

RESERVE STUDY
Update with Site-Visit/On-Site Review

Northridge at Danville
OWNERS ASSOCIATION

DRAFT

Prepared
June 4, 2021

for
Fiscal Year 2022



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Contents

<u>Reserve Study</u>	<u>Pages</u>
Introduction	1
Findings and Disclosures	2
Projected Expenditures	3 - 11
Funding Plan	12 - 14
Component Quantification	15 - 17
Accrued Liability	18 - 20

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Reserve Study

This report documents the results of an Update with Site-Visit/On-Site Review performed by John D. Beatty & Company for the following Single Family Home Community:

Northridge at Danville Owners Association

Danville, 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 4178, 5300, 5550, 5560 & 5565. The intent of this legislation is to insure that the association maintains 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, 2022 through December 31, 2051 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 a reasonable sampling of components, 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 a contingency 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 12-14 of this report in order to meet projected expenditures and keep pace with inflation. These findings are based on the following:

- | | | |
|---|----|---------|
| 1 . Projected reserve fund balance as of January 1, 2022 | \$ | 316,200 |
| 2 . Reserve contribution for fiscal year 2021 | \$ | 42,472 |
| 3 . Reserve contribution for fiscal year 2022..... | \$ | 48,928 |
| 4 . Assumed annual inflation rate | | 3.0% |
| 5 . All "after tax" interest earned on reserve fund investments will be retained in the reserve fund. | | |

DISCLOSURES

John D. Beatty & Company (JDB) verifies herein that any financial or other interests, whether adverse or otherwise, which consultant may have or propose to have in any company, organization, individual, asset or activity has no bearing on the subject matter of this reserve study. Except for the compensation payable to JDB neither JDB nor any of JDB's agents, employees or affiliates shall benefit from our preparation of this reserve study.

This plan provides adequate funds to meet projected expenditures without relying on a 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, 2022	\$	316,200
<u>Accrued Liability (Denominator)</u> (Refer to page 20 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, 2022	\$	558,199
Percent Funded		57%

Projected Expenditures

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current Repr/Repl Cost	Estimated Usfl Life	Estimated Rmng Life	Fiscal Year Jan 1 Dec 31	Fiscal Year													
						(1) 2022	(2) 2023	(3) 2024	(4) 2025	(5) 2026	(6) 2027	(7) 2028	(8) 2029	(9) 2030	(10) 2031				
BUILDING EXTERIORS:																			
1 - Stucco Siding Paint		22,810	10	1		22,810													
2 - Stucco Siding/Trim Repair	5%	8,502	10	1		8,502													
3 - Exterior Restroom Doors		1,414	25	3			1,500												
4 - Wood Doors Repl		738	20	2			760												
5 - Wood Door Set Repl - Pool Equip		1,599	20	1		1,599													
6 - Wood Door Set Repl - Clubhouse Back		8,991	20	9															11,389
7 - Wood Door Set Repl - Clubhouse Front		8,991	20	9															11,389
8 - Window Replace		9,552	30	1		9,552													
BUILDING INTERIORS:																			
9 - Clubhouse Paint		3,279	7	3				3,478											
10 - Restroom Refurbish		57,030	30	1		57,030													4,278
FENCING & WALLS:																			
11 - Arbor Paint & Repairs		7,711	5	1		7,711													
12 - Arbor Minor Repair	20%	15,483	5	1		15,483													
13 - Arbor Major Repairs		77,414	20	11															
14 - Chain Link Repair		3,440	15	1		3,440													
15 - Metal Picket Paint		14,446	5	2			14,879												17,249
16 - Metal Picket Repair	15%	5,815	5	2			5,989												6,943
17 - Metal Picket Replace		38,766	25	12															
18 - Monument Repair		3,507	10	3				3,721											
19 - Stucco Seat Wall Paint		1,317	10	1		1,317													
20 - Stucco Seat Wall Repair	10%	2,197	10	1		2,197													
21 - Stucco Wall Paint		2,492	10	1		2,492													
22 - Stucco Wall Repair 6'	10%	8,843	10	1		8,843													
FLOORING:																			
23 - Clubhouse Tile Flooring		9,407	18	13															
FURNISHINGS & APPLIANCES:																			
24 - BBQ Replace		2,388	15	2			2,460												
25 - Clubhouse Furnishings		2,630	10	2			2,709												
26 - Dishwasher Replace		896	18	2			922												
27 - Refrigerator Replace		2,149	15	2			2,214												
28 - Microwave Replace		597	15	2			615												
29 - Stove/Oven Replace		2,630	20	2			2,709												
30 - Kitchen Countertop/Cabinet Repl		5,796	30	2			5,970												
31 - Metal Bench Repl - Tennis		2,157	20	3				2,288											
32 - Pool Patio Furnishings		21,588	7	5										24,298					
33 - Picnic Bench Refinish		955	5	1		955													1,107
34 - Picnic Bench Replace		2,269	15	6															2,630
35 - Umbrella Replace		2,677	10	7															3,197
36 - Wood Bench Refinish		1,194	5	1		1,194													1,384
37 - Wood Bench Replace		3,582	15	6															4,153

Projected Expenditures

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current Repr/Repl Cost	Estimated Usfl Life	Fiscal Year Jan 1 Dec 31	(1) 2022	(2) 2023	(3) 2024	(4) 2025	(5) 2026	(6) 2027	(7) 2028	(8) 2029	(9) 2030	(10) 2031
LANDSCAPING:														
38 - Backflow Devices	33%	9,688	10	3			10,278							
39 - Irrigation Timers	15%	2,936	5	3			3,115					3,611		
40 - Irrigation Valves	5%	2,512	2	3			2,665		2,827		2,999		3,182	
41 - Plant Stock		4,384	5	3			4,651					5,391		
42 - Tree Stock		6,137	5	3			6,511					7,548		
LIGHT FIXTURES:														
43 - Bridgeway Lighting		28,600	20	5					32,189					
44 - Ext. Lateral Fixture Replace		398	20	6						461				
45 - Ext. Wall Mount Fixture Replace		716	20	6						830				
46 - Int. Recessed Light Fixture Repl		675	25	14										
47 - Int. Light Fixture Restroom Repl		450	25	1	450									
48 - Miscellaneous Lights		4,910	20	3			5,209							
49 - Spot Light Fixture Replace - Arbor		225	20	6						261				
MECHANICAL SYSTEMS - HVAC:														
50 - Air Conditioning Unit		9,826	15	8								12,085		
51 - Forced Air Furnace		5,476	15	4				5,984						
MECHANICAL SYSTEMS - WATER:														
52 - Water Heater Replace		1,578	15	1	1,578									
PAVED SURFACES:														
53 - Asphalt Repair/Replace	20%	5,404	10	6						6,265				
54 - Asphalt Sealcoat & Repair		4,635	5	1	4,635					5,374				
55 - Concrete Curb & Walkway Reprs		2,630	5	1	2,630					3,049				
56 - Pool Deck Repairs		5,261	20	1	5,261									
57 - Sport Court Repair	15%	3,194	10	1	3,194					1,850				
58 - Sport Court Sealcoat		1,596	5	1	1,596									
59 - Tennis Court Overlay		41,616	15	3			44,150					13,460		
60 - Tennis Court Colorcoat		10,944	5	3			11,610							
RECREATION FACILITIES:														
61 - Shower & Tile Repair		9,121	10	4				9,967						
62 - Shower & Tile Replace		25,185	20	8								30,974		
63 - Sport Court Fixtures		2,325	15	8								2,860		
64 - Tennis Court Nets		443	10	3			470							
65 - Tennis Court Windscreen Repl		5,130	20	13										
RECREATION FACILITIES - POOL:														
66 - Chlorinator Replace		587	5	1	587					681				
67 - Filter Replace		9,326	10	8								11,469		
68 - Heater Replace		17,745	8	1	17,745								22,479	
69 - Heater Replace		8,872	8	1	8,872								11,239	
70 - Pump Replace		2,610	5	1	2,610					3,025				
71 - Resurface Pool Interior		95,513	15	1	95,513									
72 - Tile & Coping Replace		9,062	15	1	9,062									

Projected Expenditures

RESERVE COMPONENTS	Assumed Annual Inflation Rate..... 3.0%	Repair %	Current		Estimated		Fiscal Year		(1) 2022	(2) 2023	(3) 2024	(4) 2025	(5) 2026	(6) 2027	(7) 2028	(8) 2029	(9) 2030	(10) 2031
			Repr/Repl Cost	Usfl Life	Usfl Life	Rmng Life	Jan 1	Dec 31										
RECREATION FACILITIES -SPA:																		
73 - Chlorinator Replace			587	5	1	587								681				
74 - Filter Replace			2,574	10	7	8,872							3,074					
75 - Heater Replace			8,872	8	1												11,239	
76 - Pump Replace			1,343	5	3			1,425								1,652		
77 - Resurface Spa Interior			8,350	10	1	8,350												
78 - Tile & Coping Replace			1,463	15	1	1,463												
ROOFING SYSTEM:																		
79 - Gutters & Downspouts			2,876	25	1	2,876												
80 - Roof Inspection & Repairs			908	5	1	908								1,053				
81 - Tile Roof Replacement			19,672	50	22													
OTHER:																		
82 - Dog Station Replace			1,015	14	2				1,045									
83 - Drinking Fountain Replace			1,957	15	1	1,957												
84 - Future Energy Initiative (2025 only)			41,527	10	4						45,378							
85 - Reserve Study Update																		
86 - Reserve Study Update Inspection																		
UNSCHEDULED.....		5%	2,446	1	1	2,446			2,818	3,100	3,317	3,549	3,798	4,064	4,348	4,652	4,978	
TOTAL EXPENDITURES			798,557			324,320		43,092	104,172	64,646	62,863	63,490	37,525	93,398	75,570	9,256		

Funding is addressed via the association's operating budget.
 Funding is addressed via the association's operating budget.

Projected Expenditures

Assumed Annual Inflation Rate..... 3.0%		Repair %		Current	Estimated		Fiscal Year		(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	
		Repr	%	Repr/Repl Cost	Usfl Life	Rmng Life	Jan 1	Dec 31	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
RESERVE COMPONENTS									2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
BUILDING EXTERIORS:																			
1	- Stucco Siding Paint			22,810	10	1			30,654										
2	- Stucco Siding/Trim Repair	5%		8,502	10	1			11,426										
3	- Exterior Restroom Doors			1,414	25	3													
4	- Wood Doors Repl			758	20	2													
5	- Wood Door Set Repl - Pool Equip			1,599	20	1													
6	- Wood Door Set Repl - Clubhouse Back			8,991	20	9													
7	- Wood Door Set Repl - Clubhouse Front			8,991	20	9													
8	- Window Replace			9,552	30	1													
BUILDING INTERIORS:																			
9	- Clubhouse Paint			3,279	7	3									5,261				
10	- Restroom Refurbish			57,030	30	1													
FENCING & WALLS:																			
11	- Arbor Paint & Repairs			7,711	5	1			10,363										
12	- Arbor Minor Repair	20%		15,483	5	1			20,808										
13	- Arbor Major Repairs			77,414	20	11			104,038										
14	- Chain Link Repair			3,440	15	1													
15	- Metal Picket Paint			14,446	5	2													
16	- Metal Picket Repair	15%		5,815	5	2				19,997					23,182				
17	- Metal Picket Replace			38,766	25	12				8,049					9,331				
18	- Monument Repair			3,507	10	3													
19	- Stucco Seat Wall Paint			1,317	10	1			1,771										
20	- Stucco Seat Wall Repair	10%		2,197	10	1			2,953										
21	- Stucco Wall Paint			2,492	10	1			3,349										
22	- Stucco Wall Repair 6'	10%		8,843	10	1			11,885										
FLOORING:																			
23	- Clubhouse Tile Flooring			9,407	18	13					13,413								
FURNISHINGS & APPLIANCES:																			
24	- BBQ Replace			2,588	15	2									3,852				
25	- Clubhouse Furnishings			2,630	10	2				3,641									
26	- Dishwasher Replace			896	18	2													
27	- Refrigerator Replace			2,149	15	2									3,449				
28	- Microwave Replace			597	15	2									958				
29	- Stove/Oven Replace			2,630	20	2													
30	- Kitchen Counter/Cabinet Repl			5,796	30	2													
31	- Metal Bench Repl - Tennis			2,157	20	3													
32	- Pool Patio Furnishings			21,588	7	5				29,883									
33	- Picnic Bench Refinish			955	5	1			1,284										
34	- Picnic Bench Replace			2,269	15	6													
35	- Umbrella Replace			2,677	10	7													
36	- Wood Bench Refinish			1,194	5	1			1,605										
37	- Wood Bench Replace			3,582	15	6													

Projected Expenditures

RESERVE COMPONENTS	Assumed Annual Inflation Rate.....	Repair %	Current Repr/Repl Cost	Estimated Usfl Life	Fiscal Year Jan 1 Dec 31	(11) 2032	(12) 2033	(13) 2034	(14) 2035	(15) 2036	(16) 2037	(17) 2038	(18) 2039	(19) 2040	(20) 2041
LANDSCAPING:															
38 - Backflow Devices		33%	9,688	10	3			13,815					4,852		
39 - Irrigation Timers		15%	2,936	5	3			4,186							
40 - Irrigation Valves		5%	2,512	2	3	3,375		3,581		3,799		4,031			4,276
41 - Plant Stock			4,384	5	3			6,250					7,246		
42 - Tree Stock			6,137	5	3			8,750					10,144		
LIGHT FIXTURES:															
43 - Bridgeway Lighting			28,600	20	5										
44 - Ext. Latern Fixture Replace			398	20	6										
45 - Ext. Wall Mount Fixture Replace			716	20	6										
46 - Int. Recessed Light Fixture Repl			675	25	14				992						
47 - Int. Light Fixture Restroom Repl			450	25	1										
48 - Miscellaneous Lights			4,910	20	3										
49 - Spot Light Fixture Replace - Arbor			225	20	6										
MECHANICAL SYSTEMS - HVAC:															
50 - Air Conditioning Unit			9,826	15	8						2,459				9,323
51 - Forced Air Furnace			5,476	15	4										
MECHANICAL SYSTEMS - WATER:															
52 - Water Heater Replace			1,578	15	1										
PAVED SURFACES:															
53 - Asphalt Repair/Replace			5,404	10	6						8,420				
54 - Asphalt Sealcoat & Repair		20%	4,635	5	1	6,230		7,222							
55 - Concrete Curb & Walkway Reprs			2,630	5	1	3,535		4,098							
56 - Pool Deck Repairs			5,261	20	1										
57 - Sport Court Repair			3,194	10	1	4,293					2,487				
58 - Sport Court Sealcoat		15%	1,596	5	1	2,145									
59 - Tennis Court Overlay			41,616	15	3			15,604					68,785		18,089
60 - Tennis Court Colorcoat			10,944	5	3										
RECREATION FACILITIES:															
61 - Shower & Tile Repair			9,121	10	4										
62 - Shower & Tile Replace			25,185	20	8										
63 - Sport Court Fixtures			2,325	15	8										
64 - Tennis Court Nets			443	10	3			632							
65 - Tennis Court Windscreen Repl			5,130	20	13			7,315							
RECREATION FACILITIES - POOL:															
66 - Chlorinator Replace			587	5	1	789					915				
67 - Filter Replace			9,326	10	8								15,414		
68 - Heater Replace			17,745	8	1							28,475			
69 - Heater Replace			8,872	8	1							14,238			
70 - Pump Replace			2,610	5	1	3,507							4,066		
71 - Resurface Pool Interior			95,513	15	1								148,805		
72 - Tile & Coping Replace			9,062	15	1								14,119		

Projected Expenditures

	Assumed Annual Inflation Rate.....	Repair %	Current Repr/Repl Cost	Estimated		Fiscal Year		(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
				Usfl Life	Rmng Life	Jan 1	Dec 31										
RESERVE COMPONENTS																	
RECREATION FACILITIES -SPA:																	
73 - Chlorinator Replace			587	5	1			789					915				
74 - Filter Replace			2,574	10	7								4,131				
75 - Heater Replace			8,872	8	1								14,238				
76 - Pump Replace			1,343	5	3					1,915				2,220			
77 - Resurface Spa Interior			8,350	10	1			11,222					2,279				
78 - Tile & Coping Replace			1,463	15	1												
ROOFING SYSTEM:																	
79 - Gutters & Downspouts			2,876	25	1								1,415				
80 - Roof Inspection & Repairs			908	5	1			1,221									
81 - Tile Roof Replacement			19,672	50	22												
OTHER:																	
82 - Dog Station Replace			1,015	14	2								1,581				
83 - Drinking Fountain Replace			1,957	15	1								3,049				
84 - Future Energy Initiative (2025 only)			41,527	10	4						60,984						
85 - Reserve Study Update																	
86 - Reserve Study Update Inspection																	
UNSCHEDULED		5%	2,446	1	1			5,326	5,699	6,098	6,525	6,982	7,471	7,994	6,395	6,587	6,784
TOTAL EXPENDITURES			798,557					242,566	120,931	86,556	81,895	10,781	254,142	123,415	133,144	56,939	8,355

Funding is addressed via the association's operating budget.
 Funding is addressed via the association's operating budget.

Projected Expenditures

Assumed Annual Inflation Rate..... 3.0%

	Repair %	Current Repr/Repl Cost	Estimated Usfl Life	Estimated Rmng Life	Fiscal Year		(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)
					Jan 1	Dec 31										
RESERVE COMPONENTS																
BUILDING EXTERIORS:																
1 - Stucco Siding Paint		22,810	10	1			41,197									
2 - Stucco Siding/Trim Repair	5%	8,502	10	1			15,355									
3 - Exterior Restroom Doors		1,414	25	3				1,373						3,142		
4 - Wood Doors Repl		738	20	2												
5 - Wood Door Set Repl - Pool Equip		1,599	20	1			2,888									
6 - Wood Door Set Repl - Clubhouse Back		8,991	20	9											20,570	
7 - Wood Door Set Repl - Clubhouse Front		8,991	20	9											20,570	
8 - Window Replace		9,552	30	1												
BUILDING INTERIORS:																
9 - Clubhouse Paint		3,279	7	3						6,471						
10 - Restroom Refurbish		57,030	30	1												
FENCING & WALLS:																
11 - Arbor Paint & Repairs		7,711	5	1			13,927					16,146				
12 - Arbor Minor Repair	20%	15,483	5	1			27,964					32,418				
13 - Arbor Major Repairs		77,414	20	11												
14 - Chain Link Repair		3,440	15	1												
15 - Metal Picket Paint		14,446	5	2			26,874						31,154			
16 - Metal Picket Repair	15%	5,815	5	2			10,817						12,540			
17 - Metal Picket Replace		38,766	25	12												
18 - Monument Repair		3,507	10	3					6,720							
19 - Stucco Seat Wall Paint		1,317	10	1			2,379									
20 - Stucco Seat Wall Repair	10%	2,197	10	1			3,968									
21 - Stucco Wall Paint		2,492	10	1			4,500									
22 - Stucco Wall Repair G	10%	8,843	10	1			15,972									
FLOORING:																
23 - Clubhouse Tile Flooring		9,407	18	13												
FURNISHINGS & APPLIANCES:																
24 - BBQ Replace		2,388	15	2												
25 - Clubhouse Furnishings		2,630	10	2				4,893								
26 - Dishwasher Replace		896	18	2												
27 - Refrigerator Replace		2,149	15	2												
28 - Microwave Replace		597	15	2												
29 - Stove/Oven Replace		2,630	20	2												
30 - Kitchen Countertop/Cabinet Repl		5,796	30	2												
31 - Metal Bench Repl - Tennis		2,157	20	3					4,133							
32 - Pool Patio Furnishings		21,588	7	5												
33 - Picnic Bench Refinish		955	5	1			1,725					45,201				
34 - Picnic Bench Replace		2,269	15	6			4,098					2,000				
35 - Umbrella Replace		2,677	10	7												
36 - Wood Bench Refinish		1,194	5	1			2,157							5,774		
37 - Wood Bench Replace		3,582	15	6			6,470									

Projected Expenditures

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current Repr/Repl Cost	Estimated Usfl Life	Fiscal Year Jan 1 Dec 31	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)
					2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
LANDSCAPING:														
38 - Backflow Devices	33%	9,688	10	3			18,563							
39 - Irrigation Timers	15%	2,936	5	3			5,625					6,521		
40 - Irrigation Valves	5%	2,512	2	3	4,536		4,813		5,106		5,417		5,747	
41 - Plant Stock		4,384	5	3			8,400					9,738		
42 - Tree Stock		6,137	5	3			11,760					13,633		
LIGHT FIXTURES:														
43 - Bridgeway Lighting		28,600	20	5					58,137					
44 - Ext. Latern Fixture Replace		398	20	6						833				
45 - Ext. Wall Mount Fixture Replace		716	20	6						1,499				
46 - Int. Recessed Light Fixture Repl		675	25	14							943			
47 - Int. Light Fixture Restroom Repl		450	25	1			9,408							
48 - Miscellaneous Lights		4,910	20	3										
49 - Spot Light Fixture Replace - Arbor		225	20	6						471				
MECHANICAL SYSTEMS - HVAC:														
50 - Air Conditioning Unit		9,826	15	8			18,828							
51 - Forced Air Furnace		5,476	15	4										
MECHANICAL SYSTEMS - WATER:														
52 - Water Heater Replace		1,578	15	1										
PAVED SURFACES:														
53 - Asphalt Repair/Replace	20%	5,404	10	6						11,315				
54 - Asphalt Sealcoat & Repair		4,635	5	1	8,372					9,706				
55 - Concrete Curb & Walkway Reprs		2,630	5	1	4,751					5,507				
56 - Pool Deck Repairs		5,261	20	1	9,501									
57 - Sport Court Repair	15%	3,194	10	1	5,769									
58 - Sport Court Sealcoat		1,596	5	1	2,883									
59 - Tennis Court Overlay		41,616	15	3			20,970					24,310		
60 - Tennis Court Colorcoat		10,944	5	3										
RECREATION FACILITIES:														
61 - Shower & Tile Repair		9,121	10	4				18,001						
62 - Shower & Tile Replace		25,185	20	8										
63 - Sport Court Fixtures		2,325	15	8			4,456							
64 - Tennis Court Nets		443	10	3			850							
65 - Tennis Court Windscreen Repl		5,130	20	13										
RECREATION FACILITIES - POOL:														
66 - Chlorinator Replace		587	5	1	1,060					1,229				
67 - Filter Replace		9,326	10	8										
68 - Heater Replace		17,745	8	1					36,072					
69 - Heater Replace		8,872	8	1					18,036					
70 - Pump Replace		2,610	5	1										
71 - Resurface Pool Interior		95,513	15	1	4,713									
72 - Tile & Coping Replace		9,062	15	1										

Projected Expenditures

RESERVE COMPONENTS	Assumed Annual Inflation Rate..... 3.0%	Repair %	Current Repr/Repl Cost	Estimated		Fiscal Year		(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)
				Usfl Life	Rmng Life	Jan 1	Dec 31										
RECREATION FACILITIES-SPA:																	
73 - Chlorinator Replace			587	5	1			1,060					1,229				
74 - Filter Replace			2,574	10	7							18,036	5,551				
75 - Heater Replace			8,872	8	1												
76 - Pump Replace			1,343	5	3			2,574							2,983		
77 - Resurface Spa Interior			8,350	10	1			15,082									
78 - Tile & Coping Replace			1,463	15	1												
ROOFING SYSTEM:																	
79 - Gutters & Downspouts			2,876	25	1								6,021				
80 - Roof Inspection & Repairs			908	5	1			1,640					1,902				
81 - Tile Roof Replacement			19,672	50	22			36,596									
OTHER:																	
82 - Dog Station Replace			1,015	14	2												2,392
83 - Drinking Fountain Replace			1,957	15	1												
84 - Future Energy Initiative (2025 only)			41,527	10	4					81,957							
85 - Reserve Study Update																	
86 - Reserve Study Update Inspection																	
UNSCHEDULED		5%	2,446	1	1			6,988	7,198	7,413	7,636	7,865	8,101	8,344	8,594	8,832	9,118
TOTAL EXPENDITURES			798,557					208,955	92,644	124,511	114,065	143,251	155,827	68,780	145,578	55,739	11,509

Funding is addressed via the association's operating budget.
 Funding is addressed via the association's operating budget.

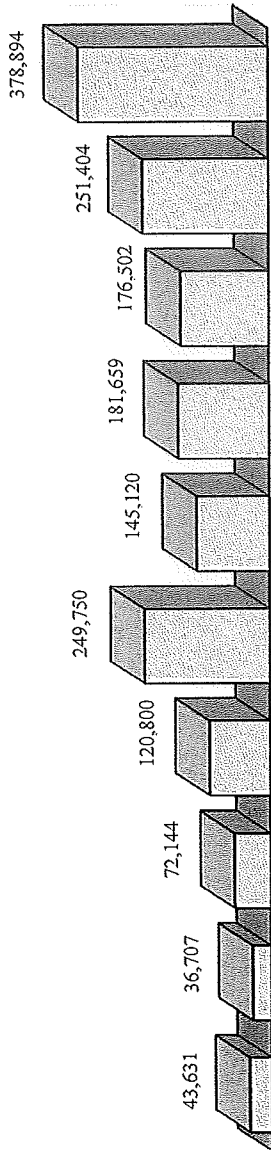
Funding Plan

Projected Cash Balance

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
Fiscal Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Jan 1	40,897	54,194	12,040	13,742	21,873	34,351	78,124	71,724	89,241	179,612
Dec 31	316,200	40,897	54,194	12,040	13,742	21,873	34,351	78,124	71,724	89,241
BEGINNING BALANCE	316,200	40,897	54,194	12,040	13,742	21,873	34,351	78,124	71,724	89,241
EXPENDITURES (inflated \$)	324,320	43,092	104,172	64,646	62,863	63,490	37,525	93,398	75,570	9,256
RESERVE CONTRIBUTION	48,928	56,365	62,001	66,341	70,985	75,954	81,271	86,960	93,047	99,560
Per Unit Per Month (375 units)	10.87	12.53	13.78	14.74	15.77	16.88	18.06	19.32	20.68	22.12
Percentage Increase to Reserves	15.2	15.2	10.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
SPECIAL ASSESSMENT(S) or LOAN	0	0	0	0	0	0	0	0	0	0
INTEREST	89	24	17	6	9	14	28	37	40	67
ENDING BALANCE	40,897	54,194	12,040	13,742	21,873	34,351	78,124	71,724	89,241	179,612

Funding Plan

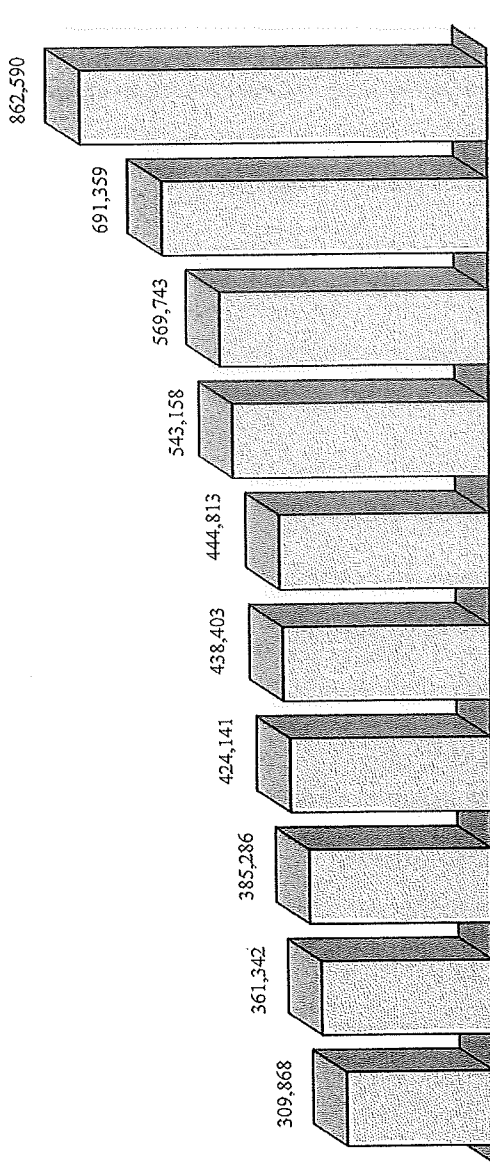
Projected Cash Balance



	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
Fiscal Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Jan 1	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Dec 31	179,612	43,631	36,707	72,144	120,800	249,750	145,120	181,659	176,502	251,404
BEGINNING BALANCE										
EXPENDITURES (inflated \$)	3.0%	242,566	86,556	81,895	10,781	254,142	123,415	133,144	56,939	8,555
RESERVE CONTRIBUTION		106,530	113,987	121,966	130,503	139,639	149,413	127,898	131,735	135,687
Per Unit Per Month (375 units)	23.67	25.33	27.10	29.00	31.03	33.20	35.53	28.42	29.27	30.15
Percentage Increase to Reserves	7.0	7.0	7.0	7.0	7.0	7.0	7.0	(20.0)	3.0	3.0
SPECIAL ASSESSMENT(S) or LOAN	0	0	0	0	0	0	0	0	0	0
INTEREST	56	20	27	48	93	99	82	90	107	158
ENDING BALANCE	43,631	36,707	72,144	120,800	249,750	145,120	181,659	176,502	251,404	378,894

Funding Plan

Projected Cash Balance



	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)
Fiscal Year	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Jan 1	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Dec 31										
BEGINNING BALANCE	378,894	309,868	361,342	385,286	424,141	438,403	444,813	543,158	569,743	691,359
EXPENDITURES (inflated \$)	208,955	92,644	124,511	114,065	143,251	155,827	68,780	145,578	55,739	11,509
RESERVE CONTRIBUTION	139,757	143,950	148,269	152,717	157,298	162,017	166,878	171,884	177,040	182,352
Per Unit Per Month (375 units)	31.06	31.99	32.95	33.94	34.96	36.00	37.08	38.20	39.34	40.52
Percentage Increase to Reserves	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
SPECIAL ASSESSMENT(S) or LOAN	0	0	0	0	0	0	0	0	0	0
INTEREST	172	168	187	202	216	221	247	278	315	388
ENDING BALANCE	309,868	361,342	385,286	424,141	438,403	444,813	543,158	569,743	691,359	862,590

Component Quantification

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current Repr/Repl Cost	Estimated Usfl Life	Rmng Life	Quantity	Unit of Measurement	Unit Cost	Notes
BUILDING EXTERIORS:								
1 - Stucco Siding Paint		22,810	10	1	17,280	square feet	1.32	
2 - Stucco Siding/Trim Repair	5%	8,502	10	1	17,280	square feet	9.84	Allows 5% of this component to be repaired every 10 years.
3 - Exterior Restroom Doors		1,414	25	3	2	doors	707.18	Two restroom doors.
4 - Wood Doors Repl		738	20	2	2	doors	368.96	Two doors lead to outside from clubhouse.
5 - Wood Door Set Repl - Pool Equip		1,599	20	1	2	sets	799.42	
6 - Wood Door Set Repl - Clubhouse Back		8,991	20	9	1	set	8,990.80	Located at the clubhouse double doors
7 - Wood Door Set Repl - Clubhouse Front		8,991	20	9	1	set	8,990.80	Located at the clubhouse double doors
8 - Window Replace		9,552	30	1	1	fund	9,552.42	
BUILDING INTERIORS:								
9 - Clubhouse Paint		3,279	7	3	1,744	square feet	1.88	
10 - Restroom Refurbish		57,030	30	1	1	fund	57,030.44	Includes flooring.
FENCING & WALLS:								
11 - Arbor Paint & Repairs		7,711	5	1	1,260	square feet	6.12	
12 - Arbor Minor Repairs	20%	15,483	5	1	1,260	square feet	61.44	Allows 20% of this component to be repaired/replaced every 5 years.
13 - Arbor Major Repairs		77,414	20	11	1,260	square feet	61.44	Includes trellis at gate entry. (Major Repr's \$30K in 2012)
14 - Chain Link Repair		3,440	15	1	980	linear feet	3.51	
15 - Metal Picket Paint		14,446	5	2	7,296	linear feet	1.98	
16 - Metal Picket Repair	15%	5,815	5	2	608	linear feet	63.76	Allows 15% of this component to be repaired every 10 years.
17 - Metal Picket Replace		38,766	25	12	608	linear feet	63.76	
18 - Monument Repair		3,507	10	3	2	units	1,753.51	
19 - Stucco Seat Wall Paint		1,317	10	1	736	square feet	1.79	
20 - Stucco Seat Wall Repair	10%	2,197	10	1	184	linear feet	119.41	Allows 10% of this component to be repaired every 10 years.
21 - Stucco Wall Paint		2,492	10	1	1,392	square feet	1.79	
22 - Stucco Wall Repair 6'	10%	8,843	10	1	116	linear feet	762.36	Includes metal coping at top of wall.
FLOORING:								
23 - Clubhouse Tile Flooring		9,407	18	13	61	square yards	154.22	
FURNISHINGS & APPLIANCES:								
24 - BBQ Replace		2,388	15	2	1	grill	2,388.10	
25 - Clubhouse Furnishings		2,630	10	2	1	set	2,630.26	
26 - Dishwasher Replace		896	18	2	1	dishwasher	895.54	
27 - Refrigerator Replace		2,149	15	2	1	frigerator	2,149.29	
28 - Microwave Replace		597	15	2	1	microwave	597.03	
29 - Stove/Oven Replace		2,630	20	2	1	oven/stovetop	2,630.26	
30 - Kitchen Countertop/Cabinet Repl		5,796	30	2	1	fund	5,796.37	
31 - Metal Bench Repl - Tennis		2,157	20	3	2	benches	1,078.41	
32 - Pool Patio Furnishings		21,588	7	5	1	fund	21,588.45	
33 - Picnic Bench Refinish		955	5	1	2	benches	477.62	
34 - Picnic Bench Replace		2,269	15	6	2	benches	1,134.35	
35 - Umbrella Replace		2,677	10	7	7	umbrellas	382.45	
36 - Wood Bench Refinish		1,194	5	1	4	benches	298.51	
37 - Wood Bench Replace		3,582	15	6	4	benches	895.54	

Component Quantification

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current		Estimated		Quantity	Unit of Measurement	Unit Cost	Notes
		Repr/Repl Cost	Usfl Life	Rmng Life	Rmng Life				
LANDSCAPING:									
38 - Backflow Devices	33%	9,688	10	3	9	9	devices	3,261.93	Information provided by Aragon Landscapers in 2013, estimates only.
39 - Irrigation Timers	15%	2,936	5	3	10	10	timers	1,957.16	Information provided by Aragon Landscapers in 2013, estimates only.
40 - Irrigation Valves	5%	2,512	2	3	110	110	valves	456.67	Information provided by Aragon Landscapers in 2013, estimates only.
41 - Plant Stock		4,384	5	3	1	1	fund	4,383.77	
42 - Tree Stock		6,137	5	3	1	1	fund	6,137.27	
LIGHT FIXTURES:									
43 - Bridgeway Lighting		28,600	20	5	1	1	estimate	28,599.61	
44 - Ext. Latern Fixture Replace		398	20	6	3	3	fixtures	132.61	2 Latern wall mount at entry to clubhouse, 1 Latern wall mount rear of clubhouse
45 - Ext. Wall Mount Fixture Replace		716	20	6	5	5	fixtures	143.22	
46 - Int. Recessed Light Fixture Repl		675	25	14	6	6	fixtures	112.55	
47 - Int. Light Fixture Restroom Repl		450	25	1	4	4	fixtures	112.55	
48 - Miscellaneous Lights		4,910	20	3	1	1	fund	4,909.82	
49 - Spot Light Fixture Replace - Arbor		225	20	6	2	2	fixtures	112.55	
MECHANICAL SYSTEMS - HVAC:									
50 - Air Conditioning Unit		9,826	15	8	1	1	unit	9,826.34	
51 - Forced Air Furnace		5,476	15	4	1	1	furnace	5,476.46	
MECHANICAL SYSTEMS - WATER:									
52 - Water Heater Replace		1,578	15	1	1	1	heater	1,578.16	
PAVED SURFACES:									
53 - Asphalt Repair/Replace	20%	5,404	10	6	5,653	5,653	square feet	4.78	Allows 20% of this component to be repaired every 10 years.
54 - Asphalt Sealcoat & Repair		4,635	5	1	5,653	5,653	square feet	0.82	
55 - Concrete Curb & Walkway Reprs		2,630	5	1	1	1	fund	2,630.26	
56 - Pool Deck Repairs		5,261	20	1	1	1	fund	5,260.52	
57 - Sport Court Repair	15%	3,194	10	1	4,200	4,200	square feet	5.07	Allows 15% of this component to be repaired every 10 years.
58 - Sport Court Sealcoat		1,596	5	1	4,200	4,200	square feet	0.38	
59 - Tennis Court Overlay		41,616	15	3	14,400	14,400	square feet	2.89	
60 - Tennis Court Colorcoat		10,944	5	3	14,400	14,400	square feet	0.76	
RECREATION FACILITIES:									
61 - Shower & Tile Repair		9,121	10	4	1	1	location	9,120.92	
62 - Shower & Tile Replace		25,185	20	8	1	1	location	25,184.62	
63 - Sport Court Fixtures		2,325	15	8	1	1	fixture	2,325.37	
64 - Tennis Court Nets		443	10	3	2	2	nets	221.68	
65 - Tennis Court Windscreen Repl		5,130	20	13	1	1	fund	5,130.42	
RECREATION FACILITIES - POOL:									
66 - Chlorinator Replace		587	5	1	1	1	chlorinator	587.15	Information provided by Waves Above in 2013, estimates only.
67 - Filter Replace		9,326	10	8	1	1	filter	9,325.57	
68 - Heater Replace		17,745	8	1	2	2	heaters	8,872.46	Information provided by Property Manager in 2013.
69 - Heater Replace		8,872	8	1	1	1	heater	8,872.46	Information provided by Property Manager in 2013.
70 - Pump Replace		2,610	5	1	1	1	pump	2,609.55	Information provided by Waves Above in 2013, estimates only.
71 - Resurfaced Pool Interior		95,513	15	1	3,750	3,750	square feet	25.47	
72 - Tile & Coping Replace		9,062	15	1	253	253	linear feet	35.82	

Component Quantification

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current Repr/Repl Cost	Estimated Usfl Life	Rmng Life	Quantity	Unit of Measurement	Unit Cost	Notes
RECREATION FACILITIES -SPA:								
73 - Chlorinator Replace		587	5	1	1	chlorinator	587.15	Information provided by Waves Above in 2013, estimates only.
74 - Filter Replace		2,574	10	7	1	filter	2,574.01	Estimate #1012, Waves Above Pool Service 05/16/2018
75 - Heater Replace		8,872	8	1	1	heater	8,872.46	Information provided by Waves Above in 2013, estimates only.
76 - Pump Replace		1,343	5	3	1	pump	1,343.10	
77 - Resurface Spa Interior		8,350	10	1	80	square feet	104.38	
78 - Tile & Coping Replace		1,463	15	1	35	linear feet	41.79	
ROOFING SYSTEM:								
79 - Gutters & Downspouts		2,876	25	1	172	linear feet	16.72	
80 - Roof Inspection & Repairs		908	5	1	1,714	square feet	0.53	
81 - Tile Roof Replacement		19,672	50	22	1,714	square feet	11.48	
OTHER:								
82 - Dog Station Replace		1,015	14	2	1	fund	1,014.94	
83 - Drinking Fountain Replace		1,957	15	1	1	fund	1,957.16	
84 - Future Energy Initiative (2025 only)		41,527	10	4	1	fund	41,527.02	
85 - Reserve Study Update								Funding is addressed via the association's operating budget.
86 - Reserve Study Update Inspection								Funding is addressed via the association's operating budget.

Accrued Liability

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current Repr/Repl Cost	Estimated Usfl Life	Estimated Rrng Life	Straight Line		Proration Percentage	PUPM Funding	Cash Flow	
					Annual Liability	Accrued Liability			Annual Liability	Accrued Liability
BUILDING EXTERIORS:										
1 - Stucco Siding Paint		22,810	10	1	2,281	20,529	3.30%	0.36	1,612	14,512
2 - Stucco Siding/Trim Repair	5%	8,502	10	1	850	7,652	1.23%	0.13	601	5,409
3 - Exterior Restroom Doors		1,414	25	3	57	1,245	0.08%	0.01	40	880
4 - Wood Doors Repl		738	20	2	37	664	0.05%	0.01	26	469
5 - Wood Door Set Repl - Pool Equip		1,599	20	1	80	1,519	0.12%	0.01	57	1,074
6 - Wood Door Set Repl - Clubhouse Back		8,991	20	9	450	4,945	0.65%	0.07	318	3,496
7 - Wood Door Set Repl - Clubhouse Front		8,991	20	9	450	4,945	0.65%	0.07	318	3,496
8 - Window Replace		9,552	30	1	318	9,234	0.46%	0.05	225	6,528
BUILDING INTERIORS:										
9 - Clubhouse Paint		3,279	7	3	468	1,874	0.68%	0.07	331	1,524
10 - Restroom Refurbish		57,030	30	1	1,901	55,129	2.75%	0.30	1,344	38,972
FENCING & WALLS:										
11 - Arbor Paint & Repairs		7,711	5	1	1,542	6,169	2.23%	0.24	1,090	4,361
12 - Arbor Minor Repair	20%	15,483	5	1	3,097	12,386	4.47%	0.49	2,189	8,756
13 - Arbor Major Repairs		77,414	20	11	3,871	34,836	5.59%	0.61	2,736	24,626
14 - Chain Link Repair		3,440	15	1	229	3,210	0.33%	0.04	162	2,270
15 - Metal Picket Paint		14,446	5	2	2,889	8,668	4.17%	0.45	2,042	6,127
16 - Metal Picket Repair	15%	5,815	5	2	1,163	3,489	1.68%	0.18	822	2,466
17 - Metal Picket Replace		38,766	25	12	1,551	20,158	2.24%	0.24	1,096	14,250
18 - Monument Repair		3,507	10	3	351	2,455	0.51%	0.06	248	1,735
19 - Stucco Seat Wall Paint		1,317	10	1	132	1,186	0.19%	0.02	93	838
20 - Stucco Seat Wall Repair	10%	2,197	10	1	220	1,977	0.32%	0.03	155	1,398
21 - Stucco Wall Paint		2,492	10	1	249	2,243	0.36%	0.04	176	1,585
22 - Stucco Wall Repair 6'	10%	8,843	10	1	884	7,959	1.28%	0.14	625	5,626
FLOORING:										
23 - Clubhouse Tile Flooring		9,407	18	13	523	2,613	0.76%	0.08	369	1,847
FURNISHINGS & APPLIANCES:										
24 - BBQ Replace		2,388	15	2	159	2,070	0.23%	0.03	113	1,463
25 - Clubhouse Furnishings		2,630	10	2	263	2,104	0.38%	0.04	186	1,487
26 - Dishwasher Replace		896	18	2	50	796	0.07%	0.01	35	563
27 - Refrigerator Replace		2,149	15	2	143	1,863	0.21%	0.02	101	1,317
28 - Microwave Replace		597	15	2	40	517	0.06%	0.01	28	366
29 - Stove/Oven Replace		2,630	20	2	132	2,367	0.19%	0.02	93	1,673
30 - Kitchen Countertop/Cabinet Repl		5,796	30	2	193	5,410	0.28%	0.03	137	3,824
31 - Metal Bench Repl - Tennis		2,157	20	3	108	1,833	0.16%	0.02	76	1,296
32 - Pool Patio Furnishings		21,588	7	5	3,084	6,168	4.46%	0.48	2,180	4,360
33 - Picnic Bench Refinish		955	5	1	191	764	0.28%	0.03	135	540
34 - Picnic Bench Replace		2,269	15	6	151	1,361	0.22%	0.02	107	962
35 - Umbrella Replace		2,677	10	7	268	803	0.39%	0.04	189	568
36 - Wood Bench Refinish		1,194	5	1	239	955	0.35%	0.04	169	675
37 - Wood Bench Replace		3,582	15	6	239	2,149	0.35%	0.04	169	1,519

Accrued Liability

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current Repr/Repl Cost	Estimated Usfl Life	Estimated Rmng Life	Straight Line		Proration Percentage	PUPM Funding	Cash Flow	
					Annual Liability	Accrued Liability			Annual Liability	Accrued Liability
LANDSCAPING:										
38 - Backflow Devices	33%	9,688	10	3	969	6,782	1.40%	0.15	685	4,794
39 - Irrigation Timers	15%	2,936	5	3	587	1,174	0.85%	0.09	415	830
40 - Irrigation Valves	5%	2,512	2	3	1,256	0	1.81%	0.20	888	0
41 - Plant Stock		4,384	5	3	877	1,754	1.27%	0.14	620	1,240
42 - Tree Stock		6,137	5	3	1,227	2,455	1.77%	0.19	868	1,735
LIGHT FIXTURES:										
43 - Bridgeway Lighting		28,600	20	5	1,430	21,450	2.07%	0.22	1,011	15,163
44 - Ext. Latern Fixture Replace		398	20	6	20	278	0.03%	0.00	14	197
45 - Ext. Wall Mount Fixture Replace		716	20	6	36	501	0.05%	0.01	25	354
46 - Int. Recessed Light Fixture Repl		675	25	14	27	297	0.04%	0.00	19	210
47 - Int. Light Fixture Restroom Repl		450	25	1	18	432	0.03%	0.00	13	306
48 - Miscellaneous Lights		4,910	20	3	245	4,173	0.35%	0.04	174	2,950
49 - Spot Light Fixture Replace - Arbor		225	20	6	11	158	0.02%	0.00	8	111
MECHANICAL SYSTEMS - HVAC:										
50 - Air Conditioning Unit		9,826	15	8	655	4,586	0.95%	0.10	463	3,242
51 - Forced Air Furnace		5,476	15	4	365	4,016	0.53%	0.06	258	2,839
MECHANICAL SYSTEMS - WATER:										
52 - Water Heater Replace		1,578	15	1	105	1,473	0.15%	0.02	74	1,041
PAVED SURFACES:										
53 - Asphalt Repair/Replace	20%	5,404	10	6	540	2,162	0.78%	0.08	382	1,528
54 - Asphalt Sealcoat & Repair		4,635	5	1	927	3,708	1.34%	0.15	655	2,621
55 - Concrete Curb & Walkway Reprs		2,630	5	1	526	2,104	0.76%	0.08	372	1,487
56 - Pool Deck Repairs		5,261	20	1	263	4,997	0.38%	0.04	186	3,533
57 - Sport Court Repair	15%	3,194	10	1	319	2,875	0.46%	0.05	226	2,032
58 - Sport Court Sealcoat		1,596	5	1	319	1,277	0.46%	0.05	226	903
59 - Tennis Court Overlay		41,616	15	3	2,774	33,293	4.01%	0.44	1,961	23,535
60 - Tennis Court Colorcoat		10,944	5	3	2,189	4,378	3.16%	0.34	1,547	3,095
RECREATION FACILITIES:										
61 - Shower & Tile Repair		9,121	10	4	912	5,473	1.32%	0.14	645	3,869
62 - Shower & Tile Replace		25,185	20	8	1,259	15,111	1.82%	0.20	890	10,682
63 - Sport Court Fixtures		2,325	15	8	155	1,085	0.22%	0.02	110	767
64 - Tennis Court Nets		443	10	3	44	310	0.06%	0.01	31	219
65 - Tennis Court Windscreen Repl		5,130	20	13	257	1,796	0.37%	0.04	181	1,269
RECREATION FACILITIES - POOL:										
66 - Chlorinator Replace		587	5	1	117	470	0.17%	0.02	83	332
67 - Filter Replace		9,326	10	8	933	1,865	1.35%	0.15	659	1,318
68 - Heater Replace		17,745	8	1	2,218	15,527	3.20%	0.35	1,568	10,976
69 - Heater Replace		8,872	8	1	1,109	7,763	1.60%	0.17	784	5,488
70 - Pump Replace		2,610	5	1	522	2,088	0.75%	0.08	369	1,476
71 - Resurface Pool Interior		95,513	15	1	6,368	89,145	9.20%	1.00	4,501	63,018
72 - Tile & Coping Replace		9,062	15	1	604	8,458	0.87%	0.09	427	5,979

Accrued Liability

Assumed Annual Inflation Rate..... 3.0%		Repair %		Current		Estimated		Straight Line		Proration		PUPM		Cash Flow	
RESERVE COMPONENTS		Repr/Repl Cost	Usfl Life	Rmng Life	Annual Liability	Accrued Liability	Percentage	Funding	Annual Liability	Accrued Liability			Annual Liability	Accrued Liability	
RECREATION FACILITIES -SPA:															
73 - Chlorinator Replace		587	5	1	117	470	0.17%	0.02	83	332					
74 - Filter Replace		2,574	10	7	257	772	0.37%	0.04	182	546					
75 - Heater Replace		8,872	8	1	1,109	7,763	1.60%	0.17	784	5,488					
76 - Pump Replace		1,343	5	3	269	537	0.39%	0.04	190	380					
77 - Resurface Spa Interior		8,350	10	1	835	7,515	1.21%	0.13	590	5,313					
78 - Tile & Coping Replace		1,463	15	1	98	1,365	0.14%	0.02	69	965					
ROOFING SYSTEM:															
79 - Gutters & Downspouts		2,876	25	1	115	2,761	0.17%	0.02	81	1,952					
80 - Roof Inspection & Repairs		908	5	1	182	727	0.26%	0.03	128	514					
81 - Tile Roof Replacement		19,672	50	22	393	11,016	0.57%	0.06	278	7,788					
OTHER:															
82 - Dog Station Replace		1,015	14	2	72	870	0.10%	0.01	51	615					
83 - Drinking Fountain Replace		1,957	15	1	130	1,827	0.19%	0.02	92	1,291					
84 - Future Energy Initiative (2025 only)		41,527	10	4	4,153	24,916	6.00%	0.65	2,936	17,614					
85 - Reserve Study Update															
86 - Reserve Study Update Inspection		2,446	1	1	2,446	0	3.53%	0.38	1,729	0					
UNSCHEDULED..... 5%															
		798,557			69,213	558,199	100%	10.87	48,928	394,598					