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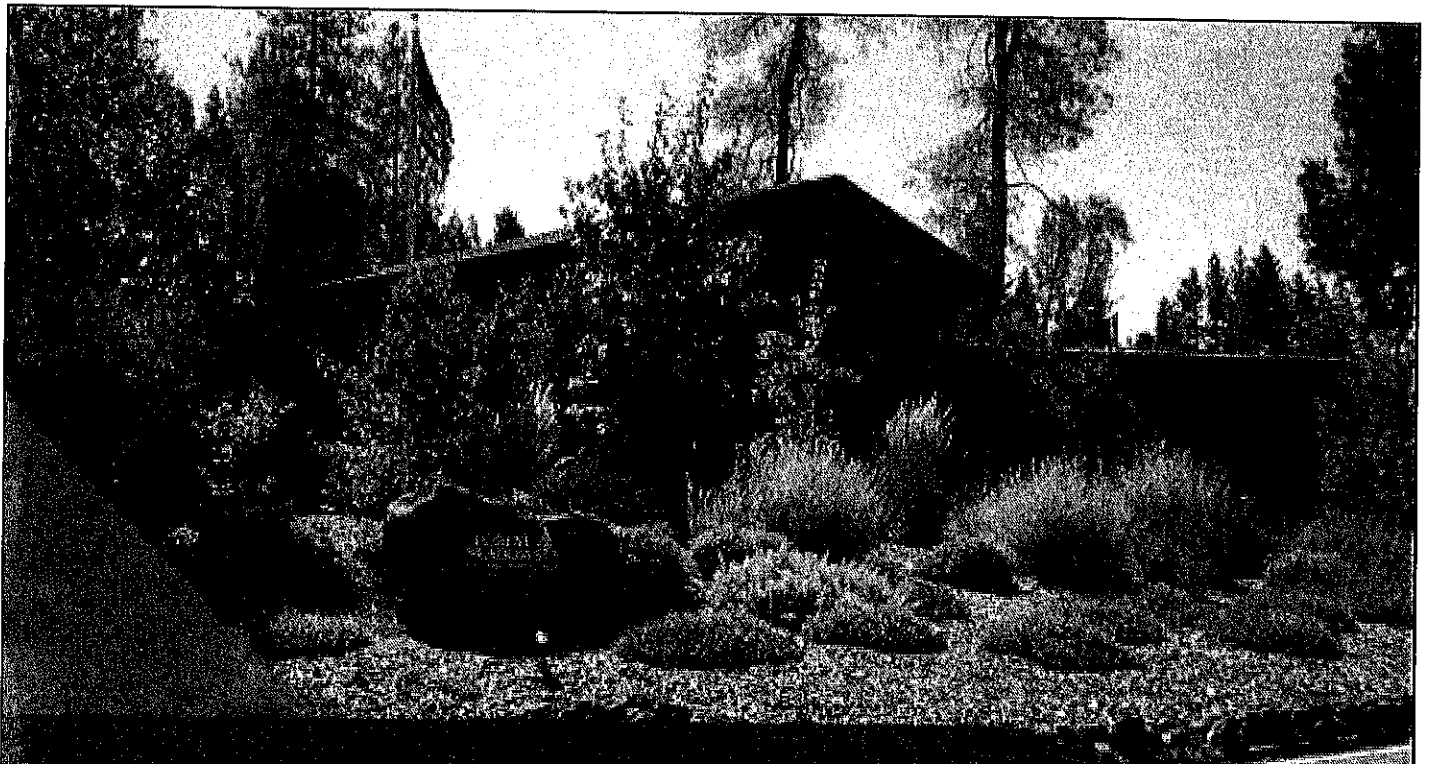


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Forest Meadows Owners Association  
*Murphys, CA*



Report #: 18322-0  
Beginning: January 2, 2023  
Expires: December 31, 2023

**RESERVE STUDY**  
"Full"

October 20, 2022

# Welcome to your Reserve Study!

**A** Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

**R**egardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**  
Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**  
A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**  
A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

## Questions?

Please contact your Project Manager directly.



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**Forest Meadows Owners Association**  
 Murphys, CA  
 Level of Service: "Full"

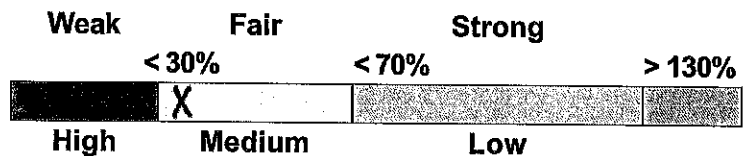
Report #: 18322-0  
 # of Units: 724  
 January 2, 2023 through December 31, 2023

**Findings & Recommendations**

as of January 2, 2023

Projected Starting Reserve Balance .....	\$700,000
Current Fully Funded Reserve Balance .....	\$1,968,150
Average Reserve Deficit (Surplus) Per Unit .....	\$1,752
Percent Funded .....	35.6 %
Recommended 2023 "Monthly Fully Funding Contributions" .....	\$34,000
Recommended 2023 Special Assessments for Reserves .....	\$0
2022 Monthly Contribution Rate .....	\$34,167

**Reserve Fund Strength: 35.6%**



**Risk of Special Assessment:**

**Economic Assumptions:**

Net Annual "After Tax" Interest Earnings Accruing to Reserves .....	1.00 %
Annual Inflation Rate .....	5.00 %

- This is a "Full" Reserve Study.
- The information in this Reserve Study is based on our site inspection on 8/25/2022.
- This Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 35.6 % Funded, this means the association's special assessment & deferred maintenance risk is currently Medium.
- Your multi-year Funding Plan is designed to gradually bring you to the 75% level, or "Threshold Funded" as requested by the Board of Directors.
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is for you to increase your Reserve contributions to \$34,000/Monthly.
- No assets appropriate for Reserve designation were excluded.
- We recommend that this Reserve Study be updated annually, with an on-site inspection update every three years.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Common Area</b>				
2001	Guard House - Repair/Repaint	10	8	\$1,500
2002	Comp Shingle Roof - Replace	25	23	\$1,900
2003	Gutters/Downspouts - Repair/Replace	25	23	\$900
2004	Exterior Lights - Replace	25	23	\$2,550
2005	Guard House HVAC - Replace	15	12	\$12,000
2006	Gate Operator - Allowance	10	7	\$11,000
2007	Barrier Arm - Partial Replace	10	7	\$3,850
2008	Entry Access System - Replace	10	9	\$9,000
2009	Camera/Security System - Upgrade	5	5	\$5,000
2010	Bus Stop - Repair/Repaint	10	6	\$4,000
2011	Dog Park - Allowance	20	4	\$5,000
2012	Monument Sign - Replace	20	10	\$6,850
2013	Traffic Signs - Replace	10	0	\$16,500
2014	Directional/Street Signs - Replace	10	0	\$5,500
2015	Solar Signs - Allowance	10	8	\$9,900
2016	Sewer Lateral Line - Allowance	10	9	\$5,000
<b>Roads, Trails &amp; Walkways</b>				
3000	Asphalt - Seal/Repair/Stripe	10	9	\$200,000
3001	Asphalt - Striping/Repairs	1	0	\$25,000
3002	Phase 1 Asphalt - Resurface	30	21	\$250,000
3003	Phase 2 Asphalt Resurface	30	22	\$250,000
3004	Phase 3 Asphalt - Resurface	30	24	\$250,000
3005	Phase 4 Asphalt - Resurface	30	25	\$250,000
3006	Phase 5 Asphalt - Resurface	30	27	\$250,000
3007	Phase 6 - Asphalt - Resurface	30	28	\$250,000
3008	Phase 7 - Asphalt - Resurface	30	29	\$250,000
3009	Phase 8 - Asphalt - Resurface	30	0	\$250,000
3010	Phase 9 - Asphalt - Resurface	30	1	\$250,000
3011	Phase 10 - Asphalt - Resurface	30	2	\$250,000
3012	Walkways - Repair/Replace	5	1	\$11,000
3013	Drains/Culverts - Allowance	1	0	\$4,400
<b>Hilltop Park</b>				
4000	Pool Deck - Repair Allowance	10	8	\$5,500
4001	Main Pool - Resurface	12	10	\$33,000
4002	Main Pool Coping/Tile - Replace	12	10	\$11,900
4003	Wading Pool - Resurface	12	10	\$7,700
4004	Wading Pool Coping/Tile - Replace	12	10	\$2,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
4005	Pool Filter - Replace	12	10	\$18,000
4006	Pool Pump - Replace Allowance	5	2	\$5,000
4006	Pool Salt Generator - Replace	10	8	\$3,300
4008	Pool Chemical Controller - Replace	10	8	\$4,400
4009	Pool Furniture - Allowance	3	2	\$2,500
4010	Basketball Court - Resurface/Paint	10	0	\$7,150
4011	Basketball Backboard - Repair/Replc	10	9	\$2,000
4012	Play Equipment - Replace	20	15	\$38,500
4013	Swing Set - Replace	20	15	\$7,000
4014	Play Surface - Replenish Allowance	1	1	\$1,000
4015	Tennis Court - Resurface	10	3	\$44,000
4016	Tennis Court - Seal/Repair/Stripe	3	3	\$16,500
4018	Tennis Court Fence - Replace	30	26	\$17,150
4019	Hilltop Park Bathroom - Replacement	20	0	\$40,000
4020	Hilltop Picnic Table - Replace	20	20	\$19,000
4021	Hilltop BBQ - Replace	15	3	\$7,000
4023	Hilltop Stage - Repair/Replace	25	22	\$25,000
4024	Metal Fence/Rail - Partial Replace	25	20	\$22,000
4026	Pool Building Flat Roof - Replace	15	14	\$5,300
4027	Pool Building/Cabana - Repair/paint	5	4	\$1,850
4028	Clubhouse Exterior - Repaint	5	2	\$2,300
4029	Clubhouse Siding/Trim - Repair	5	2	\$5,000
4030	Comp Shingle Roof - Replace	25	2	\$16,500
4031	Gutters/Downspouts - Replace	25	15	\$5,000
4032	Clubhouse Awning - Replace	10	9	\$4,000
4033	Clubhouse Bathroom - Refurbish	25	15	\$16,500
4034	Clubhouse Shower - Refurbish	25	15	\$3,400
4035	Clubhouse - Refurbish	20	2	\$16,500
4036	Clubhouse Appliances - Allowance	4	2	\$2,400
4037	Sliding Glass Doors - Replace	30	28	\$11,000
4038	Clubhouse HVAC - Replace	15	3	\$10,000
4039	Clubhouse Lights - Replace	25	10	\$6,150
4040	Clubhouse/Bathroom Int. - Repaint	10	5	\$3,300
4041	Clubhouse Furniture - Allowance	5	1	\$5,000
4042	Clubhouse Patio Heater - Replace	10	8	\$1,750
4043	Clubhouse Water Heater - Replace	12	5	\$2,300
4044	Pool Entry Access System - Replace	12	11	\$10,000
4045	Pole Lights - Replace	20	0	\$10,000
4046	Bollard Lights - Replace	20	6	\$5,300
4047	Monument Sign - Replace	20	5	\$2,650
4048	Camera/Security System - Upgrade	5	0	\$3,000
<b>Meadowview Park</b>				

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
5000	Pool Deck - Repair Allowance	5	4	\$3,500
5001	Main Pool - Resurface	12	11	\$22,000
5002	Main Pool Tile - Replace	12	11	\$9,250
5003	Pool Filter - Replace	12	10	\$9,350
5004	Pool Pump - Replace Allowance	5	2	\$1,750
5005	Pool Salt Generator - Replace	10	8	\$6,600
5006	Pool Chemical Controller - Replace	10	8	\$4,400
5007	Pool Heater - Replace	5	0	\$5,850
5008	Pool Sweeper - Replace	10	3	\$3,400
5009	Pool Furniture - Allowance	3	2	\$2,500
5010	Basketball Backboard - Replace	10	0	\$900
5011	Basketball Court - Resurface	10	0	\$3,550
5012	Play Equipment - Replace	20	17	\$34,100
5013	Play Surface - Replenish Allowance	1	1	\$1,000
5014	Tennis Court - Resurface	10	3	\$29,300
5015	Tennis Court - Seal/Repair/Stripe	5	3	\$8,250
5017	Pickleball Court - Resurface	3	1	\$29,300
5018	Pickleball Court - Seal/Repair/Stri	3	1	\$9,350
5020	Tennis/Pickleball Fence - Replace	30	1	\$27,600
5021	Bocce Ball Court - Refurbish	3	1	\$1,200
5022	Horseshoe Pit - Replenish	15	12	\$1,500
5023	Meadowview Bathroom - Refurbish	20	10	\$5,500
5024	Meadowview Picnic Table - Replace	20	2	\$8,500
5026	Meadowview BBQ - Replace	15	3	\$3,300
5027	Meadowview Park Stage - Rep/Repl	25	22	\$12,650
5028	Wood Trellis - Replace	30	14	\$51,800
5029	Wood Trellis - Repaint/stain	5	1	\$3,000
5030	Metal Fence/Rail - Partial Replace	25	5	\$13,200
5032	Pool Building Flat Roof - Replace	20	14	\$15,200
5033	Pool Building Siding/Trim - Repair	5	0	\$1,450
5034	Pool Building/Cabana - Repaint	5	0	\$1,650
5035	Pool Building/Cabana Lights - Repl	25	23	\$3,100
5036	Water Heater - Replace	12	0	\$2,300
5037	Bathroom - Repaint	10	0	\$1,000
5038	Pool Entry Access System - Replace	12	11	\$10,000
5039	Pole Lights - Replace	20	6	\$7,900
5040	Wood Trellis Lights - Replace	20	14	\$2,500
5041	Camera/Security System - Upgrade	5	0	\$3,000
<b>Landscape Irrigation &amp; Trees</b>				
6002	Fire Hazard Abatement - Allowance	1	0	\$50,000
6003	Landscaping - Allowance	1	0	\$11,000
6004	Trees - Trim/Remove Allowance	1	0	\$20,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
6005	Irrigation System - Allowance	1	0	\$5,500
6006	Irrigation Controller - Replace	7	3	\$1,600
6007	Backflow Devices - Replace	30	3	\$2,000
<b>Maintenance Yard, Equipment &amp; Fleet</b>				
7001	Industrial Roll Up Door - Replace	25	0	\$9,000
7002	Sand Shed - Replace/Rebuild	30	3	\$5,700
7003	Conex Box - Replace	30	25	\$4,950
7004	Fuel Dispensary Tank - Replace	25	0	\$3,850
7005	Water Tank - Replace	30	26	\$2,450
7006	Equipment - Power Tools - Allowance	1	0	\$2,400
7008	Sit Down Mower - Husqvarna	12	1	\$4,200
7009	Sit Down Mower Trailer - Replace	20	5	\$2,500
7010	Snow Blower - Replace	10	8	\$3,000
7011	Diamond Spreader - Replace	7	0	\$14,000
7012	Snow Plows - Replace	10	7	\$25,000
7013	Tractor - Replace	10	5	\$40,000
7014	Vehicle - Rhino - Yamaha	7	0	\$14,000
7015	Vehicle GMC 3500 - Replace	10	2	\$40,000
7016	Vehicle Ford F350 - Replace	10	8	\$75,000
7017	Vehicle Dodge 1500 - Replace	10	7	\$75,000
7018	Vehicle - Ford Escape - Replace	10	4	\$40,000
7019	Camera/Security System - Upgrade	5	0	\$3,000
<b>Administration Building</b>				
8001	Generator - Replace	25	24	\$26,850
8002	HVAC - Replace	15	3	\$11,000
8003	Furnace - Replace	15	3	\$6,600
8004	Water Heater - Replace	12	0	\$2,300
8005	Appliances - Allowance	4	2	\$1,500
8006	Kitchen/Break Room - Refurbish	25	18	\$27,500
8007	Bathroom - Refurbish	25	18	\$33,000
8008	Carpet - Replace	10	3	\$9,350
8009	Interior Surfaces - Repaint	10	3	\$5,750
8010	Wood Ceiling - Stain/Seal	20	13	\$4,400
8011	Interior Lights - Allowance	20	13	\$6,400
8012	Interior Furniture - Replace	10	3	\$15,000
8013	Office Furniture - Replace	10	3	\$14,000
8014	Wood Siding/Trim - Replacement	30	1	\$50,000
8016	Wood Trim/Fascia - Repaint	15	14	\$4,450
8018	Stair Rail/Tread/Stringer - Repair	20	5	\$22,500
8020	Roof - Inspection & Maintenance	3	0	\$1,000
8021	Built Up Roof - Northeast	20	14	\$12,300
8022	Comp Shingle Roof - Center	25	1	\$26,900



#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
8023	Comp Shingle Roof - Southwest	25	1	\$30,150
8024	Gutters/Downspouts - Repair/Replace	25	1	\$2,750
8025	Bollard Lights - Replace	25	20	\$3,950
8026	Pole Lights - Replace	30	25	\$14,600
<b>161 Total Funded Components</b>				

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

## Introduction



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

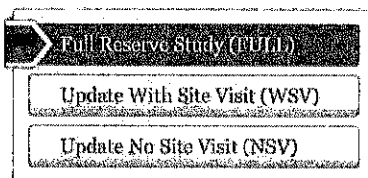
The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's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



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

## Methodology

LEVELS OF SERVICE

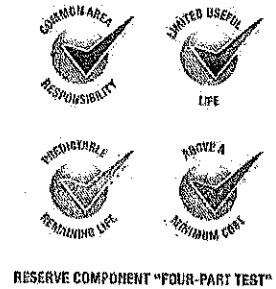


For this Full Reserve Study, we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We

performed an on-site inspection to quantify and evaluate your common areas, creating your Reserve Component List *from scratch*.

## *Which Physical Assets are Funded by Reserves?*

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

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

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

## *How do we establish Current Repair/Replacement Cost Estimates?*

In this order...

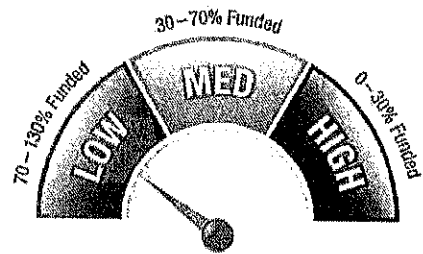
- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

## How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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

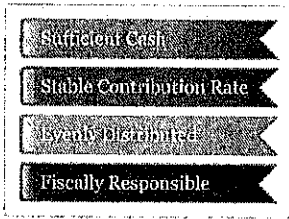


Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after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

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

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

*How much should we contribute?*



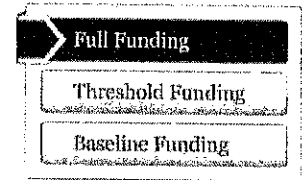
RESERVE FUNDING PRINCIPLES

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

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

*What is our Recommended Funding Goal?*

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

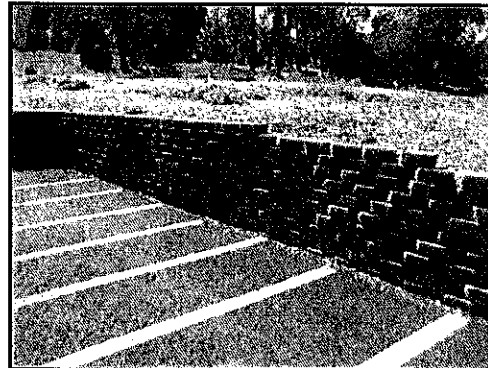
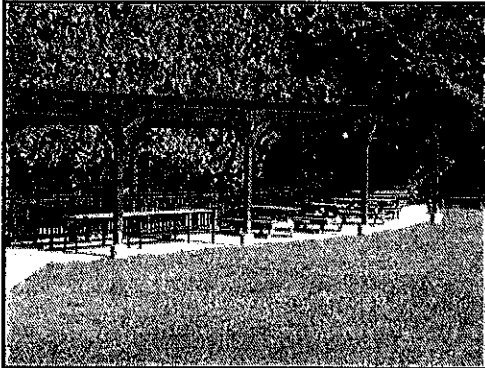
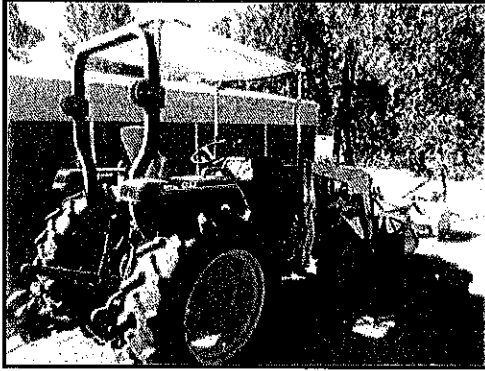


FUNDING OBJECTIVES

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

## Site Inspection Notes

During our site visit on 8/25/2022, we visually inspected the property and were able to see most areas. Please see the Photographic Inventory Appendix at the end of this report for a detailed look at each component.



## Projected Expenses

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

The figure below summarizes the projected future expenses at your property as defined by your Reserve Component List. A summary of these components is shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

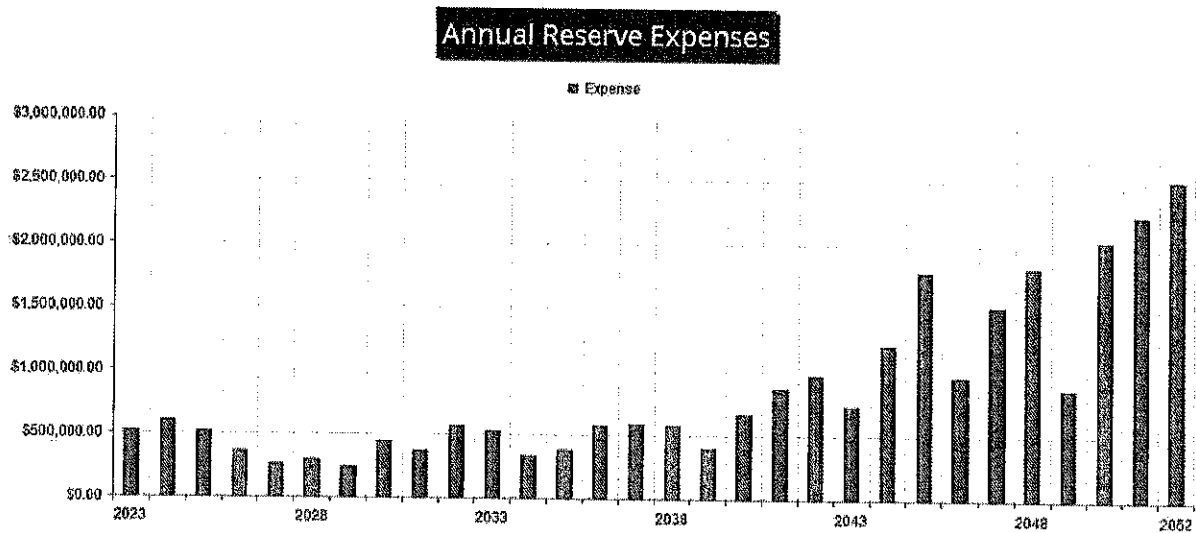


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$700,000 as-of the start of your fiscal year. This is based on your actual balance on 12/31/2022 of \$700,000 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 1/2/2023, your Fully Funded Balance is computed to be \$1,968,150. (see Acct/Tax Summary table). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates you are 35.6 % Funded.

## Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$34,000/Monthly this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

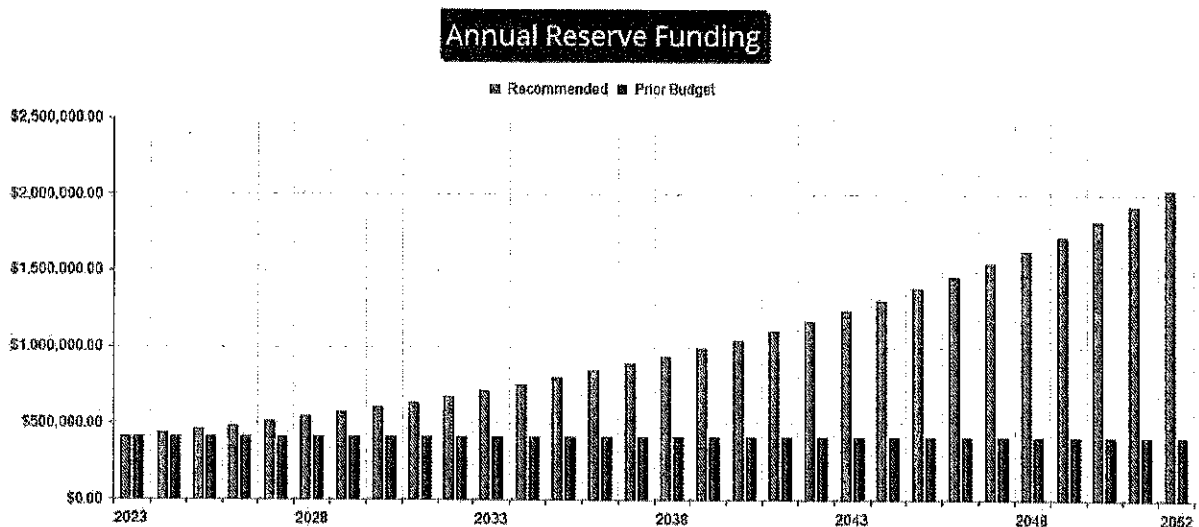


Figure 2



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

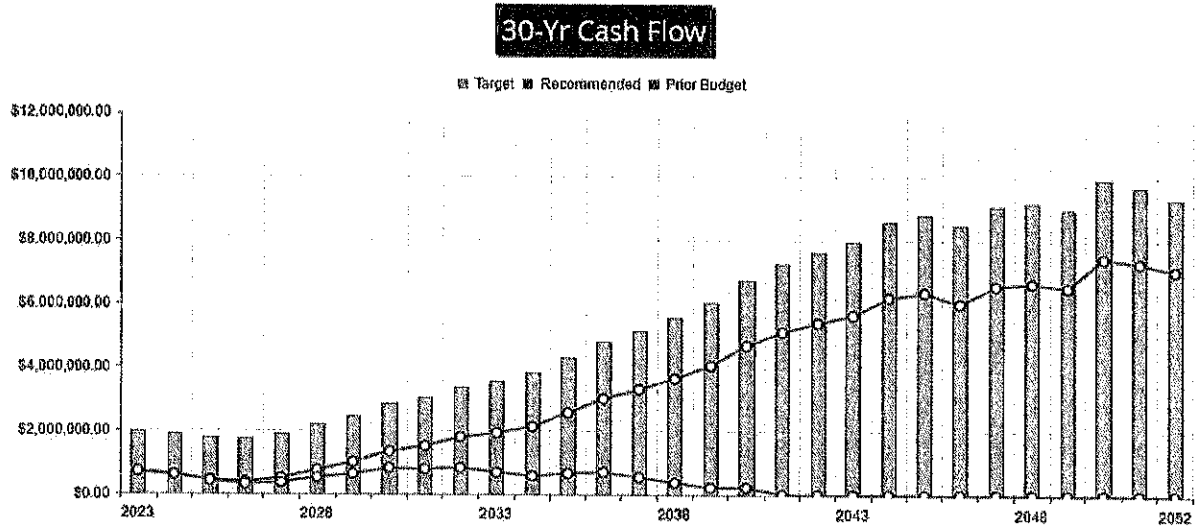


Figure 3

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

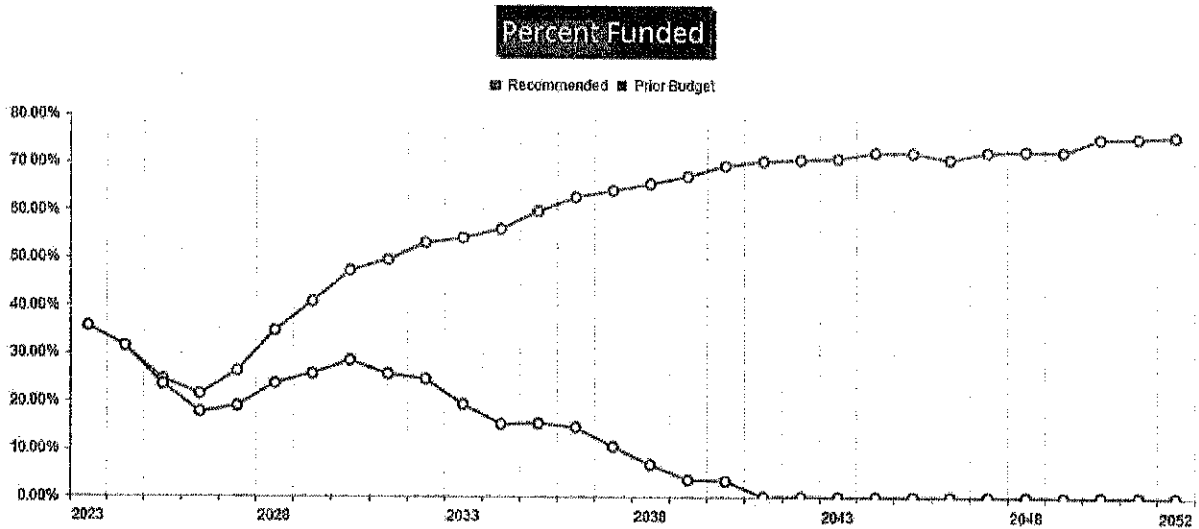


Figure 4

## Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

Accounting & Tax Summary provides information on each Component's proportion of key totals. If shown, the Current Fund Balance is a re-distribution of the current Reserve total to near-term (low RUL) projects first. Any Reserve contribution shown is a portion of the total current contribution rate, assigned proportionally on the basis of that component's deterioration cost/yr. As this is a Cash Flow analysis in which no funds are assigned or restricted to particular components, all values shown are only representative and have no merit outside of tax preparation purposes. They are not useful for Reserve funding calculations.

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

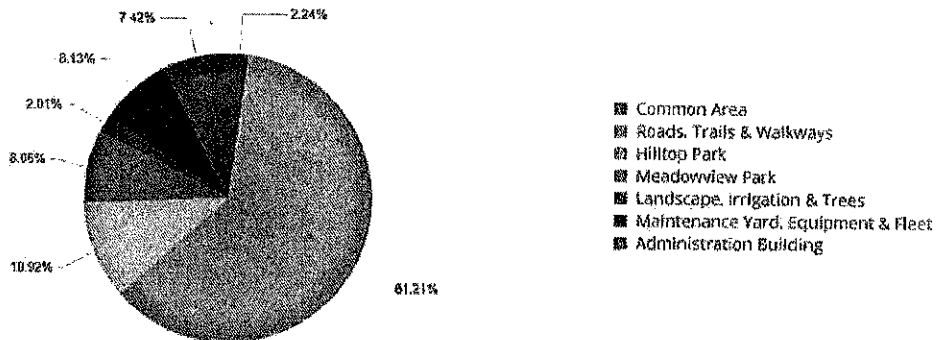
30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

	Useful Life		2023 Rem. Useful Life		Estimated Replacement Cost in 2023	2023 Expenditures	01/02/2023 Current Fund Balance	01/02/2023 Fully Funded Balance	Remaining Bal. to be Funded	2023 Contributions
	Min	Max	Min	Max						
	Common Area	5	25	0						
Roads, Trails & Walkways	1	30	0	29	\$2,740,400	\$279,400	\$292,862	\$1,066,533	\$2,447,538	\$151,030
Hilltop Park	1	30	0	28	\$488,800	\$80,160	\$64,150	\$209,374	\$424,650	\$44,920
Meadowview Park	1	30	0	23	\$360,700	\$19,700	\$75,347	\$180,563	\$285,353	\$42,466
Landscape, Irrigation & Trees	1	30	0	3	\$90,100	\$86,500	\$86,500	\$89,214	\$3,600	\$97,149
Maintenance Yard, Equipment & Fleet	1	30	0	26	\$364,050	\$46,250	\$50,100	\$179,857	\$313,950	\$42,786
Administration Building	3	30	0	25	\$332,250	\$3,300	\$109,041	\$200,620	\$223,209	\$19,316
					<b>\$4,476,750</b>	<b>\$517,300</b>	<b>\$700,000</b>	<b>\$1,968,150</b>	<b>\$3,776,750</b>	<b>\$408,000</b>

Percent Funded: 35.6%

**Budget Summary**

Percentage of Total Estimated Replacement Costs



# Reserve Component List Detail

Report # 18322-0

Full

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
<b>Common Area</b>					
2001	Guard House - Repair/Repaint	Approx 390 GSF	10	8	\$1,500
2002	Comp Shingle Roof - Replace	Approx 110 GSF	25	23	\$1,900
2003	Gutters/Downspouts - Repair/Replace	Approx 75 LF	25	23	\$900
2004	Exterior Lights - Replace	(8) Fixtures	25	23	\$2,550
2005	Guard House HVAC - Replace	(2) HVAC Units	15	12	\$12,000
2006	Gate Operator - Allowance	(3) Operators	10	7	\$11,000
2007	Barrier Arm - Partial Replace	(3) Arms	10	7	\$3,850
2008	Entry Access System - Replace	Entry System	10	9	\$9,000
2009	Camera/Security System - Upgrade	(1) System	5	5	\$5,000
2010	Bus Stop - Repair/Repaint	(1) Bus Stop Structure	10	6	\$4,000
2011	Dog Park - Allowance	(1) Dog Park	20	4	\$5,000
2012	Monument Sign - Replace	Monument Sign	20	10	\$6,850
2013	Traffic Signs - Replace	(30) Signs	10	0	\$16,500
2014	Directional/Street Signs - Replace	Misc. Signs	10	0	\$5,500
2015	Solar Signs - Allowance	(3) Signs	10	8	\$9,900
2016	Sewer Lateral Line - Allowance	Allowance	10	9	\$5,000
<b>Roads, Trails &amp; Walkways</b>					
3000	Asphalt - Seal/Repair/Stripe	Approx 1,218,010 GSF	10	9	\$200,000
3001	Asphalt - Striping/Repairs	Approx 1,218,010 GSF	1	0	\$25,000
3002	Phase 1 Asphalt - Resurface	Phase 1	30	21	\$250,000
3003	Phase 2 Asphalt Resurface	Phase 2	30	22	\$250,000
3004	Phase 3 Asphalt - Resurface	Phase 3	30	24	\$250,000
3005	Phase 4 Asphalt - Resurface	Phase 4	30	25	\$250,000
3006	Phase 5 Asphalt - Resurface	Phase 5	30	27	\$250,000
3007	Phase 6 - Asphalt - Resurface	Phase 6	30	28	\$250,000
3008	Phase 7 - Asphalt - Resurface	Phase 7	30	29	\$250,000
3009	Phase 8 - Asphalt - Resurface	Phase 8	30	0	\$250,000
3010	Phase 9 - Asphalt - Resurface	Phase 9	30	1	\$250,000
3011	Phase 10 - Asphalt - Resurface	Phase 10	30	2	\$250,000
3012	Walkways - Repair/Replace	Approx 24,175 GSF	5	1	\$11,000
3013	Drains/Culverts - Allowance	Maintenance	1	0	\$4,400
<b>Hilltop Park</b>					
4000	Pool Deck - Repair Allowance	Approx 3,640 GSF	10	8	\$5,500
4001	Main Pool - Resurface	Approx 1,910 GSF	12	10	\$33,000
4002	Main Pool Coping/Tile - Replace	Approx 180 LF	12	10	\$11,900
4003	Wading Pool - Resurface	Approx 245 GSF	12	10	\$7,700
4004	Wading Pool Coping/Tile - Replace	Approx 30 LF	12	10	\$2,000
4005	Pool Filter - Replace	(4) Filters	12	10	\$18,000
4006	Pool Pump - Replace Allowance	(4) Pumps/ (1) Booster	5	2	\$5,000
4006	Pool Salt Generator - Replace	(1) System	10	8	\$3,300
4008	Pool Chemical Controller - Replace	(1) Chem. Controller	10	8	\$4,400
4009	Pool Furniture - Allowance	Assorted Pieces	3	2	\$2,500
4010	Basketball Court - Resurface/Paint	Approx 2,810 GSF	10	0	\$7,150
4011	Basketball Backboard - Repair/Replc	(1) Backboard	10	9	\$2,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
4012	Play Equipment - Replace	Play Equipment	20	15	\$38,500
4013	Swing Set - Replace	Swing Set	20	15	\$7,000
4014	Play Surface - Replenish Allowance	Approx 130 GSY	1	1	\$1,000
4015	Tennis Court - Resurface	Approx 12,100 GSF	10	3	\$44,000
4016	Tennis Court - Seal/Repair/Stripe	(2) Courts	3	3	\$16,500
4018	Tennis Court Fence - Replace	Approx 445 LF	30	26	\$17,150
4019	Hilltop Park Bathroom - Replacement	(1) Bathrooms	20	0	\$40,000
4020	Hilltop Picnic Table - Replace	(15) Picnic Tables	20	20	\$19,000
4021	Hilltop BBQ - Replace	(2) BBQs	15	3	\$7,000
4023	Hilltop Stage - Repair/Replace	Approx 625 GSF	25	22	\$25,000
4024	Metal Fence/Rail - Partial Replace	Approx 2,885 LF	25	20	\$22,000
4026	Pool Building Flat Roof - Replace	Approx 600 GSF	15	14	\$5,300
4027	Pool Building/Cabana - Repair/paint	Approx 960 GSF	5	4	\$1,850
4028	Clubhouse Exterior - Repaint	Approx 1,200 GSF	5	2	\$2,300
4029	Clubhouse Siding/Trim - Repair	Approx 1,200 GSF	5	2	\$5,000
4030	Comp Shingle Roof - Replace	Approx 1,500 GSF	25	2	\$16,500
4031	Gutters/Downspouts - Replace	Approx 200 LF	25	15	\$5,000
4032	Clubhouse Awning - Replace	(1) Awning	10	9	\$4,000
4033	Clubhouse Bathroom - Refurbish	(2) Bathrooms	25	15	\$16,500
4034	Clubhouse Shower - Refurbish	(1) Shower	25	15	\$3,400
4035	Clubhouse - Refurbish	(1) Clubhouse	20	2	\$16,500
4036	Clubhouse Appliances - Allowance	(3) Appliances	4	2	\$2,400
4037	Sliding Glass Doors - Replace	(5) Sliding Doors	30	28	\$11,000
4038	Clubhouse HVAC - Replace	(1) HVAC Unit	15	3	\$10,000
4039	Clubhouse Lights - Replace	Approx (20) Fixtures	25	10	\$6,150
4040	Clubhouse/Bathroom Int. - Repaint	Approx 1,710 GSF	10	5	\$3,300
4041	Clubhouse Furniture - Allowance	Various Pieces	5	1	\$5,000
4042	Clubhouse Patio Heater - Replace	(2) Heaters	10	8	\$1,750
4043	Clubhouse Water Heater - Replace	(1) Water Heater	12	5	\$2,300
4044	Pool Entry Access System - Replace	(3) Entry Systems	12	11	\$10,000
4045	Pole Lights - Replace	(5) Pole Lights	20	0	\$10,000
4046	Bollard Lights - Replace	(6) Bollards	20	6	\$5,300
4047	Monument Sign - Replace	(1) Monument Sign	20	5	\$2,650
4048	Camera/Security System - Upgrade	(1) System	5	0	\$3,000
MeadowView Park					
5000	Pool Deck - Repair Allowance	Approx 1,275 GSF	5	4	\$3,500
5001	Main Pool - Resurface	Approx 1,275 GSF	12	11	\$22,000
5002	Main Pool Tile - Replace	Approx 140 LF	12	11	\$9,250
5003	Pool Filter - Replace	(2) Filters	12	10	\$9,350
5004	Pool Pump - Replace Allowance	(2) Pumps	5	2	\$1,750
5005	Pool Salt Generator - Replace	(1) System	10	8	\$6,600
5006	Pool Chemical Controller - Replace	(1) Chem. Controller	10	8	\$4,400
5007	Pool Heater - Replace	(1) Heater	5	0	\$5,850
5008	Pool Sweeper - Replace	(1) Sweeper	10	3	\$3,400
5009	Pool Furniture - Allowance	Assorted Pieces	3	2	\$2,500
5010	Basketball Backboard - Replace	(1) Backboard	10	0	\$900
5011	Basketball Court - Resurface	Approx 1,400 GSF	10	0	\$3,550
5012	Play Equipment - Replace	Play Equipment	20	17	\$34,100
5013	Play Surface - Replenish Allowance	Approx 47 GSY	1	1	\$1,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
5014	Tennis Court - Resurface	Approx 8,050 GSF	10	3	\$29,300
5015	Tennis Court - Seal/Repair/Stripe	(1) Court	5	3	\$8,250
5017	Pickleball Court - Resurface	Approx 8,050 GSF	3	1	\$29,300
5018	Pickleball Court - Seal/Repair/Stripe	(3) Courts	3	1	\$9,350
5020	Tennis/Pickleball Fence - Replace	Approx 715 LF	30	1	\$27,600
5021	Bocce Ball Court - Refurbish	(2) Courts	3	1	\$1,200
5022	Horseshoe Pit - Replenish	(2) Horseshoe Pits	15	12	\$1,500
5023	Meadowview Bathroom - Refurbish	(2) Bathrooms	20	10	\$5,600
5024	Meadowview Picnic Table - Replace	Picnic Tables	20	2	\$8,500
5026	Meadowview BBQ - Replace	(1) BBQ	15	3	\$3,300
5027	Meadowview Park Stage - Rep/Repl	Approx 480 GSF	25	22	\$12,650
5028	Wood Trellis - Replace	Approx 1,570 GSF	30	14	\$51,800
5029	Wood Trellis - Repaint/stain	Approx 1,570 GSF	5	1	\$3,000
5030	Metal Fence/Rail - Partial Replace	Approx 300 LF	25	5	\$13,200
5032	Pool Building Flat Roof - Replace	Approx 600 GSF	20	14	\$15,200
5033	Pool Building Siding/Trim - Repair	Approx 840 GSF	5	0	\$1,450
5034	Pool Building/Canana - Repaint	Approx 840 GSF	5	0	\$1,850
5035	Pool Building/Cabana Lights - Repl	Approx (10) Fixtures	25	23	\$3,100
5036	Water Heater - Replace	(1) Water Heater	12	0	\$2,300
5037	Bathroom - Repaint	Approx 490 GSF	10	0	\$1,000
5038	Pool Entry Access System - Replace	(1) Entry System	12	11	\$10,000
5039	Pole Lights - Replace	(4) Pole Lights	20	6	\$7,900
5040	Wood Trellis Lights - Replace	(8) Fixtures	20	14	\$2,500
5041	Camera/Security System - Upgrade	(1) System	5	0	\$3,000
<b>Landscape/Irrigation &amp; Trees</b>					
6002	Fire Hazard Abatement - Allowance	Allowance	1	0	\$50,000
6003	Landscaping - Allowance	Replenishment	1	0	\$11,000
6004	Trees - Trim/Remove Allowance	Tree Trimming/Removal	1	0	\$20,000
6005	Irrigation System - Allowance	Irrigation System	1	0	\$5,500
6006	Irrigation Controller - Replace	(3) Controllers	7	3	\$1,600
6007	Backflow Devices - Replace	(1) Device	30	3	\$2,000
<b>Maintenance Yard Equipment &amp; Fleet</b>					
7001	Industrial Roll Up Door - Replace	(2) Doors	25	0	\$9,000
7002	Sand Shed - Replace/Rebuild	(2) Sand Sheds	30	3	\$5,700
7003	Conex Box - Replace	(1) Box	30	25	\$4,950
7004	Fuel Dispensary Tank - Replace	(1) Tank	25	0	\$3,850
7005	Water Tank - Replace	(2) Tanks	30	26	\$2,450
7006	Equipment - Power Tools - Allowance	Various Attachments	1	0	\$2,400
7008	Sit Down Mower - Husqvarna	(1) Mower	12	1	\$4,200
7009	Sit Down Mower Trailer - Replace	(1) Mower Trailer	20	5	\$2,500
7010	Snow Blower - Replace	(1) Snow Blower	10	8	\$3,000
7011	Diamond Spreader - Replace	(1) Spreader	7	0	\$14,000
7012	Snow Plows - Replace	(2) Snow Plows	10	7	\$25,000
7013	Tractor - Replace	(1) Tractor	10	5	\$40,000
7014	Vehicle - Rhino - Yamaha	(1) Rhino	7	0	\$14,000
7015	Vehicle GMC 3500 - Replace	(1) 3500	10	2	\$40,000
7016	Vehicle Ford F350 - Replace	(1) F350	10	8	\$75,000
7017	Vehicle Dodge 1500 - Replace	(1) 1500	10	7	\$75,000
7018	Vehicle - Ford Escape - Replace	(1) Ford Escape	10	4	\$40,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
7019	Camera/Security System - Upgrade	(1) System	5	0	\$3,000
<b>Administration Building</b>					
8001	Generator - Replace	(1) Generator	25	24	\$26,850
8002	HVAC - Replace	(2) HVAC Units	15	3	\$11,000
8003	Furnace - Replace	(1) Furnace	15	3	\$6,600
8004	Water Heater - Replace	(1) Water Heater	12	0	\$2,300
8005	Appliances - Allowance	(2) Appliances	4	2	\$1,500
8006	Kitchen/Break Room - Refurbish	(1) Kitchen/Break Room	25	18	\$27,500
8007	Bathroom - Refurbish	(2) Bathrooms	25	18	\$33,000
8008	Carpet - Replace	Approx 130 GSY	10	3	\$9,350
8009	Interior Surfaces - Repaint	Approx 4,330 GSF	10	3	\$5,750
8010	Wood Ceiling - Stain/Seal	Approx 2,635 GSF	20	13	\$4,400
8011	Interior Lights - Allowance	Extensive Fixtures	20	13	\$6,400
8012	Interior Furniture - Replace	Various Pieces	10	3	\$15,000
8013	Office Furniture - Replace	Various Pieces	10	3	\$14,000
8014	Wood Siding/Trim - Replacement	Approx 3,300 GSF	30	1	\$50,000
8016	Wood Trim/Fascla - Repaint	Approx 515 LF	15	14	\$4,450
8018	Stair Rail/Tread/Stringer - Repair	Approx 330 GSF	20	5	\$22,500
8020	Roof - Inspection & Maintenance	Roofing System	3	0	\$1,000
8021	Built Up Roof - Northeast	Approx 840 GSF	20	14	\$12,300
8022	Comp Shingle Roof - Center	Approx 2,445 GSF	25	1	\$26,900
8023	Comp Shingle Roof - Southwest	Approx 1,960 GSF	25	1	\$30,150
8024	Gutters/Downspouts - Repair/Replace	Approx 210 LF	25	1	\$2,750
8025	Bollard Lights - Replace	(3) Bollards	25	20	\$3,950
8026	Pole Lights - Replace	(6) Pole Lights	30	25	\$14,600
161	Total Funded Components				

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>Common Areas</b>								
2001	Guard House - Repair/Repaint	\$1,500	X	2	/	10	=	\$300
2002	Comp Shingle Roof - Replace	\$1,900	X	2	/	25	=	\$152
2003	Gutters/Downspouts - Repair/Replace	\$900	X	2	/	25	=	\$72
2004	Exterior Lights - Replace	\$2,550	X	2	/	25	=	\$204
2005	Guard House HVAC - Replace	\$12,000	X	3	/	15	=	\$2,400
2006	Gate Operator - Allowance	\$11,000	X	3	/	10	=	\$3,300
2007	Barrier Arm - Partial Replace	\$3,850	X	3	/	10	=	\$1,155
2008	Entry Access System - Replace	\$9,000	X	1	/	10	=	\$900
2009	Camera/Security System - Upgrade	\$5,000	X	0	/	5	=	\$0
2010	Bus Stop - Repair/Repaint	\$4,000	X	4	/	10	=	\$1,600
2011	Dog Park - Allowance	\$5,000	X	16	/	20	=	\$4,000
2012	Monument Sign - Replace	\$6,850	X	10	/	20	=	\$3,425
2013	Traffic Signs - Replace	\$16,500	X	10	/	10	=	\$16,500
2014	Directional/Street Signs - Replace	\$5,500	X	10	/	10	=	\$5,500
2015	Solar Signs - Allowance	\$9,900	X	2	/	10	=	\$1,980
2016	Sewer Lateral Line - Allowance	\$5,000	X	1	/	10	=	\$500
<b>Roads, Trails &amp; Walkways</b>								
3000	Asphalt - Seal/Repair/Stripe	\$200,000	X	1	/	10	=	\$20,000
3001	Asphalt - Striping/Repairs	\$25,000	X	1	/	1	=	\$25,000
3002	Phase 1 Asphalt - Resurface	\$250,000	X	9	/	30	=	\$75,000
3003	Phase 2 Asphalt Resurface	\$250,000	X	8	/	30	=	\$66,667
3004	Phase 3 Asphalt - Resurface	\$250,000	X	6	/	30	=	\$50,000
3005	Phase 4 Asphalt - Resurface	\$250,000	X	5	/	30	=	\$41,667
3006	Phase 5 Asphalt - Resurface	\$250,000	X	3	/	30	=	\$25,000
3007	Phase 6 - Asphalt - Resurface	\$250,000	X	2	/	30	=	\$16,667
3008	Phase 7 - Asphalt - Resurface	\$250,000	X	1	/	30	=	\$8,333
3009	Phase 8 - Asphalt - Resurface	\$250,000	X	30	/	30	=	\$250,000
3010	Phase 9 - Asphalt - Resurface	\$250,000	X	29	/	30	=	\$241,667
3011	Phase 10 - Asphalt - Resurface	\$250,000	X	28	/	30	=	\$233,333
3012	Walkways - Repair/Replace	\$11,000	X	4	/	5	=	\$8,800
3013	Drains/Culverts - Allowance	\$4,400	X	1	/	1	=	\$4,400
<b>Hilltop Park</b>								
4000	Pool Deck - Repair Allowance	\$5,500	X	2	/	10	=	\$1,100
4001	Main Pool - Resurface	\$33,000	X	2	/	12	=	\$5,500
4002	Main Pool Coping/Tile - Replace	\$11,900	X	2	/	12	=	\$1,983
4003	Wading Pool - Resurface	\$7,700	X	2	/	12	=	\$1,283
4004	Wading Pool Coping/Tile - Replace	\$2,000	X	2	/	12	=	\$333
4005	Pool Filter - Replace	\$18,000	X	2	/	12	=	\$3,000
4006	Pool Pump - Replace Allowance	\$5,000	X	3	/	5	=	\$3,000
4006	Pool Salt Generator - Replace	\$3,300	X	2	/	10	=	\$660
4008	Pool Chemical Controller - Replace	\$4,400	X	2	/	10	=	\$880
4009	Pool Furniture - Allowance	\$2,500	X	1	/	3	=	\$833
4010	Basketball Court - Resurface/Paint	\$7,150	X	10	/	10	=	\$7,150
4011	Basketball Backboard - Repair/Replc	\$2,000	X	1	/	10	=	\$200



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
4012	Play Equipment - Replace	\$38,500	X	5	/	20	=	\$9,625
4013	Swing Set - Replace	\$7,000	X	5	/	20	=	\$1,750
4014	Play Surface - Replenish Allowance	\$1,000	X	0	/	1	=	\$0
4015	Tennis Court - Resurface	\$44,000	X	7	/	10	=	\$30,800
4016	Tennis Court - Seal/Repair/Stripe	\$16,500	X	0	/	3	=	\$0
4018	Tennis Court Fence - Replace	\$17,150	X	4	/	30	=	\$2,287
4019	Hilltop Park Bathroom - Replacement	\$40,000	X	20	/	20	=	\$40,000
4020	Hilltop Picnic Table - Replace	\$19,000	X	0	/	20	=	\$0
4021	Hilltop BBQ - Replace	\$7,000	X	12	/	15	=	\$5,600
4023	Hilltop Stage - Repair/Replace	\$25,000	X	3	/	25	=	\$3,000
4024	Metal Fence/Rail - Partial Replace	\$22,000	X	5	/	25	=	\$4,400
4026	Pool Building Flat Roof - Replace	\$5,300	X	1	/	15	=	\$353
4027	Pool Building/Cabana - Repair/paint	\$1,850	X	1	/	5	=	\$370
4028	Clubhouse Exterior - Repaint	\$2,300	X	3	/	5	=	\$1,380
4029	Clubhouse Siding/Trim - Repair	\$5,000	X	3	/	5	=	\$3,000
4030	Comp Shingle Roof - Replace	\$16,500	X	23	/	25	=	\$15,180
4031	Gutters/Downspouts - Replace	\$5,000	X	10	/	25	=	\$2,000
4032	Clubhouse Awning - Replace	\$4,000	X	1	/	10	=	\$400
4033	Clubhouse Bathroom - Refurbish	\$16,500	X	10	/	25	=	\$6,600
4034	Clubhouse Shower - Refurbish	\$3,400	X	10	/	25	=	\$1,360
4035	Clubhouse - Refurbish	\$16,500	X	18	/	20	=	\$14,850
4036	Clubhouse Appliances - Allowance	\$2,400	X	2	/	4	=	\$1,200
4037	Sliding Glass Doors - Replace	\$11,000	X	2	/	30	=	\$733
4038	Clubhouse HVAC - Replace	\$10,000	X	12	/	15	=	\$8,000
4039	Clubhouse Lights - Replace	\$6,150	X	15	/	25	=	\$3,690
4040	Clubhouse/Bathroom Int. - Repaint	\$3,300	X	5	/	10	=	\$1,650
4041	Clubhouse Furniture - Allowance	\$5,000	X	4	/	5	=	\$4,000
4042	Clubhouse Patio Heater - Replace	\$1,750	X	2	/	10	=	\$350
4043	Clubhouse Water Heater - Replace	\$2,300	X	7	/	12	=	\$1,342
4044	Pool Entry Access System - Replace	\$10,000	X	1	/	12	=	\$833
4045	Pole Lights - Replace	\$10,000	X	20	/	20	=	\$10,000
4046	Bollard Lights - Replace	\$5,300	X	14	/	20	=	\$3,710
4047	Monument Sign - Replace	\$2,650	X	15	/	20	=	\$1,988
4048	Camera/Security System - Upgrade	\$3,000	X	5	/	5	=	\$3,000
Meadowview Park								
5000	Pool Deck - Repair Allowance	\$3,500	X	1	/	5	=	\$700
5001	Main Pool - Resurface	\$22,000	X	1	/	12	=	\$1,833
5002	Main Pool Tile - Replace	\$9,250	X	1	/	12	=	\$771
5003	Pool Filter - Replace	\$9,350	X	2	/	12	=	\$1,558
5004	Pool Pump - Replace Allowance	\$1,750	X	3	/	5	=	\$1,050
5005	Pool Salt Generator - Replace	\$6,600	X	2	/	10	=	\$1,320
5006	Pool Chemical Controller - Replace	\$4,400	X	2	/	10	=	\$880
5007	Pool Heater - Replace	\$5,850	X	5	/	5	=	\$5,850
5008	Pool Sweeper - Replace	\$3,400	X	7	/	10	=	\$2,380
5009	Pool Furniture - Allowance	\$2,500	X	1	/	3	=	\$833
5010	Basketball Backboard - Replace	\$900	X	10	/	10	=	\$900
5011	Basketball Court - Resurface	\$3,550	X	10	/	10	=	\$3,550
5012	Play Equipment - Replace	\$34,100	X	3	/	20	=	\$5,115
5013	Play Surface - Replenish Allowance	\$1,000	X	0	/	1	=	\$0

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
5014	Tennis Court - Resurface	\$29,300	X	7	/	10	=	\$20,510
5015	Tennis Court - Seal/Repair/Stripe	\$8,250	X	2	/	5	=	\$3,300
5017	Pickleball Court - Resurface	\$29,300	X	2	/	3	=	\$19,533
5018	Pickleball Court - Seal/Repair/Stri	\$9,350	X	2	/	3	=	\$6,233
5020	Tennis/Pickleball Fence - Replace	\$27,600	X	29	/	30	=	\$26,680
5021	Bocce Ball Court - Refurbish	\$1,200	X	2	/	3	=	\$800
5022	Horseshoe Pit - Replenish	\$1,500	X	3	/	15	=	\$300
5023	Meadowview Bathroom - Refurbish	\$5,500	X	10	/	20	=	\$2,750
5024	Meadowview Picnic Table - Replace	\$8,500	X	18	/	20	=	\$7,650
5026	Meadowview BBQ - Replace	\$3,300	X	12	/	15	=	\$2,640
5027	Meadowview Park Stage - Rep/Repl	\$12,650	X	3	/	25	=	\$1,518
5028	Wood Trellis - Replace	\$51,800	X	16	/	30	=	\$27,627
5029	Wood Trellis - Repaint/stain	\$3,000	X	4	/	5	=	\$2,400
5030	Metal Fence/Rail - Partial Replace	\$13,200	X	20	/	25	=	\$10,560
5032	Pool Building Flat Roof - Replace	\$15,200	X	6	/	20	=	\$4,560
5033	Pool Building Siding/Trim - Repair	\$1,450	X	5	/	5	=	\$1,450
5034	Pool Building/Canana - Repaint	\$1,650	X	5	/	5	=	\$1,650
5035	Pool Building/Cabana Lights - Repl	\$3,100	X	2	/	25	=	\$248
5036	Water Heater - Replace	\$2,300	X	12	/	12	=	\$2,300
5037	Bathroom - Repaint	\$1,000	X	10	/	10	=	\$1,000
5038	Pool Entry Access System - Replace	\$10,000	X	1	/	12	=	\$833
5039	Pole Lights - Replace	\$7,900	X	14	/	20	=	\$5,530
5040	Wood Trellis Lights - Replace	\$2,500	X	6	/	20	=	\$750
5041	Camera/Security System - Upgrade	\$3,000	X	5	/	5	=	\$3,000
<b>Landscape, Irrigation &amp; Trees</b>								
6002	Fire Hazard Abatement - Allowance	\$50,000	X	1	/	1	=	\$50,000
6003	Landscaping - Allowance	\$11,000	X	1	/	1	=	\$11,000
6004	Trees - Trim/Remove Allowance	\$20,000	X	1	/	1	=	\$20,000
6005	Irrigation System - Allowance	\$5,500	X	1	/	1	=	\$5,500
6006	Irrigation Controller - Replace	\$1,600	X	4	/	7	=	\$914
6007	Backflow Devices - Replace	\$2,000	X	27	/	30	=	\$1,800
<b>Maintenance Yard Equipment &amp; Fleet</b>								
7001	Industrial Roll Up Door - Replace	\$9,000	X	25	/	25	=	\$9,000
7002	Sand Shed - Replace/Rebuild	\$5,700	X	27	/	30	=	\$5,130
7003	Conex Box - Replace	\$4,950	X	5	/	30	=	\$825
7004	Fuel Dispensary Tank - Replace	\$3,850	X	25	/	25	=	\$3,850
7005	Water Tank - Replace	\$2,450	X	4	/	30	=	\$327
7006	Equipment - Power Tools - Allowance	\$2,400	X	1	/	1	=	\$2,400
7008	Sit Down Mower - Husqvarna	\$4,200	X	11	/	12	=	\$3,850
7009	Sit Down Mower Trailer - Replace	\$2,500	X	15	/	20	=	\$1,875
7010	Snow Blower - Replace	\$3,000	X	2	/	10	=	\$600
7011	Diamond Spreader - Replace	\$14,000	X	7	/	7	=	\$14,000
7012	Snow Plows - Replace	\$25,000	X	3	/	10	=	\$7,500
7013	Tractor - Replace	\$40,000	X	5	/	10	=	\$20,000
7014	Vehicle - Rhino - Yamaha	\$14,000	X	7	/	7	=	\$14,000
7015	Vehicle GMC 3500 - Replace	\$40,000	X	8	/	10	=	\$32,000
7016	Vehicle Ford F350 - Replace	\$75,000	X	2	/	10	=	\$15,000
7017	Vehicle Dodge 1500 - Replace	\$75,000	X	3	/	10	=	\$22,500
7018	Vehicle - Ford Escape - Replace	\$40,000	X	6	/	10	=	\$24,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
7019	Camera/Security System - Upgrade	\$3,000	X	5	/	5	=	\$3,000
Administration Building								
8001	Generator - Replace	\$26,850	X	1	/	25	=	\$1,074
8002	HVAC - Replace	\$11,000	X	12	/	15	=	\$8,800
8003	Furnace - Replace	\$6,600	X	12	/	15	=	\$5,280
8004	Water Heater - Replace	\$2,300	X	12	/	12	=	\$2,300
8005	Appliances - Allowance	\$1,500	X	2	/	4	=	\$750
8006	Kitchen/Break Room - Refurbish	\$27,500	X	7	/	25	=	\$7,700
8007	Bathroom - Refurbish	\$33,000	X	7	/	25	=	\$9,240
8008	Carpet - Replace	\$9,350	X	7	/	10	=	\$6,545
8009	Interior Surfaces - Repaint	\$5,750	X	7	/	10	=	\$4,025
8010	Wood Ceiling - Stain/Seal	\$4,400	X	7	/	20	=	\$1,540
8011	Interior Lights - Allowance	\$6,400	X	7	/	20	=	\$2,240
8012	Interior Furniture - Replace	\$15,000	X	7	/	10	=	\$10,500
8013	Office Furniture - Replace	\$14,000	X	7	/	10	=	\$9,800
8014	Wood Siding/Trim - Replacement	\$50,000	X	29	/	30	=	\$48,333
8016	Wood Trim/Fascia - Repaint	\$4,450	X	1	/	15	=	\$297
8018	Stair Rall/Tread/Stringer - Repair	\$22,500	X	15	/	20	=	\$16,875
8020	Roof - Inspection & Maintenance	\$1,000	X	3	/	3	=	\$1,000
8021	Built Up Roof - Northeast	\$12,300	X	6	/	20	=	\$3,690
8022	Comp Shingle Roof - Center	\$26,900	X	24	/	25	=	\$25,824
8023	Comp Shingle Roof - Southwest	\$30,150	X	24	/	25	=	\$28,944
8024	Gutters/Downspouts - Repair/Replace	\$2,750	X	24	/	25	=	\$2,640
8025	Bollard Lights - Replace	\$3,950	X	5	/	25	=	\$790
8026	Pole Lights - Replace	\$14,600	X	5	/	30	=	\$2,433
								\$1,968,150

# Component Significance

Report # 18322-0  
Full

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>Common Area</b>					
2001	Guard House - Repair/Repaint	10	\$1,500	\$150	0.04 %
2002	Comp Shingle Roof - Replace	25	\$1,900	\$76	0.02 %
2003	Gutters/Downspouts - Repair/Replace	25	\$900	\$36	0.01 %
2004	Exterior Lights - Replace	25	\$2,550	\$102	0.03 %
2005	Guard House HVAC - Replace	15	\$12,000	\$800	0.22 %
2006	Gate Operator - Allowance	10	\$11,000	\$1,100	0.30 %
2007	Barrier Arm - Partial Replace	10	\$3,850	\$385	0.11 %
2008	Entry Access System - Replace	10	\$9,000	\$900	0.25 %
2009	Camera/Security System - Upgrade	5	\$5,000	\$1,000	0.27 %
2010	Bus Stop - Repair/Repaint	10	\$4,000	\$400	0.11 %
2011	Dog Park - Allowance	20	\$5,000	\$250	0.07 %
2012	Monument Sign - Replace	20	\$6,850	\$343	0.09 %
2013	Traffic Signs - Replace	10	\$16,500	\$1,650	0.45 %
2014	Directional/Street Signs - Replace	10	\$5,500	\$550	0.15 %
2015	Solar Signs - Allowance	10	\$9,900	\$990	0.27 %
2016	Sewer Lateral Line - Allowance	10	\$5,000	\$500	0.14 %
<b>Roads, Trails &amp; Walkways</b>					
3000	Asphalt - Seal/Repair/Stripe	10	\$200,000	\$20,000	5.49 %
3001	Asphalt - Striping/Repairs	1	\$25,000	\$25,000	6.86 %
3002	Phase 1 Asphalt - Resurface	30	\$250,000	\$8,333	2.29 %
3003	Phase 2 Asphalt Resurface	30	\$250,000	\$8,333	2.29 %
3004	Phase 3 Asphalt - Resurface	30	\$250,000	\$8,333	2.29 %
3005	Phase 4 Asphalt - Resurface	30	\$250,000	\$8,333	2.29 %
3006	Phase 5 Asphalt - Resurface	30	\$250,000	\$8,333	2.29 %
3007	Phase 6 - Asphalt - Resurface	30	\$250,000	\$8,333	2.29 %
3008	Phase 7 - Asphalt - Resurface	30	\$250,000	\$8,333	2.29 %
3009	Phase 8 - Asphalt - Resurface	30	\$250,000	\$8,333	2.29 %
3010	Phase 9 - Asphalt - Resurface	30	\$250,000	\$8,333	2.29 %
3011	Phase 10 - Asphalt - Resurface	30	\$250,000	\$8,333	2.29 %
3012	Walkways - Repair/Replace	5	\$11,000	\$2,200	0.60 %
3013	Drains/Culverts - Allowance	1	\$4,400	\$4,400	1.21 %
<b>Hilltop Park</b>					
4000	Pool Deck - Repair Allowance	10	\$5,500	\$550	0.15 %
4001	Main Pool - Resurface	12	\$33,000	\$2,750	0.75 %
4002	Main Pool Coping/Tile - Replace	12	\$11,900	\$992	0.27 %
4003	Wading Pool - Resurface	12	\$7,700	\$642	0.18 %
4004	Wading Pool Coping/Tile - Replace	12	\$2,000	\$167	0.05 %
4005	Pool Filter - Replace	12	\$18,000	\$1,500	0.41 %
4006	Pool Pump - Replace Allowance	5	\$5,000	\$1,000	0.27 %
4006	Pool Salt Generator - Replace	10	\$3,300	\$330	0.09 %
4008	Pool Chemical Controller - Replace	10	\$4,400	\$440	0.12 %
4009	Pool Furniture - Allowance	3	\$2,500	\$833	0.23 %
4010	Basketball Court - Resurface/Paint	10	\$7,150	\$715	0.20 %
4011	Basketball Backboard - Repair/Replc	10	\$2,000	\$200	0.05 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
4012	Play Equipment - Replace	20	\$38,500	\$1,925	0.53 %
4013	Swing Set - Replace	20	\$7,000	\$350	0.10 %
4014	Play Surface - Replenish Allowance	1	\$1,000	\$1,000	0.27 %
4015	Tennis Court - Resurface	10	\$44,000	\$4,400	1.21 %
4016	Tennis Court - Seal/Repair/Stripe	3	\$16,500	\$5,500	1.51 %
4018	Tennis Court Fence - Replace	30	\$17,150	\$572	0.16 %
4019	Hilltop Park Bathroom - Replacement	20	\$40,000	\$2,000	0.55 %
4020	Hilltop Picnic Table - Replace	20	\$19,000	\$950	0.26 %
4021	Hilltop BBQ - Replace	15	\$7,000	\$467	0.13 %
4023	Hilltop Stage - Repair/Replace	25	\$25,000	\$1,000	0.27 %
4024	Metal Fence/Rail - Partial Replace	25	\$22,000	\$880	0.24 %
4026	Pool Building Flat Roof - Replace	15	\$5,300	\$353	0.10 %
4027	Pool Building/Cabana - Repair/paint	5	\$1,850	\$370	0.10 %
4028	Clubhouse Exterior - Repaint	5	\$2,300	\$460	0.13 %
4029	Clubhouse Siding/Trim - Repair	5	\$5,000	\$1,000	0.27 %
4030	Comp Shingle Roof - Replace	25	\$16,500	\$660	0.18 %
4031	Gutters/Downspouts - Replace	25	\$5,000	\$200	0.05 %
4032	Clubhouse Awning - Replace	10	\$4,000	\$400	0.11 %
4033	Clubhouse Bathroom - Refurbish	25	\$16,500	\$660	0.18 %
4034	Clubhouse Shower - Refurbish	25	\$3,400	\$136	0.04 %
4035	Clubhouse - Refurbish	20	\$16,500	\$825	0.23 %
4036	Clubhouse Appliances - Allowance	4	\$2,400	\$600	0.16 %
4037	Sliding Glass Doors - Replace	30	\$11,000	\$367	0.10 %
4038	Clubhouse HVAC - Replace	15	\$10,000	\$667	0.18 %
4039	Clubhouse Lights - Replace	25	\$6,150	\$246	0.07 %
4040	Clubhouse/Bathroom Int. - Repaint	10	\$3,300	\$330	0.09 %
4041	Clubhouse Furniture - Allowance	5	\$5,000	\$1,000	0.27 %
4042	Clubhouse Patio Heater - Replace	10	\$1,750	\$175	0.05 %
4043	Clubhouse Water Heater - Replace	12	\$2,300	\$192	0.05 %
4044	Pool Entry Access System - Replace	12	\$10,000	\$833	0.23 %
4045	Pole Lights - Replace	20	\$10,000	\$500	0.14 %
4046	Bollard Lights - Replace	20	\$5,300	\$265	0.07 %
4047	Monument Sign - Replace	20	\$2,650	\$133	0.04 %
4048	Camera/Security System - Upgrade	5	\$3,000	\$600	0.16 %
<b>Meadowview Park</b>					
5000	Pool Deck - Repair Allowance	5	\$3,500	\$700	0.19 %
5001	Main Pool - Resurface	12	\$22,000	\$1,833	0.50 %
5002	Main Pool Tile - Replace	12	\$9,250	\$771	0.21 %
5003	Pool Filter - Replace	12	\$9,350	\$779	0.21 %
5004	Pool Pump - Replace Allowance	5	\$1,750	\$350	0.10 %
5005	Pool Salt Generator - Replace	10	\$6,600	\$660	0.18 %
5006	Pool Chemical Controller - Replace	10	\$4,400	\$440	0.12 %
5007	Pool Heater - Replace	5	\$5,850	\$1,170	0.32 %
5008	Pool Sweeper - Replace	10	\$3,400	\$340	0.09 %
5009	Pool Furniture - Allowance	3	\$2,500	\$833	0.23 %
5010	Basketball Backboard - Replace	10	\$900	\$90	0.02 %
5011	Basketball Court - Resurface	10	\$3,550	\$355	0.10 %
5012	Play Equipment - Replace	20	\$34,100	\$1,705	0.47 %
5013	Play Surface - Replenish Allowance	1	\$1,000	\$1,000	0.27 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
5014	Tennis Court - Resurface	10	\$29,300	\$2,930	0.80 %
5015	Tennis Court - Seal/Repair/Stripe	5	\$8,250	\$1,650	0.45 %
5017	Pickleball Court - Resurface	3	\$29,300	\$9,767	2.68 %
5018	Pickleball Court - Seal/Repair/Stripe	3	\$9,350	\$3,117	0.86 %
5020	Tennis/Pickleball Fence - Replace	30	\$27,600	\$920	0.25 %
5021	Bocce Ball Court - Refurbish	3	\$1,200	\$400	0.11 %
5022	Horseshoe Pit - Replenish	15	\$1,500	\$100	0.03 %
5023	Meadowview Bathroom - Refurbish	20	\$5,500	\$275	0.08 %
5024	Meadowview Picnic Table - Replace	20	\$8,500	\$425	0.12 %
5026	Meadowview BBQ - Replace	15	\$3,300	\$220	0.06 %
5027	Meadowview Park Stage - Rep/Repl	25	\$12,650	\$506	0.14 %
5028	Wood Trellis - Replace	30	\$51,800	\$1,727	0.47 %
5029	Wood Trellis - Repaint/stain	5	\$3,000	\$600	0.16 %
5030	Metal Fence/Rail - Partial Replace	25	\$13,200	\$528	0.14 %
5032	Pool Building Flat Roof - Replace	20	\$15,200	\$760	0.21 %
5033	Pool Building Siding/Trim - Repair	5	\$1,450	\$290	0.08 %
5034	Pool Building/Cabana - Repaint	5	\$1,650	\$330	0.09 %
5035	Pool Building/Cabana Lights - Repl	25	\$3,100	\$124	0.03 %
5036	Water Heater - Replace	12	\$2,300	\$192	0.05 %
5037	Bathroom - Repaint	10	\$1,000	\$100	0.03 %
5038	Pool Entry Access System - Replace	12	\$10,000	\$833	0.23 %
5039	Pole Lights - Replace	20	\$7,900	\$395	0.11 %
5040	Wood Trellis Lights - Replace	20	\$2,500	\$125	0.03 %
5041	Camera/Security System - Upgrade	5	\$3,000	\$600	0.16 %
<b>Landscape, Irrigation &amp; Trees</b>					
6002	Fire Hazard Abatement - Allowance	1	\$50,000	\$50,000	13.72 %
6003	Landscaping - Allowance	1	\$11,000	\$11,000	3.02 %
6004	Trees - Trim/Remove Allowance	1	\$20,000	\$20,000	5.49 %
6005	Irrigation System - Allowance	1	\$5,500	\$5,500	1.51 %
6006	Irrigation Controller - Replace	7	\$1,600	\$229	0.06 %
6007	Backflow Devices - Replace	30	\$2,000	\$67	0.02 %
<b>Maintenance Yard, Equipment &amp; Fleet</b>					
7001	Industrial Roll Up Door - Replace	25	\$9,000	\$360	0.10 %
7002	Sand Shed - Replace/Rebuild	30	\$5,700	\$190	0.05 %
7003	Conex Box - Replace	30	\$4,950	\$165	0.05 %
7004	Fuel Dispensary Tank - Replace	25	\$3,850	\$154	0.04 %
7005	Water Tank - Replace	30	\$2,450	\$82	0.02 %
7006	Equipment - Power Tools - Allowance	1	\$2,400	\$2,400	0.66 %
7008	Sit Down Mower - Husqvarna	12	\$4,200	\$350	0.10 %
7009	Sit Down Mower Trailer - Replace	20	\$2,500	\$125	0.03 %
7010	Snow Blower - Replace	10	\$3,000	\$300	0.08 %
7011	Diamond Spreader - Replace	7	\$14,000	\$2,000	0.55 %
7012	Snow Plows - Replace	10	\$25,000	\$2,500	0.69 %
7013	Tractor - Replace	10	\$40,000	\$4,000	1.10 %
7014	Vehicle - Rhino - Yamaha	7	\$14,000	\$2,000	0.55 %
7015	Vehicle GMC 3500 - Replace	10	\$40,000	\$4,000	1.10 %
7016	Vehicle Ford F350 - Replace	10	\$75,000	\$7,500	2.06 %
7017	Vehicle Dodge 1500 - Replace	10	\$75,000	\$7,500	2.06 %
7018	Vehicle - Ford Escape - Replace	10	\$40,000	\$4,000	1.10 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
7019	Camera/Security System - Upgrade	5	\$3,000	\$600	0.16 %
Administration Building					
8001	Generator - Replace	25	\$26,850	\$1,074	0.29 %
8002	HVAC - Replace	15	\$11,000	\$733	0.20 %
8003	Furnace - Replace	15	\$6,600	\$440	0.12 %
8004	Water Heater - Replace	12	\$2,300	\$192	0.05 %
8005	Appliances - Allowance	4	\$1,500	\$375	0.10 %
8006	Kitchen/Break Room - Refurbish	25	\$27,500	\$1,100	0.30 %
8007	Bathroom - Refurbish	25	\$33,000	\$1,320	0.36 %
8008	Carpet - Replace	10	\$9,350	\$935	0.26 %
8009	Interior Surfaces - Repaint	10	\$5,750	\$575	0.16 %
8010	Wood Ceiling - Stain/Seal	20	\$4,400	\$220	0.06 %
8011	Interior Lights - Allowance	20	\$6,400	\$320	0.09 %
8012	Interior Furniture - Replace	10	\$15,000	\$1,500	0.41 %
8013	Office Furniture - Replace	10	\$14,000	\$1,400	0.38 %
8014	Wood Siding/Trim - Replacement	30	\$50,000	\$1,667	0.46 %
8016	Wood Trim/Fascla - Repaint	15	\$4,450	\$297	0.08 %
8018	Stair Rail/Tread/Stringer - Repair	20	\$22,500	\$1,125	0.31 %
8020	Roof - Inspection & Maintenance	3	\$1,000	\$333	0.09 %
8021	Built Up Roof - Northeast	20	\$12,300	\$615	0.17 %
8022	Comp Shingle Roof - Center	25	\$26,900	\$1,076	0.30 %
8023	Comp Shingle Roof - Southwest	25	\$30,150	\$1,206	0.33 %
8024	Gutters/Downspouts - Repair/Replace	25	\$2,750	\$110	0.03 %
8025	Bollard Lights - Replace	25	\$3,950	\$158	0.04 %
8026	Pole Lights - Replace	30	\$14,600	\$487	0.13 %
161	Total Funded Components			\$364,516	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
<b>Common Area</b>							
2001	Guard House - Repair/Repaint	10	8	\$1,500	\$300	\$0	\$13.99
2002	Comp Shingle Roof - Replace	25	23	\$1,900	\$152	\$0	\$7.09
2003	Gutters/Downspouts - Repair/Replace	25	23	\$900	\$72	\$0	\$3.36
2004	Exterior Lights - Replace	25	23	\$2,550	\$204	\$0	\$9.51
2005	Guard House HVAC - Replace	15	12	\$12,000	\$2,400	\$0	\$74.62
2006	Gate Operator - Allowance	10	7	\$11,000	\$3,300	\$0	\$102.60
2007	Barrier Arm - Partial Replace	10	7	\$3,850	\$1,155	\$0	\$35.91
2008	Entry Access System - Replace	10	9	\$9,000	\$900	\$0	\$83.95
2009	Camera/Security System - Upgrade	5	5	\$5,000	\$0	\$0	\$93.27
2010	Bus Stop - Repair/Repaint	10	6	\$4,000	\$1,600	\$0	\$37.31
2011	Dog Park - Allowance	20	4	\$5,000	\$4,000	\$0	\$23.32
2012	Monument Sign - Replace	20	10	\$6,850	\$3,425	\$0	\$31.95
2013	Traffic Signs - Replace	10	0	\$16,500	\$16,500	\$16,500	\$153.90
2014	Directional/Street Signs - Replace	10	0	\$5,500	\$5,500	\$5,500	\$51.30
2015	Solar Signs - Allowance	10	8	\$9,900	\$1,980	\$0	\$92.34
2016	Sewer Lateral Line - Allowance	10	9	\$5,000	\$500	\$0	\$46.64
<b>Roads, Trails &amp; Walkways</b>							
3000	Asphalt - Seal/Repair/Stripe	10	9	\$200,000	\$20,000	\$0	\$1,865.49
3001	Asphalt - Striping/Repairs	1	0	\$25,000	\$25,000	\$25,000	\$2,331.86
3002	Phase 1 Asphalt - Resurface	30	21	\$250,000	\$75,000	\$0	\$777.29
3003	Phase 2 Asphalt Resurface	30	22	\$250,000	\$66,667	\$0	\$777.29
3004	Phase 3 Asphalt - Resurface	30	24	\$250,000	\$50,000	\$0	\$777.29
3005	Phase 4 Asphalt - Resurface	30	25	\$250,000	\$41,667	\$0	\$777.29
3006	Phase 5 Asphalt - Resurface	30	27	\$250,000	\$25,000	\$0	\$777.29
3007	Phase 6 - Asphalt - Resurface	30	28	\$250,000	\$16,667	\$0	\$777.29
3008	Phase 7 - Asphalt - Resurface	30	29	\$250,000	\$8,333	\$0	\$777.29
3009	Phase 8 - Asphalt - Resurface	30	0	\$250,000	\$250,000	\$250,000	\$777.29
3010	Phase 9 - Asphalt - Resurface	30	1	\$250,000	\$241,667	\$4,662	\$777.29
3011	Phase 10 - Asphalt - Resurface	30	2	\$250,000	\$233,333	\$0	\$777.29
3012	Walkways - Repair/Replace	5	1	\$11,000	\$8,800	\$8,800	\$205.20
3013	Drains/Culverts - Allowance	1	0	\$4,400	\$4,400	\$4,400	\$410.41
<b>Hilltop Park</b>							
4000	Pool Deck - Repair Allowance	10	8	\$5,500	\$1,100	\$0	\$51.30
4001	Main Pool - Resurface	12	10	\$33,000	\$5,500	\$0	\$258.50
4002	Main Pool Coping/Tile - Replace	12	10	\$11,900	\$1,983	\$0	\$92.50
4003	Wading Pool - Resurface	12	10	\$7,700	\$1,283	\$0	\$69.85
4004	Wading Pool Coping/Tile - Replace	12	10	\$2,000	\$333	\$0	\$15.55
4005	Pool Filter - Replace	12	10	\$18,000	\$3,000	\$0	\$139.91
4006	Pool Pump - Replace Allowance	5	2	\$5,000	\$3,000	\$0	\$93.27
4006	Pool Salt Generator - Replace	10	8	\$3,300	\$660	\$0	\$30.78
4008	Pool Chemical Controller - Replace	10	8	\$4,400	\$880	\$0	\$41.04
4009	Pool Furniture - Allowance	3	2	\$2,500	\$833	\$0	\$77.73
4010	Basketball Court - Resurface/Paint	10	0	\$7,150	\$7,150	\$7,150	\$66.69



#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
4011	Basketball Backboard - Repair/Replc	10	9	\$2,000	\$200	\$0	\$18.65
4012	Play Equipment - Replace	20	15	\$38,500	\$9,625	\$0	\$179.55
4013	Swing Set - Replace	20	15	\$7,000	\$1,750	\$0	\$32.65
4014	Play Surface - Replenish Allowance	1	1	\$1,000	\$0	\$0	\$93.27
4015	Tennis Court - Resurface	10	3	\$44,000	\$30,800	\$0	\$410.41
4016	Tennis Court - Seal/Repair/Stripe	3	3	\$16,500	\$0	\$0	\$513.01
4018	Tennis Court Fence - Replace	30	26	\$17,150	\$2,287	\$0	\$53.32
4019	Hilltop Park Bathroom - Replacement	20	0	\$40,000	\$40,000	\$40,000	\$186.55
4020	Hilltop Picnic Table - Replace	20	20	\$19,000	\$0	\$0	\$88.61
4021	Hilltop BBQ - Replace	15	3	\$7,000	\$5,600	\$0	\$43.53
4023	Hilltop Stage - Repair/Replace	25	22	\$25,000	\$3,000	\$0	\$93.27
4024	Metal Fence/Rail - Partial Replace	25	20	\$22,000	\$4,400	\$0	\$82.08
4026	Pool Building Flat Roof - Replace	15	14	\$5,300	\$353	\$0	\$32.96
4027	Pool Building/Cabana - Repair/paint	5	4	\$1,850	\$370	\$0	\$34.51
4028	Clubhouse Exterior - Repaint	5	2	\$2,300	\$1,380	\$0	\$42.91
4029	Clubhouse Siding/Trim - Repair	5	2	\$5,000	\$3,000	\$0	\$93.27
4030	Comp Shingle Roof - Replace	25	2	\$16,500	\$15,180	\$0	\$61.56
4031	Gutters/Downspouts - Replace	25	15	\$5,000	\$2,000	\$0	\$18.65
4032	Clubhouse Awning - Replace	10	9	\$4,000	\$400	\$0	\$37.31
4033	Clubhouse Bathroom - Refurbish	25	15	\$16,500	\$6,600	\$0	\$61.56
4034	Clubhouse Shower - Refurbish	25	15	\$3,400	\$1,360	\$0	\$12.69
4035	Clubhouse - Refurbish	20	2	\$16,500	\$14,850	\$0	\$76.95
4036	Clubhouse Appliances - Allowance	4	2	\$2,400	\$1,200	\$0	\$55.96
4037	Sliding Glass Doors - Replace	30	28	\$11,000	\$733	\$0	\$34.20
4038	Clubhouse HVAC - Replace	15	3	\$10,000	\$8,000	\$0	\$62.18
4039	Clubhouse Lights - Replace	25	10	\$6,150	\$3,690	\$0	\$22.95
4040	Clubhouse/Bathroom Int. - Repaint	10	5	\$3,300	\$1,650	\$0	\$30.78
4041	Clubhouse Furniture - Allowance	5	1	\$5,000	\$4,000	\$4,000	\$93.27
4042	Clubhouse Patio Heater - Replace	10	8	\$1,750	\$350	\$0	\$16.32
4043	Clubhouse Water Heater - Replace	12	5	\$2,300	\$1,342	\$0	\$17.88
4044	Pool Entry Access System - Replace	12	11	\$10,000	\$833	\$0	\$77.73
4045	Pole Lights - Replace	20	0	\$10,000	\$10,000	\$10,000	\$46.64
4046	Bollard Lights - Replace	20	6	\$5,300	\$3,710	\$0	\$24.72
4047	Monument Sign - Replace	20	5	\$2,650	\$1,988	\$0	\$12.36
4048	Camera/Security System - Upgrade	5	0	\$3,000	\$3,000	\$3,000	\$55.96

Meadowview Park

5000	Pool Deck - Repair Allowance	5	4	\$3,500	\$700	\$0	\$65.29
5001	Main Pool - Resurface	12	11	\$22,000	\$1,833	\$0	\$171.00
5002	Main Pool Tile - Replace	12	11	\$9,250	\$771	\$0	\$71.90
5003	Pool Filter - Replace	12	10	\$9,350	\$1,558	\$0	\$72.68
5004	Pool Pump - Replace Allowance	5	2	\$1,750	\$1,050	\$0	\$32.65
5005	Pool Salt Generator - Replace	10	8	\$6,600	\$1,320	\$0	\$61.56
5006	Pool Chemical Controller - Replace	10	8	\$4,400	\$880	\$0	\$41.04
5007	Pool Heater - Replace	5	0	\$5,850	\$5,850	\$5,850	\$109.13
5008	Pool Sweeper - Replace	10	3	\$3,400	\$2,380	\$0	\$31.71
5009	Pool Furniture - Allowance	3	2	\$2,500	\$833	\$0	\$77.73
5010	Basketball Backboard - Replace	10	0	\$900	\$900	\$900	\$8.39
5011	Basketball Court - Resurface	10	0	\$3,550	\$3,550	\$3,550	\$33.11
5012	Play Equipment - Replace	20	17	\$34,100	\$5,115	\$0	\$159.03

Association Reserves, #18322-0

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
5013	Play Surface - Replenish Allowance	1	1	\$1,000	\$0	\$0	\$93.27
5014	Tennis Court - Resurface	10	3	\$29,300	\$20,510	\$0	\$273.29
5015	Tennis Court - Seal/Repair/Stripe	5	3	\$8,250	\$3,300	\$0	\$153.90
5017	Pickleball Court - Resurface	3	1	\$29,300	\$19,533	\$19,533	\$910.98
5018	Pickleball Court - Seal/Repair/Stri	3	1	\$9,350	\$6,233	\$6,233	\$290.71
5020	Tennis/Pickleball Fence - Replace	30	1	\$27,600	\$26,680	\$26,680	\$85.81
5021	Bocce Ball Court - Refurbish	3	1	\$1,200	\$800	\$800	\$37.31
5022	Horseshoe Pit - Replenish	15	12	\$1,500	\$300	\$0	\$9.33
5023	Meadowview Bathroom - Refurbish	20	10	\$5,500	\$2,750	\$0	\$25.65
5024	Meadowview Picnic Table - Replace	20	2	\$8,500	\$7,650	\$0	\$39.64
5026	Meadowview BBQ - Replace	15	3	\$3,300	\$2,640	\$0	\$20.52
5027	Meadowview Park Stage - Rep/Repl	25	22	\$12,650	\$1,518	\$0	\$47.20
5028	Wood Trellis - Replace	30	14	\$51,800	\$27,627	\$0	\$161.05
5029	Wood Trellis - Repaint/stain	5	1	\$3,000	\$2,400	\$2,400	\$55.96
5030	Metal Fence/Rail - Partial Replace	25	5	\$13,200	\$10,560	\$0	\$49.25
5032	Pool Building Flat Roof - Replace	20	14	\$15,200	\$4,560	\$0	\$70.89
5033	Pool Building Siding/Trim - Repair	5	0	\$1,450	\$1,450	\$1,450	\$27.05
5034	Pool Building/Canana - Repaint	5	0	\$1,650	\$1,650	\$1,650	\$30.78
5035	Pool Building/Cabana Lights - Repl	25	23	\$3,100	\$248	\$0	\$11.57
5036	Water Heater - Replace	12	0	\$2,300	\$2,300	\$2,300	\$17.88
5037	Bathroom - Repaint	10	0	\$1,000	\$1,000	\$1,000	\$9.33
5038	Pool Entry Access System - Replace	12	11	\$10,000	\$833	\$0	\$77.73
5039	Pole Lights - Replace	20	6	\$7,900	\$5,530	\$0	\$38.84
5040	Wood Trellis Lights - Replace	20	14	\$2,500	\$750	\$0	\$11.66
5041	Camera/Security System - Upgrade	5	0	\$3,000	\$3,000	\$3,000	\$55.96
<b>Landscape, Irrigation &amp; Trees</b>							
6002	Fire Hazard Abatement - Allowance	1	0	\$50,000	\$50,000	\$50,000	\$4,663.72
6003	Landscaping - Allowance	1	0	\$11,000	\$11,000	\$11,000	\$1,026.02
6004	Trees - Trim/Remove Allowance	1	0	\$20,000	\$20,000	\$20,000	\$1,865.49
6005	Irrigation System - Allowance	1	0	\$5,500	\$5,500	\$5,500	\$513.01
6006	Irrigation Controller - Replace	7	3	\$1,600	\$914	\$0	\$21.32
6007	Backflow Devices - Replace	30	3	\$2,000	\$1,800	\$0	\$6.22
<b>Maintenance Yard, Equipment &amp; Fleet</b>							
7001	Industrial Roll Up Door - Replace	25	0	\$9,000	\$9,000	\$9,000	\$33.58
7002	Sand Shed - Replace/Rebuild	30	3	\$5,700	\$5,130	\$0	\$17.72
7003	Conex Box - Replace	30	25	\$4,950	\$825	\$0	\$15.39
7004	Fuel Dispensary Tank - Replace	25	0	\$3,850	\$3,850	\$3,850	\$14.36
7005	Water Tank - Replace	30	26	\$2,450	\$327	\$0	\$7.62
7006	Equipment - Power Tools - Allowance	1	0	\$2,400	\$2,400	\$2,400	\$223.86
7008	Sit Down Mower - Husqvarna	12	1	\$4,200	\$3,850	\$3,850	\$32.65
7009	Sit Down Mower Trailer - Replace	20	5	\$2,500	\$1,875	\$0	\$11.66
7010	Snow Blower - Replace	10	8	\$3,000	\$600	\$0	\$27.98
7011	Diamond Spreader - Replace	7	0	\$14,000	\$14,000	\$14,000	\$186.55
7012	Snow Plows - Replace	10	7	\$25,000	\$7,500	\$0	\$233.19
7013	Tractor - Replace	10	5	\$40,000	\$20,000	\$0	\$373.10
7014	Vehicle - Rhino - Yamaha	7	0	\$14,000	\$14,000	\$14,000	\$186.55
7015	Vehicle GMC 3500 - Replace	10	2	\$40,000	\$32,000	\$0	\$373.10
7016	Vehicle Ford F350 - Replace	10	8	\$75,000	\$15,000	\$0	\$699.56

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
7017	Vehicle Dodge 1500 - Replace	10	7	\$75,000	\$22,500	\$0	\$699.56
7018	Vehicle - Ford Escape - Replace	10	4	\$40,000	\$24,000	\$0	\$373.10
7019	Camera/Security System - Upgrade	5	0	\$3,000	\$3,000	\$3,000	\$55.96
<b>Administration Building</b>							
8001	Generator - Replace	25	24	\$26,850	\$1,074	\$0	\$100.18
8002	HVAC - Replace	15	3	\$11,000	\$8,800	\$0	\$68.40
8003	Furnace - Replace	15	3	\$6,600	\$5,280	\$0	\$41.04
8004	Water Heater - Replace	12	0	\$2,300	\$2,300	\$2,300	\$17.88
8005	Appliances - Allowance	4	2	\$1,500	\$750	\$0	\$34.98
8006	Kitchen/Break Room - Refurbish	25	18	\$27,500	\$7,700	\$0	\$102.60
8007	Bathroom - Refurbish	25	18	\$33,000	\$9,240	\$0	\$123.12
8008	Carpet - Replace	10	3	\$9,350	\$6,545	\$0	\$87.21
8009	Interior Surfaces - Repaint	10	3	\$5,750	\$4,025	\$0	\$53.63
8010	Wood Ceiling - Stain/Seal	20	13	\$4,400	\$1,540	\$0	\$20.52
8011	Interior Lights - Allowance	20	13	\$6,400	\$2,240	\$0	\$29.85
8012	Interior Furniture - Replace	10	3	\$15,000	\$10,500	\$0	\$139.91
8013	Office Furniture - Replace	10	3	\$14,000	\$9,800	\$0	\$130.58
8014	Wood Sliding/Trim - Replacement	30	1	\$50,000	\$48,333	\$48,333	\$155.46
8016	Wood Trim/Fascia - Repaint	15	14	\$4,450	\$297	\$0	\$27.67
8018	Stair Rail/Tread/Stringer - Repair	20	5	\$22,500	\$16,875	\$0	\$104.93
8020	Roof - Inspection & Maintenance	3	0	\$1,000	\$1,000	\$1,000	\$31.09
8021	Built Up Roof - Northeast	20	14	\$12,300	\$3,690	\$0	\$57.36
8022	Comp Shingle Roof - Center	25	1	\$26,900	\$25,824	\$25,824	\$100.36
8023	Comp Shingle Roof - Southwest	25	1	\$30,150	\$28,944	\$28,944	\$112.49
8024	Gutters/Downspouts - Repair/Replace	25	1	\$2,750	\$2,640	\$2,640	\$10.26
8025	Bollard Lights - Replace	25	20	\$3,950	\$790	\$0	\$14.74
8026	Pole Lights - Replace	30	25	\$14,600	\$2,433	\$0	\$45.39
161	Total Funded Components				\$1,968,150	\$700,000	\$34,000

# 30-Year Reserve Plan Summary

Report # 18322-0

Full

Fiscal Year Start: 2023

Interest

4.00%

Inflation

5.00%

Reserve Fund Strength as of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2023	\$700,000	\$1,968,150	35.6 %	Medium	-0.49 %	\$408,000	\$0	\$6,483	\$517,300
2024	\$597,183	\$1,906,134	31.3 %	Medium	5.70 %	\$431,256	\$0	\$5,155	\$599,288
2025	\$434,307	\$1,774,067	24.5 %	High	5.70 %	\$455,838	\$0	\$4,024	\$523,412
2026	\$370,756	\$1,735,161	21.4 %	High	5.70 %	\$481,820	\$0	\$4,319	\$363,552
2027	\$493,343	\$1,883,260	26.2 %	High	5.70 %	\$509,284	\$0	\$6,229	\$255,864
2028	\$752,992	\$2,173,990	34.6 %	Medium	5.70 %	\$538,313	\$0	\$8,764	\$299,543
2029	\$1,000,526	\$2,456,655	40.7 %	Medium	5.70 %	\$568,997	\$0	\$11,712	\$238,403
2030	\$1,342,832	\$2,842,075	47.2 %	Medium	5.70 %	\$601,430	\$0	\$14,270	\$446,121
2031	\$1,512,411	\$3,054,306	49.5 %	Medium	5.70 %	\$635,711	\$0	\$16,540	\$367,739
2032	\$1,796,923	\$3,386,380	53.1 %	Medium	5.70 %	\$671,947	\$0	\$18,597	\$563,365
2033	\$1,924,103	\$3,557,923	54.1 %	Medium	5.70 %	\$710,248	\$0	\$20,249	\$527,192
2034	\$2,127,408	\$3,805,713	55.9 %	Medium	5.70 %	\$750,732	\$0	\$23,463	\$334,457
2035	\$2,567,146	\$4,299,437	59.7 %	Medium	5.70 %	\$793,524	\$0	\$27,881	\$377,040
2036	\$3,011,511	\$4,805,865	62.7 %	Medium	5.70 %	\$838,755	\$0	\$31,585	\$573,614
2037	\$3,308,237	\$5,165,579	64.0 %	Medium	5.70 %	\$886,564	\$0	\$34,763	\$582,298
2038	\$3,647,266	\$5,570,247	65.5 %	Medium	5.70 %	\$937,098	\$0	\$38,481	\$570,562
2039	\$4,052,283	\$6,045,361	67.0 %	Medium	5.70 %	\$990,512	\$0	\$43,676	\$399,793
2040	\$4,686,678	\$6,763,322	69.3 %	Medium	5.70 %	\$1,046,972	\$0	\$48,977	\$669,728
2041	\$5,112,899	\$7,275,524	70.3 %	Low	5.70 %	\$1,106,649	\$0	\$52,626	\$875,287
2042	\$5,396,787	\$7,641,361	70.6 %	Low	5.70 %	\$1,169,728	\$0	\$55,198	\$974,139
2043	\$5,647,574	\$7,967,751	70.9 %	Low	5.70 %	\$1,236,403	\$0	\$59,243	\$737,086
2044	\$6,206,134	\$8,607,725	72.1 %	Low	5.70 %	\$1,306,878	\$0	\$62,826	\$1,211,337
2045	\$6,364,502	\$8,832,511	72.1 %	Low	5.70 %	\$1,381,370	\$0	\$61,873	\$1,792,307
2046	\$6,015,438	\$8,511,833	70.7 %	Low	5.70 %	\$1,460,108	\$0	\$62,920	\$964,612
2047	\$6,573,853	\$9,100,181	72.2 %	Low	5.70 %	\$1,543,334	\$0	\$66,160	\$1,519,667
2048	\$6,663,679	\$9,193,918	72.5 %	Low	5.70 %	\$1,631,304	\$0	\$65,941	\$1,830,833
2049	\$6,530,091	\$9,027,338	72.3 %	Low	5.70 %	\$1,724,288	\$0	\$69,890	\$870,429
2050	\$7,453,840	\$9,925,658	75.1 %	Low	5.70 %	\$1,822,573	\$0	\$73,783	\$2,041,081
2051	\$7,309,116	\$9,707,754	75.3 %	Low	5.70 %	\$1,926,459	\$0	\$71,826	\$2,245,254
2052	\$7,062,147	\$9,336,021	75.6 %	Low	5.70 %	\$2,036,267	\$0	\$68,506	\$2,521,956