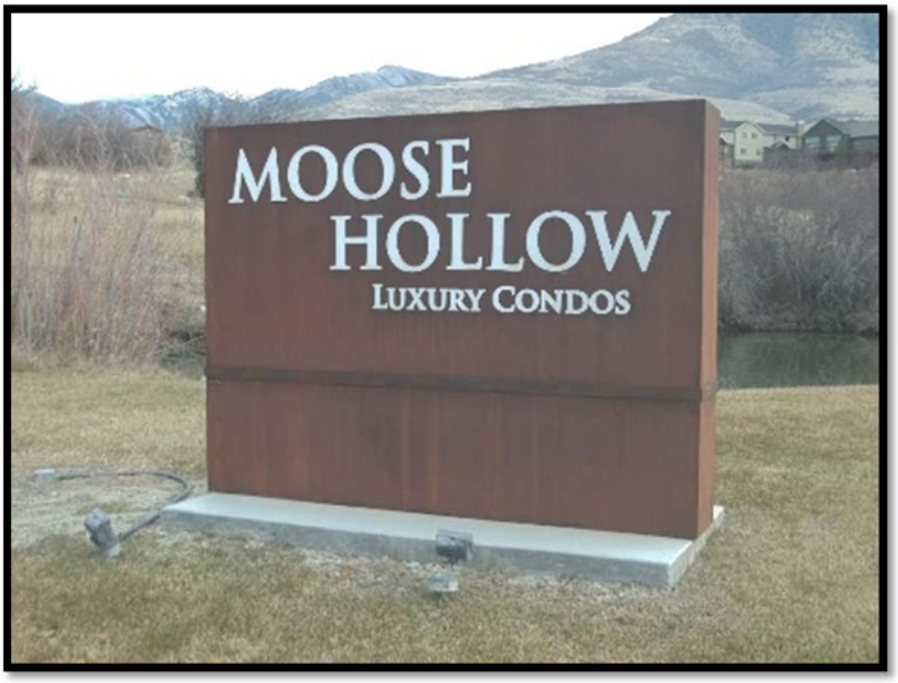
Moose Hollow HOA

Level 2 Reserve Study



Report Period – 01/01/2018 – 12/31/2018

Client Reference Number	**12062**
Property Type	**Condominium**
Number of Units	**216**
Fiscal Year End	**12/31**

Type of Study	**Update w/Site Visit**
Date of Property Inspection	**12/1/2017**
Prepared By	**Dale Gifford**
Analysis Method	**Cash Flow**
Funding Goal	**Full Funding**

Report prepared on – Tuesday, February 27, 2018

COMPLEX SOLUTIONS, LTD.

TEL: (888) 356-3783 | Fax: (866) 279-9662
WWW.COMPLEXSOLUTIONSLTD.COM

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Glossary of Commonly used Words and Phrases

Executive Summary – Moose Hollow HOA - ID # 12062

Information to complete this Reserve Study was gathered by performing an on-site inspection of the common area elements. In addition, we also obtained information by contacting any vendors and/or contractors that have worked on the property recently, as well as communicating with the property representative (BOD Member and/or Community Manager). To the best of our knowledge, the conclusions and recommendations of this report are considered reliable and accurate insofar as the information obtained from these sources.

Projected Starting Balance as of 01/01/2018	**$500,000**
Ideal Reserve Balance as of 01/01/2018	**$1,905,309**
Percent Funded as of 01/01/2018	**26%**
Recommended Reserve Contribution (per month)	**$22,175**
Minimum Reserve Contribution (per month)	**$19,850**
Recommended Special Assessment	**$0**

Moose Hollow HOA is a 216-unit Condominium community. The community offers a clubhouse, spa area, swimming pool, and landscaped areas as amenities. Construction on the community was completed in 2014.

Currently Programmed Projects
Projects programmed to occur this fiscal year (FY2018) include wood timbers and trim MH 1, 8-14 repaint (Comp# 202), metal fencing pool and spa repaint (Comp# 207), deck rail CH repaint (Comp# 212), building exteriors C 1-5, 7, 8 repair/repaint (Comp# 217), building exteriors CH, Pool, Spa repair/repaint (Comp# 217), building exteriors MH 1-4, 13 repair/repaint (Comp# 217), wood deck CH seal/stain(Comp# 606), trex decking MH 8 and 9 replace (Comp# 609), water heater pool replace (Comp# 703), monument sign replace (Comp# 801), spa (pool area) resurface (Comp #1102), spa (spa area) resurface (Comp# 1102), kiddie pool resurface (Comp# 1103), pool cover replace (Comp# 1112), pool furniture replace (Comp# 1121), spa emergency shut-off replace (Comp# 1190), asphalt walking path seal/repair (Comp# 1312), and furniture CH replace (Comp# 1405). We have programmed an estimated $244,950 in reserve expenditures toward the completion of these projects. (See page 22)

Significant Reserve Projects
The association's significant reserve projects are roofs C 1-8, MH 1-13 replace (Comp# 105), asphalt major rehab (Comp# 401), building exteriors MH 7-12 repair/repaint (Comp# 217), and asphalt seal coat (Comp# 402). The fiscal significance of these components is approximately 13%, 7%, 5%, and 5% respectively (see page 13). A component's significance is calculated by dividing its replacement cost by its useful life. In this way, not only is a component's replacement cost considered but also the frequency of occurrence. These components most significantly contribute to the total monthly reserve contribution. As these components have a high level of fiscal significance the association should properly maintain them to ensure they reach their full useful lives.

Reserve Funding
In comparing the projected starting reserve balance of $500,000 versus the ideal reserve balance of $1,905,309 we find the association's reserve fund to be approximately 26% funded. This indicates a weak reserve fund position. In order to continue to strengthen the account fund, we suggest adopting a monthly reserve contribution of $22,175 ($102.66/unit) per month. We have also included a minimum reserve contribution of $19,850 ($91.90/unit) per month. If the contribution falls below this rate, then the reserve fund may fall into a situation where special assessments, deferred maintenance, and lower property values are likely at some point in the future.

Introduction

Reserve Study Purpose
The purpose of this Reserve Study is to provide the Association with a budgeting tool to help ensure that there are adequate reserve funds available to perform future reserve projects. The detailed schedules will serve as an advance warning that major projects will need to be addressed in the future. This will allow the Association to have ample time to obtain competitive bids for each project. It will also help to ensure the physical well-being of the property and ultimately enhance each owner's investment, while limiting the possibility of unexpected major projects that may lead to special assessments.

Preparer's Credentials
Mr. Gifford has been working in the community association industry for the last 14 years. Prior to taking a position, as the Regional Project Manager covering the Utah region, at Complex Solutions, he worked in community association management in Utah. While in community association management his positions included, Maintenance Supervisor, Senior Portfolio Manager and Vice President of Community Management. His work in community association management gave him extensive experience with; budget creation, reserves and reserve budgeting, community inspections and analyzing common area components.

- Professional Reserve Analyst (PRA) designation from Association of Professional Reserve Analysts (APRA), PRA #2320
- Reserve Specialist (RS) designation from Community Associations Institute (CAI), RS# 231
- Personally has prepared over 1,100 reserve studies in Salt Lake City Utah and surrounding areas
- Bachelor of Science in Chemistry from Emporia State University
- Certified Manager of Community Associations® (CMCA®) designation from the National Board of Certification for Community Association Managers (NBC-CAM)
- Association Management Specialist® (AMS®) designation from Community Associations Institute (CAI)
- Professional Community Association Manager® (PCAM®) designation from Community Associations Institute (CAI), PCAM# 1740,
- Active member and former Board member and chapter President of the Utah Chapter of Community Associations Institute (UCCAI)
- Recipient of Community Associations Institute's (CAI) annual award of Excellence in Chapter Leadership for service an achievement in 2010

Budget Breakdown
Every association conducts their business within a budget. There are typically two main parts to this budget, the Operating budget and the Reserve budget. The operating budget includes all expenses that occur on an annual basis as well as general maintenance and repairs. Typical operating budget line items include management fees, maintenance expenses, utilities, etc. The reserve budget is primarily made up of replacement items such as roofing, fencing, mechanical equipment, etc., that do not normally occur on an annual basis.

Report Sections
Reserve Analysis: this section contains the evaluation of the association's reserve balance, income, and expenses. It includes a finding of the client's current reserve fund status (measured as percent funded) and a recommendation for an appropriate reserve allocation rate (also known as the funding plan).
Component Evaluation: this section contains information regarding the physical status and replacement cost of reserve components the association is responsible to maintain. It is important to understand that while the component inventory will remain relatively "stable" from year to year, the condition assessment and life estimates will most likely vary from year to year.

General Information and Frequently Asked Questions

Is it the law to have a Reserve Study conducted?
The Government requires a reserve study in approximately 20 states. Also, the Association's governing documents may require a reserve fund be established. This does not mean a Reserve Study is required, but how are you going to know if you have enough money in the reserve fund if you do not have the proper information?

Why is it important to perform a Reserve Study?
This report provides the essential information that is needed to guide the Association in establishing the reserve portion of the total monthly assessment. The reserve fund is critical to the future of the association because it helps ensure that reserve projects can be completed on time. When projects are completed on time, deferred maintenance and the lower property values that typically accompany it can be avoided. It is suggested that a third party professionally prepare the Reserve Analysis Study since there is no vested interest in the property.

After we have a Reserve Study, what do we do with it?
Please take the time to review the report carefully and make sure the component information is complete and accurate. If there are any inaccuracies, or changes such as a component that the association feels should be added, removed, or altered, please inform us immediately so we may revise the report. Use the report to help establish your budget for the upcoming fiscal year.

How often do we review and update our Reserve Study?
There is a misconception that a Reserve Study is good for an extended period of time since the report has projections for a thirty year period. The assumptions, interest rates, inflation rates and other information used to create this report change each year. Scheduled events may not happen, unpredictable circumstances could occur, deterioration rates can be unpredictable and repair/replacement costs will vary from causes that are unforeseen. These variations alter the results of the Reserve Study. The Reserve Study should be professionally reviewed each year by having a Level III "no site visit" update reserve study performed. The Reserve Study should be professionally updated every three years by having a Level II "site visit" update reserve study performed.

What is a "Reserve Component" versus an "Operating Component"?
A "Reserve" component is an item that is the responsibility of the association to maintain, has a limited useful life, predictable remaining useful life, typically occurs on a cyclical basis that exceeds one year, and costs above a minimum threshold amount. An "Operating" component is typically a fixed expense that occurs on an annual basis.

What are the GREY areas of "maintenance" items that are often seen in a Reserve Study?
One of the most popular questions revolves around major "maintenance" items, such as painting the buildings or seal coating the asphalt. You may hear from your accountant that since painting or seal coating is not replacing a "capital" item, it cannot be considered a reserve component. However, it is the opinion of several major Reserve Study providers, including Complex Solutions, that these components meet the criteria of a reserve component.

Information and Data Gathered:
The information contained in this report is based on estimates and assumptions gathered from various sources. Estimated life expectancies are based upon conditions that were readily visible and accessible at the time of the site visit. While every effort has been made to ensure accurate results, this report reflects the judgment of Complex Solutions, Ltd. and should not be construed as a guarantee or assurance of predicting future events.

What happens during the Site Visit?
During the site visit we identify the common area components that we have determined require reserve funding. These components are quantified and a physical condition is observed. The site visit is conducted on the common areas as reported by client.

What is the Financial Analysis?
We project the starting balance by taking the most recent reserve fund balance as stated by the client and add expected reserve contributions to the end of the fiscal year. We then subtract the expenses of any pending projects. We compare this number to the Fully Funded Balance and arrive at the Percent Funded level. Based on that level of funding we then recommend a Funding Plan to help ensure the adequacy of funding in the future.

Measures of reserve fund financial strength are as follows:

0% - 30% Funded is considered a “weak” financial position. Associations that fall into this category are more likely to have special assessments and deferred maintenance. Action should be taken to improve the financial strength of the reserve fund.

31% - 69% Funded is considered a “fair” financial position. Associations that fall into this category are less likely to experience special assessments and deferred maintenance than being in a weak financial position. Action should be taken to improve the financial strength of the reserve fund.

70% - 99% Funded is considered a “strong” financial position. Associations that fall into this category are less likely to experience special assessments and deferred maintenance than being in a fair financial position. Action should be taken to improve the financial strength of the reserve fund.

100% Funded is considered an “ideal” financial position. Action should be taken to maintain the financial strength of the reserve fund.

Disclosures:

Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer. A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited.

A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection.

The results of this study are based on the independent opinion of the preparer and his experience and research during the course of his career in preparing Reserve Studies. In addition the opinions of experts on certain components have been gathered through research within their industry and with client’s actual vendors. There is no implied warrantee or guarantee regarding our life and cost estimates/predictions. There is no implied warrantee or guarantee in any of our work product. Our results and findings will vary from another preparer’s results and findings. A Reserve Study is necessarily a work in progress and subsequent Reserve Studies will vary from prior studies.

The projected life expectancy of the reserve components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each component. Failure to perform such maintenance can negatively impact the remaining useful life of the component and dramatically increase the funding needs of the reserves of the association.

This Reserve Study assumes that all construction assemblies and components identified herein are built properly and are free from defects in materials and/or workmanship. Defects can lead to reduced useful life and premature failure. It was not the intent of this Reserve Study to inspect for or to identify defects. If defects exist, repairs should be made so that the construction components and assemblies at the community reach the full and expected useful lives.

Site Visits: Should a site visit have been performed during the preparation of this reserve study no invasive testing was performed. The physical analysis performed during the site visit was not intended to be exhaustive in nature and may have included representative sampling. Estimated life expectancies and life cycles are based upon conditions that were readily accessible and visible at the time of the site visit. We have assumed any and all components have been properly built and will reach normal, typical life expectancies. A reserve study is not intended to identify or fund for construction defects. We did not and will not look for or identify construction defects during our site visit. In addition, environmental hazards (such as lead paint, asbestos, radon, etc.), have been excluded from this report.

Update Reserve Studies:

Level II Studies: Quantities of major components as reported in previous reserve studies are deemed to be accurate and reliable. The reserve study relies upon the validity of previous reserve studies.

Level III Studies: In addition to the above we have not visited the property when completing a Level III “No Site Visit” study. Therefore we have not verified the current condition of the components.

Insurance: We carry general and professional liability insurance as well as workers’ compensation insurance.

Actual or Perceived Conflicts of Interest: There are no potential actual or perceived conflicts of interest that we are aware of.

Inflation and Interest Rates: The after tax interest rate used in the financial analysis may or may not be based on the clients reported after tax interest rate. If it is, we have not verified or audited the reported rate. The inflation rate may also be based on an amount we believe appropriate given the 30-year horizon of this study and may or may not reflect current or historical inflation rates.

Funding Summary

Beginning Assumptions

# of units	216
Fiscal Year End	31-Dec
Budgeted Monthly Reserve Allocation	$5,805
Projected Starting Reserve Balance	$500,000
Ideal Starting Reserve Balance	$1,905,309

Economic Assumptions

Projected Inflation Rate	3.00%
Reported After-Tax Interest Rate	0.10%

Current Reserve Status

Current Balance as a % of Ideal Balance	26%

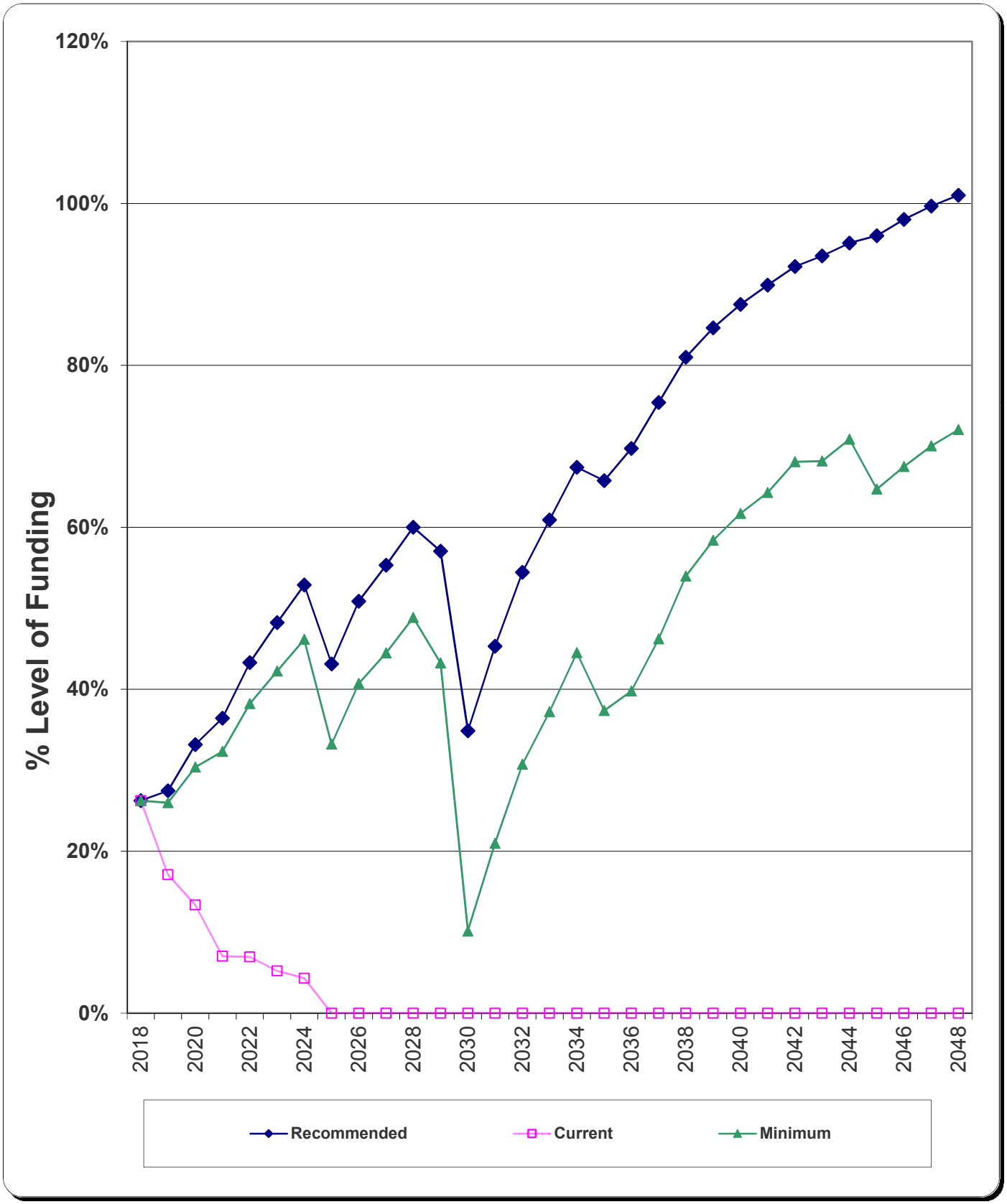
Recommendations

Recommended Monthly Reserve Allocation	$22,175
Per Unit	$102.66
Future Annual Increases	3.00%
For number of years:	30
Increases thereafter:	0.00%
Minimum Recommended Monthly Reserve Allocation	$19,850
Per Unit	$91.90
Future Annual Increases	3.00%
For number of years:	30
Increases thereafter:	0.00%

Changes From Prior Year

Recommended Increase to Reserve Allocation	$16,370
as Percentage	282%
Minimum Recommended Increase to Reserve Allocation	$14,045
as Percentage	242%

Percent Funded - Graph



Component Inventory

Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Roofing	105	Roofs - C 1-8, MH 1-13 - Replace	25	11	$581,000	$664,000
	105	Roofs - MH 14 - Replace	25	21	$21,000	$24,000
	107	Wood Shake Roofs - CH & Spa - Replac	25	15	$17,920	$25,600
	107	Wood Shake Roofs - Pool & Pump - Repl	25	9	$15,225	$21,750
	108	Metal Roof - CH - Replace	50	40	$4,800	$7,200
	120	Rain Gutters/Downspouts - C 1-8, MH 1-	25	11	$67,513	$79,788
	120	Rain Gutters/Downspouts - CH - Replace	25	15	$1,500	$2,500
	120	Rain Gutters/Downspouts - MH 14 - Repl	25	21	$3,163	$3,738
	120	Rain Gutters/Downspouts - Pool - Replac	25	9	$825	$975
	121	Heat Tape - Replace	15	2	$90,400	$135,600
Painted Surfaces	201	Stucco Surfaces - C 1-8 - Repair/Repaint	15	1	$44,000	$52,800
	202	Wood Timbers & Trim - MH 1, 8-14 - Rep	6	0	$47,200	$48,800
	202	Wood Timbers & Trim - MH 2-7 - Repaint	6	4	$35,400	$36,600
	207	Metal Fencing - Pool & Spa - Repaint	5	0	$5,100	$5,950
	212	Deck Rail - CH - Repaint	6	0	$750	$900
	216	Interior Surfaces - C 1-8 - Repaint	20	7	$8,000	$9,600
	216	Interior Surfaces - CH - Repaint	12	2	$6,950	$8,688
	216	Interior Surfaces - MH 1-13 - Repaint	20	6	$130,000	$156,000
	216	Interior Surfaces - MH 14 - Repaint	20	16	$7,300	$9,100
	217	Building Exteriors - C 1-5, 7, 8 - Repair/R	8	0	$40,600	$42,000
	217	Building Exteriors - C 6 - Repair/Repaint	8	4	$5,800	$6,000
	217	Building Exteriors - CH, Pool, Spa - Repa	10	0	$7,400	$7,800
	217	Building Exteriors - MH 14 - Repair/Repai	8	4	$12,100	$12,300
	217	Building Exteriors - MH 1-4 & 13 - Repair/	8	0	$60,500	$61,500
	217	Building Exteriors - MH 5 & 6 - Repair/Re	8	5	$24,200	$24,600
	217	Building Exteriors - MH 7-12 - Repair/Re	8	6	$72,600	$73,800
	219	Concrete Floor Paint - CH - Repaint	10	3	$2,000	$4,000
Siding Materials	390	Faux Stone Siding & Walls - Replace	N/A		$0	$0
Drive Materials	401	Asphalt - Major Rehab	25	10	$281,700	$375,600
	402	Asphalt - Seal Coat	4	1	$31,926	$39,438
	403	Concrete - Repair/Replace	10	6	$30,000	$40,000
Property Access	502	Garage Door - CH - Replace	20	10	$1,600	$2,000
	508	Access Control System - Pool & Spa - R	N/A		$0	$0
Decking	606	Wood Deck - CH - Seal/Stain	3	0	$1,200	$2,400
	607	Wood Deck - CH - Replace	30	20	$18,000	$24,000
	609	Trex Decking - C 1-8 - Replace	30	17	$34,000	$42,500
	609	Trex Decking - MH 1 & 2 - Replace	30	27	$39,000	$41,000
	609	Trex Decking - MH 10 & 11 - Replace	30	1	$36,000	$38,000
	609	Trex Decking - MH 12 & 13 - Replace	30	2	$36,000	$38,000
	609	Trex Decking - MH 14 - Replace	30	10	$18,000	$20,000
	609	Trex Decking - MH 3 - Replace	30	11	$19,000	$21,000

Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Decking	609	Trex Decking - MH 4 & 5 - Replace	30	28	$35,000	$37,000
	609	Trex Decking - MH 6 & 7 - Replace	30	29	$36,000	$38,000
	609	Trex Decking - MH 8 & 9 - Replace	30	0	$36,000	$38,000
	609	Trex Stairs/Landing - MH 2, 5 & 6 - Repla	30	26	$57,000	$59,000
	609	Trex Stairs/Landing - MH 9 - Replace	30	27	$16,000	$18,000
Mechanical Equip.	703	Water Heater - CH - Replace	12	2	$1,000	$1,200
	703	Water Heater - Pool - Replace	12	0	$1,000	$1,200
	703	Water Heater - Spa - Replace	10	4	$1,400	$1,600
	705	HVAC Condenser - CH - Replace	20	10	$3,000	$3,500
	705	HVAC Condenser - Pool - Replace	20	18	$3,000	$3,200
	706	HVAC Furnace - CH - Replace	20	10	$3,000	$3,500
	706	HVAC Furnace - Pool - Replace	20	18	$3,000	$3,200
	715	Pump - Replace	15	3	$3,000	$5,000
Prop. Identification	801	Monument Sign - Replace	18	0	$2,900	$3,100
	801	Monument Signs - Replace	N/A		$0	$0
	803	Mailboxes - Replace	N/A		$0	$0
Life / Safety	901	Fire Protection Systems - MH 14 - Renov	20	16	$3,000	$5,000
	901	Fire Protection Systems - Renovate	20	6	$69,000	$115,000
	903	Security Camera System - CH - Replace	12	2	$4,000	$6,000
	903	Security Camera System - Pool - Replac	12	5	$4,000	$6,000
Fencing	1002	Metal Fencing - Pool - Replace	40	24	$18,000	$21,000
	1002	Metal Fencing - Spa - Replace	30	21	$7,500	$8,750
	1090	Metal Hand Rail - CH - Replace	25	6	$1,500	$2,500
Pool / Spa	1101	Pool - Pool - Resurface	12	3	$12,000	$16,000
	1102	Spa - Pool - Resurface	10	0	$2,800	$3,200
	1102	Spa - Spa - Resurface	10	0	$2,800	$3,200
	1103	Kiddie Pool - Pool - Resurface	10	0	$2,000	$2,500
	1104	Pool Heater - Pool - Replace	12	6	$5,000	$6,000
	1105	Spa Heater - Pool - Replace	12	6	$3,000	$4,000
	1105	Spa Heater - Spa - Replace	12	6	$2,400	$2,600
	1106	Kiddie Pool Heater - Pool - Replace	12	10	$3,500	$3,700
	1107	Pool Filter - Pool - Replace	15	12	$1,500	$1,600
	1108	Spa Filter - Pool - Replace	15	9	$1,400	$1,600
	1108	Spa Filter - Spa - Replace	15	3	$900	$1,300
	1109	Kiddie Pool Filter - Pool - Replace	15	7	$1,200	$1,400
	1110	Pool & Spa Pumps - Pool & Spa - Replac	10	3	$7,700	$9,100
	1111	Kiddie Pool Chemical System - Pool - Re	12	3	$1,900	$2,100
	1111	Spa Chemical System - Pool - Replace	12	3	$1,900	$2,100
	1111	Spa Chemical System - Spa - Replace	12	11	$1,900	$2,000
	1112	Pool Cover - Pool - Replace	10	0	$3,700	$3,900
	1121	Pool Furniture - Pool - Replace	6	0	$5,900	$6,100
	1190	Spa Emergency Shut-off - Pool - Replace	15	0	$1,500	$2,000
Courts	1208	Volleyball Court - Replenish	N/A		$0	$0

Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Courts	1290	Volleyball Court Shade Canopies - Repla	10	7	$4,200	$4,400
Recreation Equip.	1301	Play Structure - Replace	20	10	$8,000	$12,000
	1305	Barbecues - Replace	N/A		$0	$0
	1306	Picnic Tables - Replace	10	6	$9,000	$10,500
	1312	Asphalt Walking Path - Seal/Repair	6	0	$8,800	$13,200
	1390	Asphalt Walking Path - Replace	25	11	$90,000	$130,000
Interiors	1405	Furniture - CH - Replace	10	0	$6,000	$8,000
	1405	Furniture - MH 1- 13 - Replace	20	6	$15,000	$25,000
	1406	Fitness Equipment - CH - Replace	15	5	$1,600	$2,000
	1406	Fitness Equipment - CH, 2014 - Replace	15	11	$2,000	$2,200
	1407	Cardio Equipment - CH - Replace	8	3	$8,000	$12,000
	1409	Sauna Room - Pool - Refurbish	20	4	$5,000	$6,000
	1410	Sauna Heater - Pool - Replace	10	6	$700	$800
	1413	Restroom - Pool - Remodel	20	4	$24,000	$32,000
	1413	Restroom - Spa - Remodel	20	11	$2,000	$3,000
	1413	Restrooms - CH - Remodel	20	10	$9,000	$15,000
	1416	Office - Pool - Remodel	N/A		$0	$0
	1419	Televisions - CH - Replace	8	3	$1,800	$2,200
	1490	Table Games - CH - Replace	12	6	$1,800	$2,200
	1490	Table Tennis - CH - Replace	12	2	$1,000	$1,500
Flooring	1501	Carpeting - C 1-8, M 1-13 - Replace	20	6	$45,045	$55,055
	1501	Carpeting - CH - Replace	12	2	$9,000	$11,000
	1501	Carpeting - M 14 - Replace	20	16	$2,430	$2,970
	1503	Tile Flooring - C 1-8, MH 1- 13 - Replace	30	16	$147,960	$184,950
	1503	Tile Flooring - CH - Replace	30	20	$6,720	$8,400
	1503	Tile Flooring - MH 14 - Replace	30	16	$6,480	$8,100
Light Fixtures	1601	Interior Light Fixtures - CH - Replace	25	15	$6,900	$9,200
	1601	Interior Lights - C 1-8, MH 1-13 - Replace	25	11	$74,400	$99,200
	1601	Interior Lights - MH 14 - Replace	25	21	$3,750	$5,000
	1602	Exterior Light Fixtures - C 1-8, MH 1-13 -	20	6	$28,375	$39,725
	1602	Exterior Light Fixtures - MH 14 - Replace	20	16	$2,500	$3,500
	1604	Pole Light Fixtures - Replace	16	3	$2,400	$4,000
Landscaping	1806	Wood Bridges - Replace	20	6	$30,000	$40,000
	1812	Landscaping - Renovate	20	6	$90,000	$110,000
Vehicles / Equipm	1906	Four Wheeler - CH - Replace	12	2	$7,000	$8,000

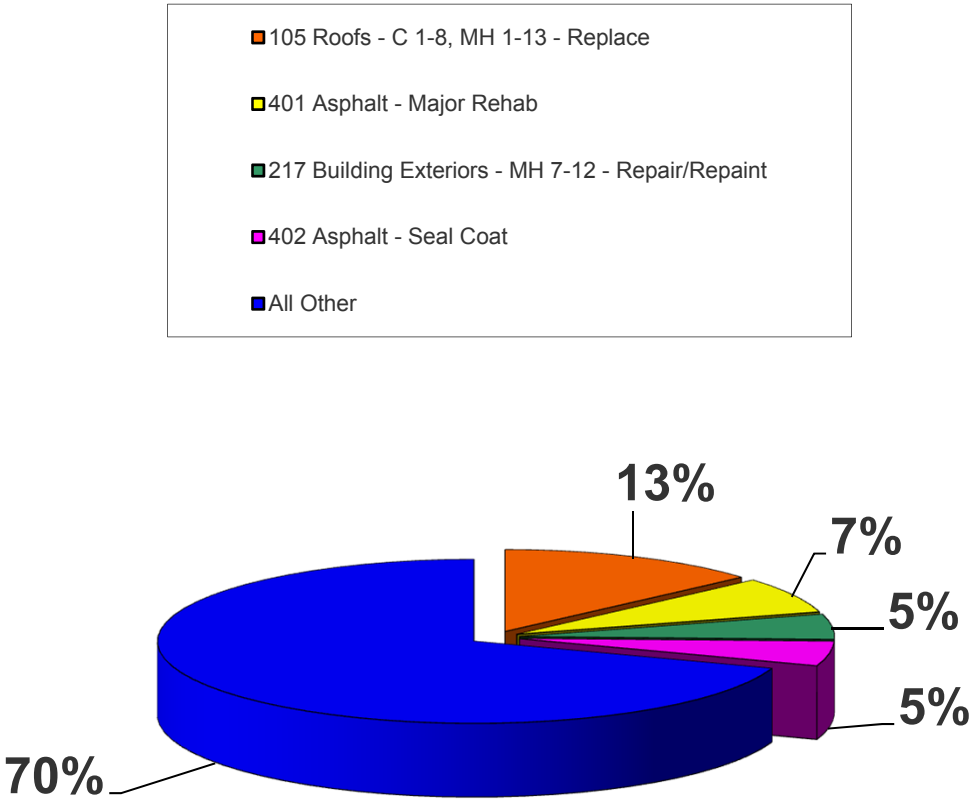
Significant Components

ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As $	As %
105	Roofs - C 1-8, MH 1-13 - Replace	25	11	$622,500	$24,900	13.4765%
105	Roofs - MH 14 - Replace	25	21	$22,500	$900	0.4871%
107	Wood Shake Roofs - CH & Spa - Repla	25	15	$21,760	$870	0.4711%
107	Wood Shake Roofs - Pool & Pump - Re	25	9	$18,488	$740	0.4002%
108	Metal Roof - CH - Replace	50	40	$6,000	$120	0.0649%
120	Rain Gutters/Downspouts - C 1-8, MH 1	25	11	$73,650	$2,946	1.5944%
120	Rain Gutters/Downspouts - CH - Replac	25	15	$2,000	$80	0.0433%
120	Rain Gutters/Downspouts - MH 14 - Re	25	21	$3,450	$138	0.0747%
120	Rain Gutters/Downspouts - Pool - Repla	25	9	$900	$36	0.0195%
121	Heat Tape - Replace	15	2	$113,000	$7,533	4.0772%
201	Stucco Surfaces - C 1-8 - Repair/Repai	15	1	$48,400	$3,227	1.7464%
202	Wood Timbers & Trim - MH 1, 8-14 - Re	6	0	$48,000	$8,000	4.3298%
202	Wood Timbers & Trim - MH 2-7 - Repai	6	4	$36,000	$6,000	3.2473%
207	Metal Fencing - Pool & Spa - Repaint	5	0	$5,525	$1,105	0.5981%
212	Deck Rail - CH - Repaint	6	0	$825	$138	0.0744%
216	Interior Surfaces - C 1-8 - Repaint	20	7	$8,800	$440	0.2381%
216	Interior Surfaces - CH - Repaint	12	2	$7,819	$652	0.3526%
216	Interior Surfaces - MH 1-13 - Repaint	20	6	$143,000	$7,150	3.8698%
216	Interior Surfaces - MH 14 - Repaint	20	16	$8,200	$410	0.2219%
217	Building Exteriors - C 1-5, 7, 8 - Repair/	8	0	$41,300	$5,163	2.7941%
217	Building Exteriors - C 6 - Repair/Repain	8	4	$5,900	$738	0.3992%
217	Building Exteriors - CH, Pool, Spa - Rep	10	0	$7,600	$760	0.4113%
217	Building Exteriors - MH 14 - Repair/Rep	8	4	$12,200	$1,525	0.8254%
217	Building Exteriors - MH 1-4 & 13 - Repa	8	0	$61,000	$7,625	4.1268%
217	Building Exteriors - MH 5 & 6 - Repair/R	8	5	$24,400	$3,050	1.6507%
217	Building Exteriors - MH 7-12 - Repair/R	8	6	$73,200	$9,150	4.9522%
219	Concrete Floor Paint - CH - Repaint	10	3	$3,000	$300	0.1624%
401	Asphalt - Major Rehab	25	10	$328,650	$13,146	7.1149%
402	Asphalt - Seal Coat	4	1	$35,682	$8,921	4.8280%
403	Concrete - Repair/Replace	10	6	$35,000	$3,500	1.8943%
502	Garage Door - CH - Replace	20	10	$1,800	$90	0.0487%
606	Wood Deck - CH - Seal/Stain	3	0	$1,800	$600	0.3247%
607	Wood Deck - CH - Replace	30	20	$21,000	$700	0.3789%
609	Trex Decking - C 1-8 - Replace	30	17	$38,250	$1,275	0.6901%
609	Trex Decking - MH 1 & 2 - Replace	30	27	$40,000	$1,333	0.7216%
609	Trex Decking - MH 10 & 11 - Replace	30	1	$37,000	$1,233	0.6675%
609	Trex Decking - MH 12 & 13 - Replace	30	2	$37,000	$1,233	0.6675%
609	Trex Decking - MH 14 - Replace	30	10	$19,000	$633	0.3428%
609	Trex Decking - MH 3 - Replace	30	11	$20,000	$667	0.3608%

ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As $	As %
609	Trex Decking - MH 4 & 5 - Replace	30	28	$36,000	$1,200	0.6495%
609	Trex Decking - MH 6 & 7 - Replace	30	29	$37,000	$1,233	0.6675%
609	Trex Decking - MH 8 & 9 - Replace	30	0	$37,000	$1,233	0.6675%
609	Trex Stairs/Landing - MH 2, 5 & 6 - Rep	30	26	$58,000	$1,933	1.0464%
609	Trex Stairs/Landing - MH 9 - Replace	30	27	$17,000	$567	0.3067%
703	Water Heater - CH - Replace	12	2	$1,100	$92	0.0496%
703	Water Heater - Pool - Replace	12	0	$1,100	$92	0.0496%
703	Water Heater - Spa - Replace	10	4	$1,500	$150	0.0812%
705	HVAC Condenser - CH - Replace	20	10	$3,250	$163	0.0879%
705	HVAC Condenser - Pool - Replace	20	18	$3,100	$155	0.0839%
706	HVAC Furnace - CH - Replace	20	10	$3,250	$163	0.0879%
706	HVAC Furnace - Pool - Replace	20	18	$3,100	$155	0.0839%
715	Pump - Replace	15	3	$4,000	$267	0.1443%
801	Monument Sign - Replace	18	0	$3,000	$167	0.0902%
901	Fire Protection Systems - MH 14 - Renc	20	16	$4,000	$200	0.1082%
901	Fire Protection Systems - Renovate	20	6	$92,000	$4,600	2.4896%
903	Security Camera System - CH - Replac	12	2	$5,000	$417	0.2255%
903	Security Camera System - Pool - Repla	12	5	$5,000	$417	0.2255%
1002	Metal Fencing - Pool - Replace	40	24	$19,500	$488	0.2638%
1002	Metal Fencing - Spa - Replace	30	21	$8,125	$271	0.1466%
1090	Metal Hand Rail - CH - Replace	25	6	$2,000	$80	0.0433%
1101	Pool - Pool - Resurface	12	3	$14,000	$1,167	0.6314%
1102	Spa - Pool - Resurface	10	0	$3,000	$300	0.1624%
1102	Spa - Spa - Resurface	10	0	$3,000	$300	0.1624%
1103	Kiddie Pool - Pool - Resurface	10	0	$2,250	$225	0.1218%
1104	Pool Heater - Pool - Replace	12	6	$5,500	$458	0.2481%
1105	Spa Heater - Pool - Replace	12	6	$3,500	$292	0.1579%
1105	Spa Heater - Spa - Replace	12	6	$2,500	$208	0.1128%
1106	Kiddie Pool Heater - Pool - Replace	12	10	$3,600	$300	0.1624%
1107	Pool Filter - Pool - Replace	15	12	$1,550	$103	0.0559%
1108	Spa Filter - Pool - Replace	15	9	$1,500	$100	0.0541%
1108	Spa Filter - Spa - Replace	15	3	$1,100	$73	0.0397%
1109	Kiddie Pool Filter - Pool - Replace	15	7	$1,300	$87	0.0469%
1110	Pool & Spa Pumps - Pool & Spa - Repla	10	3	$8,400	$840	0.4546%
1111	Kiddie Pool Chemical System - Pool - R	12	3	$2,000	$167	0.0902%
1111	Spa Chemical System - Pool - Replace	12	3	$2,000	$167	0.0902%
1111	Spa Chemical System - Spa - Replace	12	11	$1,950	$163	0.0879%
1112	Pool Cover - Pool - Replace	10	0	$3,800	$380	0.2057%
1121	Pool Furniture - Pool - Replace	6	0	$6,000	$1,000	0.5412%
1190	Spa Emergency Shut-off - Pool - Replac	15	0	$1,750	$117	0.0631%
1290	Volleyball Court Shade Canopies - Rep	10	7	$4,300	$430	0.2327%
1301	Play Structure - Replace	20	10	$10,000	$500	0.2706%

ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As $	As %
1306	Picnic Tables - Replace	10	6	$9,750	$975	0.5277%
1312	Asphalt Walking Path - Seal/Repair	6	0	$11,000	$1,833	0.9922%
1390	Asphalt Walking Path - Replace	25	11	$110,000	$4,400	2.3814%
1405	Furniture - CH - Replace	10	0	$7,000	$700	0.3789%
1405	Furniture - MH 1- 13 - Replace	20	6	$20,000	$1,000	0.5412%
1406	Fitness Equipment - CH - Replace	15	5	$1,800	$120	0.0649%
1406	Fitness Equipment - CH, 2014 - Replac	15	11	$2,100	$140	0.0758%
1407	Cardio Equipment - CH - Replace	8	3	$10,000	$1,250	0.6765%
1409	Sauna Room - Pool - Refurbish	20	4	$5,500	$275	0.1488%
1410	Sauna Heater - Pool - Replace	10	6	$750	$75	0.0406%
1413	Restroom - Pool - Remodel	20	4	$28,000	$1,400	0.7577%
1413	Restroom - Spa - Remodel	20	11	$2,500	$125	0.0677%
1413	Restrooms - CH - Remodel	20	10	$12,000	$600	0.3247%
1419	Televisions - CH - Replace	8	3	$2,000	$250	0.1353%
1490	Table Games - CH - Replace	12	6	$2,000	$167	0.0902%
1490	Table Tennis - CH - Replace	12	2	$1,250	$104	0.0564%
1501	Carpeting - C 1-8, M 1-13 - Replace	20	6	$50,050	$2,503	1.3544%
1501	Carpeting - CH - Replace	12	2	$10,000	$833	0.4510%
1501	Carpeting - M 14 - Replace	20	16	$2,700	$135	0.0731%
1503	Tile Flooring - C 1-8, MH 1- 13 - Replac	30	16	$166,455	$5,549	3.0030%
1503	Tile Flooring - CH - Replace	30	20	$7,560	$252	0.1364%
1503	Tile Flooring - MH 14 - Replace	30	16	$7,290	$243	0.1315%
1601	Interior Light Fixtures - CH - Replace	25	15	$8,050	$322	0.1743%
1601	Interior Lights - C 1-8, MH 1-13 - Replac	25	11	$86,800	$3,472	1.8791%
1601	Interior Lights - MH 14 - Replace	25	21	$4,375	$175	0.0947%
1602	Exterior Light Fixtures - C 1-8, MH 1-13	20	6	$34,050	$1,703	0.9214%
1602	Exterior Light Fixtures - MH 14 - Replac	20	16	$3,000	$150	0.0812%
1604	Pole Light Fixtures - Replace	16	3	$3,200	$200	0.1082%
1806	Wood Bridges - Replace	20	6	$35,000	$1,750	0.9471%
1812	Landscaping - Renovate	20	6	$100,000	$5,000	2.7061%
1906	Four Wheeler - CH - Replace	12	2	$7,500	$625	0.3383%

Significant Components - Graph

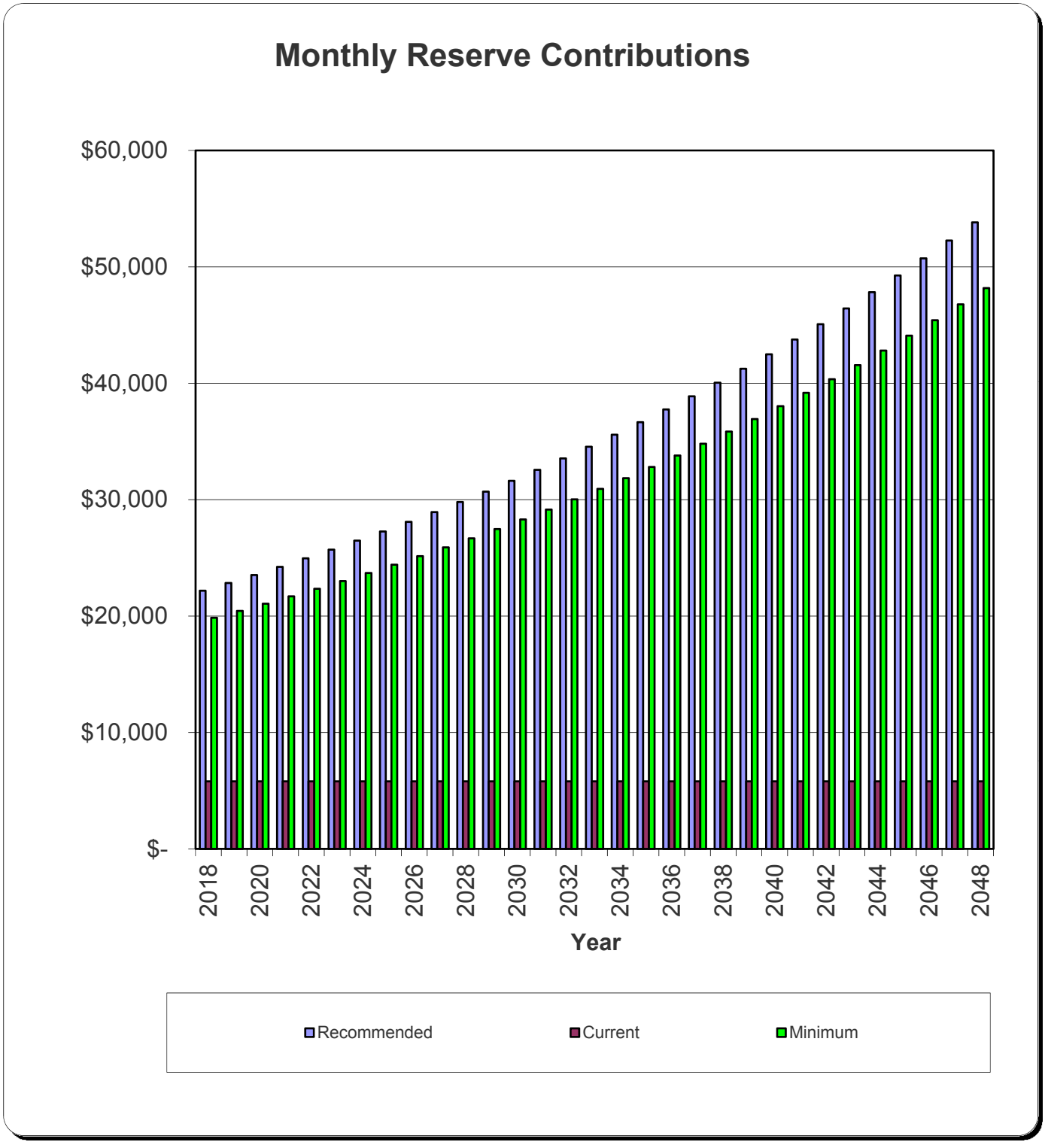


ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As $	As %
105	Roofs - C 1-8, MH 1-13 - Replace	25	11	$622,500	$24,900	13%
401	Asphalt - Major Rehab	25	10	$328,650	$13,146	7%
217	Building Exteriors - MH 7-12 - Repair/F	8	6	$73,200	$9,150	5%
402	Asphalt - Seal Coat	4	1	$35,682	$8,921	5%
All Other	See Expanded Table For Breakdown				$128,650	70%

Yearly Summary

Year	Fully Funded Balance	Starting Reserve Balance	% Funded	Reserve Contributions	Interest Income	Reserve Expenses	Ending Reserve Balance
2018	$1,905,309	$500,000	26%	$266,100	$511	$244,950	$521,661
2019	$1,900,479	$521,661	27%	$274,083	$597	$124,714	$671,626
2020	$2,025,056	$671,626	33%	$282,305	$716	$193,793	$760,854
2021	$2,088,100	$760,854	36%	$290,775	$879	$56,275	$996,232
2022	$2,300,735	$996,232	43%	$299,498	$1,096	$100,283	$1,196,544
2023	$2,480,661	$1,196,544	48%	$308,483	$1,309	$83,940	$1,422,396
2024	$2,689,244	$1,422,396	53%	$317,737	$1,178	$807,090	$934,222
2025	$2,165,858	$934,222	43%	$327,269	$1,090	$17,710	$1,244,871
2026	$2,446,648	$1,244,871	51%	$337,088	$1,349	$129,591	$1,453,717
2027	$2,627,648	$1,453,717	55%	$347,200	$1,590	$76,159	$1,726,348
2028	$2,876,344	$1,726,348	60%	$357,616	$1,604	$604,393	$1,481,175
2029	$2,595,869	$1,481,175	57%	$368,345	$1,021	$1,289,414	$561,127
2030	$1,609,082	$561,127	35%	$379,395	$688	$126,002	$815,208
2031	$1,798,908	$815,208	45%	$390,777	$959	$104,974	$1,101,970
2032	$2,024,228	$1,101,970	54%	$402,500	$1,223	$162,405	$1,343,288
2033	$2,205,537	$1,343,288	61%	$414,575	$1,505	$91,741	$1,667,628
2034	$2,473,706	$1,667,628	67%	$427,012	$1,542	$680,147	$1,416,035
2035	$2,152,757	$1,416,035	66%	$439,823	$1,474	$324,342	$1,532,991
2036	$2,197,820	$1,532,991	70%	$453,017	$1,679	$162,455	$1,825,232
2037	$2,420,415	$1,825,232	75%	$466,608	$2,046	$26,653	$2,267,233
2038	$2,799,283	$2,267,233	81%	$480,606	$2,436	$145,636	$2,604,639
2039	$3,076,976	$2,604,639	85%	$495,024	$2,760	$186,647	$2,915,777
2040	$3,331,070	$2,915,777	88%	$509,875	$3,063	$218,627	$3,210,087
2041	$3,570,469	$3,210,087	90%	$525,171	$3,461	$26,347	$3,712,372
2042	$4,026,037	$3,712,372	92%	$540,927	$3,754	$461,495	$3,795,558
2043	$4,058,337	$3,795,558	94%	$557,154	$4,033	$86,278	$4,270,467
2044	$4,489,686	$4,270,467	95%	$573,869	$3,899	$1,320,629	$3,527,605
2045	$3,674,548	$3,527,605	96%	$591,085	$3,710	$229,792	$3,892,608
2046	$3,970,830	$3,892,608	98%	$608,818	$4,096	$206,142	$4,299,379
2047	$4,313,043	$4,299,379	100%	$627,082	$4,495	$240,563	$4,690,393

Reserve Contributions - Graph



Component Funding Information

ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
105	Roofs - C 1-8, MH 1-13 - Replace	25	11	Approx 166,000 Sq.ft	$622,500	$348,600	$0	$2,988.41
105	Roofs - MH 14 - Replace	25	21	Approx 6,000 Sq.ft.	$22,500	$3,600	$0	$108.01
107	Wood Shake Roofs - CH & Spa - Replace	25	15	Approx 2,560 Sq.ft.	$21,760	$8,704	$0	$104.46
107	Wood Shake Roofs - Pool & Pump - Replace	25	9	Approx 2,175 Sq.ft.	$18,488	$11,832	$0	$88.75
108	Metal Roof - CH - Replace	50	40	Approx 400 Sq.ft.	$6,000	$1,200	$0	$14.40
120	Rain Gutters/Downspouts - C 1-8, MH 1-13 -	25	11	Approx 12,275 Linear ft.	$73,650	$41,244	$0	$353.57
120	Rain Gutters/Downspouts - CH - Replace	25	15	Approx 250 Linear ft.	$2,000	$800	$0	$9.60
120	Rain Gutters/Downspouts - MH 14 - Replace	25	21	Approx 575 Linear ft.	$3,450	$552	$0	$16.56
120	Rain Gutters/Downspouts - Pool - Replace	25	9	Approx 150 Linear ft.	$900	$576	$0	$4.32
121	Heat Tape - Replace	15	2	Approx 11,300 Linear ft.	$113,000	$97,933	$97,933	$904.12
201	Stucco Surfaces - C 1-8 - Repair/Repaint	15	1	Approx 35,200 Sq.ft.	$48,400	$45,173	$45,173	$387.25
202	Wood Timbers & Trim - MH 1, 8-14 - Repaint	6	0	(8) Buildings	$48,000	$48,000	$48,000	$960.13
202	Wood Timbers & Trim - MH 2-7 - Repaint	6	4	(6) Buildings	$36,000	$12,000	$0	$720.10
207	Metal Fencing - Pool & Spa - Repaint	5	0	Approx 425 Linear ft.	$5,525	$5,525	$5,525	$132.62
212	Deck Rail - CH - Repaint	6	0	Approx 75 Linear ft.	$825	$825	$825	$16.50
216	Interior Surfaces - C 1-8 - Repaint	20	7	(8) Buildings	$8,800	$5,720	$0	$52.81
216	Interior Surfaces - CH - Repaint	12	2	Approx 6,950 Sq.ft.	$7,819	$6,516	$6,516	$78.20
216	Interior Surfaces - MH 1-13 - Repaint	20	6	(13) Buildings	$143,000	$100,100	$0	$858.12
216	Interior Surfaces - MH 14 - Repaint	20	16	(1) Building	$8,200	$1,640	$0	$49.21
217	Building Exteriors - C 1-5, 7, 8 - Repair/Repai	8	0	(7) Buildings	$41,300	$41,300	$41,300	$619.59
217	Building Exteriors - C 6 - Repair/Repaint	8	4	(1) Building	$5,900	$2,950	$0	$88.51
217	Building Exteriors - CH, Pool, Spa - Repair/Re	10	0	(3) Buildings	$7,600	$7,600	$7,600	$91.21
217	Building Exteriors - MH 14 - Repair/Repaint	8	4	(1) Building	$12,200	$6,100	$0	$183.03
217	Building Exteriors - MH 1-4 & 13 - Repair/Rep	8	0	(5) Buildings	$61,000	$61,000	$61,000	$915.13
217	Building Exteriors - MH 5 & 6 - Repair/Repain	8	5	(2) Buildings	$24,400	$9,150	$0	$366.05
217	Building Exteriors - MH 7-12 - Repair/Repaint	8	6	(6) Buildings	$73,200	$18,300	$0	$1,098.15
219	Concrete Floor Paint - CH - Repaint	10	3	Approx 500 Sq.ft.	$3,000	$2,100	$0	$36.00
401	Asphalt - Major Rehab	25	10	Approx 187,800 Sq.ft.	$328,650	$197,190	$0	$1,577.74
402	Asphalt - Seal Coat	4	1	Approx 187,800 Sq.ft.	$35,682	$26,762	$26,762	$1,070.61
403	Concrete - Repair/Replace	10	6	Extensive Sq.ft.	$35,000	$14,000	$0	$420.06

ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
502	Garage Door - CH - Replace	20	10	(1) Door	$1,800	$900	$0	$10.80
606	Wood Deck - CH - Seal/Stain	3	0	Approx 600 Sq.ft.	$1,800	$1,800	$1,800	$72.01
607	Wood Deck - CH - Replace	30	20	Approx 600 Sq.ft.	$21,000	$7,000	$0	$84.01
609	Trex Decking - C 1-8 - Replace	30	17	(34) Decks	$38,250	$16,575	$0	$153.02
609	Trex Decking - MH 1 & 2 - Replace	30	27	(2) Buildings	$40,000	$4,000	$0	$160.02
609	Trex Decking - MH 10 & 11 - Replace	30	1	(2) Buildings	$37,000	$35,767	$35,767	$148.02
609	Trex Decking - MH 12 & 13 - Replace	30	2	(2) Buildings	$37,000	$34,533	$34,533	$148.02
609	Trex Decking - MH 14 - Replace	30	10	(1) Building	$19,000	$12,667	$0	$76.01
609	Trex Decking - MH 3 - Replace	30	11	(1) Building	$20,000	$12,667	$0	$80.01
609	Trex Decking - MH 4 & 5 - Replace	30	28	(2) Buildings	$36,000	$2,400	$0	$144.02
609	Trex Decking - MH 6 & 7 - Replace	30	29	(2) Buildings	$37,000	$1,233	$0	$148.02
609	Trex Decking - MH 8 & 9 - Replace	30	0	(2) Buildings	$37,000	$37,000	$37,000	$148.02
609	Trex Stairs/Landing - MH 2, 5 & 6 - Replace	30	26	(2) Buildings	$58,000	$7,733	$0	$232.03
609	Trex Stairs/Landing - MH 9 - Replace	30	27	(1) Building	$17,000	$1,700	$0	$68.01
703	Water Heater - CH - Replace	12	2	(1) 40-gal Water Heater	$1,100	$917	$917	$11.00
703	Water Heater - Pool - Replace	12	0	(1) Water Heater	$1,100	$1,100	$1,100	$11.00
703	Water Heater - Spa - Replace	10	4	(1) Water Heater	$1,500	$900	$0	$18.00
705	HVAC Condenser - CH - Replace	20	10	(1) Condenser	$3,250	$1,625	$0	$19.50
705	HVAC Condenser - Pool - Replace	20	18	(1) Condenser	$3,100	$310	$0	$18.60
706	HVAC Furnace - CH - Replace	20	10	(1) Furnace	$3,250	$1,625	$0	$19.50
706	HVAC Furnace - Pool - Replace	20	18	(1) Furnace	$3,100	$310	$0	$18.60
715	Pump - Replace	15	3	(1) 20 HP Baldor Pump	$4,000	$3,200	$0	$32.00
801	Monument Sign - Replace	18	0	(1) Sign	$3,000	$3,000	$3,000	$20.00
901	Fire Protection Systems - MH 14 - Renovate	20	16	(1) Building	$4,000	$800	$0	$24.00
901	Fire Protection Systems - Renovate	20	6	(23) Buildings	$92,000	$64,400	$0	$552.08
903	Security Camera System - CH - Replace	12	2	(1) System	$5,000	$4,167	$4,167	$50.01
903	Security Camera System - Pool - Replace	12	5	(1) System	$5,000	$2,917	$0	$50.01
1002	Metal Fencing - Pool - Replace	40	24	Approx 300 Linear ft.	$19,500	$7,800	$0	$58.51
1002	Metal Fencing - Spa - Replace	30	21	Approx 125 Linear ft.	$8,125	$2,438	$0	$32.50
1090	Metal Hand Rail - CH - Replace	25	6	Approx 60 Linear ft.	$2,000	$1,520	$0	$9.60
1101	Pool - Pool - Resurface	12	3	(1) Pool	$14,000	$10,500	$0	$140.02
1102	Spa - Pool - Resurface	10	0	(1) Spa	$3,000	$3,000	$3,000	$36.00

ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
1102	Spa - Spa - Resurface	10	0	(1) Spa	$3,000	$3,000	$3,000	$36.00
1103	Kiddie Pool - Pool - Resurface	10	0	(1) Wading Pool	$2,250	$2,250	$2,250	$27.00
1104	Pool Heater - Pool - Replace	12	6	(1) Heater	$5,500	$2,750	$0	$55.01
1105	Spa Heater - Pool - Replace	12	6	(1) Heater	$3,500	$1,750	$0	$35.00
1105	Spa Heater - Spa - Replace	12	6	(1) Heaters	$2,500	$1,250	$0	$25.00
1106	Kiddie Pool Heater - Pool - Replace	12	10	(1) Heater	$3,600	$600	$0	$36.00
1107	Pool Filter - Pool - Replace	15	12	(1) Filter	$1,550	$310	$0	$12.40
1108	Spa Filter - Pool - Replace	15	9	(1) Filter	$1,500	$600	$0	$12.00
1108	Spa Filter - Spa - Replace	15	3	(1) Filter	$1,100	$880	$0	$8.80
1109	Kiddie Pool Filter - Pool - Replace	15	7	(1) Filter	$1,300	$693	$0	$10.40
1110	Pool & Spa Pumps - Pool & Spa - Replace	10	3	(7) Pumps	$8,400	$5,880	$0	$100.81
1111	Kiddie Pool Chemical System - Pool - Replac	12	3	(1) System	$2,000	$1,500	$0	$20.00
1111	Spa Chemical System - Pool - Replace	12	3	(1) System	$2,000	$1,500	$0	$20.00
1111	Spa Chemical System - Spa - Replace	12	11	(1) System	$1,950	$163	$0	$19.50
1112	Pool Cover - Pool - Replace	10	0	(1) Cover	$3,800	$3,800	$3,800	$45.61
1121	Pool Furniture - Pool - Replace	6	0	Assorted Pieces	$6,000	$6,000	$6,000	$120.02
1190	Spa Emergency Shut-off - Pool - Replace	15	0	(1) System	$1,750	$1,750	$1,750	$14.00
1290	Volleyball Court Shade Canopies - Replace	10	7	(2) Canopies	$4,300	$1,290	$0	$51.61
1301	Play Structure - Replace	20	10	(1) Structure	$10,000	$5,000	$0	$60.01
1306	Picnic Tables - Replace	10	6	(30) Tables	$9,750	$3,900	$0	$117.02
1312	Asphalt Walking Path - Seal/Repair	6	0	Approx 22,000 Sq.ft.	$11,000	$11,000	$11,000	$220.03
1390	Asphalt Walking Path - Replace	25	11	Approx 22,000 Sq.ft.	$110,000	$61,600	$0	$528.07
1405	Furniture - CH - Replace	10	0	Assorted Pieces	$7,000	$7,000	$7,000	$84.01
1405	Furniture - MH 1- 13 - Replace	20	6	(48) Benches	$20,000	$14,000	$0	$120.02
1406	Fitness Equipment - CH - Replace	15	5	(1) Piece	$1,800	$1,200	$0	$14.40
1406	Fitness Equipment - CH, 2014 - Replace	15	11	(1) Piece	$2,100	$560	$0	$16.80
1407	Cardio Equipment - CH - Replace	8	3	(5) Pieces	$10,000	$6,250	$0	$150.02
1409	Sauna Room - Pool - Refurbish	20	4	(1) Sauna	$5,500	$4,400	$0	$33.00
1410	Sauna Heater - Pool - Replace	10	6	(1) Heater	$750	$300	$0	$9.00
1413	Restroom - Pool - Remodel	20	4	(2) Restrooms	$28,000	$22,400	$0	$168.02
1413	Restroom - Spa - Remodel	20	11	(1) Restroom	$2,500	$1,125	$0	$15.00
1413	Restrooms - CH - Remodel	20	10	(3) Restrooms	$12,000	$6,000	$0	$72.01
1419	Televisions - CH - Replace	8	3	(4) Pieces	$2,000	$1,250	$0	$30.00

ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
1490	Table Games - CH - Replace	12	6	(3) Games	$2,000	$1,000	$0	$20.00
1490	Table Tennis - CH - Replace	12	2	(1) Table Tennis	$1,250	$1,042	$1,042	$12.50
1501	Carpeting - C 1-8, M 1-13 - Replace	20	6	Approx 10,010 Sq.ft.	$50,050	$35,035	$0	$300.34
1501	Carpeting - CH - Replace	12	2	Approx 2,000 Sq.ft.	$10,000	$8,333	$2,241	$100.01
1501	Carpeting - M 14 - Replace	20	16	Approx 540 Sq.ft.	$2,700	$540	$0	$16.20
1503	Tile Flooring - C 1-8, MH 1- 13 - Replace	30	16	Approx 12,330 Sq.ft.	$166,455	$77,679	$0	$665.91
1503	Tile Flooring - CH - Replace	30	20	Approx 560 Sq.ft.	$7,560	$2,520	$0	$30.24
1503	Tile Flooring - MH 14 - Replace	30	16	Approx 540 Sq.ft.	$7,290	$3,402	$0	$29.16
1601	Interior Light Fixtures - CH - Replace	25	15	(46) Lights	$8,050	$3,220	$0	$38.65
1601	Interior Lights - C 1-8, MH 1-13 - Replace	25	11	(496) Fixtures	$86,800	$48,608	$0	$416.70
1601	Interior Lights - MH 14 - Replace	25	21	(25) Fixtures	$4,375	$700	$0	$21.00
1602	Exterior Light Fixtures - C 1-8, MH 1-13 - Rep	20	6	(227) Fixtures	$34,050	$23,835	$0	$204.33
1602	Exterior Light Fixtures - MH 14 - Replace	20	16	(20) Fixtures	$3,000	$600	$0	$18.00
1604	Pole Light Fixtures - Replace	16	3	(16) Lights	$3,200	$2,600	$0	$24.00
1806	Wood Bridges - Replace	20	6	(5) Bridges	$35,000	$24,500	$0	$210.03
1812	Landscaping - Renovate	20	6	Extensive Sq.ft.	$100,000	$70,000	$0	$600.08
1906	Four Wheeler - CH - Replace	12	2	(1) Four Wheeler	$7,500	$6,250	$0	$75.01
					$3,213,303	$1,905,309	$500,000	$22,175

Current Fund Balance as a percentage of Ideal Balance: 26%

Yearly Cash Flow

Year	2018	2019	2020	2021	2022
Starting Balance	$500,000	$521,661	$671,626	$760,854	$996,232
Reserve Income	$266,100	$274,083	$282,305	$290,775	$299,498
Interest Earnings	$511	$597	$716	$879	$1,096
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$766,611	$796,340	$954,648	$1,052,508	$1,296,826
Reserve Expenditures	$244,950	$124,714	$193,793	$56,275	$100,283
Ending Balance	$521,661	$671,626	$760,854	$996,232	$1,196,544

Year	2023	2024	2025	2026	2027
Starting Balance	$1,196,544	$1,422,396	$934,222	$1,244,871	$1,453,717
Reserve Income	$308,483	$317,737	$327,269	$337,088	$347,200
Interest Earnings	$1,309	$1,178	$1,090	$1,349	$1,590
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$1,506,336	$1,741,312	$1,262,581	$1,583,307	$1,802,507
Reserve Expenditures	$83,940	$807,090	$17,710	$129,591	$76,159
Ending Balance	$1,422,396	$934,222	$1,244,871	$1,453,717	$1,726,348

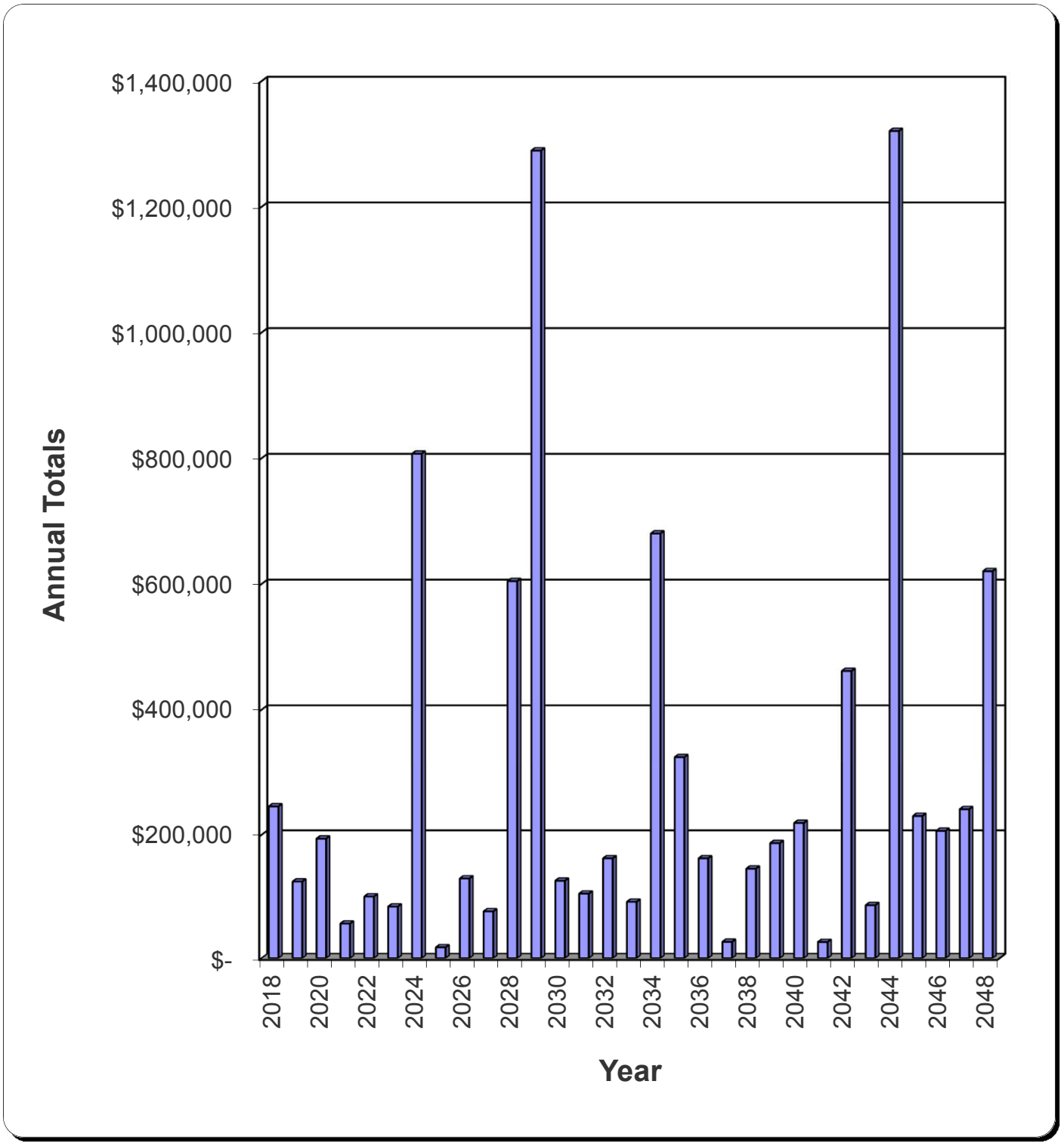
Year	2028	2029	2030	2031	2032
Starting Balance	$1,726,348	$1,481,175	$561,127	$815,208	$1,101,970
Reserve Income	$357,616	$368,345	$379,395	$390,777	$402,500
Interest Earnings	$1,604	$1,021	$688	$959	$1,223
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$2,085,568	$1,850,541	$941,210	$1,206,944	$1,505,693
Reserve Expenditures	$604,393	$1,289,414	$126,002	$104,974	$162,405
Ending Balance	$1,481,175	$561,127	$815,208	$1,101,970	$1,343,288

Year	2033	2034	2035	2036	2037
Starting Balance	$1,343,288	$1,667,628	$1,416,035	$1,532,991	$1,825,232
Reserve Income	$414,575	$427,012	$439,823	$453,017	$466,608
Interest Earnings	$1,505	$1,542	$1,474	$1,679	$2,046
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$1,759,368	$2,096,182	$1,857,332	$1,987,687	$2,293,886
Reserve Expenditures	$91,741	$680,147	$324,342	$162,455	$26,653
Ending Balance	$1,667,628	$1,416,035	$1,532,991	$1,825,232	$2,267,233

Year	2038	2039	2040	2041	2042
Starting Balance	$2,267,233	$2,604,639	$2,915,777	$3,210,087	$3,712,372
Reserve Income	$480,606	$495,024	$509,875	$525,171	$540,927
Interest Earnings	$2,436	$2,760	$3,063	$3,461	$3,754
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$2,750,275	$3,102,424	$3,428,715	$3,738,720	$4,257,053
Reserve Expenditures	$145,636	$186,647	$218,627	$26,347	$461,495
Ending Balance	$2,604,639	$2,915,777	$3,210,087	$3,712,372	$3,795,558

Year	2043	2044	2045	2046	2047
Starting Balance	$3,795,558	$4,270,467	$3,527,605	$3,892,608	$4,299,379
Reserve Income	$557,154	$573,869	$591,085	$608,818	$627,082
Interest Earnings	$4,033	$3,899	$3,710	$4,096	$4,495
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$4,356,745	$4,848,234	$4,122,400	$4,505,521	$4,930,956
Reserve Expenditures	$86,278	$1,320,629	$229,792	$206,142	$240,563
Ending Balance	$4,270,467	$3,527,605	$3,892,608	$4,299,379	$4,690,393

Yearly Reserve Expenditures - Graph



Projected Reserve Expenditures by Year

Year	ID #	Component Name	Projected Cost	Total Per Annum
2018	202	Wood Timbers & Trim - MH 1, 8-14 - Repaint	$48,000	
	207	Metal Fencing - Pool & Spa - Repaint	$5,525	
	212	Deck Rail - CH - Repaint	$825	
	217	Building Exteriors - C 1-5, 7, 8 - Repair/Repaint	$41,300	
	217	Building Exteriors - CH, Pool, Spa - Repair/Repaint	$7,600	
	217	Building Exteriors - MH 1-4 & 13 - Repair/Repaint	$61,000	
	606	Wood Deck - CH - Seal/Stain	$1,800	
	609	Trex Decking - MH 8 & 9 - Replace	$37,000	
	703	Water Heater - Pool - Replace	$1,100	
	801	Monument Sign - Replace	$3,000	
	1102	Spa - Pool - Resurface	$3,000	
	1102	Spa - Spa - Resurface	$3,000	
	1103	Kiddie Pool - Pool - Resurface	$2,250	
	1112	Pool Cover - Pool - Replace	$3,800	
	1121	Pool Furniture - Pool - Replace	$6,000	
	1190	Spa Emergency Shut-off - Pool - Replace	$1,750	
	1312	Asphalt Walking Path - Seal/Repair	$11,000	
	1405	Furniture - CH - Replace	$7,000	$244,950
2019	201	Stucco Surfaces - C 1-8 - Repair/Repaint	$49,852	
	402	Asphalt - Seal Coat	$36,752	
	609	Trex Decking - MH 10 & 11 - Replace	$38,110	$124,714
2020	121	Heat Tape - Replace	$119,882	
	216	Interior Surfaces - CH - Repaint	$8,295	
	609	Trex Decking - MH 12 & 13 - Replace	$39,253	
	703	Water Heater - CH - Replace	$1,167	
	903	Security Camera System - CH - Replace	$5,305	
	1490	Table Tennis - CH - Replace	$1,326	
	1501	Carpeting - CH - Replace	$10,609	
	1906	Four Wheeler - CH - Replace	$7,957	$193,793
2021	219	Concrete Floor Paint - CH - Repaint	$3,278	
	606	Wood Deck - CH - Seal/Stain	$1,967	
	715	Pump - Replace	$4,371	
	1101	Pool - Pool - Resurface	$15,298	
	1108	Spa Filter - Spa - Replace	$1,202	
	1110	Pool & Spa Pumps - Pool & Spa - Replace	$9,179	
	1111	Kiddie Pool Chemical System - Pool - Replace	$2,185	
	1111	Spa Chemical System - Pool - Replace	$2,185	
	1407	Cardio Equipment - CH - Replace	$10,927	
	1419	Televisions - CH - Replace	$2,185	
	1604	Pole Light Fixtures - Replace	$3,497	$56,275
2022	202	Wood Timbers & Trim - MH 2-7 - Repaint	$40,518	
	217	Building Exteriors - C 6 - Repair/Repaint	$6,641	
	217	Building Exteriors - MH 14 - Repair/Repaint	$13,731	
	703	Water Heater - Spa - Replace	$1,688	

Year	Comp ID	Component Name	Projected Cost	Total Per Annum
	1409	Sauna Room - Pool - Refurbish	$6,190	
	1413	Restroom - Pool - Remodel	$31,514	$100,283
2023	207	Metal Fencing - Pool & Spa - Repaint	$6,405	
	217	Building Exteriors - MH 5 & 6 - Repair/Repaint	$28,286	
	402	Asphalt - Seal Coat	$41,365	
	903	Security Camera System - Pool - Replace	$5,796	
	1406	Fitness Equipment - CH - Replace	$2,087	$83,940
2024	202	Wood Timbers & Trim - MH 1, 8-14 - Repaint	$57,315	
	212	Deck Rail - CH - Repaint	$985	
	216	Interior Surfaces - MH 1-13 - Repaint	$170,749	
	217	Building Exteriors - MH 7-12 - Repair/Repaint	$87,405	
	403	Concrete - Repair/Replace	$41,792	
	606	Wood Deck - CH - Seal/Stain	$2,149	
	901	Fire Protection Systems - Renovate	$109,853	
	1090	Metal Hand Rail - CH - Replace	$2,388	
	1104	Pool Heater - Pool - Replace	$6,567	
	1105	Spa Heater - Pool - Replace	$4,179	
	1105	Spa Heater - Spa - Replace	$2,985	
	1121	Pool Furniture - Pool - Replace	$7,164	
	1306	Picnic Tables - Replace	$11,642	
	1312	Asphalt Walking Path - Seal/Repair	$13,135	
	1405	Furniture - MH 1- 13 - Replace	$23,881	
	1410	Sauna Heater - Pool - Replace	$896	
	1490	Table Games - CH - Replace	$2,388	
	1501	Carpeting - C 1-8, M 1-13 - Replace	$59,762	
	1602	Exterior Light Fixtures - C 1-8, MH 1-13 - Replace	$40,657	
	1806	Wood Bridges - Replace	$41,792	
	1812	Landscaping - Renovate	$119,405	$807,090
2025	216	Interior Surfaces - C 1-8 - Repaint	$10,823	
	1109	Kiddie Pool Filter - Pool - Replace	$1,599	
	1290	Volleyball Court Shade Canopies - Replace	$5,288	$17,710
2026	217	Building Exteriors - C 1-5, 7, 8 - Repair/Repaint	$52,318	
	217	Building Exteriors - MH 1-4 & 13 - Repair/Repaint	$77,273	$129,591
2027	107	Wood Shake Roofs - Pool & Pump - Replace	$24,122	
	120	Rain Gutters/Downspouts - Pool - Replace	$1,174	
	402	Asphalt - Seal Coat	$46,557	
	606	Wood Deck - CH - Seal/Stain	$2,349	
	1108	Spa Filter - Pool - Replace	$1,957	$76,159
2028	202	Wood Timbers & Trim - MH 2-7 - Repaint	$48,381	
	207	Metal Fencing - Pool & Spa - Repaint	$7,425	
	217	Building Exteriors - CH, Pool, Spa - Repair/Repaint	$10,214	
	401	Asphalt - Major Rehab	$441,678	
	502	Garage Door - CH - Replace	$2,419	
	609	Trex Decking - MH 14 - Replace	$25,534	
	705	HVAC Condenser - CH - Replace	$4,368	
	706	HVAC Furnace - CH - Replace	$4,368	
	1102	Spa - Pool - Resurface	$4,032	

Year	Comp ID	Component Name	Projected Cost	Total Per Annum
	1102	Spa - Spa - Resurface	$4,032	
	1103	Kiddie Pool - Pool - Resurface	$3,024	
	1106	Kiddie Pool Heater - Pool - Replace	$4,838	
	1112	Pool Cover - Pool - Replace	$5,107	
	1301	Play Structure - Replace	$13,439	
	1405	Furniture - CH - Replace	$9,407	
	1413	Restrooms - CH - Remodel	$16,127	$604,393
2029	105	Roofs - C 1-8, MH 1-13 - Replace	$861,686	
	120	Rain Gutters/Downspouts - C 1-8, MH 1-13 - Replace	$101,949	
	609	Trex Decking - MH 3 - Replace	$27,685	
	1111	Spa Chemical System - Spa - Replace	$2,699	
	1390	Asphalt Walking Path - Replace	$152,266	
	1406	Fitness Equipment - CH, 2014 - Replace	$2,907	
	1407	Cardio Equipment - CH - Replace	$13,842	
	1413	Restroom - Spa - Remodel	$3,461	
	1419	Televisions - CH - Replace	$2,768	
	1601	Interior Lights - C 1-8, MH 1-13 - Replace	$120,151	$1,289,414
2030	202	Wood Timbers & Trim - MH 1, 8-14 - Repaint	$68,437	
	212	Deck Rail - CH - Repaint	$1,176	
	217	Building Exteriors - C 6 - Repair/Repaint	$8,412	
	217	Building Exteriors - MH 14 - Repair/Repaint	$17,394	
	606	Wood Deck - CH - Seal/Stain	$2,566	
	703	Water Heater - Pool - Replace	$1,568	
	1107	Pool Filter - Pool - Replace	$2,210	
	1121	Pool Furniture - Pool - Replace	$8,555	
	1312	Asphalt Walking Path - Seal/Repair	$15,683	$126,002
2031	217	Building Exteriors - MH 5 & 6 - Repair/Repaint	$35,832	
	219	Concrete Floor Paint - CH - Repaint	$4,406	
	402	Asphalt - Seal Coat	$52,400	
	1110	Pool & Spa Pumps - Pool & Spa - Replace	$12,336	$104,974
2032	216	Interior Surfaces - CH - Repaint	$11,827	
	217	Building Exteriors - MH 7-12 - Repair/Repaint	$110,722	
	703	Water Heater - CH - Replace	$1,664	
	703	Water Heater - Spa - Replace	$2,269	
	903	Security Camera System - CH - Replace	$7,563	
	1490	Table Tennis - CH - Replace	$1,891	
	1501	Carpeting - CH - Replace	$15,126	
	1906	Four Wheeler - CH - Replace	$11,344	$162,405
2033	107	Wood Shake Roofs - CH & Spa - Replace	$33,901	
	120	Rain Gutters/Downspouts - CH - Replace	$3,116	
	207	Metal Fencing - Pool & Spa - Repaint	$8,608	
	606	Wood Deck - CH - Seal/Stain	$2,804	
	1101	Pool - Pool - Resurface	$21,812	
	1111	Kiddie Pool Chemical System - Pool - Replace	$3,116	
	1111	Spa Chemical System - Pool - Replace	$3,116	
	1190	Spa Emergency Shut-off - Pool - Replace	$2,726	
	1601	Interior Light Fixtures - CH - Replace	$12,542	$91,741

Year	Comp ID	Component Name	Projected Cost	Total Per Annum
2034	201	Stucco Surfaces - C 1-8 - Repair/Repaint	$77,668	
	202	Wood Timbers & Trim - MH 2-7 - Repaint	$57,769	
	216	Interior Surfaces - MH 14 - Repaint	$13,159	
	217	Building Exteriors - C 1-5, 7, 8 - Repair/Repaint	$66,274	
	217	Building Exteriors - MH 1-4 & 13 - Repair/Repaint	$97,887	
	403	Concrete - Repair/Replace	$56,165	
	901	Fire Protection Systems - MH 14 - Renovate	$6,419	
	1306	Picnic Tables - Replace	$15,646	
	1410	Sauna Heater - Pool - Replace	$1,204	
	1501	Carpeting - M 14 - Replace	$4,333	
	1503	Tile Flooring - C 1-8, MH 1- 13 - Replace	$267,111	
	1503	Tile Flooring - MH 14 - Replace	$11,698	
	1602	Exterior Light Fixtures - MH 14 - Replace	$4,814	$680,147
2035	121	Heat Tape - Replace	$186,772	
	402	Asphalt - Seal Coat	$58,977	
	609	Trex Decking - C 1-8 - Replace	$63,221	
	903	Security Camera System - Pool - Replace	$8,264	
	1290	Volleyball Court Shade Canopies - Replace	$7,107	$324,342
2036	202	Wood Timbers & Trim - MH 1, 8-14 - Repaint	$81,717	
	212	Deck Rail - CH - Repaint	$1,405	
	606	Wood Deck - CH - Seal/Stain	$3,064	
	705	HVAC Condenser - Pool - Replace	$5,278	
	706	HVAC Furnace - Pool - Replace	$5,278	
	715	Pump - Replace	$6,810	
	801	Monument Sign - Replace	$5,107	
	1104	Pool Heater - Pool - Replace	$9,363	
	1105	Spa Heater - Pool - Replace	$5,959	
	1105	Spa Heater - Spa - Replace	$4,256	
	1108	Spa Filter - Spa - Replace	$1,873	
	1121	Pool Furniture - Pool - Replace	$10,215	
	1312	Asphalt Walking Path - Seal/Repair	$18,727	
	1490	Table Games - CH - Replace	$3,405	$162,455
2037	1407	Cardio Equipment - CH - Replace	$17,535	
	1419	Televisions - CH - Replace	$3,507	
	1604	Pole Light Fixtures - Replace	$5,611	$26,653
2038	207	Metal Fencing - Pool & Spa - Repaint	$9,979	
	217	Building Exteriors - C 6 - Repair/Repaint	$10,656	
	217	Building Exteriors - CH, Pool, Spa - Repair/Repaint	$13,726	
	217	Building Exteriors - MH 14 - Repair/Repaint	$22,035	
	607	Wood Deck - CH - Replace	$37,928	
	1102	Spa - Pool - Resurface	$5,418	
	1102	Spa - Spa - Resurface	$5,418	
	1103	Kiddie Pool - Pool - Resurface	$4,064	
	1112	Pool Cover - Pool - Replace	$6,863	
	1405	Furniture - CH - Replace	$12,643	
	1406	Fitness Equipment - CH - Replace	$3,251	
	1503	Tile Flooring - CH - Replace	$13,654	$145,636

Year	Comp ID	Component Name	Projected Cost	Total Per Annum
2039	105	Roofs - MH 14 - Replace	$41,857	
	120	Rain Gutters/Downspouts - MH 14 - Replace	$6,418	
	217	Building Exteriors - MH 5 & 6 - Repair/Repaint	$45,391	
	402	Asphalt - Seal Coat	$66,379	
	606	Wood Deck - CH - Seal/Stain	$3,349	
	1002	Metal Fencing - Spa - Replace	$15,115	
	1601	Interior Lights - MH 14 - Replace	$8,139	$186,647
2040	202	Wood Timbers & Trim - MH 2-7 - Repaint	$68,980	
	217	Building Exteriors - MH 7-12 - Repair/Repaint	$140,259	
	1106	Kiddie Pool Heater - Pool - Replace	$6,898	
	1109	Kiddie Pool Filter - Pool - Replace	$2,491	$218,627
2041	219	Concrete Floor Paint - CH - Repaint	$5,921	
	1110	Pool & Spa Pumps - Pool & Spa - Replace	$16,578	
	1111	Spa Chemical System - Spa - Replace	$3,848	$26,347
2042	202	Wood Timbers & Trim - MH 1, 8-14 - Repaint	$97,574	
	212	Deck Rail - CH - Repaint	$1,677	
	217	Building Exteriors - C 1-5, 7, 8 - Repair/Repaint	$83,954	
	217	Building Exteriors - MH 1-4 & 13 - Repair/Repaint	$124,000	
	606	Wood Deck - CH - Seal/Stain	$3,659	
	703	Water Heater - Pool - Replace	$2,236	
	703	Water Heater - Spa - Replace	$3,049	
	1002	Metal Fencing - Pool - Replace	$39,639	
	1108	Spa Filter - Pool - Replace	$3,049	
	1121	Pool Furniture - Pool - Replace	$12,197	
	1312	Asphalt Walking Path - Seal/Repair	$22,361	
	1409	Sauna Room - Pool - Refurbish	$11,180	
	1413	Restroom - Pool - Remodel	$56,918	$461,495
2043	207	Metal Fencing - Pool & Spa - Repaint	$11,568	
	402	Asphalt - Seal Coat	$74,710	$86,278
2044	216	Interior Surfaces - CH - Repaint	$16,862	
	216	Interior Surfaces - MH 1-13 - Repaint	$308,393	
	403	Concrete - Repair/Replace	$75,481	
	609	Trex Stairs/Landing - MH 2, 5 & 6 - Replace	$125,082	
	703	Water Heater - CH - Replace	$2,372	
	901	Fire Protection Systems - Renovate	$198,406	
	903	Security Camera System - CH - Replace	$10,783	
	1306	Picnic Tables - Replace	$21,027	
	1405	Furniture - MH 1- 13 - Replace	$43,132	
	1406	Fitness Equipment - CH, 2014 - Replace	$4,529	
	1410	Sauna Heater - Pool - Replace	$1,617	
	1490	Table Tennis - CH - Replace	$2,696	
	1501	Carpeting - C 1-8, M 1-13 - Replace	$107,937	
	1501	Carpeting - CH - Replace	$21,566	
	1602	Exterior Light Fixtures - C 1-8, MH 1-13 - Replace	$73,432	
	1806	Wood Bridges - Replace	$75,481	
	1812	Landscaping - Renovate	$215,659	
	1906	Four Wheeler - CH - Replace	$16,174	$1,320,629

Year	Comp ID	Component Name	Projected Cost	Total Per Annum
2045	216	Interior Surfaces - C 1-8 - Repaint	$19,547	
	606	Wood Deck - CH - Seal/Stain	$3,998	
	609	Trex Decking - MH 1 & 2 - Replace	$88,852	
	609	Trex Stairs/Landing - MH 9 - Replace	$37,762	
	1101	Pool - Pool - Resurface	$31,098	
	1107	Pool Filter - Pool - Replace	$3,443	
	1111	Kiddie Pool Chemical System - Pool - Replace	$4,443	
	1111	Spa Chemical System - Pool - Replace	$4,443	
	1290	Volleyball Court Shade Canopies - Replace	$9,552	
	1407	Cardio Equipment - CH - Replace	$22,213	
	1419	Televisions - CH - Replace	$4,443	$229,792
2046	202	Wood Timbers & Trim - MH 2-7 - Repaint	$82,365	
	217	Building Exteriors - C 6 - Repair/Repaint	$13,499	
	217	Building Exteriors - MH 14 - Repair/Repaint	$27,913	
	609	Trex Decking - MH 4 & 5 - Replace	$82,365	$206,142
2047	217	Building Exteriors - MH 5 & 6 - Repair/Repaint	$57,500	
	402	Asphalt - Seal Coat	$84,087	
	609	Trex Decking - MH 6 & 7 - Replace	$87,193	
	903	Security Camera System - Pool - Replace	$11,783	$240,563

Component Evaluation

Comp #: 105 Roofs - C 1-8, MH 1-13 - Replace

Location: **Residential Building Roofs**

Quantity: **Approx 166,000 Sq.ft**

Life Expectancy: **25** *Remaining Life:* **11**

Best Cost: **$581,000**

$3.50/Sq.ft.; Estimate to replace

Worst Cost: **$664,000**

$4.00/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Quantity description:

88,000 Sq.ft. - (8) 11,000 Sq.ft. per Cascade Bldg
78,000 Sq.ft. - (13) 6,000 Sq.ft. per Condo Bldg

166,000 Sq.ft. - Total

Observations:

The roofs are in good condition. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on average age.

Comp #: 105 Roofs - MH 14 - Replace

Location: **Moose Hollow 14 Roof**

Quantity: **Approx 6,000 Sq.ft.**

Life Expectancy: **25** *Remaining Life:* **21**

Best Cost: **$21,000**

$3.50/Sq.ft.; Estimate to replace

Worst Cost: **$24,000**

$4.00/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The roof is in good condition. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on current age.

Comp #: 107 Wood Shake Roofs - CH & Spa - Replace

Location: **Clubhouse & Spa Building Roofs**

Quantity: **Approx 2,560 Sq.ft.**

Life Expectancy: **25** *Remaining Life:* **15**

Best Cost: **$17,920**

$7.00/Sq.ft.; Estimate to replace

Worst Cost: **$25,600**

$10.00/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Quantity description:

2,400 Sq.ft. - Clubhouse
160 Sq.ft. - Spa Building

2,560 Sq.ft. - Total

Observations:

The wood shake roofs are in good condition. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on current age.

Comp #: 107 Wood Shake Roofs - Pool & Pump - Replace

Location: **Pool & Pump Building Roofs**

Quantity: **Approx 2,175 Sq.ft.**

Life Expectancy: **25** *Remaining Life:* **9**

Best Cost: **$15,225**
$7.00/Sq.ft.; Estimate to replace

Worst Cost: **$21,750**
$10.00/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Quantity description:

2,100 Sq.ft. - Pool Building
75 Sq.ft. - Pump Building

2,175 Sq.ft. - Total

Observations:

The wood shake roofs are in fair condition. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on current age.

Comp #: 108 Metal Roof - CH - Replace

Location: **Clubhouse Roof**

Quantity: **Approx 400 Sq.ft.**

Life Expectancy: **50** *Remaining Life:* **40**

Best Cost: **$4,800**

$12/Sq.ft.; Estimate to replace

Worst Cost: **$7,200**

$18/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

This component has an extended useful life. We recommend making local repairs as necessary as an operating expense. No reserve funding necessary.

Comp #: 120 Rain Gutters/Downspouts - C 1-8, MH 1-13 - Replace

Location: **Building Exteriors**

Quantity: **Approx 12,275 Linear ft.**

Life Expectancy: **25** *Remaining Life:* **11**

Best Cost: **$67,513**
$5.50/Linear ft.; Estimate to replace

Worst Cost: **$79,788**
$6.50/Linear ft.; Higher estimate to replace

Source of Information: CSL Cost Database

General Notes:

Quantity description:

4,800 Linear ft. - (8) 600 Linear ft. per Cascade Bldg

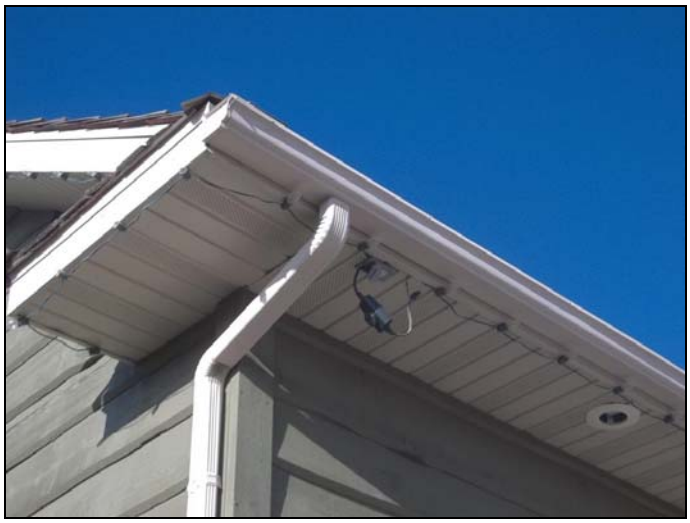
7,475 Linear ft. - (13) 575 Linear ft. per Condo Bldg

12,275 Linear ft. - Total

Observations:

The rain gutters and downspouts are in good condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on average age.

Comp #: 120 Rain Gutters/Downspouts - CH - Replace



Location: **Clubhouse & Pool Building**

Quantity: **Approx 250 Linear ft.**

Life Expectancy: **25** *Remaining Life:* **15**

Best Cost: **$1,500**
Estimate to replace

Worst Cost: **$2,500**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The rain gutters and downspouts are in good condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current age.

Comp #: 120 Rain Gutters/Downspouts - MH 14 - Replace

Location: **Moose Hollow 14 Building Exterior**

Quantity: **Approx 575 Linear ft.**

Life Expectancy: **25** *Remaining Life:* **21**

Best Cost: **$3,163**

$5.50/Linear ft.; Estimate to replace

Worst Cost: **$3,738**

$6.50/Linear ft.; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The rain gutters and downspouts are in good condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current age.

Comp #: 120 Rain Gutters/Downspouts - Pool - Replace

Location: **Pool Building**

Quantity: **Approx 150 Linear ft.**

Life Expectancy: **25** *Remaining Life:* **9**

Best Cost: **$825**

$5.50/Linear ft.; Estimate to replace

Worst Cost: **$975**

$6.50/Linear ft.; Higher estimate

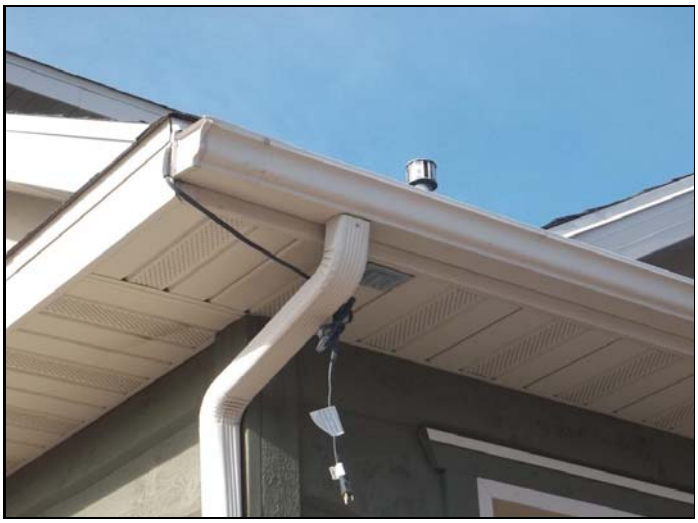
Source of Information: CSL Cost Database

General Notes:

Observations:

The rain gutters and downspouts are in good condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current age.

Comp #: 121 Heat Tape - Replace



Location: **Building Roofs**

Quantity: **Approx 11,300 Linear ft.**

Life Expectancy: **15** *Remaining Life:* **2**

Best Cost: **$90,400**

$8/Linear ft.; Estimate to replace

Worst Cost: **$135,600**

$12/Linear ft.; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Quantity description:

250 Linear ft. - Clubhouse
5,600 Linear ft. - (8) 700 Linear ft. per Cascade
5,200 Linear ft. - (13) 400 Linear ft. per Condo
250 Linear ft. - Pool Building

11,300 Linear ft. - Total

Observations:

The heat tape is in working condition. Inspect yearly before winter season and repair any issues as needed as an operating expense. We recommend funding to replace this component approximately every 15 years. Remaining life based on current average age.

Comp #: 201 Stucco Surfaces - C 1-8 - Repair/Repaint

Location: **Cascade 1-8 Building Exteriors**

Quantity: **Approx 35,200 Sq.ft.**

Life Expectancy: **15** *Remaining Life:* **1**

Best Cost: **$44,000**
$1.25/Sq.ft.; Estimate to repair/repaint

Worst Cost: **$52,800**
$1.50/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Quantity description:

35,200 Sq.ft. - (8) 4,400 Sq.ft. per Cascade Bldg

Observations:

The stucco surfaces are in good condition. We recommend funding to repair/repaint this component approximately every 12 - 15 years to protect the stucco surface and maintain appearance. Remaining life based on average age.

Comp #: 202 Wood Timbers & Trim - MH 1, 8-14 - Repaint

Location: **Moose Hollow 1, 8-14 Building Exteriors**

Quantity: **(8) Buildings**

Life Expectancy: **6** *Remaining Life:* **0**

Best Cost: **$47,200**
$5,900/Bldg.; Estimate to repaint

Worst Cost: **$48,800**
$6,100/Bldg.; Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

The painted wood surfaces are in fair to poor condition. We recommend funding to repaint this component approximately every 4 - 6 years to maintain appearance and protect wood surfaces. Remaining life based on current condition.

Comp #: 202 Wood Timbers & Trim - MH 2-7 - Repaint

Location: **Moose Hollow 2-7 Building Exteriors**

Quantity: **(6) Buildings**

Life Expectancy: **6** *Remaining Life:* **4**

Best Cost: **$35,400**
$5,900/Bldg.; Estimate to repaint

Worst Cost: **$36,600**
$6,100/Bldg.; Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

The painted wood surfaces are in good to fair condition. We recommend funding to repaint this component approximately every 4 - 6 years to maintain appearance and protect wood surfaces. Remaining life based on current age.

Comp #: 207 Metal Fencing - Pool & Spa - Repaint

Location: **Pool & Spa Area**

Quantity: **Approx 425 Linear ft.**

Life Expectancy: **5** *Remaining Life:* **0**

Best Cost: **$5,100**

$12.00/Linear ft.; Estimate to repaint

Worst Cost: **$5,950**

$14.00/Linear ft; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Quantity description:

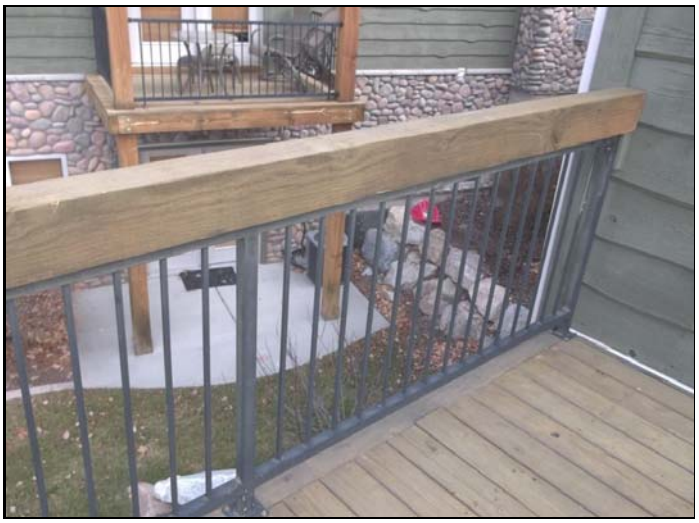
300 Linear ft. - Pool Area
125 Linear ft. - Spa Area

425 Sq.ft - Total

Observations:

The painted metal fencing surfaces are in poor condition. We recommend funding to repaint this component approximately every 6 years to maintain appearance and protect metal surfaces. Remaining life based on current condition.

Comp #: 212 Deck Rail - CH - Repaint



Location: **Clubhouse Exterior**

Quantity: **Approx 75 Linear ft.**

Life Expectancy: **6** *Remaining Life:* **0**

Best Cost: **$750**

$10/Linear ft.; Estimate to repaint

Worst Cost: **$900**

$12/Linear ft.; Higher estimate

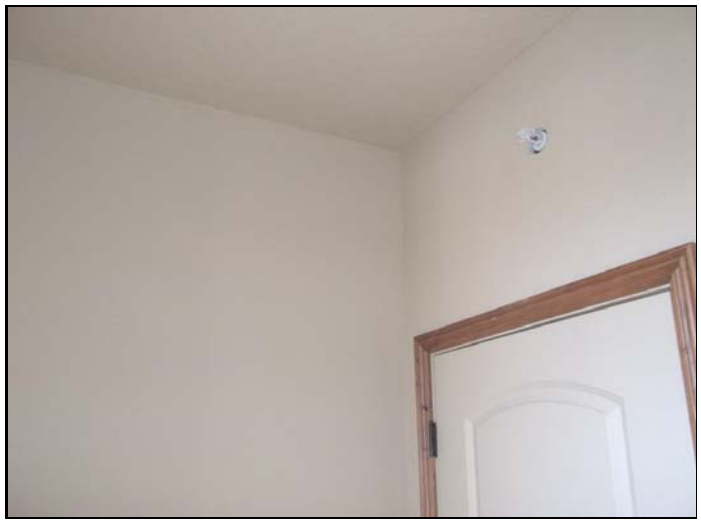
Source of Information: CSL Cost Database

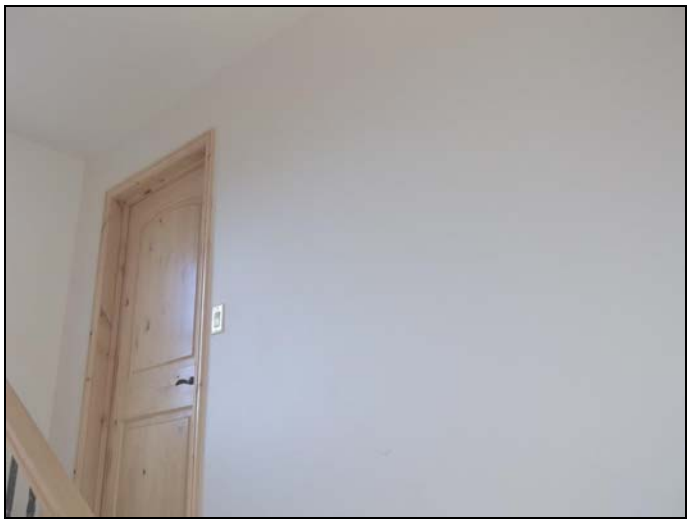
General Notes:

Observations:

The painted metal railing surfaces are in fair to poor condition. We recommend funding to paint this component approximately every 6 years to maintain appearance and protect metal surfaces. Remaining life based on current condition.

Comp #: 216 Interior Surfaces - C 1-8 - Repaint





Location: **Cascade 1- 8 Interior Stairwell**

Quantity: **(8) Buildings**

Life Expectancy: **20** *Remaining Life:* **7**

Best Cost: **$8,000**
$1,000/Bldg; Estimate to repaint

Worst Cost: **$9,600**
$1,200/Bldg; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Quantity description:

800 Sq.ft. per Building

Observations:

The interior painted surfaces are in good to fair condition. We recommend funding to repaint this component approximately every 15 - 20 years due to low traffic. Remaining life based on average age.

Comp #: 216 Interior Surfaces - CH - Repaint

Location: **Clubhouse Interior**

Quantity: **Approx 6,950 Sq.ft.**

Life Expectancy: **12** *Remaining Life:* **2**

Best Cost: **$6,950**

$1.00/Sq.ft.; Estimate to repaint

Worst Cost: **$8,688**

$1.25/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Quantity description:

1,400 Sq.ft. - Fitness Room
1,400 Sq.ft. - Lounge Room
2,450 Sq.ft. - Main Room
1,550 Sq.ft. - Restrooms
150 Sq.ft. - Stairwell

6,950 Sq.ft. - Total

Observations:

The interior painted surfaces are in fair condition. We recommend funding to repaint this component approximately every 10 - 12 years to maintain appearance. Remaining life based on current age.

Comp #: 216 Interior Surfaces - MH 1-13 - Repaint

Location: **Moose Hollow 1-13 Interior Common Area**

Quantity: **(13) Buildings**

Life Expectancy: **20** *Remaining Life:* **6**

Best Cost: **$130,000**

$10,000/Bldg.; Estimate to repaint

Worst Cost: **$156,000**

$12,000/Bldg.; Higher estimate

Source of Information: CSL Cost Database

General Notes:

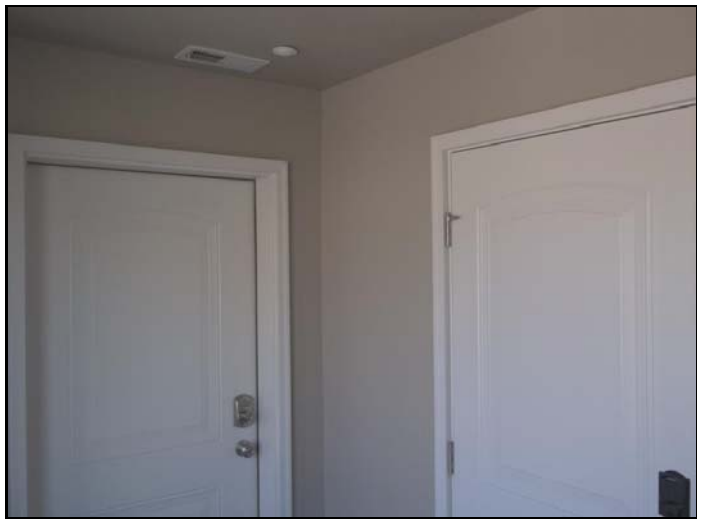
Quantity description:

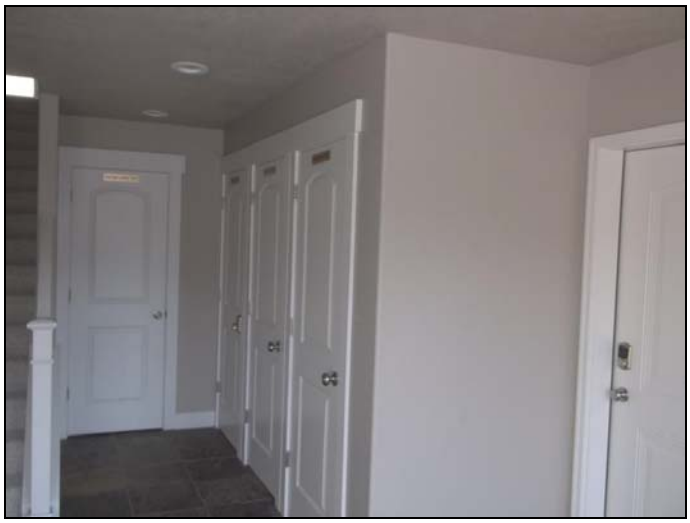
9,600 Sq.ft. per Bldg., Buildings 1-6
7,800 Sq.ft. per Bldg., Buildings 7-10
6,900 Sq.ft. per Bldg., Buildings 11-13

Observations:

The interior painted surfaces are in good to fair condition. We recommend funding to repaint this component approximately every 15 - 20 years due to low traffic. Remaining life based on average age.

Comp #: 216 Interior Surfaces - MH 14 - Repaint





Location: **Moose Hollow 14 Interior Common Area**

Quantity: **(1) Building**

Life Expectancy: **20** *Remaining Life:* **16**

Best Cost: **$7,300**
Estimate to repaint

Worst Cost: **$9,100**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Quantity description:

7,300 Sq.ft. per Bldg., Building 14

Observations:

The interior painted surfaces are in good condition. We recommend funding to repaint this component approximately every 15 - 20 years due to low traffic. Remaining life based on current age.

Comp #: 217 Building Exteriors - C 1-5, 7, 8 - Repair/Repaint

Location: **Cascade 1-5, 7 & 8 Building Exteriors**

Quantity: **(7) Buildings**

Life Expectancy: **8** *Remaining Life:* **0**

Best Cost: **$40,600**

$5,800/Bldg.; Estimate to repair/repaint

Worst Cost: **$42,000**

$6,000/Bldg.; Higher estimate

Source of Information: Research with Client

General Notes:

Quantity description:

2,700 Sq.ft. per Cascade Bldg

Observations:

The siding painted surfaces are in fair to poor condition. Research with the client reveals they are painting this component approximately every 8 - 10 years. Remaining life is based on current age.

Comp #: 217 Building Exteriors - C 6 - Repair/Repaint

Location: **Cascade 6 Building Exterior**

Quantity: **(1) Building**

Life Expectancy: **8** *Remaining Life:* **4**

Best Cost: **$5,800**
Estimate to repair/repaint

Worst Cost: **$6,000**
Higher estimate

Source of Information: Research with Client

General Notes:

Quantity description:

2,700 Sq.ft. per Cascade Bldg

Observations:

The siding painted surfaces are in good condition. Research with the client reveals they are painting this component approximately every 8 - 10 years. Remaining life is based on current age.

Comp #: 217 Building Exteriors - CH, Pool, Spa - Repair/Repaint

Location: **Clubhouse, Pool & Spa Building Exteriors**

Quantity: **(3) Buildings**

Life Expectancy: **10** *Remaining Life:* **0**

Best Cost: **$7,400**
Estimate to repair/repaint

Worst Cost: **$7,800**
Higher estimate

Source of Information: Research with Client

General Notes:

Quantity description:

1,900 Sq.ft. - Clubhouse
1,400 Sq.ft. - Pool Building
250 Sq.ft. - Spa Building

Observations:

The siding painted surfaces are in fair to poor condition. Research with the client reveals they are painting this component approximately every 8 - 10 years. Remaining life is based on current age.

Comp #: 217 Building Exteriors - MH 14 - Repair/Repaint

Location: **Moose Hollow 14 Building Exterior**

Quantity: **(1) Building**

Life Expectancy: **8** *Remaining Life:* **4**

Best Cost: **$12,100**
Estimate to repair/repaint

Worst Cost: **$12,300**
Higher estimate

Source of Information: Research with Client

General Notes:

Quantity description:

5,900 Sq.ft. per Condo Bldg

Observations:

The siding painted surfaces are in good condition. Research with the client reveals they are painting this component approximately every 8 - 10 years. Remaining life is based on current age.

Comp #: 217 Building Exteriors - MH 1-4 & 13 - Repair/Repaint

Location: **Moose Hollow 1-4 & 13 Building Exteriors**

Quantity: **(5) Buildings**

Life Expectancy: **8** *Remaining Life:* **0**

Best Cost: **$60,500**

$12,100/Bldg.; Estimate to repair/repaint

Worst Cost: **$61,500**

$12,300/Bldg.; Higher estimate

Source of Information: Research with Client

General Notes:

Quantity description:

5,900 Sq.ft. per Condo Bldg

Observations:

The siding painted surfaces are in fair to poor condition. Research with the client reveals they are painting this component approximately every 8 - 10 years. Remaining life is based on current age.

Comp #: 217 Building Exteriors - MH 5 & 6 - Repair/Repaint

Location: **Moose Hollow 5 & 6 Building Exteriors**

Quantity: **(2) Buildings**

Life Expectancy: **8** *Remaining Life:* **5**

Best Cost: **$24,200**

$12,100/Bldg.; Estimate to repair/repaint

Worst Cost: **$24,600**

$12,300/Bldg.; Higher estimate

Source of Information: Research with Client

General Notes:

Quantity description:

5,900 Sq.ft. per Condo Bldg

Observations:

The siding painted surfaces are in good condition. Research with the client reveals they are painting this component approximately every 8 - 10 years. Remaining life is based on current age.

Comp #: 217 Building Exteriors - MH 7-12 - Repair/Repaint

Location: **Moose Hollow 7-12 Building Exteriors**

Quantity: **(6) Buildings**

Life Expectancy: **8** *Remaining Life:* **6**

Best Cost: **$72,600**
$12,100/Bldg.; Estimate to repair/repaint

Worst Cost: **$73,800**
$12,300/Bldg.; Higher estimate

Source of Information: Research with Client

General Notes:

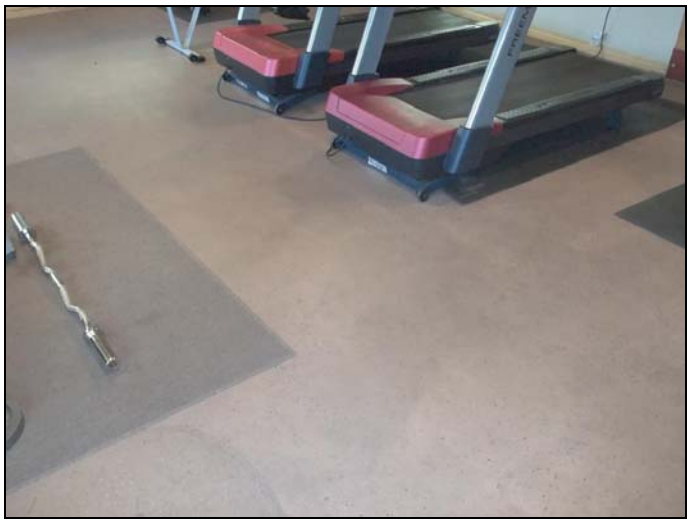
Quantity description:

5,900 Sq.ft. per Condo Bldg

Observations:

The siding painted surfaces are in good condition. Research with the client reveals they are painting this component approximately every 8 - 10 years. Remaining life is based on current age.

Comp #: 219 Concrete Floor Paint - CH - Repaint



Location: **Clubhouse Fitness Room**

Quantity: **Approx 500 Sq.ft.**

Life Expectancy: **10** *Remaining Life:* **3**

Best Cost: **$2,000**
Estimate to repaint

Worst Cost: **$4,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The floor paint is in fair condition. We recommend funding to repaint this component approximately every 8 - 10 years to maintain appearance. Remaining life based on current condition.

Comp #: 390 Faux Stone Siding & Walls - Replace

Location: **Building Exteriors**

Quantity: **See Gen Notes**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Quantity description:

38,400 Sq.ft. - (8) 4,800 Sq.ft. per Cascade Bldg
61,100 Sq.ft. - (13) 4,700 Sq.ft. Condo Bldg
1,200 Sq.ft. - Clubhouse
800 Sq.ft. - Pool Building
120 Sq.ft. - Pump Building
150 Sq.ft. - Spa Building
110 Linear ft. - Walls

Observations:

This component has an extended useful life. We recommend making local repairs as necessary as an operating expense. No reserve funding necessary.

Comp #: 401 Asphalt - Major Rehab

Location: **Community Streets**

Quantity: **Approx 187,800 Sq.ft.**

Life Expectancy: **25** *Remaining Life:* **10**

Best Cost: **$281,700**

$1.50/Sq.ft.; Estimate for major rehab

Worst Cost: **$375,600**

$2.00/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The asphalt surfaces are in good to fair condition. We recommend funding for a major rehab of this component approximately every 20 - 25 years. Maintain seal coat schedule to ensure full useful life (see Comp# 402 Asphalt - Seal Coat). Remaining life based on average age.

Comp #: 402 Asphalt - Seal Coat

Location: **Community Streets**

Quantity: **Approx 187,800 Sq.ft.**

Life Expectancy: **4** *Remaining Life:* **1**

Best Cost: **$31,926**

$0.17/Sq.ft.; Estimate for seal coat

Worst Cost: **$39,438**

$0.21/Sq.ft.; Higher estimate

Source of Information: Actual Cost History

General Notes:

Observations:

The asphalt seal coat is in fair to poor condition. Seal asphalt surfaces regularly to prevent premature overlay (see Comp# 401 Asphalt - Major Rehab). We recommend funding to seal this component approximately every 3 - 5 years. Remaining life based on current age.

Comp #: 403 Concrete - Repair/Replace

Location: **Common Areas**

Quantity: **Extensive Sq.ft.**

Life Expectancy: **10** *Remaining Life:* **6**

Best Cost: **$30,000**
Allowance to repair/replace

Worst Cost: **$40,000**
Higher allowance

Source of Information: Research with Client

General Notes:

Observations:

The concrete is generally in good condition. This component has an extended useful life under normal conditions. We recommend funding to make repairs and partially replace this component approximately every 10 years. Remaining life based on current age.

Comp #: 502 Garage Door - CH - Replace

Location: **Clubhouse Exterior**

Quantity: **(1) Door**

Life Expectancy: **20** *Remaining Life:* **10**

Best Cost: **$1,600**
Estimate to replace

Worst Cost: **$2,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The garage doors are in fair condition. We recommend funding to replace this component approximately every 20 years to ensure appearance and proper function. Remaining life based on current age.

Comp #: 508 Access Control System - Pool & Spa - Replace

Location: **Pool & Spa Area**

Quantity: **(1) System**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

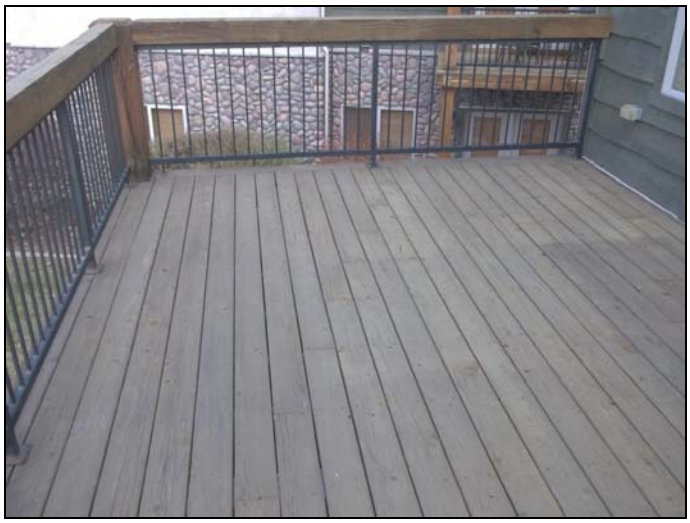
Source of Information:

General Notes:

Observations:

Research with the client reveals this component is maintained as necessary as an operating expense.

Comp #: 606 Wood Deck - CH - Seal/Stain



Location: **Clubhouse Exterior**

Quantity: **Approx 600 Sq.ft.**

Life Expectancy: **3** *Remaining Life:* **0**

Best Cost: **$1,200**
Estimate to seal/stain

Worst Cost: **$2,400**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The wood decking sealed/stained surfaces are in fair to poor condition. We recommend funding to seal/stain this component approximately every 3 - 5 years. Remaining life based on current condition.

Comp #: 607 Wood Deck - CH - Replace

Location: **Clubhouse Exterior**

Quantity: **Approx 600 Sq.ft.**

Life Expectancy: **30** *Remaining Life:* **20**

Best Cost: **$18,000**

$30/Sq.ft.; Estimate to replace

Worst Cost: **$24,000**

$40/Sq.ft.; Higher estimate for more labor

Source of Information: CSL Cost Database

General Notes:

Observations:

The deck is in good condition. We recommend funding to replace this component every 20 - 30 years. Remaining life based on current age.

Comp #: 609 Trex Decking - C 1-8 - Replace

Location: **Cascade 1-8 Building Exteriors**

Quantity: **(34) Decks**

Life Expectancy: **30** *Remaining Life:* **17**

Best Cost: **$34,000**

$1,000/Deck.; Estimate to replace

Worst Cost: **$42,500**

$1,250/Deck..; Higher estimate

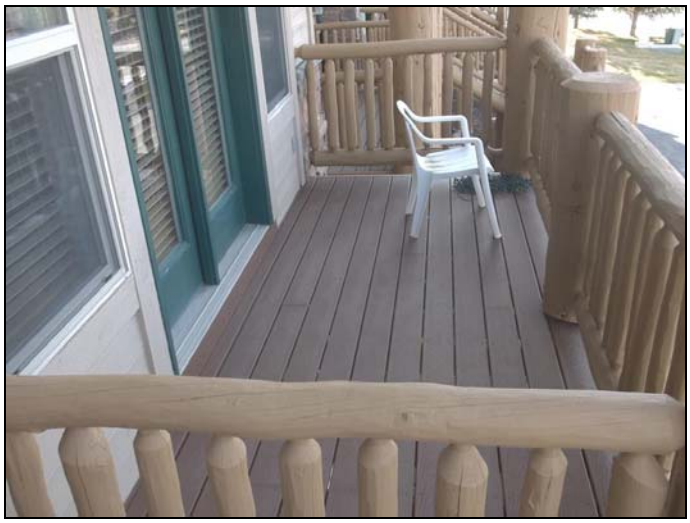
Source of Information: Research with Client

General Notes:

Observations:

The decking is in good condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current age.

Comp #: 609 Trex Decking - MH 1 & 2 - Replace



Location: **Moose Hollow 1 & 2 Building Exteriors**

Quantity: **(2) Buildings**

Life Expectancy: **30** *Remaining Life:* **27**

Best Cost: **$39,000**
Estimate to replace

Worst Cost: **$41,000**
Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

The decking is in good condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current age.

Comp #: 609 Trex Decking - MH 10 & 11 - Replace

Location: **Moose Hollow 10 & 11 Building Exteriors**

Quantity: **(2) Buildings**

Life Expectancy: **30** *Remaining Life:* **1**

Best Cost: **$36,000**
Estimate to replace

Worst Cost: **$38,000**
Higher estimate

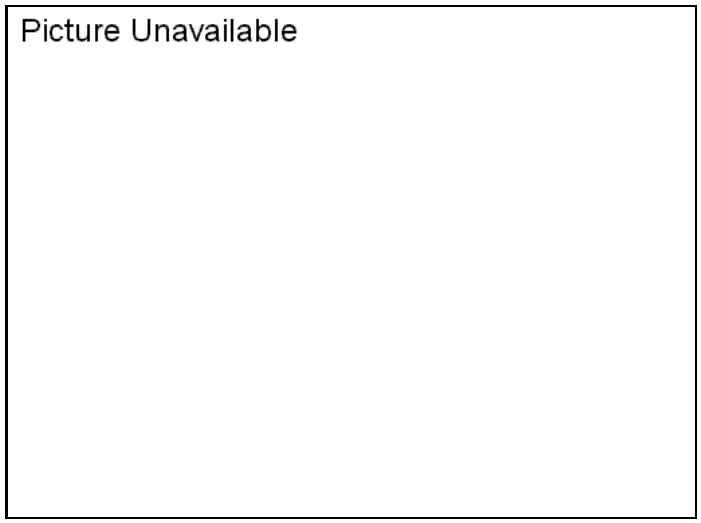
Source of Information: Research with Client

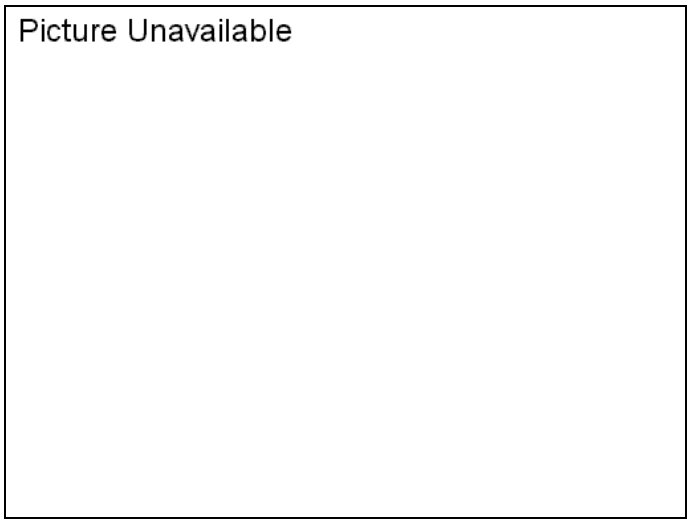
General Notes:

Observations:

Research with the client reveals this component will be replaced in 2019. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current age.

Comp #: 609 Trex Decking - MH 12 & 13 - Replace





Location: **Moose Hollow 12 & 13 Building Exteriors**

Quantity: **(2) Buildings**

Life Expectancy: **30** *Remaining Life:* **2**

Best Cost: **$36,000**
Estimate to replace

Worst Cost: **$38,000**
Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

Research with the client reveals this component will be replaced in 2020. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current age.

Comp #: 609 Trex Decking - MH 14 - Replace

Location: **Moose Hollow 14 Building Exterior**

Quantity: **(1) Building**

Life Expectancy: **30** *Remaining Life:* **10**

Best Cost: **$18,000**
Estimate to replace

Worst Cost: **$20,000**
Higher estimate

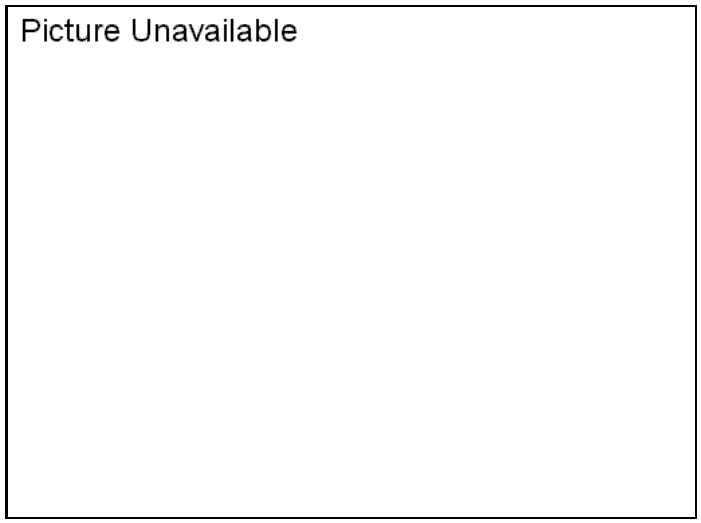
Source of Information: Research with Client

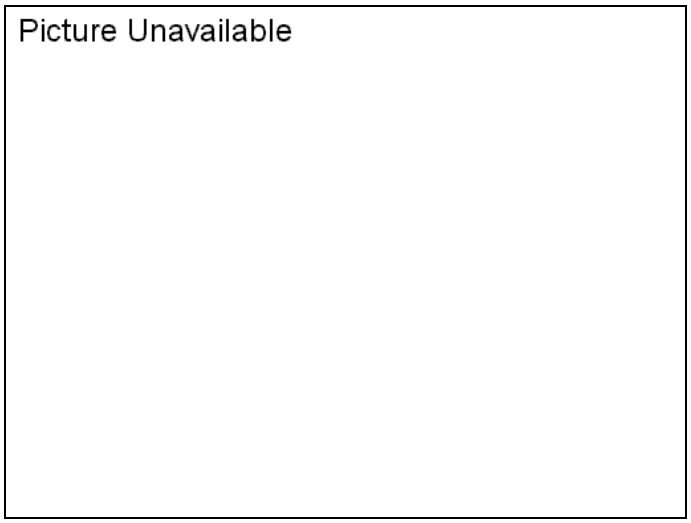
General Notes:

Observations:

The decking is in good condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current age.

Comp #: 609 Trex Decking - MH 3 - Replace





Location: **Moose Hollow 3 Building Exterior**

Quantity: **(1) Building**

Life Expectancy: **30** *Remaining Life:* **11**

Best Cost: **$19,000**
Estimate to replace

Worst Cost: **$21,000**
Higher estimate

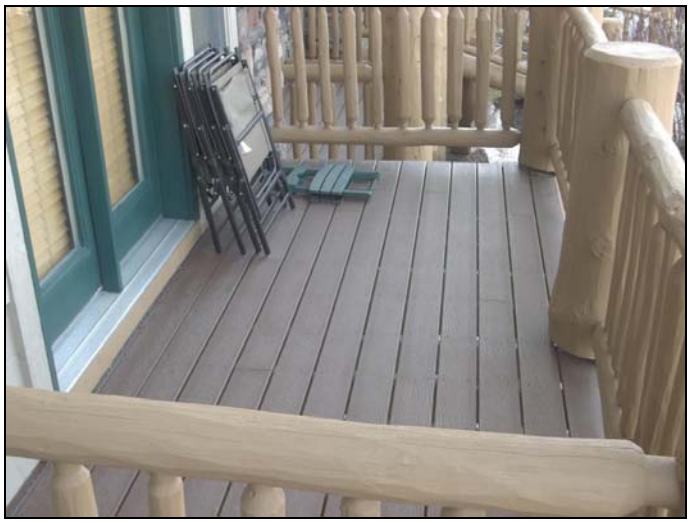
Source of Information: Research with Client

General Notes:

Observations:

The decking is in good condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current age.

Comp #: 609 Trex Decking - MH 4 & 5 - Replace



Location: **Moose Hollow 4 & 5 Building Exteriors**

Quantity: **(2) Buildings**

Life Expectancy: **30** *Remaining Life:* **28**

Best Cost: **$35,000**
Estimate to replace

Worst Cost: **$37,000**
Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

The decking is in good condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current age.

Comp #: 609 Trex Decking - MH 6 & 7 - Replace

Location: **Moose Hollow 6 & 7 Building Exteriors**

Quantity: **(2) Buildings**

Life Expectancy: **30** *Remaining Life:* **29**

Best Cost: **$36,000**
Estimate to replace

Worst Cost: **$38,000**
Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

The decking is in good condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current age.

Comp #: 609 Trex Decking - MH 8 & 9 - Replace

Location: **Moose Hollow 8 & 9 Building Exteriors**

Quantity: **(2) Buildings**

Life Expectancy: **30** *Remaining Life:* **0**

Best Cost: **$36,000**
Estimate to replace

Worst Cost: **$38,000**
Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

Research with the client reveals this component will be replaced in 2018. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current age.

Comp #: 609 Trex Stairs/Landing - MH 2, 5 & 6 - Replace

Location: **Moose Hollow 2, 5 & 6 Building Exteriors**

Quantity: **(2) Buildings**

Life Expectancy: **30** *Remaining Life:* **26**

Best Cost: **$57,000**
Estimate to replace

Worst Cost: **$59,000**
Higher estimate

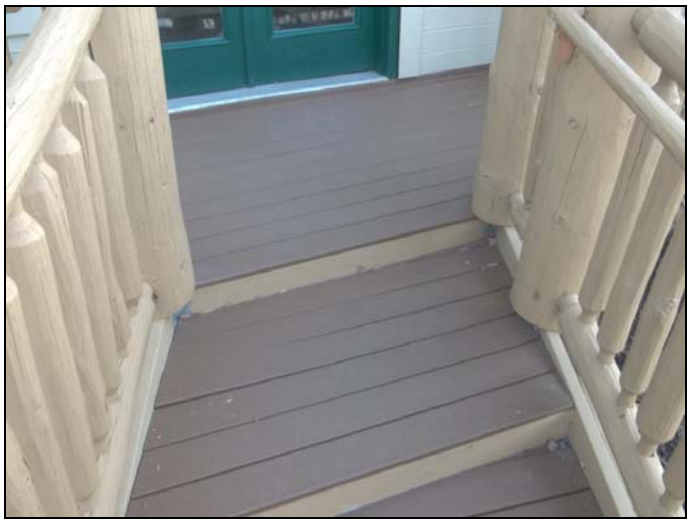
Source of Information: Research with Client

General Notes:

Observations:

The trex stairs/landing is in good condition. We recommend funding to replace this component approximately every 20 - 30 years. Remaining life based on current age.

Comp #: 609 Trex Stairs/Landing - MH 9 - Replace



Location: **Moose Hollow 9 Building Exterior**

Quantity: **(1) Building**

Life Expectancy: **30** *Remaining Life:* **27**

Best Cost: **$16,000**
Estimate to replace

Worst Cost: **$18,000**
Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

The trex stairs/landing is in good condition. We recommend funding to replace this component approximately every 20 - 30 years. Remaining life based on current age.

Comp #: 703 Water Heater - CH - Replace

Location: **Clubhouse Mechanical Room**

Quantity: **(1) 40-gal Water Heater**

Life Expectancy: **12** *Remaining Life:* **2**

Best Cost: **$1,000**
Estimate to replace

Worst Cost: **$1,200**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The water heater is in working condition. We recommend funding to replace this component approximately every 12 years. Remaining life based on current age.

Comp #: 703 Water Heater - Pool - Replace

Location: **Pool Equipment Room**

Quantity: **(1) Water Heater**

Life Expectancy: **12** *Remaining Life:* **0**

Best Cost: **$1,000**
Estimate to replace

Worst Cost: **$1,200**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The water heater is in working condition. We recommend funding to replace this component approximately every 12 years. Remaining life based on current age.

Comp #: 703 Water Heater - Spa - Replace

Location: **Spa Building**

Quantity: **(1) Water Heater**

Life Expectancy: **10** *Remaining Life:* **4**

Best Cost: **$1,400**
Estimate to replace

Worst Cost: **$1,600**
Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

The water heater is in working condition. We recommend funding to replace this component approximately every 10 - 12 years. Remaining life based on current age.

Comp #: 705 HVAC Condenser - CH - Replace

Location: **Clubhouse**

Quantity: **(1) Condenser**

Life Expectancy: **20** *Remaining Life:* **10**

Best Cost: **$3,000**
Estimate to replace

Worst Cost: **$3,500**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The HVAC condenser is in working condition. We recommend replacing this component approximately every 20 years. Remaining life based on current age.

Comp #: 705 HVAC Condenser - Pool - Replace

Location: **Pool Building**

Quantity: **(1) Condenser**

Life Expectancy: **20** *Remaining Life:* **18**

Best Cost: **$3,000**
Estimate to replace

Worst Cost: **$3,200**
Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

The HVAC condenser is in working condition. We recommend replacing this component approximately every 20 years. Remaining life based on current age.

Comp #: 706 HVAC Furnace - CH - Replace

Location: **Clubhouse Mechanical Room**

Quantity: **(1) Furnace**

Life Expectancy: **20** *Remaining Life:* **10**

Best Cost: **$3,000**
Estimate to replace

Worst Cost: **$3,500**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The furnace is in working condition. We recommend funding to replace this component approximately every 20 years. Remaining life based on current age.

Comp #: 706 HVAC Furnace - Pool - Replace

Location: **Pool Eqiupment Room**

Quantity: **(1) Furnace**

Life Expectancy: **20** *Remaining Life:* **18**

Best Cost: **$3,000**

Estimate to replace

Worst Cost: **$3,200**

Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

The furnace is in working condition. We recommend funding to replace this component approximately every 20 years. Remaining life based on current age.

Comp #: 715 Pump - Replace

Location: **Pump House**

Quantity: **(1) 20 HP Baldor Pump**

Life Expectancy: **15** *Remaining Life:* **3**

Best Cost: **$3,000**
Estimate to replace

Worst Cost: **$5,000**
Higher estimate

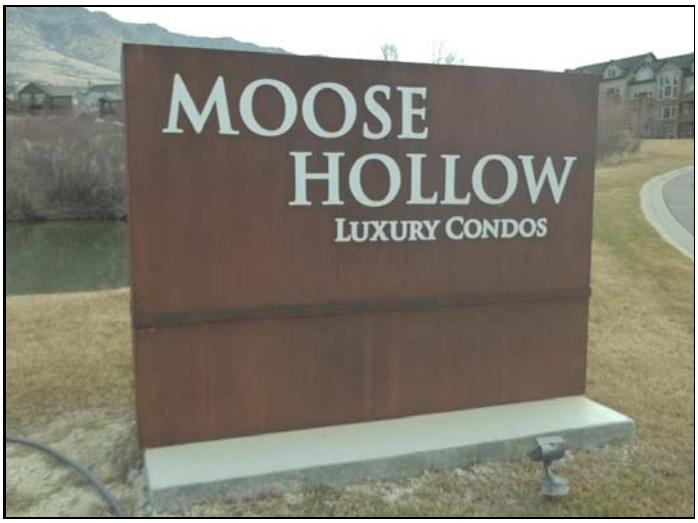
Source of Information: CSL Cost Database

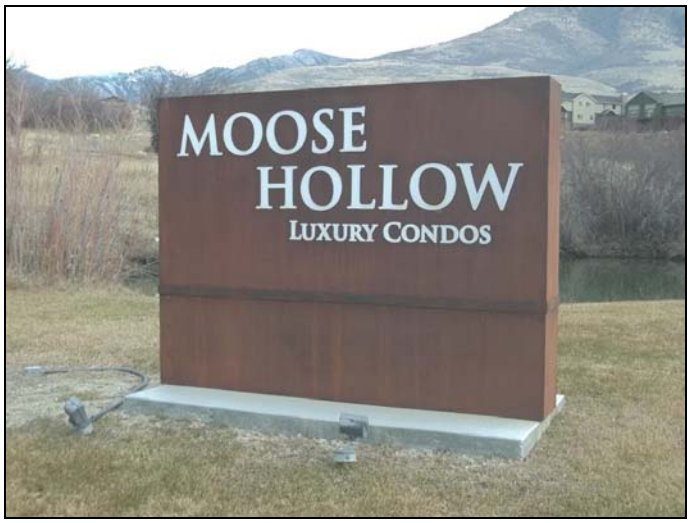
General Notes:

Observations:

The pump is in working condition. We recommend funding to replace this component approximately every 10 - 15 years. Replace motors as necessary as an operating expense to ensure full life. Remaining life based on current age.

Comp #: 801 Monument Sign - Replace





Location: **Community Entrance**

Quantity: **(1) Sign**

Life Expectancy: **18** *Remaining Life:* **0**

Best Cost: **$2,900**
Estimate to replace

Worst Cost: **$3,100**
Higher estimate

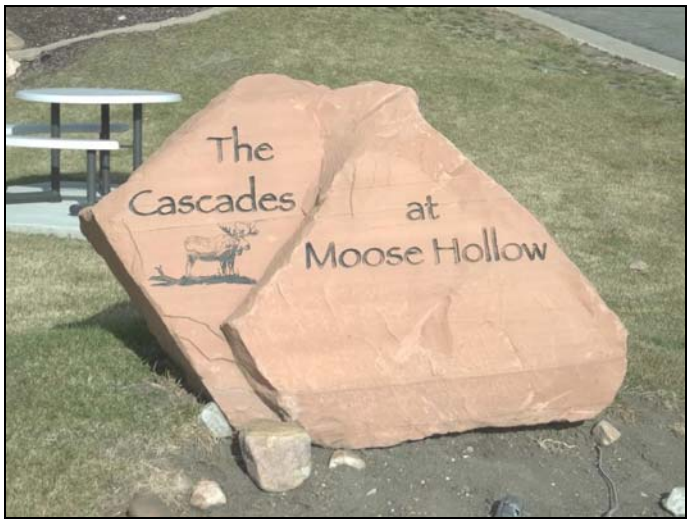
Source of Information: Research with Client

General Notes:

Observations:

The monument sign is in good condition. We recommend funding to refurbish this component approximately every 18 years to ensure appearance. Remaining life is based on current age.

Comp #: 801 Monument Signs - Replace



Location: **Community Entrance**

Quantity: **(3) Signs**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Observations:

Due to the extended useful life of this component, reserve funding is not appropriate. Repaint as necessary as an operating expense. No reserve funding necessary.

Comp #: 803 Mailboxes - Replace

Location: **Common Areas**

Quantity: **(3) Mailboxes**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Observations:

Typically these mailboxes are owned and maintained by the postal service. No reserve funding necessary.

Comp #: 901 Fire Protection Systems - MH 14 - Renovate

Location: **Moose Hollow 14 Building**

Quantity: **(1) Building**

Life Expectancy: **20** *Remaining Life:* **16**

Best Cost: **$3,000**
Allowance to renovate

Worst Cost: **$5,000**
Higher allowance

Source of Information: CSL Cost Database

General Notes:

Observations:

Although the fire protection system is designed to last the life of the community we recommend funding for an allowance to renovate this component approximately every 20 years to ensure proper function and to keep up with current technology and code requirements. Perform regular, professional inspections and repairs as an operating expense. Remaining life based on current age.

Comp #: 901 Fire Protection Systems - Renovate

Location: **Community Buildings**

Quantity: **(23) Buildings**

Life Expectancy: **20** *Remaining Life:* **6**

Best Cost: **$69,000**

$3,000/Bldg; Allowance to renovate

Worst Cost: **$115,000**

$5,000/Bldg; Higher allowance

Source of Information: CSL Cost Database

General Notes:

Observations:

Although the fire protection system is designed to last the life of the community we recommend funding for an allowance to renovate this component approximately every 20 years to ensure proper function and to keep up with current technology and code requirements. Perform regular, professional inspections and repairs as an operating expense. Remaining life based on average age.

Comp #: 903 Security Camera System - CH - Replace

Location: **Clubhouse**

Quantity: **(1) System**

Life Expectancy: **12** *Remaining Life:* **2**

Best Cost: **$4,000**
Estimate to replace

Worst Cost: **$6,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The security camera system is in working condition. We recommend funding to replace this component approximately every 10 - 12 years to ensure proper function and keep up with current technology. Remaining life based on current age.

Comp #: 903 Security Camera System - Pool - Replace

Location: **Pool Building**

Quantity: **(1) System**

Life Expectancy: **12** *Remaining Life:* **5**

Best Cost: **$4,000**
Estimate to replace

Worst Cost: **$6,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The security camera system is in working condition. We recommend funding to replace this component approximately every 10 - 12 years to ensure proper function and keep up with current technology. Remaining life based on current age.

Comp #: 1002 Metal Fencing - Pool - Replace

Location: **Pool Area**

Quantity: **Approx 300 Linear ft.**

Life Expectancy: **40** *Remaining Life:* **24**

Best Cost: **$18,000**

$60/Linear ft.; Estimate to replace

Worst Cost: **$21,000**

$70/Linear ft.; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The metal fencing is in good to fair condition. We recommend funding to replace this component approximately every 30 - 40 years. Remaining life based on current age.

Comp #: 1002 Metal Fencing - Spa - Replace

Location: **Spa Area**

Quantity: **Approx 125 Linear ft.**

Life Expectancy: **30** *Remaining Life:* **21**

Best Cost: **$7,500**

$60/Linear ft.; Estimate to replace

Worst Cost: **$8,750**

$70/Linear ft.; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The metal fencing is in good to fair condition. We recommend funding to replace this component approximately every 30 - 40 years. Remaining life based on current age.

Comp #: 1090 Metal Hand Rail - CH - Replace

Location: **Clubhouse Exterior**

Quantity: **Approx 60 Linear ft.**

Life Expectancy: **25** *Remaining Life:* **6**

Best Cost: **$1,500**
Estimate to replace

Worst Cost: **$2,500**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The hand railing is in fair to poor condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current age.

Comp #: 1101 Pool - Pool - Resurface

Location: **Pool Area**

Quantity: **(1) Pool**

Life Expectancy: **12** *Remaining Life:* **3**

Best Cost: **$12,000**
Estimate to resurface

Worst Cost: **$16,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

Unable to inspect pool surface at the time of the site visit. Research with the client reveals this component is in fair condition. We recommend funding to resurface this component every 10 - 12 years. Remaining life based on current condition.

Comp #: 1102 Spa - Pool - Resurface

Location: **Pool Area**

Quantity: **(1) Spa**

Life Expectancy: **10** *Remaining Life:* **0**

Best Cost: **$2,800**
Estimate to resurface

Worst Cost: **$3,200**
Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

Research with the client reveals this component is being resurfaced in 2018. We recommend funding to resurface this component every 8 - 10 years. Remaining life based on current age.

Comp #: 1102 Spa - Spa - Resurface

Location: **Spa Area**

Quantity: **(1) Spa**

Life Expectancy: **10** *Remaining Life:* **0**

Best Cost: **$2,800**
Estimate to resurface

Worst Cost: **$3,200**
Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

Research with the client reveals this component is being resurfaced in 2018. We recommend funding to resurface this component every 8 - 10 years. Remaining life based on current age.

Comp #: 1103 Kiddie Pool - Pool - Resurface

Location: **Pool Area**

Quantity: **(1) Wading Pool**

Life Expectancy: **10** *Remaining Life:* **0**

Best Cost: **$2,000**
Estimate to resurface

Worst Cost: **$2,500**
Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

Research with the client reveals this component is being resurfaced in 2018. We recommend funding to resurface this component every 8 - 10 years. Remaining life based on current age.

Comp #: 1104 Pool Heater - Pool - Replace

Location: **Pool Equipment Room**

Quantity: **(1) Heater**

Life Expectancy: **12** *Remaining Life:* **6**

Best Cost: **$5,000**
Estimate to replace

Worst Cost: **$6,000**
Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

The pool heater is in working condition. We recommend funding to replace this component approximately every 12 years. Remaining life based on current age.

Comp #: 1105 Spa Heater - Pool - Replace

Location: **Pool Equipment Room**

Quantity: **(1) Heater**

Life Expectancy: **12** *Remaining Life:* **6**

Best Cost: **$3,000**
Estimate to replace

Worst Cost: **$4,000**
Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

The spa heater is in working condition. We recommend funding to replace this component approximately every 12 years. Remaining life is based on current age.

Comp #: 1105 Spa Heater - Spa - Replace

Location: **Spa Building**

Quantity: **(1) Heaters**

Life Expectancy: **12** *Remaining Life:* **6**

Best Cost: **$2,400**
Estimate to replace

Worst Cost: **$2,600**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The spa heater is in working condition. We recommend funding to replace this component approximately every 12 years. Remaining life is based on current age.

Comp #: 1106 Kiddie Pool Heater - Pool - Replace

Location: **Pool Equipment Room**

Quantity: **(1) Heater**

Life Expectancy: **12** *Remaining Life:* **10**

Best Cost: **$3,500**

Estimate to replace

Worst Cost: **$3,700**

Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

The pool heater is in working condition. We recommend funding to replace this component approximately every 12 years. Remaining life based on current age.

Comp #: 1107 Pool Filter - Pool - Replace

Location: **Pool Equipment Area**

Quantity: **(1) Filter**

Life Expectancy: **15** *Remaining Life:* **12**

Best Cost: **$1,500**
Estimate to replace

Worst Cost: **$1,600**
Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

The pool filter is in working condition. We recommend funding to replace this component approximately every 12 - 15 years. Remaining life based on current age.

Comp #: 1108 Spa Filter - Pool - Replace

Location: **Pool Equipment Area**

Quantity: **(1) Filter**

Life Expectancy: **15** *Remaining Life:* **9**

Best Cost: **$1,400**
Estimate to replace

Worst Cost: **$1,600**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The spa filter is in working condition. We recommend funding to replace this component approximately every 12 - 15 years. Remaining life based on current age.

Comp #: 1108 Spa Filter - Spa - Replace

Location: **Spa Building**

Quantity: **(1) Filter**

Life Expectancy: **15** *Remaining Life:* **3**

Best Cost: **$900**
Estimate to replace

Worst Cost: **$1,300**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The spa filter is in working condition. We recommend funding to replace this component approximately every 12 - 15 years. Remaining life based on current age.

Comp #: 1109 Kiddie Pool Filter - Pool - Replace

Location: **Pool Equipment Area**

Quantity: **(1) Filter**

Life Expectancy: **15** *Remaining Life:* **7**

Best Cost: **$1,200**
Estimate to replace

Worst Cost: **$1,400**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The pool filter is in working condition. We recommend funding to replace this component approximately every 12 - 15 years. Remaining life based on current age.

Comp #: 1110 Pool & Spa Pumps - Pool & Spa - Replace

Location: **Pool & Spa Equipment Room**

Quantity: **(7) Pumps**

Life Expectancy: **10** *Remaining Life:* **3**

Best Cost: **$7,700**

$1,100/Pump; Estimate to replace

Worst Cost: **$9,100**

$1,300/Pump; Higher estimate

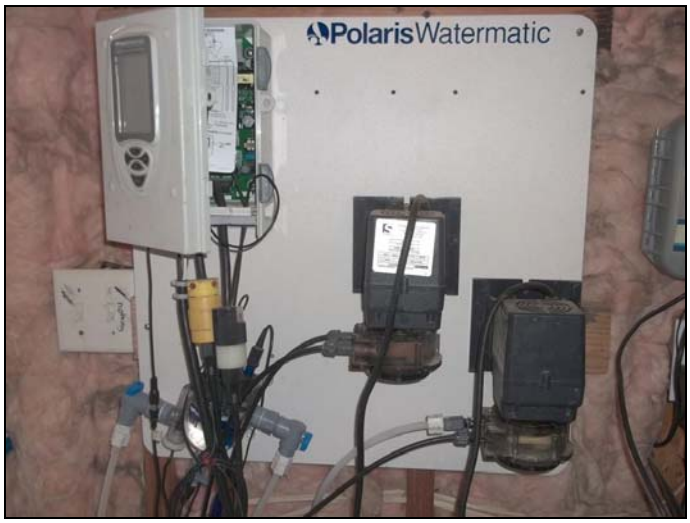
Source of Information: CSL Cost Database

General Notes:

Observations:

The pumps are in working condition. We recommend funding to replace this component approximately every 8 - 10 years. Remaining life based on current condition.

Comp #: 1111 Kiddie Pool Chemical System - Pool - Replace



Location: **Pool Equipment Room**

Quantity: **(1) System**

Life Expectancy: **12** *Remaining Life:* **3**

Best Cost: **$1,900**
Estimate to replace

Worst Cost: **$2,100**
Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

The chemical controller system is in working condition. We recommend funding to replace this component approximately every 10 - 12 years to ensure proper function and to keep up with current technology. Remaining life based on current age.

Comp #: 1111 Spa Chemical System - Pool - Replace

Location: **Pool Equipment Room**

Quantity: **(1) System**

Life Expectancy: **12** *Remaining Life:* **3**

Best Cost: **$1,900**
Estimate to replace

Worst Cost: **$2,100**
Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

The chemical controller system is in working condition. We recommend funding to replace this component approximately every 10 - 12 years to ensure proper function and to keep up with current technology. Remaining life based on current age.

Comp #: 1111 Spa Chemical System - Spa - Replace

Location: **Spa Building**

Quantity: **(1) System**

Life Expectancy: **12** *Remaining Life:* **11**

Best Cost: **$1,900**
Estimate to replace

Worst Cost: **$2,000**
Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

The chemical controller system is in working condition. We recommend funding to replace this component approximately every 10 - 12 years to ensure proper function and to keep up with current technology. Remaining life based on current age.

Comp #: 1112 Pool Cover - Pool - Replace

Location: **Pool Area**

Quantity: **(1) Cover**

Life Expectancy: **10** *Remaining Life:* **0**

Best Cost: **$3,700**
Estimate to replace

Worst Cost: **$3,900**
Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

Research with the client reveals this component is being replaced in 2018. We recommend funding to replace this component approximately every 10 years. Remaining life based on current age.

Comp #: 1121 Pool Furniture - Pool - Replace

Location: **Pool Area**

Quantity: **Assorted Pieces**

Life Expectancy: **6** *Remaining Life:* **0**

Best Cost: **$5,900**

Allowance to make replacements

Worst Cost: **$6,100**

Higher allowance

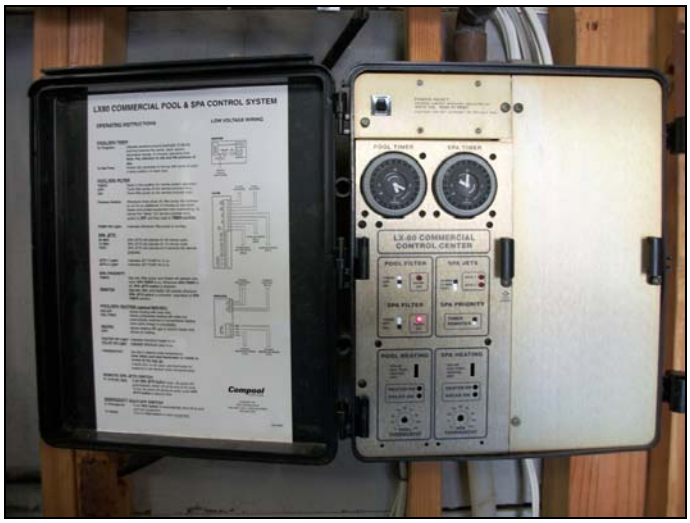
Source of Information: Research with Client

General Notes:

Observations:

The pool furniture is in fair condition. We recommend funding an allowance to make replacements to this component approximately every 6 years. Remaining life based on current age.

Comp #: 1190 Spa Emergency Shut-off - Pool - Replace



Location: **Pool Equipment Room**

Quantity: **(1) System**

Life Expectancy: **15** *Remaining Life:* **0**

Best Cost: **$1,500**
Estimate to replace

Worst Cost: **$2,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The spa emergency shut-off system is in working condition. We recommend funding to replace this system approximately every 15 years to ensure proper function and to keep up with current technology. Remaining life based on current age.

Comp #: 1208 Volleyball Court - Replenish

Location: **Common Area**

Quantity: **(1) Court**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Observations:

Due to the minimal cost associated with maintaining and replenishing this component reserve funding is not appropriate. Maintain and replenish court as necessary as an operating expense. No reserve funding necessary.

Comp #: 1290 Volleyball Court Shade Canopies - Replace

Location: **Vollyball Court Area**

Quantity: **(2) Canopies**

Life Expectancy: **10** *Remaining Life:* **7**

Best Cost: **$4,200**
Estimate to replace

Worst Cost: **$4,400**
Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

Unable to inspect this component at the time of the site visit. We recommend funding to replace this component approximately every 10 - 12 years. Remaining life based on current age.

Comp #: 1301 Play Structure - Replace

Location: **Common Area**

Quantity: **(1) Structure**

Life Expectancy: **20** *Remaining Life:* **10**

Best Cost: **$8,000**
Estimate to replace

Worst Cost: **$12,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The play structure is in fair condition. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on current age.

Comp #: 1305 Barbecues - Replace

Location: **Common Areas**

Quantity: **(6) Barbecues**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Quantity description:

(1) - Clubhouse
(1) - East of Bldg 3
(1) - Pool Area
(2) - Volleyball Area
(1) - West of Bldg 9

(6) - Total

Observations:

Due to the minimal replacement cost associated with this component, reserve funding is not appropriate. Repair and replace as necessary as an operating expense. No reserve funding necessary.

Comp #: 1306 Picnic Tables - Replace

Location: **Common Areas**

Quantity: **(30) Tables**

Life Expectancy: **10** *Remaining Life:* **6**

Best Cost: **$9,000**

$300/Table; Estimate to replace

Worst Cost: **$10,500**

$350/Table; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The picnic tables are in good condition. We recommend funding to replace this component approximately every 10 - 15 years. Remaining life based on current age.

Comp #: 1312 Asphalt Walking Path - Seal/Repair

Location: **Asphalt Paths**

Quantity: **Approx 22,000 Sq.ft.**

Life Expectancy: **6** *Remaining Life:* **0**

Best Cost: **$8,800**

$0.40/Sq.ft.; Estimate to repair/seal

Worst Cost: **$13,200**

$0.60/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The asphalt paths seal coat is in poor condition. We recommend funding to seal/repair this component approximately every 6 years. Remaining life based on current condition.

Comp #: 1390 Asphalt Walking Path - Replace

Location: **Asphalt Paths**

Quantity: **Approx 22,000 Sq.ft.**

Life Expectancy: **25** *Remaining Life:* **11**

Best Cost: **$90,000**
Estimate to replace

Worst Cost: **$130,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The asphalt paths are in good to poor condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on average age.

Comp #: 1405 Furniture - CH - Replace

Location: **Clubhouse Interior**

Quantity: **Assorted Pieces**

Life Expectancy: **10** *Remaining Life:* **0**

Best Cost: **$6,000**
Allowance to replace

Worst Cost: **$8,000**
Higher allowance

Source of Information: CSL Cost Database

General Notes:

Observations:

The furniture is in good to fair condition. We recommend funding an allowance to make replacements approximately every 10 years to maintain appearance and keep up with decorative tastes. Remaining life based on current age.

Comp #: 1405 Furniture - MH 1- 13 - Replace

Location: **Moose Hollow Building Interior**

Quantity: **(48) Benches**

Life Expectancy: **20** *Remaining Life:* **6**

Best Cost: **$15,000**
Estimate to replace

Worst Cost: **$25,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The furniture is in good to fair condition. We recommend funding an to replace this component approximately every 20 years. Remaining life based on average age.

Comp #: 1406 Fitness Equipment - CH - Replace

Location: **Clubhouse Fitness Room**

Quantity: **(1) Piece**

Life Expectancy: **15** *Remaining Life:* **5**

Best Cost: **$1,600**
Estimate to replace

Worst Cost: **$2,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

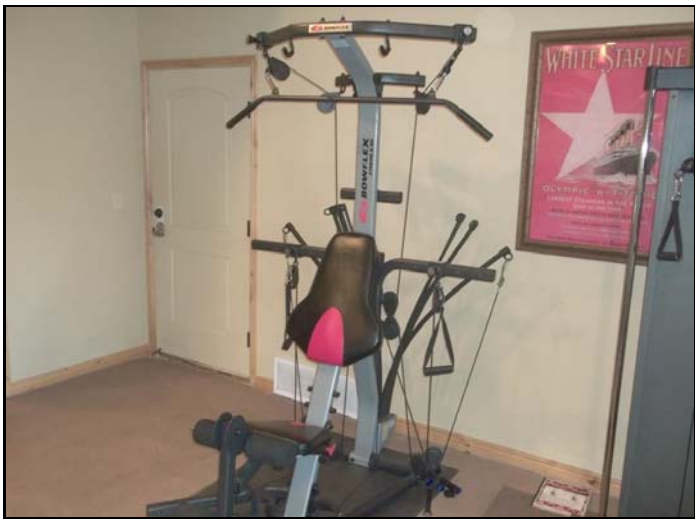
Quantity description:

(1) - Home Gym, EPIC

Observations:

The fitness equipment is in working condition. We recommend funding to replace this component approximately every 15 years. Remaining life based on current age.

Comp #: 1406 Fitness Equipment - CH, 2014 - Replace



Location: **Clubhouse Fitness Room**

Quantity: **(1) Piece**

Life Expectancy: **15** *Remaining Life:* **11**

Best Cost: **$2,000**
Estimate to replace

Worst Cost: **$2,200**
Higher estimate

Source of Information: Research with Client

General Notes:

Quantity description:

(1) - Bowflex

Observations:

The fitness equipment is in working condition. We recommend funding to replace this component approximately every 15 years. Remaining life based on current age.

Comp #: 1407 Cardio Equipment - CH - Replace

Location: **Clubhouse Fitness Room**

Quantity: **(5) Pieces**

Life Expectancy: **8** *Remaining Life:* **3**

Best Cost: **$8,000**
Estimate to replace

Worst Cost: **$12,000**
Higher estimate

Source of Information: Research with Client

General Notes:

Quantity description:

(1) - Bicycle, NordicTrack
(1) - Recumbent Bicycle, NordicTrack
(1) - Rowing Machine, Concept 2
(2) - Treadmill, Free Motion

(5) - Total Pieces

Observations:

The cardio fitness equipment is in working condition. We recommend funding to replace this component approximately every 8 years. Remaining life based on average age.

Comp #: 1409 Sauna Room - Pool - Refurbish

Location: **Pool Building**

Quantity: **(1) Sauna**

Life Expectancy: **20** *Remaining Life:* **4**

Best Cost: **$5,000**
Estimate to refurbish

Worst Cost: **$6,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The sauna interior is in fair condition. We recommend refurbishing this component approximately every 15 - 20 years to maintain appearance. Remaining useful life based on current age.

Comp #: 1410 Sauna Heater - Pool - Replace

Location: **Pool Building Sauna**

Quantity: **(1) Heater**

Life Expectancy: **10** *Remaining Life:* **6**

Best Cost: **$700**
Estimate to replace

Worst Cost: **$800**
Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

The sauna heater is in working condition. We recommend funding to replace this component approximately every 10 - 12 years. Remaining life based on current age.

Comp #: 1413 Restroom - Pool - Remodel

Location: **Pool Building**

Quantity: **(2) Restrooms**

Life Expectancy: **20** *Remaining Life:* **4**

Best Cost: **$24,000**

$12,000/Restroom; Estimate to remodel

Worst Cost: **$32,000**

$16,000/Restroom; Higher estimate

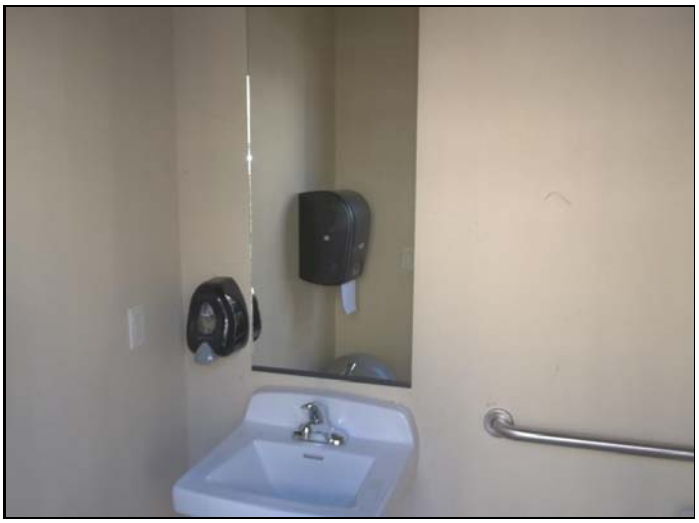
Source of Information: CSL Cost Database

General Notes:

Observations:

The restrooms are in good to fair condition. We recommend funding to remodel this component approximately every 20 years to maintain appearance and keep up with current decorative tastes. Remaining life based on current age.

Comp #: 1413 Restroom - Spa - Remodel



Location: **Spa Building**

Quantity: **(1) Restroom**

Life Expectancy: **20** *Remaining Life:* **11**

Best Cost: **$2,000**
Estimate to remodel

Worst Cost: **$3,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The restroom is in good condition. We recommend funding to remodel this component approximately every 20 years to maintain appearance and keep up with current decorative tastes. Remaining life based on current age.

Comp #: 1413 Restrooms - CH - Remodel

Location: **Clubhouse**

Quantity: **(3) Restrooms**

Life Expectancy: **20** *Remaining Life:* **10**

Best Cost: **$9,000**

$3,000/Restroom; Estimate to remodel

Worst Cost: **$15,000**

$5,000/Restroom; Higher estimate

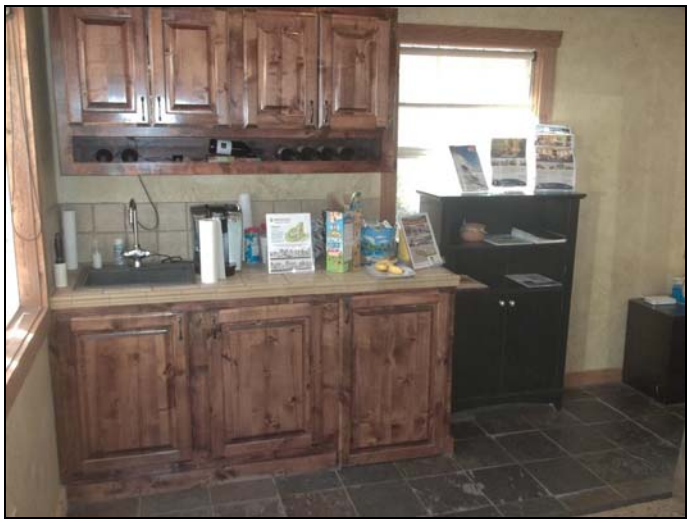
Source of Information: CSL Cost Database

General Notes:

Observations:

The restrooms are in good condition. We recommend funding to remodel this component approximately every 20 years to maintain appearance and keep up with current decorative tastes. Remaining life based on current age.

Comp #: 1416 Office - Pool - Remodel



Location: **Pool Building**

Quantity: **(1) Office**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Observations:

Research with the client reveals this component is not a responsibility of the association.

Comp #: 1419 Televisions - CH - Replace

Location: **Clubhouse Interior**

Quantity: **(4) Pieces**

Life Expectancy: **8** *Remaining Life:* **3**

Best Cost: **$1,800**
Estimate to replace

Worst Cost: **$2,200**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Quantity description:

(1) - Fitness Room
(1) - Lounge Room
(2) - Main Room

(4) - Total

Observations:

The televisions are in working condition. We recommend funding to replace this system approximately every 8 years to ensure proper function and keep up with current technology. Remaining life based on average age.

Comp #: 1490 Table Games - CH - Replace

Location: **Clubhouse Interior**

Quantity: **(3) Games**

Life Expectancy: **12** *Remaining Life:* **6**

Best Cost: **$1,800**
Estimate to replace

Worst Cost: **$2,200**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The table games are in good to fair condition. We recommend funding to replace this component approximately every 12 years to maintain appearance and ensure proper function. Remaining life based on current age.

Comp #: 1490 Table Tennis - CH - Replace

Location: **Clubhouse Interior**

Quantity: **(1) Table Tennis**

Life Expectancy: **12** *Remaining Life:* **2**

Best Cost: **$1,000**
Estimate to replace

Worst Cost: **$1,500**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The table tennis game is in fair to poor condition. We recommend funding to replace this component approximately every 12 years to maintain appearance and ensure proper function. Remaining life based on current age.

Comp #: 1501 Carpeting - C 1-8, M 1-13 - Replace

Location: **Cascade 1-8, Moose Hollow 1-13 Interior**

Quantity: **Approx 10,010 Sq.ft.**

Life Expectancy: **20** *Remaining Life:* **6**

Best Cost: **$45,045**

$4.50/Sq.ft.; Estimate to replace

Worst Cost: **$55,055**

$5.50/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Quantity description:

1,760 Sq.ft. - Cascade
8,250 Sq.ft. - Moose Hollow

Observations:

The carpeting is in good condition. We recommend funding to replace this component approximately every 15 - 20 years due to low traffic. Remaining life based on average age.

Comp #: 1501 Carpeting - CH - Replace

Location: **Clubhouse Interior**

Quantity: **Approx 2,000 Sq.ft.**

Life Expectancy: **12** *Remaining Life:* **2**

Best Cost: **$9,000**

$4.50/Sq.ft.; Estimate to replace

Worst Cost: **$11,000**

$5.50/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Quantity description:

500 Sq.ft. - Lounge
1,350 Sq.ft. - Main Room
150 Sq.ft. - Stairs

2,000 Sq.ft. - Total

Observations:

The carpeting is in fair condition. We recommend funding to replace this component approximately every 10 - 12 years. Remaining life based on current age.

Comp #: 1501 Carpeting - M 14 - Replace

Location: **Moose Hollow 14 Interior**

Quantity: **Approx 540 Sq.ft.**

Life Expectancy: **20** *Remaining Life:* **16**

Best Cost: **$2,430**

$4.50/Sq.ft.; Estimate to replace

Worst Cost: **$2,970**

$5.50/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The carpeting is in good condition. We recommend funding to replace this component approximately every 15 - 20 years due to low traffic. Remaining life based on average age.

Comp #: 1503 Tile Flooring - C 1-8, MH 1- 13 - Replace

Location: **Cascade 1-8, Moose Hollow 1-13 Interior**

Quantity: **Approx 12,330 Sq.ft.**

Life Expectancy: **30** *Remaining Life:* **16**

Best Cost: **$147,960**

$12/Sq.ft.; Estimate to replace

Worst Cost: **$184,950**

$15/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Quantity description:

Cascade:
(8) - 30 Sq.ft. per Building

Moose Hollow:
(39) - 310 Sq.ft. per Hall

Observations:

The tile is in good condition. Although this component may reach an extended useful life we recommend funding to replace this component approximately every 30 years to ensure appearance and keep up with current decorative tastes. Remaining life based on average age.

Comp #: 1503 Tile Flooring - CH - Replace

Location: **Clubhouse Interior**

Quantity: **Approx 560 Sq.ft.**

Life Expectancy: **30** *Remaining Life:* **20**

Best Cost: **$6,720**

$12/Sq.ft.; Estimate to replace

Worst Cost: **$8,400**

$15/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Quantity description:

40 Sq.ft. - Fitness Room
220 Sq.ft. - Main Room
300 Sq.ft. - Restrooms

560 Sq.ft. - Total

Observations:

The tile is in good condition. Although this component may reach an extended useful life we recommend funding to replace this component approximately every 30 years to ensure appearance and keep up with current decorative tastes. Remaining life based on current age.

Comp #: 1503 Tile Flooring - MH 14 - Replace

Location: **Moose Hollow 14 Interior**

Quantity: **Approx 540 Sq.ft.**

Life Expectancy: **30** *Remaining Life:* **16**

Best Cost: **$6,480**

$12/Sq.ft.; Estimate to replace

Worst Cost: **$8,100**

$15/Sq.ft.; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The tile is in good condition. Although this component may reach an extended useful life we recommend funding to replace this component approximately every 30 years to ensure appearance and keep up with current decorative tastes. Remaining life based on current age.

Comp #: 1601 Interior Light Fixtures - CH - Replace

Location: **Clubhouse Interior**

Quantity: **(46) Lights**

Life Expectancy: **25** *Remaining Life:* **15**

Best Cost: **$6,900**

$150/Fixture; Estimate to replace

Worst Cost: **$9,200**

$200/Fixture; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Quantity description:

(1) - Ceiling Fan
(45) - Recessed

(46) - Total

Observations:

The interior light fixtures are in good condition. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on current age.

Comp #: 1601 Interior Lights - C 1-8, MH 1-13 - Replace

Location: **Cascade 1-8, Moose Hollow 1-13 Interior**

Quantity: **(496) Fixtures**

Life Expectancy: **25** *Remaining Life:* **11**

Best Cost: **$74,400**

$150/Fixture; Estimate to replace

Worst Cost: **$99,200**

$200/Fixture; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The interior light fixtures are in good condition. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on average age.

Comp #: 1601 Interior Lights - MH 14 - Replace

Location: **Moose Hollow 14 Building Interior**

Quantity: **(25) Fixtures**

Life Expectancy: **25** *Remaining Life:* **21**

Best Cost: **$3,750**

$150/Fixture; Estimate to replace

Worst Cost: **$5,000**

$200/Fixture; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The interior light fixtures are in good condition. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on current age.

Comp #: 1602 Exterior Light Fixtures - C 1-8, MH 1-13 - Replace

Location: **Cascade 1-8, Moose Hollow 1-13 Exterior**

Quantity: **(227) Fixtures**

Life Expectancy: **20** *Remaining Life:* **6**

Best Cost: **$28,375**
$125/Fixture; Estimate to replace

Worst Cost: **$39,725**
$175/Fixture; Higher estimate

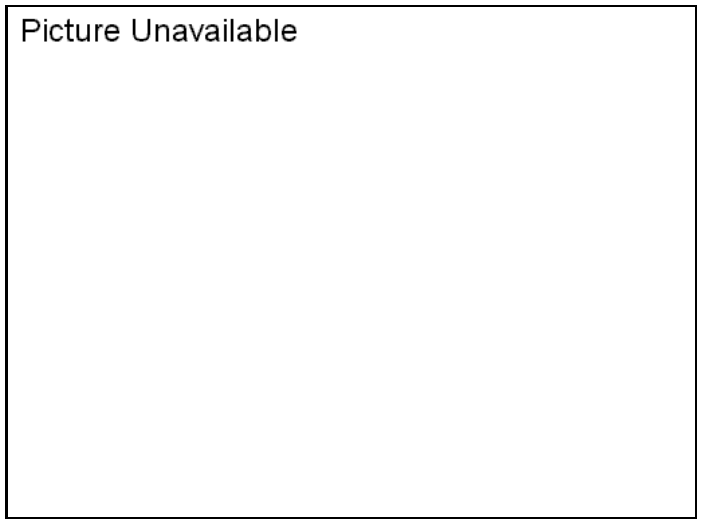
Source of Information: CSL Cost Database

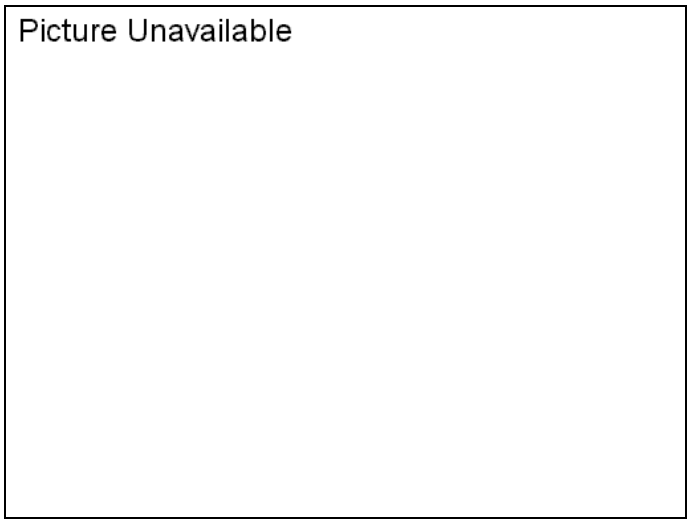
General Notes:

Observations:

The exterior light fixtures are in fair condition. We recommend funding to replace this component approximately every 16 - 20 years to maintain appearance and function. Remaining life based on average age.

Comp #: 1602 Exterior Light Fixtures - MH 14 - Replace





Location: **Moose Hollow 14 Building Exterior**

Quantity: **(20) Fixtures**

Life Expectancy: **20** *Remaining Life:* **16**

Best Cost: **$2,500**

$125/Fixture; Estimate to replace

Worst Cost: **$3,500**

$175/Fixture; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The exterior light fixtures are in good condition. We recommend funding to replace this component approximately every 16 - 20 years to maintain appearance and function. Remaining life based on current age.

Comp #: 1604 Pole Light Fixtures - Replace

Location: **Adjacent to The Cascades**

Quantity: **(16) Lights**

Life Expectancy: **16** *Remaining Life:* **3**

Best Cost: **$2,400**

$150/Fixture; Estimate to replace

Worst Cost: **$4,000**

$250/Fixture; Higher estimate

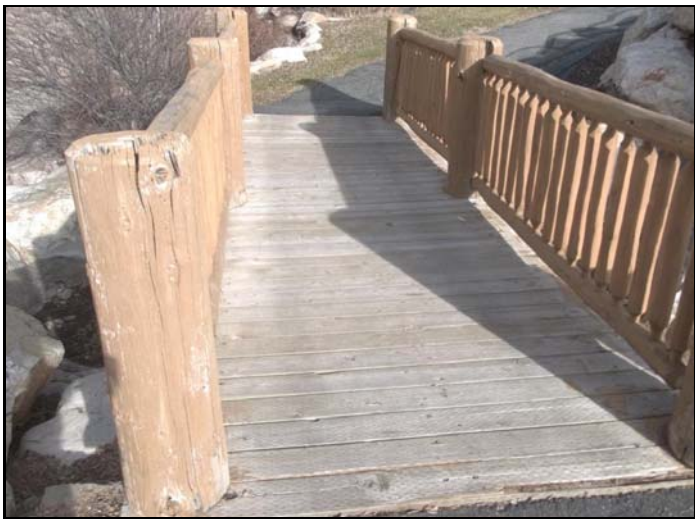
Source of Information: CSL Cost Database

General Notes:

Observations:

The light fixtures are in good to fair condition. We recommend funding to replace this component approximately every 16 years. Remaining life based on current age.

Comp #: 1806 Wood Bridges - Replace



Location: **Common Areas**

Quantity: **(5) Bridges**

Life Expectancy: **20** *Remaining Life:* **6**

Best Cost: **$30,000**

$6,000/Bridge; Estimate to replace

Worst Cost: **$40,000**

$8,000/Bridge; Higher estimate

Source of Information: CSL Cost Database

General Notes:

Quantity description:

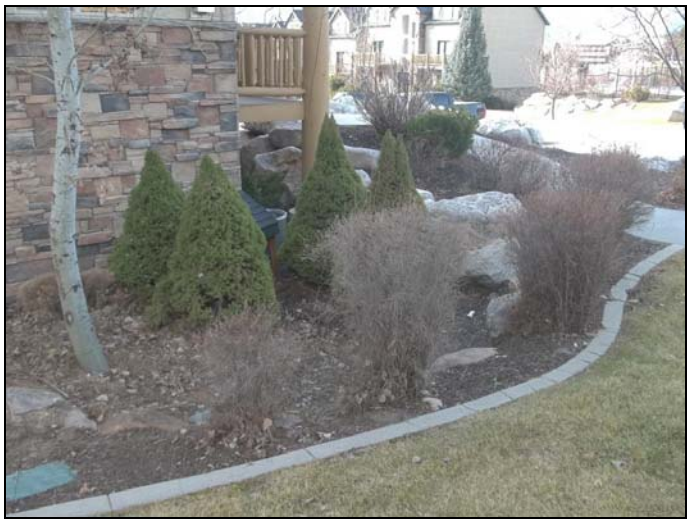
(1) 7 x 18 ft. - East of Bldg 6
(1) 7 x 16 ft. - North of Bldg 3
(1) 7 x 16 ft. - North of Bldg 7
(1) 7 x 16 ft. - North of Bldgs 7 - 8
(1) 7 x 14 ft. - North of Pool Area

(5) - Total

Observations:

The bridges are in fair condition. We recommend funding to replace this component approximately every 20 - 30 years to ensure appearance and function. Remaining life based on current average age.

Comp #: 1812 Landscaping - Renovate



Location: **Common Areas**

Quantity: **Extensive Sq.ft.**

Life Expectancy: **20** *Remaining Life:* **6**

Best Cost: **$90,000**
Allowance to renovate

Worst Cost: **$110,000**
Higher allowance

Source of Information: CSL Cost Database

General Notes:

Observations:

The landscaping and irrigation system are in good to fair condition. We recommend funding for an allowance to renovate the landscaping and irrigation system approximately every 20 years. Remaining life based on current average age.

Comp #: 1906 Four Wheeler - CH - Replace

Location: **Clubhouse Maintenance Garage**

Quantity: **(1) Four Wheeler**

Life Expectancy: **12** *Remaining Life:* **2**

Best Cost: **$7,000**
Estimate to replace

Worst Cost: **$8,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The four wheeler is in working condition. We recommend funding to replace this component approximately every 10 - 12 years. Remaining life based on current age.

Glossary of Commonly Used Words And Phrases

(Provided by the National Reserve Study Standards of the Community Associations Institute)

Cash Flow Method – A method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component – Also referred to as an "Asset." Individual line items in the Reserve Study developed or updated in the physical analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited useful life expectancies, 3) have predictable remaining life expectancies, 4) above a minimum threshold cost, and 5) required by local codes.

Component Full Funding – When the actual (or projected) cumulative reserve balance for all components is equal to the fully funded balance.

Component Inventory – The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representatives.

Deficit – An actual (or projected reserve balance), which is less than the fully funded balance.

Effective Age – The difference between useful life and remaining useful life (UL - RUL).

Financial Analysis – The portion of the Reserve Study where current status of the reserves (measured as cash or percent funded) and a recommended reserve contribution rate (reserve funding plan) are derived, and the projected reserve income and expenses over time is presented. The financial analysis is one of the two parts of the Reserve Study.

Fully Funded Balance – An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life "used up" of the current repair or replacement cost of a reserve component. This number is calculated for each component, and then summed together for an association total.

FFB = Current Cost * Effective Age / Useful Life

Fund Status – The status of the reserve fund as compared to an established benchmark, such as percent funded.

Funding Goals – Independent of calculation methodology utilized, the following represent the basic categories of funding plan goals:

- *Baseline Funding*: Establishing a reserve-funding goal of keeping the reserve balance above zero.
- *Component Full Funding*: Setting a reserve funding goal of attaining and maintaining cumulative reserves at or near 100% funded.
- *Threshold Funding*: Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount.

Funding Plan – An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund.

Funding Principles –

- Sufficient funds when required
- Stable contributions through the year
- Evenly distributed contributions over the years
- Fiscally responsible

GSF - Gross Square Feet

Life and Valuation Estimates – The task of estimating useful life, remaining useful life, and repair or replacement costs for the reserve components.

LF - Linear Feet

Percent Funded – The ratio, at a particular point in time (typically the beginning of the fiscal year), of the actual (or projected) reserve balance to the ideal fund balance, expressed as a percentage.

Physical Analysis – The portion of the Reserve Study where the component evaluation, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the Reserve Study.

Remaining Useful Life (RUL) – Also referred to as "remaining life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the current fiscal year have a "0" remaining useful life.

Replacement Cost – The cost of replacing, repairing, or restoring a reserve component to its original functional condition. The current replacement cost would be the cost to replace, repair, or restore the component during that particular year.

Reserve Balance – Actual or projected funds as of a particular point in time (typically the beginning of the fiscal year) that the association has identified for use to defray the future repair or replacement of those major components that the association is obligated to maintain. Also known as "reserves," "reserve accounts," or "cash reserves." In this report the reserve balance is based upon information provided and is not audited.

Reserve Study – A budget-planning tool, which identifies the current status of the reserve fund and a stable and equitable funding plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: The Physical Analysis and the Financial Analysis.

Special Assessment – An assessment levied on the members of an association in addition to regular assessments. Governing documents or local statutes often regulate special assessments.

Surplus – An actual (or projected) reserve balance that is greater than the fully funded balance.

Useful Life (UL) – Also known as "life expectancy." The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed and maintained in its present application of installation.