

Barron square

**TO: ALL MEMBERS OF
BARRON SQUARE HOMEOWNERS ASSOCIATION**

**FROM: DEBORAH McGRAW, ASSOCIATION MANAGER
PML MANAGEMENT CORPORATION**

**SUBJECT: COPY OF RESERVE STUDY
FOR FISCAL YEAR ENDING 2006**

DATE: JUNE 25, 2007

Enclosed please find your copy of the ***Reserve Study for the Fiscal Year Ending 2006*** for Barron Square Homeowners Association, as prepared by John D. Beatty & Company.

Please keep your copy of the **2006 Reserve Study** with your other Association documents for easy reference and for availability in the event that you should sell or refinance your unit.

If you have any questions regarding the **2006 Reserve Study**, please submit them, ***in writing***, to the Board of Governors, in care of PML Management at the address below.

Encl.

Reserve study cover letter 2006.bs

RESERVE STUDY

for the

Baron Square

HOMEOWNERS ASSOCIATION

Date Prepared: 11/04/05 *for Fiscal Year 2006*

Prepared By:

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Reserve Study

This report documents the results of a reserve study performed by John D. Beatty & Company for the Barron Square Homeowners Association in Palo Alto, California. It provides an analysis of the repair and replacement requirements for the association's major components and recommends a funding plan to meet those obligations. This study was performed in compliance with California Civil Code sections 1365 and 1365.5. The intent of this legislation is to insure that associations maintain a plan to meet all future obligations for major component maintenance. The essential elements of this legislation are:

1. Identification of the major components which the association is obligated to maintain
2. Current estimate of the useful life of each component
3. Current estimate of the remaining life of each component
4. Current estimate of the replacement cost of each component
5. Current estimate of the total annual contribution necessary to maintain the major components
6. Current estimate of the amount of cash reserves necessary to maintain the major components
7. Disclosure of the current amount of accumulated cash reserves actually funded
8. Disclosure of the percentage of reserves actually funded
9. Disclosure of any determined or anticipated special assessments
10. A general statement of methodology

SCOPE

This study is aligned with the association's fiscal year and establishes January 1, 2006 through December 31, 2035 as the period of time for which reserve expenditures and reserve fund balances are projected.

METHODOLOGY

A cash flow methodology was used to determine the annual reserve contribution. The underlying premise of this reserve funding approach is to establish a contribution level that will allow the association to maintain a positive balance in the reserve fund while meeting all anticipated maintenance obligations. The cash flow method allows the association to achieve this goal without the unnecessary overfunding of reserves. Also, as the interest earned on the reserve fund will not totally offset inflation, projections were made using the current inflation factor and an average interest rate on fully insured certificates of deposit.

In preparing this study, a comprehensive list of major components was developed and information was compiled on the type, number, age and cost of each of these components. In gathering this data, certain assumptions were made about costs, conditions, and future events and circumstances that may occur. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this report. Therefore, the actual replacement costs and remaining lives may vary from this report and the variations could be material. All life expectancies were based on reasonable industry experience for equipment and material and, unless specifically noted, all components were in a reasonable and ordinary condition.

This study was limited to a visual inspection of the property and as such did not disturb the major components. Therefore, all common areas for which there is no access without defacement are specifically omitted. However, if sufficient historical data were available that would allow a reasonable projection of future expenditures for any unobservable components e.g., plumbing or electrical wiring, those components could be included in this report.

Since no destructive testing was undertaken, this study does not purport to address any latent and/or patent defects, nor does it address any life expectancies that are abnormally short due to either improper design or installation, or to subsequent improper maintenance. It is assumed that all components are to be reasonably maintained for the remainder of their life expectancy.

For a component to be included in this study, the following criteria must be met:

1. The maintenance of the component is the responsibility of the association;
2. The maintenance of the component is not included in the annual operating budget;
3. The estimated useful life of the component is greater than one year; and
4. The estimated remaining life of the component is less than 30 years.

This study is intended to reflect the estimated replacement cost of the components and is not intended to project the actual cost of the work when performed. This limitation is necessary, as it is virtually impossible to predict with any degree of certainty the myriad factors that will impact costs at a future date. Because of this qualification, it is necessary for the results of this study to be reviewed annually to reflect any meaningful changes in use or significant increases in labor and/or materials costs.

The funding for this study has a threshold margin of 10%. This means that the projected ending balance for each fiscal year is at least 10% of the projected expenditures for the same year. This margin provides for any unforeseen or out of the ordinary repair or replacement expense. Additionally, it can be used in subsequent years as a source of funds for reallocation of the life cycles should the aging of any components be abnormally accelerated.

FINDINGS

The findings of this study indicate that it will be necessary to adjust the annual reserve contribution as indicated on pages 15-17 of this report in order to meet projected expenditures and keep pace with inflation. For fiscal year 2006 an increase of 3.8% is recommended in the reserve contribution. These findings are based upon the following:

1. Projected reserve fund balance as of January 1, 2006.....\$600,000
2. Reserve contribution for fiscal year 2005\$172,512
3. Reserve contribution for fiscal year 2006\$179,067
4. Assumed annual inflation rate..... 3%
5. All "after tax" interest earned on reserve fund investments will be retained in the reserve fund.

DISCLOSURES

This plan provides adequate funds to meet projected expenditures without relying on special assessments or increases in regular assessments that require a vote of the membership. Based on the assumption that the association will fund reserves in accordance with this plan, which includes those increases indicated above, the percent funded was calculated in the following manner:

<u>Accumulated Cash Reserves (Numerator)</u>	
Projected reserve fund balance as of January 1, 2006.....	\$600,000
<u>Accrued Liability (Denominator)</u> (Refer to page 25 of this report)	
Estimate of the amount of cash necessary to repair, replace, restore or maintain the association's major components as of January 1, 2006	\$1,836,251
Percent Funded.....	33%

This Reserve Study was reviewed and approved by the Board of Directors for the Barron Square Homeowners Association.

Projected Expenditures

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current Cost	Estimated Usfl Life	Fiscal Year		(1) 2006	(2) 2007	(3) 2008	(4) 2009	(5) 2010	(6) 2011	(7) 2012	(8) 2013	(9) 2014	(10) 2015
				Jan 1	Dec 31										
BUILDING EXTERIORS:															
1 - Balcony Deck Repairs - All		69,782	7	2			71,875							88,397	
2 - Balcony Decks Replace - Large (23)		453,017	30	23											
3 - Balcony Decks Replace - Large (8)		157,571	30	6						182,668					256,993
4 - Balcony Decks Replace - Large (10)		196,964	30	10											
5 - Balcony Decks Replace - Large (10)		196,964	30	14											
6 - Balcony Decks Replace - Large (10)		196,964	30	18											
7 - Balcony Decks Replace - Large (5)		98,482	30	22											
8 - Balcony Decks Replace - Small (4)		33,765	30	24											
9 - Balcony Decks Replace - Small (4)		33,765	30	4			36,896								
10 - Balcony Decks Replace - Small (2)		16,883	30	10											22,028
11 - Balcony Decks Replace - TH (3)		42,207	30	1		42,207									
12 - Balcony Decks Replace - TH (2)		28,138	30	6					32,619						
13 - Clubhouse Deck & Stairs Replace		10,130	20	12											
14 - Garages Paint		30,408	7	2			31,321							38,520	
15 - Plywood - T-111 Siding Paint		248,000	7	2			255,440							314,159	
16 - Plywood - T-111 Siding Repair 1%		33,760	7	2			34,773							42,766	
17 - Shingle Siding Paint - All		65,844	7	2			67,819							83,409	
18 - Shingle Siding Repair - All		35,843	7	2			36,918							45,404	
19 - Stair & Deck System Replace L's (8)		117,053	30	22										55,605	
20 - Stair & Deck System Replace L's (1)		14,632	30	2			15,071								
21 - Stair & Deck System Replace L's (3)		43,895	30	9											
22 - Stair & Deck System Replace STR's (6)		60,777	30	22									37,374		
23 - Stair & Deck System Replace STR's (3)		30,389	30	8											
24 - Stair & Deck System Replace U's (7)		126,057	30	22											
25 - Stair & Deck System Replace U's (2)		36,016	30	11											
26 - Stair & Deck Systems Repair - All		16,883	7	2			17,389							21,386	
27 - Storage Shed Repair		1,688	7	2			1,739							2,139	
28 - Trash Enclosure Doors Replace		9,567	14	9										12,119	
29 - Unit Entry Doors Paint		6,950	7	2			7,158							8,804	
BUILDING INTERIORS - CLUBHOUSE:															
30 - Walls & Ceilings Paint - All		4,602	10	10											6,005
FENCING & WALLS:															
31 - Chain Link Fencing Repair	10%	1,333	10	5						1,500					
32 - Chain Link Gate Repair		253	10	5						285					
33 - Retaining Wall @ Pool Repair	25%	4,255	10	5						4,789					
34 - Trash Enclosure Paint		5,933	7	2										7,515	
35 - Trash Enclosure Repair	10%	1,775	7	2			6,110							2,248	
36 - Wood Fencing Replace - Patios		64,731	14	9			1,828							81,999	
37 - Wood Fencing Replace - Patios		2,641	14	9										3,346	

Projected Expenditures

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Current Repair/Replace %	Current Repair/Replace Cost	Estimated Useful Life	Fiscal Year	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
FENCING & WALLS - CONTINUED:														
38 - Wood Fencing Replace - Pool		1,238	14	9									1,568	
39 - Wood Fencing Replace - Property Line		75,964	14	9									96,229	
40 - Wood Fencing Replace - Property Line		86,334	14	9									109,365	
41 - Wood Fencing Paint - Specific Sides		18,077	7	2		18,619							22,899	
42 - Wood Gates @ Clubhouse Replace		732	14	9									927	
43 - Wrought Iron Gates Paint		225	7	2		232							285	
44 - Wrought Iron Gates Repair		450	14	9									570	
FLOOR COVERINGS - CLUBHOUSE:														
45 - Carpeting Replace		1,351	10	5					1,520					
46 - Linoleum Replace		1,082	20	15										
FURNISHINGS & APPLIANCES:														
47 - Disposal Replace		450	20	12										
48 - Fans Replace		506	20	12										
49 - Folding Chairs Replace		394	20	12										
50 - Folding Tables Replace		281	20	12										
51 - Furniture Upgrades		2,251	7	2		2,319							2,852	
52 - Pool Patio Furnishings Replace		3,377	7	2		3,478							4,277	
53 - Refrigerator Replace		844	20	5					950					
54 - Restrooms Refurbish		6,753	30	1										
55 - Sauna Heating Elements Replace		1,114	20	3			1,182							
LANDSCAPING:														
56 - Backflow Devices Replace		6,753	10	5					7,601					
57 - Irrigation Timers		9,848	15	3			10,448							
58 - Irrigation Valves	10%	4,052	2	1			4,299				4,838		5,133	
LIGHT FIXTURES:														
59 - Building Lights Exterior		33,787	20	13										
60 - Building Lights Interior		2,532	25	8								3,115		
61 - Ground Lights	20%	2,758	2	1									3,493	
62 - Pole Lights - Fixture Replace		3,579	30	16			2,925			3,104				
63 - Pole Lights - Poles Paint		563	7	2									713	
MECHANICAL SYSTEMS-HVAC:														
64 - A/C Condensing Unit Replace		1,913	30	5									2,154	
65 - Forced Air Furnace		2,814	30	5									3,167	
MECHANICAL SYSTEMS-WATER:														
66 - Water Heater Replace - Clubhouse		1,069	15	4									1,168	
PAVED SURFACES:														
67 - Asphalt Major Repair	25%	51,531	20	12										
68 - Asphalt Minor Repair	20%	41,225	10	2		42,461								
69 - Asphalt Sealcoat & Stripe		8,703	5	2		8,964					10,392			

Projected Expenditures

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current Repair/Replace Cost	Estimated Usfl Life	Fiscal Year	(1) 2006	(2) 2007	(3) 2008	(4) 2009	(5) 2010	(6) 2011	(7) 2012	(8) 2013	(9) 2014	(10) 2015
PAVED SURFACES - CONTINUED:														
70 - General Concrete Repairs		2,814	2	1	2,814		2,985		3,167		3,360		3,564	
71 - Tennis Court Colorcoat		10,152	7	2		10,457							12,860	
72 - Tennis Court Resurfacing		32,400	21	13										
RECREATION FACILITIES:														
73 - Basketball Backboard & Hoop Replace		394	10	5					443					
74 - Tennis Court Fixtures		281	5	2		290					336			
RECREATION FACILITIES - POOL:														
75 - Chlorinator Replace		464	5	3			492					570		
76 - Pool Filter Replace		1,030	10	2		1,061								
77 - Pool Heater Replace		2,781	12	4			3,039							
78 - Pool Pump Replace		927	6	2		955						1,140		
79 - Pool Interior Resurface		8,868	10	6						10,281				
80 - Pool Tile & Coping Replace		5,408	20	16										
RECREATION FACILITIES - SPA:														
81 - Chlorinator Replace		506	5	2		522					605			
82 - Spa Filter Replace		1,126	10	2		1,159								
83 - Spa Heater Replace		2,589	12	4			2,829							
84 - Spa Pumps Replace		2,026	6	2		2,087						2,492		
85 - Spa Resurface		2,560	10	6						2,968				
86 - Spa Tile & Coping Replace		1,621	10	6						1,879				
ROOFING SYSTEM - FLAT:														
87 - Buildings - 1, 4, 5 & 7 Replace		38,880	18	5					43,760					
88 - Buildings - 2, 3, & 6 Replace		33,390	18	4				36,486						
89 - Buildings - 8 Replace		6,840	18	8								8,412		
90 - Buildings - 9, 10, 11 & 12 Replace		38,655	18	7							46,156			
91 - Clubhouse & Garages Reoplace		78,071	25	15										
92 - Roof Inspections & Repairs - Flat		2,814	5	1		2,814								
ROOFING SYSTEM - GUTTERS & DOWNS:														
93 - Building #1 - Replace		7,313	20	19										
94 - Building #2 - Replace		7,313	20	19										
95 - Building #3 - Replace		7,365	20	19										
96 - Building #4 - Replace		7,313	20	19										
97 - Building #5 - Replace		6,489	20	19										
98 - Building #6 - Replace		4,635	20	19										
99 - Building #7 - Replace		6,489	20	19										
100 - Building #8 - Replace		5,202	20	19										
101 - Building #10 - Replace		7,365	20	19										
102 - Building #11 - Replace		7,313	20	19										
103 - Building #12 - Replace		7,416	20	19										

Projected Expenditures

RESERVE COMPONENTS	Assumed Annual Inflation Rate..... 3.0%	Current Repair/Replace %	Current Repair/Replace Cost	Estimated Usfl Life	Estimated Rmng Life	Fiscal Year Jan 1	Fiscal Year Dec 31	(1) 2006	(2) 2007	(3) 2008	(4) 2009	(5) 2010	(6) 2011	(7) 2012	(8) 2013	(9) 2014	(10) 2015	
ROOFING SYSTEM - GUTTERS & DOWNS:																		
104 - Clubhouse			3,095	20	19													
105 - Gutters & Downs Paint - All			4,807	7	2			4,951									6,089	
ROOFING SYSTEM - SLOPED SHAKE ROOFS:																		
106 - Buildings - 1, 4, 5 & 7 Replace			175,046	35	23													
107 - Buildings - 2, 3, & 6 Replace			99,021	35	22													
108 - Buildings - 8 Replace			43,830	35	26													
109 - Buildings - 9, 10, 11 & 12 Replace			181,061	35	25													
110 - Clubhouse Replace			16,917	35	26													
111 - Garages - All Units			112,551	35	21													
112 - Roof Inspections & Repairs - Sloped			3,939	5	1			3,939										
MISCELLANEOUS:																		
113 - Entry Monument Repair			2,814	20	16													
114 - Mailbox Clusters Replace			1,126	20	5							1,267						
115 - Mailbox Clusters Replace			4,221	20	5							4,750						
116 - Mailbox Clusters Replace			1,688	20	5							1,900						
117 - Mailbox Clusters Replace			3,939	20	5							4,434						
118 - Mailboxes Replace - Rural Type			225	20	5							253						
119 - Mailbox Kiosks Repair			14,385	20	5							16,190						
120 - Signage Replacements			2,926	15	7									3,494				
TELEVISION SYSTEM REPLACE:																		
121 - System Upgrade			8,441	20	2				8,695									
UNSCHEDULED.....		5%						8,953	9,294	9,647	10,013	10,394	10,789	11,199	11,624	12,066	12,525	
TOTAL EXPENDITURES			3,899,302					74,289	663,562	31,978	90,432	116,187	249,033	83,672	64,727	1,090,707	297,551	

Projected Expenditures

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current Repair/Replace Cost	Estimated Usfl Life	Fiscal Year		(11) 2016	(12) 2017	(13) 2018	(14) 2019	(15) 2020	(16) 2021	(17) 2022	(18) 2023	(19) 2024	(20) 2025
				Jan 1	Dec 31										
BUILDING EXTERIORS:															
1 - Balcony Deck Repairs - All		69,782	7	2							108,717				
2 - Balcony Decks Replace - Large (23)		453,017	30	23											
3 - Balcony Decks Replace - Large (8)		157,571	30	6											
4 - Balcony Decks Replace - Large (10)		196,964	30	10											
5 - Balcony Decks Replace - Large (10)		196,964	30	14					289,248						
6 - Balcony Decks Replace - Large (10)		196,964	30	18											325,551
7 - Balcony Decks Replace - Large (5)		98,482	30	22											
8 - Balcony Decks Replace - Small (4)		33,765	30	24											
9 - Balcony Decks Replace - Small (4)		33,765	30	4											
10 - Balcony Decks Replace - Small (2)		16,883	30	10											
11 - Balcony Decks Replace - TH (3)		42,207	30	1											
12 - Balcony Decks Replace - TH (2)		28,138	30	6											
13 - Clubhouse Deck & Stairs Replace		10,130	20	12			14,022								
14 - Garages Paint		30,408	7	2											
15 - Plywood - T-111 Siding Paint		248,000	7	2											47,375
16 - Plywood - T-111 Siding Repair	1%	33,760	7	2											386,376
17 - Shingle Siding Paint - All		65,844	7	2											52,597
18 - Shingle Siding Repair - All	10%	35,843	7	2											102,583
19 - Stair & Deck System Replace L's (8)		117,053	30	22											55,841
20 - Stair & Deck System Replace L's (1)		14,632	30	2											
21 - Stair & Deck System Replace L's (3)		43,895	30	9											
22 - Stair & Deck System Replace STR's (6)		60,777	30	22											
23 - Stair & Deck System Replace STR's (3)		30,389	30	8											
24 - Stair & Deck System Replace U's (7)		126,057	30	22											
25 - Stair & Deck System Replace U's (2)		36,016	30	11			48,403								
26 - Stair & Deck Systems Repair - All		16,883	7	2											26,302
27 - Storage Shed Repair		1,688	7	2											2,630
28 - Trash Enclosure Doors Replace		9,567	14	9											
29 - Unit Entry Doors Paint		6,950	7	2											10,828
BUILDING INTERIORS - CLUBHOUSE:															
30 - Walls & Ceilings Paint - All		4,602	10	10											
FENCING & WALLS:															
31 - Chain Link Fencing Repair	10%	1,333	10	5											2,016
32 - Chain Link Gate Repair		253	10	5											383
33 - Retaining Wall @ Pool Repair	25%	4,255	10	5											6,435
34 - Trash Enclosure Paint		5,933	7	2											9,243
35 - Trash Enclosure Repair	10%	1,775	7	2											2,765
36 - Wood Fencing Replace - Patios		64,731	14	9											
37 - Wood Fencing Replace - Patios		2,641	14	9											

Projected Expenditures

RESERVE COMPONENTS	Current Repair %	Current Repair/Replace Cost	Estimated Usfl Life	Estimated Rmng Life	Fiscal Year Jan 1	Fiscal Year Dec 31	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
							2016	2017	2018	2019	2020	2021	2022	2023	2024	2025

Assumed Annual Inflation Rate..... 3.0%

FENCING & WALLS - CONTINUED:

38 - Wood Fencing Replace - Pool		1,238	14	9												
39 - Wood Fencing Replace - Property Line		75,964	14	9												
40 - Wood Fencing Replace - Property Line		86,334	14	9								28,163				
41 - Wood Fencing Paint - Specific Sides		18,077	7	2												
42 - Wood Gates @ Clubhouse Replace		732	14	9												
43 - Wrought Iron Gates Paint		225	7	2												
44 - Wrought Iron Gates Repair		450	14	9								351				

FLOOR COVERINGS - CLUBHOUSE:

45 - Carpeting Replace		1,351	10	5							2,043					
46 - Linoleum Replace		1,082	20	15							1,636					

FURNISHINGS & APPLIANCES:

47 - Disposal Replace		450	20	12		623										
48 - Fans Replace		506	20	12		701										
49 - Folding Chairs Replace		394	20	12		545										
50 - Folding Tables Replace		281	20	12		389										
51 - Furniture Upgrades		2,251	7	2								3,507				
52 - Pool Patio Furnishings Replace		3,377	7	2								5,261				
53 - Refrigerator Replace		844	20	5												
54 - Restrooms Refurbish		6,753	30	1												
55 - Sauna Heating Elements Replace		1,114	20	3												

LANDSCAPING:

56 - Backflow Devices Replace		6,753	10	5							10,215					
57 - Irrigation Timers		9,848	15	3										16,278		
58 - Irrigation Valves	10%	4,052	2	1				5,445		5,777		6,129	6,502		6,898	

LIGHT FIXTURES:

59 - Building Lights Exterior		33,787	20	13						48,172						
60 - Building Lights Interior		2,532	25	8												
61 - Ground Lights	20%	2,758	2	1				3,706		3,932						
62 - Pole Lights - Fixture Replace		3,579	30	16								5,576				
63 - Pole Lights - Poles Paint		563	7	2								877				

MECHANICAL SYSTEMS-HVAC:

64 - A/C Condensing Unit Replace		1,913	30	5												
65 - Forced Air Furnace		2,814	30	5												

MECHANICAL SYSTEMS-WATER:

66 - Water Heater Replace - Clubhouse		1,069	15	4												1,820
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PAVED SURFACES:

67 - Asphalt Major Repair	25%	51,531	20	12		71,330										
68 - Asphalt Minor Repair	20%	41,225	10	2		57,064										
69 - Asphalt Sealcoat & Stripe		8,703	5	2		12,047							13,966			

Projected Expenditures

Assumed Annual Inflation Rate..... 3.0%

	Current Repair/Replace %	Current Cost	Estimated Usfl Life	Rmng Life	Fiscal Year Jan 1 Dec 31	(11) 2016	(12) 2017	(13) 2018	(14) 2019	(15) 2020	(16) 2021	(17) 2022	(18) 2023	(19) 2024	(20) 2025
RESERVE COMPONENTS															
PAVED SURFACES - CONTINUED:															
70 - General Concrete Repairs		2,814	2	1		3,781		4,012		4,256	15,816	4,515		4,790	
71 - Tennis Court Colorcoat		10,152	7	2				46,195							
72 - Tennis Court Resurfacing		32,400	21	13						596		452			
RECREATION FACILITIES:															
73 - Basketball Backboard & Hoop Replace		394	10	5											
74 - Tennis Court Fixtures		281	5	2		389									
RECREATION FACILITIES - POOL:															
75 - Chlorinator Replace		464	5	3				661					766		
76 - Pool Filter Replace		1,030	10	2		1,426									
77 - Pool Heater Replace		2,781	12	4					1,361		4,333				1,626
78 - Pool Pump Replace		927	6	2							13,817				
79 - Pool Interior Resurface		8,868	10	6							8,425				
80 - Pool Tile & Coping Replace		5,408	20	16											
RECREATION FACILITIES - SPA:															
81 - Chlorinator Replace		506	5	2			701					813			
82 - Spa Filter Replace		1,126	10	2		1,558									
83 - Spa Heater Replace		2,589	12	4					2,975		4,033				3,552
84 - Spa Pumps Replace		2,026	6	2											
85 - Spa Resurface		2,560	10	6							3,989				
86 - Spa Tile & Coping Replace		1,621	10	6							2,525				
ROOFING SYSTEM - FLAT:															
87 - Buildings - 1, 4, 5 & 7 Replace		38,880	18	5											
88 - Buildings - 2, 3, & 6 Replace		33,390	18	4											
89 - Buildings - 8 Replace		6,840	18	8											
90 - Buildings - 9, 10, 11 & 12 Replace		38,655	18	7											
91 - Clubhouse & Garages Reoplace		78,071	25	15						118,089					
92 - Roof Inspections & Repairs - Flat		2,814	5	1		3,781									
ROOFING SYSTEM - GUTTERS & DOWNS:															
93 - Building #1 - Replace		7,313	20	19										12,450	
94 - Building #2 - Replace		7,313	20	19										12,450	
95 - Building #3 - Replace		7,365	20	19										12,538	
96 - Building #4 - Replace		7,313	20	19										12,450	
97 - Building #5 - Replace		6,489	20	19										11,047	
98 - Building #6 - Replace		4,635	20	19										7,891	
99 - Building #7 - Replace		6,489	20	19										11,047	
100 - Building #8 - Replace		5,202	20	19										8,855	
101 - Building #10 - Replace		7,365	20	19										12,538	
102 - Building #11 - Replace		7,313	20	19										12,450	
103 - Building #12 - Replace		7,416	20	19										12,625	

Projected Expenditures

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Current Repair/Replace %	Current Cost	Estimated Usfl Life	Estimated Rmng Life	Fiscal Year		(11) 2016	(12) 2017	(13) 2018	(14) 2019	(15) 2020	(16) 2021	(17) 2022	(18) 2023	(19) 2024	(20) 2025
					Jan 1	Dec 31										
ROOFING SYSTEM - GUTTERS & DOWNS:																
104 - Clubhouse		3,095	20	19												
105 - Gutters & Downs Paint - All		4,807	7	2							7,489				5,269	
ROOFING SYSTEM - SLOPED SHAKE ROOFS:																
106 - Buildings - 1, 4, 5 & 7 Replace		175,046	35	23												
107 - Buildings - 2, 3, & 6 Replace		99,021	35	22												
108 - Buildings - 8 Replace		43,830	35	26												
109 - Buildings - 9, 10, 11 & 12 Replace		181,061	35	25												
110 - Clubhouse Replace		16,917	35	26												
111 - Garages - All Units		112,551	35	21												
112 - Roof Inspections & Repairs - Sloped		3,939	5	1		5,294										
MISCELLANEOUS:																
113 - Entry Monument Repair		2,814	20	16												
114 - Mailbox Clusters Replace		1,126	20	5												
115 - Mailbox Clusters Replace		4,221	20	5												
116 - Mailbox Clusters Replace		1,688	20	5												
117 - Mailbox Clusters Replace		3,939	20	5												
118 - Mailboxes Replace - Rural Type		225	20	5												
119 - Mailbox Kiosks Repair		14,385	20	5												
120 - Signage Replacements		2,926	15	7												
TELEVISION SYSTEM REPLACE:																
121 - System Upgrade		8,441	20	2												
UNSCHEDULED.....	5%															
TOTAL EXPENDITURES		3,899,302				13,689	14,962	16,354	17,875	19,537	21,354	23,340	25,511	27,883	30,476	
						84,100	175,760	125,101	311,460	175,505	945,677	54,012	368,106	177,696	43,725	

Projected Expenditures

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current Repair/Replace Cost	Estimated Usfl Life	Fiscal Year		(21) 2026	(22) 2027	(23) 2028	(24) 2029	(25) 2030	(26) 2031	(27) 2032	(28) 2033	(29) 2034	(30) 2035
				Jan 1	Dec 31										
BUILDING EXTERIORS:															
1 - Balcony Deck Repairs - All		69,782	7	2											
2 - Balcony Decks Replace - Large (23)		453,017	30	23				133,709							164,445
3 - Balcony Decks Replace - Large (8)		157,571	30	6				868,028							
4 - Balcony Decks Replace - Large (10)		196,964	30	10											
5 - Balcony Decks Replace - Large (10)		196,964	30	14											
6 - Balcony Decks Replace - Large (10)		196,964	30	18											
7 - Balcony Decks Replace - Large (5)		98,482	30	22		183,206									
8 - Balcony Decks Replace - Small (4)		33,765	30	24					66,639						
9 - Balcony Decks Replace - Small (4)		33,765	30	4											
10 - Balcony Decks Replace - Small (2)		16,883	30	10											
11 - Balcony Decks Replace - TH (3)		42,207	30	1											
12 - Balcony Decks Replace - TH (2)		28,138	30	6											
13 - Clubhouse Deck & Stairs Replace		10,130	20	12											
14 - Garages Paint		30,408	7	2				58,265							71,659
15 - Plywood - T-111 Siding Paint		248,000	7	2				475,194							584,428
16 - Plywood - T-111 Siding Repair	1%	33,760	7	2				64,688							79,558
17 - Shingle Siding Paint - All		65,844	7	2				126,164							155,166
18 - Shingle Siding Repair - All	10%	35,843	7	2				68,678							84,465
19 - Stair & Deck System Replace L's (8)		117,053	30	22			217,753								
20 - Stair & Deck System Replace L's (1)		14,632	30	2											
21 - Stair & Deck System Replace L's (3)		43,895	30	9											
22 - Stair & Deck System Replace STR's (6)		60,777	30	22			113,064								
23 - Stair & Deck System Replace STR's (3)		30,389	30	8											
24 - Stair & Deck System Replace U's (7)		126,057	30	22			234,503								
25 - Stair & Deck System Replace U's (2)		36,016	30	11											
26 - Stair & Deck Systems Repair - All		16,883	7	2				32,349							39,785
27 - Storage Shed Repair		1,688	7	2				3,235							3,978
28 - Trash Enclosure Doors Replace		9,567	14	9				18,331							16,378
29 - Unit Entry Doors Paint		6,950	7	2				13,317							10,846
BUILDING INTERIORS - CLUBHOUSE:															
30 - Walls & Ceilings Paint - All		4,602	10	10											
FENCING & WALLS:															
31 - Chain Link Fencing Repair	10%	1,333	10	5											
32 - Chain Link Gate Repair		253	10	5											
33 - Retaining Wall @ Pool Repair	25%	4,255	10	5											
34 - Trash Enclosure Paint		5,933	7	2											
35 - Trash Enclosure Repair	10%	1,775	7	2											
36 - Wood Fencing Replace - Patios		64,731	14	9				11,367							13,980
37 - Wood Fencing Replace - Patios		2,641	14	9				3,400							4,182
								124,031							
								5,061							

Projected Expenditures

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current Repair/Replace Cost	Usfl Life	Estimated Rmng Life	Fiscal Year		(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)
					Jan 1	Dec 31										
FENCING & WALLS - CONTINUED:																
38 - Wood Fencing Replace - Pool		1,238	14	9					2,372							
39 - Wood Fencing Replace - Property Line		75,964	14	9				145,554								
40 - Wood Fencing Replace - Property Line		86,334	14	9				165,424								
41 - Wood Fencing Paint - Specific Sides		18,077	7	2				34,637								42,599
42 - Wood Gates @ Clubhouse Replace		732	14	9				1,402								530
43 - Wrought Iron Gates Paint		225	7	2				431								
44 - Wrought Iron Gates Repair		450	14	9				863								
FLOOR COVERINGS - CLUBHOUSE:																
45 - Carpeting Replace		1,351	10	5						2,746						
46 - Linoleum Replace		1,082	20	15												
FURNISHINGS & APPLIANCES:																
47 - Disposal Replace		450	20	12												
48 - Fans Replace		506	20	12												
49 - Folding Chairs Replace		394	20	12												
50 - Folding Tables Replace		281	20	12												
51 - Furniture Upgrades		2,251	7	2				4,313								5,305
52 - Pool Patio Furnishings Replace		3,377	7	2				6,470								7,957
53 - Refrigerator Replace		844	20	5						1,716						
54 - Restrooms Refurbish		6,753	30	1												
55 - Sauna Heating Elements Replace		1,114	20	3				2,135								
LANDSCAPING:																
56 - Backflow Devices Replace		6,753	10	5						13,728						
57 - Irrigation Timers		9,848	15	3												
58 - Irrigation Valves	10%	4,052	2	1			7,318		7,764				8,738			9,270
LIGHT FIXTURES:																
59 - Building Lights Exterior		33,787	20	13												
60 - Building Lights Interior		2,532	25	8												
61 - Ground Lights	20%	2,758	2	1			4,980		5,284				5,947			6,309
62 - Pole Lights - Fixture Replace		3,579	30	16												
63 - Pole Lights - Poles Paint		563	7	2					1,078							1,326
MECHANICAL SYSTEMS-HVAC:																
64 - A/C Condensing Unit Replace		1,913	30	5												
65 - Forced Air Furnace		2,814	30	5												
MECHANICAL SYSTEMS-WATER:																
66 - Water Heater Replace - Clubhouse		1,069	15	4												
PAVED SURFACES:																
67 - Asphalt Major Repair	25%	51,531	20	12				76,690								
68 - Asphalt Minor Repair	20%	41,225	10	2				16,190								
69 - Asphalt Sealcoat & Stripe		8,703	5	2												18,769

Projected Expenditures

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current Repair/Replace Cost	Estimated Usfl Life	Estimated Rmng Life	Fiscal Year		(21) 2026	(22) 2027	(23) 2028	(24) 2029	(25) 2030	(26) 2031	(27) 2032	(28) 2033	(29) 2034	(30) 2035
					Jan 1	Dec 31										
PAVED SURFACES - CONTINUED:																
70 - General Concrete Repairs		2,814	2	1		5,082			5,391		5,720		6,068		6,438	
71 - Tennis Court Colorcoat		10,152	7	2				19,452								23,924
72 - Tennis Court Resurfacing		32,400	21	13												
RECREATION FACILITIES:																
73 - Basketball Backboard & Hoop Replace		394	10	5						801						
74 - Tennis Court Fixtures		281	5	2		523							607			
RECREATION FACILITIES - POOL:																
75 - Chlorinator Replace		464	5	3				888						1,030		
76 - Pool Filter Replace		1,030	10	2		1,916										
77 - Pool Heater Replace		2,781	12	4										6,177		
78 - Pool Pump Replace		927	6	2							1,941					
79 - Pool Interior Resurface		8,868	10	6							18,568					
80 - Pool Tile & Coping Replace		5,408	20	16												
RECREATION FACILITIES - SPA:																
81 - Chlorinator Replace		506	5	2				942								
82 - Spa Filter Replace		1,126	10	2			2,094									
83 - Spa Heater Replace		2,589	12	4										5,750		
84 - Spa Pumps Replace		2,026	6	2							4,242					
85 - Spa Resurface		2,560	10	6							5,361					
86 - Spa Tile & Coping Replace		1,621	10	6							3,394					
ROOFING SYSTEM - FLAT:																
87 - Buildings - 1, 4, 5 & 7 Replace		38,880	18	5					74,498							
88 - Buildings - 2, 3, & 6 Replace		33,390	18	4			62,115									
89 - Buildings - 8 Replace		6,840	18	8										14,321		
90 - Buildings - 9, 10, 11 & 12 Replace		38,655	18	7												
91 - Clubhouse & Garages Reoplace		78,071	25	15											78,578	
92 - Roof Inspections & Repairs - Flat		2,814	5	1		5,082										
ROOFING SYSTEM - GUTTERS & DOWNS:																
93 - Building #1 - Replace		7,313	20	19												
94 - Building #2 - Replace		7,313	20	19												
95 - Building #3 - Replace		7,365	20	19												
96 - Building #4 - Replace		7,313	20	19												
97 - Building #5 - Replace		6,489	20	19												
98 - Building #6 - Replace		4,635	20	19												
99 - Building #7 - Replace		6,489	20	19												
100 - Building #8 - Replace		5,202	20	19												
101 - Building #10 - Replace		7,365	20	19												
102 - Building #11 - Replace		7,313	20	19												
103 - Building #12 - Replace		7,416	20	19												

Projected Expenditures

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Current Repair/Replace %	Current Repair/Replace Cost	Estimated Usfl Life	Estimated Rmng Life	Fiscal Year		(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)
					Jan 1	Dec 31										
ROOFING SYSTEM - GUTTERS & DOWNS:																
104 - Clubhouse		3,095	20	19												
105 - Gutters & Downs Paint - All		4,807	7	2				9,211								11,328
ROOFING SYSTEM - SLOPED SHAKE ROOFS:																
106 - Buildings - 1, 4, 5 & 7 Replace		175,046	35	23				335,407								
107 - Buildings - 2, 3, & 6 Replace		99,021	35	22			184,208									
108 - Buildings - 8 Replace		43,830	35	26								91,770				
109 - Buildings - 9, 10, 11 & 12 Replace		181,061	35	25							368,059					
110 - Clubhouse Replace		16,917	35	26								35,421				
111 - Garages - All Units		112,551	35	21			203,279									
112 - Roof Inspections & Repairs - Sloped		3,939	5	1			7,115									
MISCELLANEOUS:																
113 - Entry Monument Repair		2,814	20	16												
114 - Mailbox Clusters Replace		1,126	20	5												
115 - Mailbox Clusters Replace		4,221	20	5												
116 - Mailbox Clusters Replace		1,688	20	5												
117 - Mailbox Clusters Replace		3,939	20	5												
118 - Mailboxes Replace - Rural Type		225	20	5												
119 - Mailbox Kiosks Repair		14,385	20	5												
120 - Signage Replacements		2,926	15	7			5,444									
TELEVISION SYSTEM REPLACE:																
121 - System Upgrade		8,441	20	2			33,311	36,409	39,795	21,410	21,410	21,410	21,410	21,410	21,410	21,410
UNSCHEDULED.....	5%															
TOTAL EXPENDITURES		3,899,302					266,167	1,150,760	2,868,184	88,048	210,567	62,630	34,367	43,426	1,343,249	

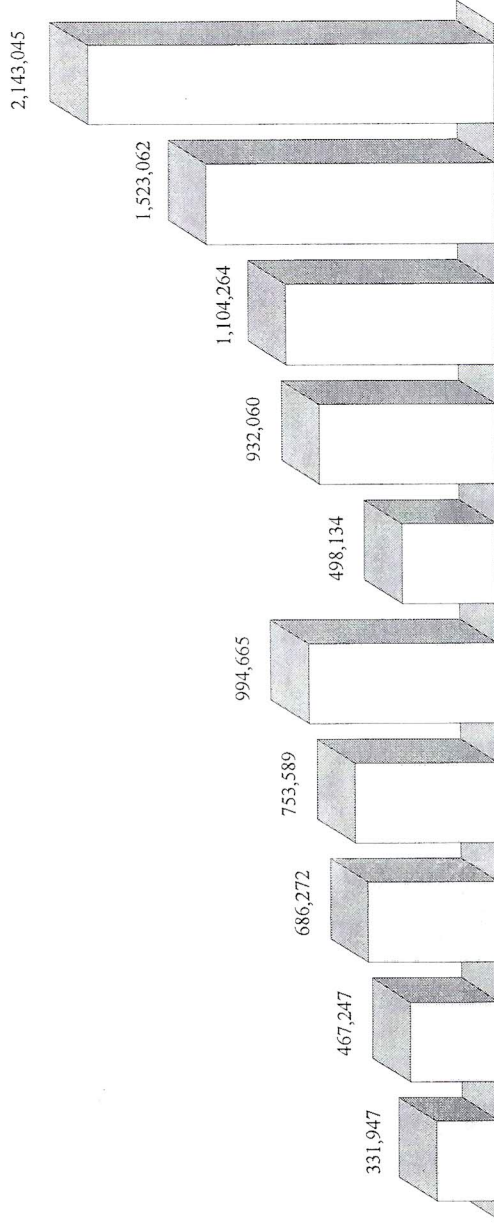
Funding Plan

Projected Cash Balance

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
Fiscal Year	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
BEGINNING BALANCE	600,000	724,350	261,225	432,434	556,889	666,661	814,901	814,901	1,009,624	1,009,624
EXPENDITURES (inflated \$)	74,289	663,562	31,978	90,432	116,187	249,033	83,672	64,727	1,090,707	297,551
RESERVE CONTRIBUTION	179,067	185,872	192,935	200,267	207,877	215,776	223,976	232,487	241,321	250,491
Per Unit Per Month (65 units)	229.57	238.30	247.35	256.75	266.51	276.64	287.15	298.06	309.39	321.14
Percentage Increase to Reserves	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8
SPECIAL ASSESSMENTS	0	0	0	0	0	0	0	0	0	0
INTEREST	19,572	14,565	10,251	14,621	18,082	19,501	21,692	26,963	17,548	4,628
ENDING BALANCE	724,350	261,225	432,434	556,889	666,661	652,906	814,901	1,009,624	177,786	135,354

Funding Plan

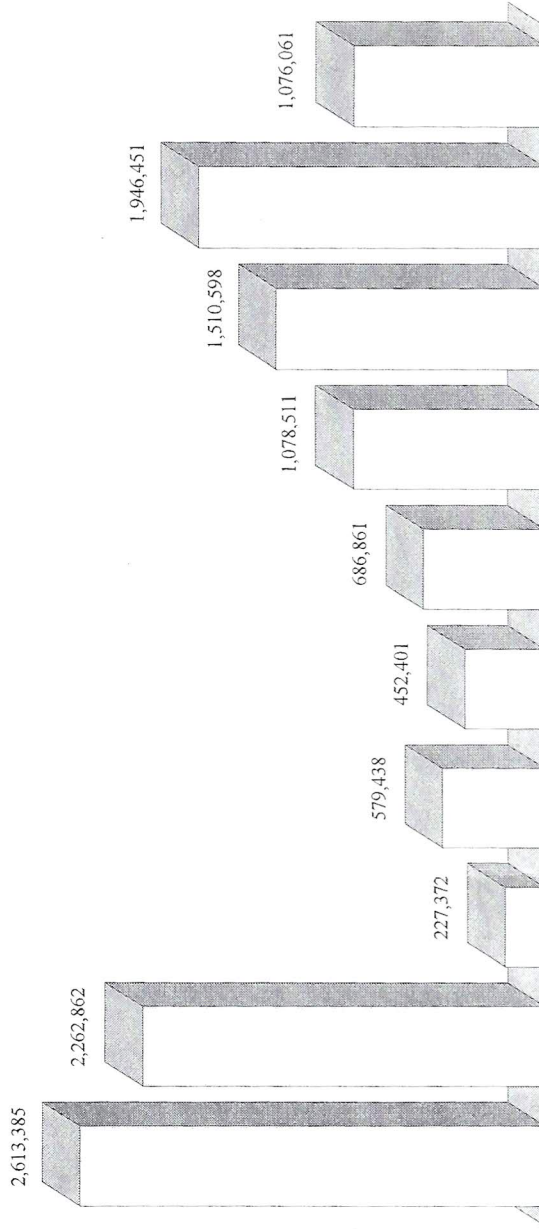
Projected Cash Balance



	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
Fiscal Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Jan 1	331,947	467,247	686,272	753,589	994,665	498,134	932,060	1,104,264	1,523,062	2,143,045
Dec 31	135,354	331,947	467,247	686,272	753,589	994,665	498,134	932,060	1,104,264	1,523,062
BEGINNING BALANCE	135,354	331,947	467,247	686,272	753,589	994,665	498,134	932,060	1,104,264	1,523,062
EXPENDITURES (inflated \$)	84,100	175,760	125,101	311,460	175,505	945,677	54,012	368,106	177,696	43,725
RESERVE CONTRIBUTION	273,787	299,249	327,080	357,498	390,745	427,085	466,803	510,216	557,666	609,529
Per Unit Per Month (65 units)	351.01	383.65	419.33	458.33	500.96	547.54	598.47	654.12	714.96	781.45
Percentage Increase to Reserves	9.3	9.3	9.3	9.3	9.3	9.3	9.3	9.3	9.3	9.3
SPECIAL ASSESSMENTS	0	0	0	0	0	0	0	0	0	0
INTEREST	6,906	11,811	17,047	21,279	25,836	22,061	21,136	30,093	38,827	54,179
ENDING BALANCE	331,947	467,247	686,272	753,589	994,665	498,134	932,060	1,104,264	1,523,062	2,143,045

Funding Plan

Projected Cash Balance



	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)
Fiscal Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Jan 1	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Dec 31	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
BEGINNING BALANCE	2,143,045	2,613,385	2,262,862	227,372	579,438	452,401	686,861	1,078,511	1,510,598	1,946,451
EXPENDITURES (inflated \$)	266,167	1,150,760	2,868,184	88,048	570,477	210,567	62,630	34,367	43,426	1,343,249
RESERVE CONTRIBUTION	666,215	728,173	795,893	428,191	428,191	428,191	428,191	428,191	428,191	428,191
Per Unit Per Month (65 units)	854.12	933.56	1,020.38	548.96	548.96	548.96	548.96	548.96	548.96	548.96
Percentage Increase to Reserves	9.3	9.3	9.3	(46.2)	0.0	0.0	0.0	0.0	0.0	0.0
SPECIAL ASSESSMENTS	0	0	0	0	0	0	0	0	0	0
INTEREST	70,292	72,063	36,801	11,923	15,249	16,836	26,089	38,263	51,089	44,668
ENDING BALANCE	2,613,385	2,262,862	227,372	579,438	452,401	686,861	1,078,511	1,510,598	1,946,451	1,076,061

Component Quantification

Assumed Annual Inflation Rate 3.0%

RESERVE COMPONENTS	Repair %	Current Repair/Replace Cost	Estimated		Quantity	Unit of Measurement	Unit Cost	Notes
			Usfl Life	Rnng Life				
BUILDING EXTERIORS:								
1 - Balcony Deck Repairs - All		69,782	7	2	1	fund	69,781.55	
2 - Balcony Decks Replace - Large (23)		453,017	30	23	23	decks	19,696.40	
3 - Balcony Decks Replace - Large (8)		157,571	30	6	8	decks	19,696.40	
4 - Balcony Decks Replace - Large (10)		196,964	30	10	10	decks	19,696.40	
5 - Balcony Decks Replace - Large (10)		196,964	30	14	10	decks	19,696.40	
6 - Balcony Decks Replace - Large (10)		196,964	30	18	10	decks	19,696.40	
7 - Balcony Decks Replace - Large (5)		98,482	30	22	5	decks	19,696.40	
8 - Balcony Decks Replace - Small (4)		33,765	30	24	4	decks	8,441.32	
9 - Balcony Decks Replace - Small (4)		33,765	30	4	4	decks	8,441.32	
10 - Balcony Decks Replace - Small (2)		16,883	30	10	2	decks	8,441.32	
11 - Balcony Decks Replace - TH (3)		42,207	30	1	3	decks	14,068.86	
12 - Balcony Decks Replace - TH (2)		28,138	30	6	2	decks	14,068.86	
13 - Clubhouse Deck & Stairs Replace		10,130	20	12	500	square feet	20.26	
14 - Garages Paint		30,408	7	2	26,910	square feet	1.13	
15 - Plywood - T-111 Siding Paint		248,000	7	2	200,000	square feet	1.24	
16 - Plywood - T-111 Siding Repair	1%	33,760	7	2	200,000	square feet	16.88	
17 - Shingle Siding Paint - All		65,844	7	2	53,100	square feet	1.24	
18 - Shingle Siding Repair - All	10%	35,843	7	2	53,100	square feet	6.75	
19 - Stair & Deck System Replace L's (8)		117,053	30	22	8	locations	14,631.61	
20 - Stair & Deck System Replace L's (1)		14,632	30	2	1	locations	14,631.61	
21 - Stair & Deck System Replace L's (3)		43,895	30	9	3	locations	14,631.61	
22 - Stair & Deck System Replace STR's (6)		60,777	30	22	6	locations	10,129.58	
23 - Stair & Deck System Replace STR's (3)		30,389	30	8	3	locations	10,129.58	
24 - Stair & Deck System Replace U's (7)		126,057	30	22	7	locations	18,008.14	
25 - Stair & Deck System Replace U's (2)		36,016	30	11	2	locations	18,008.14	
26 - Stair & Deck Systems Repair - All		16,883	7	2	30	locations	562.75	
27 - Storage Shed Repair		1,688	7	2	1	unit	1,688.26	
28 - Trash Enclosure Doors Replace		9,567	14	9	68	doors	140.69	
29 - Unit Entry Doors Paint		6,950	7	2	65	doors	106.92	
BUILDING INTERIORS - CLUBHOUSE:								
30 - Walls & Ceilings Paint - All		4,602	10	10	4,073	square feet	1.13	
FENCING & WALLS:								
31 - Chain Link Fencing Repair	10%	1,333	10	5	370	linear feet	36.02	
32 - Chain Link Gate Repair		253	10	5	1	gate	253.24	
33 - Retaining Wall @ Pool Repair	25%	4,255	10	5	336	square feet	50.65	
34 - Trash Enclosure Paint		5,933	7	2	5,250	square feet	1.13	
35 - Trash Enclosure Repair	10%	1,775	7	2	5,250	square feet	3.38	
36 - Wood Fencing Replace - Patios		64,731	14	9	2,130	linear feet	30.39	
37 - Wood Fencing Replace - Patios		2,641	14	9	2,130	linear feet	1.24	

Component Quantification

Assumed Annual Inflation Rate 3.0%

RESERVE COMPONENTS	Current Repair/Replace %	Current Repair/Replace Cost	Estimated Usfl Life	Rmng Life	Quantity	Unit of Measurement	Unit Cost	Notes
FENCING & WALLS - CONTINUED:								
38 - Wood Fencing Replace - Pool		1,238	14	9	50	linear feet	24.76	
39 - Wood Fencing Replace - Property Line		75,964	14	9	3,068	linear feet	24.76	
40 - Wood Fencing Replace - Property Line		86,334	14	9	3,068	linear feet	28.14	
41 - Wood Fencing Paint - Specific Sides		18,077	7	2	32,280	linear feet	0.56	
42 - Wood Gates @ Clubhouse Replace		732	14	9	2	gates	365.79	
43 - Wrought Iron Gates Paint		225	7	2	2	gates	112.55	
44 - Wrought Iron Gates Repair		450	14	9	2	gates	225.10	
FLOOR COVERINGS - CLUBHOUSE:								
45 - Carpeting Replace		1,351	10	5	1	fund	1,350.61	
46 - Linoleum Replace		1,082	20	15	320	square feet	3.38	
FURNISHINGS & APPLIANCES:								
47 - Disposal Replace		450	20	12	1	unit	450.20	
48 - Fans Replace		506	20	12	2	unit	253.24	
49 - Folding Chairs Replace		394	20	12	10	chairs	39.39	
50 - Folding Tables Replace		281	20	12	2	tables	140.69	
51 - Furniture Upgrades		2,251	7	2	1	fund	2,251.02	
52 - Pool Patio Furnishings Replace		3,377	7	2	1	fund	3,376.53	
53 - Refrigerator Replace		844	20	5	1	refrigerator	844.13	
54 - Restrooms Refurbish		6,753	30	1	1	fund	6,753.05	
55 - Sauna Heating Elements Replace		1,114	20	3	2	units	557.13	
LANDSCAPING:								
56 - Backflow Devices Replace		6,753	10	5	5	devices	1,350.61	
57 - Irrigation Timers		9,848	15	3	7	timers	1,406.89	
58 - Irrigation Valves	10%	4,052	2	1	120	valves	337.65	
LIGHT FIXTURES:								
59 - Building Lights Exterior		33,787	20	13	316	fixtures	106.92	
60 - Building Lights Interior		2,532	25	8	18	fixtures	140.69	
61 - Ground Lights	20%	2,758	2	1	98	fixtures	140.69	
62 - Pole Lights - Fixture Replace		3,579	30	16	4	fixtures	894.78	
63 - Pole Lights - Poles Paint		563	7	2	4	poles	140.69	
MECHANICAL SYSTEMS-HVAC:								
64 - A/C Condensing Unit Replace		1,913	30	5	1	unit	1,913.36	
65 - Forced Air Furnace		2,814	30	5	1	unit	2,813.77	
MECHANICAL SYSTEMS-WATER:								
66 - Water Heater Replace - Clubhouse		1,069	15	4	1	heater	1,069.23	
PAVED SURFACES:								
67 - Asphalt Major Repair	25%	51,531	20	12	45,805	square feet	4.50	
68 - Asphalt Minor Repair	20%	41,225	10	2	45,805	square feet	4.50	
69 - Asphalt Sealcoat & Stripe		8,703	5	2	45,805	square feet	0.19	

Component Quantification

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Current Repair/Replace %	Current Repair/Replace Cost	Estimated		Quantity	Unit of Measurement	Unit Cost	Notes
			Usfl Life	Rmng Life				
PAVED SURFACES - CONTINUED:								
70 - General Concrete Repairs		2,814	2	1	1	fund	2,813.77	
71 - Tennis Court Colorcoat		10,152	7	2	7,200	square feet	1,41	
72 - Tennis Court Resurfacing		32,400	21	13	7,200	square feet	4.50	
RECREATION FACILITIES:								
73 - Basketball Backboard & Hoop Replace		394	10	5	1	set	393.93	
74 - Tennis Court Fixtures		281	5	2	1	net	281.38	
RECREATION FACILITIES - POOL:								
75 - Chlorinator Replace		464	5	3	1	chlorinator	463.50	
76 - Pool Filter Replace		1,030	10	2	1	filters	1,030.00	
77 - Pool Heater Replace		2,781	12	4	1	heaters	2,781.00	
78 - Pool Pump Replace		927	6	2	1	pumps	927.00	
79 - Pool Interior Resurface		8,868	10	6	1,230	square feet	7.21	
80 - Pool Tile & Coping Replace		5,408	20	16	150	linear feet	36.05	
RECREATION FACILITIES - SPA:								
81 - Chlorinator Replace		506	5	2	1	chlorinator	506.48	
82 - Spa Filter Replace		1,126	10	2	1	filters	1,125.51	
83 - Spa Heater Replace		2,589	12	4	1	heaters	2,588.67	
84 - Spa Pumps Replace		2,026	6	2	2	pumps	1,012.96	
85 - Spa Resurface		2,560	10	6	65	square feet	39.39	
86 - Spa Tile & Coping Replace		1,621	10	6	32	linear feet	50.65	
ROOFING SYSTEM - FLAT:								
87 - Buildings - 1, 4, 5 & 7 Replace		38,880	18	5	8,640	square feet	4.50	
88 - Buildings - 2, 3, & 6 Replace		33,390	18	4	7,420	square feet	4.50	
89 - Buildings - 8 Replace		6,840	18	8	1,520	square feet	4.50	
90 - Buildings - 9, 10, 11 & 12 Replace		38,655	18	7	8,590	square feet	4.50	
91 - Clubhouse & Garages Reoplace		78,071	25	15	17,349	square feet	4.50	
92 - Roof Inspections & Repairs - Flat		2,814	5	1	1	fund	2,813.77	
ROOFING SYSTEM - GUTTERS & DOWNS:								
93 - Building #1 - Replace		7,313	20	19	1	contract	7,313.00	
94 - Building #2 - Replace		7,313	20	19	1	contract	7,313.00	
95 - Building #3 - Replace		7,365	20	19	1	contract	7,364.50	
96 - Building #4 - Replace		7,313	20	19	1	contract	7,313.00	
97 - Building #5 - Replace		6,489	20	19	1	contract	6,489.00	
98 - Building #6 - Replace		4,635	20	19	1	contract	4,635.00	
99 - Building #7 - Replace		6,489	20	19	1	contract	6,489.00	
100 - Building #8 - Replace		5,202	20	19	1	contract	5,201.50	
101 - Building #10 - Replace		7,365	20	19	1	contract	7,364.50	
102 - Building #11 - Replace		7,313	20	19	1	contract	7,313.00	
103 - Building #12 - Replace		7,416	20	19	1	contract	7,416.00	

Component Quantification

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Current Repair/Replace %	Current Repair/Replace Cost	Estimated Usfl Life	Estimated Rmng Life	Quantity	Unit of Measurement	Unit Cost	Notes
ROOFING SYSTEM - GUTTERS & DOWNS:								
104 - Clubhouse		3,095	20	19	1	contract	3,095.15	
105 - Gutters and Downs Paint - All		4,807	7	2	4,254	linear feet	1.13	
ROOFING SYSTEM - SLOPED SHAKE ROOFS:								
106 - Buildings - 1, 4, 5 & 7 Replace		175,046	35	23	17,280	square feet	10.13	
107 - Buildings - 2, 3, & 6 Replace		99,021	35	22	9,775	square feet	10.13	
108 - Buildings - 8 Replace		43,830	35	26	4,870	square feet	9.00	
109 - Buildings - 9, 10, 11 & 12 Replace		181,061	35	25	16,080	square feet	11.26	
110 - Clubhouse Replace		16,917	35	26	1,670	square feet	10.13	
111 - Garages - All Units		112,551	35	21	1	fund	112,550.88	
112 - Roof Inspections & Repairs - Sloped		3,939	5	1	1	fund	3,939.28	
MISCELLANEOUS:								
113 - Entry Monument Repair		2,814	20	16	1	location	2,813.77	
114 - Mailbox Clusters Replace		1,126	20	5	1	cluster	1,125.51	
115 - Mailbox Clusters Replace		4,221	20	5	3	cluster	1,406.89	
116 - Mailbox Clusters Replace		1,688	20	5	1	cluster	1,688.26	
117 - Mailbox Clusters Replace		3,939	20	5	2	cluster	1,969.64	
118 - Mailboxes Replace - Rural Type		225	20	5	2	boxes	112.55	
119 - Mailbox Kiosks Repair		14,385	20	5	710	square feet	20.26	
120 - Signage Replacements		2,926	15	7	13	locations	225.10	
TELEVISION SYSTEM REPLACE:								
121 - System Upgrade		8,441	20	2	1	system	8,441.32	

Accrued Liability

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current		Estimated		Annual Liability	Accrued Liability
		Repair/Replace Cost	Usfl Life	Rmng Life	Liability		
BUILDING EXTERIORS:							
1 - Balcony Deck Repairs - All		69,782	7	2	9,969	49,844	
2 - Balcony Decks Replace - Large (23)		453,017	30	23	15,101	105,704	
3 - Balcony Decks Replace - Large (8)		157,571	30	6	5,252	126,057	
4 - Balcony Decks Replace - Large (10)		196,964	30	10	6,565	131,309	
5 - Balcony Decks Replace - Large (10)		196,964	30	14	6,565	105,047	
6 - Balcony Decks Replace - Large (10)		196,964	30	18	6,565	78,786	
7 - Balcony Decks Replace - Large (5)		98,482	30	22	3,283	26,262	
8 - Balcony Decks Replace - Small (4)		33,765	30	24	1,126	6,753	
9 - Balcony Decks Replace - Small (4)		33,765	30	4	1,126	29,263	
10 - Balcony Decks Replace - Small (2)		16,883	30	10	563	11,255	
11 - Balcony Decks Replace - TH (3)		42,207	30	1	1,407	40,800	
12 - Balcony Decks Replace - TH (2)		28,138	30	6	938	22,510	
13 - Clubhouse Deck & Stairs Replace		10,130	20	12	507	4,052	
14 - Garages Paint		30,408	7	2	4,344	21,720	
15 - Plywood - T-111 Siding Paint		248,000	7	2	35,429	177,143	
16 - Plywood - T-111 Siding Repair	1%	33,760	7	2	4,823	24,114	
17 - Shingle Siding Paint - All		65,844	7	2	9,406	47,031	
18 - Shingle Siding Repair - All	10%	35,843	7	2	5,120	25,602	
19 - Stair & Deck System Replace L's (8)		117,053	30	22	3,902	31,214	
20 - Stair & Deck System Replace L's (1)		14,632	30	2	488	13,656	
21 - Stair & Deck System Replace L's (3)		43,895	30	9	1,463	30,726	
22 - Stair & Deck System Replace STR's (6)		60,777	30	22	2,026	16,207	
23 - Stair & Deck System Replace STR's (3)		30,389	30	8	1,013	22,285	
24 - Stair & Deck System Replace U's (7)		126,057	30	22	4,202	33,615	
25 - Stair & Deck System Replace U's (2)		36,016	30	11	1,201	22,810	
26 - Stair & Deck Systems Repair - All		16,883	7	2	2,412	12,059	
27 - Storage Shed Repair		1,688	7	2	241	1,206	
28 - Trash Enclosure Doors Replace		9,567	14	9	683	3,417	
29 - Unit Entry Doors Paint		6,950	7	2	993	4,964	
BUILDING INTERIORS - CLUBHOUSE:							
30 - Walls & Ceilings Paint - All		4,602	10	10	460	0	
FENCING & WALLS:							
31 - Chain Link Fencing Repair	10%	1,333	10	5	133	666	
32 - Chain Link Gate Repair		253	10	5	25	127	
33 - Retaining Wall @ Pool Repair	25%	4,255	10	5	425	2,127	
34 - Trash Enclosure Paint		5,933	7	2	848	4,238	
35 - Trash Enclosure Repair	10%	1,775	7	2	254	1,268	
36 - Wood Fencing Replace - Patios		64,731	14	9	4,624	23,118	
37 - Wood Fencing Replace - Patios		2,641	14	9	189	943	

Accrued Liability

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current Repair/Replace Cost	Estimated Usfl Life	Rmng Life	Annual Liability	Accrued Liability
FENCING & WALLS - CONTINUED:						
38 - Wood Fencing Replace - Pool		1,238	14	9	88	442
39 - Wood Fencing Replace - Property Line		75,964	14	9	5,426	27,130
40 - Wood Fencing Replace - Property Line		86,334	14	9	6,167	30,833
41 - Wood Fencing Paint - Specific Sides		18,077	7	2	2,582	12,912
42 - Wood Gates @ Clubhouse Replace		732	14	9	52	261
43 - Wrought Iron Gates Paint		225	7	2	32	161
44 - Wrought Iron Gates Repair		450	14	9	32	161
FLOOR COVERINGS - CLUBHOUSE:						
45 - Carpeting Replace		1,351	10	5	135	675
46 - Linoleum Replace		1,082	20	15	54	270
FURNISHINGS & APPLIANCES:						
47 - Disposal Replace		450	20	12	23	180
48 - Fans Replace		506	20	12	25	203
49 - Folding Chairs Replace		394	20	12	20	158
50 - Folding Tables Replace		281	20	12	14	113
51 - Furniture Upgrades		2,251	7	2	322	1,608
52 - Pool Patio Furnishings Replace		3,377	7	2	482	2,412
53 - Refrigerator Replace		844	20	5	42	633
54 - Restrooms Refurbish		6,753	30	1	225	6,528
55 - Sauna Heating Elements Replace		1,114	20	3	56	947
LANDSCAPING:						
56 - Backflow Devices Replace		6,753	10	5	675	3,377
57 - Irrigation Timers		9,848	15	3	657	7,879
58 - Irrigation Valves	10%	4,052	2	1	2,026	2,026
LIGHT FIXTURES:						
59 - Building Lights Exterior		33,787	20	13	1,689	11,825
60 - Building Lights Interior		2,532	25	8	101	1,722
61 - Ground Lights	20%	2,758	2	1	1,379	1,379
62 - Pole Lights - Fixture Replace		3,579	30	16	119	1,670
63 - Pole Lights - Poles Paint		563	7	2	80	402
MECHANICAL SYSTEMS-HVAC:						
64 - A/C Condensing Unit Replace		1,913	30	5	64	1,594
65 - Forced Air Furnace		2,814	30	5	94	2,345
MECHANICAL SYSTEMS-WATER:						
66 - Water Heater Replace - Clubhouse		1,069	15	4	71	784
PAVED SURFACES:						
67 - Asphalt Major Repair	25%	51,531	20	12	2,577	20,612
68 - Asphalt Minor Repair	20%	41,225	10	2	4,122	32,980
69 - Asphalt Sealcoat & Stripe		8,703	5	2	1,741	5,222

Accrued Liability

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Current		Estimated		Annual Liability	Accrued Liability
	Repair/Replace %	Cost	Usfl Life	Rnng Life		
PAVED SURFACES - CONTINUED:						
70 - General Concrete Repairs		2,814	2	1	1,407	1,407
71 - Tennis Court Colorcoat		10,152	7	2	1,450	7,251
72 - Tennis Court Resurfacing		32,400	21	13	1,543	12,343
RECREATION FACILITIES:						
73 - Basketball Backboard & Hoop Replace		394	10	5	39	197
74 - Tennis Court Fixtures		281	5	2	56	169
RECREATION FACILITIES - POOL:						
75 - Chlorinator Replace		464	5	3	93	185
76 - Pool Filter Replace		1,030	10	2	103	824
77 - Pool Heater Replace		2,781	12	4	232	1,854
78 - Pool Pump Replace		927	6	2	155	618
79 - Pool Interior Resurface		8,868	10	6	887	3,547
80 - Pool Tile & Coping Replace		5,408	20	16	270	1,082
RECREATION FACILITIES - SPA:						
81 - Chlorinator Replace		506	5	2	101	304
82 - Spa Filter Replace		1,126	10	2	113	900
83 - Spa Heater Replace		2,589	12	4	216	1,726
84 - Spa Pumps Replace		2,026	6	2	338	1,351
85 - Spa Resurface		2,560	10	6	256	1,024
86 - Spa Tile & Coping Replace		1,621	10	6	162	648
ROOFING SYSTEM - FLAT:						
87 - Buildings - 1, 4, 5 & 7 Replace		38,880	18	5	2,160	28,080
88 - Buildings - 2, 3, & 6 Replace		33,390	18	4	1,855	25,970
89 - Buildings - 8 Replace		6,840	18	8	380	3,800
90 - Buildings - 9, 10, 11 & 12 Replace		38,655	18	7	2,148	23,623
91 - Clubhouse & Garages Reoplace		78,071	25	15	3,123	31,228
92 - Roof Inspections & Repairs - Flat		2,814	5	1	563	2,251
ROOFING SYSTEM - GUTTERS & DOWNS:						
93 - Building #1 - Replace		7,313	20	19	366	366
94 - Building #2 - Replace		7,313	20	19	366	366
95 - Building #3 - Replace		7,365	20	19	368	368
96 - Building #4 - Replace		7,313	20	19	366	366
97 - Building #5 - Replace		6,489	20	19	324	324
98 - Building #6 - Replace		4,635	20	19	232	232
99 - Building #7 - Replace		6,489	20	19	324	324
100 - Building #8 - Replace		5,202	20	19	260	260
101 - Building #10 - Replace		7,365	20	19	368	368
102 - Building #11 - Replace		7,313	20	19	366	366
103 - Building #12 - Replace		7,416	20	19	371	371

Accrued Liability

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current Repair/Replace Cost	Estimated Usfl Life	Rmng Life	Annual Liability	Accrued Liability
ROOFING SYSTEM - GUTTERS & DOWNS:						
104 - Clubhouse		3,095	20	19	155	155
105 - Gutters & Downs Paint - All		4,807	7	2	687	3,434
ROOFING SYSTEM - SLOPED SHAKE ROOFS:						
106 - Buildings - 1, 4, 5 & 7 Replace		175,046	35	23	5,001	60,016
107 - Buildings - 2, 3, & 6 Replace		99,021	35	22	2,829	36,779
108 - Buildings - 8 Replace		43,830	35	26	1,252	11,271
109 - Buildings - 9, 10, 11 & 12 Replace		181,061	35	25	5,173	51,732
110 - Clubhouse Replace		16,917	35	26	483	4,350
111 - Garages - All Units		112,551	35	21	3,216	45,020
112 - Roof Inspections & Repairs - Sloped		3,939	5	1	788	3,151
MISCELLANEOUS:						
113 - Entry Monument Repair		2,814	20	16	141	563
114 - Mailbox Clusters Replace		1,126	20	5	56	844
115 - Mailbox Clusters Replace		4,221	20	5	211	3,166
116 - Mailbox Clusters Replace		1,688	20	5	84	1,266
117 - Mailbox Clusters Replace		3,939	20	5	197	2,954
118 - Mailboxes Replace - Rural Type		225	20	5	11	169
119 - Mailbox Kiosks Repair		14,385	20	5	719	10,788
120 - Signage Replacements		2,926	15	7	195	1,561
TELEVISION SYSTEM REPLACE:						
121 - System Upgrade		8,441	20	2	422	7,597
UNSCHEDULED.....	5%					
		3,899,302			217,822	1,836,251

