Felten Professional Adjustment

FPAT

Team, LLC

Insurance Appraisals | Reserve Studies | Wind Mitigation

RESERVE STUDY
LEVEL I - Full Reserve Study

Prepared for:

Cross Creek at East Lake Woodlands HOA, Inc.

For the period of January 1, 2021 - December 31, 2021

ASSOCIATION OF PROFESSIONAL RESERVE ANALYSTS
Brad Felten
Professional Reserve Analyst
2265
APRA

Felten Professional Adjustment Team, LLC.
701 Enterprise Rd. E., Suite 704
Safety Harbor, FL 34695
Office 866.568.7853 Fax 866.804.1052
www.FPATadjusters.com

FPAT File#:
RES2014183

701 Enterprise Rd. E., Suite 704
Safety Harbor, FL
tel: (866) 568-7853
fax: (866) 804-1052

July 14, 2020

Cross Creek at East Lake Woodlands HOA, Inc.
c/o Management and Associates
1446 Woodstream Dr.
Oldsmar, FL 34677

Regarding: January 1, 2021 - Level I - Full Reserve Study Reserve Study

Dear Kim Hayes,

We are pleased to submit this Level I - Full Reserve Study Reserve Study for Cross Creek at East Lake Woodlands HOA, Inc..

If you have questions about the Reserve Study, please contact us at (866) 568-7853. We look forward to doing business with you in the future.

Thank you,

Brad Felten, Managing Member
Felten Professional Adjustment Team, LLC.

TABLE OF CONTENTS

Reserve Study Summary

Cross Creek at East Lake Woodlands HOA, Inc.

January 1, 2021 - December 31, 2021

The following Level I - Full Reserve Study reserve study was performed for Cross Creek at East Lake Woodlands HOA, Inc. ("property") a Homeowners Association located in Oldsmar, FL. The property has 122 units. The reserve study is for the fiscal year starting January 1, 2021, and ending December 31, 2021.

The purpose of this reserve study is to produce a reserve funding plan that will project future contributions and expenditures to assure that reserve funds are available as needed.

As of January 1, 2021, the estimated unaudited reserve fund balance is $255,785. The estimated current replacement cost of the reserve items is $1,371,547, and with an annual compounded inflation rate of 2.50% the future replacement cost is $1,767,032.

This report presents the 30 Year Pooled Cash Flow Funding Analysis.

30 Year Pooled Cash Flow Funding Analysis Summary:

The 30 Year Pooled Cash Flow Funding Plan is a method of calculating reserve contributions where contributions to the reserve funds are designed to offset the variable annual expenditures from the reserve fund. This analysis calculates the future replacement cost for reserve components when they are due for replacement, and recognizes increases in construction costs as well as interest income attributable to reserve accounts. Funds from the beginning balances are pooled together and a yearly contribution rate is calculated to arrive at a positive cash flow throughout the analysis period.

Initial year recommendations based on the 30 year Pooled Cash Flow Funding Plan:

Recommended annual contribution:	$171,180
Recommended monthly contribution:	$14,265
Average monthly contribution per unit (122):	$116

Reserve Items & Parameters

This section of the report details the physical analysis of the reserve study which includes a complete inventory of the association's major common area components.

For each reserve item we have determined estimated life, remaining life, current cost and future cost.

Reports displayed in this section utilize the following assumptions:

Inflation on Reserve Items - 2.50%

Item Parameters - Detail

Category / Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Exterior Building Components								
Doors, Restroom, Pool Building	01/01/2048	$ 800.00	2 Ea	$ 1,600.00	30:00	30:00	27:00	$ 3,116.48
Exterior Paint and Stucco Repairs, Pool	01/01/2026	1.00	716 Sq Ft	716.00	7:00	7:00	5:00	810.09
Exterior Painting, Homes (Phased)	01/01/2022	2,450.00	19 Ea	46,550.00	7:00	7:00	1:00	47,713.75
Exterior Painting, Homes (Phased)	01/01/2023	2,450.00	37 Ea	90,650.00	7:00	7:00	2:00	95,239.16
Exterior Painting, Homes (Phased)	01/01/2024	2,450.00	24 Ea	58,800.00	7:00	7:00	3:00	63,321.17
Exterior Painting, Homes (Phased)	01/01/2025	2,450.00	20 Ea	49,000.00	7:00	7:00	4:00	54,086.83
Exterior Painting, Homes (Phased)	01/01/2026	2,450.00	22 Ea	53,900.00	7:00	7:00	5:00	60,982.90
Roof Cleaning, Homes (Phased)	01/01/2022	425.00	19 Ea	8,075.00	7:00	7:00	1:00	8,276.88
Roof Cleaning, Homes (Phased)	01/01/2023	425.00	37 Ea	15,725.00	7:00	7:00	2:00	16,521.08
Roof Cleaning, Homes (Phased)	01/01/2024	425.00	24 Ea	10,200.00	7:00	7:00	3:00	10,984.28
Roof Cleaning, Homes (Phased)	01/01/2025	425.00	20 Ea	8,500.00	7:00	7:00	4:00	9,382.41
Roof Cleaning, Homes (Phased)	01/01/2026	425.00	22 Ea	9,350.00	7:00	7:00	5:00	10,578.67
Roof, Concrete Tile, Pool Building	01/01/2030	850.00	5 Sq	4,250.00	35:00	35:00	9:00	5,307.67
				$ 357,316.00				$ 386,321.37
Interior Building Components								
Restroom Renovation, Pool Building	01/01/2033	$ 3,500.00	2 Allow	$ 7,000.00	15:00	15:00	12:00	$ 9,414.22
				$ 7,000.00				$ 9,414.22
Pool Components								
Chemical Metering Pumps, Stenner	01/01/2025	$ 500.00	2 Ea	$ 1,000.00	10:00	20:00	4:00	$ 1,103.81
pH Controller, Hayward, Pool	01/01/2026	750.00	1 Ea	750.00	10:00	10:00	5:00	848.56
Pool Collector Tank, VakPak	01/01/2030	5,000.00	1 Ea	5,000.00	35:00	35:00	9:00	6,244.31
Pool Deck, Concrete Pavers	01/01/2033	10.00	2,765 Sq Ft	27,650.00	25:00	25:00	12:00	37,186.18
Pool Deck, Pavers, Clean, Sand & Seal	01/01/2021	1.00	2,765 Sq Ft	2,765.00	4:00	4:00	0:00	2,765.00
Pool Furniture, Re-Strapping	01/01/2021	3.00	692 Ea	2,076.00	3:00	3:00	0:00	2,076.00
Pool Furniture, Replace	01/01/2024	6,450.00	1 Lp Sm	6,450.00	15:00	17:00	3:00	6,945.94
Pool Heater, Heat Pump	01/01/2026	5,500.00	1 Ea	5,500.00	10:00	10:00	5:00	6,222.75

Cross Creek at East Lake Woodlands HOA, Inc.

Analysis Date - January 1, 2021

Inflation:2.50% Investment:2.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Category / Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Pool Components								
Pool Pump & Motor, Pentair Intellifo	01/01/2026	$ 1,775.00	1 Ea	$ 1,775.00	10:00	10:00	5:00	$ 2,008.25
Pool Pump & Motor, Pentair Intellifo	01/01/2021	1,775.00	1 Ea	1,775.00	10:00	16:00	0:00	1,775.00
Pool/Spa Finish & Border Tiles	01/01/2029	26,150.00	1 Lp Sm	26,150.00	12:00	12:00	8:00	31,861.24
Sand Filter, Hayward	01/01/2023	850.00	1 Ea	850.00	10:00	18:00	2:00	893.03
Sand Filter, Pentair Triton	01/01/2026	850.00	1 Ea	850.00	10:00	10:00	5:00	961.70
Spa Heater, Heat Pump	01/01/2026	5,500.00	1 Ea	5,500.00	10:00	10:00	5:00	6,222.75
Spa Pump & Motor, Pentair Intelliflo	01/01/2021	1,775.00	1 Ea	1,775.00	10:00	16:00	0:00	1,775.00
				$ 89,866.00				$ 108,889.52
Property Site Components								
Asphalt Pavement, Mill & Overlay (Phased)	01/01/2036	$ 12.00	6,656 Sq Yds	$ 79,872.00	20:00	20:00	15:00	$ 115,678.47
Asphalt Pavement, Mill & Overlay (Phased)	01/01/2021	12.00	3,669 Sq Yds	44,028.00	20:00	31:00	0:00	44,028.00
Bench, 6' Metal	01/01/2027	600.00	1 Ea	600.00	12:00	12:00	6:00	695.82
Entrance Sign Lettering	01/01/2022	3,000.00	3 Allow	9,000.00	30:00	31:00	1:00	9,225.00
Erosion Control, North Pond (Phased)	01/01/2026	137.00	250 Ln Ft	34,250.00	40:00	40:00	5:00	38,750.73
Erosion Control, North Pond (Phased)	01/01/2028	137.00	250 Ln Ft	34,250.00	40:00	40:00	7:00	40,712.49
Erosion Control, North Pond (Phased)	01/01/2030	137.00	250 Ln Ft	34,250.00	40:00	40:00	9:00	42,773.56
Erosion Control, South Pond, (Phased)	01/01/2022	137.00	300 Ln Ft	41,100.00	40:00	40:00	1:00	42,127.50
Erosion Control, South Pond, (Phased)	01/01/2024	137.00	300 Ln Ft	41,100.00	40:00	40:00	3:00	44,260.20
Fencing, 4' Aluminum Picket, South Pond	01/01/2040	37.00	1,230 Ln Ft	45,510.00	25:00	25:00	19:00	72,754.57
Fencing, 6' Chain-Link, Pool	01/01/2021	58.00	260 Ln Ft	15,080.00	25:00	26:00	0:00	15,080.00
Filtration System, South Pond	01/01/2050	117,744.00	1 Lp Sm	117,744.00	35:00	35:00	29:00	240,952.19
Fountain, North Pond, 2hp	01/01/2049	5,000.00	1 Ea	5,000.00	30:00	30:00	28:00	9,982.48
Fountain, South Pond, 7.5hp	01/01/2050	10,000.00	1 Ea	10,000.00	30:00	30:00	29:00	20,464.07
Irrigation, Piping & Valves, Phased	01/01/2025	37,500.00	1 Lp Sm	37,500.00	30:00	35:00	4:00	41,392.98
Irrigation, Piping & Valves, Phased	01/01/2028	37,500.00	1 Lp Sm	37,500.00	30:00	38:00	7:00	44,575.72
Irrigation, Piping & Valves, Phased	01/01/2031	37,500.00	1 Lp Sm	37,500.00	30:00	41:00	10:00	48,003.17
Irrigation, Pressure Tanks	01/01/2030	2,850.00	2 Ea	5,700.00	12:00	12:00	9:00	7,118.52

Cross Creek at East Lake Woodlands HOA, Inc.

Analysis Date - January 1, 2021

Inflation:2.50% Investment:2.00% Contribution Factor:0.00% Calc:Future

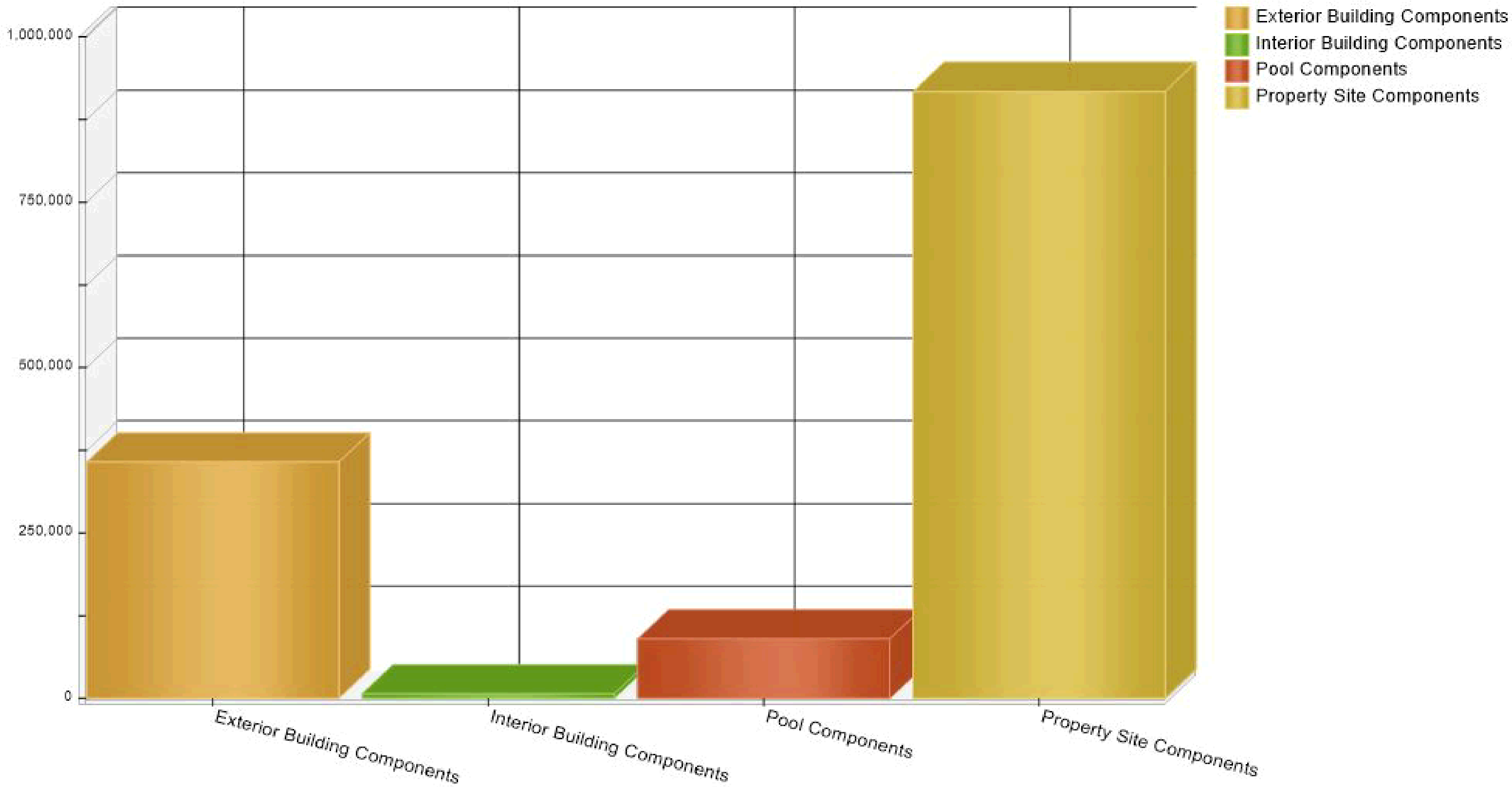
Item Parameters - Detail

Category Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Property Site Components								
Irrigation, Pumps & Controllers	01/01/2029	$ 9,000.00	2 Ea	$ 18,000.00	10:00	10:00	8:00	$ 21,931.25
Landscape Lighting, Incl. Elect. (Phased)	01/01/2023	5,300.00	1 Lp Sm	5,300.00	15:00	33:00	2:00	5,568.31
Landscape Lighting, Incl. Elect. (Phased)	01/01/2025	5,300.00	1 Lp Sm	5,300.00	15:00	35:00	4:00	5,850.21
Landscape Lighting, Incl. Elect. (Phased)	01/01/2027	5,300.00	2 Lp Sm	10,600.00	15:00	37:00	6:00	12,292.75
Landscaping, Add/Replace, Common	01/01/2023	12,000.00	1 Allow	12,000.00	8:00	33:00	2:00	12,607.50
Landscaping, Mulch	01/01/2022	34,000.00	1 Lp Sm	34,000.00	2:00	2:00	1:00	34,850.00
Light Posts, 11' Single Globe, Pool	01/01/2036	1,600.00	1 Ea	1,600.00	20:00	20:00	15:00	2,317.28
Light Posts, 11' Single Globe, Pool	01/01/2040	1,600.00	1 Ea	1,600.00	20:00	20:00	19:00	2,557.84
Mailbox Clusters, Aluminum, Multi-Owner	01/01/2025	2,500.00	5 Ea	12,500.00	20:00	20:00	4:00	13,797.66
Mailboxes, Aluminum, Individual	01/01/2025	425.00	32 Ea	13,600.00	20:00	20:00	4:00	15,011.86
Perimeter Walls, Paint/Repairs, Both Sides	01/01/2025	1.00	18,500 Sq Ft	18,500.00	10:00	10:00	4:00	20,420.54
Perimeter Walls, Paint/Repairs, Outside	01/01/2030	1.00	8,500 Sq Ft	8,500.00	10:00	10:00	9:00	10,615.34
Sidewalks, Repair/Replace (Partial)	01/01/2026	7.64	1,320 Sq Ft	10,084.80	50:00	50:00	5:00	11,410.03
Sidewalks, Repair/Replace (Partial)	01/01/2036	7.64	1,980 Sq Ft	15,127.20	50:00	50:00	15:00	21,908.70
Sidewalks, Repair/Replace (Partial)	01/01/2046	7.64	2,640 Sq Ft	20,169.60	50:00	50:00	25:00	37,393.31
Storm Drainage, Repair/Replace (Partial)	01/01/2030	22,500.00	1 Allow	22,500.00	20:00	20:00	9:00	28,099.42
Storm Drainage, Repair/Replace (Partial)	01/01/2040	22,500.00	1 Allow	22,500.00	20:00	20:00	19:00	35,969.63
Storm Drainage, Repair/Replace (Partial)	01/01/2050	22,500.00	1 Allow	22,500.00	20:00	29:00	29:00	46,044.17
Storm Drains, Cleanout	01/01/2021	5,000.00	1 Lp Sm	5,000.00	2:00	2:00	0:00	5,000.00
Street Signs & Posts, Black Decorative	01/01/2040	750.00	8 Ea	6,000.00	20:00	20:00	19:00	9,591.90
Trees, Remove/Replace (Partial)	01/01/2025	6,000.00	1 Allow	6,000.00	6:00	6:00	4:00	6,622.88
Trees, Trimming & Maintenance	01/01/2022	6,000.00	1 Allow	6,000.00	3:00	3:00	1:00	6,150.00
Weir, Capital Repairs, North Pond	01/01/2030	5,000.00	1 Ea	5,000.00	40:00	40:00	9:00	6,244.31
Weir, Capital Repairs, South Pond	01/01/2055	5,000.00	1 Ea	5,000.00	40:00	40:00	34:00	11,576.61
				$ 917,365.60				$ 1,262,406.97
				$ 1,371,547.60				$ 1,767,032.08

Analysis Date - January 1, 2021

Inflation:2.50% Investment:2.00% Contribution Factor:0.00% Calc:Future

Item Parameter - Category - Chart



Item Parameters - Full Detail

Doors, Restroom, Pool Building

Item Number	46	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	30 Years
Category	Exterior Building Components	Basis Cost	$ 800.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0046	01/01/2018	01/01/2048	27:00	30:00	2	$ 1,600.00	$ 3,116.48
						$ 1,600.00	$ 3,116.48

Comments

Item Parameters - Full Detail

Exterior Paint and Stucco Repairs, Pool Building

Item Number	21	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	7 Years
Category	Exterior Building Components	Basis Cost	$ 1.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0021	01/01/2019	01/01/2026	5:00	7:00	716	$ 716.00	$ 810.09
						$ 716.00	$ 810.09

Comments

Item Parameters - Full Detail

Exterior Painting, Homes (Phased)

Item Number	8	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	7 Years
Category	Exterior Building Components	Basis Cost	$ 2,450.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0008	01/01/2015	01/01/2022	1:00	7:00	19	$ 46,550.00	$ 47,713.75
920-002-0008	01/01/2016	01/01/2023	2:00	7:00	37	90,650.00	95,239.16
920-003-0008	01/01/2017	01/01/2024	3:00	7:00	24	58,800.00	63,321.17
920-004-0008	01/01/2018	01/01/2025	4:00	7:00	20	49,000.00	54,086.83
920-005-0008	01/01/2019	01/01/2026	5:00	7:00	22	53,900.00	60,982.90
						$ 298,900.00	$ 321,343.81

Comments

Item Parameters - Full Detail

Roof Cleaning, Homes (Phased)

Item Number	29	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	7 Years
Category	Exterior Building Components	Basis Cost	$ 425.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0029	01/01/2015	01/01/2022	1:00	7:00	19	$ 8,075.00	$ 8,276.88
920-002-0029	01/01/2016	01/01/2023	2:00	7:00	37	15,725.00	16,521.08
920-003-0029	01/01/2017	01/01/2024	3:00	7:00	24	10,200.00	10,984.28
920-004-0029	01/01/2018	01/01/2025	4:00	7:00	20	8,500.00	9,382.41
920-005-0029	01/01/2019	01/01/2026	5:00	7:00	22	9,350.00	10,578.67
						$ 51,850.00	$ 55,743.32

Comments

Item Parameters - Full Detail

Roof, Concrete Tile, Pool Building

Item Number	20	Measurement Basis	Sq
Type	Common Area	Estimated Useful Life	35 Years
Category	Exterior Building Components	Basis Cost	$ 850.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0020	01/01/1995	01/01/2030	9:00	35:00	5	$ 4,250.00	$ 5,307.67
						$ 4,250.00	$ 5,307.67

Comments

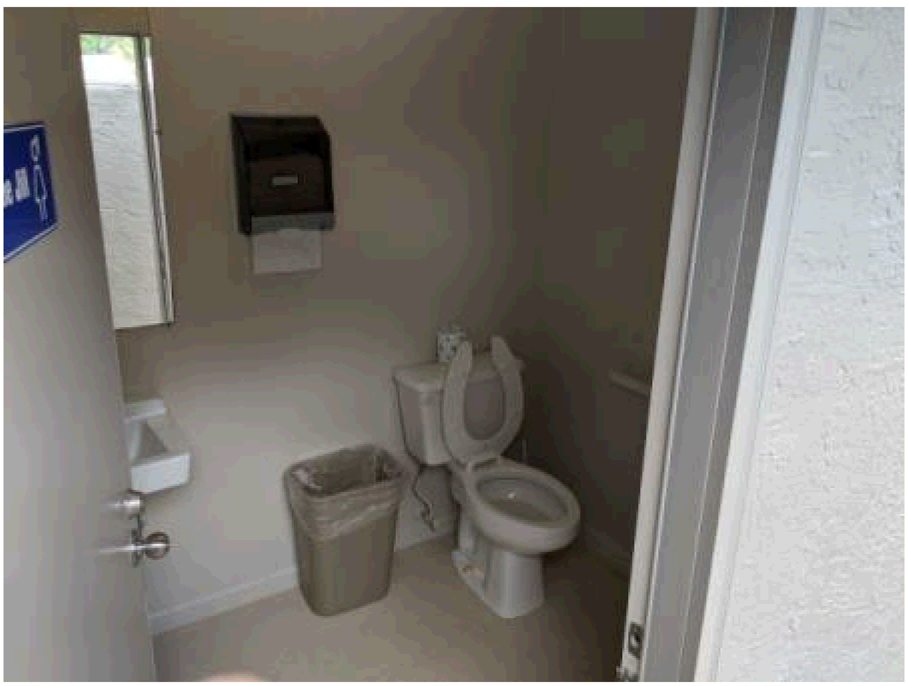
Item Parameters - Full Detail

Restroom Renovation, Pool Building

Item Number	25	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	15 Years
Category	Interior Building Components	Basis Cost	$ 3,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0025	01/01/2018	01/01/2033	12:00	15:00	2	$ 7,000.00	$ 9,414.22
						$ 7,000.00	$ 9,414.22

Comments



Item Parameters - Full Detail

Chemical Metering Pumps, Stenner

Item Number	42	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	10 Years
Category	Pool Components	Basis Cost	$ 500.00
Tracking	Logistical		
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0042	01/01/2005	01/01/2025	4:00	20:00	2	$ 1,000.00	$ 1,103.81
						$ 1,000.00	$ 1,103.81

Comments

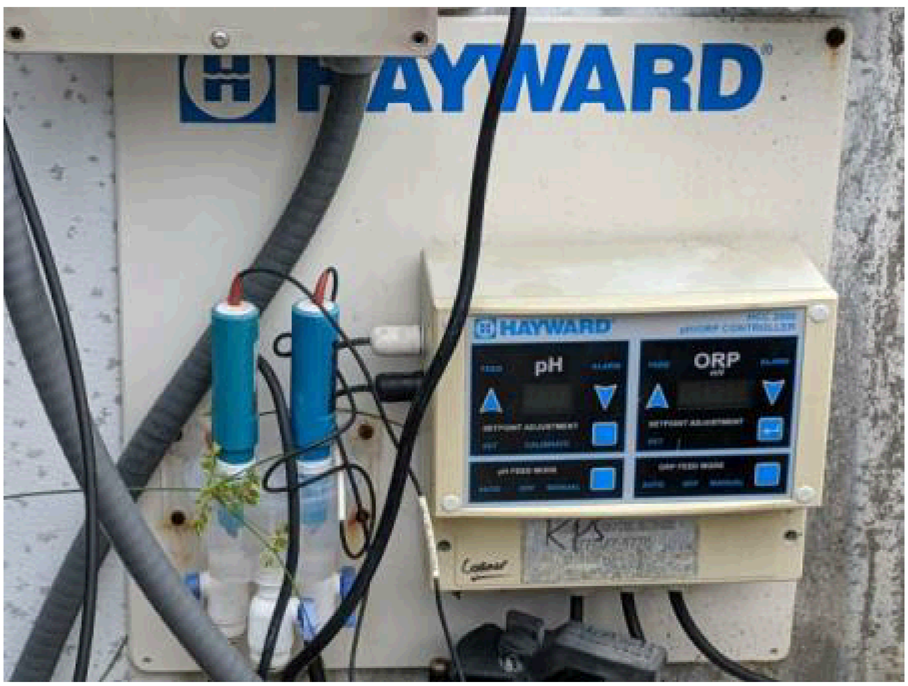
Item Parameters - Full Detail

pH Controller, Hayward, Pool

Item Number	43	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	10 Years
Category	Pool Components	Basis Cost	$ 750.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0043	01/01/2016	01/01/2026	5:00	10:00	1	$ 750.00	$ 848.56
						$ 750.00	$ 848.56

Comments



Item Parameters - Full Detail

Pool Collector Tank, VakPak

Item Number	26	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	35 Years
Category	Pool Components	Basis Cost	$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0026	01/01/1995	01/01/2030	9:00	35:00	1	$ 5,000.00	$ 6,244.31
						$ 5,000.00	$ 6,244.31

Comments

Item Parameters - Full Detail

Pool Deck, Concrete Pavers

Item Number	18	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	25 Years
Category	Pool Components	Basis Cost	$ 10.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0018	01/01/2008	01/01/2033	12:00	25:00	2,765	$ 27,650.00	$ 37,186.18
						$ 27,650.00	$ 37,186.18

Comments

Item Parameters - Full Detail

Pool Deck, Pavers, Clean, Sand & Seal

Item Number	19	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	4 Years
Category	Pool Components	Basis Cost	$ 1.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0019	01/01/2017	01/01/2021	0:00	4:00	2,765	$ 2,765.00	$ 2,765.00
						$ 2,765.00	$ 2,765.00

Comments

Item Parameters - Full Detail

Pool Furniture, Re-Strapping

Item Number	23	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	3 Years
Category	Pool Components	Basis Cost	$ 3.00
Tracking	Logistical		
Method	One Time		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0023	/ /	01/01/2021	0:00	3:00	692	$ 2,076.00	$ 2,076.00
						$ 2,076.00	$ 2,076.00

Comments

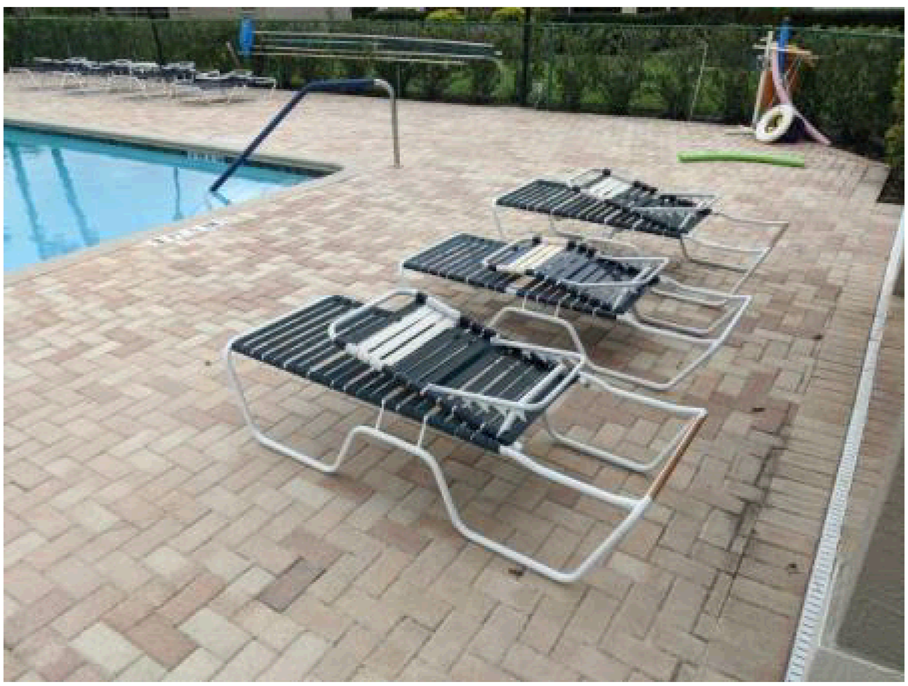
Item Parameters - Full Detail

Pool Furniture, Replace

Item Number	24	Measurement Basis	Lp Sm
Type	Common Area	Estimated Useful Life	15 Years
Category	Pool Components	Basis Cost	$ 6,450.00
Tracking	Logistical		
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0024	01/01/2007	01/01/2024	3:00	17:00	1	$ 6,450.00	$ 6,945.94
						$ 6,450.00	$ 6,945.94

Comments



Basis for Lump Sum Replacement Cost Estimate

Sub Component	Basis	Basis Cost	Quantity	Current Cost
Chaise Lounges, Strap, Aluminum Frame	Each	$250.00	11	$2,750.00
Umbrellas, Fiberglass Ribbed (Commercial Grade)	Each	$350.00	2	$700.00
Patio Tables, 42" Round Aluminum	Each	$600.00	2	$1,200.00
Chairs, Strap, Aluminum Frame	Each	$150.00	12	$1,800.00
Grand Total				$6,450.00

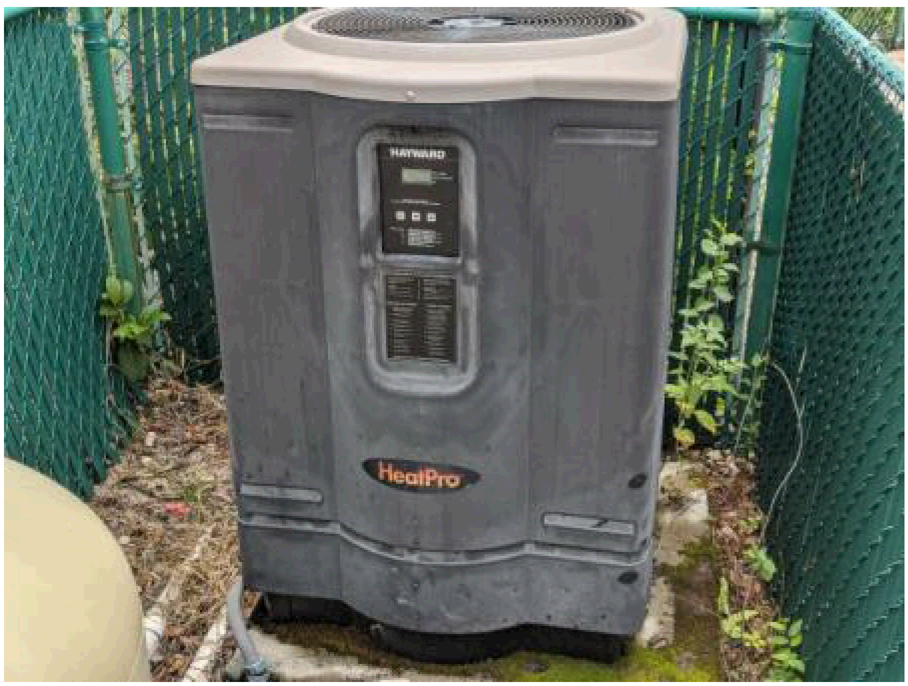
Item Parameters - Full Detail

Pool Heater, Heat Pump

Item Number	27	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	10 Years
Category	Pool Components	Basis Cost	$ 5,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0027	01/01/2016	01/01/2026	5:00	10:00	1	$ 5,500.00	$ 6,222.75
						$ 5,500.00	$ 6,222.75

Comments



Item Parameters - Full Detail

Pool Pump & Motor, Pentair Intellifo

Item Number	48	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	10 Years
Category	Pool Components	Basis Cost	$ 1,775.00
Tracking	Logistical		
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0048	01/01/2016	01/01/2026	5:00	10:00	1	$ 1,775.00	$ 2,008.25
920-002-0048	01/01/2005	01/01/2021	0:00	16:00	1	1,775.00	1,775.00
						$ 3,550.00	$ 3,783.25

Comments

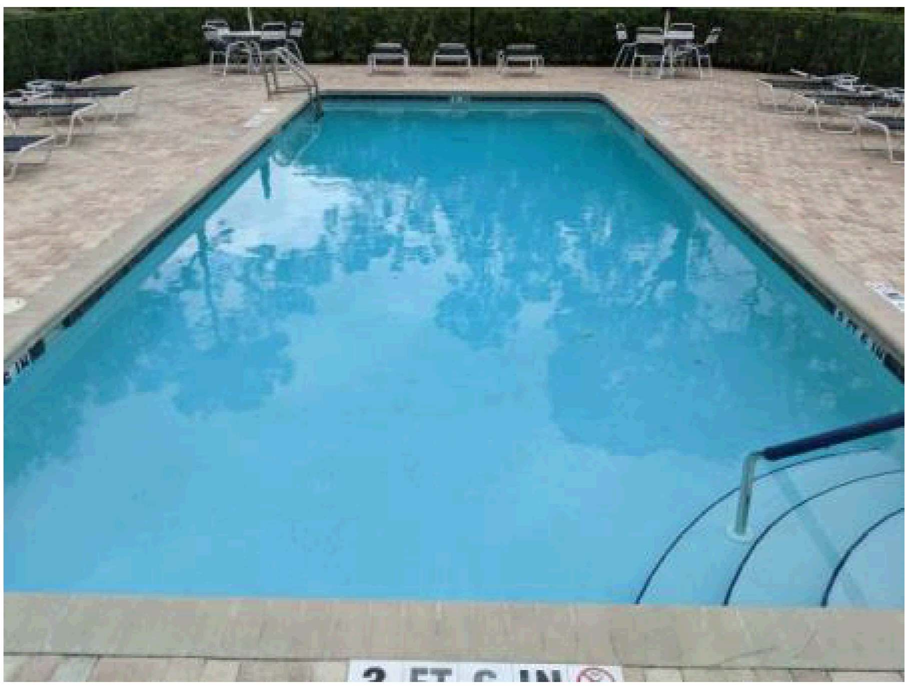
Item Parameters - Full Detail

Pool/Spa Finish & Border Tiles

Item Number	17	Measurement Basis	Lp Sm
Type	Common Area	Estimated Useful Life	12 Years
Category	Pool Components	Basis Cost	$ 26,150.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0017	01/01/2017	01/01/2029	8:00	12:00	1	$ 26,150.00	$ 31,861.24
						$ 26,150.00	$ 31,861.24

Comments



Item Parameters - Full Detail

Sand Filter, Hayward

Item Number	45	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	10 Years
Category	Pool Components	Basis Cost	$ 850.00
Tracking	Logistical		
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0045	01/01/2005	01/01/2023	2:00	18:00	1	$ 850.00	$ 893.03
						$ 850.00	$ 893.03

Comments

Item Parameters - Full Detail

Sand Filter, Pentair Triton

Item Number	41	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	10 Years
Category	Pool Components	Basis Cost	$ 850.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0041	01/01/2016	01/01/2026	5:00	10:00	1	$ 850.00	$ 961.70
						$ 850.00	$ 961.70

Comments

Item Parameters - Full Detail

Spa Heater, Heat Pump

Item Number	28	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	10 Years
Category	Pool Components	Basis Cost	$ 5,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0028	01/01/2016	01/01/2026	5:00	10:00	1	$ 5,500.00	$ 6,222.75
						$ 5,500.00	$ 6,222.75

Comments

Item Parameters - Full Detail

Spa Pump & Motor, Pentair Intelliflo

Item Number	49	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	10 Years
Category	Pool Components	Basis Cost	$ 1,775.00
Tracking	Logistical		
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0049	01/01/2005	01/01/2021	0:00	16:00	1	$ 1,775.00	$ 1,775.00
						$ 1,775.00	$ 1,775.00

Comments

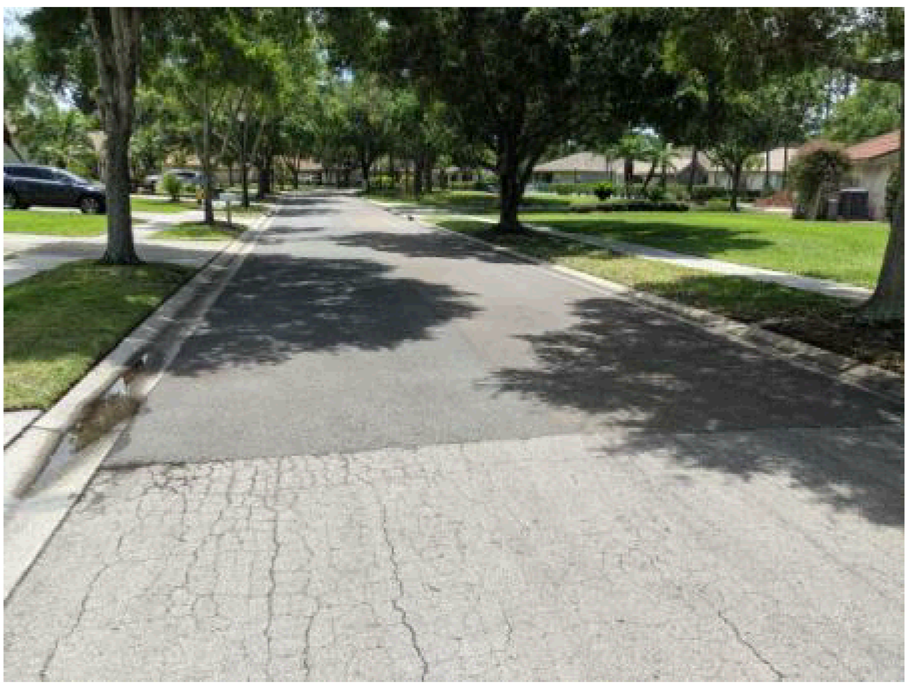
Item Parameters - Full Detail

Asphalt Pavement, Mill & Overlay (Phased)

Item Number	9	Measurement Basis	Sq Yds
Type	Common Area	Estimated Useful Life	20 Years
Category	Property Site Components	Basis Cost	$ 12.00
Tracking	Logistical		
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0009	01/01/2016	01/01/2036	15:00	20:00	6,656	$ 79,872.00	$ 115,678.47
920-002-0009	01/01/1990	01/01/2021	0:00	31:00	3,669	44,028.00	44,028.00
						$ 123,900.00	$ 159,706.47

Comments



The current replacement cost includes a contingency for partial replacements of Miami Curbs.

Item Parameters - Full Detail

Bench, 6' Metal

Item Number	50	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	12 Years
Category	Property Site Components	Basis Cost	$ 600.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0050	01/01/2015	01/01/2027	6:00	12:00	1	$ 600.00	$ 695.82
						$ 600.00	$ 695.82

Comments

Item Parameters - Full Detail

Entrance Sign Lettering

Item Number	34	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	30 Years
Category	Property Site Components	Basis Cost	$ 3,000.00
Tracking	Logistical		
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0034	01/01/1991	01/01/2022	1:00	31:00	3	$ 9,000.00	$ 9,225.00
						$ 9,000.00	$ 9,225.00

Comments

Item Parameters - Full Detail

Erosion Control, North Pond (Phased)

Item Number	12	Measurement Basis	Ln Ft
Type	Common Area	Estimated Useful Life	40 Years
Category	Property Site Components	Basis Cost	$ 137.00
Tracking	Logistical		
Method	One Time		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0012	/ /	01/01/2026	5:00	40:00	250	$ 34,250.00	$ 38,750.73
920-002-0012	/ /	01/01/2028	7:00	40:00	250	34,250.00	40,712.49
920-003-0012	/ /	01/01/2030	9:00	40:00	250	34,250.00	42,773.56
						$ 102,750.00	$ 122,236.78

Comments

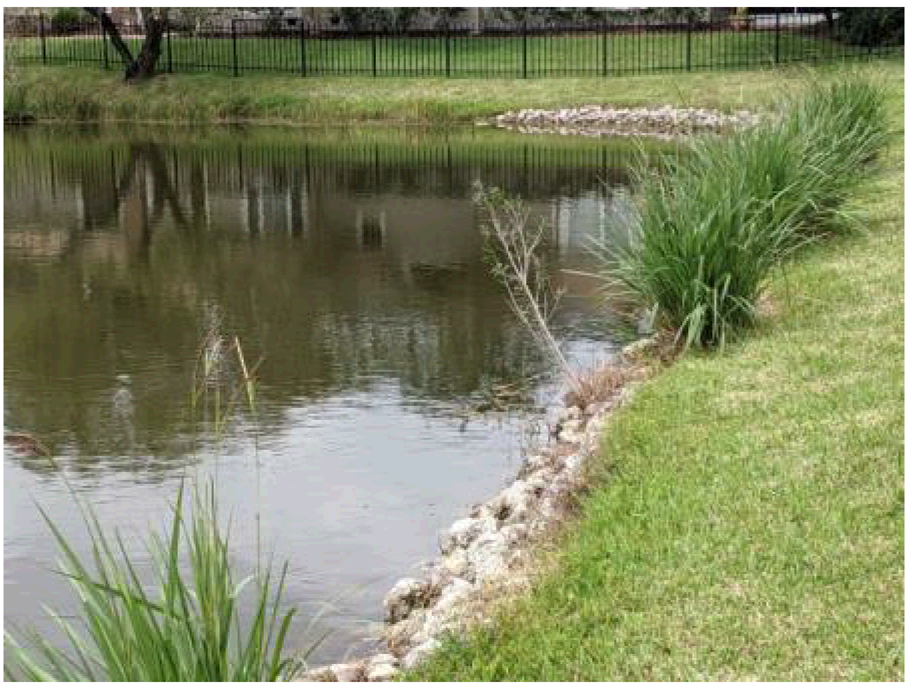
Item Parameters - Full Detail

Erosion Control, South Pond, (Phased)

Item Number	37	Measurement Basis	Ln Ft
Type	Common Area	Estimated Useful Life	40 Years
Category	Property Site Components	Basis Cost	$ 137.00
Tracking	Logistical		
Method	One Time		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0037	/ /	01/01/2022	1:00	40:00	300	$ 41,100.00	$ 42,127.50
920-002-0037	/ /	01/01/2024	3:00	40:00	300	41,100.00	44,260.20
						$ 82,200.00	$ 86,387.70

Comments



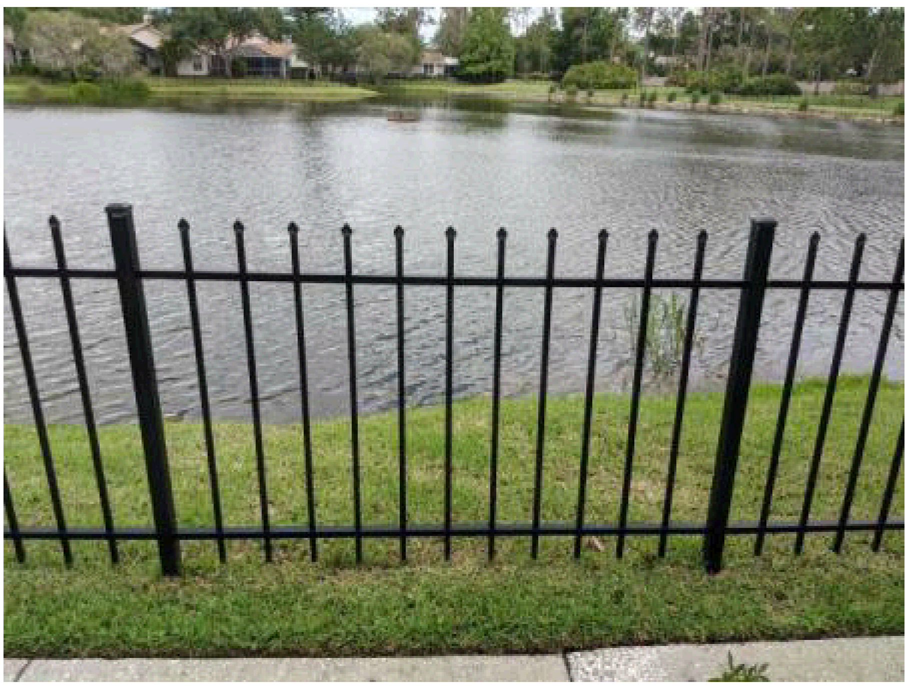
Item Parameters - Full Detail

Fencing, 4' Aluminum Picket, South Pond

Item Number	13	Measurement Basis	Ln Ft
Type	Common Area	Estimated Useful Life	25 Years
Category	Property Site Components	Basis Cost	$ 37.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0013	01/01/2015	01/01/2040	19:00	25:00	1,230	$ 45,510.00	$ 72,754.57
						$ 45,510.00	$ 72,754.57

Comments



Item Parameters - Full Detail

Fencing, 6' Chain-Link, Pool

Item Number	22	Measurement Basis	Ln Ft
Type	Common Area	Estimated Useful Life	25 Years
Category	Property Site Components	Basis Cost	$ 58.00
Tracking	Logistical		
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0022	01/01/1995	01/01/2021	0:00	26:00	260	$ 15,080.00	$ 15,080.00
						$ 15,080.00	$ 15,080.00

Comments

Fence is currently a 4ft chain-link. This fence will be replaced with a 6ft fence to bring pool fence up to code. The current cost assumes the association will upgrade to aluminum picket fencing.

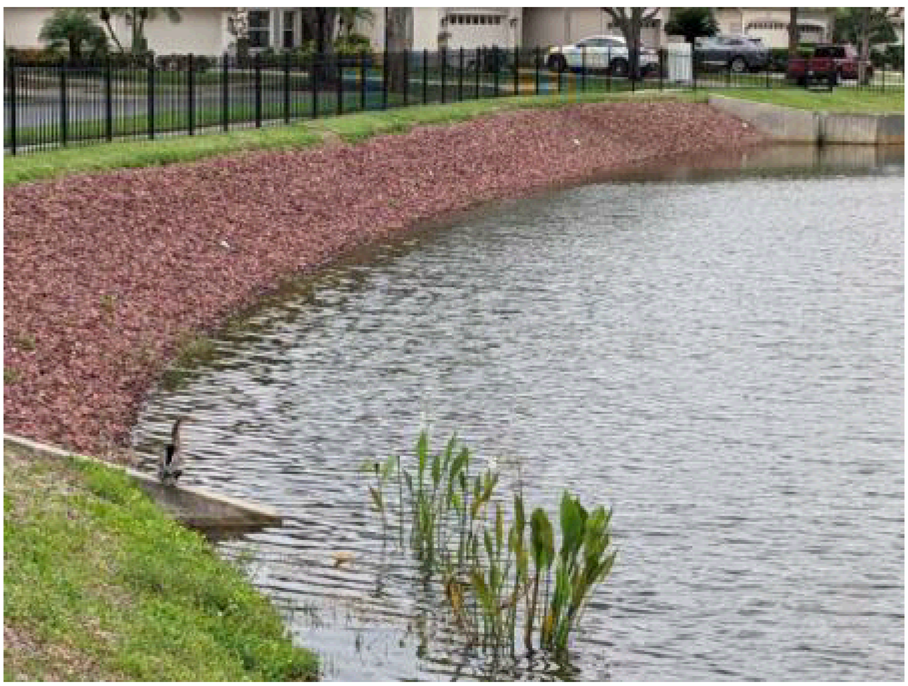
Item Parameters - Full Detail

Filtration System, South Pond

Item Number	14	Measurement Basis	Lp Sm
Type	Common Area	Estimated Useful Life	35 Years
Category	Property Site Components	Basis Cost	$ 117,744.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0014	01/01/2015	01/01/2050	29:00	35:00	1	$ 117,744.00	$ 240,952.19
						$ 117,744.00	$ 240,952.19

Comments



The current replacement cost includes replacement of rocks, geoweb, filter sand and filter fabric. The concrete is a long-lived component of the filtration system and has not been considered in the replacement cost estimate.

Item Parameters - Full Detail

Fountain, North Pond, 2hp

Item Number	16	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	30 Years
Category	Property Site Components	Basis Cost	$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0016	01/01/2019	01/01/2049	28:00	30:00	1	$ 5,000.00	$ 9,982.48
						$ 5,000.00	$ 9,982.48

Comments

Item Parameters - Full Detail

Fountain, South Pond, 7.5hp

Item Number	15	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	30 Years
Category	Property Site Components	Basis Cost	$ 10,000.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0015	01/01/2020	01/01/2050	29:00	30:00	1	$ 10,000.00	$ 20,464.07
						$ 10,000.00	$ 20,464.07

Comments

According to the Association the South pond fountain will be replaced before the end of the 2020 fiscal year at a cost of approximately $10,000.

Item Parameters - Full Detail

Irrigation, Piping & Valves, Phased

Item Number	3	Measurement Basis	Lp Sm
Type	Common Area	Estimated Useful Life	30 Years
Category	Property Site Components	Basis Cost	$ 37,500.00
Tracking	Logistical		
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0003	01/01/1990	01/01/2025	4:00	35:00	1	$ 37,500.00	$ 41,392.98
920-002-0003	01/01/1990	01/01/2028	7:00	38:00	1	37,500.00	44,575.72
920-003-0003	01/01/1990	01/01/2031	10:00	41:00	1	37,500.00	48,003.17
						$ 112,500.00	$ 133,971.87

Comments

Leak repairs and damaged individual components such as heads and valves should be replaced from the operating budget as needed.

Item Parameters - Full Detail

Irrigation, Pressure Tanks

Item Number	2	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	12 Years
Category	Property Site Components	Basis Cost	$ 2,850.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0002	01/01/2018	01/01/2030	9:00	12:00	2	$ 5,700.00	$ 7,118.52
						$ 5,700.00	$ 7,118.52

Comments

Item Parameters - Full Detail

Irrigation, Pumps & Controllers

Item Number	40	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	10 Years
Category	Property Site Components	Basis Cost	$ 9,000.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0040	01/01/2019	01/01/2029	8:00	10:00	2	$ 18,000.00	$ 21,931.25
						$ 18,000.00	$ 21,931.25

Comments


The current replacement cost includes both the submersible well pumps and the controllers.

Item Parameters - Full Detail

Landscape Lighting, Incl. Elect. (Phased)

Item Number	36	Measurement Basis	Lp Sm
Type	Common Area	Estimated Useful Life	15 Years
Category	Property Site Components	Basis Cost	$ 5,300.00
Tracking	Logistical		
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0036	01/01/1990	01/01/2023	2:00	33:00	1	$ 5,300.00	$ 5,568.31
920-002-0036	01/01/1990	01/01/2025	4:00	35:00	1	5,300.00	5,850.21
920-003-0036	01/01/1990	01/01/2027	6:00	37:00	2	10,600.00	12,292.75
						$ 21,200.00	$ 23,711.27

Comments

Individual fixtures, bulbs, and damaged wiring should be replaced as-needed from the operating budget. Lighting system replacement will occur in 3 phases: North Entry, South Entry, Pool Area.

Item Parameters - Full Detail

Landscaping, Add/Replace, Common Grounds

Item Number	4	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	8 Years
Category	Property Site Components	Basis Cost	$ 12,000.00
Tracking	Logistical		
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0004	01/01/1990	01/01/2023	2:00	33:00	1	$ 12,000.00	$ 12,607.50
						$ 12,000.00	$ 12,607.50

Comments

Item Parameters - Full Detail

Landscaping, Mulch

Item Number	7	Measurement Basis	Lp Sm
Type	Common Area	Estimated Useful Life	2 Years
Category	Property Site Components	Basis Cost	$ 34,000.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0007	01/01/2020	01/01/2022	1:00	2:00	1	$ 34,000.00	$ 34,850.00
						$ 34,000.00	$ 34,850.00

Comments

On the day of our inspection the mulch was in the process of being replinished at a cost of approximately $34,000. We have deducted this amount to arrive at the unaudited beginning balance.

Item Parameters - Full Detail

Light Posts, 11' Single Globe, Pool

Item Number	35	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	20 Years
Category	Property Site Components	Basis Cost	$ 1,600.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0035	01/01/2016	01/01/2036	15:00	20:00	1	$ 1,600.00	$ 2,317.28
920-002-0035	01/01/2020	01/01/2040	19:00	20:00	1	1,600.00	2,557.84
						$ 3,200.00	$ 4,875.12

Comments

Item Parameters - Full Detail

Mailbox Clusters, Aluminum, Multi-Owner

Item Number	6	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	20 Years
Category	Property Site Components	Basis Cost	$ 2,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0006	01/01/2005	01/01/2025	4:00	20:00	5	$ 12,500.00	$ 13,797.66
						$ 12,500.00	$ 13,797.66

Comments

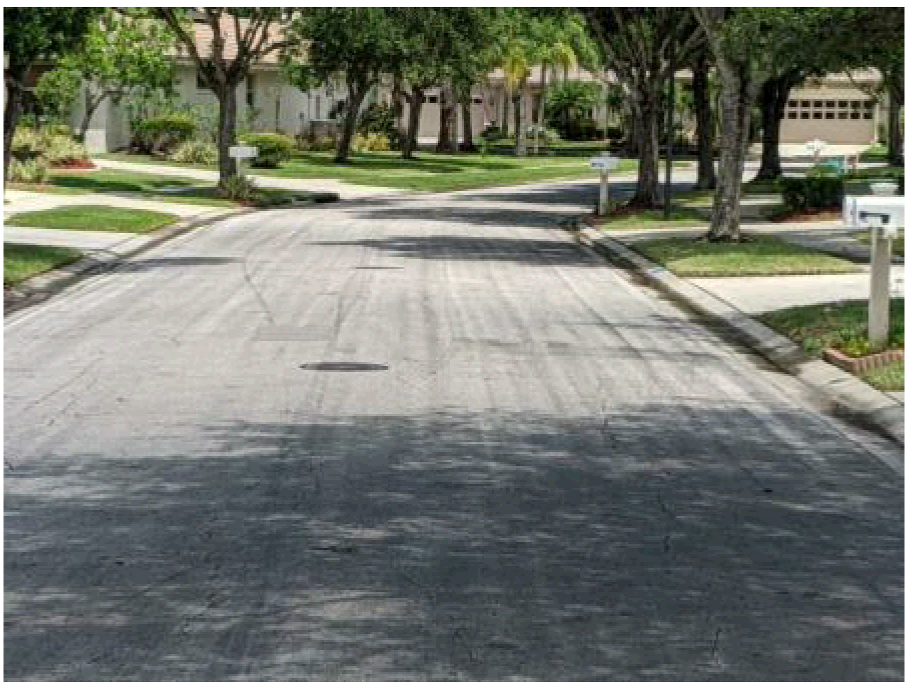
Item Parameters - Full Detail

Mailboxes, Aluminum, Individual

Item Number	5	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	20 Years
Category	Property Site Components	Basis Cost	$ 425.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0005	01/01/2005	01/01/2025	4:00	20:00	32	$ 13,600.00	$ 15,011.86
						$ 13,600.00	$ 15,011.86

Comments



Item Parameters - Full Detail

Perimeter Walls, Paint/Repairs, Both Sides

Item Number	11	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	10 Years
Category	Property Site Components	Basis Cost	$ 1.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0011	01/01/2015	01/01/2025	4:00	10:00	18,500	$ 18,500.00	$ 20,420.54
						$ 18,500.00	$ 20,420.54

Comments

Item Parameters - Full Detail

Perimeter Walls, Paint/Repairs, Outside Only

Item Number	10	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	10 Years
Category	Property Site Components	Basis Cost	$ 1.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0010	01/01/2020	01/01/2030	9:00	10:00	8,500	$ 8,500.00	$ 10,615.34
						$ 8,500.00	$ 10,615.34

Comments

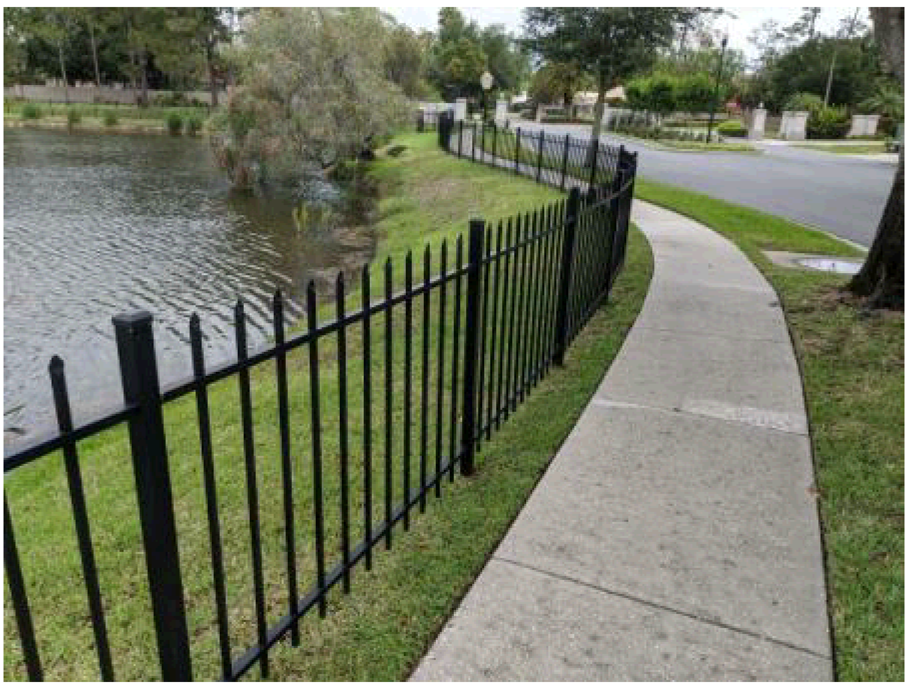
Item Parameters - Full Detail

Sidewalks, Repair/Replace (Partial)

Item Number	30	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	50 Years
Category	Property Site Components	Basis Cost	$ 7.64
Tracking	Logistical		
Method	One Time		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0030	/ /	01/01/2026	5:00	50:00	1,320	$ 10,084.80	$ 11,410.03
920-002-0030	/ /	01/01/2036	15:00	50:00	1,980	15,127.20	21,908.70
920-003-0030	/ /	01/01/2046	25:00	50:00	2,640	20,169.60	37,393.31
						$ 45,381.60	$ 70,712.04

Comments



Component Details

Total Sidewalk Area	Cost per sf	Total Cost	50 yr life failure rate	Reserve Requirement
33,000	$7.64	$252,120.00	20%	$50,424.00

Reserve Schedule

Years	Reserve Amount	Sq Footage
Years 1-10	no reserves	
Years 11-20	$5,042.40	660
Years 21-30	$10,084.80	1,320
Years 31-40	$15,127.20	1,980
Years 41-50	$20,169.60	2,640
Total	$50,424.00	
Years 51-60		10,560
Years 61-66		15,840
	Total Area	33,000

Item Parameters - Full Detail

Storm Drainage, Repair/Replace (Partial)

Item Number	33	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	20 Years
Category	Property Site Components	Basis Cost	$ 22,500.00
Tracking	Logistical		
Method	One Time		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0033	/ /	01/01/2030	9:00	20:00	1	$ 22,500.00	$ 28,099.42
920-002-0033	/ /	01/01/2040	19:00	20:00	1	22,500.00	35,969.63
920-003-0033	/ /	01/01/2050	29:00	29:00	1	22,500.00	46,044.17
						$ 67,500.00	$ 110,113.22

Comments

According to the association a section of drainage pipe under the road connecting the south pond and the swamp to the east will be replaced in 2020 at a cost of approximately $22,500. We have deducted this amount to arrive at the unaudited beginning balance.

Item Parameters - Full Detail

Storm Drains, Cleanout

Item Number	51	Measurement Basis	Lp Sm
Type	Common Area	Estimated Useful Life	2 Years
Category	Property Site Components	Basis Cost	$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0051	01/01/2019	01/01/2021	0:00	2:00	1	$ 5,000.00	$ 5,000.00
						$ 5,000.00	$ 5,000.00

Comments

Item Parameters - Full Detail

Street Signs & Posts, Black Decorative

Item Number	32	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	20 Years
Category	Property Site Components	Basis Cost	$ 750.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0032	01/01/2020	01/01/2040	19:00	20:00	8	$ 6,000.00	$ 9,591.90
						$ 6,000.00	$ 9,591.90

Comments

Item Parameters - Full Detail

Trees, Remove/Replace (Partial)

Item Number	31	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	6 Years
Category	Property Site Components	Basis Cost	$ 6,000.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0031	01/01/2019	01/01/2025	4:00	6:00	1	$ 6,000.00	$ 6,622.88
						$ 6,000.00	$ 6,622.88

Comments

Item Parameters - Full Detail

Trees, Trimming & Maintenance

Item Number	47	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	3 Years
Category	Property Site Components	Basis Cost	$ 6,000.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0047	01/01/2019	01/01/2022	1:00	3:00	1	$ 6,000.00	$ 6,150.00
						$ 6,000.00	$ 6,150.00

Comments

Item Parameters - Full Detail

Weir, Capital Repairs, North Pond

Item Number	38	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	40 Years
Category	Property Site Components	Basis Cost	$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0038	01/01/1990	01/01/2030	9:00	40:00	1	$ 5,000.00	$ 6,244.31
						$ 5,000.00	$ 6,244.31

Comments

Item Parameters - Full Detail

Weir, Capital Repairs, South Pond

Item Number	52	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	40 Years
Category	Property Site Components	Basis Cost	$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0052	01/01/2015	01/01/2055	34:00	40:00	1	$ 5,000.00	$ 11,576.61
						$ 5,000.00	$ 11,576.61

Comments

Reserve Expenditures

This section of the report details the associations expenditures over the next 30 years.

Reports displayed in this section utilize the following assumptions:

- Inflation on Reserve Items - 2.50%

Expenditures

Category Date	Reserve Item	Code	Service Date	Estimated Life	Current Cost	Expenditure
Year : 2021						
Pool Components						
01/01/2021	Pool Deck, Pavers, Clean, Sand & Seal	910-000-0019	01/01/2017	4:00	$ 2,765.00	$ 2,765.00
01/01/2021	Pool Furniture, Re-Strapping	910-000-0023		3:00	2,076.00	2,076.00
01/01/2021	Pool Pump & Motor, Pentair Intellifo	920-002-0048	01/01/2005	16:00	1,775.00	1,775.00
01/01/2021	Spa Pump & Motor, Pentair Intelliflo	910-000-0049	01/01/2005	16:00	1,775.00	1,775.00
					$ 8,391.00	$ 8,391.00
Property Site Components						
01/01/2021	Asphalt Pavement, Mill & Overlay (Phas	920-002-0009	01/01/1990	31:00	$ 44,028.00	$ 44,028.00
01/01/2021	Fencing, 6' Chain-Link, Pool	910-000-0022	01/01/1995	26:00	15,080.00	15,080.00
01/01/2021	Storm Drains, Cleanout	910-000-0051	01/01/2019	2:00	5,000.00	5,000.00
					$ 64,108.00	$ 64,108.00
Year : 2022						
Exterior Building Components						
01/01/2022	Exterior Painting, Homes (Phased)	920-001-0008	01/01/2015	7:00	$ 46,550.00	$ 47,713.75
01/01/2022	Roof Cleaning, Homes (Phased)	920-001-0029	01/01/2015	7:00	8,075.00	8,276.88
					$ 54,625.00	$ 55,990.63
Property Site Components						
01/01/2022	Entrance Sign Lettering	910-000-0034	01/01/1991	31:00	$ 9,000.00	$ 9,225.00
01/01/2022	Erosion Control, South Pond, (Phased)	920-001-0037		40:00	41,100.00	42,127.50
01/01/2022	Landscaping, Mulch	910-000-0007	01/01/2020	2:00	34,000.00	34,850.00
01/01/2022	Trees, Trimming & Maintenance	910-000-0047	01/01/2019	3:00	6,000.00	6,150.00
					$ 90,100.00	$ 92,352.50
Year : 2023						
Exterior Building Components						
01/01/2023	Exterior Painting, Homes (Phased)	920-002-0008	01/01/2016	7:00	$ 90,650.00	$ 95,239.16
01/01/2023	Roof Cleaning, Homes (Phased)	920-002-0029	01/01/2016	7:00	15,725.00	16,521.08
					$ 106,375.00	$ 111,760.24
Pool Components						
01/01/2023	Sand Filter, Hayward	910-000-0045	01/01/2005	18:00	$ 850.00	$ 893.03
					$ 850.00	$ 893.03
Property Site Components						
01/01/2023	Landscape Lighting, Incl. Elect. (Phased)	920-001-0036	01/01/1990	33:00	$ 5,300.00	$ 5,568.31
01/01/2023	Landscaping, Add/Replace, Common Gr	910-000-0004	01/01/1990	33:00	12,000.00	12,607.50
01/01/2023	Storm Drains, Cleanout	910-000-0051	01/01/2021	2:00	5,000.00	5,253.13
					$ 22,300.00	$ 23,428.94

Expenditures

Category Date	Reserve Item	Code	Service Date	Estimated Life	Current Cost	Expenditure
Year : 2024						
Exterior Building Components						
01/01/2024	Exterior Painting, Homes (Phased)	920-003-0008	01/01/2017	7:00	$ 58,800.00	$ 63,321.17
01/01/2024	Roof Cleaning, Homes (Phased)	920-003-0029	01/01/2017	7:00	10,200.00	10,984.28
					$ 69,000.00	$ 74,305.45
Pool Components						
01/01/2024	Pool Furniture, Replace	910-000-0024	01/01/2007	17:00	$ 6,450.00	$ 6,945.94
					$ 6,450.00	$ 6,945.94
Property Site Components						
01/01/2024	Erosion Control, South Pond, (Phased)	920-002-0037		40:00	$ 41,100.00	$ 44,260.20
01/01/2024	Landscaping, Mulch	910-000-0007	01/01/2022	2:00	34,000.00	36,614.28
					$ 75,100.00	$ 80,874.48
Year : 2025						
Exterior Building Components						
01/01/2025	Exterior Painting, Homes (Phased)	920-004-0008	01/01/2018	7:00	$ 49,000.00	$ 54,086.83
01/01/2025	Roof Cleaning, Homes (Phased)	920-004-0029	01/01/2018	7:00	8,500.00	9,382.41
					$ 57,500.00	$ 63,469.24
Pool Components						
01/01/2025	Chemical Metering Pumps, Stenner	910-000-0042	01/01/2005	20:00	$ 1,000.00	$ 1,103.81
01/01/2025	Pool Deck, Pavers, Clean, Sand & Seal	910-000-0019	01/01/2021	4:00	2,765.00	3,052.04
					$ 3,765.00	$ 4,155.85
Property Site Components						
01/01/2025	Irrigation, Piping & Valves, Phased	920-001-0003	01/01/1990	35:00	$ 37,500.00	$ 41,392.98
01/01/2025	Landscape Lighting, Incl. Elect. (Phased)	920-002-0036	01/01/1990	35:00	5,300.00	5,850.21
01/01/2025	Mailbox Clusters, Aluminum, Multi-Ow	910-000-0006	01/01/2005	20:00	12,500.00	13,797.66
01/01/2025	Mailboxes, Aluminum, Individual	910-000-0005	01/01/2005	20:00	13,600.00	15,011.86
01/01/2025	Perimeter Walls, Paint/Repairs, Both Si	910-000-0011	01/01/2015	10:00	18,500.00	20,420.54
01/01/2025	Storm Drains, Cleanout	910-000-0051	01/01/2023	2:00	5,000.00	5,519.06
01/01/2025	Trees, Remove/Replace (Partial)	910-000-0031	01/01/2019	6:00	6,000.00	6,622.88
01/01/2025	Trees, Trimming & Maintenance	910-000-0047	01/01/2022	3:00	6,000.00	6,622.88
					$ 104,400.00	$ 115,238.07
Year : 2026						
Exterior Building Components						
01/01/2026	Exterior Paint and Stucco Repairs, Pool	910-000-0021	01/01/2019	7:00	$ 716.00	$ 810.09
01/01/2026	Exterior Painting, Homes (Phased)	920-005-0008	01/01/2019	7:00	53,900.00	60,982.90
01/01/2026	Roof Cleaning, Homes (Phased)	920-005-0029	01/01/2019	7:00	9,350.00	10,578.67
					$ 63,966.00	$ 72,371.66
Pool Components						
01/01/2026	pH Controller, Hayward, Pool	910-000-0043	01/01/2016	10:00	$ 750.00	$ 848.56
01/01/2026	Pool Heater, Heat Pump	910-000-0027	01/01/2016	10:00	5,500.00	6,222.75

Expenditures

Category Date	Reserve Item	Code	Service Date	Estimated Life	Current Cost	Expenditure
01/01/2026	Pool Pump & Motor, Pentair Intellifo	920-001-0048	01/01/2016	10:00	$ 1,775.00	$ 2,008.25
01/01/2026	Sand Filter, Pentair Triton	910-000-0041	01/01/2016	10:00	850.00	961.70
01/01/2026	Spa Heater, Heat Pump	910-000-0028	01/01/2016	10:00	5,500.00	6,222.75
					$ 14,375.00	$ 16,264.01
Property Site Components						
01/01/2026	Erosion Control, North Pond (Phased)	920-001-0012		40:00	$ 34,250.00	$ 38,750.73
01/01/2026	Landscaping, Mulch	910-000-0007	01/01/2024	2:00	34,000.00	38,467.88
01/01/2026	Sidewalks, Repair/Replace (Partial)	920-001-0030		50:00	10,084.80	11,410.03
					$ 78,334.80	$ 88,628.64
Year : 2027						
Property Site Components						
01/01/2027	Bench, 6' Metal	910-000-0050	01/01/2015	12:00	$ 600.00	$ 695.82
01/01/2027	Landscape Lighting, Incl. Elect. (Phased)	920-003-0036	01/01/1990	37:00	10,600.00	12,292.75
01/01/2027	Storm Drains, Cleanout	910-000-0051	01/01/2025	2:00	5,000.00	5,798.47
					$ 16,200.00	$ 18,787.04
Year : 2028						
Property Site Components						
01/01/2028	Erosion Control, North Pond (Phased)	920-002-0012		40:00	$ 34,250.00	$ 40,712.49
01/01/2028	Irrigation, Piping & Valves, Phased	920-002-0003	01/01/1990	38:00	37,500.00	44,575.72
01/01/2028	Landscaping, Mulch	910-000-0007	01/01/2026	2:00	34,000.00	40,415.32
01/01/2028	Trees, Trimming & Maintenance	910-000-0047	01/01/2025	3:00	6,000.00	7,132.11
					$ 111,750.00	$ 132,835.64
Year : 2029						
Exterior Building Components						
01/01/2029	Exterior Painting, Homes (Phased)	920-001-0008	01/01/2022	7:00	$ 46,550.00	$ 56,716.65
01/01/2029	Roof Cleaning, Homes (Phased)	920-001-0029	01/01/2022	7:00	8,075.00	9,838.60
					$ 54,625.00	$ 66,555.25
Pool Components						
01/01/2029	Pool Deck, Pavers, Clean, Sand & Seal	910-000-0019	01/01/2025	4:00	$ 2,765.00	$ 3,368.88
01/01/2029	Pool/Spa Finish & Border Tiles	910-000-0017	01/01/2017	12:00	26,150.00	31,861.24
					$ 28,915.00	$ 35,230.12
Property Site Components						
01/01/2029	Irrigation, Pumps & Controllers	910-000-0040	01/01/2019	10:00	$ 18,000.00	$ 21,931.25
01/01/2029	Storm Drains, Cleanout	910-000-0051	01/01/2027	2:00	5,000.00	6,092.01
					$ 23,000.00	$ 28,023.26
Year : 2030						
Exterior Building Components						
01/01/2030	Exterior Painting, Homes (Phased)	920-002-0008	01/01/2023	7:00	$ 90,650.00	$ 113,209.43
01/01/2030	Roof Cleaning, Homes (Phased)	920-002-0029	01/01/2023	7:00	15,725.00	19,638.37
01/01/2030	Roof, Concrete Tile, Pool Building	910-000-0020	01/01/1995	35:00	4,250.00	5,307.67

Expenditures

Category Date	Reserve Item	Code	Service Date	Estimated Life	Current Cost	Expenditure
					$ 110,625.00	$ 138,155.47
Pool Components						
01/01/2030	Pool Collector Tank, VakPak	910-000-0026	01/01/1995	35:00	$ 5,000.00	$ 6,244.31
					$ 5,000.00	$ 6,244.31
Property Site Components						
01/01/2030	Erosion Control, North Pond (Phased)	920-003-0012		40:00	$ 34,250.00	$ 42,773.56
01/01/2030	Irrigation, Pressure Tanks	910-000-0002	01/01/2018	12:00	5,700.00	7,118.52
01/01/2030	Landscaping, Mulch	910-000-0007	01/01/2028	2:00	34,000.00	42,461.34
01/01/2030	Perimeter Walls, Paint/Repairs, Outside	910-000-0010	01/01/2020	10:00	8,500.00	10,615.34
01/01/2030	Storm Drainage, Repair/Replace (Partial	920-001-0033		20:00	22,500.00	28,099.42
01/01/2030	Weir, Capital Repairs, North Pond	910-000-0038	01/01/1990	40:00	5,000.00	6,244.31
					$ 109,950.00	$ 137,312.49
Year : 2031						
Exterior Building Components						
01/01/2031	Exterior Painting, Homes (Phased)	920-003-0008	01/01/2024	7:00	$ 58,800.00	$ 75,268.97
01/01/2031	Roof Cleaning, Homes (Phased)	920-003-0029	01/01/2024	7:00	10,200.00	13,056.86
					$ 69,000.00	$ 88,325.83
Pool Components						
01/01/2031	Pool Pump & Motor, Pentair Intellifo	920-002-0048	01/01/2021	10:00	$ 1,775.00	$ 2,272.15
01/01/2031	Spa Pump & Motor, Pentair Intelliflo	910-000-0049	01/01/2021	10:00	1,775.00	2,272.15
					$ 3,550.00	$ 4,544.30
Property Site Components						
01/01/2031	Irrigation, Piping & Valves, Phased	920-003-0003	01/01/1990	41:00	$ 37,500.00	$ 48,003.17
01/01/2031	Landscaping, Add/Replace, Common Gr	910-000-0004	01/01/2023	8:00	12,000.00	15,361.01
01/01/2031	Storm Drains, Cleanout	910-000-0051	01/01/2029	2:00	5,000.00	6,400.42
01/01/2031	Trees, Remove/Replace (Partial)	910-000-0031	01/01/2025	6:00	6,000.00	7,680.51
01/01/2031	Trees, Trimming & Maintenance	910-000-0047	01/01/2028	3:00	6,000.00	7,680.51
					$ 66,500.00	$ 85,125.62
Year : 2032						
Exterior Building Components						
01/01/2032	Exterior Painting, Homes (Phased)	920-004-0008	01/01/2025	7:00	$ 49,000.00	$ 64,292.25
01/01/2032	Roof Cleaning, Homes (Phased)	920-004-0029	01/01/2025	7:00	8,500.00	11,152.74
					$ 57,500.00	$ 75,444.99
Property Site Components						
01/01/2032	Landscaping, Mulch	910-000-0007	01/01/2030	2:00	$ 34,000.00	$ 44,610.95
					$ 34,000.00	$ 44,610.95

Expenditures

Category Date	Reserve Item	Code	Service Date	Estimated Life	Current Cost	Expenditure
Year : 2033						
Exterior Building Components						
01/01/2033	Exterior Paint and Stucco Repairs, Pool	910-000-0021	01/01/2026	7:00	$ 716.00	$ 962.94
01/01/2033	Exterior Painting, Homes (Phased)	920-005-0008	01/01/2026	7:00	53,900.00	72,489.51
01/01/2033	Roof Cleaning, Homes (Phased)	920-005-0029	01/01/2026	7:00	9,350.00	12,574.71
					$ 63,966.00	$ 86,027.16
Interior Building Components						
01/01/2033	Restroom Renovation, Pool Building	910-000-0025	01/01/2018	15:00	$ 7,000.00	$ 9,414.22
					$ 7,000.00	$ 9,414.22
Pool Components						
01/01/2033	Pool Deck, Concrete Pavers	910-000-0018	01/01/2008	25:00	$ 27,650.00	$ 37,186.18
01/01/2033	Pool Deck, Pavers, Clean, Sand & Seal	910-000-0019	01/01/2029	4:00	2,765.00	3,718.62
01/01/2033	Sand Filter, Hayward	910-000-0045	01/01/2023	10:00	850.00	1,143.16
					$ 31,265.00	$ 42,047.96
Property Site Components						
01/01/2033	Storm Drains, Cleanout	910-000-0051	01/01/2031	2:00	$ 5,000.00	$ 6,724.44
					$ 5,000.00	$ 6,724.44
Year : 2034						
Property Site Components						
01/01/2034	Landscaping, Mulch	910-000-0007	01/01/2032	2:00	$ 34,000.00	$ 46,869.38
01/01/2034	Trees, Trimming & Maintenance	910-000-0047	01/01/2031	3:00	6,000.00	8,271.07
					$ 40,000.00	$ 55,140.45
Year : 2035						
Pool Components						
01/01/2035	Chemical Metering Pumps, Stenner	910-000-0042	01/01/2025	10:00	$ 1,000.00	$ 1,412.97
					$ 1,000.00	$ 1,412.97
Property Site Components						
01/01/2035	Perimeter Walls, Paint/Repairs, Both Si	910-000-0011	01/01/2025	10:00	$ 18,500.00	$ 26,140.02
01/01/2035	Storm Drains, Cleanout	910-000-0051	01/01/2033	2:00	5,000.00	7,064.87
					$ 23,500.00	$ 33,204.89
Year : 2036						
Exterior Building Components						
01/01/2036	Exterior Painting, Homes (Phased)	920-001-0008	01/01/2029	7:00	$ 46,550.00	$ 67,418.28
01/01/2036	Roof Cleaning, Homes (Phased)	920-001-0029	01/01/2029	7:00	8,075.00	11,695.01
					$ 54,625.00	$ 79,113.29
Pool Components						
01/01/2036	pH Controller, Hayward, Pool	910-000-0043	01/01/2026	10:00	$ 750.00	$ 1,086.22
01/01/2036	Pool Heater, Heat Pump	910-000-0027	01/01/2026	10:00	5,500.00	7,965.64
01/01/2036	Pool Pump & Motor, Pentair Intellifo	920-001-0048	01/01/2026	10:00	1,775.00	2,570.73

Expenditures

Category Date	Reserve Item	Code	Service Date	Estimated Life	Current Cost	Expenditure
01/01/2036	Sand Filter, Pentair Triton	910-000-0041	01/01/2026	10:00	$ 850.00	$ 1,231.05
01/01/2036	Spa Heater, Heat Pump	910-000-0028	01/01/2026	10:00	5,500.00	7,965.64
					$ 14,375.00	$ 20,819.28
Property Site Components						
01/01/2036	Asphalt Pavement, Mill & Overlay (Phas	920-001-0009	01/01/2016	20:00	$ 79,872.00	$ 115,678.47
01/01/2036	Landscaping, Mulch	910-000-0007	01/01/2034	2:00	34,000.00	49,242.14
01/01/2036	Light Posts, 11' Single Globe, Pool	920-001-0035	01/01/2016	20:00	1,600.00	2,317.28
01/01/2036	Sidewalks, Repair/Replace (Partial)	920-002-0030		50:00	15,127.20	21,908.70
					$ 130,599.20	$ 189,146.59
Year : 2037						
Exterior Building Components						
01/01/2037	Exterior Painting, Homes (Phased)	920-002-0008	01/01/2030	7:00	$ 90,650.00	$ 134,570.43
01/01/2037	Roof Cleaning, Homes (Phased)	920-002-0029	01/01/2030	7:00	15,725.00	23,343.85
					$ 106,375.00	$ 157,914.28
Pool Components						
01/01/2037	Pool Deck, Pavers, Clean, Sand & Seal	910-000-0019	01/01/2033	4:00	$ 2,765.00	$ 4,104.66
					$ 2,765.00	$ 4,104.66
Property Site Components						
01/01/2037	Storm Drains, Cleanout	910-000-0051	01/01/2035	2:00	$ 5,000.00	$ 7,422.53
01/01/2037	Trees, Remove/Replace (Partial)	910-000-0031	01/01/2031	6:00	6,000.00	8,907.03
01/01/2037	Trees, Trimming & Maintenance	910-000-0047	01/01/2034	3:00	6,000.00	8,907.03
					$ 17,000.00	$ 25,236.59
Year : 2038						
Exterior Building Components						
01/01/2038	Exterior Painting, Homes (Phased)	920-003-0008	01/01/2031	7:00	$ 58,800.00	$ 89,471.15
01/01/2038	Roof Cleaning, Homes (Phased)	920-003-0029	01/01/2031	7:00	10,200.00	15,520.51
					$ 69,000.00	$ 104,991.66
Property Site Components						
01/01/2038	Landscape Lighting, Incl. Elect. (Phased)	920-001-0036	01/01/2023	15:00	$ 5,300.00	$ 8,064.58
01/01/2038	Landscaping, Mulch	910-000-0007	01/01/2036	2:00	34,000.00	51,735.02
					$ 39,300.00	$ 59,799.60
Year : 2039						
Exterior Building Components						
01/01/2039	Exterior Painting, Homes (Phased)	920-004-0008	01/01/2032	7:00	$ 49,000.00	$ 76,423.28
01/01/2039	Roof Cleaning, Homes (Phased)	920-004-0029	01/01/2032	7:00	8,500.00	13,257.10
					$ 57,500.00	$ 89,680.38
Pool Components						
01/01/2039	Pool Furniture, Replace	910-000-0024	01/01/2024	15:00	$ 6,450.00	$ 10,059.80
					$ 6,450.00	$ 10,059.80

Expenditures

Category Date	Reserve Item	Code	Service Date	Estimated Life	Current Cost	Expenditure
Property Site Components						
01/01/2039	Bench, 6' Metal	910-000-0050	01/01/2027	12:00	$ 600.00	$ 935.80
01/01/2039	Irrigation, Pumps & Controllers	910-000-0040	01/01/2029	10:00	18,000.00	28,073.86
01/01/2039	Landscaping, Add/Replace, Common Gr	910-000-0004	01/01/2031	8:00	12,000.00	18,715.90
01/01/2039	Storm Drains, Cleanout	910-000-0051	01/01/2037	2:00	5,000.00	7,798.29
					$ 35,600.00	$ 55,523.85
Year : 2040						
Exterior Building Components						
01/01/2040	Exterior Paint and Stucco Repairs, Pool	910-000-0021	01/01/2033	7:00	$ 716.00	$ 1,144.63
01/01/2040	Exterior Painting, Homes (Phased)	920-005-0008	01/01/2033	7:00	53,900.00	86,167.25
01/01/2040	Roof Cleaning, Homes (Phased)	920-005-0029	01/01/2033	7:00	9,350.00	14,947.38
					$ 63,966.00	$ 102,259.26
Property Site Components						
01/01/2040	Fencing, 4' Aluminum Picket, South Pon	910-000-0013	01/01/2015	25:00	$ 45,510.00	$ 72,754.57
01/01/2040	Landscape Lighting, Incl. Elect. (Phased)	920-002-0036	01/01/2025	15:00	5,300.00	8,472.85
01/01/2040	Landscaping, Mulch	910-000-0007	01/01/2038	2:00	34,000.00	54,354.11
01/01/2040	Light Posts, 11' Single Globe, Pool	920-002-0035	01/01/2020	20:00	1,600.00	2,557.84
01/01/2040	Perimeter Walls, Paint/Repairs, Outside	910-000-0010	01/01/2030	10:00	8,500.00	13,588.53
01/01/2040	Storm Drainage, Repair/Replace (Partial	920-002-0033		20:00	22,500.00	35,969.63
01/01/2040	Street Signs & Posts, Black Decorative	910-000-0032	01/01/2020	20:00	6,000.00	9,591.90
01/01/2040	Trees, Trimming & Maintenance	910-000-0047	01/01/2037	3:00	6,000.00	9,591.90
					$ 129,410.00	$ 206,881.33
Year : 2041						
Pool Components						
01/01/2041	Pool Deck, Pavers, Clean, Sand & Seal	910-000-0019	01/01/2037	4:00	$ 2,765.00	$ 4,530.77
01/01/2041	Pool Pump & Motor, Pentair Intellifo	920-002-0048	01/01/2031	10:00	1,775.00	2,908.54
01/01/2041	Pool/Spa Finish & Border Tiles	910-000-0017	01/01/2029	12:00	26,150.00	42,849.82
01/01/2041	Spa Pump & Motor, Pentair Intelliflo	910-000-0049	01/01/2031	10:00	1,775.00	2,908.54
					$ 32,465.00	$ 53,197.67
Property Site Components						
01/01/2041	Asphalt Pavement, Mill & Overlay (Phas	920-002-0009	01/01/2021	20:00	$ 44,028.00	$ 72,145.00
01/01/2041	Storm Drains, Cleanout	910-000-0051	01/01/2039	2:00	5,000.00	8,193.08
					$ 49,028.00	$ 80,338.08
Year : 2042						
Property Site Components						
01/01/2042	Irrigation, Pressure Tanks	910-000-0002	01/01/2030	12:00	$ 5,700.00	$ 9,573.62
01/01/2042	Landscape Lighting, Incl. Elect. (Phased)	920-003-0036	01/01/2027	15:00	10,600.00	17,803.57
01/01/2042	Landscaping, Mulch	910-000-0007	01/01/2040	2:00	34,000.00	57,105.78
					$ 50,300.00	$ 84,482.97

Expenditures

Category Date	Reserve Item	Code	Service Date	Estimated Life	Current Cost	Expenditure
Year : 2043						
Exterior Building Components						
01/01/2043	Exterior Painting, Homes (Phased)	920-001-0008	01/01/2036	7:00	$ 46,550.00	$ 80,139.15
01/01/2043	Roof Cleaning, Homes (Phased)	920-001-0029	01/01/2036	7:00	8,075.00	13,901.69
					$ 54,625.00	$ 94,040.84
Pool Components						
01/01/2043	Sand Filter, Hayward	910-000-0045	01/01/2033	10:00	$ 850.00	$ 1,463.34
					$ 850.00	$ 1,463.34
Property Site Components						
01/01/2043	Storm Drains, Cleanout	910-000-0051	01/01/2041	2:00	$ 5,000.00	$ 8,607.86
01/01/2043	Trees, Remove/Replace (Partial)	910-000-0031	01/01/2037	6:00	6,000.00	10,329.43
01/01/2043	Trees, Trimming & Maintenance	910-000-0047	01/01/2040	3:00	6,000.00	10,329.43
					$ 17,000.00	$ 29,266.72
Year : 2044						
Exterior Building Components						
01/01/2044	Exterior Painting, Homes (Phased)	920-002-0008	01/01/2037	7:00	$ 90,650.00	$ 159,961.96
01/01/2044	Roof Cleaning, Homes (Phased)	920-002-0029	01/01/2037	7:00	15,725.00	27,748.50
					$ 106,375.00	$ 187,710.46
Property Site Components						
01/01/2044	Landscaping, Mulch	910-000-0007	01/01/2042	2:00	$ 34,000.00	$ 59,996.76
					$ 34,000.00	$ 59,996.76
Year : 2045						
Exterior Building Components						
01/01/2045	Exterior Painting, Homes (Phased)	920-003-0008	01/01/2038	7:00	$ 58,800.00	$ 106,353.09
01/01/2045	Roof Cleaning, Homes (Phased)	920-003-0029	01/01/2038	7:00	10,200.00	18,449.00
					$ 69,000.00	$ 124,802.09
Pool Components						
01/01/2045	Chemical Metering Pumps, Stenner	910-000-0042	01/01/2035	10:00	$ 1,000.00	$ 1,808.73
01/01/2045	Pool Deck, Pavers, Clean, Sand & Seal	910-000-0019	01/01/2041	4:00	2,765.00	5,001.13
					$ 3,765.00	$ 6,809.86
Property Site Components						
01/01/2045	Mailbox Clusters, Aluminum, Multi-Ow	910-000-0006	01/01/2025	20:00	$ 12,500.00	$ 22,609.07
01/01/2045	Mailboxes, Aluminum, Individual	910-000-0005	01/01/2025	20:00	13,600.00	24,598.67
01/01/2045	Perimeter Walls, Paint/Repairs, Both Si	910-000-0011	01/01/2035	10:00	18,500.00	33,461.43
01/01/2045	Storm Drains, Cleanout	910-000-0051	01/01/2043	2:00	5,000.00	9,043.63
					$ 49,600.00	$ 89,712.80

Expenditures

Category Date	Reserve Item	Code	Service Date	Estimated Life	Current Cost	Expenditure
Year : 2046						
Exterior Building Components						
01/01/2046	Exterior Painting, Homes (Phased)	920-004-0008	01/01/2039	7:00	$ 49,000.00	$ 90,843.26
01/01/2046	Roof Cleaning, Homes (Phased)	920-004-0029	01/01/2039	7:00	8,500.00	15,758.52
					$ 57,500.00	$ 106,601.78
Pool Components						
01/01/2046	pH Controller, Hayward, Pool	910-000-0043	01/01/2036	10:00	$ 750.00	$ 1,390.46
01/01/2046	Pool Heater, Heat Pump	910-000-0027	01/01/2036	10:00	5,500.00	10,196.69
01/01/2046	Pool Pump & Motor, Pentair Intellifo	920-001-0048	01/01/2036	10:00	1,775.00	3,290.75
01/01/2046	Sand Filter, Pentair Triton	910-000-0041	01/01/2036	10:00	850.00	1,575.85
01/01/2046	Spa Heater, Heat Pump	910-000-0028	01/01/2036	10:00	5,500.00	10,196.69
					$ 14,375.00	$ 26,650.44
Property Site Components						
01/01/2046	Fencing, 6' Chain-Link, Pool	910-000-0022	01/01/2021	25:00	$ 15,080.00	$ 27,957.48
01/01/2046	Landscaping, Mulch	910-000-0007	01/01/2044	2:00	34,000.00	63,034.10
01/01/2046	Sidewalks, Repair/Replace (Partial)	920-003-0030		50:00	20,169.60	37,393.31
01/01/2046	Trees, Trimming & Maintenance	910-000-0047	01/01/2043	3:00	6,000.00	11,123.66
					$ 75,249.60	$ 139,508.55
Year : 2047						
Exterior Building Components						
01/01/2047	Exterior Paint and Stucco Repairs, Pool	910-000-0021	01/01/2040	7:00	$ 716.00	$ 1,360.61
01/01/2047	Exterior Painting, Homes (Phased)	920-005-0008	01/01/2040	7:00	53,900.00	102,425.78
01/01/2047	Roof Cleaning, Homes (Phased)	920-005-0029	01/01/2040	7:00	9,350.00	17,767.74
					$ 63,966.00	$ 121,554.13
Property Site Components						
01/01/2047	Landscaping, Add/Replace, Common Gr	910-000-0004	01/01/2039	8:00	$ 12,000.00	$ 22,803.51
01/01/2047	Storm Drains, Cleanout	910-000-0051	01/01/2045	2:00	5,000.00	9,501.46
					$ 17,000.00	$ 32,304.97
Year : 2048						
Exterior Building Components						
01/01/2048	Doors, Restroom, Pool Building	910-000-0046	01/01/2018	30:00	$ 1,600.00	$ 3,116.48
					$ 1,600.00	$ 3,116.48
Interior Building Components						
01/01/2048	Restroom Renovation, Pool Building	910-000-0025	01/01/2033	15:00	$ 7,000.00	$ 13,634.60
					$ 7,000.00	$ 13,634.60
Property Site Components						
01/01/2048	Landscaping, Mulch	910-000-0007	01/01/2046	2:00	$ 34,000.00	$ 66,225.20
					$ 34,000.00	$ 66,225.20

Expenditures

Category Date	Reserve Item	Code	Service Date	Estimated Life	Current Cost	Expenditure
Year : 2049						
Pool Components						
01/01/2049	Pool Deck, Pavers, Clean, Sand & Seal	910-000-0019	01/01/2045	4:00	$ 2,765.00	$ 5,520.31
					$ 2,765.00	$ 5,520.31
Property Site Components						
01/01/2049	Fountain, North Pond, 2hp	910-000-0016	01/01/2019	30:00	$ 5,000.00	$ 9,982.48
01/01/2049	Irrigation, Pumps & Controllers	910-000-0040	01/01/2039	10:00	18,000.00	35,936.91
01/01/2049	Storm Drains, Cleanout	910-000-0051	01/01/2047	2:00	5,000.00	9,982.48
01/01/2049	Trees, Remove/Replace (Partial)	910-000-0031	01/01/2043	6:00	6,000.00	11,978.97
01/01/2049	Trees, Trimming & Maintenance	910-000-0047	01/01/2046	3:00	6,000.00	11,978.97
					$ 40,000.00	$ 79,859.81
Year : 2050						
Exterior Building Components						
01/01/2050	Exterior Painting, Homes (Phased)	920-001-0008	01/01/2043	7:00	$ 46,550.00	$ 95,260.26
01/01/2050	Roof Cleaning, Homes (Phased)	920-001-0029	01/01/2043	7:00	8,075.00	16,524.74
					$ 54,625.00	$ 111,785.00
Property Site Components						
01/01/2050	Filtration System, South Pond	910-000-0014	01/01/2015	35:00	$ 117,744.00	$ 240,952.19
01/01/2050	Fountain, South Pond, 7.5hp	910-000-0015	01/01/2020	30:00	10,000.00	20,464.07
01/01/2050	Landscaping, Mulch	910-000-0007	01/01/2048	2:00	34,000.00	69,577.85
01/01/2050	Perimeter Walls, Paint/Repairs, Outside	910-000-0010	01/01/2040	10:00	8,500.00	17,394.46
01/01/2050	Storm Drainage, Repair/Replace (Partial	920-003-0033		29:00	22,500.00	46,044.17
					$ 192,744.00	$ 394,432.74

30 Year Pooled Cash Flow Funding Plan

This section of the reserve study presents an alternate funding plan to the Component Funding Analysis (Straight-Line). This plan utilizes the same reserve items and life expectancies with costs based on future rather than current. This method calculates the annual reserve contribution based on a 30 year positive cash flow.

The 30 Year Pooled Cash Flow Funding Plan is a method of calculating reserve contributions where contributions to the reserve funds are designed to offset the variable annual expenditures from the reserve fund. This analysis calculates the future replacement cost for reserve components when they are due for replacement, and recognizes increases in construction costs as well as interest income attributable to reserve accounts. Funds from the beginning balances are pooled together and a yearly contribution rate is calculated to arrive at a positive cash flow throughout the analysis period.

This funding plan utilizes the following assumptions:

- Annual Contribution Increase - 0.00%
- Interest Earned - 2.00%
- Taxes on Interest Earned - 0.00%
- Inflation on Reserve Items - 2.50%
- Contingency - 0.00%

Cross Creek at East Lake Woodlands HOA, Inc.

Analysis Date - January 1, 2021

Inflation:2.50% Investment:2.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

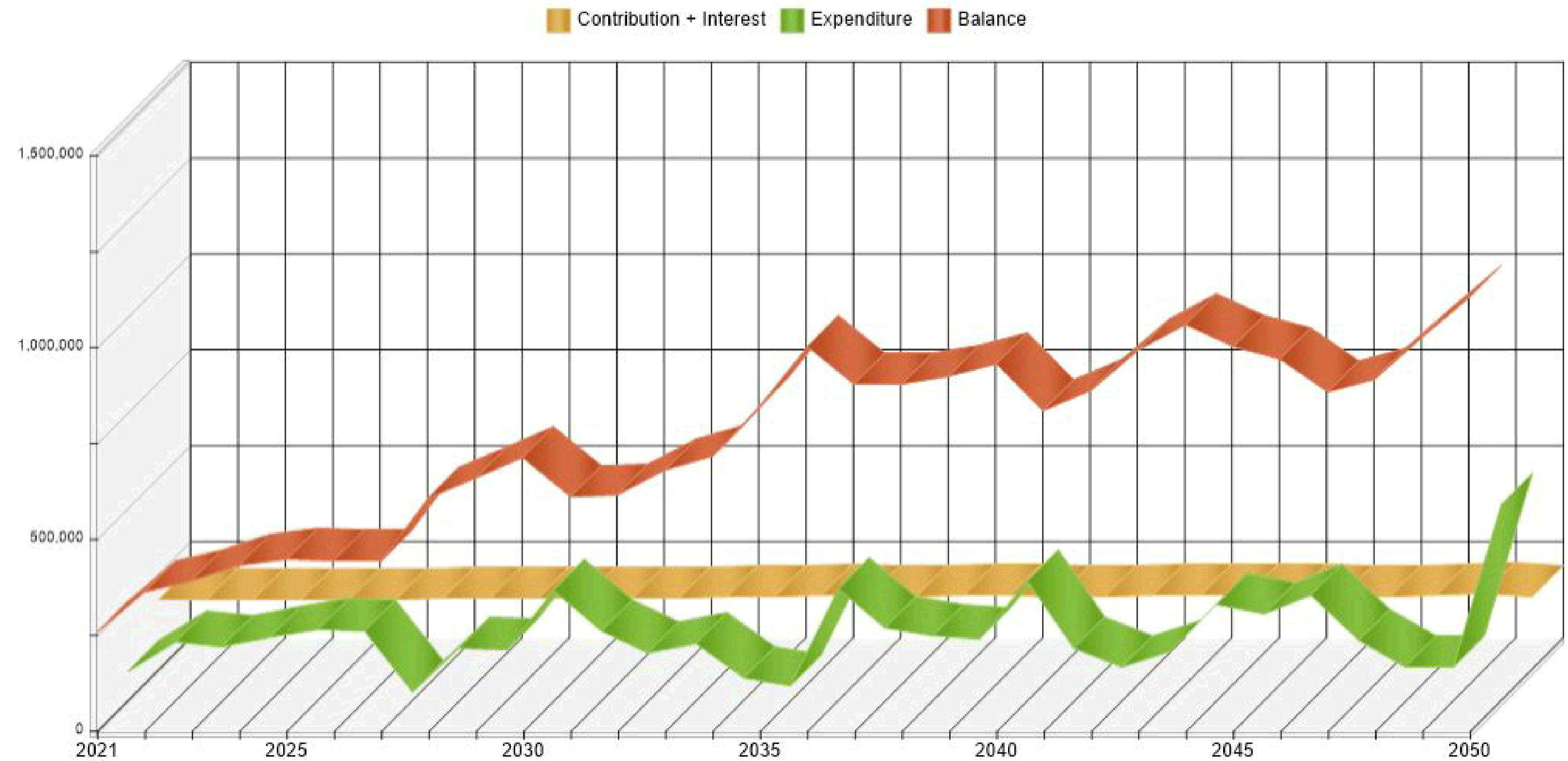
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Begin Balance	$ 255,785	$ 359,948	$ 388,904	$ 430,942	$ 447,282	$ 442,813	$ 443,961	$ 606,674	$ 656,417	$ 710,249
Contribution	171,180	171,180	171,180	171,180	171,180	171,180	171,180	171,180	171,180	171,180
Average Per Unit	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Interest	5,482	6,118	6,940	7,285	7,214	7,232	10,319	11,398	12,461	10,610
Less Expenditures	72,499	148,343	136,082	162,125	182,863	177,264	18,787	132,835	129,808	281,712
Ending Balance	$ 359,948	$ 388,904	$ 430,942	$ 447,282	$ 442,813	$ 443,961	$ 606,674	$ 656,417	$ 710,249	$ 610,328

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Begin Balance	$ 610,328	$ 614,111	$ 677,031	$ 716,596	$ 847,756	$ 1,002,482	$ 900,949	$ 901,160	$ 924,274	$ 957,565
Contribution	171,180	171,180	171,180	171,180	171,180	171,180	171,180	171,180	171,180	171,180
Average Per Unit	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Interest	10,599	11,795	12,598	15,119	18,163	16,366	16,286	16,724	17,375	15,072
Less Expenditures	177,995	120,055	144,213	55,140	34,617	289,079	187,255	164,791	155,264	309,140
Ending Balance	$ 614,111	$ 677,031	$ 716,596	$ 847,756	$ 1,002,482	$ 900,949	$ 901,160	$ 924,274	$ 957,565	$ 834,677

	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Begin Balance	$ 834,677	$ 888,309	$ 993,024	$ 1,058,786	$ 1,000,562	$ 968,055	$ 882,462	$ 916,342	$ 1,023,159	$ 1,129,681
Contribution	171,180	171,180	171,180	171,180	171,180	171,180	171,180	171,180	171,180	171,180
Average Per Unit	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Interest	15,987	18,018	19,352	18,303	17,638	15,987	16,558	18,613	20,722	14,735
Less Expenditures	133,535	84,482	124,770	247,707	221,324	272,760	153,859	82,976	85,380	506,217
Ending Balance	$ 888,309	$ 993,024	$ 1,058,786	$ 1,000,562	$ 968,055	$ 882,462	$ 916,342	$ 1,023,159	$ 1,129,681	$ 809,379

Analysis Date - January 1, 2021
Inflation:2.50% Investment:2.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Chart



Explanations & Definitions

Preparing the annual budget and overseeing the association's finances are perhaps the most important responsibilities of board members. The annual operating and reserve budgets reflect the planning and goals of the association and set the level and quality of service for all of the association's activities.

Funding Options

When a major repair or replacement is required in a community, an association has essentially four options available to address the expenditure:

The first, and only logical means that the Board of Directors has to ensure its ability to maintain the assets for which it is obligated, is by assessing an adequate level of reserves as part of the regular membership assessment, thereby distributing the cost of the replacements uniformly over the entire membership. The community is not only comprised of present members, but also future members. Any decision by the Board of Directors to adopt a calculation method or funding plan which would disproportionately burden future members in order to make up for past reserve deficits, would be a breach of its fiduciary responsibility to those future members. Unlike individuals determining their own course of action, the board is responsible to the "community" as a whole.

Whereas, if the association was setting aside reserves for this purpose, using the vehicle of the regularly assessed membership dues, it would have had the full term of the life of the roof, for example, to accumulate the necessary moneys. Additionally, those contributions would have been evenly distributed over the entire membership and would have earned interest as part of that contribution.

The second option is for the association to acquire a loan from a lending institution in order to effect the required repairs. In many cases, banks will lend to an association using "future homeowner assessments" as collateral for the loan. With this method, the current board is pledging the future assets of an association. They are also incurring the additional expense of interest fees along with the original principal amount. In the case of a $150,000 roofing replacement, the association may be required to pay back the loan over a three to five year period, with interest.

The third option, too often used, is simply to defer the required repair or replacement. This option, which is not recommended, can create an environment of declining property values due to expanding lists of deferred maintenance items and the association's financial inability to keep pace with the normal aging process of the common area components. This, in turn, can have a seriously negative impact on sellers in the association by making it difficult, or even impossible, for potential buyers to obtain financing from lenders. Increasingly, lending institutions are requesting copies of the association's most recent reserve study before granting loans, either for the association itself, a prospective purchaser, or for an individual within such an association.

The fourth option is to pass a "special assessment" to the membership in an amount required to cover the expenditure. When a special assessment is passed, the association has the authority and responsibility to collect the assessments, even by means of foreclosure, if necessary. However, an association considering a special assessment cannot guarantee that an assessment, when needed, will be passed. Consequently, the association cannot guarantee its ability to perform the required repairs or replacements to those major components for which it is obligated when the need arises. Additionally, while relatively new communities require very little in the way of major "reserve" expenditures, associations reaching 12 to 15 years of age and older, find many components reaching the end of their effective useful lives. These required expenditures, all accruing at the same time, could be devastating to an association's overall budget.

Types of Reserve Studies

Most reserve studies fit into one of three categories:

Level I - Full Reserve Study with site visit;

Level II - Update with site visit; and

Level III - Update without site visit.

In a Full Reserve Study, the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a "fund status" and "funding plan".

In an Update with site inspection, the reserve provider conducts a component inventory (verification only, not quantification unless new components have been added to the inventory), a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both the "fund status and "funding plan."

In an Update without site inspection, the reserve provider conducts life and valuation estimates to determine the "fund status" and "funding plan."

Physical and Financial Analysis

There are two components of a reserve study: a physical analysis and a financial analysis.

Physical Analysis

During the physical analysis, a reserve study provider evaluates information regarding the physical status and repair/replacement cost of the association's major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates.

Developing a Component List

The budget process begins with full inventory of all the major components for which the association is responsible. The determination of whether an expense should be labeled as operational, reserve, or excluded altogether is sometimes subjective. Since this labeling may have a major impact on the financial plans of the association, subjective determinations should be minimized. We suggest the following considerations when labeling an expense.

Operational Expenses

Occur at least annually, no matter how large the expense, and can be budgeted for effectively each year. They are characterized as being reasonably predictable, both in terms of frequency and cost. Operational expenses include all minor expenses, which would not otherwise adversely affect an operational budget from one year to the next. Examples of *operational expenses* include:

Utilities:	Administrative:	Services:	Repair Expenses:
Electricity	Supplies	Landscaping	Minor Roof Repairs
Gas	Licenses, Permits & Fees	Pool Maintenance	Minor Concrete Repairs
Water	Insurance(s)	Street Sweeping	Operating Contingency
Telephone	Bank Service Charges	Accounting	
Cable TV	Dues & Publications	Reserve Study	

Reserve Expenses

These are major expenses that occur other than annually, and which must be budgeted for in advance in order to ensure the availability of the necessary funds in time for their use. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets that have an indeterminable but potential liability that may be demonstrated as a likely occurrence. They are expenses that, when incurred, would have a significant effect on the smooth operation of the budgetary process from one year to the next, if they were not reserved for in advance. Examples of reserve expenses include:

Roof Replacements	Elevator Modernization
Painting	Interior Furnishings
Deck Resurfacing	Park/Play Equipment
Fencing Replacement	Pool/Spa Re-plastering
Asphalt Seal Coating	Pool Equipment Replacement
Asphalt Repairs	Pool Furniture Replacement
Asphalt Overlays	Tennis Court Resurfacing
Equipment Replacement	Lighting Replacement

Budgeting is Normally Excluded for:

Repairs or replacements of assets which are deemed to have an estimated useful life equal to or exceeding the estimated useful life of the facility or community itself, or exceeding the legal life of the community as defined in an association's governing documents. Examples include the complete replacement of elevators, wiring, plumbing, concrete driveways, etc. Also excluded are insignificant expenses that may be covered either by an operating or reserve contingency, or otherwise in a general maintenance fund. Expenses that are necessitated by acts of nature, accidents or other occurrences that are more properly insured for, rather than reserved for, are also excluded.

Financial Analysis

The financial analysis assesses the association's reserve balance or "fund status" (measured in cash or as percent fully funded) to determine a recommendation for the appropriate reserve contribution rate in the future, known as the "funding plan".

Preparing the Reserve Study

Once the reserve assets have been identified and quantified, their respective replacement costs, useful lives and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides. Remaining lives are calculated from the useful lives and ages of assets and adjusted according to conditions such as design, manufactured quality, usage, exposure to the elements and maintenance history.

By following the recommendations of an effective reserve study, the association should avoid any major shortfalls. However, to remain accurate, the report should be updated on an annual basis to reflect such changes as shifts in economic parameters, additions of phases or assets, or expenditures of reserve funds. The association can assist in simplifying the reserve analysis update process by keeping accurate records of these changes throughout the year.

Funding Methods

This report presents the two generally accepted means of estimating reserve contributions; the Straight Line Funding Plan and the 30 Year Pooled Cash Flow Plan.

Component Funding Analysis Plan (Straight-Line)

The Component Funding Analysis Plan calculates the annual contribution amount for each individual line item component by dividing the component's remaining unfunded balance by its remaining useful life. A component's unfunded remaining balance is its replacement cost less the reserve balance for the component at the beginning of the analysis period. The annual contribution rate for each individual line item component is then summed to calculate the total annual contribution rate for this analysis. Straight-line accounting is based on current costs and neither interest or inflation are factored into the calculations.

The projected reserve fund balance at the end of the current fiscal year has been allocated to those components which have the shortest remaining life. This also provides for the lowest straight line contribution amount using this plan. However, per Florida Statute 718.112(2)(f)(3) condominium associations in Florida can only re-allocate (use) reserve funds for purposes other than which they were authorized for by getting approval in advance by a vote of the majority of the voting interests.

30 Year Pooled Cash Flow Analysis Plan

The 30 Year Cash Flow Plan is a method of calculating reserve contributions where contributions to the reserve funds are designed to offset the variable annual expenditures from the reserve fund. This analysis calculates the future replacement cost for reserve components when they are due for replacement, and recognizes increases in construction costs as well as interest income attributable to reserve accounts. Funds from the beginning balances are pooled together and a yearly contribution rate is calculated to arrive at a positive cash flow throughout the analysis period.

The following describes how the cash flow was produced:

- Reserve Fund Balance – projected from the date this reserve study was prepared to the beginning of the fiscal year above;
- Reserve Item Data - for each reserve item the following was determined: description, category, basis cost, cost, quantity, estimated useful life and estimated remaining life;
- Expenditures - the reserve item data above was used to project when the initial and recurring expenditures will be incurred over the next 30 years;
- Interest – calculated on the available funds;
- Contribution – determined based on the following: annual contribution increases, interest earned with related taxes and inflation on reserve items.

Prior to December 23, 2002, Florida statute mandated that condominium associations calculate reserves via the Component Funding Analysis method, on an annual basis. Funding at less than 100% of the fully funded estimate, based on the Component Funding Analysis method, could occur only after a full vote of the association membership. As of December 23, 2002, amendments to the Florida Administrative Code recognize the Cash Flow Analysis method as an approved methodology for the calculation of reserve funding for condominium associations. The fund requirement estimated by the Cash Flow Analysis method can now be provided to the membership, on an annual basis as a fully funded figure. The analysis must be completed as a portion of the association's annual budget, include the total estimated useful lives, estimated remaining useful lives, and estimated replacement cost/deferred maintenance expenses of all assets in the reserve budget (minimum roofing, painting, paving and any other item with a replacement/repair cost over $10,000), and the estimated fund balance of the pooled reserve account as of the beginning of the period for which the budget will be in effect.

If the association maintains a pooled account for reserves, the amount of the contribution to the pooled reserve account as disclosed on the proposed budget shall be not less than that required to ensure that the balance on hand at the beginning of the period for which the budget will go into effect plus the projected annual cash inflows over the remaining estimated useful lives of all of the assets that make up the reserve pool are equal to or greater than the projected annual cash outflows over the remaining estimated useful lives of all of the assets that make up the reserve pool, based on the current reserve analysis. The projected annual cash inflows may include estimated earnings from investment of principal; the association may include annual percentage increases in costs for the reserve components, but these increases are not mandated. Fully funded reserve contributions utilizing this methodology may not include future special assessments, and the annual funding levels cannot include percentage increases.

Definitions

Reserves
Monies set aside for the projected repair and/or replacement of the associations common elements.

Component
A specific item or element which is part of the association's common area assets and is considered to require reserve funding.

Component Inventory
The task of selecting and qualifying reserve components. This task can be accomplished through on-site visual, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s).

Quantity
The quantity or amount of each reserve component element.

Units
The unit of measurement for each quantity.

Cost per Unit
The estimated cost to replace a reserve component per unit of measurement.

Current Replacement Cost
The estimated replacement cost effective at the beginning of the fiscal year for which the report is being prepared

Future Replacement Cost
The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

Placed-In-Service Date
The month and year that the asset was placed-in-service. This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.

Estimated Useful Life
The estimated useful life of an asset based upon industry standards, manufacturer specifications, visual inspection, location, usage, association standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset. For

example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom-used meeting room or office.

Adjustment to Useful Life

Once the useful life is determined, it may be adjusted, up or down, by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimated replacement cycles for future replacements.

Estimated Remaining Life

This calculation is completed internally based upon the report's fiscal year date and the date the asset was placed-in-service.

Replacement Year

The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

Budget Year Beginning/Ending

The budgetary year for which the report is prepared. For associations with fiscal years ending December 31st, the monthly contribution figures indicated are for the 12-month period beginning 1/1/20xx and ending 12/31/20xx.

Number of Units and/or Phases

If applicable, the number of units and/or phases included in this version of the report.

Inflation

This figure is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement, and the total is used in calculating the monthly reserve contribution that will be necessary to accumulate the required funds in time for replacement.

Annual Assessment Increase

This represents the percentage rate at which the association will increase its assessment to reserves at the end of each year. For example, in order to accumulate $10,000 in 10 years, you could set aside $1,000 per year. As an alternative, you could set aside $795 the first year and increase that amount by 5% each year until the year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this figure should be equal to the rate of inflation. It can, however, be used to aide those associations that have not set aside appropriate reserves in the past, by making the initial year's allocation less formidable.

Investment Yield Before Taxes

The average interest rate anticipated by the association based upon its current investment practices.

Taxes on Interest Yield

The estimated percentage of interest income that will be set aside to pay income taxes on the interest earned.

Projected Reserve Balance

The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. This is based upon information provided and not audited.

Percent Fully Funded

The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

Phase Increment Detail and/or Age

Comments regarding aging of the components on the basis of construction date or date of acceptance by the association.

Monthly Assessment

The assessment to reserves required by the association each month.

Interest Contribution (After Taxes)
The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.

Total Monthly Allocation
The sum of the monthly assessment and interest contribution figures.

Group and Category
The report may be prepared and sorted either by group (location, building, phase, etc.) or by category (roofing, painting, etc.). The standard report printing format is by category.

Percentage of Replacement or Repairs
In some cases, an asset may not be replaced in its entirety or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period of time, or sharing the expense to replace a common wall with a neighboring party.

Annual Fixed Reserves
An optional figure which, if used, will override the normal process of allocating reserves to each asset.

Fixed Assessment
An optional figure which, if used, will override all calculations and set the assessment at this amount. This assessment can be set for monthly, quarterly or annually as necessary.

Salvage Value
The salvage value of the asset at the time of replacement, if applicable.

One-Time Replacement
Notation if the asset is to be replaced on a one-time basis.

Unit Abbreviations

Sq Ft - Square Feet	Lp Sm - Lump Sum	Dbl Ct - Double Tennis Court
Ln Ft - Linear Feet	Allow - Allowance	Ct - Court
Ea - Each	Hp - Horsepower	Units - Units
Sq Yds - Square Yards	Cu Ft - Cubic Feet	Cu Yds - Cubic Yards
Kw - Kilowatts	Pair - Pair	Sq - Squares (1 Sq = 100 sq ft)
Opngs - Openings (elevators)		

Important Information

This document has been provided pursuant to an agreement containing restrictions on its use. No part of this document may be copied or distributed, in any form or by any means, nor disclosed to third parties without the expressed written permission of Felten Professional Adjustment Team, LLC. (FPAT). The client shall have the right to reproduce and distribute copies of this report, or the information contained within, as may be required for compliance with all applicable regulations.

FPAT has no present or prospective interest in the subject property of this report and also has no personal interest with respect to parties involved. Our assignment was not contingent upon producing or reporting predetermined results and our compensation is not contingent on any action or event resulting from this report.

The calculations, projections and reports in this reserve study were generated using our state of the art reserve study software. Our software has received a Quality Assurance Evaluation from a Certified Public Accounting firm verifying the system for accuracy and compliance with the American Institute of CPAs Audit and Accounting Guide for Common Interest Realty Associations, cash flow projections, and tax calculations consistent with IRS guidelines for 1120c and 1120h corporations.

This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, specialist and independent contractors, the Community Association Institute, and various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and McGraw-Hill Professional. Additionally, costs are obtained from numerous vendor catalogues, actual quotations or historical costs, and our own experience in the field of replacement cost valuation, insurance adjusting and reserve study preparation.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer′s specifications. Invasive testing has not been performed on the subject assets. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the association. The decision for the inclusion of these as well as all assets considered is left to the client.

We recommend that your reserve study be updated on an annual basis due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the lives of many of the assets under consideration. All of the information collected during our inspection of the association and computations made subsequently in preparing this reserve analysis study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year.

Felten Professional Adjustment Team, LLC. would like to thank you for using our services. We invite you to call us at any time, should you have questions, comments or need assistance. In addition, any of the parameters and estimates used in this study may be changed at your request, after which we will provide a revised study.

This reserve analysis study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described.

Annual Update Service

Inflation, labor rates, material availability, taxes, insurance and asset lives are just but a few of the ever changing variables addressed in your reserve study report.

To order updates please contact our office at (886) 568-7853 or email us at info@fpatadjusters.com.