
602	Lower Barn 8 Pipe Stalls - R & R	$0	$0	$0	$0	$0
609	Upper 5 Pipe Stalls - R & R	$0	$0	$136,043	$0	$0
620	Barn B Grooming (1995) - Replace	$0	$0	$17,149	$0	$0
621	Barn B Grooming (2002) - Repl	$0	$0	$0	$0	$13,315
622	Lower Pipe Stall Grooming - Repl	$0	$0	$0	$0	$0
624	Barn A Grooming (2013) - Replace	$0	$0	$0	$0	$0
625	Barn A Grooming (1996) - Replace	$0	$0	$0	$0	$0
626	Barn D Grooming - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2038	2039	2040	2041	2042
626	Upper Pipe Stall Grooming - Repl	$0	$0	$0	$0	$0
	Arena Base					
800	Lower Arena Ftg. - Supplement Sand	$5,599	$0	$5,940	$0	$6,302
802	Lower Arena Base - Replace	$0	$0	$0	$0	$0
802	Middle Arena Base - Replace	$0	$0	$0	$0	$0
802	Upper Arena Base - Replace	$0	$0	$0	$0	$0
	Barn B Apartments					
600	Barn B Apartments - Renovation	$0	$0	$0	$0	$0
	Clubhouse					
502	Clubhouse Appliances - Replace	$0	$0	$0	$0	$0
503	Clubhouse Counters/Cab - Replace	$0	$12,557	$0	$0	$0
504	Clubhouse Carpet - Replace	$0	$5,116	$0	$0	$0
505	Clubhouse Computers - Replace	$0	$0	$0	$3,552	$0
507	Clubhouse Deck - Replace	$54,183	$0	$0	$0	$0
507	Clubhouse Patio Cover - Replace	$21,673	$0	$0	$0	$0
508	Clubhouse Exterior Doors - Replace	$0	$0	$0	$0	$0
508	Clubhouse Interior Doors - Replace	$0	$0	$0	$0	$0
509	Clubhouse BBQ & Patio Furn - Repl	$6,863	$0	$0	$0	$0
509	Clubhouse Furniture - Replace	$15,442	$0	$0	$0	$0
512	Clubhse Plumbing Fixtures - Replace	$0	$10,046	$0	$0	$0
513	Clubhouse Tile Floor - Replace	$0	$10,697	$0	$0	$0
515	Clubhouse Window Covering - Replace	$0	$0	$0	$0	$0
2450	Sliding Drs/Windows (CH) - Replace	$0	$0	$0	$0	$0
	Mechanical					
105	Access Gate - Operator	$0	$0	$0	$0	$0
106	Access - Keypad	$0	$0	$0	$0	$0
510	Clubhouse Furnace - Replace	$0	$0	$0	$0	$8,843
510	Clubhouse HVAC A/C - Replace	$0	$0	$0	$0	$0
709	Equipment Hot Walker - Replace	$0	$0	$0	$0	$0
900	Arena Sound Equipment - Replace	$0	$0	$0	$3,059	$0
	Vehicles					
111	Vehicle - Kubota Cart	$23,479	$0	$0	$0	$0
701	Equipment - JD Tractor - Replace	$0	$0	$0	$0	$190,066
705	Equipment Tractor Drag - Replace	$0	$0	$0	$0	$0
705	Equipment Tractor Drag - Replace	$0	$0	$14,179	$0	$0
707	Equipment Vibrating Compact - Repl	$0	$9,581	$0	$0	$0
	Barn Contingency					
604	Barn "A" - Repair/Contingecy	$11,559	$11,906	$12,263	$12,631	$13,010
604	Barn "B" - Repair/Contingecy	$11,559	$11,906	$12,263	$12,631	$13,010
604	Barn "C" - Repair/Contingecy	$11,559	$11,906	$12,263	$12,631	$13,010
604	Barn "D" - Repair/Contingecy	$11,559	$11,906	$12,263	$12,631	$13,010
604	Hot Walker - Repair/Contingency	$7,224	$7,441	$7,664	$7,894	$8,131
	Wash Racks					
630	Hay Barn Wash Rack - Replace	$0	$0	$0	$0	$0
631	Barn B Wash Rack - Replace	$0	$0	$0	$0	$0
632	Barn D Wash Rack - Replace	$0	$0	$0	$0	$0
	Grounds & Misc.					
107	Entry Monument Sign - Replace	$0	$0	$0	$0	$0
640	Wash & Groom Rack Mats - Replace	$0	$7,906	$0	$0	$8,639
901	Dressage Court & Letters - Replace	$0	$0	$0	$0	$0
902	Dressage Mirrors Large - Replace	$0	$0	$0	$0	$0
903	Dressage Mirrors Small - Replace	$0	$0	$0	$0	$10,062
907	Arena Judging Stands - Refurbish	$0	$18,603	$0	$0	$0
2451	Middle Arena Tarp	$0	$0	$0	$9,177	$0
	Total Expenses	$584,458	$233,560	$412,058	$74,207	$297,398
	Ending Reserve Balance	$1,424,005	$1,564,903	$1,538,661	$1,862,868	$1,977,521

	Fiscal Year	2043	2044	2045	2046	2047
	Starting Reserve Balance	$1,977,521	$1,897,557	$2,068,468	$2,385,247	$2,629,146
	Annual Reserve Contribution	$404,642	$416,781	$429,285	$442,163	$455,428
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$19,367	$19,822	$22,259	$25,061	$28,231
	Total Income	$2,401,530	$2,334,160	$2,520,012	$2,852,471	$3,112,806
#	Component					
	Paved Surfaces					
101	Asphalt - Resurface	$0	$0	$0	$0	$0
102	Asphalt - Seal & Repair	$0	$18,870	$0	$0	$0
103	Concrete - Repair	$6,805	$0	$0	$0	$0
	Lighting					
401	Arena Lighting (Lower) - Replace	$0	$0	$0	$0	$0
401	Arena Lighting (Upper) - Replace	$0	$0	$0	$0	$0
401	Mid Arena Lighting (2003) - Replace	$0	$0	$0	$0	$0
402	Clubhse Interior Lighting - Replace	$0	$0	$0	$0	$0
403	Parking Lot Lighting - Replace	$0	$0	$0	$0	$0
	Painting					
501	Exterior Wood Buildings - Painting	$173,784	$0	$0	$0	$0
501	Interior Buildings - Painting	$0	$0	$0	$0	$0
	Roofing					
514	Clubhouse Tile Roof - R & R	$0	$30,192	$0	$0	$0
603	Hay Barn Roof - R & R	$0	$0	$0	$0	$0
610	Lower Round Pen Cover - Replace	$0	$0	$0	$0	$0
1304	Tile Roof (Barn A) - Replace	$0	$0	$0	$0	$0
1304	Tile Roof (Barn B) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Barn C) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Barn D) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Hot Walker) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Lwr Pipe St) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Mid Pipe St) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Sm. Pipe St) - Replace	$0	$0	$0	$0	$0
1308	Metal Roof (Upr Pipe St) - Replace	$0	$0	$0	$0	$0
1310	Gutters/Downspts (Barn A) - Repairs	$0	$0	$9,218	$0	$0
1310	Gutters/Downspts (Barn B) - Repairs	$0	$0	$7,775	$0	$0
1310	Gutters/Downspts (Barn D) - Repairs	$0	$0	$6,997	$0	$0
1310	Gutters/Downspts (Clubhs) - Repairs	$0	$0	$977	$0	$0
1310	Gutters/Downspts (HayBrn) - Repairs	$0	$0	$1,022	$0	$0
1310	Lower Pipe Stalls Gutters - Replace	$0	$0	$1,022	$0	$0
1310	Mid. Pipe Stalls Gutters - Replace	$0	$0	$2,999	$0	$0
1310	Upper Pipe Stalls Gutters - Replace	$0	$0	$1,022	$0	$0
	Railing					
302	Lower Round Pen Railing - Pipe	$0	$0	$0	$0	$0
302	Railing - Lower Bull Pen	$0	$0	$0	$0	$0
302	Upper Round Pen - Metal Rails	$0	$0	$0	$0	$0
303	Middle Arena Pipe Railing - Replace	$0	$76,559	$0	$0	$0
305	Lower Arena Wood Railing - Replace	$0	$0	$0	$0	$0
306	Upper Arena Wood Railing - Replace	$0	$0	$0	$0	$0
	Fencing					
301	Wood Fencing - Repair/Replace	$38,735	$0	$0	$42,327	$0
305	Lower Turnout - Wood Fencing	$0	$0	$0	$0	$0
608	Upper Wood Mini-Pen - R & R	$0	$0	$0	$0	$0
1121	Wood Siding (Upr Round Pen) Repair	$0	$0	$2,777	$0	$0
	Footings					
801	Lower Arena Footing - Replace	$0	$0	$0	$60,630	$0
801	Middle Arena Footing - Replace	$0	$28,036	$0	$0	$0
801	Upper Arena Footing - Replace	$0	$28,036	$0	$0	$0
	Stalls					
601	Middle Pipe Stall - R & R	$0	$0	$0	$0	$0
602	Lower Barn 8 Pipe Stalls - R & R	$0	$0	$0	$0	$0
609	Upper 5 Pipe Stalls - R & R	$0	$0	$0	$0	$0
620	Barn B Grooming (1995) - Replace	$0	$0	$0	$0	$0
621	Barn B Grooming (2002) - Repl	$0	$0	$0	$0	$0
622	Lower Pipe Stall Grooming - Repl	$0	$0	$0	$0	$0
624	Barn A Grooming (2013) - Replace	$0	$0	$0	$0	$0
625	Barn A Grooming (1996) - Replace	$0	$0	$0	$0	$0
626	Barn D Grooming - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2043	2044	2045	2046	2047
626	Upper Pipe Stall Grooming - Repl	$0	$0	$0	$0	$0
	Arena Base					
800	Lower Arena Ftg. - Supplement Sand	$0	$6,685	$0	$7,093	$0
802	Lower Arena Base - Replace	$0	$0	$0	$0	$0
802	Middle Arena Base - Replace	$0	$0	$0	$0	$0
802	Upper Arena Base - Replace	$0	$0	$0	$0	$0
	Barn B Apartments					
600	Barn B Apartments - Renovation	$28,266	$0	$0	$0	$0
	Clubhouse					
502	Clubhouse Appliances - Replace	$7,328	$0	$0	$0	$0
503	Clubhouse Counters/Cab - Replace	$0	$0	$0	$0	$0
504	Clubhouse Carpet - Replace	$0	$0	$0	$0	$0
505	Clubhouse Computers - Replace	$0	$0	$3,998	$0	$0
507	Clubhouse Deck - Replace	$0	$0	$0	$0	$0
507	Clubhouse Patio Cover - Replace	$0	$0	$0	$0	$0
508	Clubhouse Exterior Doors - Replace	$0	$0	$0	$0	$0
508	Clubhouse Interior Doors - Replace	$0	$0	$0	$0	$0
509	Clubhouse BBQ & Patio Furn - Repl	$7,956	$0	$0	$0	$0
509	Clubhouse Furniture - Replace	$17,902	$0	$0	$0	$0
512	Clubhse Plumbing Fixtures - Replace	$0	$0	$0	$0	$0
513	Clubhouse Tile Floor - Replace	$0	$0	$0	$0	$0
515	Clubhouse Window Covering - Replace	$0	$0	$0	$0	$0
2450	Sliding Drs/Windows (CH) - Replace	$77,470	$0	$0	$0	$0
	Mechanical					
105	Access Gate - Operator	$0	$0	$0	$9,952	$0
106	Access - Keypad	$0	$0	$0	$2,311	$0
510	Clubhouse Furnace - Replace	$0	$0	$0	$0	$0
510	Clubhouse HVAC A/C - Replace	$0	$0	$0	$0	$23,566
709	Equipment Hot Walker - Replace	$0	$0	$0	$0	$0
900	Arena Sound Equipment - Replace	$0	$0	$0	$3,546	$0
	Vehicles					
111	Vehicle - Kubota Cart	$0	$0	$0	$29,743	$0
701	Equipment - JD Tractor - Replace	$0	$0	$0	$0	$0
705	Equipment Tractor Drag - Replace	$0	$0	$11,440	$0	$0
705	Equipment Tractor Drag - Replace	$0	$0	$0	$0	$0
707	Equipment Vibrating Compact - Repl	$0	$0	$0	$0	$0
	Barn Contingency					
604	Barn "A" - Repair/Contingecy	$13,400	$13,802	$14,216	$14,643	$15,082
604	Barn "B" - Repair/Contingecy	$13,400	$13,802	$14,216	$14,643	$15,082
604	Barn "C" - Repair/Contingecy	$13,400	$13,802	$14,216	$14,643	$15,082
604	Barn "D" - Repair/Contingecy	$13,400	$13,802	$14,216	$14,643	$15,082
604	Hot Walker - Repair/Contingency	$8,375	$8,626	$8,885	$9,152	$9,426
	Wash Racks					
630	Hay Barn Wash Rack - Replace	$0	$0	$0	$0	$0
631	Barn B Wash Rack - Replace	$0	$0	$0	$0	$0
632	Barn D Wash Rack - Replace	$0	$0	$0	$0	$0
	Grounds & Misc.					
107	Entry Monument Sign - Replace	$0	$0	$0	$0	$0
640	Wash & Groom Rack Mats - Replace	$0	$0	$9,440	$0	$0
901	Dressage Court & Letters - Replace	$0	$13,479	$0	$0	$0
902	Dressage Mirrors Large - Replace	$83,751	$0	$0	$0	$0
903	Dressage Mirrors Small - Replace	$0	$0	$0	$0	$0
907	Arena Judging Stands - Refurbish	$0	$0	$0	$0	$0
2451	Middle Arena Tarp	$0	$0	$10,329	$0	$0
	Total Expenses	$503,972	$265,692	$134,766	$223,325	$93,320
	Ending Reserve Balance	$1,897,557	$2,068,468	$2,385,247	$2,629,146	$3,019,486

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Sean Erik Andersen, R.S., company President is a credentialed Reserve Specialist (#68). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, 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. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.

Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

1) Common area repair & replacement responsibility
2) Component must have a limited useful life
3) Life limit must be predictable
4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed "Best Cost" and "Worst Cost". There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Paved Surfaces

Comp #: 101 Asphalt - Resurface **Quantity: Approx 16,500 GSF**
Location: Parking area outside gates
Funded?: Yes.
History: 2017: $44,613.
Evaluation: Generally good conditions, no major wear or damage, some cracking evident. Keep well sealed to reach full useful life.

Useful Life:
20 years

Remaining Life:
14 years

Best Case: $ 30,000 Worst Case: $ 39,000

Allowance to apply top coat Higher allowance

Cost Source: ARI Cost Database

Comp #: 102 Asphalt - Seal & Repair **Quantity: Approx 16,500 GSF**
Location: Parking area outside gate of center
Funded?: Yes.
History:
Evaluation: Overall good conditions, no lifting or significant uneven surfaces. Keep well sealed and on routine seal cycle to reach full useful life.

Useful Life:
4 years

Remaining Life:
2 years

Best Case: $ 8,200 Worst Case: $ 9,300

Allowance to seal and perform minor repairs Higher allowance

Cost Source: Client Cost History

Comp #: 103 Concrete - Repair **Quantity: Moderate GSF**

Location: All concrete sections throughout facility

Funded?: Yes.

History:

Evaluation: Concrete is a lifetime element with no expectation to replace all of it at one time. There will be areas of sectional replacement and repair over time. This element is established for major concrete repairs. Some areas of cracking and lifting evident. Repairs are needed at this time.

Useful Life:
5 years

Remaining Life:
0 years

Best Case:	$ 2,700	Worst Case:	$ 3,800
	Allocation for repair		Higher allocation

Cost Source: Client cost history with inflation

Lighting

Comp #: 401 Arena Lighting (Lower) - Replace **Quantity: (4) Fixtures**
Location:
Funded?: Yes.
History: New line item 2016.
Evaluation: The lighting is new as of 2016. They were not tested during daylight hours and presumed functional.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 4,200 Worst Case: $ 5,400

Allowance to replace Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 401 Arena Lighting (Upper) - Replace **Quantity: (8) Fixtures**
Location: Upper and middle arena
Funded?: Yes.
History: Installed in 1989.
Evaluation: (8) Fixtures at Upper Arena; (4) Fixtures at middle arena. These are large vapor fixtures mounted on wood telephone style poles. They are old and rusted. They have reached the end of average useful life. They were not tested during daylight hours and presumed functional.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 8,200 Worst Case: $ 10,000

Allowance to replace, installed Higher allowance

Cost Source: Client cost history with inflation

Comp #: 401 Mid Arena Lighting (2003) - Replace **Quantity: (4) Fixtures**
Location: Lower arena
Funded?: Yes.
History: Newly installed in 2003 (4) fixtures.
Evaluation: These are large vapor fixtures mounted on wood telephone style poles. No damage or abuse. Presumed to be functional. Showing some advanced age and normal rust and deterioration. They were not tested during daylight hours and presumed functional.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 4,200 Worst Case: $ 5,200

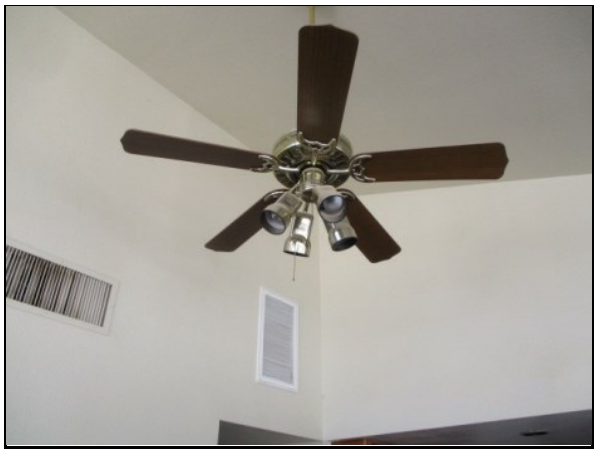
Allowance to replace, installed Higher allowance

Cost Source: Prior Reserve Study With Inflation

Comp #: 402 Clubhse Interior Lighting - Replace **Quantity: (18) Fixtures**
Location: Interior clubhouse
Funded?: Yes.
History: New in 1995.
Evaluation: (8) Track lighting fixtures; (5) 4' Dbl fluorescent w/lens; (3) Recessed spot lights; (2) Ceiling fans. These are functional and showing no significant damage or aging. The association plans to remodel the clubhouse in the near future and interior will need to be inventoried once complete.

Useful Life:
20 years

Remaining Life:
1 years



Best Case: $ 3,800 Worst Case: $ 6,000

Estimate to replace all fixtures, installed Higher estimate

Cost Source: ARI Cost Database

Comp #: 403 Parking Lot Lighting - Replace **Quantity: (4) Fixtures**

Location: Parking areas
Funded?: Yes.
History: Installed 1990.
Evaluation: These are 8' pole lights, high pressure sodium. They are oxidized, showing advanced age and normal deterioration. They have reached the end of average useful life and can be expected to be replaced when they begin failing.

Useful Life:
20 years

Remaining Life:
0 years

Best Case:	$ 4,600	Worst Case:	$ 7,200
	Allowance to replace		Higher allowance

Cost Source: ARI Cost Database

Painting

Comp #: 300 Fencing - Repaint **Quantity: Extensive LF**
Location: All wood fencing
Funded?: No. Fencing is intentionally unpainted. This element is for inventory purposes only.
History:
Evaluation:

Useful Life:
0 years

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 501 Exterior Wood Buildings - Painting **Quantity: All Wood Buildings**
Location: Exterior of building
Funded?: Yes.
History: Painted in2013-14
Evaluation: All the barns and other wood painted surfaces are getting dry. The facilities are well painted and in good condition. Well painted and protected.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 76,000 Worst Case: $ 90,000

Estimate to repaint Higher estimate

Cost Source: Client cost history with inflation

Comp #: 501 Interior Buildings - Painting **Quantity: Approx 3,000 GSF**

Location: Interior clubhouse surfaces

Funded?: Yes.

History: Painted in 2013-14.

Evaluation: The association reported the facilities were painted in 2013-14, however the interior surfaces have some peeling and wear with no indication all was repainted. The remaining life has been reduced to coincide with carpet, cabinet and other clubhouse updating. The association plans to remodel the clubhouse in the near future and interior will need to be inventoried once complete.

Useful Life:
10 years

Remaining Life:
0 years

Best Case:	$ 6,500	Worst Case:	$ 9,000
	Allowance to repaint		Higher allowance

Cost Source: Client cost history with inflation

Roofing

Comp #: 514 Clubhouse Tile Roof - R & R **Quantity: Approx 1,500 GSF**
Location: Clubhouse roof
Funded?: Yes.
History: Installed in 1978. Tune up June 2017: $4,800.
Evaluation: There is some debris and general aging of the roof. This is generally a lifetime component with no expectation to completely replace. Underlayment repairs will be necessary over time. Expect to consult with a qualified roofer and follow recommendations.

Useful Life:
20 years

Remaining Life:
6 years

Best Case: $ 13,000 Worst Case: $ 15,000

Estimate to repair underlayment Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 603 Hay Barn Roof - R & R **Quantity: Approx 2,100 GSF**
Location: Lower roof over maintenance area and storage area
Funded?: Yes.
History: Replaced in 2002.
Evaluation: Structurally sound and generally good conditions. This element is for replacement only. Once necessary repairs are made, this should reach full useful life.

Useful Life:
20 years

Remaining Life:
14 years

Best Case: $ 34,000 Worst Case: $ 45,000

Estimate to replace, includes labor and materials Higher estimate

Cost Source: Client cost history with inflation

Comp #: 610 Lower Round Pen Cover - Replace **Quantity: (1) Cover**
Location:
Funded?: Yes.
History: New in 2013-14
Evaluation: The roof system is newer, structurally sound and showing no abnormal conditions.

Useful Life:
25 years

Remaining Life:
20 years

Best Case: $ 59,000 Worst Case: $ 70,000

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 1304 Tile Roof (Barn A) - Replace **Quantity: 6,220 SF**
Location: Barn A
Funded?: Yes.
History: Tune Up June 2017: $6,700.
Evaluation: The roof appears to be in good condition with annual inspections and repairs completed. Consult with a qualified roofing contractor to provide accurate evaluation of roof conditions, repair or maintenance needs.

Useful Life:
30 years

Remaining Life:
2 years

Best Case: $ 33,000 Worst Case: $ 37,000

Estimate for replacement Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 1304 Tile Roof (Barn B) - Replace **Quantity: 1,800 SF**
Location: Barn B
Funded?: Yes.
History: Repairs in March 2016 for $9,590. Tune Up June 2017: $5,200.
Evaluation: The roof appears to be in good condition with annual inspections and repairs completed. Consult with a qualified roofing contractor to provide accurate evaluation of roof conditions, repair or maintenance needs.

Useful Life:
30 years

Remaining Life:
6 years

Best Case: $ 16,000 Worst Case: $ 18,000

Estimate for replacement Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 1308 Metal Roof (Barn C) - Replace **Quantity: 4,321 GSF**
Location: Barn C
Funded?: Yes.
History:
Evaluation: The roof appears to be in good condition. Consult with a qualified roofing contractor to provide accurate evaluation of roof conditions, repair or maintenance needs.

Useful Life:
30 years

Remaining Life:
11 years

Best Case: $ 29,000 Worst Case: $ 38,000

Estimate to replace Higher estimate to replace

Cost Source: Estimate Provided by Client

Comp #: 1308 Metal Roof (Barn D) - Replace **Quantity: 5,800 GSF**
Location: Barn D
Funded?: Yes.
History:
Evaluation: The roof appears to be in good condition. Consult with a qualified roofing contractor to provide accurate evaluation of roof conditions, repair or maintenance needs.

Useful Life:
30 years

Remaining Life:
11 years

Best Case: $ 39,000 Worst Case: $ 51,000

Estimate to replace Higher estimate to replace

Cost Source: Estimate Provided by Client

Comp #: 1308 Metal Roof (Hot Walker) - Replace **Quantity: 2,300 GSF**
Location: Upper Pipe Stalls
Funded?: Yes.
History:
Evaluation: The roof appears to be in good condition. Consult with a qualified roofing contractor to provide accurate evaluation of roof conditions, repair or maintenance needs.

Useful Life:
30 years

Remaining Life:
11 years

Best Case: $ 15,000 Worst Case: $ 20,000

Estimate to replace Higher estimate to replace

Cost Source: Estimate Provided by Client

Comp #: 1308 Metal Roof (Lwr Pipe St) - Replace **Quantity: 3,150 GSF**
Location: Lower Pipe Stalls
Funded?: Yes.
History:
Evaluation: The roof appears to be in good condition. Consult with a qualified roofing contractor to provide accurate evaluation of roof conditions, repair or maintenance needs.

Useful Life:
30 years

Remaining Life:
11 years

Best Case: $ 21,000 Worst Case: $ 28,000

Estimate to replace Higher estimate to replace

Cost Source: ARI Cost Database

Comp #: 1308 Metal Roof (Mid Pipe St) - Replace **Quantity: 2,800 GSF**
Location: Middle Pipe Stalls
Funded?: Yes.
History:
Evaluation: The roof appears to be in good condition. Consult with a qualified roofing contractor to provide accurate evaluation of roof conditions, repair or maintenance needs.

Useful Life:
30 years

Remaining Life:
11 years

Best Case: $ 19,000 Worst Case: $ 25,000

Estimate to replace Higher estimate to replace

Cost Source: Estimate Provided by Client

Comp #: 1308 Metal Roof (Sm. Pipe St) - Replace **Quantity: 1,000 GSF**
Location: Upper Pipe Stalls
Funded?: Yes.
History:
Evaluation: The roof appears to be in good condition. Consult with a qualified roofing contractor to provide accurate evaluation of roof conditions, repair or maintenance needs.

Useful Life:
30 years

Remaining Life:
11 years

Best Case: $ 6,700 Worst Case: $ 8,800

Estimate to replace Higher estimate to replace

Cost Source: Estimate Provided by Client

Comp #: 1308 Metal Roof (Upr Pipe St) - Replace **Quantity: 2,300 GSF**
Location: Upper Pipe Stalls
Funded?: Yes.
History:
Evaluation: The roof appears to be in good condition. Consult with a qualified roofing contractor to provide accurate evaluation of roof conditions, repair or maintenance needs.

Useful Life:
30 years

Remaining Life:
11 years

Best Case: $ 15,000 Worst Case: $ 20,000

Estimate to replace Higher estimate to replace

Cost Source: Estimate Provided by Client

Comp #: 1310 Gutters/Downspts (Barn A) - Repairs **Quantity: 360 LF**
Location: Barn A
Funded?: Yes.
History: New in 2016.
Evaluation: The gutters are generally in good condition. Keep free of debris.

Useful Life:
10 years

Remaining Life:
7 years

Best Case: $ 3,800 Worst Case: $ 4,500

Estimate for repairs, partial replacements Higher estimate for repairs

Cost Source: ARI Cost Database

Comp #: 1310 Gutters/Downspts (Barn B) - Repairs **Quantity: 300 LF**
Location: Barn B
Funded?: Yes.
History: New in April 2016.
Evaluation: The gutters, while generally in good condition, require some maintenance at this time. Keep free of debris.

Useful Life:
10 years

Remaining Life:
7 years

Best Case: $ 3,200 Worst Case: $ 3,800

Estimate for repairs, partial replacements Higher estimate for repairs

Cost Source: ARI Cost Database

Comp #: 1310 Gutters/Downspts (Barn D) - Repairs **Quantity: 268 LF**
Location: Barn D
Funded?: Yes.
History: New in 2016.
Evaluation: The gutters are generally in good condition. Keep free of debris.

Useful Life:
10 years

Remaining Life:
7 years

Best Case: $ 2,900 Worst Case: $ 3,400

Estimate for repairs, partial replacements Higher estimate for repairs

Cost Source: ARI Cost Database

Comp #: 1310 Gutters/Downspts (Clubhs) - Repairs **Quantity: 38 LF**
Location: Clubhouse
Funded?: Yes.
History: New in April 2016.
Evaluation: The gutters are generally in good condition. Keep free of debris.

Useful Life:
10 years

Remaining Life:
7 years

Best Case: $ 400 Worst Case: $ 480

Estimate for repairs, partial replacements Higher estimate for repairs

Cost Source: ARI Cost Database

Comp #: 1310 Gutters/Downspts (HayBrn) - Repairs **Quantity: 40 LF**
Location: Hay Barn
Funded?: Yes.
History: New in April 2016.
Evaluation: The gutters are generally in good condition. Keep free of debris.

Useful Life:
10 years

Remaining Life:
7 years

Best Case: $ 420 Worst Case: $ 500

Estimate for repairs, partial replacements Higher estimate for repairs

Cost Source: ARI Cost Database

Comp #: 1310 Lower Pipe Stalls Gutters - Replace **Quantity: 40 LF**
Location: Lower Pipe Stalls
Funded?: Yes.
History: New in April 2016.
Evaluation: The gutters are generally in good condition. Keep free of debris.

Useful Life:
10 years

Remaining Life:
7 years

Best Case: $ 420 Worst Case: $ 500

Estimate for repairs, partial replacements Higher estimate for repairs

Cost Source: ARI Cost Database

Comp #: 1310 Mid. Pipe Stalls Gutters - Replace **Quantity: 120 LF**
Location: Middle Pipe Stalls
Funded?: Yes.
History: New in April 2016.
Evaluation: The gutters are generally in good condition. Keep free of debris.

Useful Life:
10 years

Remaining Life:
7 years

Best Case: $ 1,200 Worst Case: $ 1,500

Estimate for repairs, partial replacements Higher estimate for repairs

Cost Source: ARI Cost Database

Comp #: 1310 Upper Pipe Stalls Gutters - Replace **Quantity: 40 LF**
Location: Upper Pipe Stalls
Funded?: Yes.
History: New in April 2016.
Evaluation:

Useful Life:
10 years

Remaining Life:
7 years

Best Case: $ 420 Worst Case: $ 500

Estimate for repairs, partial replacements Higher estimate for repairs

Cost Source: ARI Cost Database

Railing

Comp #: 302 Lower Round Pen Railing - Pipe **Quantity: Approx 200 LF**
Location: Lower Round Pen Railing
Funded?: Yes.
History:
Evaluation: The railing is function with no signs of abuse. The rubber mats added to the interior in 2017 and Trex board to exterior are serving intended purpose to protect and extend life of railing. This is a 5.5' five-rail pipe railing. Generally in good condition and aging normally.

Useful Life:
30 years

Remaining Life:
6 years

Best Case: $ 37,000 Worst Case: $ 41,000

Estimate to replace Higher estimate

Cost Source: Client Cost History With Inflation

Comp #: 302 Railing - Lower Bull Pen **Quantity: Approx 160 LF**
Location: Lower bull pen
Funded?: Yes.
History:
Evaluation: Steel with metal wall. Structurally sound and in good condition. There is some minor rusting and normal aging.

Useful Life:
10 years

Remaining Life:
2 years

Best Case: $ 13,000 Worst Case: $ 15,000

Estimate to replace Higher estimate

Cost Source: Client cost history with inflation

Comp #: 302 Upper Round Pen - Metal Rails **Quantity: 160 LF**
Location: Upper Round Pen
Funded?: Yes.
History:
Evaluation: Steel with wood wall. Structurally sound and in good condition. There is some minor rusting and normal aging.

Useful Life:
10 years

Remaining Life:
1 years

Best Case: $ 13,000 Worst Case: $ 15,000

Estimate to replace Higher estimate

Cost Source: Client cost history with inflation

Comp #: 303 Middle Arena Pipe Railing - Replace **Quantity: Approx 500 LF**
Location: Middle arena
Funded?: Yes.
History:
Evaluation: Installed in 1993. This is a 3.5' three-rail system. The railing is structurally sound and in good condition, aging well.

Useful Life:
20 years

Remaining Life:
6 years

Best Case: $ 33,000 Worst Case: $ 38,000

Allowance to replace Higher allowance

Cost Source: Prior Reserve Study With Inflation

Comp #: 305 Lower Arena Wood Railing - Replace **Quantity: Approx 630 LF**
Location:
Funded?: Yes.
History: Replaced in 2008-2009.
Evaluation: 4' Three rail wood perimeter fence around arena. The fencing is structurally sound and generally good conditions. Repair as necessary between replacement cycles.

Useful Life:
15 years

Remaining Life:
5 years

Best Case: $ 34,000 Worst Case: $ 41,000

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 306 Upper Arena Wood Railing - Replace **Quantity: Approx 625 LF**
Location: Upper arena
Funded?: Yes.
History: Replaced in 2003.
Evaluation: The fence is a 3.5' 2-rail wood fencing. Wood is older and dry. The fencing is structurally sound and generally good conditions. Repair as necessary between replacement cycles.

Useful Life:
15 years

Remaining Life:
6 years

Best Case: $ 34,000 Worst Case: $ 40,000

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Fencing

Comp #: 301 Wood Fencing - Repair/Replace **Quantity: Approx 3,300 LF**
Location: All wood fencing
Funded?: Yes.
History: Replaced in 2013-14 for about $15,500. Repairs being done in 2015. 2017 Repairs: $2,933.
Evaluation: Wood fencing is a 4' three-rail system. The fencing is being repaired and sectionally replaced as needed. This element is for periodic repair allocation for continued maintenance of the wood fencing.

Useful Life:
3 years

Remaining Life:
1 years

Best Case: $ 14,000 Worst Case: $ 23,000

Allocation for repairs and sectional replacement

Higher estimate for repairs

Cost Source: Client Cost History

Comp #: 305 Lower Turnout - Wood Fencing **Quantity: (2) Gates, 130 LF 3-Rail**
Location:
Funded?: Yes.
History: Replaced in 2008-2009.
Evaluation: 4' Three rail wood perimeter fence around arena. The fencing is structurally sound and generally good conditions. Repair as necessary between replacement cycles.

Useful Life:
15 years

Remaining Life:
5 years

No Photo Available

Best Case: $ 2,900 Worst Case: $ 3,200

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 608 Upper Wood Mini-Pen - R & R **Quantity: (1) Wood structure**
Location: Upper barn area mini-pen
Funded?: Yes.
History:
Evaluation: Repair or Replace: Roofing, lighting, stall doors/gates, fly spray system, fencing, railing, stall divides, and other miscellaneous elements. Inspection and repair should be completed routinely to reach and extend useful life.

Useful Life:
30 years

Remaining Life:
2 years

Best Case: $ 24,000 Worst Case: $ 36,000

Allowance to replace Higher allowance

Cost Source: Prior reserve study with inflation

Comp #: 1121 Wood Siding (Upr Round Pen) Repair **Quantity: Approx. 1250 GSF**
Location:
Funded?: Yes. Funding Reason
History: 2017: $1,000.
Evaluation: Generally in good condition. Some minor damage. Routinely and inspect for failure.

Useful Life:
5 years

Remaining Life:
2 years

Best Case: $ 1,000 Worst Case: $ 1,500

Allowance to repair Allowance to repair

Cost Source: ARI Cost Database

Footings

Comp #: 801 Lower Arena Footing - Replace **Quantity: (1) Arena**
Location: Lower arena area
Funded?: Yes.
History: Replaced in 2002. Replaced April 2017: $24,006.
Evaluation: This is an allowance to replace sand within the arena. Inspection and repair should be completed routinely to reach and extend useful life.

Useful Life:
6 years

Remaining Life:
4 years

Best Case: $ 24,000 Worst Case: $ 29,000

Estimate to replace footings Higher estimate

Cost Source: Client cost history with inflation

Comp #: 801 Middle Arena Footing - Replace **Quantity: (1) Arena**
Location: Middle arena area
Funded?: Yes.
History: February 2017: $10,500.
Evaluation: Renovation of the base and new footings were completed in 2012 for $47,000. This is an 14,000 GSF arena. Sand is replenished annually. This is for footings only. Inspection and repair should be completed routinely to reach and extend useful life.

Useful Life:
4 years

Remaining Life:
2 years

Best Case: $ 10,000 Worst Case: $ 16,000

Estimate to replace footings Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 801 Upper Arena Footing - Replace **Quantity: (1) Arena**

Location: Upper arena

Funded?: Yes.

History: October 2016: $9,500.

Evaluation: Replaced in 2011. This is an 20,500 GSF arena. Sand is replenished annually. Inspection and repair should be completed routinely to reach and extend useful life.

Useful Life:
4 years

Remaining Life:
2 years

Best Case: $ 10,000 Worst Case: $ 16,000

Estimate to replace footings Higher estimate

Cost Source: Estimate Provided by Client

Stalls

Comp #: 601 Middle Pipe Stall - R & R **Quantity: (12) Stalls**

Location: Lower barn area
Funded?: Yes.
History: Installed in 1990. Fly sprayer repairs 2014 $1,300.
Evaluation: Repair or Replace: Roofing, lighting, stall doors/gates, fly spray system, fencing, railing, stall divides, and other miscellaneous elements. There is some rust and evident and minor deterioration. Keep on routine inspection and maintenance cycle to reach and extend useful life.

Useful Life:
30 years

Remaining Life:
3 years

Best Case: $ 65,000 Worst Case: $ 67,000

Estimate to replace Higher estimate

Cost Source: Client cost history with inflation

Comp #: 602 Lower Barn 8 Pipe Stalls - R & R **Quantity: (8) Stalls**

Location: Lower barn area
Funded?: Yes.
History: Installed in 2000.
Evaluation: Repair or Replace: Roofing, lighting, stall doors/gates, fly spray system, fencing, railing, stall divides, and other miscellaneous elements. Normal aging noted. Keep on routine inspection and maintenance cycle to reach and extend useful life.

Useful Life:
30 years

Remaining Life:
12 years

Best Case: $ 38,000 Worst Case: $ 54,000

Estimate to replace Higher estimate

Cost Source: Client cost history with inflation

Comp #: 609 Upper 5 Pipe Stalls - R & R **Quantity: (5) Stalls**
Location: Pipe stall above hot walker
Funded?: Yes.
History: Installed in 1990.
Evaluation: Remove/Replace: Roofing, lighting, stall doors/gates, fly spray system, fencing, railing, stall divides, and other miscellaneous elements. Good condition. Keep on routine inspection and maintenance cycle to reach and extend useful life.

Useful Life:
30 years

Remaining Life:
22 years

Best Case: $ 67,000 Worst Case: $ 75,000

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 620 Barn B Grooming (1995) - Replace **Quantity: (3) Bay Wood Rack**
Location: Lower block barn area
Funded?: Yes.
History:
Evaluation: This is a wood structure with a metal roof installed in 1995. It is structurally sound and showing normal age and wear. There is some dry rot noted. Life extended based of request of management.

Useful Life:
20 years

Remaining Life:
2 years

Best Case: $ 8,100 Worst Case: $ 9,800

Estimate to replace with metal style Higher estimate

Cost Source: ARI Cost Database

Comp #: 621 Barn B Grooming (2002) - Repl **Quantity: (2) Bay Metal Rack**
Location: Lower block barn grooming area
Funded?: Yes.
History:
Evaluation: The grooming area is functional and in good condition. No evidence of damage or abuse. Repairs are made as needed to the equipment.

Useful Life:
20 years

Remaining Life:
4 years

Best Case: $ 6,000 Worst Case: $ 7,100

Estimate to replace with similar style Higher estimate

Cost Source: Client cost history with inflation

Comp #: 622 Lower Pipe Stall Grooming - Repl **Quantity: (2) Bay Metal Rack**
Location: Lower pipe stall grooming area
Funded?: Yes.
History:
Evaluation: This is a new style metal rack installed in 2000. This is in good condition and aging well, no rust or damage.

Useful Life:
30 years

Remaining Life:
12 years

Best Case: $ 3,500 Worst Case: $ 4,300

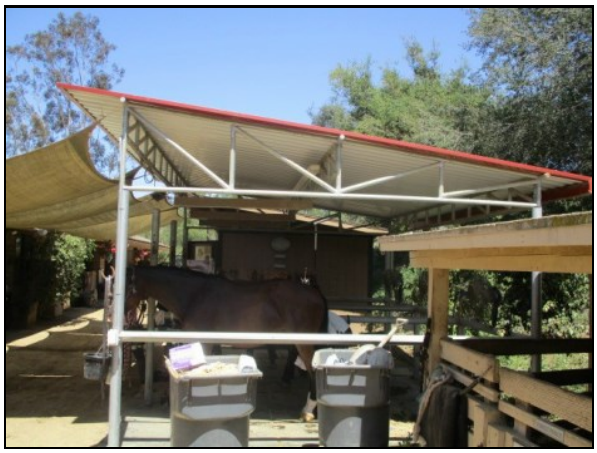
Estimate to replace with similar style Higher estimate

Cost Source: Prior Reserve Study With Inflation

Comp #: 624 Barn A Grooming (2013) - Replace **Quantity: (3) Bay Metal Rack w/ Cov**
Location: Upper block barn grooming area
Funded?: Yes.
History: Replaced in 2013.
Evaluation: The structure is metal frame with metal roof. It is in good condition. Inspection and repair should be completed routinely to reach and extend useful life.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: $ 8,100 Worst Case: $ 9,800

Estimate to replace with metal style Higher estimate

Cost Source: Prior Reserve Study With Inflation

Comp #: 625 Barn A Grooming (1996) - Replace **Quantity: (6) Bay Metal Rack w/ Cov**
Location: Upper block barn grooming area
Funded?: Yes.
History: Built in 1996
Evaluation: The structure is in good condition, no abnormal conditions. It appears functional and in good condition. Inspection and repair should be completed routinely to reach and extend useful life.

Useful Life:
30 years

Remaining Life:
8 years

Best Case: $ 15,000 Worst Case: $ 22,000

Allowance to replace with similar style Higher allowance

Cost Source: Client cost history with inflation

Comp #: 626 Barn D Grooming - Replace **Quantity: (3) Bay Metal Rack**
Location: Upper wood barn grooming rack
Funded?: Yes.
History: Installed in 2002.
Evaluation: This is in good condition and aging well. No damage or abnormal conditions. Inspection and repair should be completed routinely to reach and extend useful life.

Useful Life:
30 years

Remaining Life:
17 years

Best Case: $ 8,200 Worst Case: $ 9,900

Allowance to replace with similar style Higher allowance

Cost Source: Prior Reserve Study With Inflation

Comp #: 626 Upper Pipe Stall Grooming - Repl **Quantity: (2) Bay Metal Rack**
Location: Upper pipe stall grooming area
Funded?: Yes.
History:
Evaluation: This is a new style metal rack installed in 1999. This is in good condition and aging well, no rust or damage. Inspection and repair should be completed routinely to reach and extend useful life.

Useful Life:
30 years

Remaining Life:
10 years

Best Case: $ 6,000 Worst Case: $ 7,100

Allowance to replace with similar style Higher allowance

Cost Source: Client cost history with inflation

Arena Base

Comp #: 800 Lower Arena Ftg. - Supplement Sand **Quantity: (1) Unit**
Location:
Funded?: Yes.
History:
Evaluation: This is an 18,400 GSF arena. Sand is replenished annually. Expect to keep on routine replacement.

Useful Life:
2 years

Remaining Life:
0 years

Best Case: $ 2,900 Worst Case: $ 3,300

Allowance for major door replacement Higher allowance

Cost Source: Cost Provided by Client

Comp #: 802 Lower Arena Base - Replace **Quantity: (1) Arena**
Location:
Funded?: Yes.
History: Replaced in 2013-14
Evaluation: The base is presumed in good condition. No reported problems. Routinely and inspect for failure.

Useful Life:
12 years

Remaining Life:
7 years

Best Case: $ 52,000 Worst Case: $ 64,000

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 802 Middle Arena Base - Replace **Quantity: (1) Arena**
Location:
Funded?: Yes.
History:
Evaluation: The base is presumed in good condition. No reported problems. Routinely and inspect for failure.

Useful Life:
12 years

Remaining Life:
7 years

Best Case: $ 52,000 Worst Case: $ 64,000

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 802 Upper Arena Base - Replace **Quantity: (1) Arena**
Location:
Funded?: Yes.
History:
Evaluation: The base is presumed in good condition. No reported problems.

Useful Life:
12 years

Remaining Life:
6 years

Best Case: $ 52,000 Worst Case: $ 64,000

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Barn B Apartments

Comp #: 600 Barn B Apartments - Renovation **Quantity: (2) Units**
Location: Clubhouse area
Funded?: Yes.
History: Renovated in 2013-14.
Evaluation: This element is for both the break room and upstairs apartment units. The break room and restroom of the lower unit need to be refurbished at this time.
The refurbishment would include replacement and reconditioning of the following elements: painted surfaces, window treatment, flooring, plumbing fixtures, doors, small appliances, wall mounted A/C, water heater, and minimal furniture.

Useful Life:
10 years

Remaining Life:
5 years

Best Case:	$ 11,000	Worst Case:	$ 16,000
	Allowance to refurbish upper and lower apartments		Higher allowance

Cost Source: ARI Cost Database

Clubhouse

Comp #: 502 Clubhouse Appliances - Replace **Quantity: (3) Appliances**
Location: Clubhouse
Funded?: Yes.
History:
Evaluation: (1) Refrigerator; (1) Range/Oven; (1) Microwave. These are dated and well used. They are past the end of average life and should be replaced when they fail to function normally. The association plans to remodel the clubhouse in the near future and interior will need to be inventoried once complete.

Useful Life:
12 years

Remaining Life:
1 years

Best Case: $ 3,100 Worst Case: $ 3,900

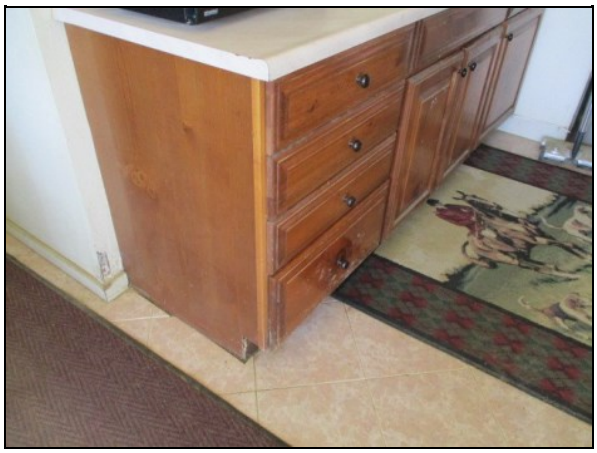
Allowance to replace Higher allowance

Cost Source: Prior Reserve Study With Inflation

Comp #: 503 Clubhouse Counters/Cab - Replace **Quantity: (1) Renovation**
Location: Kitchen area of clubhouse
Funded?: Yes.
History:
Evaluation: Installed in 1995, (10 LF) Laminate countertop; (10 LF) Base cabinets; (17 LF) Upper cabinets. Cabinets are wood. They are dated and showing normal wear and use. The association plans to remodel the clubhouse in the near future and interior will need to be inventoried once complete.

Useful Life:
20 years

Remaining Life:
1 years



Best Case: $ 6,200 Worst Case: $ 7,300

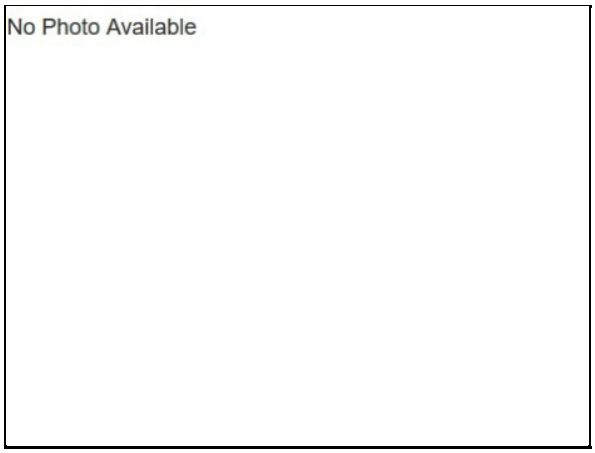
Allowance to replace, installed Higher allowance

Cost Source: ARI Cost Database

Comp #: 503 Clubhouse Whiteboard - Replace **Quantity: (1) Unit**
Location: Clubhouse wall
Funded?: No. The cost is minimal and useful life is indeterminable. Replace as needed using Operating Funds.
History:
Evaluation:

Useful Life:
0 years

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 504 Clubhouse Carpet - Replace **Quantity: Approx 27 GSY**
Location: Clubhouse flooring
Funded?: Yes.
History: Installed in 1995
Evaluation: This carpet is average quality commercial grade in two offices. It is worn and dated. The life has been extended by the association to be included with other update projects. The association plans to remodel the clubhouse in the near future and interior will need to be inventoried once complete.

Useful Life:
10 years

Remaining Life:
1 years

Best Case: $ 2,200 Worst Case: $ 3,300

Allowance to replace with similar grade, installed

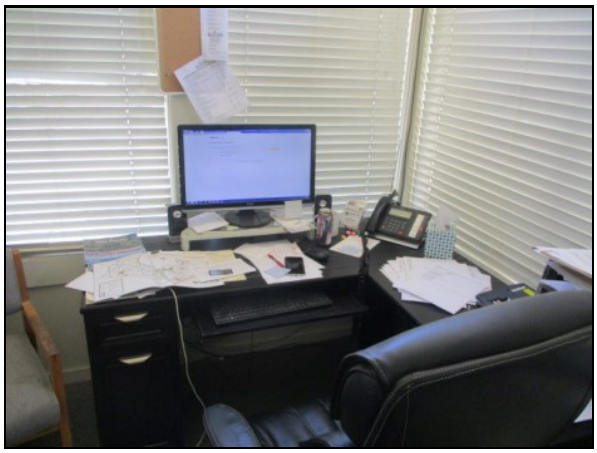
Higher allowance

Cost Source: ARI Cost Database

Comp #: 505 Clubhouse Computers - Replace **Quantity: (2) Systems**
Location: Clubhouse office
Funded?: Yes.
History: Both computer systems were replaced in 2012-13.
Evaluation: The computer and printer are older models and at the end of average life. Replace when they no longer function efficiently.

Useful Life:
4 years

Remaining Life:
3 years



Best Case: $ 1,500 Worst Case: $ 2,100

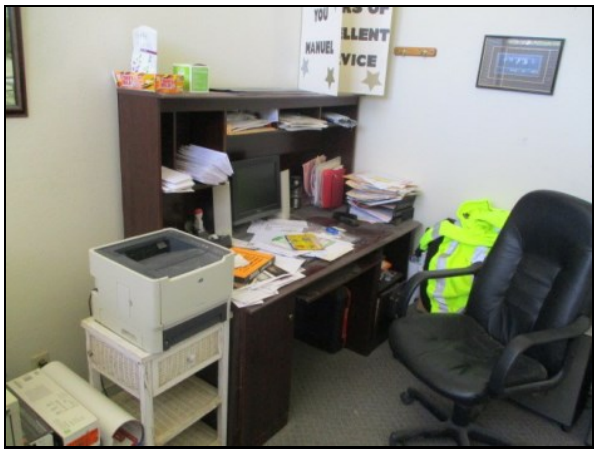
Allowance to replace Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 506 Clubhouse Copy Machine - Replace **Quantity: (1) Unit**
Location: Clubhouse offices
Funded?: No. Minimal cost to replace with an indeterminable life. Replace as needed using Operating Funds.
History:
Evaluation: This is a personal size multi-function machine of average quality. The cost is minimal and useful life is not determined. Replace when needed using Operating Funds. This is for inventory purposes only.

Useful Life:
0 years

Remaining Life:



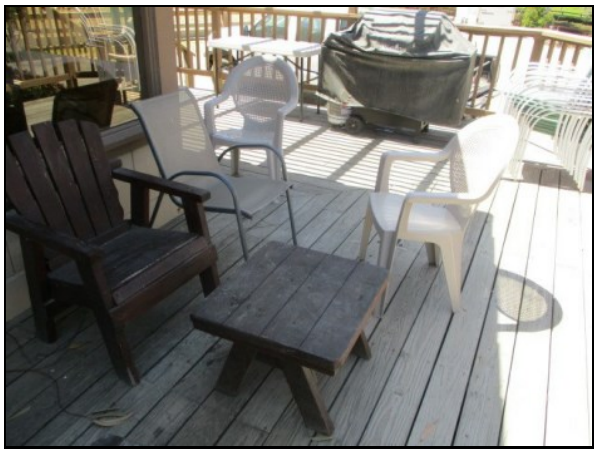
Best Case: Worst Case:

Cost Source:

Comp #: 507 Clubhouse Deck - Replace **Quantity: Approx 700 GSF**
Location: Clubhouse entry deck
Funded?: Yes.
History: Installed in 1993.
Evaluation: The wood deck, railing, stairs, and built in table units are structurally sound. There is some dryness and warping. The surface should be stained at this time. The association plans to remodel the clubhouse in the near future rehab of the deck and rebuild of the trellis are to be included.

Useful Life:
20 years

Remaining Life:
0 years



Best Case:	$ 26,000	Worst Case:	$ 34,000
	Allowance to rebuild deck, includes labor and materials		Higher allowance

Cost Source: ARI Cost Database

Comp #: 507 Clubhouse Patio Cover - Replace **Quantity: Approx 400 GSF**
Location: Clubhouse entry
Funded?: Yes.
History: Installed in 1993.
Evaluation: The patio cover is significantly deteriorated, including dry rot and termite damage. It is to be rebuilt with the clubhouse remodel.

Useful Life:
20 years

Remaining Life:
0 years

Best Case:	$ 10,000	Worst Case:	$ 14,000
	Allowance to rebuild deck, includes labor and materials		Higher allowance

Cost Source: Prior Reserve Study With Inflation

Comp #: 508 Clubhouse Exterior Doors - Replace **Quantity: (4) Various Style Doors**
Location: Clubhouse
Funded?: Yes.
History:
Evaluation: The doors are in need replacement. They are difficult to open and operate. Three regular doors and one sliding glass door.

Useful Life:
18 years

Remaining Life:
1 years

Best Case: $ 1,500 Worst Case: $ 2,500

Allowance replacement cost, installed Higher allowance

Cost Source: ARI Cost Database

Comp #: 508 Clubhouse Interior Doors - Replace **Quantity: (4) Doors**
Location: Clubhouse
Funded?: Yes.
History:
Evaluation: The doors are in need replacement. They are difficult to open and operate.

Useful Life:
18 years

Remaining Life:
1 years

Best Case: $ 1,500 Worst Case: $ 2,500

Allowance replacement cost, installed Higher allowance

Cost Source: ARI Cost Database

Comp #: 509 Clubhouse BBQ & Patio Furn - Repl **Quantity: Various Furnishings**
Location: Clubhouse deck area
Funded?: Yes.
History:
Evaluation: The pieces include: (2) BBQs - one is need of replacement but functional; (3) patio heaters; (3) umbrellas; several plastic chairs. The furniture is functional but will need to be updated with clubhouse remodel.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 3,300 Worst Case: $ 4,300

Allowance to replace element with similar quality

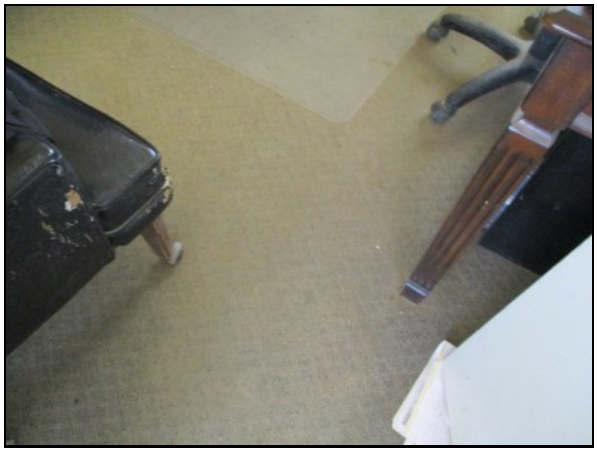
Higher allowance

Cost Source: ARI Cost Database

Comp #: 509 Clubhouse Furniture - Replace **Quantity: Various Pieces**
Location: Clubhouse
Funded?: Yes.
History: Most were purchased in 2000
Evaluation: (1) Sofa; (1) love seat; (1) cane chair; (1) coffee table; (1) sofa table; (1) dining table; (4) dining chairs; (1) desk w/return; (1)printer stand; (1) TV cabinet; (1) TV; (1) DVD; (1) DirecTV receiver; satellite dish. The furniture is dated and showing age. The association plans to remodel the clubhouse in the near future and interior will need to be inventoried once complete.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: $ 7,100 Worst Case: $ 10,000

Allowance to replace

Higher allowance

Cost Source: ARI Cost Database

Comp #: 512 Clubhse Plumbing Fixtures - Replace **Quantity: (6) Fixtures**
Location: Clubhouse bathrooms
Funded?: Yes.
History: Installed in 1995,
Evaluation: (2) toilets, (2) sinks, (1) wall mounted urinal; and (1) wet bar sink. The facilities have reached the end of average life. The fixtures show normal aging evidence. The association plans to remodel the clubhouse in the near future and interior will need to be inventoried once complete.

Useful Life:
20 years

Remaining Life:
1 years

Best Case: $ 4,300 Worst Case: $ 6,500

Allowance to replace fixtures, installed Higher allowance

Cost Source: ARI Cost Database

Comp #: 513 Clubhouse Tile Floor - Replace **Quantity: Approx 275 GSF**
Location: Clubhouse flooring
Funded?: Yes.
History: New in 1995.
Evaluation: The tile is dated with minor hairline cracks. No damage from misuse or abuse. The association plans to remodel the clubhouse in the near future and interior will need to be inventoried once complete.

Useful Life:
20 years

Remaining Life:
1 years

Best Case: $ 4,900 Worst Case: $ 6,600

Allowance to replace, installed Higher allowance

Cost Source: ARI Cost Database

Comp #: 515 Clubhouse Window Covering - Replace **Quantity: Various Materials**
Location: All window treatments
Funded?: Yes.
History: Installed in 1992.
Evaluation: The fabric valances, office fabric, and (8) metal blinds are still functional and in good condition. The association plans to remodel the clubhouse in the near future and interior will need to be inventoried once complete.

Useful Life:
17 years

Remaining Life:
0 years

Best Case: $ 3,300 Worst Case: $ 4,600

Estimate to replace with similar materials Higher estimate

Cost Source: ARI Cost Database

Comp #: 2450 Sliding Drs/Windows (CH) - Replace **Quantity: (1) Slider - (17) Windows**
Location: Clubhouse
Funded?: Yes.
History:
Evaluation: The slider and windows are nearing the end of their useful life. The association is planning to renovate in the near future which will include windows and doors.

Useful Life:
25 years

Remaining Life:
0 years

Best Case: $ 32,000 Worst Case: $ 42,000

Estimate for Replacement Higher Estimate

Cost Source: Estimate Provided by Client

Mechanical

Comp #: 105 Access Gate - Operator **Quantity: (1) Operator**
Location: Entrance gate
Funded?: Yes.
History: Installed in 1999. 2016: $3,800.
Evaluation: The operator is new as of 2016. Functioning as intended with no wear or abuse evident. The gate receives low use, this component should reach beyond useful life with proper maintenance.

Useful Life:
10 years

Remaining Life:
8 years

Best Case: $ 3,800 Worst Case: $ 4,900

Allowance to replace Higher allowance

Cost Source: ARI Cost Database

Comp #: 106 Access - Keypad **Quantity: (1) Unit**
Location: Access gate area
Funded?: Yes.
History: Keypad installed in 1999, electronic components replaced in 2005. 2016: $900.
Evaluation: The system is functional and operating normally. There are no reported problems.

Useful Life:
10 years

Remaining Life:
8 years

Best Case: $ 820 Worst Case: $ 1,200

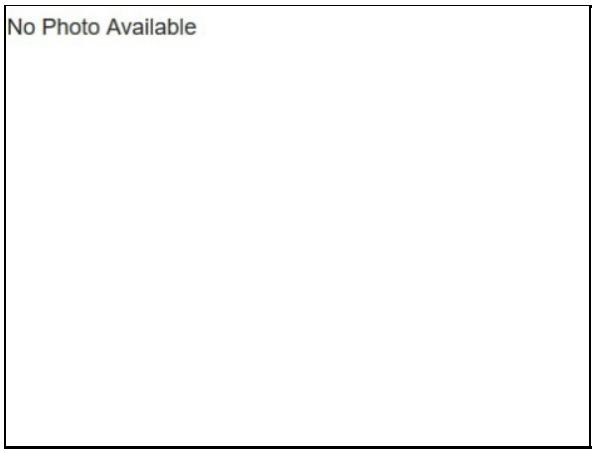
Estimate to replace Higher estimate

Cost Source: Client Cost History

Comp #: 510 Clubhouse Furnace - Replace **Quantity: (1) Bryant Plus 80**
Location: Exterior cabinet
Funded?: Yes.
History: New in 2002.
Evaluation: There was no access at the time of inspection. This is presumed functional, not tested but no reported problems. This receives low usage so it may exceed average life.

Useful Life:
20 years

Remaining Life:
4 years



Best Case: $ 3,800 Worst Case: $ 4,900

Estimate to replace Higher estimate

Cost Source: Prior Reserve Study With Inflation

Comp #: 510 Clubhouse HVAC A/C - Replace **Quantity: (1) Lennox**
Location: Clubhouse exterior
Funded?: Yes.
History: New in 2002. New in 2017.
Evaluation: The unit was replaced in 2017 along with extensive ducting and relocation. The unit is exposed to the elements.

Useful Life:
10 years

Remaining Life:
9 years

Best Case: $ 8,000 Worst Case: $ 12,000

Estimate to replace Higher estimate

Cost Source: Client Cost History

Comp #: 709 Equipment Hot Walker - Replace **Quantity: (1) Unit**
Location: Hot walker arena
Funded?: Yes.
History: New in 2006.
Evaluation: This walker is well maintained and in good condition, no reported problems. Expect full useful life.

Useful Life:
20 years

Remaining Life:
11 years

Best Case: $ 70,000 Worst Case: $ 82,000

Estimate to replace Higher estimate

Cost Source: Prior Reserve Study With Inflation

Comp #: 900 Arena Sound Equipment - Replace **Quantity: (1) System**
Location: Lower arena area
Funded?: Yes.
History: Amplifier and microphone system was new in 2010. June 2017: $1,500.
Evaluation: The equipment was not accessible at the time of inspection. It is presumed to be in good condition and functional.

Useful Life:
5 years

Remaining Life:
3 years

No Photo Available

Best Case: $ 1,300 Worst Case: $ 1,800

Estimate to replace with similar system Higher estimate

Cost Source: Client Cost History

Vehicles

Comp #: 111 Vehicle - Kubota Cart **Quantity: (1) Kubota**
Location: Mobile
Funded?: Yes.
History: New in 2008.
Evaluation: Fully operational and servicing the needs. No reported problems.

Useful Life:
8 years

Remaining Life:
4 years

Best Case: $ 10,000 Worst Case: $ 16,000

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 701 Equipment - JD Tractor - Replace **Quantity: (1) Tractor**
Location: Mobile
Funded?: Yes.
History: New in 2012-13. Serviced in 2014 for $900. Spent $23,758 in April 2016 for repairs.
Evaluation: The equipment is operational and providing the necessary services. This is on a payment plan which is current and being paid from reserves as it is funded.

Useful Life:
15 years

Remaining Life:
9 years

Best Case: $ 87,000 Worst Case: $ 100,000

Allowance to replace Higher estimate

Cost Source: Client cost history with inflation

Comp #: 702 Equipment Kubota Tractor - Replace **Quantity: (1) Tractor**

Location: Mobile

Funded?: No. Purchased used in 2002, this is a 1998 Kubota L2500DT. The association is not funding to replace this component. This is for inventory purposes only. There is a JD tractor being funded.

History:

Evaluation:

Useful Life:
0 years

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 705 Equipment Tractor Drag - Replace **Quantity: (1) Implement**

Location: Tractor equipment area

Funded?: Yes.

History: The drag was purchased in 2002. It was refurbished in 2005.

Evaluation: It is functional and no reported problems.

Useful Life:
12 years

Remaining Life:
3 years

Best Case: $ 4,600 Worst Case: $ 5,700

Estimate to replace Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 705 Equipment Tractor Drag - Replace **Quantity: (1) Implement**
Location: Tractor equipment area
Funded?: Yes.
History: New April 2017: $7,200.
Evaluation: It is functional and no reported problems.

Useful Life:
12 years

Remaining Life:
10 years

Best Case: $ 7,000 Worst Case: $ 7,800

Estimate to replace Higher estimate

Cost Source: Client Cost History

Comp #: 707 Equipment Vibrating Compact - Repl **Quantity: (1) Unit**
Location: Equipment area
Funded?: Yes.
History: New in 1993.
Evaluation: The equipment is presumed still functional. No reported problems.

Useful Life:
20 years

Remaining Life:
1 years

No Photo Available

Best Case: $ 4,300 Worst Case: $ 6,000

Estimate to replace Higher estimate

Cost Source: Prior Reserve Study With Inflation

Barn Contingency

Comp #: 604 Barn "A" - Repair/Contingecy **Quantity: (1) Structure - Block**
Location: Upper barn area
Funded?: Yes.
History:
Evaluation: This line item is an annual allowance for general maintenance and repair.

Useful Life:
1 years

Remaining Life:
0 years

Best Case: $ 5,900 Worst Case: $ 6,900

Allowance for repairs Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 604 Barn "B" - Repair/Contingecy **Quantity: (1) Structure**
Location: Lower barn area
Funded?: Yes.
History: New in 2000.
Evaluation: This line item is an annual allowance for general maintenance and repair.

Useful Life:
1 years

Remaining Life:
0 years

Best Case: $ 5,900 Worst Case: $ 6,900

Estimate to replace Higher estimate

Cost Source: Client cost history with inflation

Comp #: 604 Barn "C" - Repair/Contingecy **Quantity: (1) Structure - Block**
Location: Lower block barn
Funded?: Yes.
History:
Evaluation: The slump stone is generally a lifetime component, no funding required for this. This barn has wood in the stalls which is damaged from kicking and chewing. This is an annual allocation for major repair to the components of this barn.

Useful Life:
1 years

Remaining Life:
0 years

Best Case: $ 5,900 Worst Case: $ 6,900

Annual allowance for wood repairs Higher estimate

Cost Source: Client cost history with inflation

Comp #: 604 Barn "D" - Repair/Contingecy **Quantity: (1) Structure**
Location: Upper barn area
Funded?: Yes.
History: Built in 1978.
Evaluation: This line item is an annual allowance for general maintenance and repair.

Useful Life:
1 years

Remaining Life:
0 years

Best Case: $ 5,900 Worst Case: $ 6,900

Allowance to replace Higher allowance

Cost Source: Prior reserve study with inflation

Comp #: 604 Hot Walker - Repair/Contingency **Quantity: (1) Provision**

Location:

Funded?: Yes.

History:

Evaluation: This is a new component as of the 2018 reserve study. This component includes the roof, side panels and mats. Repairs were made in October 2017 for $2,956. This line item is an annual allowance for repairs.

Useful Life:
1 years

Remaining Life:
0 years

Best Case:	$ 3,000	Worst Case:	$ 5,000
	Allowance to refurbish		Higher allowance

Cost Source: Estimate Provided by Client

Tack Rooms

Comp #: 605 Barn A Tack Room **Quantity:**
Location:
Funded?: No.
History:
Evaluation:

No Photo Available

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 2452 Barn A Tack Room **Quantity: (1) Provision**
Location:
Funded?: No.
History: Owned and Built in 2016 by Mickey Hayden.
Evaluation:

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Wash Racks

Comp #: 630 Hay Barn Wash Rack - Replace **Quantity: (2) Bay Metal**
Location: Lower hay barn washing area
Funded?: Yes.
History:
Evaluation: This metal horse washing rack was installed in 2001. It is structurally sound and in good condition. Metal is sound and block walls are still in good condition. Inspection and repair should be completed routinely to reach and extend useful life.

Useful Life:
30 years

Remaining Life:
13 years

Best Case: $ 21,000 Worst Case: $ 23,000

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 631 Barn B Wash Rack - Replace **Quantity: (2) Bay Metal w/ Cover**
Location: Lower block barn wash area
Funded?: Yes.
History:
Evaluation: This is a metal roof covered, pipe stall style horse washing rack was installed in 2002. It is structurally sound and in good condition, aging normally. Inspection and repair should be completed routinely to reach and extend useful life.

Useful Life:
30 years

Remaining Life:
14 years

Best Case: $ 32,000 Worst Case: $ 46,000

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 632 Barn D Wash Rack - Replace **Quantity: (2) Bay Metal w/ Cover**

Location: Lower wood barn wash area

Funded?: Yes.

History:

Evaluation: This is a metal roof covered, pipe stall style horse washing rack was installed in 2001. It is structurally sound and in good condition, aging normally. Inspection and repair should be completed routinely to reach and extend useful life.

Useful Life:
30 years

Remaining Life:
13 years

Best Case: $ 32,000 Worst Case: $ 44,000

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Grounds & Misc.

Comp #: 107 Entry Monument Sign - Replace **Quantity: (1) Wood Sign**
Location: Entry
Funded?: Yes.
History:
Evaluation: This is a 17' x 2' single sided, sandblasted and painted wood sign, mounted on 20' wood poles. This sign is old, cracking and deteriorated. It has reached the end of average useful life. Replace to improve appearance of entrance. The association has extended the life of this component.

Useful Life:
15 years

Remaining Life:
1 years

Best Case: $ 6,500 Worst Case: $ 7,600

Allowance to replace Higher allowance

Cost Source: ARI Cost Database

Comp #: 640 Wash & Groom Rack Mats - Replace **Quantity: (1) Allocation**
Location: All grooming areas and wash racks
Funded?: Yes.
History: Replaced in 2013-14. Replaced (12) mats in October 2015 for $738.
Evaluation: The rubber matting in all of the washing and grooming areas varies in condition. This element is for periodic replacement on a cycle that is based on the association's history.

Useful Life:
3 years

Remaining Life:
0 years

Best Case: $ 4,000 Worst Case: $ 4,500

Annual allocation Higher allocation

Cost Source: Client Cost History

Comp #: 901 Dressage Court & Letters - Replace **Quantity: (1) Component**
Location: Lower arena area
Funded?: Yes.
History: Replaced in 2009. 2017: $850.
Evaluation: There was numerous pieces in the arena at the time of inspection. It is in good condition and actively used.

Useful Life:
12 years

Remaining Life:
2 years

Best Case: $ 4,900 Worst Case: $ 7,600

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 902 Dressage Mirrors Large - Replace **Quantity: (1) Large Mirror**
Location: Arena
Funded?: Yes.
History: Replaced in 2013-14.
Evaluation: These are well mounted and look to be in good condition. None are broken and they are well maintained.

Useful Life:
10 years

Remaining Life:
5 years

Best Case: $ 36,000 Worst Case: $ 44,000

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 903 Dressage Mirrors Small - Replace **Quantity: (1) Smaller Mirror**
Location: Arena
Funded?: Yes.
History: New in 2012-13.
Evaluation: They are in good condition, no damage or abuse.

Useful Life:
10 years

Remaining Life:
4 years

Best Case: $ 4,300 Worst Case: $ 5,600

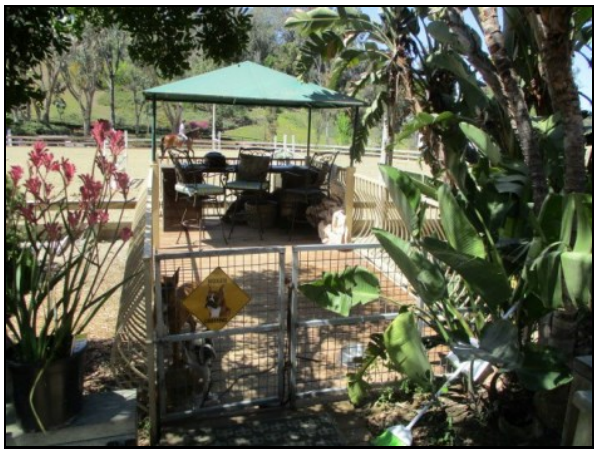
Estimate to replace Higher estimate

Cost Source: Client cost history with inflation

Comp #: 907 Arena Judging Stands - Refurbish **Quantity: (2) 8x8 Structure**
Location: Upper and lower arenas
Funded?: Yes.
History:
Evaluation: Wrought iron structure with railing and canvas cover. The metal is rusting and deteriorating. Canvas is faded and showing wear. Iron needs to be treated and painted to prevent further deterioration, canvas should be replaced to improve appearance. This element is for major refurbish and quality painting every 5 years.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: $ 9,000 Worst Case: $ 11,000

Allocation to refurbish, includes labor and materials Higher estimate

Cost Source: ARI Cost Database

Comp #: 2451 Middle Arena Tarp **Quantity: (1) Component**

Location:

Funded?: Yes.

History: Purchased in 2017 for 2018 $4,516.

Evaluation: The tarp is new and in good condition. Monitor for tears and repair as needed.

Useful Life:
4 years

Remaining Life:
3 years

Best Case:	$ 4,100	Worst Case:	$ 5,200
	Estimate to Replace		Higher Estiamte

Cost Source: Client Cost History

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Update "With-Site-Visit" Reserve Study

Nellie Gail Ranch
Swim Club
Laguna Hills, CA

Report #: 17146-9
For Period Beginning: October 1, 2018
Expires: September 30, 2019

Date Prepared: July 10, 2018

SABRINA WILLISON
CAI-RS
00334
DESIGNATION
RESERVE SPECIALIST

Hello, and welcome to your Reserve Study!

This Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

With respect to Reserves, this Report will tell you "where you are," and "where to go from here."

In this Report, you will find...

1) A List of What you're Reserving For

2) An Evaluation of your Reserve Fund Size and Strength

3) A Recommended Multi-Year Reserve Funding Plan

More Questions?

Visit our website at www.ReserveStudy.com or call us at:

949-481-0421

ASSOCIATION RESERVES
Est. 1986

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Executive Summary

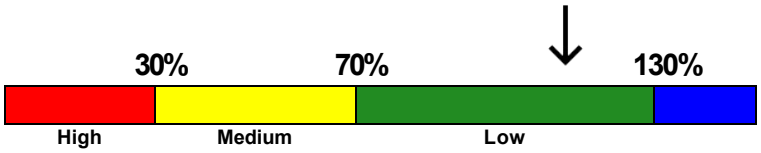
Association:	**Nellie Gail Ranch Swim Club**	**Assoc. #: 17146-9**
Location:	**Laguna Hills, CA**	**# of Units:1407**
Report Period:	**October 1, 2018 through September 30, 2019**	

Findings/Recommendations as-of: October 1, 2018

Project Starting Reserve Balance	**$387,105**
Current Full Funding Reserve Balance	**$339,239**
Average Reserve Deficit (Surplus) Per Unit	**($34)**
Percent Funded	**114.1 %**
Recommended 2018 "Monthly Full Funding Contributions"	**$4,950**
Alternate minimum contributions to keep Reserve above $0	**$4,100**
Most Recent Reserve Contribution Rate	**$4,950**

Reserves % Funded: 114.1%

Special Assessment Risk:



Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	**1.00 %**
Annual Inflation Rate	**3.00 %**

This is an Update "With-Site-Visit" Reserve Study, and is based on a prior Report prepared by Association Reserves for your 2017 - 2018 Fiscal Year. We performed the site inspection on 4/11/2018.

This Reserve Study was prepared by a credentialed Reserve Specialist, Sabrina C. Willison RS #334.

The Reserve Fund is just above the 100% Funded level at 114.1 % Funded, which is a strong position for the fund to be in. This means that the association's special assessment & deferred maintenance risk is currently low. The objective of your multi-year Funding Plan is to continue to Fully Fund Reserves and maintain a position of strength in the fund, where associations enjoy a low risk of Reserve cash flow problems. Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to maintain your Reserve contributions to $4,950.

***The Alternative Contribution rate, also called Baseline Funding will keep the Reserve Funds above $0. This figure for your association is $4,100.**

To receive a copy of the full Reserve Study, contact the Association.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Painting Projects			
201	Exterior/Interior Bldg - Repaint	5	0	$19,000
203	Paint Wrought Iron - Repaint	3	1	$4,400
	Lighting			
405	Lights, Pool Area (2004) - Replace	10	8	$3,800
405	Lights, Pool Area (2012) - Replace	10	4	$3,800
	Fencing & Walls			
302	Fencing, Wrought Iron - Replace	18	8	$36,000
810	Block Wall - Repairs	20	13	$29,000
	Swim Components			
502	Pool Area Lane Line Reel - Replace	20	17	$1,850
503	Pool Area Lane Lines - Replace	8	5	$3,900
504	Pool Area, Pool Cover - Replace	15	7	$7,200
505	Pool Area Starting Blocks - Replace	10	1	$6,350
508	Pool Area Lifeguard Stand - Replace	10	5	$1,900
515	Pool Area ADA Lift & Cover - Repl	15	8	$7,450
516	Safety Flags - Replace	8	1	$1,200
	Pool/Spa/Water Components			
600	Pool Surface - Replaster & Retile	12	2	$105,000
601	Pool Backwash Tank - Replace	20	5	$5,650
602	Pool-Spa-Wader Chem Sys - Replace	5	3	$18,500
603	Pool Filters - Replace	20	12	$48,500
604	Pool Heater (2018) - Replace	10	9	$4,000
604	Pool Heaters - Replace	10	3	$12,000
605	Pump/Motors - Replace	1	0	$3,000
610	Spa Surface - Replaster	10	8	$5,700
611	Spa Filter - Replace	8	4	$2,350
612	Spa Heater - Replace	8	4	$4,150
613	Spa Cover - Replace	8	1	$1,200
620	Wader Surface - Replaster	10	8	$5,700
621	Wader Filter - Replace	10	9	$2,400
623	Wader Water Feature - Replace	10	3	$6,700
	Furnishings - Exterior			
506	Pool Area Shade Structure - Replace	8	5	$3,950
507	Pool Area Furniture - Replace	8	6	$48,500
511	Pool Area Trash Receptacles - Repl	20	5	$4,700
920	Walkway Mats - Replace	3	1	$2,600
1130	Cabana Structures - Replace	14	12	$7,200
1131	Cabana Fabric - Replace	7	5	$10,000
	Restrooms			
710	Louvered Doors - Replace	30	22	$2,650
801	Restroom Fixtures - Replace	20	3	$4,400
805	Restroom Lockers - Replace	18	8	$4,050
	Grounds			
103	Storage Barn - Replace	20	6	$7,800
509	Pool Area Deck Mastic - Replace	5	3	$5,100

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
710	Pump House Roof - Replace	10	5	$3,800
711	Pump House Shed - Refurbish	20	13	$6,000
803	Shower Tile - Refurbish	20	3	$34,000
1200	Concrete Pool Deck - Contingency	40	0	$36,000
1400	Signage - Replace	5	3	$1,250
	Mechanical			
115	Solar Panels - Replace	15	9	$43,000
510	Pool Area Surveillance - Replace	10	0	$1,950
45	**Total Funded Components**			

Note 1: Yellow highlighted line items are expected to require attention in this initial year.

Introduction

A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.

RESERVE STUDY RESULTS

Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology

For this Update With-Site-Visit Reserve Study, we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

RESERVE COMPONENT "FOUR-PART TEST"

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How do we establish Useful Life and Remaining Useful Life estimates?

1) Visual Inspection (observed wear and age)
2) Association Reserves database of experience
3) Client History (install dates & previous life cycle information)
4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

1) Actual client cost history, or current proposals
2) Comparison to Association Reserves database of work done at similar associations
3) Vendor Recommendations
4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
2) Compare that to the Reserve Fund Balance, and express as a percentage.

Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?

RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*

FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During our site visit on 4/11/2018, we started with a brief meeting with Brian Mitchell, who is part of the management team. We visually inspected all the buildings, and were able to see most areas.

After our site inspection we were unable to contact the pool vendor for additional information about the pool equipment components.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table. Note the significant expenses throughout the next 30 years and plan to fund Reserves accordingly.

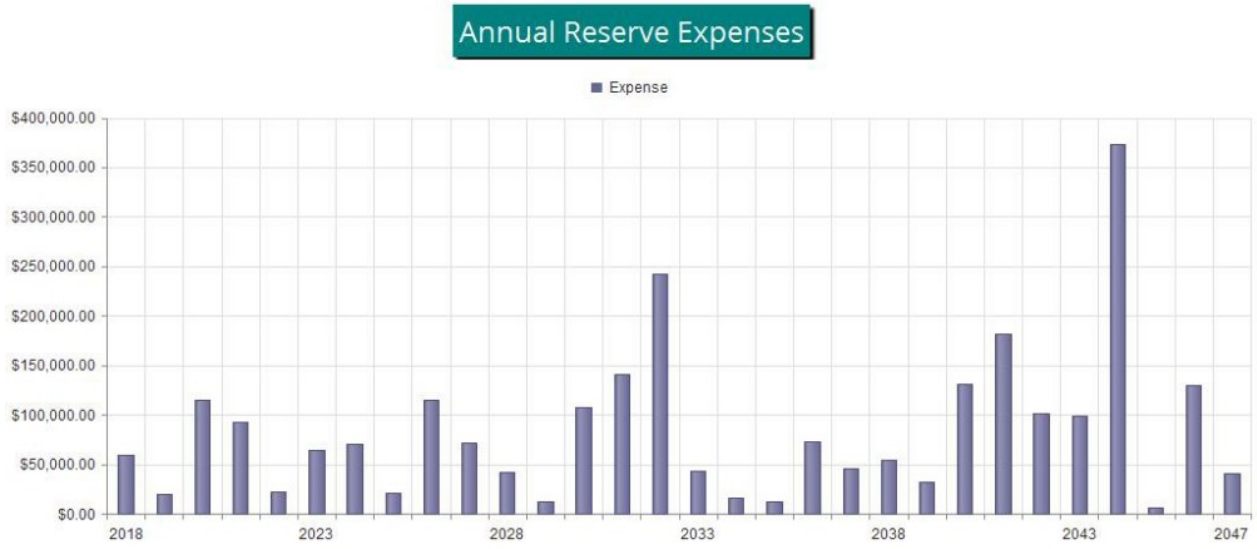


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $387,105 as-of the start of your Fiscal Year on 10/1/2018. This is based on your actual balance on 2/28/2018 of $357,405 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be $339,239. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 114.1 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of $4,950 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

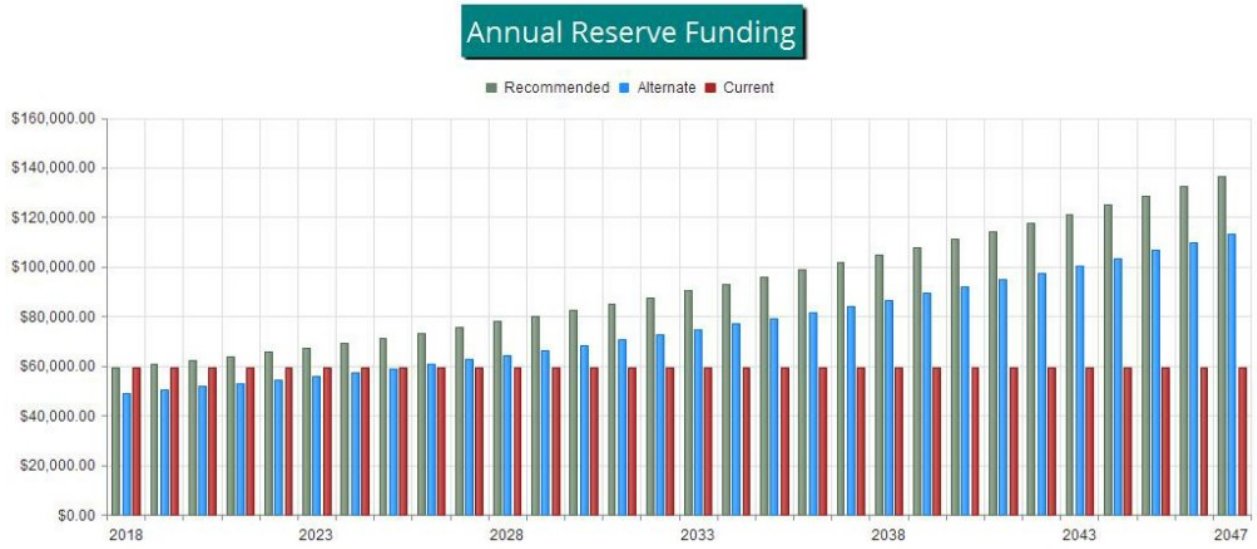


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan and at your current budgeted contribution rate, compared to your always-changing Fully Funded Balance target.

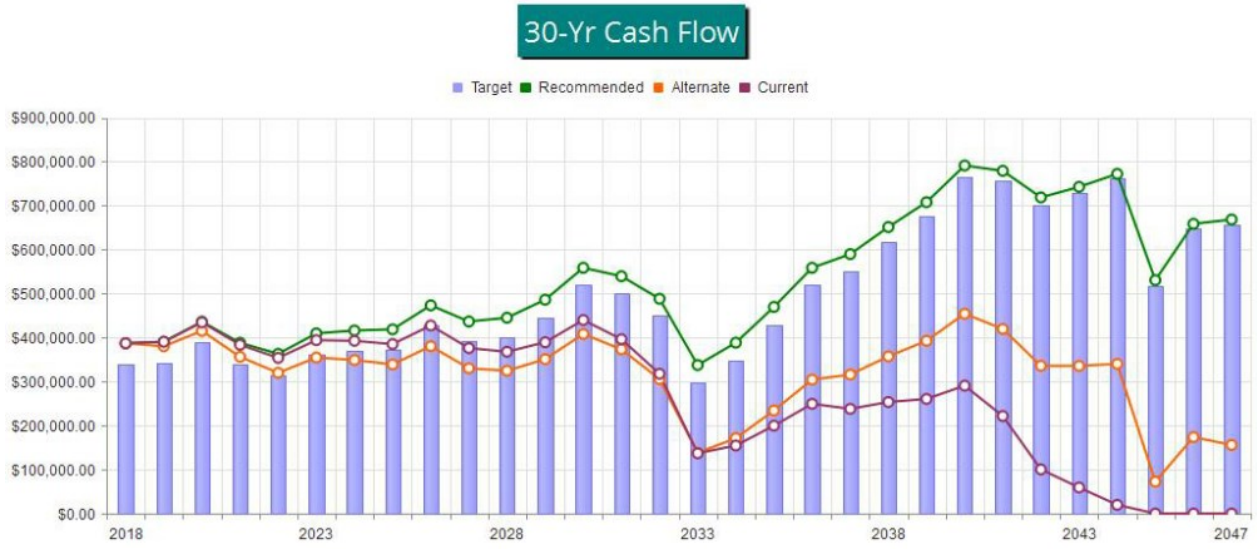


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

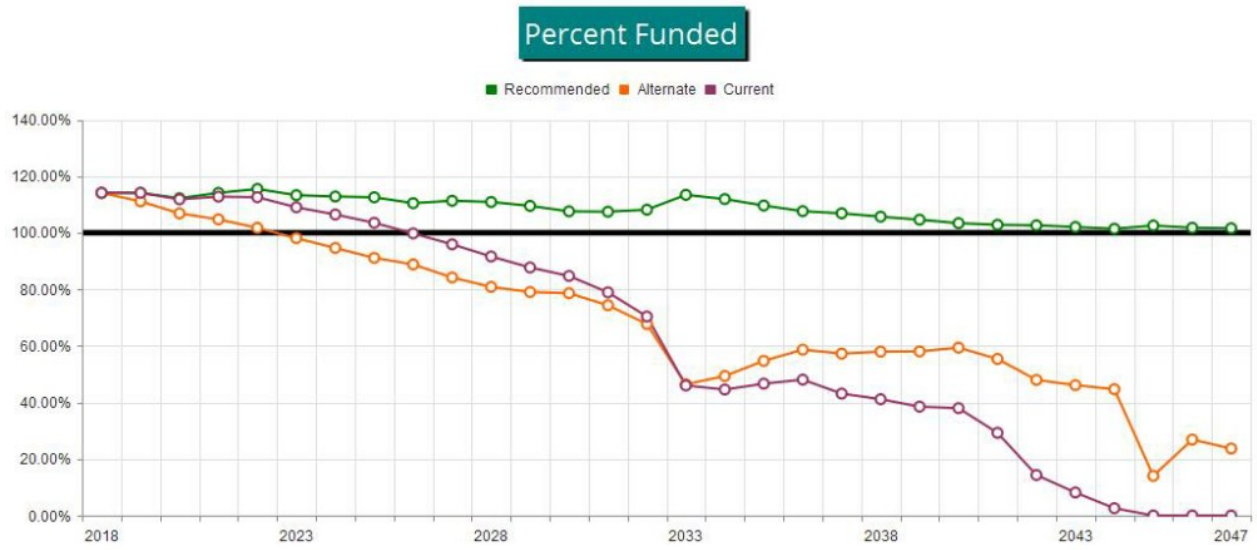


Figure 4

Table Descriptions

The tabular information in this Report is broken down into nine tables, not all which may have been chosen by your Project Manager to appear in your report. Tables are listed in the order in which they appear in your Report.

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Analysis Summary provides a summary of the starting financial information and your Project Manager's Financial Analysis decision points.

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the association total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the association, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

Accounting-Tax Summary provides information on each Component's proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

Budget Summary

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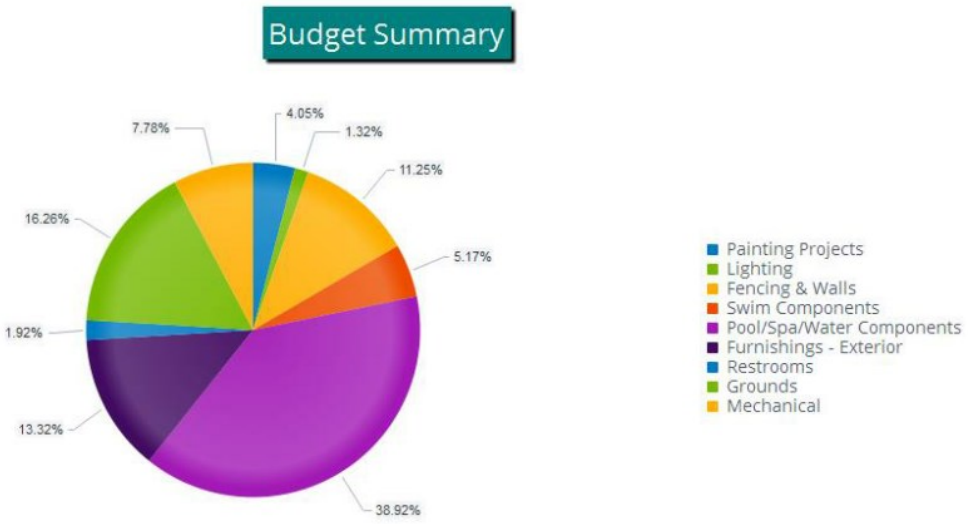
	Useful Life		2018 Rem. Useful Life		Estimated Replacement Cost in 2018	2018 Expenditures	10/01/2018 Current Fund Balance	10/01/2018 Fully Funded Balance	Remaining Bal. to be Funded	2018 Contributions
	Min	Max	Min	Max						
Painting Projects	3	5	0	1	$23,400	$19,000	$25,028	$21,933	$$1,628)	$5,912
Lighting	10	10	4	8	$7,600	$0	$3,469	$3,040	$4,131	$853
Fencing & Walls	18	20	8	13	$65,000	$0	$34,404	$30,150	$30,596	$3,873
Swim Components	8	20	1	17	$29,850	$0	$19,138	$16,772	$10,712	$2,842
Pool/Spa/Water Components	1	20	0	12	$224,850	$3,000	$161,862	$141,848	$62,988	$25,561
Furnishings - Exterior	3	20	1	12	$76,950	$0	$25,960	$22,750	$50,990	$10,778
Restrooms	18	30	3	22	$11,100	$0	$7,642	$6,697	$3,458	$599
Grounds	5	40	0	13	$93,950	$36,000	$87,750	$76,900	$6,200	$5,546
Mechanical	10	15	0	9	$44,950	$1,950	$21,852	$19,150	$23,098	$3,437
					$577,650	$59,950	$387,105	$339,239	$190,545	$59,400

Percent Funded: 114.1%



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate Best Case	Current Cost Estimate Worst Case
	Painting Projects					
201	Exterior/Interior Bldg - Repaint	Approx 3,800 GSF	5	0	$15,000	$23,000
203	Paint Wrought Iron - Repaint	Moderate LF of Iron	3	1	$3,600	$5,200
	Lighting					
405	Lights, Pool Area (2004) - Replace	(6) Fixtures	10	8	$3,600	$4,000
405	Lights, Pool Area (2012) - Replace	(6) Fixtures	10	4	$3,600	$4,000
	Fencing & Walls					
302	Fencing, Wrought Iron - Replace	Approx 500 LF	18	8	$33,000	$39,000
810	Block Wall - Repairs	Extensive LF	20	13	$24,000	$34,000
	Swim Components					
502	Pool Area Lane Line Reel - Replace	(1) Reel	20	17	$1,600	$2,100
503	Pool Area Lane Lines - Replace	(6) Lanes	8	5	$3,700	$4,100
504	Pool Area, Pool Cover - Replace	(1) Cover	15	7	$6,200	$8,200
505	Pool Area Starting Blocks - Replace	(7) Blocks	10	1	$6,000	$6,700
508	Pool Area Lifeguard Stand - Replace	(2) Stands	10	5	$1,200	$2,600
515	Pool Area ADA Lift & Cover - Repl	(1) Lift with cover	15	8	$6,700	$8,200
516	Safety Flags - Replace	(1) Component	8	1	$1,100	$1,300
	Pool/Spa/Water Components					
600	Pool Surface - Replaster & Retile	(1) Pool	12	2	$100,000	$110,000
601	Pool Backwash Tank - Replace	(1) 1,000 Gallon Tank	20	5	$5,000	$6,300
602	Pool-Spa-Wader Chem Sys - Replace	(3) Components	5	3	$16,000	$21,000
603	Pool Filters - Replace	(2) EPD Sand Filters	20	12	$45,000	$52,000
604	Pool Heater (2018) - Replace	(1) Lochinvar Energy Rite	10	9	$3,500	$4,500
604	Pool Heaters - Replace	(3) Energy Rite	10	3	$10,000	$14,000
605	Pump/Motors - Replace	(2) 7.5 HP Assembly	1	0	$2,000	$4,000
610	Spa Surface - Replaster	(1) Spa	10	8	$5,200	$6,200
611	Spa Filter - Replace	(1) Triton Filter	8	4	$2,200	$2,500
612	Spa Heater - Replace	(1) Energy Rite	8	4	$3,700	$4,600
613	Spa Cover - Replace	(1) Spa Cover	8	1	$1,100	$1,300
620	Wader Surface - Replaster	(1) Wader	10	8	$5,200	$6,200
621	Wader Filter - Replace	(1) Pentair Triton II	10	9	$2,300	$2,500
623	Wader Water Feature - Replace	(1) Element	10	3	$6,200	$7,200
	Furnishings - Exterior					
506	Pool Area Shade Structure - Replace	(1) Structure	8	5	$3,500	$4,400
507	Pool Area Furniture - Replace	Various pieces	8	6	$45,000	$52,000
511	Pool Area Trash Receptacles - Repl	(8) Receptacles	20	5	$4,200	$5,200
920	Walkway Mats - Replace	(135) LF	3	1	$2,100	$3,100
1130	Cabana Structures - Replace	(3) Structures	14	12	$6,700	$7,700
1131	Cabana Fabric - Replace	(3) Units	7	5	$8,000	$12,000
	Restrooms					
710	Louvered Doors - Replace	(2) Doors	30	22	$2,400	$2,900
801	Restroom Fixtures - Replace	(6) Various Fixtures	20	3	$3,900	$4,900
805	Restroom Lockers - Replace	(21) Lockers	18	8	$3,700	$4,400
	Grounds					

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate Best Case	Current Cost Estimate Worst Case
103	Storage Barn - Replace	(1) Barn	20	6	$7,300	$8,300
509	Pool Area Deck Mastic - Replace	Approx 1,100 LF	5	3	$4,500	$5,700
710	Pump House Roof - Replace	(1) Provision	10	5	$3,000	$4,600
711	Pump House Shed - Refurbish	(1) Structure	20	13	$5,400	$6,600
803	Shower Tile - Refurbish	Approx 60 GSF	20	3	$26,000	$42,000
1200	Concrete Pool Deck - Contingency	(1) Structure	40	0	$31,000	$41,000
1400	Signage - Replace	Various Signs	5	3	$1,000	$1,500
	Mechanical					
115	Solar Panels - Replace	(1/3) Split Tennis & HOA	15	9	$42,000	$44,000
510	Pool Area Surveillance - Replace	(2) Cameras	10	0	$1,600	$2,300
45	Total Funded Components					

Fully Funded Balance

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#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Painting Projects							
201	Exterior/Interior Bldg - Repaint	$19,000	X	5	/	5	=	$19,000
203	Paint Wrought Iron - Repaint	$4,400	X	2	/	3	=	$2,933
	Lighting							
405	Lights, Pool Area (2004) - Replace	$3,800	X	2	/	10	=	$760
405	Lights, Pool Area (2012) - Replace	$3,800	X	6	/	10	=	$2,280
	Fencing & Walls							
302	Fencing, Wrought Iron - Replace	$36,000	X	10	/	18	=	$20,000
810	Block Wall - Repairs	$29,000	X	7	/	20	=	$10,150
	Swim Components							
502	Pool Area Lane Line Reel - Replace	$1,850	X	3	/	20	=	$278
503	Pool Area Lane Lines - Replace	$3,900	X	3	/	8	=	$1,463
504	Pool Area, Pool Cover - Replace	$7,200	X	8	/	15	=	$3,840
505	Pool Area Starting Blocks - Replace	$6,350	X	9	/	10	=	$5,715
508	Pool Area Lifeguard Stand - Replace	$1,900	X	5	/	10	=	$950
515	Pool Area ADA Lift & Cover - Repl	$7,450	X	7	/	15	=	$3,477
516	Safety Flags - Replace	$1,200	X	7	/	8	=	$1,050
	Pool/Spa/Water Components							
600	Pool Surface - Replaster & Retile	$105,000	X	10	/	12	=	$87,500
601	Pool Backwash Tank - Replace	$5,650	X	15	/	20	=	$4,238
602	Pool-Spa-Wader Chem Sys - Replace	$18,500	X	2	/	5	=	$7,400
603	Pool Filters - Replace	$48,500	X	8	/	20	=	$19,400
604	Pool Heater (2018) - Replace	$4,000	X	1	/	10	=	$400
604	Pool Heaters - Replace	$12,000	X	7	/	10	=	$8,400
605	Pump/Motors - Replace	$3,000	X	1	/	1	=	$3,000
610	Spa Surface - Replaster	$5,700	X	2	/	10	=	$1,140
611	Spa Filter - Replace	$2,350	X	4	/	8	=	$1,175
612	Spa Heater - Replace	$4,150	X	4	/	8	=	$2,075
613	Spa Cover - Replace	$1,200	X	7	/	8	=	$1,050
620	Wader Surface - Replaster	$5,700	X	2	/	10	=	$1,140
621	Wader Filter - Replace	$2,400	X	1	/	10	=	$240
623	Wader Water Feature - Replace	$6,700	X	7	/	10	=	$4,690
	Furnishings - Exterior							
506	Pool Area Shade Structure - Replace	$3,950	X	3	/	8	=	$1,481
507	Pool Area Furniture - Replace	$48,500	X	2	/	8	=	$12,125
511	Pool Area Trash Receptacles - Repl	$4,700	X	15	/	20	=	$3,525
920	Walkway Mats - Replace	$2,600	X	2	/	3	=	$1,733
1130	Cabana Structures - Replace	$7,200	X	2	/	14	=	$1,029
1131	Cabana Fabric - Replace	$10,000	X	2	/	7	=	$2,857
	Restrooms							
710	Louvered Doors - Replace	$2,650	X	8	/	30	=	$707
801	Restroom Fixtures - Replace	$4,400	X	17	/	20	=	$3,740
805	Restroom Lockers - Replace	$4,050	X	10	/	18	=	$2,250
	Grounds							
103	Storage Barn - Replace	$7,800	X	14	/	20	=	$5,460

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
509	Pool Area Deck Mastic - Replace	$5,100	X	2	/	5	=	$2,040
710	Pump House Roof - Replace	$3,800	X	5	/	10	=	$1,900
711	Pump House Shed - Refurbish	$6,000	X	7	/	20	=	$2,100
803	Shower Tile - Refurbish	$34,000	X	17	/	20	=	$28,900
1200	Concrete Pool Deck - Contingency	$36,000	X	40	/	40	=	$36,000
1400	Signage - Replace	$1,250	X	2	/	5	=	$500
	Mechanical							
115	Solar Panels - Replace	$43,000	X	6	/	15	=	$17,200
510	Pool Area Surveillance - Replace	$1,950	X	10	/	10	=	$1,950
								$339,239

Component Significance

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#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Painting Projects				
201	Exterior/Interior Bldg - Repaint	5	$19,000	$3,800	7.18 %
203	Paint Wrought Iron - Repaint	3	$4,400	$1,467	2.77 %
	Lighting				
405	Lights, Pool Area (2004) - Replace	10	$3,800	$380	0.72 %
405	Lights, Pool Area (2012) - Replace	10	$3,800	$380	0.72 %
	Fencing & Walls				
302	Fencing, Wrought Iron - Replace	18	$36,000	$2,000	3.78 %
810	Block Wall - Repairs	20	$29,000	$1,450	2.74 %
	Swim Components				
502	Pool Area Lane Line Reel - Replace	20	$1,850	$93	0.17 %
503	Pool Area Lane Lines - Replace	8	$3,900	$488	0.92 %
504	Pool Area, Pool Cover - Replace	15	$7,200	$480	0.91 %
505	Pool Area Starting Blocks - Replace	10	$6,350	$635	1.20 %
508	Pool Area Lifeguard Stand - Replace	10	$1,900	$190	0.36 %
515	Pool Area ADA Lift & Cover - Repl	15	$7,450	$497	0.94 %
516	Safety Flags - Replace	8	$1,200	$150	0.28 %
	Pool/Spa/Water Components				
600	Pool Surface - Replaster & Retile	12	$105,000	$8,750	16.54 %
601	Pool Backwash Tank - Replace	20	$5,650	$283	0.53 %
602	Pool-Spa-Wader Chem Sys - Replace	5	$18,500	$3,700	6.99 %
603	Pool Filters - Replace	20	$48,500	$2,425	4.58 %
604	Pool Heater (2018) - Replace	10	$4,000	$400	0.76 %
604	Pool Heaters - Replace	10	$12,000	$1,200	2.27 %
605	Pump/Motors - Replace	1	$3,000	$3,000	5.67 %
610	Spa Surface - Replaster	10	$5,700	$570	1.08 %
611	Spa Filter - Replace	8	$2,350	$294	0.56 %
612	Spa Heater - Replace	8	$4,150	$519	0.98 %
613	Spa Cover - Replace	8	$1,200	$150	0.28 %
620	Wader Surface - Replaster	10	$5,700	$570	1.08 %
621	Wader Filter - Replace	10	$2,400	$240	0.45 %
623	Wader Water Feature - Replace	10	$6,700	$670	1.27 %
	Furnishings - Exterior				
506	Pool Area Shade Structure - Replace	8	$3,950	$494	0.93 %
507	Pool Area Furniture - Replace	8	$48,500	$6,063	11.46 %
511	Pool Area Trash Receptacles - Repl	20	$4,700	$235	0.44 %
920	Walkway Mats - Replace	3	$2,600	$867	1.64 %
1130	Cabana Structures - Replace	14	$7,200	$514	0.97 %
1131	Cabana Fabric - Replace	7	$10,000	$1,429	2.70 %
	Restrooms				
710	Louvered Doors - Replace	30	$2,650	$88	0.17 %
801	Restroom Fixtures - Replace	20	$4,400	$220	0.42 %
805	Restroom Lockers - Replace	18	$4,050	$225	0.43 %
	Grounds				
103	Storage Barn - Replace	20	$7,800	$390	0.74 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
509	Pool Area Deck Mastic - Replace	5	$5,100	$1,020	1.93 %
710	Pump House Roof - Replace	10	$3,800	$380	0.72 %
711	Pump House Shed - Refurbish	20	$6,000	$300	0.57 %
803	Shower Tile - Refurbish	20	$34,000	$1,700	3.21 %
1200	Concrete Pool Deck - Contingency	40	$36,000	$900	1.70 %
1400	Signage - Replace	5	$1,250	$250	0.47 %
	Mechanical				
115	Solar Panels - Replace	15	$43,000	$2,867	5.42 %
510	Pool Area Surveillance - Replace	10	$1,950	$195	0.37 %
45	Total Funded Components			$52,914	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
	Painting Projects					
201	Exterior/Interior Bldg - Repaint	5	0	$19,000	$19,000	$355
203	Paint Wrought Iron - Repaint	3	1	$4,400	$2,933	$137
	Lighting					
405	Lights, Pool Area (2004) - Replace	10	8	$3,800	$760	$36
405	Lights, Pool Area (2012) - Replace	10	4	$3,800	$2,280	$36
	Fencing & Walls					
302	Fencing, Wrought Iron - Replace	18	8	$36,000	$20,000	$187
810	Block Wall - Repairs	20	13	$29,000	$10,150	$136
	Swim Components					
502	Pool Area Lane Line Reel - Replace	20	17	$1,850	$278	$9
503	Pool Area Lane Lines - Replace	8	5	$3,900	$1,463	$46
504	Pool Area, Pool Cover - Replace	15	7	$7,200	$3,840	$45
505	Pool Area Starting Blocks - Replace	10	1	$6,350	$5,715	$59
508	Pool Area Lifeguard Stand - Replace	10	5	$1,900	$950	$18
515	Pool Area ADA Lift & Cover - Repl	15	8	$7,450	$3,477	$46
516	Safety Flags - Replace	8	1	$1,200	$1,050	$14
	Pool/Spa/Water Components					
600	Pool Surface - Replaster & Retile	12	2	$105,000	$87,500	$819
601	Pool Backwash Tank - Replace	20	5	$5,650	$4,238	$26
602	Pool-Spa-Wader Chem Sys - Replace	5	3	$18,500	$7,400	$346
603	Pool Filters - Replace	20	12	$48,500	$19,400	$227
604	Pool Heater (2018) - Replace	10	9	$4,000	$400	$37
604	Pool Heaters - Replace	10	3	$12,000	$8,400	$112
605	Pump/Motors - Replace	1	0	$3,000	$3,000	$281
610	Spa Surface - Replaster	10	8	$5,700	$1,140	$53
611	Spa Filter - Replace	8	4	$2,350	$1,175	$27
612	Spa Heater - Replace	8	4	$4,150	$2,075	$49
613	Spa Cover - Replace	8	1	$1,200	$1,050	$14
620	Wader Surface - Replaster	10	8	$5,700	$1,140	$53
621	Wader Filter - Replace	10	9	$2,400	$240	$22
623	Wader Water Feature - Replace	10	3	$6,700	$4,690	$63
	Furnishings - Exterior					
506	Pool Area Shade Structure - Replace	8	5	$3,950	$1,481	$46
507	Pool Area Furniture - Replace	8	6	$48,500	$12,125	$567
511	Pool Area Trash Receptacles - Repl	20	5	$4,700	$3,525	$22
920	Walkway Mats - Replace	3	1	$2,600	$1,733	$81
1130	Cabana Structures - Replace	14	12	$7,200	$1,029	$48
1131	Cabana Fabric - Replace	7	5	$10,000	$2,857	$134
	Restrooms					
710	Louvered Doors - Replace	30	22	$2,650	$707	$8
801	Restroom Fixtures - Replace	20	3	$4,400	$3,740	$21
805	Restroom Lockers - Replace	18	8	$4,050	$2,250	$21
	Grounds					

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
103	Storage Barn - Replace	20	6	$7,800	$5,460	$36
509	Pool Area Deck Mastic - Replace	5	3	$5,100	$2,040	$95
710	Pump House Roof - Replace	10	5	$3,800	$1,900	$36
711	Pump House Shed - Refurbish	20	13	$6,000	$2,100	$28
803	Shower Tile - Refurbish	20	3	$34,000	$28,900	$159
1200	Concrete Pool Deck - Contingency	40	0	$36,000	$36,000	$84
1400	Signage - Replace	5	3	$1,250	$500	$23
	Mechanical					
115	Solar Panels - Replace	15	9	$43,000	$17,200	$268
510	Pool Area Surveillance - Replace	10	0	$1,950	$1,950	$18
45	Total Funded Components				$339,239	$4,950

30-Year Reserve Plan Summary

17146-9
WSV

Fiscal Year Start: 2018	Interest: 1.00 %	Inflation: 3.00 %

Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)	Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2018	$387,105	$339,239	114.1 %	Low	$59,400	$0	$3,886	$59,950
2019	$390,441	$342,170	114.1 %	Low	$60,885	$0	$4,131	$19,313
2020	$436,145	$388,679	112.2 %	Low	$62,407	$0	$4,119	$114,577
2021	$388,094	$340,146	114.1 %	Low	$63,967	$0	$3,754	$92,827
2022	$362,988	$314,294	115.5 %	Low	$65,566	$0	$3,861	$22,848
2023	$409,568	$361,531	113.3 %	Low	$67,206	$0	$4,127	$64,803
2024	$416,097	$368,812	112.8 %	Low	$69,222	$0	$4,172	$70,807
2025	$418,683	$372,022	112.5 %	Low	$71,298	$0	$4,458	$21,154
2026	$473,286	$428,425	110.5 %	Low	$73,437	$0	$4,547	$114,706
2027	$436,565	$392,171	111.3 %	Low	$75,641	$0	$4,407	$71,502
2028	$445,110	$401,402	110.9 %	Low	$77,910	$0	$4,654	$41,594
2029	$486,080	$443,847	109.5 %	Low	$80,247	$0	$5,221	$12,943
2030	$558,605	$519,275	107.6 %	Low	$82,654	$0	$5,488	$107,217
2031	$539,531	$502,125	107.4 %	Low	$85,134	$0	$5,137	$141,567
2032	$488,235	$451,413	108.2 %	Low	$87,688	$0	$4,127	$242,468
2033	$337,582	$297,651	113.4 %	Low	$90,319	$0	$3,628	$43,156
2034	$388,374	$347,042	111.9 %	Low	$93,028	$0	$4,288	$16,047
2035	$469,643	$428,384	109.6 %	Low	$95,819	$0	$5,139	$11,983
2036	$558,618	$518,975	107.6 %	Low	$98,694	$0	$5,739	$73,290
2037	$589,762	$551,842	106.9 %	Low	$101,655	$0	$6,203	$46,293
2038	$651,327	$616,284	105.7 %	Low	$104,704	$0	$6,793	$54,996
2039	$707,828	$676,563	104.6 %	Low	$107,845	$0	$7,492	$31,997
2040	$791,168	$765,291	103.4 %	Low	$111,081	$0	$7,848	$130,966
2041	$779,131	$757,786	102.8 %	Low	$114,413	$0	$7,486	$182,359
2042	$718,670	$700,253	102.6 %	Low	$117,846	$0	$7,303	$101,233
2043	$742,586	$727,781	102.0 %	Low	$121,381	$0	$7,571	$99,350
2044	$772,188	$761,398	101.4 %	Low	$125,022	$0	$6,511	$373,198
2045	$530,523	$517,383	102.5 %	Low	$128,773	$0	$5,943	$6,664
2046	$658,575	$647,105	101.8 %	Low	$132,636	$0	$6,632	$129,382
2047	$668,461	$657,950	101.6 %	Low	$136,615	$0	$7,197	$40,651

	Fiscal Year	2018	2019	2020	2021	2022
	Starting Reserve Balance	$387,105	$390,441	$436,145	$388,094	$362,988
	Annual Reserve Contribution	$59,400	$60,885	$62,407	$63,967	$65,566
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$3,886	$4,131	$4,119	$3,754	$3,861
	Total Income	$450,391	$455,457	$502,671	$455,815	$432,416
#	Component					
	Painting Projects					
201	Exterior/Interior Bldg - Repaint	$19,000	$0	$0	$0	$0
203	Paint Wrought Iron - Repaint	$0	$4,532	$0	$0	$4,952
	Lighting					
405	Lights, Pool Area (2004) - Replace	$0	$0	$0	$0	$0
405	Lights, Pool Area (2012) - Replace	$0	$0	$0	$0	$4,277
	Fencing & Walls					
302	Fencing, Wrought Iron - Replace	$0	$0	$0	$0	$0
810	Block Wall - Repairs	$0	$0	$0	$0	$0
	Swim Components					
502	Pool Area Lane Line Reel - Replace	$0	$0	$0	$0	$0
503	Pool Area Lane Lines - Replace	$0	$0	$0	$0	$0
504	Pool Area, Pool Cover - Replace	$0	$0	$0	$0	$0
505	Pool Area Starting Blocks - Replace	$0	$6,541	$0	$0	$0
508	Pool Area Lifeguard Stand - Replace	$0	$0	$0	$0	$0
515	Pool Area ADA Lift & Cover - Repl	$0	$0	$0	$0	$0
516	Safety Flags - Replace	$0	$1,236	$0	$0	$0
	Pool/Spa/Water Components					
600	Pool Surface - Replaster & Retile	$0	$0	$111,395	$0	$0
601	Pool Backwash Tank - Replace	$0	$0	$0	$0	$0
602	Pool-Spa-Wader Chem Sys - Replace	$0	$0	$0	$20,215	$0
603	Pool Filters - Replace	$0	$0	$0	$0	$0
604	Pool Heater (2018) - Replace	$0	$0	$0	$0	$0
604	Pool Heaters - Replace	$0	$0	$0	$13,113	$0
605	Pump/Motors - Replace	$3,000	$3,090	$3,183	$3,278	$3,377
610	Spa Surface - Replaster	$0	$0	$0	$0	$0
611	Spa Filter - Replace	$0	$0	$0	$0	$2,645
612	Spa Heater - Replace	$0	$0	$0	$0	$4,671
613	Spa Cover - Replace	$0	$1,236	$0	$0	$0
620	Wader Surface - Replaster	$0	$0	$0	$0	$0
621	Wader Filter - Replace	$0	$0	$0	$0	$0
623	Wader Water Feature - Replace	$0	$0	$0	$7,321	$0
	Furnishings - Exterior					
506	Pool Area Shade Structure - Replace	$0	$0	$0	$0	$0
507	Pool Area Furniture - Replace	$0	$0	$0	$0	$0
511	Pool Area Trash Receptacles - Repl	$0	$0	$0	$0	$0
920	Walkway Mats - Replace	$0	$2,678	$0	$0	$2,926
1130	Cabana Structures - Replace	$0	$0	$0	$0	$0
1131	Cabana Fabric - Replace	$0	$0	$0	$0	$0
	Restrooms					
710	Louvered Doors - Replace	$0	$0	$0	$0	$0
801	Restroom Fixtures - Replace	$0	$0	$0	$4,808	$0
805	Restroom Lockers - Replace	$0	$0	$0	$0	$0
	Grounds					
103	Storage Barn - Replace	$0	$0	$0	$0	$0
509	Pool Area Deck Mastic - Replace	$0	$0	$0	$5,573	$0
710	Pump House Roof - Replace	$0	$0	$0	$0	$0
711	Pump House Shed - Refurbish	$0	$0	$0	$0	$0
803	Shower Tile - Refurbish	$0	$0	$0	$37,153	$0
1200	Concrete Pool Deck - Contingency	$36,000	$0	$0	$0	$0
1400	Signage - Replace	$0	$0	$0	$1,366	$0
	Mechanical					
115	Solar Panels - Replace	$0	$0	$0	$0	$0
510	Pool Area Surveillance - Replace	$1,950	$0	$0	$0	$0
	Total Expenses	$59,950	$19,313	$114,577	$92,827	$22,848

Fiscal Year	2018	2019	2020	2021	2022
Ending Reserve Balance	$390,441	$436,145	$388,094	$362,988	$409,568

	Fiscal Year	2023	2024	2025	2026	2027
	Starting Reserve Balance	$409,568	$416,097	$418,683	$473,286	$436,565
	Annual Reserve Contribution	$67,206	$69,222	$71,298	$73,437	$75,641
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$4,127	$4,172	$4,458	$4,547	$4,407
	Total Income	$480,900	$489,491	$494,440	$551,271	$516,612
#	Component					
	Painting Projects					
201	Exterior/Interior Bldg - Repaint	$22,026	$0	$0	$0	$0
203	Paint Wrought Iron - Repaint	$0	$0	$5,411	$0	$0
	Lighting					
405	Lights, Pool Area (2004) - Replace	$0	$0	$0	$4,814	$0
405	Lights, Pool Area (2012) - Replace	$0	$0	$0	$0	$0
	Fencing & Walls					
302	Fencing, Wrought Iron - Replace	$0	$0	$0	$45,604	$0
810	Block Wall - Repairs	$0	$0	$0	$0	$0
	Swim Components					
502	Pool Area Lane Line Reel - Replace	$0	$0	$0	$0	$0
503	Pool Area Lane Lines - Replace	$4,521	$0	$0	$0	$0
504	Pool Area, Pool Cover - Replace	$0	$0	$8,855	$0	$0
505	Pool Area Starting Blocks - Replace	$0	$0	$0	$0	$0
508	Pool Area Lifeguard Stand - Replace	$2,203	$0	$0	$0	$0
515	Pool Area ADA Lift & Cover - Repl	$0	$0	$0	$9,437	$0
516	Safety Flags - Replace	$0	$0	$0	$0	$1,566
	Pool/Spa/Water Components					
600	Pool Surface - Replaster & Retile	$0	$0	$0	$0	$0
601	Pool Backwash Tank - Replace	$6,550	$0	$0	$0	$0
602	Pool-Spa-Wader Chem Sys - Replace	$0	$0	$0	$23,435	$0
603	Pool Filters - Replace	$0	$0	$0	$0	$0
604	Pool Heater (2018) - Replace	$0	$0	$0	$0	$5,219
604	Pool Heaters - Replace	$0	$0	$0	$0	$0
605	Pump/Motors - Replace	$3,478	$3,582	$3,690	$3,800	$3,914
610	Spa Surface - Replaster	$0	$0	$0	$7,221	$0
611	Spa Filter - Replace	$0	$0	$0	$0	$0
612	Spa Heater - Replace	$0	$0	$0	$0	$0
613	Spa Cover - Replace	$0	$0	$0	$0	$1,566
620	Wader Surface - Replaster	$0	$0	$0	$7,221	$0
621	Wader Filter - Replace	$0	$0	$0	$0	$3,131
623	Wader Water Feature - Replace	$0	$0	$0	$0	$0
	Furnishings - Exterior					
506	Pool Area Shade Structure - Replace	$4,579	$0	$0	$0	$0
507	Pool Area Furniture - Replace	$0	$57,912	$0	$0	$0
511	Pool Area Trash Receptacles - Repl	$5,449	$0	$0	$0	$0
920	Walkway Mats - Replace	$0	$0	$3,198	$0	$0
1130	Cabana Structures - Replace	$0	$0	$0	$0	$0
1131	Cabana Fabric - Replace	$11,593	$0	$0	$0	$0
	Restrooms					
710	Louvered Doors - Replace	$0	$0	$0	$0	$0
801	Restroom Fixtures - Replace	$0	$0	$0	$0	$0
805	Restroom Lockers - Replace	$0	$0	$0	$5,130	$0
	Grounds					
103	Storage Barn - Replace	$0	$9,314	$0	$0	$0
509	Pool Area Deck Mastic - Replace	$0	$0	$0	$6,461	$0
710	Pump House Roof - Replace	$4,405	$0	$0	$0	$0
711	Pump House Shed - Refurbish	$0	$0	$0	$0	$0
803	Shower Tile - Refurbish	$0	$0	$0	$0	$0
1200	Concrete Pool Deck - Contingency	$0	$0	$0	$0	$0
1400	Signage - Replace	$0	$0	$0	$1,583	$0
	Mechanical					
115	Solar Panels - Replace	$0	$0	$0	$0	$56,105
510	Pool Area Surveillance - Replace	$0	$0	$0	$0	$0
	Total Expenses	$64,803	$70,807	$21,154	$114,706	$71,502
	Ending Reserve Balance	$416,097	$418,683	$473,286	$436,565	$445,110

	Fiscal Year	2028	2029	2030	2031	2032
	Starting Reserve Balance	$445,110	$486,080	$558,605	$539,531	$488,235
	Annual Reserve Contribution	$77,910	$80,247	$82,654	$85,134	$87,688
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$4,654	$5,221	$5,488	$5,137	$4,127
	Total Income	$527,674	$571,548	$646,748	$629,802	$580,050
#	Component					
	Painting Projects					
201	Exterior/Interior Bldg - Repaint	$25,534	$0	$0	$0	$0
203	Paint Wrought Iron - Repaint	$5,913	$0	$0	$6,462	$0
	Lighting					
405	Lights, Pool Area (2004) - Replace	$0	$0	$0	$0	$0
405	Lights, Pool Area (2012) - Replace	$0	$0	$0	$0	$5,748
	Fencing & Walls					
302	Fencing, Wrought Iron - Replace	$0	$0	$0	$0	$0
810	Block Wall - Repairs	$0	$0	$0	$42,587	$0
	Swim Components					
502	Pool Area Lane Line Reel - Replace	$0	$0	$0	$0	$0
503	Pool Area Lane Lines - Replace	$0	$0	$0	$5,727	$0
504	Pool Area, Pool Cover - Replace	$0	$0	$0	$0	$0
505	Pool Area Starting Blocks - Replace	$0	$8,790	$0	$0	$0
508	Pool Area Lifeguard Stand - Replace	$0	$0	$0	$0	$0
515	Pool Area ADA Lift & Cover - Repl	$0	$0	$0	$0	$0
516	Safety Flags - Replace	$0	$0	$0	$0	$0
	Pool/Spa/Water Components					
600	Pool Surface - Replaster & Retile	$0	$0	$0	$0	$158,822
601	Pool Backwash Tank - Replace	$0	$0	$0	$0	$0
602	Pool-Spa-Wader Chem Sys - Replace	$0	$0	$0	$27,168	$0
603	Pool Filters - Replace	$0	$0	$69,149	$0	$0
604	Pool Heater (2018) - Replace	$0	$0	$0	$0	$0
604	Pool Heaters - Replace	$0	$0	$0	$17,622	$0
605	Pump/Motors - Replace	$4,032	$4,153	$4,277	$4,406	$4,538
610	Spa Surface - Replaster	$0	$0	$0	$0	$0
611	Spa Filter - Replace	$0	$0	$3,351	$0	$0
612	Spa Heater - Replace	$0	$0	$5,917	$0	$0
613	Spa Cover - Replace	$0	$0	$0	$0	$0
620	Wader Surface - Replaster	$0	$0	$0	$0	$0
621	Wader Filter - Replace	$0	$0	$0	$0	$0
623	Wader Water Feature - Replace	$0	$0	$0	$9,839	$0
	Furnishings - Exterior					
506	Pool Area Shade Structure - Replace	$0	$0	$0	$5,801	$0
507	Pool Area Furniture - Replace	$0	$0	$0	$0	$73,361
511	Pool Area Trash Receptacles - Repl	$0	$0	$0	$0	$0
920	Walkway Mats - Replace	$3,494	$0	$0	$3,818	$0
1130	Cabana Structures - Replace	$0	$0	$10,265	$0	$0
1131	Cabana Fabric - Replace	$0	$0	$14,258	$0	$0
	Restrooms					
710	Louvered Doors - Replace	$0	$0	$0	$0	$0
801	Restroom Fixtures - Replace	$0	$0	$0	$0	$0
805	Restroom Lockers - Replace	$0	$0	$0	$0	$0
	Grounds					
103	Storage Barn - Replace	$0	$0	$0	$0	$0
509	Pool Area Deck Mastic - Replace	$0	$0	$0	$7,490	$0
710	Pump House Roof - Replace	$0	$0	$0	$0	$0
711	Pump House Shed - Refurbish	$0	$0	$0	$8,811	$0
803	Shower Tile - Refurbish	$0	$0	$0	$0	$0
1200	Concrete Pool Deck - Contingency	$0	$0	$0	$0	$0
1400	Signage - Replace	$0	$0	$0	$1,836	$0
	Mechanical					
115	Solar Panels - Replace	$0	$0	$0	$0	$0
510	Pool Area Surveillance - Replace	$2,621	$0	$0	$0	$0
	Total Expenses	$41,594	$12,943	$107,217	$141,567	$242,468
	Ending Reserve Balance	$486,080	$558,605	$539,531	$488,235	$337,582

	Fiscal Year	2033	2034	2035	2036	2037
	Starting Reserve Balance	$337,582	$388,374	$469,643	$558,618	$589,762
	Annual Reserve Contribution	$90,319	$93,028	$95,819	$98,694	$101,655
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$3,628	$4,288	$5,139	$5,739	$6,203
	Total Income	$431,529	$485,690	$570,601	$663,052	$697,619
#	Component					
	Painting Projects					
201	Exterior/Interior Bldg - Repaint	$29,601	$0	$0	$0	$0
203	Paint Wrought Iron - Repaint	$0	$7,061	$0	$0	$7,715
	Lighting					
405	Lights, Pool Area (2004) - Replace	$0	$0	$0	$6,469	$0
405	Lights, Pool Area (2012) - Replace	$0	$0	$0	$0	$0
	Fencing & Walls					
302	Fencing, Wrought Iron - Replace	$0	$0	$0	$0	$0
810	Block Wall - Repairs	$0	$0	$0	$0	$0
	Swim Components					
502	Pool Area Lane Line Reel - Replace	$0	$0	$3,058	$0	$0
503	Pool Area Lane Lines - Replace	$0	$0	$0	$0	$0
504	Pool Area, Pool Cover - Replace	$0	$0	$0	$0	$0
505	Pool Area Starting Blocks - Replace	$0	$0	$0	$0	$0
508	Pool Area Lifeguard Stand - Replace	$2,960	$0	$0	$0	$0
515	Pool Area ADA Lift & Cover - Repl	$0	$0	$0	$0	$0
516	Safety Flags - Replace	$0	$0	$1,983	$0	$0
	Pool/Spa/Water Components					
600	Pool Surface - Replaster & Retile	$0	$0	$0	$0	$0
601	Pool Backwash Tank - Replace	$0	$0	$0	$0	$0
602	Pool-Spa-Wader Chem Sys - Replace	$0	$0	$0	$31,495	$0
603	Pool Filters - Replace	$0	$0	$0	$0	$0
604	Pool Heater (2018) - Replace	$0	$0	$0	$0	$7,014
604	Pool Heaters - Replace	$0	$0	$0	$0	$0
605	Pump/Motors - Replace	$4,674	$4,814	$4,959	$5,107	$5,261
610	Spa Surface - Replaster	$0	$0	$0	$9,704	$0
611	Spa Filter - Replace	$0	$0	$0	$0	$0
612	Spa Heater - Replace	$0	$0	$0	$0	$0
613	Spa Cover - Replace	$0	$0	$1,983	$0	$0
620	Wader Surface - Replaster	$0	$0	$0	$9,704	$0
621	Wader Filter - Replace	$0	$0	$0	$0	$4,208
623	Wader Water Feature - Replace	$0	$0	$0	$0	$0
	Furnishings - Exterior					
506	Pool Area Shade Structure - Replace	$0	$0	$0	$0	$0
507	Pool Area Furniture - Replace	$0	$0	$0	$0	$0
511	Pool Area Trash Receptacles - Repl	$0	$0	$0	$0	$0
920	Walkway Mats - Replace	$0	$4,172	$0	$0	$4,559
1130	Cabana Structures - Replace	$0	$0	$0	$0	$0
1131	Cabana Fabric - Replace	$0	$0	$0	$0	$17,535
	Restrooms					
710	Louvered Doors - Replace	$0	$0	$0	$0	$0
801	Restroom Fixtures - Replace	$0	$0	$0	$0	$0
805	Restroom Lockers - Replace	$0	$0	$0	$0	$0
	Grounds					
103	Storage Barn - Replace	$0	$0	$0	$0	$0
509	Pool Area Deck Mastic - Replace	$0	$0	$0	$8,682	$0
710	Pump House Roof - Replace	$5,920	$0	$0	$0	$0
711	Pump House Shed - Refurbish	$0	$0	$0	$0	$0
803	Shower Tile - Refurbish	$0	$0	$0	$0	$0
1200	Concrete Pool Deck - Contingency	$0	$0	$0	$0	$0
1400	Signage - Replace	$0	$0	$0	$2,128	$0
	Mechanical					
115	Solar Panels - Replace	$0	$0	$0	$0	$0
510	Pool Area Surveillance - Replace	$0	$0	$0	$0	$0
	Total Expenses	$43,156	$16,047	$11,983	$73,290	$46,293
	Ending Reserve Balance	$388,374	$469,643	$558,618	$589,762	$651,327

	Fiscal Year	2038	2039	2040	2041	2042
	Starting Reserve Balance	$651,327	$707,828	$791,168	$779,131	$718,670
	Annual Reserve Contribution	$104,704	$107,845	$111,081	$114,413	$117,846
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$6,793	$7,492	$7,848	$7,486	$7,303
	Total Income	$762,824	$823,165	$910,097	$901,030	$843,819
#	Component					
	Painting Projects					
201	Exterior/Interior Bldg - Repaint	$34,316	$0	$0	$0	$0
203	Paint Wrought Iron - Repaint	$0	$0	$8,431	$0	$0
	Lighting					
405	Lights, Pool Area (2004) - Replace	$0	$0	$0	$0	$0
405	Lights, Pool Area (2012) - Replace	$0	$0	$0	$0	$7,725
	Fencing & Walls					
302	Fencing, Wrought Iron - Replace	$0	$0	$0	$0	$0
810	Block Wall - Repairs	$0	$0	$0	$0	$0
	Swim Components					
502	Pool Area Lane Line Reel - Replace	$0	$0	$0	$0	$0
503	Pool Area Lane Lines - Replace	$0	$7,255	$0	$0	$0
504	Pool Area, Pool Cover - Replace	$0	$0	$13,796	$0	$0
505	Pool Area Starting Blocks - Replace	$0	$11,813	$0	$0	$0
508	Pool Area Lifeguard Stand - Replace	$0	$0	$0	$0	$0
515	Pool Area ADA Lift & Cover - Repl	$0	$0	$0	$14,703	$0
516	Safety Flags - Replace	$0	$0	$0	$0	$0
	Pool/Spa/Water Components					
600	Pool Surface - Replaster & Retile	$0	$0	$0	$0	$0
601	Pool Backwash Tank - Replace	$0	$0	$0	$0	$0
602	Pool-Spa-Wader Chem Sys - Replace	$0	$0	$0	$36,511	$0
603	Pool Filters - Replace	$0	$0	$0	$0	$0
604	Pool Heater (2018) - Replace	$0	$0	$0	$0	$0
604	Pool Heaters - Replace	$0	$0	$0	$23,683	$0
605	Pump/Motors - Replace	$5,418	$5,581	$5,748	$5,921	$6,098
610	Spa Surface - Replaster	$0	$0	$0	$0	$0
611	Spa Filter - Replace	$4,244	$0	$0	$0	$0
612	Spa Heater - Replace	$7,495	$0	$0	$0	$0
613	Spa Cover - Replace	$0	$0	$0	$0	$0
620	Wader Surface - Replaster	$0	$0	$0	$0	$0
621	Wader Filter - Replace	$0	$0	$0	$0	$0
623	Wader Water Feature - Replace	$0	$0	$0	$13,223	$0
	Furnishings - Exterior					
506	Pool Area Shade Structure - Replace	$0	$7,348	$0	$0	$0
507	Pool Area Furniture - Replace	$0	$0	$92,931	$0	$0
511	Pool Area Trash Receptacles - Repl	$0	$0	$0	$0	$0
920	Walkway Mats - Replace	$0	$0	$4,982	$0	$0
1130	Cabana Structures - Replace	$0	$0	$0	$0	$0
1131	Cabana Fabric - Replace	$0	$0	$0	$0	$0
	Restrooms					
710	Louvered Doors - Replace	$0	$0	$5,078	$0	$0
801	Restroom Fixtures - Replace	$0	$0	$0	$8,684	$0
805	Restroom Lockers - Replace	$0	$0	$0	$0	$0
	Grounds					
103	Storage Barn - Replace	$0	$0	$0	$0	$0
509	Pool Area Deck Mastic - Replace	$0	$0	$0	$10,065	$0
710	Pump House Roof - Replace	$0	$0	$0	$0	$0
711	Pump House Shed - Refurbish	$0	$0	$0	$0	$0
803	Shower Tile - Refurbish	$0	$0	$0	$67,102	$0
1200	Concrete Pool Deck - Contingency	$0	$0	$0	$0	$0
1400	Signage - Replace	$0	$0	$0	$2,467	$0
	Mechanical					
115	Solar Panels - Replace	$0	$0	$0	$0	$87,410
510	Pool Area Surveillance - Replace	$3,522	$0	$0	$0	$0
	Total Expenses	$54,996	$31,997	$130,966	$182,359	$101,233
	Ending Reserve Balance	$707,828	$791,168	$779,131	$718,670	$742,586

	Fiscal Year	2043	2044	2045	2046	2047
	Starting Reserve Balance	$742,586	$772,188	$530,523	$658,575	$668,461
	Annual Reserve Contribution	$121,381	$125,022	$128,773	$132,636	$136,615
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$7,571	$6,511	$5,943	$6,632	$7,197
	Total Income	$871,538	$903,721	$665,239	$797,843	$812,274
#	Component					
	Painting Projects					
201	Exterior/Interior Bldg - Repaint	$39,782	$0	$0	$0	$0
203	Paint Wrought Iron - Repaint	$9,213	$0	$0	$10,067	$0
	Lighting					
405	Lights, Pool Area (2004) - Replace	$0	$0	$0	$8,694	$0
405	Lights, Pool Area (2012) - Replace	$0	$0	$0	$0	$0
	Fencing & Walls					
302	Fencing, Wrought Iron - Replace	$0	$77,637	$0	$0	$0
810	Block Wall - Repairs	$0	$0	$0	$0	$0
	Swim Components					
502	Pool Area Lane Line Reel - Replace	$0	$0	$0	$0	$0
503	Pool Area Lane Lines - Replace	$0	$0	$0	$0	$9,191
504	Pool Area, Pool Cover - Replace	$0	$0	$0	$0	$0
505	Pool Area Starting Blocks - Replace	$0	$0	$0	$0	$0
508	Pool Area Lifeguard Stand - Replace	$3,978	$0	$0	$0	$0
515	Pool Area ADA Lift & Cover - Repl	$0	$0	$0	$0	$0
516	Safety Flags - Replace	$2,513	$0	$0	$0	$0
	Pool/Spa/Water Components					
600	Pool Surface - Replaster & Retile	$0	$226,442	$0	$0	$0
601	Pool Backwash Tank - Replace	$11,830	$0	$0	$0	$0
602	Pool-Spa-Wader Chem Sys - Replace	$0	$0	$0	$42,327	$0
603	Pool Filters - Replace	$0	$0	$0	$0	$0
604	Pool Heater (2018) - Replace	$0	$0	$0	$0	$9,426
604	Pool Heaters - Replace	$0	$0	$0	$0	$0
605	Pump/Motors - Replace	$6,281	$6,470	$6,664	$6,864	$7,070
610	Spa Surface - Replaster	$0	$0	$0	$13,041	$0
611	Spa Filter - Replace	$0	$0	$0	$5,377	$0
612	Spa Heater - Replace	$0	$0	$0	$9,495	$0
613	Spa Cover - Replace	$2,513	$0	$0	$0	$0
620	Wader Surface - Replaster	$0	$0	$0	$13,041	$0
621	Wader Filter - Replace	$0	$0	$0	$0	$5,656
623	Wader Water Feature - Replace	$0	$0	$0	$0	$0
	Furnishings - Exterior					
506	Pool Area Shade Structure - Replace	$0	$0	$0	$0	$9,308
507	Pool Area Furniture - Replace	$0	$0	$0	$0	$0
511	Pool Area Trash Receptacles - Repl	$9,841	$0	$0	$0	$0
920	Walkway Mats - Replace	$5,444	$0	$0	$5,949	$0
1130	Cabana Structures - Replace	$0	$15,527	$0	$0	$0
1131	Cabana Fabric - Replace	$0	$21,566	$0	$0	$0
	Restrooms					
710	Louvered Doors - Replace	$0	$0	$0	$0	$0
801	Restroom Fixtures - Replace	$0	$0	$0	$0	$0
805	Restroom Lockers - Replace	$0	$8,734	$0	$0	$0
	Grounds					
103	Storage Barn - Replace	$0	$16,821	$0	$0	$0
509	Pool Area Deck Mastic - Replace	$0	$0	$0	$11,668	$0
710	Pump House Roof - Replace	$7,956	$0	$0	$0	$0
711	Pump House Shed - Refurbish	$0	$0	$0	$0	$0
803	Shower Tile - Refurbish	$0	$0	$0	$0	$0
1200	Concrete Pool Deck - Contingency	$0	$0	$0	$0	$0
1400	Signage - Replace	$0	$0	$0	$2,860	$0
	Mechanical					
115	Solar Panels - Replace	$0	$0	$0	$0	$0
510	Pool Area Surveillance - Replace	$0	$0	$0	$0	$0
	Total Expenses	$99,350	$373,198	$6,664	$129,382	$40,651
	Ending Reserve Balance	$772,188	$530,523	$658,575	$668,461	$771,623

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Sean Erik Andersen, R.S., company President is a credentialed Reserve Specialist (#68). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, 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. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.

Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

1) Common area repair & replacement responsibility
2) Component must have a limited useful life
3) Life limit must be predictable
4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed "Best Cost" and "Worst Cost". There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Painting Projects

Comp #: 201 Exterior/Interior Bldg - Repaint **Quantity: Approx 3,800 GSF**
Location: All stucco and wood trim and interior surfaces
Funded?: Yes.
History: Shade structure and doors painted in 2014-15 for $850. 2017: $1,340.
Evaluation: Exterior surfaces are well painted but getting dry and faded. Interior surfaces are showing wear, particularly in high trafficked areas. Keep on paint cycle to maintain appearances.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 15,000 Worst Case: $ 23,000

Allowance to repaint Higher allowance

Cost Source: ARI Cost Database

Comp #: 202 Paint Interior Surfaces - Repaint **Quantity: Approx 300 GSF**
Location: Interior swim office
Funded?: No. Repaint with Exterior painting project. No separate funding.
History:
Evaluation:

Useful Life:
0 years

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 203 Paint Wrought Iron - Repaint **Quantity: Moderate LF of Iron**

Location: Fencing and railings

Funded?: Yes.

History: October 2016: $3,400.

Evaluation: Surfaces are dry and faded, no significant evidence of rust or corrosion. Keep well protected to avoid unnecessary repair. Make sure to include light poles in this cycle. Paint in conjunction with building for cost savings.

Useful Life:
3 years

Remaining Life:
1 years

Best Case:	$ 3,600	Worst Case:	$ 5,200
	Estimate to repaint		Higher estimate

Cost Source: Client Cost History

Lighting

Comp #: 402 Lights, Restroom Interior - Replace **Quantity: (12) Fixtures**
Location: Restroom fixtures
Funded?: No. Installed in 2001, (8) 4' quadruple fixtures w/lenses; (4) 4' double fixtures. These will be replaced as needed using Operating Funds.
History:
Evaluation: The lights are older but functional and attractive.

Useful Life:
0 years

Remaining Life:

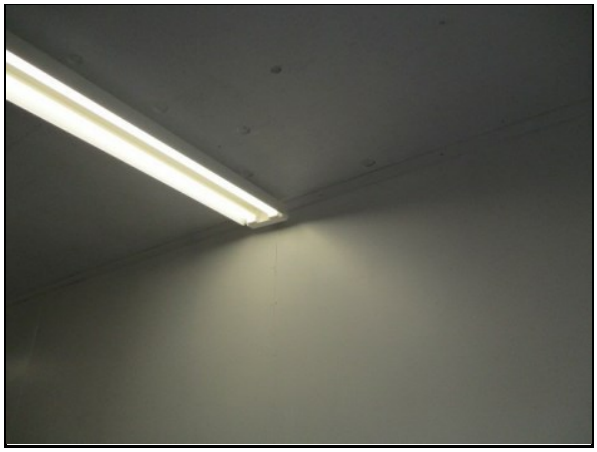
Best Case: Worst Case:

Cost Source:

Comp #: 403 Lights, Office Interior - Replace **Quantity: (2) Fixtures**
Location: Swim office
Funded?: No. Installed in 2005. (2) 4' double fixtures w/lenses. These will be replaced as needed using Operating Funds.
History:
Evaluation: Lights within the building are older but functional.

Useful Life:
0 years

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 405 Lights, Pool Area (2004) - Replace **Quantity: (6) Fixtures**
Location: Exterior lighting
Funded?: Yes.
History: 2017: $3,211.
Evaluation: Installed in 2004 with pool area renovation. (2) wall mounted flood fixtures; (2) step illumination fixtures; (1) double fixture pole light; (1) single fixture pole light. These are showing normal wear and aging.

Useful Life:
10 years

Remaining Life:
8 years

Best Case: $ 3,600 Worst Case: $ 4,000

Estimate to replace, installed Higher estimate

Cost Source: Client Cost History

Comp #: 405 Lights, Pool Area (2012) - Replace **Quantity: (6) Fixtures**
Location: Exterior lighting
Funded?: Yes.
History: 2017: $2,300.
Evaluation: Installed in 2012 (2) eve lights, (1) spa light, (1) landscape light and (1) pole light. The cost was $8,256. These are functional. The poles require repair and paint at this time.

Useful Life:
10 years

Remaining Life:
4 years

Best Case: $ 3,600 Worst Case: $ 4,000

Estimate to replace, installed Higher estimate

Cost Source: Client Cost History

Comp #: 407 Lights, Pool - Replace **Quantity: (2) Fixtures**

Location: Underwater pool lights

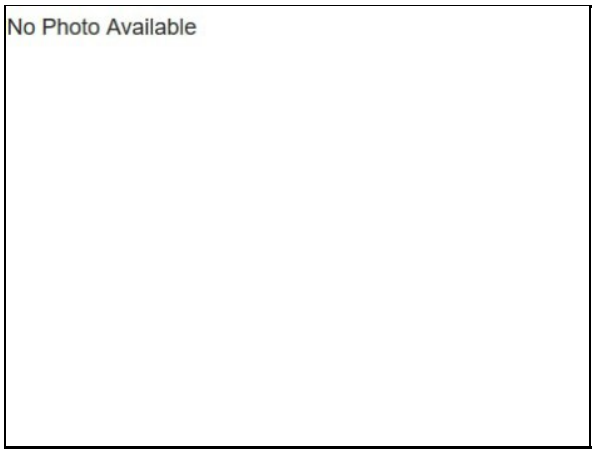
Funded?: No. Association advised they will be replacing the pool lights. Due to extended life and minimal cost these items are not generally a reserve component. Replace as needed using Operating Funds. This is for inventory purposes only.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source: Prior Reserve Study With Inflation

Fencing & Walls

Comp #: 301 Fencing, Chain Link - Replace **Quantity: Approx 120 LF**
Location: By sand lot area
Funded?: No. Original fencing. The association will replace or repair the fencing as necessary using Operating Funds.
History:
Evaluation: The fencing is structurally but showing its age. The Association is considering re-purposing the location.

Useful Life:
0 years

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 302 Fencing, Wrought Iron - Replace **Quantity: Approx 500 LF**
Location: Pool area
Funded?: Yes.
History: October 2016: $5,900 repairs.
Evaluation: Structurally sound, but areas of rust on bottom rungs where adjacent to landscape. Continue to keep well painted to avoid unnecessary repair and possibly extend average life.

Useful Life:
18 years

Remaining Life:
8 years

Best Case: $ 33,000 Worst Case: $ 39,000

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 810 Block Wall - Repairs **Quantity: Extensive LF**

Location:

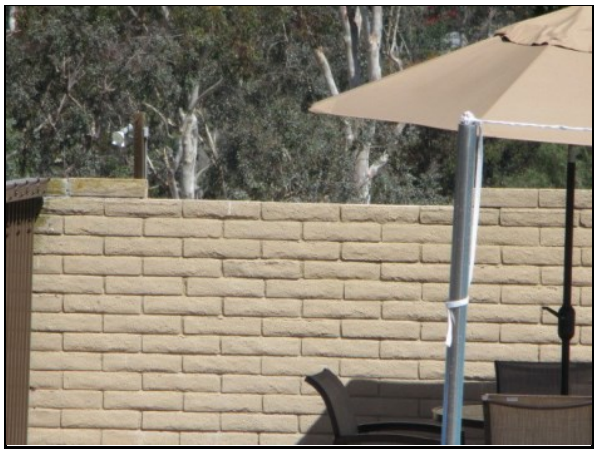
Funded?: Yes.

History:

Evaluation: The association added a new garden wall in 2012 for $23,100. The association has established this fund to perform major repairs to block walls as necessary to maintain integrity and stability. Top blocks missing at the top of the wall in the pool area.

Useful Life:
20 years

Remaining Life:
13 years



Best Case:	$ 24,000	Worst Case:	$ 34,000
	Allocation for block wall repairs		Higher allocation

Cost Source: ARI Cost Database

Swim Components

Comp #: 502 Pool Area Lane Line Reel - Replace **Quantity: (1) Reel**
Location: Pool deck
Funded?: Yes.
History: New in 2016 for $1,413.
Evaluation: This unit is presumed functional. No reported problems, some minor rust evident.

Useful Life:
20 years

Remaining Life:
17 years

Best Case: $ 1,600 Worst Case: $ 2,100

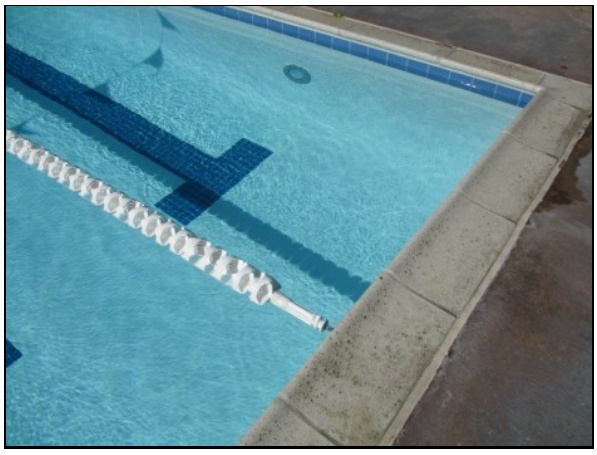
Estimate to replace Higher estimate

Cost Source: Client Cost History

Comp #: 503 Pool Area Lane Lines - Replace **Quantity: (6) Lanes**
Location: Pool deck
Funded?: Yes.
History: New in 2016 for $3,024.
Evaluation: They are still in good condition, functional and currently in place.

Useful Life:
8 years

Remaining Life:
5 years



Best Case: $ 3,700 Worst Case: $ 4,100

Allowance to replace Higher allowance

Cost Source: Client Cost History

Comp #: 504 Pool Area, Pool Cover - Replace **Quantity: (1) Cover**
Location: Pool deck
Funded?: Yes.
History: New about 2010. Replaced one damaged panel in 2016 for $1,134.
Evaluation: It is presumed to be in good condition. It was rolled up and covered at the time of inspection. No reported problems, one panel replaced in 2016.

Useful Life:
15 years

Remaining Life:
7 years

Best Case: $ 6,200 Worst Case: $ 8,200

Estimate to replace with similar quality Higher estimate

Cost Source: Client cost history with inflation

Comp #: 505 Pool Area Starting Blocks - Replace **Quantity: (7) Blocks**
Location: Pool deck
Funded?: Yes.
History: Total replacement in 2004. Partial replacement in 2013-14.
Evaluation: Replaced in 2004, these are structurally sound and showing no abuse or damage. Some minor rust evident. Expect full useful life.

Useful Life:
10 years

Remaining Life:
1 years

Best Case: $ 6,000 Worst Case: $ 6,700

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 508 Pool Area Lifeguard Stand - Replace **Quantity: (2) Stands**
Location: Pool deck
Funded?: Yes.
History: New in 2004.
Evaluation: This is sturdy and sound. No damage or abnormal conditions.

Useful Life:
10 years

Remaining Life:
5 years

Best Case: $ 1,200 Worst Case: $ 2,600

Estimate to replace Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 515 Pool Area ADA Lift & Cover - Repl **Quantity: (1) Lift with cover**
Location: Pool area
Funded?: Yes.
History: New in 2012.
Evaluation: The association purchased the lift in 2012. It is presumed functional and in good condition. This receives very low usage.

Useful Life:
15 years

Remaining Life:
8 years

Best Case: $ 6,700 Worst Case: $ 8,200

Estimate to replace Higher estimate

Cost Source: Client cost history with inflation

Comp #: 516 Safety Flags - Replace **Quantity: (1) Component**
Location:
Funded?: Yes.
History: New in 2012 for $1,100.
Evaluation: These appear to be in good condition, only moderately faded. Replace when no longer functional.

Useful Life:
8 years

Remaining Life:
1 years

Best Case: $ 1,100 Worst Case: $ 1,300

Estimate to replace Higher estimate

Cost Source: Client cost history with inflation

Pool/Spa/Water Components

Comp #: 600 Pool Surface - Replaster & Retile **Quantity: (1) Pool**
Location: Pool surface
Funded?: Yes.
History: Resurfaced in 2004.
Evaluation: The replaster would include tile replacement and reset of all hand rails. The plaster is somewhat discolored, some wear and deterioration evident. It is time to replaster the pool.

Useful Life:
12 years

Remaining Life:
2 years

Best Case:	$ 100,000	Worst Case:	$ 110,000
	Estimate to replaster and retile		Higher estimate

Cost Source: Client cost history with inflation

Comp #: 601 Pool Backwash Tank - Replace **Quantity: (1) 1,000 Gallon Tank**
Location: Behind pool equipment building
Funded?: Yes.
History: New in 2004.
Evaluation: This tank is in good condition with no rusting, no leaks or damage. Expect full useful life. Follow the maintenance recommendations of the pool vendor.

Useful Life:
20 years

Remaining Life:
5 years

Best Case:	$ 5,000	Worst Case:	$ 6,300
	Estimate to replace		Higher estimate

Cost Source: Client cost history with inflation

Comp #: 602 Pool-Spa-Wader Chem Sys - Replace **Quantity: (3) Components**
Location: Pool equipment room
Funded?: Yes.
History: Installed in 2011. October 2016: $$18,807.
Evaluation: The system is functional and operating normally. No reported problems. Expect to replace when the pool maintenance vendor advises the need to do so.

Useful Life:
5 years

Remaining Life:
3 years

Best Case: $ 16,000 Worst Case: $ 21,000

Estimate to replace Higher estimate

Cost Source: Client Cost History

Comp #: 603 Pool Filters - Replace **Quantity: (2) EPD Sand Filters**
Location: Pool equipment room
Funded?: Yes.
History: New in 2011.
Evaluation: These are functional with no reported problems. Some repairs performed to the filters and heaters in 2014-15 for about $2,300. Continue to follow maintenance recommendations of the pool vendor.

Useful Life:
20 years

Remaining Life:
12 years

Best Case: $ 45,000 Worst Case: $ 52,000

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 604 Pool Heater (2018) - Replace **Quantity: (1) Lochinvar Energy Rite**
Location: Pool equipment room, enclosed
Funded?: Yes.
History: New in 2018: $3,900.
Evaluation: Lochinvar Energy Rite 400K BTU ERN402 ASME and conventional vent kit replaced in Janaury 2018.

Useful Life:
10 years

Remaining Life:
9 years

Best Case: $ 3,500 Worst Case: $ 4,500

Allowance to replace Higher allowance

Cost Source: Client Cost History

Comp #: 604 Pool Heaters - Replace **Quantity: (3) Energy Rite**
Location: Pool equipment room, enclosed
Funded?: Yes.
History: New in 2012.
Evaluation: The heaters are functional. Continue to follow maintenance recommendations of the pool vendor. There is no significant deterioration. Preventative maintenance complete in January 2018 for $2,600 on (3) pool heater and (1) spa heater.

Useful Life:
10 years

Remaining Life:
3 years

Best Case: $ 10,000 Worst Case: $ 14,000

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 605 Pump/Motors - Replace **Quantity: (2) 7.5 HP Assembly**
Location: Pool equipment room, enclosed
Funded?: Yes.
History: New in 2011.
Evaluation: No leaks, no significant deterioration. Overall functional with no reported problems. Expect to replace when the pool maintenance vendor advises the need to do so.

Useful Life:
1 years

Remaining Life:
0 years

Best Case: $ 2,000 Worst Case: $ 4,000

Estimate to replace, installed Higher estimate

Cost Source: ARI Cost Database

Comp #: 610 Spa Surface - Replaster **Quantity: (1) Spa**
Location: Pool area
Funded?: Yes.
History: Replastered in 2004. Replastered 2017: $5,000.
Evaluation: Re-plaster would include tile replacement and reset of handrails. The plaster is in good condition with no premature deterioration.

Useful Life:
10 years

Remaining Life:
8 years

Best Case: $ 5,200 Worst Case: $ 6,200

Estimate to replaster and tile Higher estimate

Cost Source: Client Cost History

Comp #: 611 Spa Filter - Replace **Quantity: (1) Triton Filter**
Location: Pool equipment room, exposed
Funded?: Yes.
History: Replaced in October 2015 for $2,175.
Evaluation: The filter is showing normal wear and exposure. It is functional and no reported problems. There is noted aging and it is at the end of average life. Expect to replace when the pool maintenance vendor advises the need to do so.

Useful Life:
8 years

Remaining Life:
4 years

Best Case: $ 2,200 Worst Case: $ 2,500

Estimate to replace with similar size and quality

Higher estimate

Cost Source: Client Cost History

Comp #: 612 Spa Heater - Replace **Quantity: (1) Energy Rite**
Location: Pool equipment room, exposed
Funded?: Yes.
History: New in 2015 for $3,775.
Evaluation: The heater is functional but showing age and some rust from exposure. Continue to follow maintenance recommendations of the pool vendor.
Preventative maintenance complete in January 2018 for $2,600 on (3) pool heater and (1) spa heater.

Useful Life:
8 years

Remaining Life:
4 years

Best Case: $ 3,700 Worst Case: $ 4,600

Estimate to replace with similar size and grade

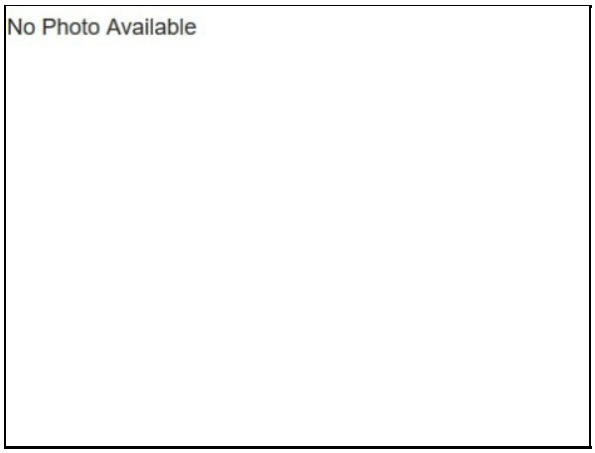
Higher estimate to replace

Cost Source: Client Cost History

Comp #: 613 Spa Cover - Replace **Quantity: (1) Spa Cover**
Location:
Funded?: Yes.
History: New in 2012.
Evaluation: It was not in place or located at the time of inspection. Presume it is in good condition based on age and no reports of problems.

Useful Life:
8 years

Remaining Life:
1 years



Best Case: $ 1,100 Worst Case: $ 1,300

Estimate to replace Higher estimate

Cost Source: Client cost history with inflation

Comp #: 620 Wader Surface - Replaster **Quantity: (1) Wader**
Location: Pool area
Funded?: Yes.
History: Replastered in 2004. Replastered 2017: $5,000.
Evaluation: Re-plaster would include tile replacement. The surface was completed in 2017. It is in good condition with no premature deterioration.

Useful Life:
10 years

Remaining Life:
8 years

Best Case: $ 5,200 Worst Case: $ 6,200

Estimate to replaster Higher estimate

Cost Source: Client Cost History

Comp #: 621 Wader Filter - Replace **Quantity: (1) Pentair Triton II**

Location: Pool equipment room, enclosed

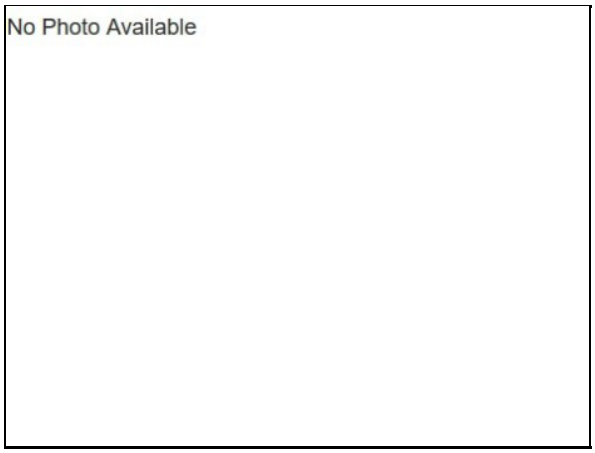
Funded?: Yes.

History: New in 1990. New in 2018.

Evaluation: The filter has recently been replaced and the Pentair Triton II. Continue to follow maintenance recommendations of the pool vendor.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: $ 2,300 Worst Case: $ 2,500

Estimate to replace Higher estimate

Cost Source: ARI Cost Database

Comp #: 622 Wader Heater - Replace **Quantity: (1) RayPak Heater**

Location: Pool equipment room, enclosed

Funded?: No. No funding for this heater. The association does not plan to replace this equipment.

History: New in 2007.

Evaluation:

Useful Life:
0 years

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 623 Wader Water Feature - Replace **Quantity: (1) Element**

Location: Wader pool

Funded?: Yes.

History:

Evaluation: This water mushroom feature is faded and oxidized. Presumed to be functional with no reports of problems.

Useful Life:
10 years

Remaining Life:
3 years

Best Case: $ 6,200 Worst Case: $ 7,200

Estimate to replace feature Higher estimate

Cost Source: Estimate Provided by Client

Furnishings - Exterior

Comp #: 506 Pool Area Shade Structure - Replace **Quantity: (1) Structure**
Location: Pool deck area
Funded?: Yes.
History: New in 2001. The metal framework was painted in 2014.
Evaluation: The metal structure is considered to be a lifetime element if properly maintained. This element is the canvas cover replacement only. The canvas is still in good condition, no tears or abuse, but beginning to show some wear and age from exposure.

Useful Life:
8 years

Remaining Life:
5 years

Best Case: $ 3,500 Worst Case: $ 4,400

Estimate to replace canvas Higher estimate

Cost Source: Client cost history with inflation

Comp #: 507 Pool Area Furniture - Replace **Quantity: Various pieces**
Location: Pool deck
Funded?: Yes.
History: New in 2008. New October 2016 for $46,470.
Evaluation: The inventory is (50) Chaise lounges; (75) chairs; and (9) tables. The furniture over all is in good condition. Cushions of some furniture exhibit stains that require cleaning at this time.

Useful Life:
8 years

Remaining Life:
6 years

Best Case: $ 45,000 Worst Case: $ 52,000

Estimate to replace Higher estimate

Cost Source: Client Cost History

Comp #: 511 Pool Area Trash Receptacles - Repl **Quantity: (8) Receptacles**
Location: Pool deck
Funded?: Yes.
History: New in 1995.
Evaluation: These are concrete base with composite tops. They are sound and still functioning well. No abuse evident. Replace tops as needed using Operating Funds.

Useful Life:
20 years

Remaining Life:
5 years

Best Case: $ 4,200 Worst Case: $ 5,200

Allowance to replace with similar grade Higher allowance

Cost Source: ARI Cost Database

Comp #: 920 Walkway Mats - Replace **Quantity: (135) LF**
Location:
Funded?: Yes.
History: New in 2016.
Evaluation: The mats are showing wear, but are functional.

Useful Life:
3 years

Remaining Life:
1 years

Best Case: $ 2,100 Worst Case: $ 3,100

Allowance to replace Higher allowance

Cost Source: Client Cost History

Comp #: 1130 Cabana Structures - Replace **Quantity: (3) Structures**
Location:
Funded?: Yes. Funding Reason
History: New in 2016.
Evaluation: The frames are structurally sound and well painted. Keep painted to prevent premature deterioration and maintain aesthetics.

Useful Life:
14 years

Remaining Life:
12 years

Best Case: $ 6,700 Worst Case: $ 7,700

Allowance to replace or refurbish Higher allowance

Cost Source: Client Cost History

Comp #: 1131 Cabana Fabric - Replace **Quantity: (3) Units**
Location:
Funded?: Yes.
History: New in 2016.
Evaluation: The canvas is in good condition with no rips or tears. There were curtains installed in 2017 for $6,400.

Useful Life:
7 years

Remaining Life:
5 years

Best Case: $ 8,000 Worst Case: $ 12,000

Estimate to replace Higher Estimate

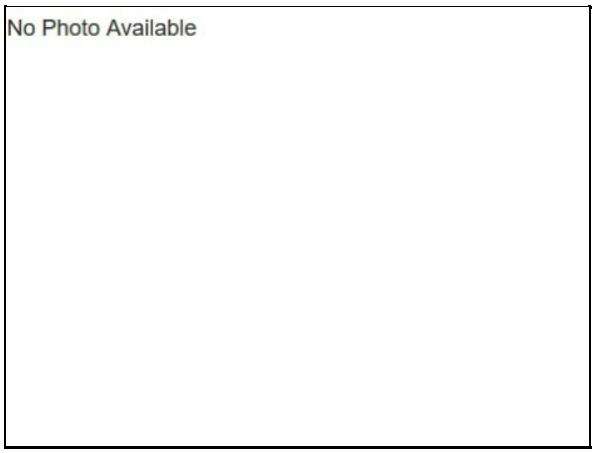
Cost Source: ARI Cost Database

Restrooms

Comp #: 710 Louvered Doors - Replace **Quantity: (2) Doors**
Location: Pool equipment room
Funded?: Yes.
History: New in 2010. Repainted in 2015.
Evaluation: They are well painted, functional and showing no advanced age. All good conditions.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: $ 2,400 Worst Case: $ 2,900

Allowance to replace Higher allowance

Cost Source: ARI Cost Database

Comp #: 801 Restroom Fixtures - Replace **Quantity: (6) Various Fixtures**
Location: Men's & Women's restrooms
Funded?: Yes.
History:
Evaluation: (3) Toilets; (1) urinal; (2) inset sinks. These fixtures are original and have reached the end of average life. There is no intention to renovate at this time and life as been extended to the next site inspection to revisit.

Useful Life:
20 years

Remaining Life:
3 years

Best Case: $ 3,900 Worst Case: $ 4,900

Allowance to replace Higher allowance

Cost Source: ARI Cost Database

Comp #: 805 Restroom Lockers - Replace **Quantity: (21) Lockers**

Location: Men's & Women's restrooms

Funded?: Yes.

History: New in 2004.

Evaluation: These are structurally sound and in good condition. No abuse or misuse evident. Expect full useful life.

Useful Life:
18 years

Remaining Life:
8 years

Best Case: $ 3,700 Worst Case: $ 4,400

Allowance to replace Higher allowance

Cost Source: Printed Estimating Guidebook(s)

Office

Comp #: 701 Office Carpet - Replace **Quantity: Approx 10 GSY**
Location: Office area
Funded?: No. New in 2005. Small area of carpeting, below reserve threshold. Replace as needed using Operating Funds.
History:
Evaluation:

Useful Life:
0 years

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 703 Office Furniture & Equip - Replace **Quantity: Numerous & Various**
Location: Swim office
Funded?: No. There is minimal furniture. There are several electronic components, computer & TV. These individually are below reserve threshold. Expect to replace these as needed using Operating Funds.
History:
Evaluation:

Useful Life:
0 years

Remaining Life:

Best Case: Worst Case:

Cost Source:

Grounds

Comp #: 101 Entry Monument Sign - Replace **Quantity: (1) Sign**

Location: Entry

Funded?: No. This is standard double sided, sandblasted wood, painted sign that measures 5'x3' and mounted on wood post. New in 2008. The association has removed this from funding. Replace as needed using Operating Funds.

History:

Evaluation:

Useful Life:
0 years

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 103 Storage Barn - Replace **Quantity: (1) Barn**

Location: Adjacent to pool equipment room Adjacent to pool

Funded?: Yes.

History: New in 2000, repairs completed in 2013-14.

Evaluation: This is a 12x20 pre-fab barn installed in 2000. This building is structurally sound and in good condition. No premature deterioration.

Useful Life:
20 years

Remaining Life:
6 years

Best Case:	$ 7,300	Worst Case:	$ 8,300
	Estimate to replace with similar size and grade		Higher estimate

Cost Source: ARI Cost Database

Comp #: 509 Pool Area Deck Mastic - Replace **Quantity: Approx 1,100 LF**
Location: Pool Deck
Funded?: Yes.
History: November 2016: $4,400.
Evaluation: The mastic is necessary to avoid water penetration under deck and coping which causes expansion cracking. Keep in good condition to avoid unnecessary repairs. Overall the mastic is in good condition. There are some areas that are beginning to dry and separate.

Useful Life:
5 years

Remaining Life:
3 years

Best Case: $ 4,500 Worst Case: $ 5,700

Allowance to remove and replace Higher allowance

Cost Source: Client Cost History

Comp #: 710 Pump House Roof - Replace **Quantity: (1) Provision**
Location:
Funded?: Yes.
History: New line item 2018.
Evaluation: The Association obtained a proposal from Pacific Crest Roofing for the eventual roof replacement of the pool equipment room.

Useful Life:
10 years

Remaining Life:
5 years

Best Case: $ 3,000 Worst Case: $ 4,600

Allowance to replace Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 711 Pump House Shed - Refurbish **Quantity: (1) Structure**
Location: Pool area
Funded?: Yes.
History:
Evaluation: The pump-room is structurally sound.

Useful Life:
20 years

Remaining Life:
13 years

Best Case: $ 5,400 Worst Case: $ 6,600

Allowance to refurbish Higher allowance

Cost Source: ARI Cost Database

Comp #: 803 Shower Tile - Refurbish **Quantity: Approx 60 GSF**
Location: Walls and floors of men's and women's restrooms and showers
Funded?: Yes.
History:
Evaluation: The tile is dated, showing advanced age and some cracking noted. There is no intention to renovate at this time and life as been extended to the next site inspection to revisit.

Useful Life:
20 years

Remaining Life:
3 years

Best Case: $ 26,000 Worst Case: $ 42,000

Allowance to replace, installed Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1200 Concrete Pool Deck - Contingency **Quantity: (1) Structure**
Location: Pool deck
Funded?: Yes. Funding Reason
History:
Evaluation: This is typically a lifetime component with no expectation to completely replace. Expect to perform sectional repair when cracking or lifting occurs. Keep quality mastic seal to avoid water penetration under deck causing expansion cracking and lifting of coping and concrete.

Useful Life:
40 years

Remaining Life:
0 years

Best Case: $ 31,000 Worst Case: $ 41,000

Allowance for sectional repair Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1400 Signage - Replace **Quantity: Various Signs**
Location: Throughout common areas
Funded?: Yes.
History:
Evaluation: There is no expectation to replace all of the signage at one time. This is an allowance for major sign replacement as necessary to maintain appearance and keep the facilities fresh looking. The cost should be adjusted as necessary as history of expenses present themselves.

Useful Life:
5 years

Remaining Life:
3 years

Best Case: $ 1,000 Worst Case: $ 1,500

Allowance for signage Higher allowance

Cost Source: Estimate Provided by Client

Mechanical

Comp #: 115 Solar Panels - Replace **Quantity: (1/3) Split Tennis & HOA**
Location:
Funded?: Yes.
History:
Evaluation: The system is functional with no reports of problems. Visual inspection shows no warping, mounting failures or damaged panels.

Useful Life:
15 years

Remaining Life:
9 years

Best Case: $ 42,000 Worst Case: $ 44,000

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 510 Pool Area Palm Scanner - Replace **Quantity: (1) System**
Location: Pool access
Funded?: No.
History: The association replaced the finger reader with a palm reader in 2014 for $5,822.
Evaluation: This system has been reported as removed. This item has been unfunded but will remain in the inventory as it may be replaced with a FOB system at some point in the future.

Useful Life:

Remaining Life:

No Photo Available

Best Case: Worst Case:

Cost Source:

Comp #: 510 Pool Area Surveillance - Replace **Quantity: (2) Cameras**
Location:
Funded?: Yes.
History:
Evaluation: The association replaced the equipment in 2012. It is functional and operating properly.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 1,600 Worst Case: $ 2,300

Estimate to replace Higher estimate

Cost Source: Estimate Provided by Client

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Update "With-Site-Visit" Reserve Study

Nellie Gail Ranch
Tennis Club
Laguna Hills, CA

Report #: 17146-9
For Period Beginning: October 1, 2018
Expires: September 30, 2019

Date Prepared: July 10, 2018

SABRINA WILLISON
CAI-RS
00334
DESIGNATION
RESERVE SPECIALIST

Hello, and welcome to your Reserve Study!

This Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

With respect to Reserves, this Report will tell you "where you are," and "where to go from here."

In this Report, you will find...

1) A List of What you're Reserving For

2) An Evaluation of your Reserve Fund Size and Strength

3) A Recommended Multi-Year Reserve Funding Plan

More Questions?

Visit our website at www.ReserveStudy.com or call us at:

949-481-0421

ASSOCIATION RESERVES
Est. 1986

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Executive Summary

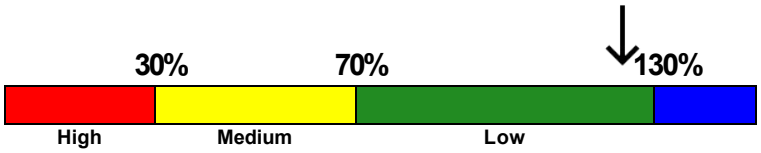
Association:	**Nellie Gail Ranch Tennis Club**	**Assoc. #: 17146-9**
Location:	**Laguna Hills, CA**	**# of Units:1407**
Report Period:	**October 1, 2018 through September 30, 2019**	

Findings/Recommendations as-of: October 1, 2018

Project Starting Reserve Balance	**$822,908**
Current Full Funding Reserve Balance	**$652,772**
Average Reserve Deficit (Surplus) Per Unit	**($121)**
Percent Funded	**126.1 %**
Recommended 2018 "Monthly Full Funding Contributions"	**$6,800**
Alternate minimum contributions to keep Reserve above $0	**$5,500**
Most Recent Reserve Contribution Rate	**$6,500**

Reserves % Funded: 126.1%

Special Assessment Risk:



Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	**1.00 %**
Annual Inflation Rate	**3.00 %**

This is an Update "With-Site-Visit" Reserve Study, and is based on a prior Report prepared by Association Reserves for your 2017 - 2018 Fiscal Year. We performed the site inspection on 4/11/2018.

This Reserve Study was prepared by a credentialed Reserve Specialist, Sabrina C. Willison RS #334.

The Reserve Fund is above the 100% Funded level at 126.1 % Funded, which is a strong position for the fund to be in. This means that the association's special assessment & deferred maintenance risk is currently low. The objective of your multi-year Funding Plan is to continue to Fully Fund Reserves and maintain a position of strength in the fund, where associations enjoy a low risk of Reserve cash flow problems. Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to maintain your Reserve contributions to $6,800.

***The Alternative Contribution rate, also called Baseline Funding will keep the Reserve Funds above $0. This figure for your association is $5,500.**

To receive a copy of the full Reserve Study, contact the Association.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Paved Surfaces			
103	Concrete - Repair	0	0	$37,000
103	Concrete (General) - Repair	1	0	$7,350
	Painting Projects			
201	Paint Exterior - Repaint	5	0	$14,000
202	Paint Interior - Repaint	5	0	$12,000
203	Chain Link Fence - Repaint	6	0	$7,900
	Lighting			
403	Lighting, Tennis Courts - Replace	20	15	$89,000
404	Lighting, Walks & Parking - Replace	20	14	$3,100
405	Lighting, Clubhouse - Replace	20	14	$3,500
	Fencing & Walls			
301	Chain Link Fence - Replace	10	3	$7,900
302	Vinyl Fencing - Replace	20	2	$6,650
303	Vinyl Fencing/Rail - Replace	20	13	$8,700
304	Court 1 & 2 Retaining Wall - Contin	5	0	$12,500
	Furnishings - Exterior			
701	Tennis Courts (6 - 8) - Resurface	6	1	$17,000
703	Patio Furniture - Replace	8	6	$18,000
706	Trash Receptacles - Replace	15	6	$6,000
801	Vinyl Benches Courts - Replace	15	8	$5,350
801	Wood Benches Court 1 - Replace	15	8	$7,150
802	Walkway Benches - Replace	15	3	$9,200
803	Gas BBQ - Replace	8	3	$1,035
	Tennis Courts			
400	Awning Structure - Replace	15	3	$4,300
701	Tennis Courts (1 & 2) - Resurface	6	3	$10,500
701	Tennis Courts (3, 4, 5) - Resurface	6	2	$16,000
701	Tennis Courts (9 -12) - Resurface	6	3	$24,000
702	Court Windscreens - Replace	8	5	$6,650
703	Court Awnings (Fabric) - Replace	8	5	$9,550
704	Ball Machine - Replace	5	0	$5,500
705	Ball Mowers - Replace	8	3	$5,600
708	Tennis Nets & Equipment - Replace	1	0	$2,350
	Clubhouse			
502	Bldg Cabinets & Counters - Replace	20	0	$96,500
504	Clubhouse Carpet - Replace	5	0	$6,450
505	Clubhouse Doors - Replace	15	0	$31,500
506	Clubhouse Tile Floor - Replace	20	0	$26,500
507	Bldg Tile Roof - Repairs	25	0	$35,500
600	Clubhouse Appliances - Replace	10	0	$8,350
604	Clubhouse Case Furniture - Replace	10	0	$30,000
605	Upholstered Furniture - Replace	5	0	$12,500
	Restrooms			
501	Bldg Plumbing Fixtures - Replace	20	2	$20,000
503	Bldg Restroom Partitions - Replace	15	3	$22,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
504	Restroom Carpet - Replace	5	3	$3,150
505	Restroom Doors - Replace	20	2	$3,800
506	Restroom Tile - Replace	20	2	$90,000
801	Restroom Fixtures - Replace	20	3	$5,250
	Grounds			
307	Tennis Shed Level 2 - Replace	20	15	$6,400
430	Mailboxes - Replace	18	1	$1,250
	Mechanical			
115	Solar Panels - Replace	15	9	$43,000
508	Bldg Water Heater - Replace	10	0	$1,700
510	HVAC A/C Units (2010) - Replace	15	0	$6,000
510	HVAC A/C Units (Older) - Replace	15	0	$6,000
511	Bldg HVAC Furnace - Replace	15	0	$10,500
602	Computer Equipment - Replace	5	3	$3,100
603	Copy Machine - Replace	5	1	$3,100
608	Clubhouse Ice Bin - Replace	10	1	$1,900
609	Clubhouse Ice Maker - Replace	10	1	$2,900
610	Voice Mail System - Replace	10	2	$10,500
612	Television - Replace	5	1	$2,850
613	Washer & Dryer - Replace	10	2	$2,500
56	**Total Funded Components**			

Note 1: Yellow highlighted line items are expected to require attention in this initial year.

Introduction

A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.

Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology

For this Update With-Site-Visit Reserve Study, we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

RESERVE COMPONENT "FOUR-PART TEST"

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How do we establish Useful Life and Remaining Useful Life estimates?

1) Visual Inspection (observed wear and age)
2) Association Reserves database of experience
3) Client History (install dates & previous life cycle information)
4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

1) Actual client cost history, or current proposals
2) Comparison to Association Reserves database of work done at similar associations
3) Vendor Recommendations
4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
2) Compare that to the Reserve Fund Balance, and express as a percentage.

Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?

RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

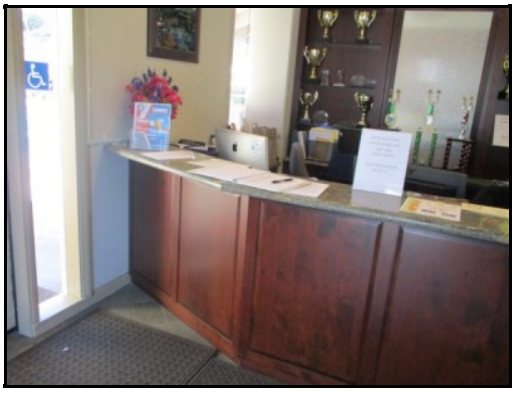
FUNDING OBJECTIVES

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During our site visit on 4/11/2018, we started with a brief meeting with Brian Mitchell, who is part of the management team, and then started the site inspection. We visually inspected all the buildings, and were able to see most areas.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table. Note the significant expenses throughout the next 30 years and plan to fund Reserves accordingly.

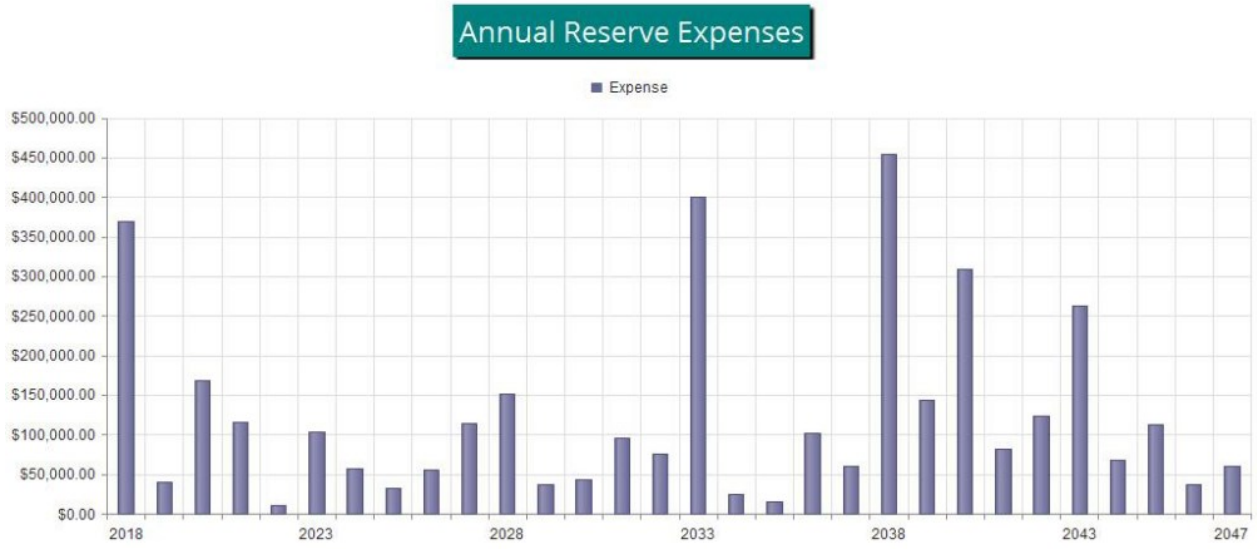


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $822,908 as-of the start of your Fiscal Year on 10/1/2018. This is based on your actual balance on 2/28/2018 of $783,908 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be $652,772. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 126.1 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of $6,800 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

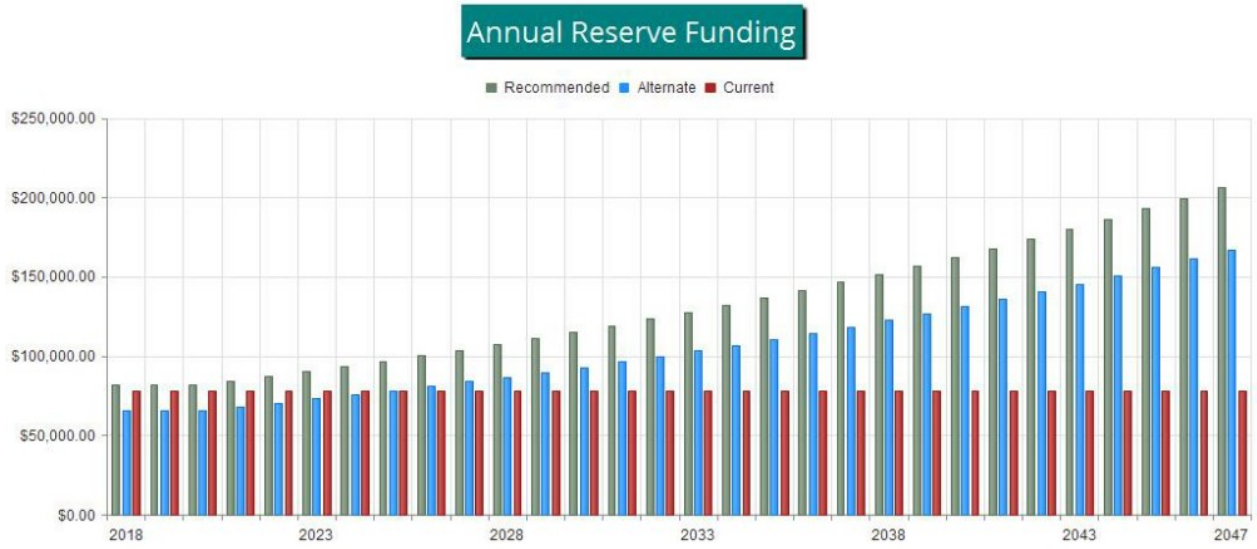


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan and at your current budgeted contribution rate, compared to your always-changing Fully Funded Balance target.

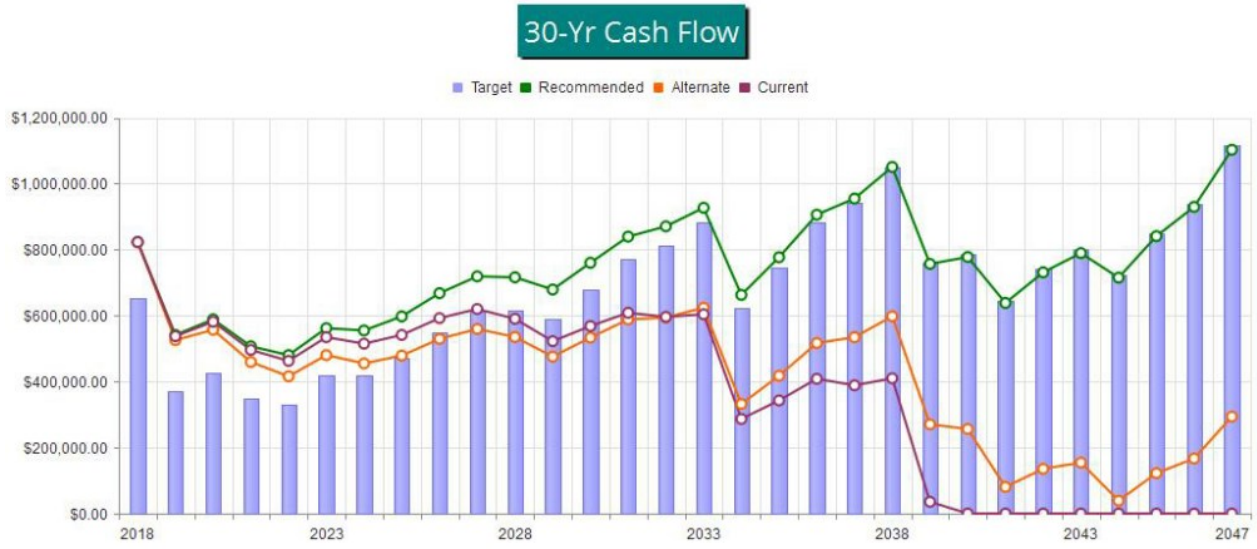


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

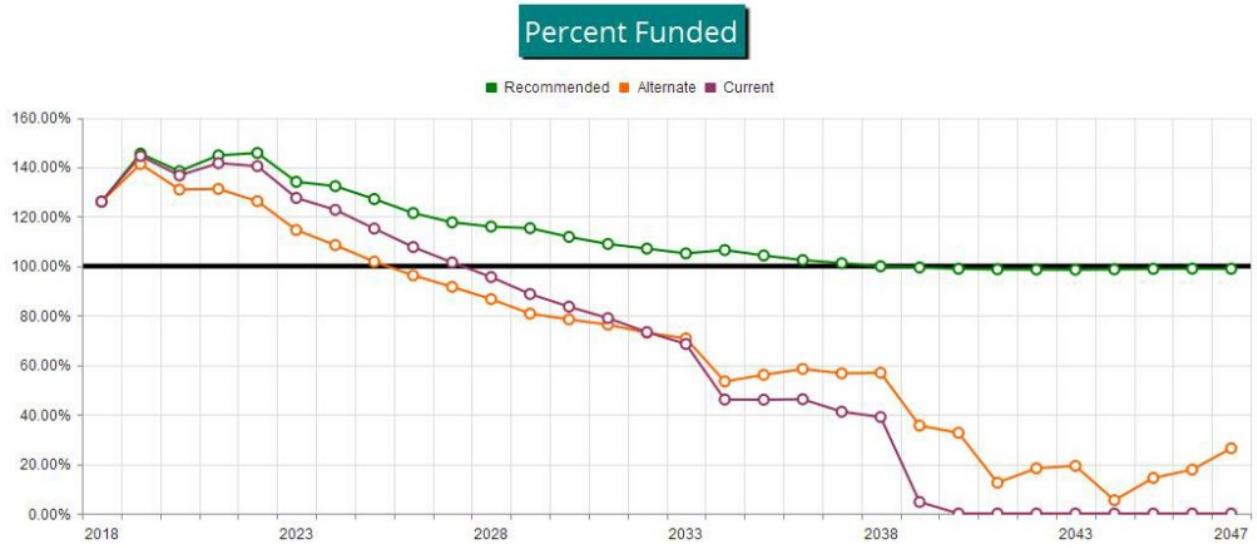


Figure 4

Table Descriptions

The tabular information in this Report is broken down into nine tables, not all which may have been chosen by your Project Manager to appear in your report. Tables are listed in the order in which they appear in your Report.

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Analysis Summary provides a summary of the starting financial information and your Project Manager's Financial Analysis decision points.

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the association total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

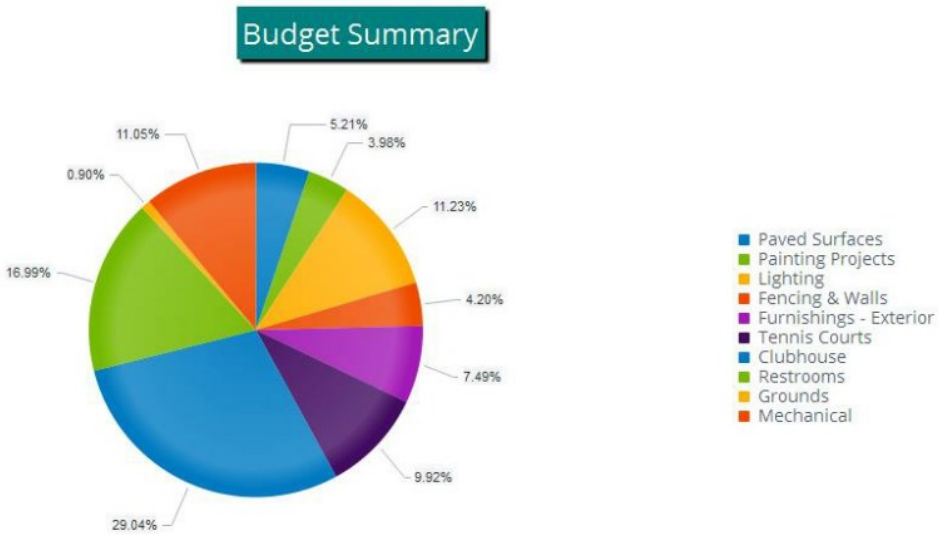
Component Significance shows the relative significance of each component to Reserve funding needs of the association, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

Accounting-Tax Summary provides information on each Component's proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

	Useful Life		2018 Rem. Useful Life		Estimated Replacement Cost in 2018	2018 Expenditures	10/01/2018 Current Fund Balance	10/01/2018 Fully Funded Balance	Remaining Bal. to be Funded	2018 Contributions
	Min	Max	Min	Max						
Paved Surfaces	0	1	0	0	$44,350	$44,350	$55,909	$44,350	$$11,559)	$7,637
Painting Projects	5	6	0	0	$33,900	$33,900	$42,736	$33,900	$$8,836)	$6,771
Lighting	20	20	14	15	$95,600	$0	$30,545	$24,230	$65,055	$4,967
Fencing & Walls	5	20	0	13	$35,750	$12,500	$34,113	$27,060	$1,637	$4,216
Furnishings - Exterior	6	15	1	8	$63,735	$0	$45,518	$36,107	$18,217	$7,335
Tennis Courts	1	15	0	5	$84,450	$7,850	$61,496	$48,782	$22,954	$15,459
Clubhouse	5	25	0	0	$247,300	$247,300	$311,756	$247,300	$$64,456)	$17,970
Restrooms	5	20	2	3	$144,700	$0	$159,020	$126,143	$$14,320)	$8,398
Grounds	18	20	1	15	$7,650	$0	$3,505	$2,781	$4,145	$405
Mechanical	5	15	0	9	$94,050	$24,200	$78,311	$62,120	$15,739	$8,444
					$851,485	$370,100	$822,908	$652,772	$28,577	$81,600
								Percent Funded:	126.1%	



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate Best Case	Current Cost Estimate Worst Case
	Paved Surfaces					
103	Concrete - Repair	Moderate GSF	0	0	$31,000	$43,000
103	Concrete (General) - Repair	Moderate GSF	1	0	$6,300	$8,400
	Painting Projects					
201	Paint Exterior - Repaint	Approx 12,100 GSF	5	0	$12,000	$16,000
202	Paint Interior - Repaint	Approx 11,000 GSF	5	0	$11,000	$13,000
203	Chain Link Fence - Repaint	Moderate GSF	6	0	$6,700	$9,100
	Lighting					
403	Lighting, Tennis Courts - Replace	(66) Court Lights	20	15	$78,000	$100,000
404	Lighting, Walks & Parking - Replace	(2) Pole Lights	20	14	$2,600	$3,600
405	Lighting, Clubhouse - Replace	(73) Fixtures	20	14	$2,900	$4,100
	Fencing & Walls					
301	Chain Link Fence - Replace	Approx 3,124 LF	10	3	$6,800	$9,000
302	Vinyl Fencing - Replace	Approx 100 LF	20	2	$6,100	$7,200
303	Vinyl Fencing/Rail - Replace	Approx 224 LF	20	13	$7,700	$9,700
304	Court 1 & 2 Retaining Wall - Contin	(1) Provision	5	0	$10,000	$15,000
	Furnishings - Exterior					
701	Tennis Courts (6 - 8) - Resurface	(3) Courts	6	1	$14,000	$20,000
703	Patio Furniture - Replace	(66) Various Pieces	8	6	$16,000	$20,000
706	Trash Receptacles - Replace	(10) Containers	15	6	$5,400	$6,600
801	Vinyl Benches Courts - Replace	Approx 16 benches	15	8	$4,600	$6,100
801	Wood Benches Court 1 - Replace	(6) Benches	15	8	$6,500	$7,800
802	Walkway Benches - Replace	(8) 8' Benches with Backs	15	3	$8,400	$10,000
803	Gas BBQ - Replace	(1) Tuscany	8	3	$870	$1,200
	Tennis Courts					
400	Awning Structure - Replace	(8) Structures	15	3	$3,200	$5,400
701	Tennis Courts (1 & 2) - Resurface	(2) Courts	6	3	$10,000	$11,000
701	Tennis Courts (3, 4, 5) - Resurface	(3) Courts	6	2	$14,000	$18,000
701	Tennis Courts (9 -12) - Resurface	(4) Courts	6	3	$22,000	$26,000
702	Court Windscreens - Replace	Approx 15,400 GSF	8	5	$5,400	$7,900
703	Court Awnings (Fabric) - Replace	(8) Awnings	8	5	$9,100	$10,000
704	Ball Machine - Replace	(1) Machine	5	0	$4,800	$6,200
705	Ball Mowers - Replace	(10) Mowers	8	3	$4,900	$6,300
708	Tennis Nets & Equipment - Replace	Various Pieces	1	0	$2,100	$2,600
	Clubhouse					
502	Bldg Cabinets & Counters - Replace	(1) Renovation	20	0	$93,000	$100,000
504	Clubhouse Carpet - Replace	Approx 215 GSY	5	0	$5,200	$7,700
505	Clubhouse Doors - Replace	(18) Doors	15	0	$27,000	$36,000
506	Clubhouse Tile Floor - Replace	Approx 670 GSF	20	0	$24,000	$29,000
507	Bldg Tile Roof - Repairs	Approx 6,000 GSF	25	0	$32,000	$39,000
600	Clubhouse Appliances - Replace	(3) Appliances	10	0	$6,700	$10,000
604	Clubhouse Case Furniture - Replace	(13) Various Items	10	0	$27,000	$33,000
605	Upholstered Furniture - Replace	(45) Various Pieces	5	0	$11,000	$14,000
	Restrooms					

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
501	Bldg Plumbing Fixtures - Replace	(23) Various Fixtures	20	2	$16,000	$24,000
503	Bldg Restroom Partitions - Replace	(10) Partitions	15	3	$21,000	$24,000
504	Restroom Carpet - Replace	Approx 41 GSY	5	3	$2,800	$3,500
505	Restroom Doors - Replace	(4) Doors	20	2	$3,400	$4,200
506	Restroom Tile - Replace	Approx 3,400 GSF	20	2	$80,000	$100,000
801	Restroom Fixtures - Replace	(6) Various Fixtures	20	3	$4,600	$5,900
	Grounds					
307	Tennis Shed Level 2 - Replace	(1) Pre-Fab Shed	20	15	$5,800	$7,000
430	Mailboxes - Replace	(2) Mailboxes	18	1	$1,000	$1,500
	Mechanical					
115	Solar Panels - Replace	(1/3) Split HOA & Swim	15	9	$42,000	$44,000
508	Bldg Water Heater - Replace	(1) 50 Gal Heater	10	0	$1,100	$2,300
510	HVAC A/C Units (2010) - Replace	(1) Goodman 3 Ton	15	0	$5,400	$6,600
510	HVAC A/C Units (Older) - Replace	(1) Goodman 3 Ton	15	0	$5,400	$6,600
511	Bldg HVAC Furnace - Replace	(2) Units	15	0	$10,000	$11,000
602	Computer Equipment - Replace	Various Components	5	3	$2,800	$3,400
603	Copy Machine - Replace	(1) Copier	5	1	$2,800	$3,400
608	Clubhouse Ice Bin - Replace	(1) Ice O Matic	10	1	$1,400	$2,400
609	Clubhouse Ice Maker - Replace	(1) Ice O Matic	10	1	$2,400	$3,400
610	Voice Mail System - Replace	(1) Toshiba	10	2	$10,000	$11,000
612	Television - Replace	(1) 55" Sharp	5	1	$2,600	$3,100
613	Washer & Dryer - Replace	(1) Washer (1) Dryer	10	2	$2,300	$2,700
56	Total Funded Components					

Fully Funded Balance

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#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Paved Surfaces							
103	Concrete - Repair	$37,000	X	0	/	0	=	$37,000
103	Concrete (General) - Repair	$7,350	X	1	/	1	=	$7,350
	Painting Projects							
201	Paint Exterior - Repaint	$14,000	X	5	/	5	=	$14,000
202	Paint Interior - Repaint	$12,000	X	5	/	5	=	$12,000
203	Chain Link Fence - Repaint	$7,900	X	6	/	6	=	$7,900
	Lighting							
403	Lighting, Tennis Courts - Replace	$89,000	X	5	/	20	=	$22,250
404	Lighting, Walks & Parking - Replace	$3,100	X	6	/	20	=	$930
405	Lighting, Clubhouse - Replace	$3,500	X	6	/	20	=	$1,050
	Fencing & Walls							
301	Chain Link Fence - Replace	$7,900	X	7	/	10	=	$5,530
302	Vinyl Fencing - Replace	$6,650	X	18	/	20	=	$5,985
303	Vinyl Fencing/Rail - Replace	$8,700	X	7	/	20	=	$3,045
304	Court 1 & 2 Retaining Wall - Contin	$12,500	X	5	/	5	=	$12,500
	Furnishings - Exterior							
701	Tennis Courts (6 - 8) - Resurface	$17,000	X	5	/	6	=	$14,167
703	Patio Furniture - Replace	$18,000	X	2	/	8	=	$4,500
706	Trash Receptacles - Replace	$6,000	X	9	/	15	=	$3,600
801	Vinyl Benches Courts - Replace	$5,350	X	7	/	15	=	$2,497
801	Wood Benches Court 1 - Replace	$7,150	X	7	/	15	=	$3,337
802	Walkway Benches - Replace	$9,200	X	12	/	15	=	$7,360
803	Gas BBQ - Replace	$1,035	X	5	/	8	=	$647
	Tennis Courts							
400	Awning Structure - Replace	$4,300	X	12	/	15	=	$3,440
701	Tennis Courts (1 & 2) - Resurface	$10,500	X	3	/	6	=	$5,250
701	Tennis Courts (3, 4, 5) - Resurface	$16,000	X	4	/	6	=	$10,667
701	Tennis Courts (9 -12) - Resurface	$24,000	X	3	/	6	=	$12,000
702	Court Windscreens - Replace	$6,650	X	3	/	8	=	$2,494
703	Court Awnings (Fabric) - Replace	$9,550	X	3	/	8	=	$3,581
704	Ball Machine - Replace	$5,500	X	5	/	5	=	$5,500
705	Ball Mowers - Replace	$5,600	X	5	/	8	=	$3,500
708	Tennis Nets & Equipment - Replace	$2,350	X	1	/	1	=	$2,350
	Clubhouse							
502	Bldg Cabinets & Counters - Replace	$96,500	X	20	/	20	=	$96,500
504	Clubhouse Carpet - Replace	$6,450	X	5	/	5	=	$6,450
505	Clubhouse Doors - Replace	$31,500	X	15	/	15	=	$31,500
506	Clubhouse Tile Floor - Replace	$26,500	X	20	/	20	=	$26,500
507	Bldg Tile Roof - Repairs	$35,500	X	25	/	25	=	$35,500
600	Clubhouse Appliances - Replace	$8,350	X	10	/	10	=	$8,350
604	Clubhouse Case Furniture - Replace	$30,000	X	10	/	10	=	$30,000
605	Upholstered Furniture - Replace	$12,500	X	5	/	5	=	$12,500
	Restrooms							
501	Bldg Plumbing Fixtures - Replace	$20,000	X	18	/	20	=	$18,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
503	Bldg Restroom Partitions - Replace	$22,500	X	12	/	15	=	$18,000
504	Restroom Carpet - Replace	$3,150	X	2	/	5	=	$1,260
505	Restroom Doors - Replace	$3,800	X	18	/	20	=	$3,420
506	Restroom Tile - Replace	$90,000	X	18	/	20	=	$81,000
801	Restroom Fixtures - Replace	$5,250	X	17	/	20	=	$4,463
	Grounds							
307	Tennis Shed Level 2 - Replace	$6,400	X	5	/	20	=	$1,600
430	Mailboxes - Replace	$1,250	X	17	/	18	=	$1,181
	Mechanical							
115	Solar Panels - Replace	$43,000	X	6	/	15	=	$17,200
508	Bldg Water Heater - Replace	$1,700	X	10	/	10	=	$1,700
510	HVAC A/C Units (2010) - Replace	$6,000	X	15	/	15	=	$6,000
510	HVAC A/C Units (Older) - Replace	$6,000	X	15	/	15	=	$6,000
511	Bldg HVAC Furnace - Replace	$10,500	X	15	/	15	=	$10,500
602	Computer Equipment - Replace	$3,100	X	2	/	5	=	$1,240
603	Copy Machine - Replace	$3,100	X	4	/	5	=	$2,480
608	Clubhouse Ice Bin - Replace	$1,900	X	9	/	10	=	$1,710
609	Clubhouse Ice Maker - Replace	$2,900	X	9	/	10	=	$2,610
610	Voice Mail System - Replace	$10,500	X	8	/	10	=	$8,400
612	Television - Replace	$2,850	X	4	/	5	=	$2,280
613	Washer & Dryer - Replace	$2,500	X	8	/	10	=	$2,000
								$652,772

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Paved Surfaces				
103	Concrete - Repair	0	$37,000	$0	0.00 %
103	Concrete (General) - Repair	1	$7,350	$7,350	9.36 %
	Painting Projects				
201	Paint Exterior - Repaint	5	$14,000	$2,800	3.57 %
202	Paint Interior - Repaint	5	$12,000	$2,400	3.06 %
203	Chain Link Fence - Repaint	6	$7,900	$1,317	1.68 %
	Lighting				
403	Lighting, Tennis Courts - Replace	20	$89,000	$4,450	5.67 %
404	Lighting, Walks & Parking - Replace	20	$3,100	$155	0.20 %
405	Lighting, Clubhouse - Replace	20	$3,500	$175	0.22 %
	Fencing & Walls				
301	Chain Link Fence - Replace	10	$7,900	$790	1.01 %
302	Vinyl Fencing - Replace	20	$6,650	$333	0.42 %
303	Vinyl Fencing/Rail - Replace	20	$8,700	$435	0.55 %
304	Court 1 & 2 Retaining Wall - Contin	5	$12,500	$2,500	3.18 %
	Furnishings - Exterior				
701	Tennis Courts (6 - 8) - Resurface	6	$17,000	$2,833	3.61 %
703	Patio Furniture - Replace	8	$18,000	$2,250	2.86 %
706	Trash Receptacles - Replace	15	$6,000	$400	0.51 %
801	Vinyl Benches Courts - Replace	15	$5,350	$357	0.45 %
801	Wood Benches Court 1 - Replace	15	$7,150	$477	0.61 %
802	Walkway Benches - Replace	15	$9,200	$613	0.78 %
803	Gas BBQ - Replace	8	$1,035	$129	0.16 %
	Tennis Courts				
400	Awning Structure - Replace	15	$4,300	$287	0.37 %
701	Tennis Courts (1 & 2) - Resurface	6	$10,500	$1,750	2.23 %
701	Tennis Courts (3, 4, 5) - Resurface	6	$16,000	$2,667	3.40 %
701	Tennis Courts (9 -12) - Resurface	6	$24,000	$4,000	5.09 %
702	Court Windscreens - Replace	8	$6,650	$831	1.06 %
703	Court Awnings (Fabric) - Replace	8	$9,550	$1,194	1.52 %
704	Ball Machine - Replace	5	$5,500	$1,100	1.40 %
705	Ball Mowers - Replace	8	$5,600	$700	0.89 %
708	Tennis Nets & Equipment - Replace	1	$2,350	$2,350	2.99 %
	Clubhouse				
502	Bldg Cabinets & Counters - Replace	20	$96,500	$4,825	6.14 %
504	Clubhouse Carpet - Replace	5	$6,450	$1,290	1.64 %
505	Clubhouse Doors - Replace	15	$31,500	$2,100	2.67 %
506	Clubhouse Tile Floor - Replace	20	$26,500	$1,325	1.69 %
507	Bldg Tile Roof - Repairs	25	$35,500	$1,420	1.81 %
600	Clubhouse Appliances - Replace	10	$8,350	$835	1.06 %
604	Clubhouse Case Furniture - Replace	10	$30,000	$3,000	3.82 %
605	Upholstered Furniture - Replace	5	$12,500	$2,500	3.18 %
	Restrooms				
501	Bldg Plumbing Fixtures - Replace	20	$20,000	$1,000	1.27 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
503	Bldg Restroom Partitions - Replace	15	$22,500	$1,500	1.91 %
504	Restroom Carpet - Replace	5	$3,150	$630	0.80 %
505	Restroom Doors - Replace	20	$3,800	$190	0.24 %
506	Restroom Tile - Replace	20	$90,000	$4,500	5.73 %
801	Restroom Fixtures - Replace	20	$5,250	$263	0.33 %
	Grounds				
307	Tennis Shed Level 2 - Replace	20	$6,400	$320	0.41 %
430	Mailboxes - Replace	18	$1,250	$69	0.09 %
	Mechanical				
115	Solar Panels - Replace	15	$43,000	$2,867	3.65 %
508	Bldg Water Heater - Replace	10	$1,700	$170	0.22 %
510	HVAC A/C Units (2010) - Replace	15	$6,000	$400	0.51 %
510	HVAC A/C Units (Older) - Replace	15	$6,000	$400	0.51 %
511	Bldg HVAC Furnace - Replace	15	$10,500	$700	0.89 %
602	Computer Equipment - Replace	5	$3,100	$620	0.79 %
603	Copy Machine - Replace	5	$3,100	$620	0.79 %
608	Clubhouse Ice Bin - Replace	10	$1,900	$190	0.24 %
609	Clubhouse Ice Maker - Replace	10	$2,900	$290	0.37 %
610	Voice Mail System - Replace	10	$10,500	$1,050	1.34 %
612	Television - Replace	5	$2,850	$570	0.73 %
613	Washer & Dryer - Replace	10	$2,500	$250	0.32 %
56	Total Funded Components			$78,535	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
	Paved Surfaces					
103	Concrete - Repair	0	0	$37,000	$37,000	$0
103	Concrete (General) - Repair	1	0	$7,350	$7,350	$636
	Painting Projects					
201	Paint Exterior - Repaint	5	0	$14,000	$14,000	$242
202	Paint Interior - Repaint	5	0	$12,000	$12,000	$208
203	Chain Link Fence - Repaint	6	0	$7,900	$7,900	$114
	Lighting					
403	Lighting, Tennis Courts - Replace	20	15	$89,000	$22,250	$385
404	Lighting, Walks & Parking - Replace	20	14	$3,100	$930	$13
405	Lighting, Clubhouse - Replace	20	14	$3,500	$1,050	$15
	Fencing & Walls					
301	Chain Link Fence - Replace	10	3	$7,900	$5,530	$68
302	Vinyl Fencing - Replace	20	2	$6,650	$5,985	$29
303	Vinyl Fencing/Rail - Replace	20	13	$8,700	$3,045	$38
304	Court 1 & 2 Retaining Wall - Contin	5	0	$12,500	$12,500	$216
	Furnishings - Exterior					
701	Tennis Courts (6 - 8) - Resurface	6	1	$17,000	$14,167	$245
703	Patio Furniture - Replace	8	6	$18,000	$4,500	$195
706	Trash Receptacles - Replace	15	6	$6,000	$3,600	$35
801	Vinyl Benches Courts - Replace	15	8	$5,350	$2,497	$31
801	Wood Benches Court 1 - Replace	15	8	$7,150	$3,337	$41
802	Walkway Benches - Replace	15	3	$9,200	$7,360	$53
803	Gas BBQ - Replace	8	3	$1,035	$647	$11
	Tennis Courts					
400	Awning Structure - Replace	15	3	$4,300	$3,440	$25
701	Tennis Courts (1 & 2) - Resurface	6	3	$10,500	$5,250	$152
701	Tennis Courts (3, 4, 5) - Resurface	6	2	$16,000	$10,667	$231
701	Tennis Courts (9 -12) - Resurface	6	3	$24,000	$12,000	$346
702	Court Windscreens - Replace	8	5	$6,650	$2,494	$72
703	Court Awnings (Fabric) - Replace	8	5	$9,550	$3,581	$103
704	Ball Machine - Replace	5	0	$5,500	$5,500	$95
705	Ball Mowers - Replace	8	3	$5,600	$3,500	$61
708	Tennis Nets & Equipment - Replace	1	0	$2,350	$2,350	$203
	Clubhouse					
502	Bldg Cabinets & Counters - Replace	20	0	$96,500	$96,500	$418
504	Clubhouse Carpet - Replace	5	0	$6,450	$6,450	$112
505	Clubhouse Doors - Replace	15	0	$31,500	$31,500	$182
506	Clubhouse Tile Floor - Replace	20	0	$26,500	$26,500	$115
507	Bldg Tile Roof - Repairs	25	0	$35,500	$35,500	$123
600	Clubhouse Appliances - Replace	10	0	$8,350	$8,350	$72
604	Clubhouse Case Furniture - Replace	10	0	$30,000	$30,000	$260
605	Upholstered Furniture - Replace	5	0	$12,500	$12,500	$216
	Restrooms					

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
501	Bldg Plumbing Fixtures - Replace	20	2	$20,000	$18,000	$87
503	Bldg Restroom Partitions - Replace	15	3	$22,500	$18,000	$130
504	Restroom Carpet - Replace	5	3	$3,150	$1,260	$55
505	Restroom Doors - Replace	20	2	$3,800	$3,420	$16
506	Restroom Tile - Replace	20	2	$90,000	$81,000	$390
801	Restroom Fixtures - Replace	20	3	$5,250	$4,463	$23
	Grounds					
307	Tennis Shed Level 2 - Replace	20	15	$6,400	$1,600	$28
430	Mailboxes - Replace	18	1	$1,250	$1,181	$6
	Mechanical					
115	Solar Panels - Replace	15	9	$43,000	$17,200	$248
508	Bldg Water Heater - Replace	10	0	$1,700	$1,700	$15
510	HVAC A/C Units (2010) - Replace	15	0	$6,000	$6,000	$35
510	HVAC A/C Units (Older) - Replace	15	0	$6,000	$6,000	$35
511	Bldg HVAC Furnace - Replace	15	0	$10,500	$10,500	$61
602	Computer Equipment - Replace	5	3	$3,100	$1,240	$54
603	Copy Machine - Replace	5	1	$3,100	$2,480	$54
608	Clubhouse Ice Bin - Replace	10	1	$1,900	$1,710	$16
609	Clubhouse Ice Maker - Replace	10	1	$2,900	$2,610	$25
610	Voice Mail System - Replace	10	2	$10,500	$8,400	$91
612	Television - Replace	5	1	$2,850	$2,280	$49
613	Washer & Dryer - Replace	10	2	$2,500	$2,000	$22
56	Total Funded Components				$652,772	$6,800

30-Year Reserve Plan Summary

17146-9
WSV

Fiscal Year Start: 2018	Interest: 1.00 %	Inflation: 3.00 %

Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)	Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2018	$822,908	$652,772	126.1 %	Low	$81,600	$0	$6,818	$370,100
2019	$541,226	$372,043	145.5 %	Low	$81,600	$0	$5,647	$39,861
2020	$588,612	$425,466	138.3 %	Low	$81,600	$0	$5,475	$168,842
2021	$506,844	$350,140	144.8 %	Low	$84,456	$0	$4,933	$116,086
2022	$480,147	$329,469	145.7 %	Low	$87,412	$0	$5,208	$10,917
2023	$561,850	$419,152	134.0 %	Low	$90,471	$0	$5,581	$103,002
2024	$554,901	$419,410	132.3 %	Low	$93,638	$0	$5,760	$56,777
2025	$597,521	$470,101	127.1 %	Low	$96,915	$0	$6,325	$32,838
2026	$667,923	$549,868	121.5 %	Low	$100,307	$0	$6,931	$56,308
2027	$718,854	$610,837	117.7 %	Low	$103,818	$0	$7,172	$113,776
2028	$716,067	$617,518	116.0 %	Low	$107,452	$0	$6,973	$151,459
2029	$679,032	$588,752	115.3 %	Low	$111,212	$0	$7,192	$37,492
2030	$759,944	$679,771	111.8 %	Low	$115,105	$0	$7,993	$43,628
2031	$839,414	$770,559	108.9 %	Low	$119,134	$0	$8,546	$96,556
2032	$870,538	$813,015	107.1 %	Low	$123,303	$0	$8,983	$76,083
2033	$926,740	$881,395	105.1 %	Low	$127,619	$0	$7,943	$399,697
2034	$662,606	$622,176	106.5 %	Low	$132,085	$0	$7,194	$25,114
2035	$776,771	$744,781	104.3 %	Low	$136,708	$0	$8,410	$16,033
2036	$905,857	$884,312	102.4 %	Low	$141,493	$0	$9,299	$101,891
2037	$954,758	$943,607	101.2 %	Low	$146,446	$0	$10,022	$60,645
2038	$1,050,581	$1,051,295	99.9 %	Low	$151,571	$0	$9,032	$454,598
2039	$756,586	$760,696	99.5 %	Low	$156,876	$0	$7,668	$143,522
2040	$777,608	$786,172	98.9 %	Low	$162,367	$0	$7,076	$308,780
2041	$638,272	$646,710	98.7 %	Low	$168,050	$0	$6,844	$82,101
2042	$731,064	$741,194	98.6 %	Low	$173,931	$0	$7,599	$123,187
2043	$789,407	$800,983	98.6 %	Low	$180,019	$0	$7,518	$262,036
2044	$714,908	$724,484	98.7 %	Low	$186,320	$0	$7,775	$68,256
2045	$840,746	$850,364	98.9 %	Low	$192,841	$0	$8,848	$112,919
2046	$929,515	$939,252	99.0 %	Low	$199,590	$0	$10,157	$36,492
2047	$1,102,770	$1,114,916	98.9 %	Low	$206,576	$0	$11,809	$61,035

	Fiscal Year	2018	2019	2020	2021	2022
	Starting Reserve Balance	$822,908	$541,226	$588,612	$506,844	$480,147
	Annual Reserve Contribution	$81,600	$81,600	$81,600	$84,456	$87,412
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$6,818	$5,647	$5,475	$4,933	$5,208
	Total Income	$911,326	$628,473	$675,687	$596,233	$572,767
#	Component					
	Paved Surfaces					
103	Concrete - Repair	$37,000	$0	$0	$0	$0
103	Concrete (General) - Repair	$7,350	$7,571	$7,798	$8,032	$8,272
	Painting Projects					
201	Paint Exterior - Repaint	$14,000	$0	$0	$0	$0
202	Paint Interior - Repaint	$12,000	$0	$0	$0	$0
203	Chain Link Fence - Repaint	$7,900	$0	$0	$0	$0
	Lighting					
403	Lighting, Tennis Courts - Replace	$0	$0	$0	$0	$0
404	Lighting, Walks & Parking - Replace	$0	$0	$0	$0	$0
405	Lighting, Clubhouse - Replace	$0	$0	$0	$0	$0
	Fencing & Walls					
301	Chain Link Fence - Replace	$0	$0	$0	$8,633	$0
302	Vinyl Fencing - Replace	$0	$0	$7,055	$0	$0
303	Vinyl Fencing/Rail - Replace	$0	$0	$0	$0	$0
304	Court 1 & 2 Retaining Wall - Contin	$12,500	$0	$0	$0	$0
	Furnishings - Exterior					
701	Tennis Courts (6 - 8) - Resurface	$0	$17,510	$0	$0	$0
703	Patio Furniture - Replace	$0	$0	$0	$0	$0
706	Trash Receptacles - Replace	$0	$0	$0	$0	$0
801	Vinyl Benches Courts - Replace	$0	$0	$0	$0	$0
801	Wood Benches Court 1 - Replace	$0	$0	$0	$0	$0
802	Walkway Benches - Replace	$0	$0	$0	$10,053	$0
803	Gas BBQ - Replace	$0	$0	$0	$1,131	$0
	Tennis Courts					
400	Awning Structure - Replace	$0	$0	$0	$4,699	$0
701	Tennis Courts (1 & 2) - Resurface	$0	$0	$0	$11,474	$0
701	Tennis Courts (3, 4, 5) - Resurface	$0	$0	$16,974	$0	$0
701	Tennis Courts (9 -12) - Resurface	$0	$0	$0	$26,225	$0
702	Court Windscreens - Replace	$0	$0	$0	$0	$0
703	Court Awnings (Fabric) - Replace	$0	$0	$0	$0	$0
704	Ball Machine - Replace	$5,500	$0	$0	$0	$0
705	Ball Mowers - Replace	$0	$0	$0	$6,119	$0
708	Tennis Nets & Equipment - Replace	$2,350	$2,421	$2,493	$2,568	$2,645
	Clubhouse					
502	Bldg Cabinets & Counters - Replace	$96,500	$0	$0	$0	$0
504	Clubhouse Carpet - Replace	$6,450	$0	$0	$0	$0
505	Clubhouse Doors - Replace	$31,500	$0	$0	$0	$0
506	Clubhouse Tile Floor - Replace	$26,500	$0	$0	$0	$0
507	Bldg Tile Roof - Repairs	$35,500	$0	$0	$0	$0
600	Clubhouse Appliances - Replace	$8,350	$0	$0	$0	$0
604	Clubhouse Case Furniture - Replace	$30,000	$0	$0	$0	$0
605	Upholstered Furniture - Replace	$12,500	$0	$0	$0	$0
	Restrooms					
501	Bldg Plumbing Fixtures - Replace	$0	$0	$21,218	$0	$0
503	Bldg Restroom Partitions - Replace	$0	$0	$0	$24,586	$0
504	Restroom Carpet - Replace	$0	$0	$0	$3,442	$0
505	Restroom Doors - Replace	$0	$0	$4,031	$0	$0
506	Restroom Tile - Replace	$0	$0	$95,481	$0	$0
801	Restroom Fixtures - Replace	$0	$0	$0	$5,737	$0
	Grounds					
307	Tennis Shed Level 2 - Replace	$0	$0	$0	$0	$0
430	Mailboxes - Replace	$0	$1,288	$0	$0	$0
	Mechanical					
115	Solar Panels - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2018	2019	2020	2021	2022
508	Bldg Water Heater - Replace	$1,700	$0	$0	$0	$0
510	HVAC A/C Units (2010) - Replace	$6,000	$0	$0	$0	$0
510	HVAC A/C Units (Older) - Replace	$6,000	$0	$0	$0	$0
511	Bldg HVAC Furnace - Replace	$10,500	$0	$0	$0	$0
602	Computer Equipment - Replace	$0	$0	$0	$3,387	$0
603	Copy Machine - Replace	$0	$3,193	$0	$0	$0
608	Clubhouse Ice Bin - Replace	$0	$1,957	$0	$0	$0
609	Clubhouse Ice Maker - Replace	$0	$2,987	$0	$0	$0
610	Voice Mail System - Replace	$0	$0	$11,139	$0	$0
612	Television - Replace	$0	$2,936	$0	$0	$0
613	Washer & Dryer - Replace	$0	$0	$2,652	$0	$0
	Total Expenses	$370,100	$39,861	$168,842	$116,086	$10,917
	Ending Reserve Balance	$541,226	$588,612	$506,844	$480,147	$561,850

	Fiscal Year	2023	2024	2025	2026	2027
	Starting Reserve Balance	$561,850	$554,901	$597,521	$667,923	$718,854
	Annual Reserve Contribution	$90,471	$93,638	$96,915	$100,307	$103,818
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$5,581	$5,760	$6,325	$6,931	$7,172
	Total Income	$657,902	$654,298	$700,761	$775,162	$829,843
#	Component					
	Paved Surfaces					
103	Concrete - Repair	$0	$0	$0	$0	$0
103	Concrete (General) - Repair	$8,521	$8,776	$9,040	$9,311	$9,590
	Painting Projects					
201	Paint Exterior - Repaint	$16,230	$0	$0	$0	$0
202	Paint Interior - Repaint	$13,911	$0	$0	$0	$0
203	Chain Link Fence - Repaint	$0	$9,433	$0	$0	$0
	Lighting					
403	Lighting, Tennis Courts - Replace	$0	$0	$0	$0	$0
404	Lighting, Walks & Parking - Replace	$0	$0	$0	$0	$0
405	Lighting, Clubhouse - Replace	$0	$0	$0	$0	$0
	Fencing & Walls					
301	Chain Link Fence - Replace	$0	$0	$0	$0	$0
302	Vinyl Fencing - Replace	$0	$0	$0	$0	$0
303	Vinyl Fencing/Rail - Replace	$0	$0	$0	$0	$0
304	Court 1 & 2 Retaining Wall - Contin	$14,491	$0	$0	$0	$0
	Furnishings - Exterior					
701	Tennis Courts (6 - 8) - Resurface	$0	$0	$20,908	$0	$0
703	Patio Furniture - Replace	$0	$21,493	$0	$0	$0
706	Trash Receptacles - Replace	$0	$7,164	$0	$0	$0
801	Vinyl Benches Courts - Replace	$0	$0	$0	$6,777	$0
801	Wood Benches Court 1 - Replace	$0	$0	$0	$9,057	$0
802	Walkway Benches - Replace	$0	$0	$0	$0	$0
803	Gas BBQ - Replace	$0	$0	$0	$0	$0
	Tennis Courts					
400	Awning Structure - Replace	$0	$0	$0	$0	$0
701	Tennis Courts (1 & 2) - Resurface	$0	$0	$0	$0	$13,700
701	Tennis Courts (3, 4, 5) - Resurface	$0	$0	$0	$20,268	$0
701	Tennis Courts (9 -12) - Resurface	$0	$0	$0	$0	$31,315
702	Court Windscreens - Replace	$7,709	$0	$0	$0	$0
703	Court Awnings (Fabric) - Replace	$11,071	$0	$0	$0	$0
704	Ball Machine - Replace	$6,376	$0	$0	$0	$0
705	Ball Mowers - Replace	$0	$0	$0	$0	$0
708	Tennis Nets & Equipment - Replace	$2,724	$2,806	$2,890	$2,977	$3,066
	Clubhouse					
502	Bldg Cabinets & Counters - Replace	$0	$0	$0	$0	$0
504	Clubhouse Carpet - Replace	$7,477	$0	$0	$0	$0
505	Clubhouse Doors - Replace	$0	$0	$0	$0	$0
506	Clubhouse Tile Floor - Replace	$0	$0	$0	$0	$0
507	Bldg Tile Roof - Repairs	$0	$0	$0	$0	$0
600	Clubhouse Appliances - Replace	$0	$0	$0	$0	$0
604	Clubhouse Case Furniture - Replace	$0	$0	$0	$0	$0
605	Upholstered Furniture - Replace	$14,491	$0	$0	$0	$0
	Restrooms					
501	Bldg Plumbing Fixtures - Replace	$0	$0	$0	$0	$0
503	Bldg Restroom Partitions - Replace	$0	$0	$0	$0	$0
504	Restroom Carpet - Replace	$0	$0	$0	$3,990	$0
505	Restroom Doors - Replace	$0	$0	$0	$0	$0
506	Restroom Tile - Replace	$0	$0	$0	$0	$0
801	Restroom Fixtures - Replace	$0	$0	$0	$0	$0
	Grounds					
307	Tennis Shed Level 2 - Replace	$0	$0	$0	$0	$0
430	Mailboxes - Replace	$0	$0	$0	$0	$0
	Mechanical					
115	Solar Panels - Replace	$0	$0	$0	$0	$56,105
508	Bldg Water Heater - Replace	$0	$0	$0	$0	$0
510	HVAC A/C Units (2010) - Replace	$0	$0	$0	$0	$0
510	HVAC A/C Units (Older) - Replace	$0	$0	$0	$0	$0
511	Bldg HVAC Furnace - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2023	2024	2025	2026	2027
602	Computer Equipment - Replace	$0	$0	$0	$3,927	$0
603	Copy Machine - Replace	$0	$3,702	$0	$0	$0
608	Clubhouse Ice Bin - Replace	$0	$0	$0	$0	$0
609	Clubhouse Ice Maker - Replace	$0	$0	$0	$0	$0
610	Voice Mail System - Replace	$0	$0	$0	$0	$0
612	Television - Replace	$0	$3,403	$0	$0	$0
613	Washer & Dryer - Replace	$0	$0	$0	$0	$0
	Total Expenses	$103,002	$56,777	$32,838	$56,308	$113,776
	Ending Reserve Balance	$554,901	$597,521	$667,923	$718,854	$716,067

	Fiscal Year	2028	2029	2030	2031	2032
	Starting Reserve Balance	$716,067	$679,032	$759,944	$839,414	$870,538
	Annual Reserve Contribution	$107,452	$111,212	$115,105	$119,134	$123,303
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$6,973	$7,192	$7,993	$8,546	$8,983
	Total Income	$830,491	$797,436	$883,042	$967,094	$1,002,823
#	Component					
	Paved Surfaces					
103	Concrete - Repair	$0	$0	$0	$0	$0
103	Concrete (General) - Repair	$9,878	$10,174	$10,479	$10,794	$11,118
	Painting Projects					
201	Paint Exterior - Repaint	$18,815	$0	$0	$0	$0
202	Paint Interior - Repaint	$16,127	$0	$0	$0	$0
203	Chain Link Fence - Repaint	$0	$0	$11,264	$0	$0
	Lighting					
403	Lighting, Tennis Courts - Replace	$0	$0	$0	$0	$0
404	Lighting, Walks & Parking - Replace	$0	$0	$0	$0	$4,689
405	Lighting, Clubhouse - Replace	$0	$0	$0	$0	$5,294
	Fencing & Walls					
301	Chain Link Fence - Replace	$0	$0	$0	$11,601	$0
302	Vinyl Fencing - Replace	$0	$0	$0	$0	$0
303	Vinyl Fencing/Rail - Replace	$0	$0	$0	$12,776	$0
304	Court 1 & 2 Retaining Wall - Contin	$16,799	$0	$0	$0	$0
	Furnishings - Exterior					
701	Tennis Courts (6 - 8) - Resurface	$0	$0	$0	$24,965	$0
703	Patio Furniture - Replace	$0	$0	$0	$0	$27,227
706	Trash Receptacles - Replace	$0	$0	$0	$0	$0
801	Vinyl Benches Courts - Replace	$0	$0	$0	$0	$0
801	Wood Benches Court 1 - Replace	$0	$0	$0	$0	$0
802	Walkway Benches - Replace	$0	$0	$0	$0	$0
803	Gas BBQ - Replace	$0	$1,433	$0	$0	$0
	Tennis Courts					
400	Awning Structure - Replace	$0	$0	$0	$0	$0
701	Tennis Courts (1 & 2) - Resurface	$0	$0	$0	$0	$0
701	Tennis Courts (3, 4, 5) - Resurface	$0	$0	$0	$0	$24,201
701	Tennis Courts (9 -12) - Resurface	$0	$0	$0	$0	$0
702	Court Windscreens - Replace	$0	$0	$0	$9,766	$0
703	Court Awnings (Fabric) - Replace	$0	$0	$0	$14,024	$0
704	Ball Machine - Replace	$7,392	$0	$0	$0	$0
705	Ball Mowers - Replace	$0	$7,752	$0	$0	$0
708	Tennis Nets & Equipment - Replace	$3,158	$3,253	$3,351	$3,451	$3,555
	Clubhouse					
502	Bldg Cabinets & Counters - Replace	$0	$0	$0	$0	$0
504	Clubhouse Carpet - Replace	$8,668	$0	$0	$0	$0
505	Clubhouse Doors - Replace	$0	$0	$0	$0	$0
506	Clubhouse Tile Floor - Replace	$0	$0	$0	$0	$0
507	Bldg Tile Roof - Repairs	$0	$0	$0	$0	$0
600	Clubhouse Appliances - Replace	$11,222	$0	$0	$0	$0
604	Clubhouse Case Furniture - Replace	$40,317	$0	$0	$0	$0
605	Upholstered Furniture - Replace	$16,799	$0	$0	$0	$0
	Restrooms					
501	Bldg Plumbing Fixtures - Replace	$0	$0	$0	$0	$0
503	Bldg Restroom Partitions - Replace	$0	$0	$0	$0	$0
504	Restroom Carpet - Replace	$0	$0	$0	$4,626	$0
505	Restroom Doors - Replace	$0	$0	$0	$0	$0
506	Restroom Tile - Replace	$0	$0	$0	$0	$0
801	Restroom Fixtures - Replace	$0	$0	$0	$0	$0
	Grounds					
307	Tennis Shed Level 2 - Replace	$0	$0	$0	$0	$0
430	Mailboxes - Replace	$0	$0	$0	$0	$0
	Mechanical					
115	Solar Panels - Replace	$0	$0	$0	$0	$0
508	Bldg Water Heater - Replace	$2,285	$0	$0	$0	$0
510	HVAC A/C Units (2010) - Replace	$0	$0	$0	$0	$0
510	HVAC A/C Units (Older) - Replace	$0	$0	$0	$0	$0
511	Bldg HVAC Furnace - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2028	2029	2030	2031	2032
602	Computer Equipment - Replace	$0	$0	$0	$4,552	$0
603	Copy Machine - Replace	$0	$4,291	$0	$0	$0
608	Clubhouse Ice Bin - Replace	$0	$2,630	$0	$0	$0
609	Clubhouse Ice Maker - Replace	$0	$4,014	$0	$0	$0
610	Voice Mail System - Replace	$0	$0	$14,970	$0	$0
612	Television - Replace	$0	$3,945	$0	$0	$0
613	Washer & Dryer - Replace	$0	$0	$3,564	$0	$0
	Total Expenses	$151,459	$37,492	$43,628	$96,556	$76,083
	Ending Reserve Balance	$679,032	$759,944	$839,414	$870,538	$926,740

	Fiscal Year	2033	2034	2035	2036	2037
	Starting Reserve Balance	$926,740	$662,606	$776,771	$905,857	$954,758
	Annual Reserve Contribution	$127,619	$132,085	$136,708	$141,493	$146,446
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$7,943	$7,194	$8,410	$9,299	$10,022
	Total Income	$1,062,302	$801,885	$921,889	$1,056,649	$1,111,226
#	Component					
	Paved Surfaces					
103	Concrete - Repair	$0	$0	$0	$0	$0
103	Concrete (General) - Repair	$11,451	$11,795	$12,148	$12,513	$12,888
	Painting Projects					
201	Paint Exterior - Repaint	$21,812	$0	$0	$0	$0
202	Paint Interior - Repaint	$18,696	$0	$0	$0	$0
203	Chain Link Fence - Repaint	$0	$0	$0	$13,449	$0
	Lighting					
403	Lighting, Tennis Courts - Replace	$138,659	$0	$0	$0	$0
404	Lighting, Walks & Parking - Replace	$0	$0	$0	$0	$0
405	Lighting, Clubhouse - Replace	$0	$0	$0	$0	$0
	Fencing & Walls					
301	Chain Link Fence - Replace	$0	$0	$0	$0	$0
302	Vinyl Fencing - Replace	$0	$0	$0	$0	$0
303	Vinyl Fencing/Rail - Replace	$0	$0	$0	$0	$0
304	Court 1 & 2 Retaining Wall - Contin	$19,475	$0	$0	$0	$0
	Furnishings - Exterior					
701	Tennis Courts (6 - 8) - Resurface	$0	$0	$0	$0	$29,810
703	Patio Furniture - Replace	$0	$0	$0	$0	$0
706	Trash Receptacles - Replace	$0	$0	$0	$0	$0
801	Vinyl Benches Courts - Replace	$0	$0	$0	$0	$0
801	Wood Benches Court 1 - Replace	$0	$0	$0	$0	$0
802	Walkway Benches - Replace	$0	$0	$0	$15,662	$0
803	Gas BBQ - Replace	$0	$0	$0	$0	$1,815
	Tennis Courts					
400	Awning Structure - Replace	$0	$0	$0	$7,320	$0
701	Tennis Courts (1 & 2) - Resurface	$16,359	$0	$0	$0	$0
701	Tennis Courts (3, 4, 5) - Resurface	$0	$0	$0	$0	$0
701	Tennis Courts (9 -12) - Resurface	$37,391	$0	$0	$0	$0
702	Court Windscreens - Replace	$0	$0	$0	$0	$0
703	Court Awnings (Fabric) - Replace	$0	$0	$0	$0	$0
704	Ball Machine - Replace	$8,569	$0	$0	$0	$0
705	Ball Mowers - Replace	$0	$0	$0	$0	$9,820
708	Tennis Nets & Equipment - Replace	$3,661	$3,771	$3,884	$4,001	$4,121
	Clubhouse					
502	Bldg Cabinets & Counters - Replace	$0	$0	$0	$0	$0
504	Clubhouse Carpet - Replace	$10,049	$0	$0	$0	$0
505	Clubhouse Doors - Replace	$49,076	$0	$0	$0	$0
506	Clubhouse Tile Floor - Replace	$0	$0	$0	$0	$0
507	Bldg Tile Roof - Repairs	$0	$0	$0	$0	$0
600	Clubhouse Appliances - Replace	$0	$0	$0	$0	$0
604	Clubhouse Case Furniture - Replace	$0	$0	$0	$0	$0
605	Upholstered Furniture - Replace	$19,475	$0	$0	$0	$0
	Restrooms					
501	Bldg Plumbing Fixtures - Replace	$0	$0	$0	$0	$0
503	Bldg Restroom Partitions - Replace	$0	$0	$0	$38,305	$0
504	Restroom Carpet - Replace	$0	$0	$0	$5,363	$0
505	Restroom Doors - Replace	$0	$0	$0	$0	$0
506	Restroom Tile - Replace	$0	$0	$0	$0	$0
801	Restroom Fixtures - Replace	$0	$0	$0	$0	$0
	Grounds					
307	Tennis Shed Level 2 - Replace	$9,971	$0	$0	$0	$0
430	Mailboxes - Replace	$0	$0	$0	$0	$2,192
	Mechanical					
115	Solar Panels - Replace	$0	$0	$0	$0	$0
508	Bldg Water Heater - Replace	$0	$0	$0	$0	$0
510	HVAC A/C Units (2010) - Replace	$9,348	$0	$0	$0	$0
510	HVAC A/C Units (Older) - Replace	$9,348	$0	$0	$0	$0
511	Bldg HVAC Furnace - Replace	$16,359	$0	$0	$0	$0

	Fiscal Year	2033	2034	2035	2036	2037
602	Computer Equipment - Replace	$0	$0	$0	$5,278	$0
603	Copy Machine - Replace	$0	$4,975	$0	$0	$0
608	Clubhouse Ice Bin - Replace	$0	$0	$0	$0	$0
609	Clubhouse Ice Maker - Replace	$0	$0	$0	$0	$0
610	Voice Mail System - Replace	$0	$0	$0	$0	$0
612	Television - Replace	$0	$4,573	$0	$0	$0
613	Washer & Dryer - Replace	$0	$0	$0	$0	$0
	Total Expenses	$399,697	$25,114	$16,033	$101,891	$60,645
	Ending Reserve Balance	$662,606	$776,771	$905,857	$954,758	$1,050,581

	Fiscal Year	2038	2039	2040	2041	2042
	Starting Reserve Balance	$1,050,581	$756,586	$777,608	$638,272	$731,064
	Annual Reserve Contribution	$151,571	$156,876	$162,367	$168,050	$173,931
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$9,032	$7,668	$7,076	$6,844	$7,599
	Total Income	$1,211,185	$921,130	$947,052	$813,165	$912,594
#	Component					
	Paved Surfaces					
103	Concrete - Repair	$0	$0	$0	$0	$0
103	Concrete (General) - Repair	$13,275	$13,673	$14,083	$14,506	$14,941
	Painting Projects					
201	Paint Exterior - Repaint	$25,286	$0	$0	$0	$0
202	Paint Interior - Repaint	$21,673	$0	$0	$0	$0
203	Chain Link Fence - Repaint	$0	$0	$0	$0	$16,059
	Lighting					
403	Lighting, Tennis Courts - Replace	$0	$0	$0	$0	$0
404	Lighting, Walks & Parking - Replace	$0	$0	$0	$0	$0
405	Lighting, Clubhouse - Replace	$0	$0	$0	$0	$0
	Fencing & Walls					
301	Chain Link Fence - Replace	$0	$0	$0	$15,591	$0
302	Vinyl Fencing - Replace	$0	$0	$12,742	$0	$0
303	Vinyl Fencing/Rail - Replace	$0	$0	$0	$0	$0
304	Court 1 & 2 Retaining Wall - Contin	$22,576	$0	$0	$0	$0
	Furnishings - Exterior					
701	Tennis Courts (6 - 8) - Resurface	$0	$0	$0	$0	$0
703	Patio Furniture - Replace	$0	$0	$34,490	$0	$0
706	Trash Receptacles - Replace	$0	$11,162	$0	$0	$0
801	Vinyl Benches Courts - Replace	$0	$0	$0	$10,559	$0
801	Wood Benches Court 1 - Replace	$0	$0	$0	$14,111	$0
802	Walkway Benches - Replace	$0	$0	$0	$0	$0
803	Gas BBQ - Replace	$0	$0	$0	$0	$0
	Tennis Courts					
400	Awning Structure - Replace	$0	$0	$0	$0	$0
701	Tennis Courts (1 & 2) - Resurface	$0	$19,533	$0	$0	$0
701	Tennis Courts (3, 4, 5) - Resurface	$28,898	$0	$0	$0	$0
701	Tennis Courts (9 -12) - Resurface	$0	$44,647	$0	$0	$0
702	Court Windscreens - Replace	$0	$12,371	$0	$0	$0
703	Court Awnings (Fabric) - Replace	$0	$17,766	$0	$0	$0
704	Ball Machine - Replace	$9,934	$0	$0	$0	$0
705	Ball Mowers - Replace	$0	$0	$0	$0	$0
708	Tennis Nets & Equipment - Replace	$4,244	$4,372	$4,503	$4,638	$4,777
	Clubhouse					
502	Bldg Cabinets & Counters - Replace	$174,290	$0	$0	$0	$0
504	Clubhouse Carpet - Replace	$11,649	$0	$0	$0	$0
505	Clubhouse Doors - Replace	$0	$0	$0	$0	$0
506	Clubhouse Tile Floor - Replace	$47,862	$0	$0	$0	$0
507	Bldg Tile Roof - Repairs	$0	$0	$0	$0	$0
600	Clubhouse Appliances - Replace	$15,081	$0	$0	$0	$0
604	Clubhouse Case Furniture - Replace	$54,183	$0	$0	$0	$0
605	Upholstered Furniture - Replace	$22,576	$0	$0	$0	$0
	Restrooms					
501	Bldg Plumbing Fixtures - Replace	$0	$0	$38,322	$0	$0
503	Bldg Restroom Partitions - Replace	$0	$0	$0	$0	$0
504	Restroom Carpet - Replace	$0	$0	$0	$6,217	$0
505	Restroom Doors - Replace	$0	$0	$7,281	$0	$0
506	Restroom Tile - Replace	$0	$0	$172,449	$0	$0
801	Restroom Fixtures - Replace	$0	$0	$0	$10,361	$0
	Grounds					
307	Tennis Shed Level 2 - Replace	$0	$0	$0	$0	$0
430	Mailboxes - Replace	$0	$0	$0	$0	$0
	Mechanical					
115	Solar Panels - Replace	$0	$0	$0	$0	$87,410
508	Bldg Water Heater - Replace	$3,070	$0	$0	$0	$0
510	HVAC A/C Units (2010) - Replace	$0	$0	$0	$0	$0
510	HVAC A/C Units (Older) - Replace	$0	$0	$0	$0	$0
511	Bldg HVAC Furnace - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2038	2039	2040	2041	2042
602	Computer Equipment - Replace	$0	$0	$0	$6,118	$0
603	Copy Machine - Replace	$0	$5,767	$0	$0	$0
608	Clubhouse Ice Bin - Replace	$0	$3,535	$0	$0	$0
609	Clubhouse Ice Maker - Replace	$0	$5,395	$0	$0	$0
610	Voice Mail System - Replace	$0	$0	$20,119	$0	$0
612	Television - Replace	$0	$5,302	$0	$0	$0
613	Washer & Dryer - Replace	$0	$0	$4,790	$0	$0
	Total Expenses	$454,598	$143,522	$308,780	$82,101	$123,187
	Ending Reserve Balance	$756,586	$777,608	$638,272	$731,064	$789,407

	Fiscal Year	2043	2044	2045	2046	2047
	Starting Reserve Balance	$789,407	$714,908	$840,746	$929,515	$1,102,770
	Annual Reserve Contribution	$180,019	$186,320	$192,841	$199,590	$206,576
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$7,518	$7,775	$8,848	$10,157	$11,809
	Total Income	$976,944	$909,002	$1,042,435	$1,139,263	$1,321,156
#	Component					
	Paved Surfaces					
103	Concrete - Repair	$0	$0	$0	$0	$0
103	Concrete (General) - Repair	$15,389	$15,851	$16,326	$16,816	$17,321
	Painting Projects					
201	Paint Exterior - Repaint	$29,313	$0	$0	$0	$0
202	Paint Interior - Repaint	$25,125	$0	$0	$0	$0
203	Chain Link Fence - Repaint	$0	$0	$0	$0	$0
	Lighting					
403	Lighting, Tennis Courts - Replace	$0	$0	$0	$0	$0
404	Lighting, Walks & Parking - Replace	$0	$0	$0	$0	$0
405	Lighting, Clubhouse - Replace	$0	$0	$0	$0	$0
	Fencing & Walls					
301	Chain Link Fence - Replace	$0	$0	$0	$0	$0
302	Vinyl Fencing - Replace	$0	$0	$0	$0	$0
303	Vinyl Fencing/Rail - Replace	$0	$0	$0	$0	$0
304	Court 1 & 2 Retaining Wall - Contin	$26,172	$0	$0	$0	$0
	Furnishings - Exterior					
701	Tennis Courts (6 - 8) - Resurface	$35,594	$0	$0	$0	$0
703	Patio Furniture - Replace	$0	$0	$0	$0	$0
706	Trash Receptacles - Replace	$0	$0	$0	$0	$0
801	Vinyl Benches Courts - Replace	$0	$0	$0	$0	$0
801	Wood Benches Court 1 - Replace	$0	$0	$0	$0	$0
802	Walkway Benches - Replace	$0	$0	$0	$0	$0
803	Gas BBQ - Replace	$0	$0	$2,299	$0	$0
	Tennis Courts					
400	Awning Structure - Replace	$0	$0	$0	$0	$0
701	Tennis Courts (1 & 2) - Resurface	$0	$0	$23,324	$0	$0
701	Tennis Courts (3, 4, 5) - Resurface	$0	$34,505	$0	$0	$0
701	Tennis Courts (9 -12) - Resurface	$0	$0	$53,311	$0	$0
702	Court Windscreens - Replace	$0	$0	$0	$0	$15,671
703	Court Awnings (Fabric) - Replace	$0	$0	$0	$0	$22,505
704	Ball Machine - Replace	$11,516	$0	$0	$0	$0
705	Ball Mowers - Replace	$0	$0	$12,439	$0	$0
708	Tennis Nets & Equipment - Replace	$4,920	$5,068	$5,220	$5,377	$5,538
	Clubhouse					
502	Bldg Cabinets & Counters - Replace	$0	$0	$0	$0	$0
504	Clubhouse Carpet - Replace	$13,505	$0	$0	$0	$0
505	Clubhouse Doors - Replace	$0	$0	$0	$0	$0
506	Clubhouse Tile Floor - Replace	$0	$0	$0	$0	$0
507	Bldg Tile Roof - Repairs	$74,329	$0	$0	$0	$0
600	Clubhouse Appliances - Replace	$0	$0	$0	$0	$0
604	Clubhouse Case Furniture - Replace	$0	$0	$0	$0	$0
605	Upholstered Furniture - Replace	$26,172	$0	$0	$0	$0
	Restrooms					
501	Bldg Plumbing Fixtures - Replace	$0	$0	$0	$0	$0
503	Bldg Restroom Partitions - Replace	$0	$0	$0	$0	$0
504	Restroom Carpet - Replace	$0	$0	$0	$7,207	$0
505	Restroom Doors - Replace	$0	$0	$0	$0	$0
506	Restroom Tile - Replace	$0	$0	$0	$0	$0
801	Restroom Fixtures - Replace	$0	$0	$0	$0	$0
	Grounds					
307	Tennis Shed Level 2 - Replace	$0	$0	$0	$0	$0
430	Mailboxes - Replace	$0	$0	$0	$0	$0
	Mechanical					
115	Solar Panels - Replace	$0	$0	$0	$0	$0
508	Bldg Water Heater - Replace	$0	$0	$0	$0	$0
510	HVAC A/C Units (2010) - Replace	$0	$0	$0	$0	$0
510	HVAC A/C Units (Older) - Replace	$0	$0	$0	$0	$0
511	Bldg HVAC Furnace - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2043	2044	2045	2046	2047
602	Computer Equipment - Replace	$0	$0	$0	$7,093	$0
603	Copy Machine - Replace	$0	$6,685	$0	$0	$0
608	Clubhouse Ice Bin - Replace	$0	$0	$0	$0	$0
609	Clubhouse Ice Maker - Replace	$0	$0	$0	$0	$0
610	Voice Mail System - Replace	$0	$0	$0	$0	$0
612	Television - Replace	$0	$6,146	$0	$0	$0
613	Washer & Dryer - Replace	$0	$0	$0	$0	$0
	Total Expenses	$262,036	$68,256	$112,919	$36,492	$61,035
	Ending Reserve Balance	$714,908	$840,746	$929,515	$1,102,770	$1,260,121

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Sean Erik Andersen, R.S., company President is a credentialed Reserve Specialist (#68). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, 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. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.

Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

1) Common area repair & replacement responsibility
2) Component must have a limited useful life
3) Life limit must be predictable
4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed "Best Cost" and "Worst Cost". There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Paved Surfaces

Comp #: 103 Concrete - Repair **Quantity: Moderate GSF**
Location: Concrete areas throughout tennis center
Funded?: Yes.
History: Repaired various concrete hazards in 2015-16 for $1,961.
Evaluation: Some repairs made, however, there are no major areas of significant cracking, shifting and lifting. Expect to perform major sectional repair or replacement at this time to maintain safety and aesthetics.

Useful Life:
0 years

Remaining Life:
0 years

Best Case: $ 31,000 Worst Case: $ 43,000

Allocation for annual repairs Higher allocation

Cost Source: Estimate Provided by Client in 2012

Comp #: 103 Concrete (General) - Repair **Quantity: Moderate GSF**
Location: Various concrete areas
Funded?: Yes.
History: Volleyball stairway repairs $3,233 in 2011.
Evaluation: This component is a lifetime element, however, concrete repairs and sectional replacement will be needed over time. This element is for the purpose of major concrete repairs. There are various locations along the edge of the tennis courts of concrete breaking that will need to be addressed with the next re-surface of the courts.

Useful Life:
1 years

Remaining Life:
0 years

Best Case: $ 6,300 Worst Case: $ 8,400

Allocation for annual repairs Higher allocation

Cost Source: ARI Cost Database

Painting Projects

Comp #: 201 Paint Exterior - Repaint **Quantity: Approx 12,100 GSF**

Location: Stucco clubhouse, walls, woodwork, trim, barn, railings and benches
Funded?: Yes.
History: Doors only repainted in 2014-15.
Evaluation: The exterior painting includes stucco and wood. The wood areas are warping and showing evidence of wear and rot. It is suggested that wood repairs and paint take place at this time. The stucco is in fair condition with no excessive damage.

Useful Life:
5 years

Remaining Life:
0 years

Best Case:	$ 12,000	Worst Case:	$ 16,000
	Allowance to repaint		Higher allowance

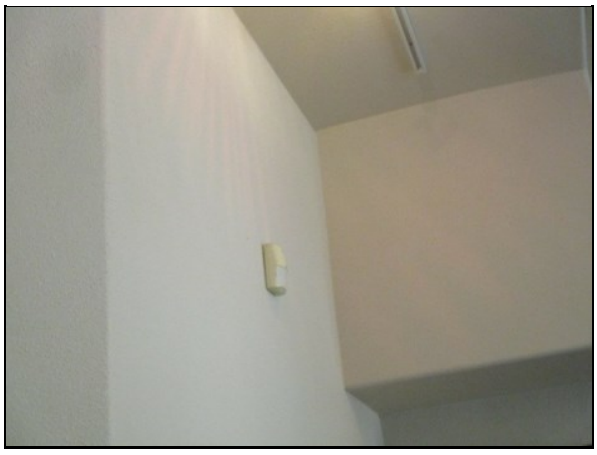
Cost Source: ARI Cost Database

Comp #: 202 Paint Interior - Repaint **Quantity: Approx 11,000 GSF**

Location: Interior building surfaces, restrooms, lobby, pro shop, offices, kitchen and main rooms
Funded?: Yes.
History:
Evaluation: The surfaces are still attractive and generally in good condition. They are painted with a flat finish. Some scuffing and normal wear. Still generally attractive.

Useful Life:
5 years

Remaining Life:
0 years



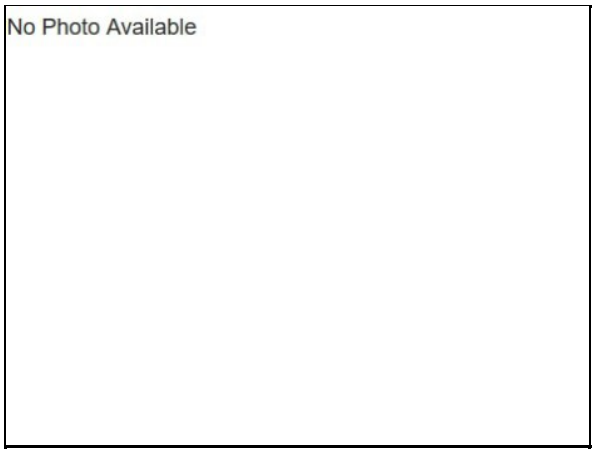
Best Case:	$ 11,000	Worst Case:	$ 13,000
	Allowance to paint, includes labor and materials		Higher allowance

Cost Source: ARI Cost Database

Comp #: 203 Chain Link Fence - Repaint **Quantity: Moderate GSF**
Location: Courts 1 & 2
Funded?: Yes.
History: Painted in 2012 for $6,570.
Evaluation: The surfaces are still well painted, normal fading but still good conditions.

Useful Life:
6 years

Remaining Life:
0 years



Best Case:	$ 6,700	Worst Case:	$ 9,100
	Estimate to repaint, includes labor and materials		Higher estimate

Cost Source: Client cost history with inflation

Lighting

Comp #: 401 Lighting, Exterior - Replace **Quantity: (11) Various Fixtures**
Location: Exterior clubhouse building
Funded?: No. (5) Large ceiling square fixtures; (2) medium lanterns; (2) recessed spot lights; and (2) vapor area lights. The fixtures are showing their age. They are functional with no reported electrical problems. The association requested this be removed from Reserve Funding. Replace lighting fixtures as needed using Operating Funds.
History:
Evaluation:

Useful Life:
0 years

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 403 Lighting, Tennis Courts - Replace **Quantity: (66) Court Lights**
Location: Tennis courts
Funded?: Yes.
History: Replaced all court lights in 2014 for $73,600. Repairs 2015 $953.
Evaluation: Replaced in 1997. Courts #2 & #9 were replaced in 2011-2012. Overall, these are structurally sound with some rusting and deterioration but still in good condition. All are functional, no reported problems.

Useful Life:
20 years

Remaining Life:
15 years

Best Case: $ 78,000 Worst Case: $ 100,000

Allowance to replace, installed Higher allowance

Cost Source: Client cost history with inflation

Comp #: 404 Lighting, Walks & Parking - Replace **Quantity: (2) Pole Lights**
Location: Parking lot and walkways
Funded?: Yes.
History: Replaced (1) pole in 2016 for $1,890.
Evaluation: Installed in 1990. (7) Parking lot lights; (2) walkway lights. These are 8' pole, high pressure sodium lanterns. They are structurally sound but showing age and deterioration. A few pathway lights were replaced in 2012.

Useful Life:
20 years

Remaining Life:
14 years

Best Case: $ 2,600 Worst Case: $ 3,600

Allowance to replace with similar style and grade

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 405 Lighting, Clubhouse - Replace **Quantity: (73) Fixtures**
Location:
Funded?: Yes.
History:
Evaluation: (45) Recessed spot lights; (20) halogen track lights; (4) fluorescent ceiling lights; (3) EXIT signs; (1) large hanging fixture. No reported electrical problems. The lighting is functional and in good condition. No evidence of significant deterioration.

Useful Life:
20 years

Remaining Life:
14 years

Best Case: $ 2,900 Worst Case: $ 4,100

Allowance to replace

Higher allowance

Cost Source: Client cost history with inflation

Comp #: 406 Lighting, Restrooms - Replace **Quantity: (11) Fixtures**

Location: Interior of the restrooms

Funded?: No. Installed in 2001. There are (7) 4' quadruple fluorescents w/lens; (2) recessed spot lights; (2) 4' double fluorescents w/lens. Replace fixtures as needed using Operating Funds or with restroom refurbishing project.

History:

Evaluation:

Useful Life:
0 years

Remaining Life:

Best Case: Worst Case:

Cost Source:

Fencing & Walls

Comp #: 301 Chain Link Fence - Replace **Quantity: Approx 3,124 LF**
Location: All chain link fencing at tennis facility
Funded?: Yes.
History:
Evaluation: The height is primarily 12' chain link, however, there are small areas of 3' and 8' fencing. Installed in 1978, still structurally sound with normal deterioration and aging. The association is not funding to replace, expect to repair using Operating Funds.

Useful Life:
10 years

Remaining Life:
3 years

Best Case: $ 6,800 Worst Case: $ 9,000

Allowance to replace Higher allowance

Cost Source: ARI Cost Database

Comp #: 302 Vinyl Fencing - Replace **Quantity: Approx 100 LF**
Location: Near court #1
Funded?: Yes.
History: New in 2000.
Evaluation: This vinyl fencing replaced a section of wrought iron fencing. This fence is structurally sound and in good condition. No premature damage or deterioration.

Useful Life:
20 years

Remaining Life:
2 years

Best Case: $ 6,100 Worst Case: $ 7,200

Allowance to replace with similar design Higher allowance

Cost Source: Client Cost History With Inflation

Comp #: 303 Vinyl Fencing/Rail - Replace **Quantity: Approx 224 LF**
Location: Walkways leading to the tennis courts
Funded?: Yes.
History:
Evaluation: This is a new (2) rail vinyl fence, replacing the wood rail fencing. It is new, attractive and in good condition.

Useful Life:
20 years

Remaining Life:
13 years

Best Case: $ 7,700 Worst Case: $ 9,700

Estimate to replace with similar material Higher estimate

Cost Source: Client cost history with inflation

Comp #: 304 Court 1 & 2 Retaining Wall - Contin **Quantity: (1) Provision**
Location:
Funded?: Yes. Funding Reason
History:
Evaluation: This is for repair of the low stucco planter walls around tennis courts 1 & 2. The walls are currently in poor condition. The top of the stucco is cracked and broken. Damage appears to be both from people sitting on them and the planter immediately adjacent.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 10,000 Worst Case: $ 15,000

Allowance to replace Higher allowance

Cost Source: Estimate Provided by Client

Furnishings - Exterior

Comp #: 701 Tennis Courts (6 - 8) - Resurface **Quantity: (3) Courts**
Location: All tennis courts
Funded?: Yes.
History: Resurfaced in 2011-12.
Evaluation: The courts are generally in good condition. The edges of the courts are showing pieces of concrete that need to be addressed the next surface cycle. Keep on a re-surface cycle to maintain integrity of the base.

Useful Life:
6 years

Remaining Life:
1 years

Best Case: $ 14,000 Worst Case: $ 20,000

Allowance to resurface Higher allowance

Cost Source: Client cost history with inflation

Comp #: 703 Patio Furniture - Replace **Quantity: (66) Various Pieces**
Location: Patio areas
Funded?: Yes.
History: New October 2016: $16,673.
Evaluation: Tropitone and Main style pool furniture. (46) Patio chairs; (10) tables; and (10) umbrellas. The furniture over all is in good condition.

Useful Life:
8 years

Remaining Life:
6 years

Best Case: $ 16,000 Worst Case: $ 20,000

Estimate to replace Higher estimate

Cost Source: Client cost history with inflation

Comp #: 706 Trash Receptacles - Replace **Quantity: (10) Containers**
Location: Tennis court areas
Funded?: Yes.
History: New in 2005.
Evaluation: They are concrete receptacles which are long lasting. These are in good condition. Paint metal lids from time to time to maintain aesthetics.

Useful Life:
15 years

Remaining Life:
6 years

Best Case: $ 5,400 Worst Case: $ 6,600

Allowance to replace Higher allowance

Cost Source: ARI Cost Database

Comp #: 801 Vinyl Benches Courts - Replace **Quantity: Approx 16 benches**
Location: Tennis Courts
Funded?: Yes.
History: Purchased in 2012 for $4,412.
Evaluation: The benches are in good condition with no abuse other than normal wear.

Useful Life:
15 years

Remaining Life:
8 years

Best Case: $ 4,600 Worst Case: $ 6,100

Estimate to replace Higher estimate

Cost Source: Client cost history with inflation

Comp #: 801 Wood Benches Court 1 - Replace **Quantity: (6) Benches**
Location: Court #1
Funded?: Yes.
History: New in 2006.
Evaluation: The benches were in the process of being refurbished at the time of inspection. Keep sealed to protect wood and reach full useful life. Extended life based on the refurbishment.

Useful Life:
15 years

Remaining Life:
8 years

Best Case: $ 6,500 Worst Case: $ 7,800

Allowance to replace Higher allowance

Cost Source: ARI Cost Database

Comp #: 802 Walkway Benches - Replace **Quantity: (8) 8' Benches with Backs**
Location: Walkway seating
Funded?: Yes.
History: New in 2007, refurbished in 2011-12.
Evaluation: Refurbished in 2011-2012. These 8' wood benches are dry, cracking and discolored They need to be refurbished and sealed. Keep sealed to protect wood and reach full useful life.

Useful Life:
15 years

Remaining Life:
3 years

Best Case: $ 8,400 Worst Case: $ 10,000

Allowance to replace Higher allowance

Cost Source: ARI Cost Database

Comp #: 803 Gas BBQ - Replace **Quantity: (1) Tuscany**

Location:

Funded?: Yes.

History: Replaced in 2014 for $680.00.

Evaluation: Located at the rear of the clubhouse, it is exposed. Presumed functional.

Useful Life:
8 years

Remaining Life:
3 years

Best Case:	$ 870	Worst Case:	$ 1,200
	Estimate to replace		Higher estimate

Cost Source: ARI Cost Database

Tennis Courts

Comp #: 400 Awning Structure - Replace **Quantity: (8) Structures**
Location: On the tennis courts
Funded?: Yes.
History:
Evaluation: There are eight (8) canvas awning structures (approximately 20' each in length). They are structurally sound.

Useful Life:
15 years

Remaining Life:
3 years

Best Case:	$ 3,200	Worst Case:	$ 5,400
	Allowance to replace with similar materials, installed		Higher allowance

Cost Source: ARI Cost Database

Comp #: 701 Tennis Courts (1 & 2) - Resurface **Quantity: (2) Courts**
Location: All tennis courts
Funded?: Yes.
History: Resurfacing in 2014 for $7,540.
Evaluation: The courts are in good condition. The edges of the courts are showing pieces of concrete that need to be addressed the next surface cycle. Keep on a re-surface cycle to maintain integrity of the base.

Useful Life:
6 years

Remaining Life:
3 years

Best Case:	$ 10,000	Worst Case:	$ 11,000
	Allowance to resurface		Higher allowance

Cost Source: Client cost history with inflation

Comp #: 701 Tennis Courts (3, 4, 5) - Resurface **Quantity: (3) Courts**
Location: All tennis courts
Funded?: Yes.
History: Resurfaced in 2012-13
Evaluation: The courts are in good condition. The edges of the courts are showing pieces of concrete that need to be addressed the next surface cycle. Keep on a re-surface cycle to maintain integrity of the base.

Useful Life:
6 years

Remaining Life:
2 years

Best Case: $ 14,000 Worst Case: $ 18,000

Allowance to resurface Higher allowance

Cost Source: Client cost history with inflation

Comp #: 701 Tennis Courts (9 -12) - Resurface **Quantity: (4) Courts**
Location: Courts 9, 10, 11 & 12
Funded?: Yes.
History: These courts were resurfaced in 9/2011 for $13,200.
Evaluation: The courts are generally in good condition. The edges of the courts are showing pieces of concrete that need to be addressed the next surface cycle. Keep on a re-surface cycle to maintain integrity of the base.

Useful Life:
6 years

Remaining Life:
3 years

Best Case: $ 22,000 Worst Case: $ 26,000

Allowance to resurface Higher allowance

Cost Source: Client cost history with inflation

Comp #: 702 Court Windscreens - Replace **Quantity: Approx 15,400 GSF**
Location: Courts 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12
Funded?: Yes.
History: Replaced in 2016.
Evaluation: There is normal fading and deterioration. There are no rips or tears in the screens.

Useful Life:
8 years

Remaining Life:
5 years

Best Case: $ 5,400 Worst Case: $ 7,900

Allowance to replace with similar grade and style

Higher allowance

Cost Source: Client Cost History

Comp #: 703 Court Awnings (Fabric) - Replace **Quantity: (8) Awnings**
Location: All courts
Funded?: Yes.
History: Awnings replaced in 2016.
Evaluation: The awnings were replaced in 2016. There are eight (8) canvas awning structures (approximately 20' each in length). They are showing mild fading but generally attractive and in good condition.

Useful Life:
8 years

Remaining Life:
5 years

Best Case: $ 9,100 Worst Case: $ 10,000

Allowance to replace with similar grade and style

Higher allowance

Cost Source: Client Cost History

Comp #: 704 Ball Machine - Replace **Quantity: (1) Machine**
Location: Mobile
Funded?: Yes.
History: Replaced in 2012-13.
Evaluation: Presumed to be functional. No reported problems. Expect to replace when it no longer functions reliably.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 4,800 Worst Case: $ 6,200

Estimate to replace Higher estimate

Cost Source: Client cost history with inflation

Comp #: 705 Ball Mowers - Replace **Quantity: (10) Mowers**
Location:
Funded?: Yes.
History: New in 2012-13. 2017: (2) new mowers for $1,000.
Evaluation: The equipment was in use at the time of inspection. It was repaired in 2014 for $600. No other reported problems.

Useful Life:
8 years

Remaining Life:
3 years

Best Case: $ 4,900 Worst Case: $ 6,300

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 708 Tennis Nets & Equipment - Replace **Quantity: Various Pieces**

Location:

Funded?: Yes.

History: Replaced rollers, nets and straps in 2014 for $1,132.44. A higher allowance is added for additional equipment. Replaced various nets, rollers, teaching cart, tennis nets and straps 2015-16 for $2,835. 2017: $2,4656.

Evaluation: The equipment receives regular use. It is consistently maintained. All equipment is considered to be in good condition.

Useful Life:
1 years

Remaining Life:
0 years

Best Case:	$ 2,100	Worst Case:	$ 2,600
	Allowance to replace		Higher allowance

Cost Source: Client Cost History

Clubhouse

Comp #: 502 Bldg Cabinets & Counters - Replace **Quantity: (1) Renovation**
Location: Clubhouse main room, lobby, pro shop, offices and work room
Funded?: Yes.
History: All built in cabinets were replaced in 2005 Clubhouse renovation.
Evaluation: These are high quality natural wood cabinets with granite counter tops in the main room, kitchen, lobby and pro shop. The directors office and work room have good quality wood cabinets with laminated plastic counters. The cabinetry needs to be refinished at this time to bring up the appearance. All other components in good condition. The lobby Pro Shop is dated but functional.

Useful Life:
20 years

Remaining Life:
0 years

Best Case:	$ 93,000	Worst Case:	$ 100,000
	Estimate to replace with similar grade materials, installed		Higher estimate

Cost Source: Client cost history with inflation

Comp #: 504 Clubhouse Carpet - Replace **Quantity: Approx 215 GSY**
Location: Main room, lobby, pro shop, pro's office, and director's office
Funded?: Yes.
History: New 2017 for $4,995, replaced all clubhouse and offices and interior space.
Evaluation: This is average quality commercial grade. The carpet is in fair condition with some evident wear and stains.

Useful Life:
5 years

Remaining Life:
0 years

Best Case:	$ 5,200	Worst Case:	$ 7,700
	Allowance to replace with similar grade, installed		Higher allowance

Cost Source: Client Cost History

Comp #: 505 Clubhouse Doors - Replace **Quantity: (18) Doors**

Location: Clubhouse building
Funded?: Yes.
History: Installed in 1994,
Evaluation: (12) Wood frame glass doors; (5) solid core doors; (1) louvered solid core door. These have been recently painted. Still functional. Life has been extended based on conditions.

Useful Life:
15 years

Remaining Life:
0 years

Best Case:	$ 27,000	Worst Case:	$ 36,000
	Allowance for average replacement cost, installed		Higher allowance

Cost Source: ARI Cost Database

Comp #: 506 Clubhouse Tile Floor - Replace **Quantity: Approx 670 GSF**

Location: Lobby, pro shop, main room and kitchen
Funded?: Yes.
History: Newly installed in 2005.
Evaluation: Tile is sound, no cracked or broken tiles. All tile is in good condition, no grout voids or deterioration. Facilities are well maintained.

Useful Life:
20 years

Remaining Life:
0 years

Best Case:	$ 24,000	Worst Case:	$ 29,000
	Allowance to replace tile, installed		Higher allowance

Cost Source: ARI Cost Database

Comp #: 507 Bldg Tile Roof - Repairs **Quantity: Approx 6,000 GSF**
Location: Clubhouse roofing
Funded?: Yes.
History: 2018: Estimated $10,000 for tune up.
Evaluation: The association has requested a funding to replace this tile roof rather than just for underlayment repairs. No evidence of significant deterioration, no reported problems. Debris on roof needs to be periodically removed. Consult with qualified roofing contractor for maintenance recommendations.

Useful Life:
25 years

Remaining Life:
0 years

Best Case: $ 32,000 Worst Case: $ 39,000

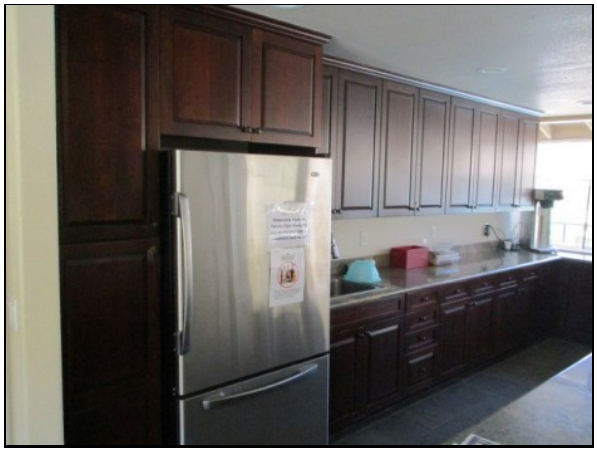
Estimate to replace Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 600 Clubhouse Appliances - Replace **Quantity: (3) Appliances**
Location: Clubhouse kitchen area
Funded?: Yes.
History: Installed in 2005
Evaluation: Clubhouse renovation, (1) stainless steel refrigerator (25 cu.ft.); (2) small microwaves. These are attractive and well maintained. No signs of damage or abuse.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: $ 6,700 Worst Case: $ 10,000

Estimate to replace with similar size and grade Higher estimate

Cost Source: Client cost history with inflation

Comp #: 604 Clubhouse Case Furniture - Replace **Quantity: (13) Various Items**
Location: Main room, tennis pro's office, lobby and pro shop
Funded?: Yes.
History: New in 2005
Evaluation: (4) oval shaped wood dining tables; (2) metal/wood/glass end tables; (1) matching sofa table; (1) matching coffee table; (1) wood/glass console unit; (1) merchandise rack; (3) laminate plastic desks. Furniture is attractive and in good condition. No noted abuse or misuse.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 27,000 Worst Case: $ 33,000

Estimate to replace furniture with similar grade Higher estimate

Cost Source: Client cost history with inflation

Comp #: 605 Upholstered Furniture - Replace **Quantity: (45) Various Pieces**
Location: All interior clubhouse areas
Funded?: Yes.
History:
Evaluation: The furniture was replaced in 2005 with the clubhouse renovations. The upholstered furniture includes: (28) wood/upholstered dining chairs; (7) desk chairs; (2) benches; (2)leather love seats; (1) leather sofa. The furniture is attractive and in good condition. No abnormal wear or abuse.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 11,000 Worst Case: $ 14,000

Estimate to replace with similar grade Higher estimate

Cost Source: Client cost history with inflation

Restrooms

Comp #: 501 Bldg Plumbing Fixtures - Replace **Quantity: (23) Various Fixtures**
Location: Clubhouse restrooms and kitchen
Funded?: Yes.
History: Installed in 2001.
Evaluation: There are (10) toilet tanks; (8) small inset sinks; (1) large kitchen sink; (2) urinals; and (2) drinking fountains. These are well maintained, but showing normal age and wear. They are functional. No abuse or misuse noted.

Useful Life:
20 years

Remaining Life:
2 years

Best Case: $ 16,000 Worst Case: $ 24,000

Allowance to replace with similar grade Higher allowance

Cost Source: ARI Cost Database

Comp #: 503 Bldg Restroom Partitions - Replace **Quantity: (10) Partitions**
Location: Restrooms in clubhouse
Funded?: Yes.
History: Installed in 2001.
Evaluation: They are solid plastic restroom stall partitions. They are well mounted, structurally sound. No cracking or abuse. They are well maintained and still attractive, aging well.

Useful Life:
15 years

Remaining Life:
3 years

Best Case: $ 21,000 Worst Case: $ 24,000

Allowance to replace Higher allowance

Cost Source: Prior Reserve Study With Inflation

Comp #: 504 Restroom Carpet - Replace **Quantity: Approx 41 GSY**
Location: Restrooms
Funded?: Yes.
History:
Evaluation: There is normal wear and stains noted. Expect to replace at this time.

Useful Life:
5 years

Remaining Life:
3 years

Best Case: $ 2,800 Worst Case: $ 3,500

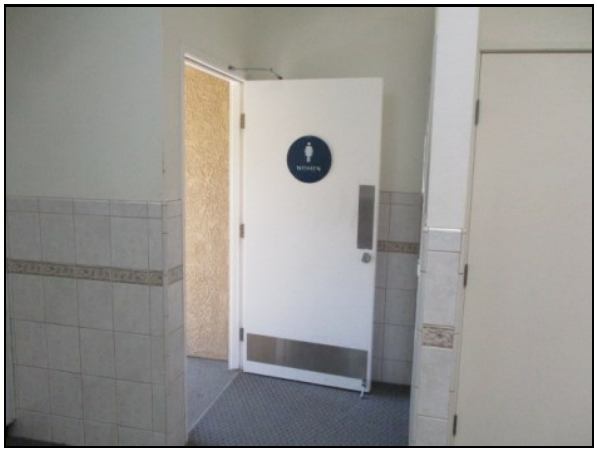
Allowance to replace with similar grade Higher allowance

Cost Source: Client cost history with inflation

Comp #: 505 Restroom Doors - Replace **Quantity: (4) Doors**
Location: Clubhouse restrooms
Funded?: Yes.
History: Installed in 2001,
Evaluation: These are solid core wood doors. They are in fair condition, with some scuffing and some damage. No extensive deterioration.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: $ 3,400 Worst Case: $ 4,200

Allowance to replace, installed Higher allowance

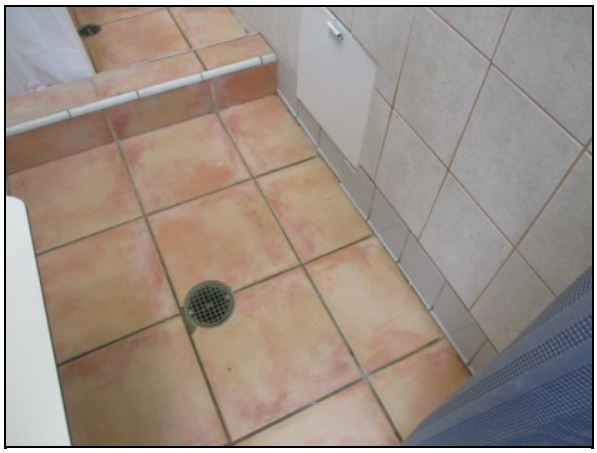
Cost Source: ARI Cost Database

Comp #: 506 Restroom Tile - Replace **Quantity: Approx 3,400 GSF**

Location: All restrom area tile walls and floors
Funded?: Yes.
History: Installed in 2001.
Evaluation: The tile is generally in good condition with some cracking noted.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: $ 80,000 Worst Case: $ 100,000

Allowance to replace tile, installed Higher allowance

Cost Source: ARI Cost Database

Comp #: 615 Lockers - Replace **Quantity: (1) Component**

Location: Restrooms of clubhouse
Funded?: No. These lockers were purchased and installed in 2001. They are structurally sound and in good condition. No signs of misuse or abuse. Aging well. The association is no longer funding to replace these with reserve funds. Replace as needed using Operating Funds.
History:
Evaluation:

Useful Life:
0 years

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 801 Restroom Fixtures - Replace **Quantity: (6) Various Fixtures**

Location: Men's & Women's Restrooms

Funded?: Yes.

History:

Evaluation: (3) Toilets; (1) urinal; (2) inset sinks. These fixtures are original and have reached the end of average life. There is no intention to renovate at this time and life as been extended to the next site inspection to revisit.

Useful Life:
20 years

Remaining Life:
3 years

Best Case:	$ 4,600	Worst Case:	$ 5,900
	Allowance to replace		Higher allowance

Cost Source: ARI Cost Database

Comp #: 307 Tennis Shed Level 2 - Replace **Quantity: (1) Pre-Fab Shed**
Location: Next to court 6
Funded?: Yes.
History: Shed cost, excluding slab, was $5,500.
Evaluation: It is well built, no damage or abuse, all good conditions. Keep painted to maintain appearance and protect wood from premature deterioration.

Useful Life:
20 years

Remaining Life:
15 years

Best Case: $ 5,800 Worst Case: $ 7,000

Allowance to replace Higher allowance

Cost Source: Client cost history with inflation

Comp #: 430 Mailboxes - Replace **Quantity: (2) Mailboxes**
Location:
Funded?: Yes.
History:
Evaluation: The mailbox post is structurally sound. The exterior is moderately faded, paint with next metal painting cycle.

Useful Life:
18 years

Remaining Life:
1 years

Best Case: $ 1,000 Worst Case: $ 1,500

Allowance to replace with similar quality, installed Higher allowance

Cost Source: Cost Estimate Provided by Client

Mechanical

Comp #: 115 Solar Panels - Replace **Quantity: (1/3) Split HOA & Swim**
Location:
Funded?: Yes.
History:
Evaluation: There is no evidence of mounting failures, damaged panels or leaks. Overall good conditions. Total cost is funded by the HOA, Swim Center and Tennis Center.

Useful Life:
15 years

Remaining Life:
9 years

Best Case: $ 42,000 Worst Case: $ 44,000

Allowance to replace Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 508 Bldg Water Heater - Replace **Quantity: (1) 50 Gal Heater**
Location: Clubhouse men's room closet
Funded?: Yes.
History: Installed in 2001.
Evaluation: Based on estimated age, this is at or near the end of average life. Expect to replace when it no longer functions reliably.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 1,100 Worst Case: $ 2,300

Estimate to replace with similar size, installed Higher estimate

Cost Source: ARI Cost Database

Comp #: 510 HVAC A/C Units (2010) - Replace **Quantity: (1) Goodman 3 Ton**

Location: One located on the roof, the other on the ground outside building
Funded?: Yes.
History:
Evaluation: This was installed in 2010. Functional with no reported problems.

Useful Life:
15 years

Remaining Life:
0 years

Best Case: $ 5,400 Worst Case: $ 6,600

Estimate to replace, installed Higher estimate

Cost Source: ARI Cost Database

Comp #: 510 HVAC A/C Units (Older) - Replace **Quantity: (1) Goodman 3 Ton**

Location: Located behind the building.
Funded?: Yes.
History: 2017: $1,500 repairs and tune up.
Evaluation: This was installed in 1994. Still functional and operating normally. No reported problems. This has reached the end of life and can be expected to be replaced when it no longer functions reliably. Repairs completed in 2017, extended life based on this tune up.

Useful Life:
15 years

Remaining Life:
0 years

Best Case: $ 5,400 Worst Case: $ 6,600

Estimate to replace, installed Higher estimate

Cost Source: ARI Cost Database

Comp #: 511 Bldg HVAC Furnace - Replace **Quantity: (2) Units**
Location: One in swim office, the other near ice machine on tennis court side.
Funded?: Yes.
History: These were installed in 1994.
Evaluation: They are functional but have reached the end of average useful life. Expect to replace them at any time they no longer function properly.

Useful Life:
15 years

Remaining Life:
0 years

Best Case: $ 10,000 Worst Case: $ 11,000

Allowance to replace with similar size and grade

Higher allowance

Cost Source: ARI Cost Database

Comp #: 602 Computer Equipment - Replace **Quantity: Various Components**
Location: Clubhouse offices
Funded?: Yes.
History:
Evaluation: (3) computers, printers and various network equipment. Future replacement will vary, the cost is established for budgetary needs rather than specific to this inventory. Expect to replace components as needed every 2 years. (2) printers replaced in 2011-2012.

Useful Life:
5 years

Remaining Life:
3 years

Best Case: $ 2,800 Worst Case: $ 3,400

Allocation for computer upgrading

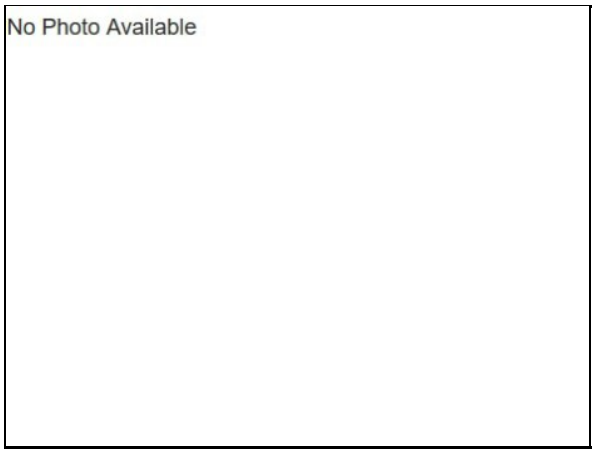
Higher allocation

Cost Source: Client cost history with inflation

Comp #: 603 Copy Machine - Replace **Quantity: (1) Copier**
Location: Clubhouse offices
Funded?: Yes.
History:
Evaluation: This is a fax, copier scanner machine. It is presumed functional, no reported problems. Life extended based of request of management.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: $ 2,800 Worst Case: $ 3,400

Estimate to replace Higher estimate

Cost Source: Client cost history with inflation

Comp #: 608 Clubhouse Ice Bin - Replace **Quantity: (1) Ice O Matic**
Location: Clubhouse
Funded?: Yes.
History: Replaced in 2014. with ice machine.
Evaluation: The unit is functional, no rust or deterioration. Expect full useful life. This element is to replace the ice maker bin only, the ice maker is item #609. Life extended based of request of management.

Useful Life:
10 years

Remaining Life:
1 years

Best Case: $ 1,400 Worst Case: $ 2,400

Estimate to replace Higher estimate

Cost Source: Client cost history with inflation

Comp #: 609 Clubhouse Ice Maker - Replace **Quantity: (1) Ice O Matic**
Location: Clubhouse
Funded?: Yes.
History: New equipment in 2014 for $2,254.00.
Evaluation: The machine and bin are separate components to be replaced at the same time. Functional, no rust or deterioration. Expect full useful life. This element is to replace the ice maker only, the ice maker bin is item #608. Life extended based of request of management.

Useful Life:
10 years

Remaining Life:
1 years

Best Case: $ 2,400 Worst Case: $ 3,400

Estimate to replace Higher estimate

Cost Source: Client cost history with inflation

Comp #: 610 Voice Mail System - Replace **Quantity: (1) Toshiba**
Location: Clubhouse cabinet behind reception desk
Funded?: Yes.
History: New in 2010.
Evaluation: The ROA maintains the phone system and one of the v/m systems. The Tennis Club only maintains one voice mail system. This is for replacement of the voice mail system only.

Useful Life:
10 years

Remaining Life:
2 years

No Photo Available

Best Case: $ 10,000 Worst Case: $ 11,000

Estimate to replace Higher estimate

Cost Source: Client cost history with inflation

Comp #: 611 Surveillance System - Replace **Quantity:)2) Camera System**
Location: Clubhouse
Funded?: No.
History:
Evaluation: The equipment consists of several components, only (2) cameras are the responsibility of the Tennis Club. The monitoring and recording equipment are the responsibility of the ROA. These cameras are functional and in good condition. No reported problems.

Useful Life:

Remaining Life:

Best Case: Allowance to replace

Worst Case: Higher allowance

Cost Source: ARI Cost Database

Comp #: 612 Television - Replace **Quantity: (1) 55" Sharp**
Location: Clubhouse
Funded?: Yes.
History: New in 2005.
Evaluation: The TV is in good condition, no abuse or damage. Expect to replace when it no longer functions reliably.

Useful Life:
5 years

Remaining Life:
1 years

Best Case: $ 2,600 Estimate to replace with similar size

Worst Case: $ 3,100 Higher estimate

Cost Source: Client cost history with inflation

Comp #: 613 Washer & Dryer - Replace **Quantity: (1) Washer (1) Dryer**

Location: Clubhouse closet in men's restroom

Funded?: Yes.

History: Purchased in 2005.

Evaluation: Located in the utility closet with the water heater. Based on age and no reported problems, expect full useful life. Life extended based of request of management.

Useful Life:
10 years

Remaining Life:
2 years

Best Case:	$ 2,300	Worst Case:	$ 2,700
	Estimate to replace both units with similar quality		Higher estimate

Cost Source: Client cost history with inflation