



[Reserve Study](#)
Full Study

Moose Hollow Homeowners Association

Draft 1

Published - June 27, 2024

Prepared for the Jan 1, 2024 Fiscal Year

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Reserve Study Summary

A Reserve Study was conducted of Moose Hollow Homeowners Association (the "Condominium"). A Full Study includes an on-site review upon where the following tasks are performed:

- Development of a reserve component inventory;
- Condition assessment based upon on-site visual observation;
- Useful life and valuation estimates;
- Evaluation of fund status and creation of a funding plan.

Moose Hollow Homeowners Association is a community with a total of 216 Units.

Physical Inspection

North Star Reserves ("NSR") conducted a physical inspection of the Condominium. The inspection encompassed those major components that the Condominium is required to maintain. For this study components are determined to be major components if:

1. As of the date of the study, they have a remaining useful life of less than 30 years, and a value greater than \$2000.
2. Such additional components, if any, determined by the Board of Directors.

During the inspection, NSR utilized the services of our own construction cost estimator. In addition, independent contractors were retained to render opinions on selected components.

Supplemental information to the physical inspection may have been obtained from the following sources:

1. Project plans where available.
2. Maintenance records of the reserve components where available.
3. Condominium board members, management and staff.

Summary of Reserves

For the first year of the Reserve Study, the reserve contribution is based upon the existing budget and conversations with the property manager and/or appointed Association representative. In addition NSR relied on the Condominium to provide an accurate Beginning Reserve Balance.

The status of the Condominium's reserves, as reflected in the following Reserve Study, is as follows:

1. The Expenditure Forecast of the following Reserve Study identifies the major components which the Condominium is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:
 - Its current estimated replacement cost;
 - Its estimated useful life; and
 - Its estimated remaining useful life.
2. It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$12,840,427.46.
 - [For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Future Cost ÷ Useful Life × Effective Age, including a provision for interest and inflation in future years.)]
 - See "FULLY FUNDED BALANCE" in the Glossary of Reserve Study Terms on the final pages of this study.
 - Inflation Rate for the this study is calculated at 3.50%.
3. The estimated amount of accumulated cash reserves set aside to repair, replace, restore, or maintain such major components by the fiscal year ending Dec 31, 2024 is projected to be \$416,830.67, constituting 3.94% of the total expenditures anticipated for all such major components through their first end of useful life replacement.
4. Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$178,329.00 for the fiscal year ending Dec 31, 2024 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.

Funding Assessment

Based on the 30 year cash flow projection, the Condominium's reserves appear **inadequately** funded as the reserve fund ending balances remain **negative** throughout the replacement of most major components during the next 30 years. **For this reason, increased contributions have been outlined to meet future expenditures.**

The State of Utah imposes a statute which outlines reserve studies and requirements appertaining to said statutes. The Utah code can be found herein in this report (Utah Code Title 57 Chapter 8). NSR has completed this study in compliance with the statute and under the direction of the Condominium Board of Directors.

Percent Funded Status

Based on the paragraphs above, the Condominium is **inadequately** funded.

The following illustrates the next fiscal year recommended contribution and ending balance:

	Annual Contributions	End Balance	% Funded
Year 1:	\$178,329.00	\$416,830.67	3.94%
Year 2:	\$1,248,303.00	\$182,954.49	2.32%

Methodology

The above recommended reserve contribution for the next fiscal year (and future fiscal years as outlined in the Cash Flow - Annual forecast report) was developed using the cash flow method. This is a method of developing a reserve funding plan where the 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.

Funding Goals

The funding goal employed for Moose Hollow Homeowners Association is

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding".

Limitations

The intention of the Reserve Study is to forecast the Condominium's ability to repair or replace major components as they wear out in future years. The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

Statutory Disclosures

The Reserve Study complies with or exceeds all applicable statutes, if any.

Supplemental Disclosures

General:

NSR has no other involvement(s) with the Condominium which could result in actual or perceived conflicts of interest.

Completeness:

NSR has found no material issues which, if not disclosed, would cause a distortion of the Condominium's situation.

Reliance on Client Data:

Information provided by the official representative of the Condominium regarding financial, physical, quantity, or historical issues are deemed reliable by NSR.

Scope:

This Reserve Study is a reflection of information provided to NSR and assembled for the Condominium's use, not for the purpose of performing an audit, quality/forensic analysis, health and safety inspection, or background checks of historical records.

Reserve Balance:

The actual beginning reserve fund balance in this Reserve Study is based upon information provided and was not audited.

Reserve Projects:

Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit, quality inspection, or health and safety review.



Moose Hollow Homeowners Association
Analysis Date - January 1, 2024

Expenditures

CATEGORY RESERVE ITEM	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Cascades - Building Exteriors										
Contingency - Building Exterior							\$31,468.94			
Deck Structures					\$16,524.34					
Heat Tape				\$10,643.69						
Painting - Building Exterior				\$301,571.26						
Painting - Building Exterior					\$312,126.26					
Painting - Wrought Iron								\$20,519.42		
Roofing - 30-yr Architectural: Cascade #1	\$57,000.00									
Windows - Replace		\$28,980.00						\$34,419.15		
Total Cascades - Building Exteriors	\$57,000.00	\$28,980.00		\$312,214.95	\$328,650.60		\$86,407.51			
Cascades - Clubhouse Exterior										
Contingency - Clubhouse Exterior			\$3,213.68				\$3,687.77			

CATEGORY RESERVE ITEM	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Deck - Staining			\$3,833.24							
Painting - Clubhouse Exterior	\$7,200.00									
Painting - Wrought Iron							\$2,778.67			
Total Cascades - Clubhouse Exterior	\$7,200.00		\$7,046.92				\$6,466.44			
Cascades - Clubhouse Interior										
Audio/Visual Equipment				\$6,097.95						
Contingency - Clubhouse Interior			\$2,142.45					\$2,544.56		
Flooring - Carpet (Commercial)							\$23,471.31			
Furnishings & Décor						\$5,938.43				
Gym Equipment - Bike (Spin)							\$2,458.51			
Gym Equipment - Bike (Upright)			\$1,607.64							
Gym Equipment - Cable Weight Machine			\$3,213.68							
Gym Equipment - Miscellaneous			\$2,217.44							
Gym Equipment - Rowing Machine			\$1,330.46							
Gym Equipment - Treadmill							\$12,468.34			
HVAC - Air Conditioner	\$9,108.00									
HVAC - Furnace	\$4,657.50									
Painting - Interior			\$8,870.40							
Security Cameras								\$3,180.70		

CATEGORY RESERVE ITEM	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Security Cameras (One-Time)		\$6,210.00								
Total Cascades - Clubhouse Interior	\$13,765.50	\$6,210.00	\$19,382.07	\$6,097.95		\$5,938.43	\$38,398.16	\$5,725.26		
Cascades - Landscape & Grounds										
Asphalt Parking Areas - Crackfill: Driveways	\$5,395.46			\$5,985.58			\$6,629.36			\$7,349.78
Asphalt Parking Areas - Crackfill: Parking	\$863.81			\$958.29			\$1,061.36			\$1,176.69
Asphalt Parking Areas - Repairs: Driveways				\$20,052.09						\$24,650.49
Asphalt Parking Areas - Repairs: Parking				\$3,210.32						\$3,946.52
Asphalt Parking Areas - Seal Coat: Driveways	\$5,939.60			\$6,591.04			\$7,319.12			\$8,085.52
Asphalt Parking Areas - Seal Coat: Parking	\$950.92			\$1,055.22			\$1,171.78			\$1,294.48
Asphalt Pathways - Crackfill	\$1,864.19						\$2,290.52			
Asphalt Pathways - Repairs	\$11,717.40						\$14,404.46			
Asphalt Pathways - Seal Coat	\$2,052.20						\$2,528.84			
Mailboxes (Cluster) - 16 Unit								\$9,085.98		
Table - Picnic								\$5,135.56		
Total Cascades - Landscape & Grounds	\$28,783.58			\$37,852.54			\$35,405.44	\$14,221.54		\$46,503.48
Landscape & Grounds										

CATEGORY RESERVE ITEM	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Bridges			\$2,999.43				\$3,441.92			
Contingency - Landscaping				\$9,756.72						\$11,993.50
Landscaping - Beds & Shrubs	\$5,500.00			\$6,097.95			\$6,760.90			\$7,495.94
Retaining Walls		\$2,070.00		\$2,217.44		\$2,375.37		\$2,544.56		\$2,725.80
Utility Infrastructure							\$14,751.06			
Total Landscape & Grounds	\$5,500.00	\$2,070.00	\$2,999.43	\$18,072.11		\$2,375.37	\$24,953.88	\$2,544.56		\$22,215.24
Moose Hollow - Building Exteriors										
Contingency - Building Exterior			\$32,993.73							
Deck Structures				\$125,728.47						
Garbage Enclosure				\$2,217.44						\$2,725.80
Heat Tape		\$2,070.00				\$2,375.37				\$2,725.80
Painting - Building Exterior		\$391,230.00								
Painting - Building Exterior			\$404,923.05							
Painting - Mid-Cycle Touch-Up										\$103,035.04
Railing - Wrought Iron (New)		\$1,046,321.64								
Roofing - 30-yr Architectural: Building #01	\$43,470.00									
Roofing - 30-yr Architectural: Building #02	\$43,470.00									
Timberwork	\$112,000.00									
Total Moose Hollow - Building Exteriors	\$198,940.00	\$1,439,621.64	\$437,916.78	\$127,945.91		\$2,375.37				\$108,486.64

For the Exclusive Use by this community and North Star Reserves.

CATEGORY RESERVE ITEM	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Moose Hollow - Building Interiors										
Contingency - Building Interiors			\$22,495.70					\$26,717.88		
Flooring - Carpet (Commercial)					\$93,025.75					
Painting - Interior			\$80,757.60							
Total Moose Hollow - Building Interiors			\$103,253.30		\$93,025.75			\$26,717.88		
Moose Hollow - Landscape & Grounds										
Asphalt Parking Areas - Crackfill	\$16,640.87			\$18,460.97			\$20,446.52			\$22,668.46
Asphalt Parking Areas - Repairs							\$85,721.76			
Asphalt Parking Areas - Seal Coat	\$12,212.76			\$13,552.22			\$15,049.27			\$16,625.11
Asphalt Pathways - Crackfill	\$2,864.44						\$3,519.51			
Asphalt Pathways - Repairs	\$18,004.44						\$22,133.25			
Asphalt Pathways - Seal Coat	\$3,153.32						\$3,885.70			
Concrete - Curbing (Landscape)					\$2,295.05					\$2,725.80
Concrete - Curbing (Roadway)	\$3,000.00			\$3,326.15			\$3,687.77			\$4,088.69
Concrete Repair			\$4,284.90					\$5,089.12		
Entry Monument - Repair		\$2,070.00								
Mailboxes (Cluster) - 16 Unit								\$33,315.27		
Ponds - Dredging: North Pond								\$153,078.00		
Ponds - Dredging: South Pond								\$95,678.69		
Ponds & Waterways - Maintenance			\$3,749.29				\$4,302.39			

CATEGORY RESERVE ITEM	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Pump - 20 HP (Replace)			\$13,858.97							
Shed - Maintenance			\$2,142.45					\$2,544.56		
Table - Picnic								\$35,948.89		
Trees - Maintenance					\$9,501.49			\$10,534.47		
Trees - Replacement							\$9,923.78			
Total Moose Hollow - Landscape & Grounds	\$55,875.83	\$2,070.00	\$24,035.61	\$35,339.34	\$11,796.54		\$168,669.95	\$336,189.00		\$46,108.06
Moose Hollow - Pool Areas										
Contingency - Jacuzzi Bathroom	\$4,000.00						\$4,917.02			
Contingency - Pool House			\$2,142.45				\$2,458.51			
HVAC - Air Conditioner	\$9,108.00									
HVAC - Furnace	\$4,657.50									
Painting - Pool House Exterior		\$2,484.00								\$3,270.95
Painting - Wrought Iron: Pool							\$7,124.80			
Painting - Wrought Iron: South Jacuzzi							\$2,137.44			
Pool - General Repairs					\$2,295.05					
Pool - General Repairs (South Jacuzzi)							\$2,458.51			
Pool Cover: Pool			\$3,427.92							
Pool Cover: Spa			\$1,919.64							
Pool Cover: Spa			\$1,919.64							

CATEGORY RESERVE ITEM	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Pool Deck - Repairs	\$6,716.40						\$8,256.13			
Pool Deck - Sealing: Pool	\$4,343.27			\$4,813.42			\$5,339.54			\$5,921.63
Pool Deck - Sealing: South Jacuzzi	\$616.14			\$682.84			\$757.48			\$840.05
Pool Equipment - Chemical Controls: Pool	\$1,242.00						\$1,526.74			
Pool Equipment - Chemical Controls: South Jacuzzi	\$1,242.00						\$1,526.74			
Pool Equipment - Heater: Pool			\$11,641.54							
Pool Equipment - Heater: South Jacuzzi			\$3,880.51							
Pool Equipment - Pump: Pool							\$4,580.20			
Pool Equipment - Pump: South Jacuzzi							\$1,526.74			
Pool Furniture	\$5,000.00						\$6,146.28			
Sauna - Maintenance	\$2,587.50			\$2,868.81			\$3,180.70			\$3,526.50
Total Moose Hollow - Pool Areas	\$39,512.81	\$2,484.00	\$24,931.70	\$8,365.07	\$2,295.05		\$51,936.83			\$13,559.13
Reserve Study										
Reserve Study Update: Financial Update		\$743.54								
Reserve Study Update: Financial Update			\$769.57							
Reserve Study Update: Financial Update				\$796.50						

CATEGORY RESERVE ITEM	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Reserve Study Update: Financial Update					\$824.38					
Reserve Study Update: Financial Update							\$883.10			
Reserve Study Update: Financial Update								\$914.01		
Reserve Study Update: Financial Update									\$946.00	
Reserve Study Update: Financial Update										\$979.11
Reserve Study Update: Full Study						\$5,332.71				
Total Reserve Study		\$743.54	\$769.57	\$796.50	\$824.38	\$5,332.71	\$883.10	\$914.01	\$946.00	\$979.11
Total	\$406,577.72	\$1,482,179.18	\$620,335.38	\$546,684.37	\$436,592.32	\$16,021.88	\$413,121.31	\$386,312.25	\$946.00	\$237,851.66

Moose Hollow Homeowners Association
Analysis Date - January 1, 2024

Expenditures

CATEGORY RESERVE ITEM	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Cascades - Building Exteriors										
Contingency - Building Exterior					\$41,438.58					
Deck - Composite		\$199,984.90								
Deck Structures		\$21,759.41								
Doors - Exterior		\$302,156.23								
Gutters & Downspouts		\$66,537.24								
Heat Tape	\$14,015.71									\$18,456.02
Painting - Building Exterior										\$522,920.36
Painting - Mid-Cycle Touch-Up	\$79,422.35									
Painting - Wrought Iron					\$27,020.16					
Railing - Wrought Iron		\$153,142.27								
Roofing - 30-yr Architectural: Cascade #2		\$86,130.88								

CATEGORY RESERVE ITEM	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Roofing - 30-yr Architectural: Cascade #3			\$86,130.88							
Roofing - 30-yr Architectural: Cascade #4			\$86,130.88							
Roofing - 30-yr Architectural: Cascade #5			\$86,130.88							
Roofing - 30-yr Architectural: Cascade #6			\$86,130.88							
Roofing - 30-yr Architectural: Cascade #7			\$86,130.88							
Roofing - 30-yr Architectural: Cascade #8			\$86,130.88							
Windows - Replace		\$40,879.15					\$48,551.61			
Total Cascades - Building Exteriors		\$134,317.21	\$1,346,496.21		\$68,458.74		\$48,551.61			\$541,376.38
Cascades - Clubhouse Exterior										
Contingency - Clubhouse Exterior	\$4,231.80				\$4,856.08				\$5,572.47	
Deck - Composite			\$37,323.57							
Doors - Exterior			\$12,589.84							
Painting - Clubhouse Exterior	\$10,156.31									
Painting - Wrought Iron					\$3,658.98					
Railing - Wrought Iron: Deck			\$10,369.01							
Railing - Wrought Iron: Walkway			\$10,369.01							

CATEGORY RESERVE ITEM	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Roofing - 30-yr Architectural			\$26,322.82							
Siding & Trim - Replace			\$67,998.09							
Total Cascades - Clubhouse Exterior	\$14,388.11		\$164,972.34		\$8,515.06				\$5,572.47	
Cascades - Clubhouse Interior										
Access Control			\$6,255.82							
Audio/Visual Equipment						\$9,214.42				
Contingency - Clubhouse Interior			\$3,022.14					\$3,589.35		
Flooring - Carpet (Commercial)									\$35,467.24	
Furnishings & Décor				\$7,819.78						
Gym Equipment - Bike (Spin)					\$3,237.39					
Gym Equipment - Bike (Upright)			\$2,267.74							
Gym Equipment - Cable Weight Machine			\$4,533.21							
Gym Equipment - Miscellaneous			\$3,127.91							
Gym Equipment - Rowing Machine			\$1,876.75							
Gym Equipment - Treadmill									\$18,840.51	
HVAC - Air Conditioner									\$16,918.01	
HVAC - Furnace									\$8,651.26	
Painting - Interior			\$12,511.20							
Security Cameras				\$3,909.89						\$4,806.25

CATEGORY RESERVE ITEM	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Total Cascades - Clubhouse Interior			\$33,594.77	\$11,729.67	\$3,237.39	\$9,214.42		\$3,589.35	\$79,877.02	\$4,806.25
Cascades - Landscape & Grounds										
Asphalt Parking Areas - Crackfill: Driveways			\$8,154.50			\$9,035.86			\$10,024.51	
Asphalt Parking Areas - Crackfill: Parking			\$1,305.53			\$1,446.63			\$1,604.92	
Asphalt Parking Areas - Overlay: Driveways									\$215,894.88	
Asphalt Parking Areas - Overlay: Parking									\$34,564.59	
Asphalt Parking Areas - Repairs: Driveways						\$30,303.46				
Asphalt Parking Areas - Repairs: Parking						\$4,851.56				
Asphalt Parking Areas - Seal Coat: Driveways			\$8,966.88			\$9,963.20			\$11,036.16	
Asphalt Parking Areas - Seal Coat: Parking			\$1,435.59			\$1,595.10			\$1,766.88	
Asphalt Pathways - Crackfill			\$2,817.47						\$3,463.58	
Asphalt Pathways - Overlay									\$74,594.16	
Asphalt Pathways - Repairs			\$17,705.19						\$21,764.57	
Asphalt Pathways - Seal Coat			\$3,098.16						\$3,813.12	
Entry Monument - Replace			\$11,333.02							

CATEGORY RESERVE ITEM	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Lamp Post								\$20,060.88		
Total Cascades - Landscape & Grounds			\$54,816.34			\$57,195.81		\$20,060.88	\$378,527.37	
Landscape & Grounds										
Bridges	\$3,949.68				\$4,532.34				\$5,200.97	
Contingency - Landscaping						\$14,743.07				
Landscaping - Beds & Shrubs			\$8,310.88			\$9,214.42			\$10,216.19	
Retaining Walls		\$2,919.94		\$3,127.91		\$3,350.70		\$3,589.35		\$3,845.00
Utility Infrastructure					\$19,424.33					
Total Landscape & Grounds	\$3,949.68	\$2,919.94	\$8,310.88	\$3,127.91	\$23,956.67	\$27,308.19		\$3,589.35	\$15,417.16	\$3,845.00
Moose Hollow - Building Exteriors										
Contingency - Building Exterior	\$43,446.44								\$57,210.66	
Deck - Composite			\$1,939,436.86							
Deck Structures		\$165,560.60								\$218,011.50
Garbage Enclosure						\$3,350.70				
Gutters & Downspouts			\$61,284.30							
Heat Tape				\$3,127.91				\$3,589.35		
Painting - Building Exterior								\$678,387.36		
Painting - Building Exterior									\$702,130.92	
Painting - Wrought Iron				\$217,011.31						

CATEGORY RESERVE ITEM	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Roofing - 30-yr Architectural: Building #03			\$65,686.18							
Roofing - 30-yr Architectural: Building #04			\$65,686.18							
Roofing - 30-yr Architectural: Building #05			\$65,686.18							
Roofing - 30-yr Architectural: Building #06			\$65,686.18							
Roofing - 30-yr Architectural: Building #07			\$65,686.18							
Roofing - 30-yr Architectural: Building #08			\$65,686.18							
Roofing - 30-yr Architectural: Building #09			\$65,686.18							
Roofing - 30-yr Architectural: Building #10			\$65,686.18							
Roofing - 30-yr Architectural: Building #11			\$65,686.18							
Roofing - 30-yr Architectural: Building #12			\$65,686.18							
Roofing - 30-yr Architectural: Building #13			\$65,686.18							
Roofing - 30-yr Architectural: Building #14			\$65,686.18							
Total Moose Hollow - Building Exteriors	\$43,446.44	\$165,560.60	\$2,788,955.32	\$220,139.22		\$3,350.70		\$681,976.71	\$759,341.58	\$218,011.50

CATEGORY RESERVE ITEM	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Moose Hollow - Building Interiors										
Contingency - Building Interiors			\$31,732.43					\$37,688.20		
Painting - Interior			\$113,904.05							
Total Moose Hollow - Building Interiors			\$145,636.48					\$37,688.20		
Moose Hollow - Landscape & Grounds										
Asphalt Parking Areas - Crackfill			\$25,150.41			\$27,868.73			\$30,917.98	
Asphalt Parking Areas - Overlay									\$443,914.13	
Asphalt Parking Areas - Repairs			\$105,364.60						\$129,522.23	
Asphalt Parking Areas - Seal Coat			\$18,437.33			\$20,485.92			\$22,692.10	
Asphalt Pathways - Crackfill			\$4,329.20						\$5,321.99	
Asphalt Pathways - Overlay									\$114,618.10	
Asphalt Pathways - Repairs			\$27,205.01						\$33,442.48	
Asphalt Pathways - Seal Coat			\$4,760.50						\$5,859.07	
Concrete - Curbing (Landscape)					\$3,237.39					\$3,845.00
Concrete - Curbing (Roadway)			\$4,533.21			\$5,026.05			\$5,572.47	
Concrete Repair			\$6,044.28					\$7,178.70		
Entry Monument - Repair		\$2,919.94								
Entry Monument - Replace			\$22,666.03							
Ponds & Waterways - Maintenance	\$4,937.10				\$5,665.43				\$6,501.21	
Pump - 20 HP (Rebuild)			\$4,691.87							

CATEGORY RESERVE ITEM	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Shed - Maintenance			\$3,022.14					\$3,589.35		
Trees - Maintenance	\$11,679.76			\$12,949.56			\$14,357.40			\$15,918.31
Trees - Replacement			\$12,198.86						\$14,995.51	
Total Moose Hollow - Landscape & Grounds	\$16,616.86	\$2,919.94	\$238,403.44	\$12,949.56	\$8,902.82	\$53,380.70	\$14,357.40	\$10,768.05	\$813,357.27	\$19,763.31
Moose Hollow - Pool Areas										
Access Control: Pool			\$6,255.82							
Access Control: South Jacuzzi			\$6,255.82							
Contingency - Jacuzzi Bathroom			\$6,044.28						\$7,429.96	
Contingency - Pool House	\$2,821.20				\$3,237.39				\$3,714.98	
Fencing - Wrought Iron 6': Pool			\$40,662.80							
HVAC - Air Conditioner									\$16,918.01	
HVAC - Furnace									\$8,651.26	
Painting - Pool House Exterior								\$4,307.22		
Painting - Wrought Iron: Pool					\$9,382.00					
Painting - Wrought Iron: South Jacuzzi					\$2,814.60					
Pool - General Repairs	\$2,821.20						\$3,467.97			
Pool - General Repairs (South Jacuzzi)					\$3,237.39					
Pool - Plaster: Pool									\$128,038.94	
Pool - Plaster: South Jacuzzi									\$7,245.45	

CATEGORY RESERVE ITEM	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Pool - Plaster: Spa									\$11,679.23	
Pool - Plaster: Spa									\$11,679.23	
Pool Cover: Pool					\$5,179.82					
Pool Cover: Spa					\$2,900.70					
Pool Cover: Spa					\$2,900.70					
Pool Deck - Repairs			\$10,149.04						\$12,475.71	
Pool Deck - Sealing: Pool			\$6,565.28			\$7,276.10			\$8,065.28	
Pool Deck - Sealing: South Jacuzzi			\$931.36			\$1,032.20			\$1,144.15	
Pool Equipment - Chemical Controls: Pool			\$1,876.75						\$2,307.00	
Pool Equipment - Chemical Controls: South Jacuzzi			\$1,876.75						\$2,307.00	
Pool Equipment - Pump: Pool					\$6,031.26					
Pool Equipment - Pump: South Jacuzzi					\$2,010.42					
Pool Equipment - Sand Filter: Pool			\$5,630.24							
Pool Equipment - Sand Filter: South Jacuzzi			\$1,876.75							
Pool Furniture			\$7,555.34						\$9,287.45	
Rehab - Jacuzzi Bathroom			\$9,066.41							
Rehab - Office & Pool Bathrooms								\$134,600.67		
Roofing - 30-yr Architectural			\$22,273.15							

CATEGORY RESERVE ITEM	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Sauna - Heater			\$3,324.35							
Sauna - Maintenance			\$3,909.89			\$4,334.96			\$4,806.25	
Siding & Trim - Replace								\$62,813.64		
Total Moose Hollow - Pool Areas	\$5,642.40		\$134,254.03		\$37,694.28	\$12,643.26	\$3,467.97	\$201,721.53	\$235,749.90	
Reserve Study										
Reserve Study Update: Financial Update		\$1,048.84								
Reserve Study Update: Financial Update			\$1,085.55							
Reserve Study Update: Financial Update				\$1,123.55						
Reserve Study Update: Financial Update					\$1,162.87					
Reserve Study Update: Financial Update							\$1,245.70			
Reserve Study Update: Financial Update								\$1,289.29		
Reserve Study Update: Financial Update									\$1,334.42	
Reserve Study Update: Financial Update										\$1,381.12
Reserve Study Update: Full Study	\$6,333.59					\$7,522.32				
Total Reserve Study	\$6,333.59	\$1,048.84	\$1,085.55	\$1,123.55	\$1,162.87	\$7,522.32	\$1,245.70	\$1,289.29	\$1,334.42	\$1,381.12

CATEGORY RESERVE ITEM	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Total	\$90,377.08	\$306,766.53	\$4,916,525.36	\$249,069.91	\$151,927.83	\$170,615.40	\$67,622.68	\$960,683.36	\$2,289,177.19	\$789,183.56

Moose Hollow Homeowners Association
Analysis Date - January 1, 2024

Expenditures

CATEGORY RESERVE ITEM	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Cascades - Building Exteriors										
Contingency - Building Exterior			\$54,566.70							
Deck Structures	\$28,652.98								\$37,730.50	
Garage Door - Wood			\$317,680.46							
Heat Tape								\$24,303.05		
Painting - Building Exterior	\$541,222.57									
Painting - Mid-Cycle Touch-Up								\$137,717.25		
Painting - Wrought Iron			\$35,580.67							
Windows - Replace		\$57,664.08					\$68,486.84			
Total Cascades - Building Exteriors	\$569,875.55	\$57,664.08	\$407,827.83				\$68,486.84	\$162,020.30	\$37,730.50	
Cascades - Clubhouse Exterior										
Contingency - Clubhouse Exterior			\$6,394.54				\$7,337.88			
Painting - Clubhouse Exterior	\$14,326.48									

CATEGORY RESERVE ITEM	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Painting - Wrought Iron			\$4,818.22							
Total Cascades - Clubhouse Exterior	\$14,326.48		\$11,212.76				\$7,337.88			
Cascades - Clubhouse Interior										
Access Control								\$10,480.69		
Audio/Visual Equipment								\$13,923.62		
Contingency - Clubhouse Interior			\$4,263.02					\$5,063.13		
Furnishings & Décor	\$10,297.16									\$13,559.39
Gym Equipment - Bike (Spin)			\$4,263.02							
Gym Equipment - Bike (Upright)			\$3,198.87							
Gym Equipment - Cable Weight Machine			\$6,394.53							
Gym Equipment - Miscellaneous			\$4,412.23							
Gym Equipment - Rowing Machine			\$2,647.34							
Painting - Interior			\$17,649.60							
Rehab - Clubhouse			\$230,203.20							
Security Cameras						\$5,908.11				
Total Cascades - Clubhouse Interior	\$10,297.16	\$273,031.81				\$5,908.11		\$29,467.44		\$13,559.39
Cascades - Landscape & Grounds										
Asphalt Parking Areas - Crackfill: Driveways	\$11,112.80			\$12,316.05				\$13,657.25		

CATEGORY RESERVE ITEM	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Asphalt Parking Areas - Crackfill: Parking		\$1,779.15			\$1,971.79			\$2,186.51		
Asphalt Parking Areas - Repairs: Driveways		\$37,250.11						\$45,787.80		
Asphalt Parking Areas - Repairs: Parking		\$5,963.71						\$7,330.59		
Asphalt Parking Areas - Seal Coat: Driveways		\$12,224.08			\$13,565.28			\$15,021.44		
Asphalt Parking Areas - Seal Coat: Parking		\$1,957.06			\$2,171.79			\$2,404.92		
Asphalt Pathways - Crackfill					\$4,255.34					
Asphalt Pathways - Repairs					\$26,755.39					
Asphalt Pathways - Seal Coat					\$4,686.96					
Total Cascades - Landscape & Grounds		\$70,286.91			\$65,722.60			\$86,388.51		
Landscape & Grounds										
Bridges			\$5,968.23					\$6,848.68		
Contingency - Landscaping		\$18,123.00						\$22,277.79		
Landscaping - Beds & Shrubs		\$11,326.87			\$12,558.31			\$13,923.62		
Retaining Walls		\$4,118.86		\$4,412.23		\$4,726.49		\$5,063.13		\$5,423.76
Utility Infrastructure			\$25,578.14							
Total Landscape & Grounds		\$33,568.73	\$31,546.37	\$4,412.23	\$12,558.31	\$4,726.49	\$6,848.68	\$41,264.54		\$5,423.76
Moose Hollow - Building Exteriors										

CATEGORY RESERVE ITEM	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Contingency - Building Exterior							\$75,335.53			
Deck Structures								\$287,079.66		
Doors - Exterior							\$122,274.68			
Garbage Enclosure		\$4,118.86						\$5,063.13		
Heat Tape		\$4,118.86				\$4,726.49				\$5,423.76
Painting - Mid-Cycle Touch-Up						\$178,661.32				
Painting - Wrought Iron						\$327,910.97				
Total Moose Hollow - Building Exteriors		\$8,237.72				\$511,298.78	\$197,610.21	\$292,142.79		\$5,423.76
Moose Hollow - Building Interiors										
Contingency - Building Interiors			\$44,761.75					\$53,162.93		
Flooring - Carpet (Commercial)					\$185,099.35					
Painting - Interior			\$160,684.90							
Rehab - Building Interiors			\$2,095,808.30							
Total Moose Hollow - Building Interiors			\$2,301,254.95		\$185,099.35			\$53,162.93		
Moose Hollow - Landscape & Grounds										
Asphalt Parking Areas - Crackfill		\$34,274.52			\$37,985.62			\$42,122.20		
Asphalt Parking Areas - Repairs					\$159,222.87					
Asphalt Parking Areas - Seal Coat		\$25,134.65			\$27,892.37			\$30,886.46		
Asphalt Pathways - Crackfill					\$6,538.56					

CATEGORY RESERVE ITEM	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Asphalt Pathways - Repairs					\$41,111.16					
Asphalt Pathways - Seal Coat					\$7,201.78					
Concrete - Curbing (Landscape)					\$4,566.66					\$5,423.76
Concrete - Curbing (Roadway)		\$6,178.29			\$6,849.98			\$7,594.70		
Concrete Repair			\$8,526.05					\$10,126.27		
Entry Monument - Repair		\$4,118.86								
Ponds & Waterways - Maintenance			\$7,460.29				\$8,560.86			
Pump - 20 HP (Replace)			\$27,576.43							
Shed - Maintenance			\$4,263.02					\$5,063.13		
Trees - Maintenance			\$17,648.92			\$19,567.67			\$21,695.02	
Trees - Replacement					\$18,433.31					
Total Moose Hollow - Landscape & Grounds		\$69,706.32	\$65,474.71		\$309,802.31	\$19,567.67	\$8,560.86	\$95,792.76	\$21,695.02	\$5,423.76
Moose Hollow - Pool Areas										
Access Control: Pool								\$10,480.69		
Access Control: South Jacuzzi								\$10,480.69		
Contingency - Jacuzzi Bathroom					\$9,133.31					
Contingency - Pool House			\$4,263.02				\$4,891.92			
Fencing - Wrought Iron 6': South Jacuzzi										\$21,893.04
Painting - Pool House Exterior						\$5,671.79				

CATEGORY RESERVE ITEM	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Painting - Wrought Iron: Pool			\$12,354.40							
Painting - Wrought Iron: South Jacuzzi			\$3,706.32							
Pool - General Repairs			\$4,263.02						\$5,240.34	
Pool - General Repairs (South Jacuzzi)			\$4,263.02							
Pool Cover: Pool							\$7,827.07			
Pool Cover: Spa							\$4,383.16			
Pool Cover: Spa							\$4,383.16			
Pool Deck - Repairs				\$15,335.78						
Pool Deck - Sealing: Pool		\$8,944.01			\$9,917.88			\$10,992.51		
Pool Deck - Sealing: South Jacuzzi		\$1,268.81			\$1,406.97			\$1,559.42		
Pool Equipment - Chemical Controls: Pool					\$2,835.89					
Pool Equipment - Chemical Controls: South Jacuzzi					\$2,835.89					
Pool Equipment - Heater: Pool			\$23,164.20							
Pool Equipment - Heater: South Jacuzzi			\$7,721.40							
Pool Equipment - Pump: Pool			\$7,942.01							
Pool Equipment - Pump: South Jacuzzi			\$2,647.34							
Pool Equipment - Sand Filter: Pool								\$9,432.62		

CATEGORY RESERVE ITEM	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Pool Equipment - Sand Filter: South Jacuzzi								\$3,144.21		
Pool Furniture					\$11,416.64					
Sauna - Heater								\$5,569.45		
Sauna - Maintenance		\$5,328.78			\$5,908.11			\$6,550.43		
Total Moose Hollow - Pool Areas		\$15,541.60	\$70,324.73		\$58,790.47	\$5,671.79	\$21,485.31	\$58,210.02	\$5,240.34	\$21,893.04
Reserve Study										
Reserve Study Update: Financial Update		\$1,479.50								
Reserve Study Update: Financial Update			\$1,531.28							
Reserve Study Update: Financial Update				\$1,584.87						
Reserve Study Update: Financial Update					\$1,640.34					
Reserve Study Update: Financial Update							\$1,757.18			
Reserve Study Update: Financial Update								\$1,818.68		
Reserve Study Update: Financial Update									\$1,882.33	
Reserve Study Update: Financial Update										\$1,948.21
Reserve Study Update: Full Study	\$8,934.15					\$10,610.97				

CATEGORY RESERVE ITEM	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Total Reserve Study	\$8,934.15	\$1,479.50	\$1,531.28	\$1,584.87	\$1,640.34	\$10,610.97	\$1,757.18	\$1,818.68	\$1,882.33	\$1,948.21
Total	\$593,136.18	\$266,782.02	\$3,162,204.44	\$5,997.10	\$633,613.38	\$557,783.81	\$312,086.96	\$820,267.97	\$66,548.19	\$53,671.92

Moose Hollow Homeowners Association
 Analysis Date - January 1, 2024

Expenditures - Year Over Year (5 Years)

NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2024 (Year 1)					
Asphalt Parking Areas - Crackfill	\$0.704	23,637.60 LF	\$16,640.87	18y	2027
Asphalt Parking Areas - Crackfill: Driveways	\$0.704	7,664 LF	\$5,395.46	18y	2027
Asphalt Parking Areas - Crackfill: Parking	\$0.704	1,227 LF	\$863.81	18y	2027
Asphalt Parking Areas - Seal Coat	\$0.155	78,792 SF	\$12,212.76	18y	2027
Asphalt Parking Areas - Seal Coat: Driveways	\$0.155	38,320 SF	\$5,939.60	18y	2027
Asphalt Parking Areas - Seal Coat: Parking	\$0.155	6,135 SF	\$950.92	18y	2027
Asphalt Pathways - Crackfill	\$0.704	4,068.80 LF	\$2,864.44	18y	2030
Asphalt Pathways - Crackfill	\$0.704	2,648 LF	\$1,864.19	18y	2030
Asphalt Pathways - Repairs	\$5.90	3,051.60 SF	\$18,004.44	18y	2030
Asphalt Pathways - Repairs	\$5.90	1,986 SF	\$11,717.40	18y	2030
Asphalt Pathways - Seal Coat	\$0.155	20,344 SF	\$3,153.32	18y	2030
Asphalt Pathways - Seal Coat	\$0.155	13,240 SF	\$2,052.20	18y	2030
Concrete - Curbing (Roadway)	\$3,000.00	1 Allow	\$3,000.00	18y	2027
Contingency - Jacuzzi Bathroom	\$4,000.00	1 Allow	\$4,000.00	18y	2030
HVAC - Air Conditioner	\$9,108.00	1 Ea	\$9,108.00	18y	2042
HVAC - Air Conditioner	\$9,108.00	1 Ea	\$9,108.00	18y	2042
HVAC - Furnace	\$4,657.50	1 Allow	\$4,657.50	18y	2042

NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
HVAC - Furnace	\$4,657.50	1 Allow	\$4,657.50	18y	2042
Landscaping - Beds & Shrubs	\$5,500.00	1 Allow	\$5,500.00	18y	2027
Painting - Clubhouse Exterior	\$7,200.00	1 Allow	\$7,200.00	18y	2034
Pool Deck - Repairs	\$12.00	559.70 SF	\$6,716.40	18y	2030
Pool Deck - Sealing: Pool	\$0.776	5,597 SF	\$4,343.27	18y	2027
Pool Deck - Sealing: South Jacuzzi	\$0.776	794 SF	\$616.14	18y	2027
Pool Equipment - Chemical Controls: Pool	\$1,242.00	1 Allow	\$1,242.00	18y	2030
Pool Equipment - Chemical Controls: South Jacuzzi	\$1,242.00	1 Allow	\$1,242.00	18y	2030
Pool Furniture	\$5,000.00	1 Allow	\$5,000.00	18y	2030
Roofing - 30-yr Architectural: Building #01	\$621.00	70 SQ	\$43,470.00	18y	2036
Roofing - 30-yr Architectural: Building #02	\$621.00	70 SQ	\$43,470.00	18y	2036
Roofing - 30-yr Architectural: Cascade #1	\$500.00	114 SQ	\$57,000.00	18y	2036
Sauna - Maintenance	\$2,587.50	1 Allow	\$2,587.50	18y	2027
Timberwork	\$8,000.00	14 Bldg	\$112,000.00	N/A	N/A
2024 (Year 1) Total			\$406,577.72		
2025 (Year 2)					
Entry Monument - Repair	\$2,070.00	1 Allow	\$2,070.00	10y	2035
Heat Tape	\$2,070.00	1 Allow	\$2,070.00	4y	2029
Painting - Building Exterior	\$55,890.00	7 Bldg	\$391,230.00	16y	2026
Painting - Pool House Exterior	\$2,484.00	1 Allow	\$2,484.00	8y	2033
Railing - Wrought Iron (New)	\$109.265	9,576 LF	\$1,046,321.64	N/A	N/A
Reserve Study Update: Financial Update	\$4,647.125	0.16 LS	\$743.54	1y	2026
Retaining Walls	\$2,070.00	1 Allow	\$2,070.00	2y	2027
Security Cameras (One-Time)	\$6,210.00	1 Ea	\$6,210.00	N/A	N/A

NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
Windows - Replace	\$3,622.50	8 Bldg	\$28,980.00	5y	2030
2025 (Year 2) Total			\$1,482,179.18		
2026 (Year 3)					
Bridges	\$2,999.43	1 Allow	\$2,999.43	4y	2030
Concrete Repair	\$4,284.90	1 Allow	\$4,284.90	5y	2031
Contingency - Building Exterior	\$2,356.695	14 Bldg	\$32,993.73	8y	2034
Contingency - Building Interiors	\$535.612	42 Ea	\$22,495.70	5y	2031
Contingency - Clubhouse Exterior	\$3,213.68	1 Allow	\$3,213.68	4y	2030
Contingency - Clubhouse Interior	\$2,142.45	1 Allow	\$2,142.45	5y	2031
Contingency - Pool House	\$2,142.45	1 Allow	\$2,142.45	4y	2030
Deck - Staining	\$5.943	645 SF	\$3,833.24	N/A	N/A
Gym Equipment - Bike (Upright)	\$1,607.64	1 Ea	\$1,607.64	10y	2036
Gym Equipment - Cable Weight Machine	\$1,606.84	2 Ea	\$3,213.68	10y	2036
Gym Equipment - Miscellaneous	\$2,217.44	1 Allow	\$2,217.44	10y	2036
Gym Equipment - Rowing Machine	\$1,330.46	1 Ea	\$1,330.46	10y	2036
Painting - Building Exterior	\$57,846.15	7 Bldg	\$404,923.05	16y	2041
Painting - Interior	\$3.696	21,850 SF	\$80,757.60	10y	2036
Painting - Interior	\$3.696	2,400 SF	\$8,870.40	10y	2036
Ponds & Waterways - Maintenance	\$3,749.29	1 Allow	\$3,749.29	4y	2030
Pool Cover: Pool	\$3,427.92	1 Ea	\$3,427.92	12y	2038
Pool Cover: Spa	\$3,427.929	0.56 Ea	\$1,919.64	12y	2038
Pool Cover: Spa	\$3,427.929	0.56 Ea	\$1,919.64	12y	2038
Pool Equipment - Heater: Pool	\$3,880.513	3 Ea	\$11,641.54	20y	2046
Pool Equipment - Heater: South Jacuzzi	\$3,880.51	1 Ea	\$3,880.51	20y	2046
Pump - 20 HP (Replace)	\$13,858.97	1 Ea	\$13,858.97	20y	2046

NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
Reserve Study Update: Financial Update	\$4,809.812	0.16 LS	\$769.57	2y	2027
Shed - Maintenance	\$2,142.45	1 Allow	\$2,142.45	5y	2031
2026 (Year 3) Total			\$620,335.38		
2027 (Year 4)					
Asphalt Parking Areas - Crackfill	\$0.781	23,637.60 LF	\$18,460.97	3y	2030
Asphalt Parking Areas - Crackfill: Driveways	\$0.781	7,664 LF	\$5,985.58	3y	2030
Asphalt Parking Areas - Crackfill: Parking	\$0.781	1,227 LF	\$958.29	3y	2030
Asphalt Parking Areas - Repairs: Driveways	\$6.541	3,065.60 SF	\$20,052.09	3y	2033
Asphalt Parking Areas - Repairs: Parking	\$6.541	490.80 SF	\$3,210.32	3y	2033
Asphalt Parking Areas - Seal Coat	\$0.172	78,792 SF	\$13,552.22	3y	2030
Asphalt Parking Areas - Seal Coat: Driveways	\$0.172	38,320 SF	\$6,591.04	3y	2030
Asphalt Parking Areas - Seal Coat: Parking	\$0.172	6,135 SF	\$1,055.22	3y	2030
Audio/Visual Equipment	\$6,097.95	1 Allow	\$6,097.95	12y	2039
Concrete - Curbing (Roadway)	\$3,326.15	1 Allow	\$3,326.15	3y	2030
Contingency - Landscaping	\$9,756.72	1 Allow	\$9,756.72	6y	2033
Deck Structures	\$332.615	378 Ea	\$125,728.47	8y	2035
Garbage Enclosure	\$2,217.44	1 Allow	\$2,217.44	6y	2033
Heat Tape	\$1,330.461	8 Bldg	\$10,643.69	8y	2035
Landscaping - Beds & Shrubs	\$6,097.95	1 Allow	\$6,097.95	3y	2030
Painting - Building Exterior	\$75,392.815	4 Bldg	\$301,571.26	16y	2028
Pool Deck - Sealing: Pool	\$0.86	5,597 SF	\$4,813.42	3y	2030
Pool Deck - Sealing: South Jacuzzi	\$0.86	794 SF	\$682.84	3y	2030
Reserve Study Update: Financial Update	\$4,978.125	0.16 LS	\$796.50	3y	2028
Retaining Walls	\$2,217.44	1 Allow	\$2,217.44	2y	2029

NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
Sauna - Maintenance	\$2,868.81	1 Allow	\$2,868.81	3y	2030
2027 (Year 4) Total			\$546,684.37		
2028 (Year 5)					
Concrete - Curbing (Landscape)	\$2,295.05	1 Allow	\$2,295.05	5y	2033
Deck Structures	\$344.257	48 Ea	\$16,524.34	8y	2036
Flooring - Carpet (Commercial)	\$13.385	6,950 SF	\$93,025.75	20y	2048
Painting - Building Exterior	\$78,031.565	4 Bldg	\$312,126.26	16y	2043
Pool - General Repairs	\$2,295.05	1 Allow	\$2,295.05	6y	2034
Reserve Study Update: Financial Update	\$5,152.375	0.16 LS	\$824.38	4y	2029
Trees - Maintenance	\$9,501.49	1 Allow	\$9,501.49	3y	2031
2028 (Year 5) Total			\$436,592.32		

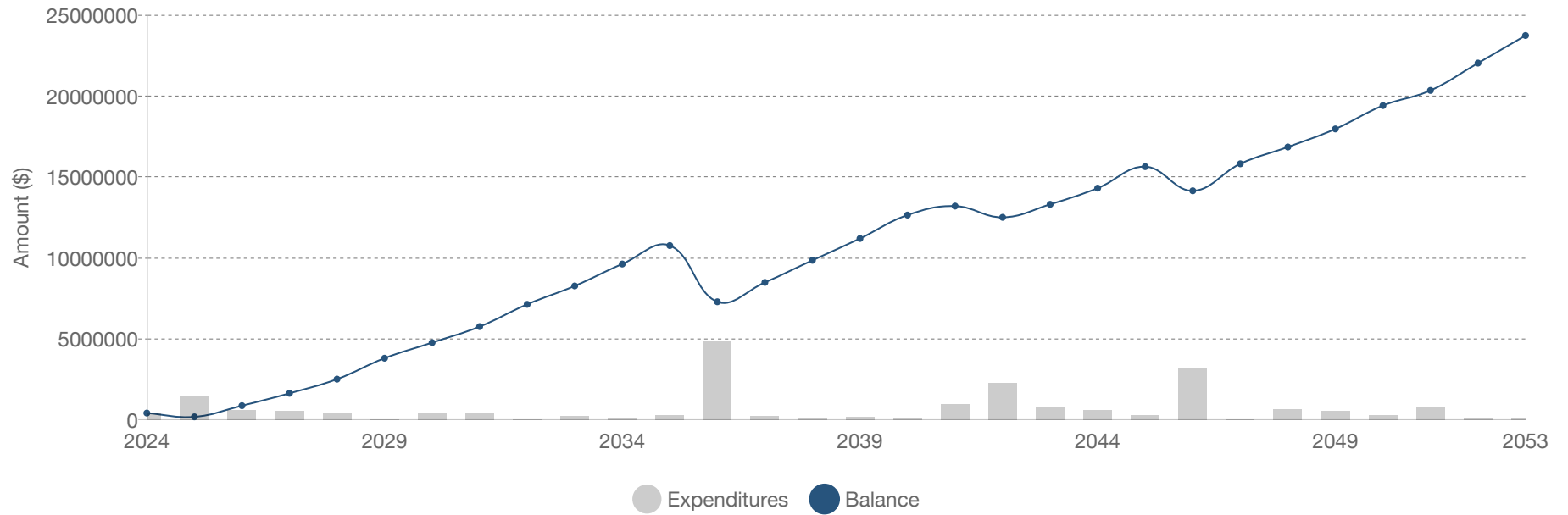
Moose Hollow Homeowners Association
 Analysis Date - January 1, 2024

Cash Flow - Annual

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Begin Balance	\$645,079.39	\$416,830.67	\$182,954.49	\$873,337.26	\$1,637,371.04	\$2,511,496.87	\$3,806,193.14	\$4,769,325.87	\$5,759,267.66	\$7,134,575.70
Contribution	\$178,329.00	\$1,248,303.00	\$1,310,718.15	\$1,310,718.15	\$1,310,718.15	\$1,310,718.15	\$1,376,254.04	\$1,376,254.04	\$1,376,254.04	\$1,376,254.04
Average Per Unit	\$825.60	\$5,779.18	\$6,068.14	\$6,068.14	\$6,068.14	\$6,068.14	\$6,371.55	\$6,371.55	\$6,371.55	\$6,371.55
Percent Change	0.00%	600.00%	5.00%	0.00%	0.00%	0.00%	5.00%	0.00%	0.00%	0.00%
Special Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Less Expenditures	\$406,577.72	\$1,482,179.18	\$620,335.38	\$546,684.37	\$436,592.32	\$16,021.88	\$413,121.31	\$386,312.25	\$946.00	\$237,851.66
Ending Balance	\$416,830.67	\$182,954.49	\$873,337.26	\$1,637,371.04	\$2,511,496.87	\$3,806,193.14	\$4,769,325.87	\$5,759,267.66	\$7,134,575.70	\$8,272,978.08
	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Begin Balance	\$8,272,978.08	\$9,627,667.77	\$10,765,968.01	\$7,294,509.42	\$8,490,506.28	\$9,855,898.59	\$11,202,603.33	\$12,652,300.79	\$13,208,937.57	\$12,512,946.52
Contribution	\$1,445,066.77	\$1,445,066.77	\$1,445,066.77	\$1,445,066.77	\$1,517,320.14	\$1,517,320.14	\$1,517,320.14	\$1,517,320.14	\$1,593,186.14	\$1,593,186.14
Average Per Unit	\$6,690.12	\$6,690.12	\$6,690.12	\$6,690.12	\$7,024.63	\$7,024.63	\$7,024.63	\$7,024.63	\$7,375.86	\$7,375.86
Percent Change	5.00%	0.00%	0.00%	0.00%	5.00%	0.00%	0.00%	0.00%	5.00%	0.00%
Special Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Less Expenditures	\$90,377.08	\$306,766.53	\$4,916,525.36	\$249,069.91	\$151,927.83	\$170,615.40	\$67,622.68	\$960,683.36	\$2,289,177.19	\$789,183.56
Ending Balance	\$9,627,667.77	\$10,765,968.01	\$7,294,509.42	\$8,490,506.28	\$9,855,898.59	\$11,202,603.33	\$12,652,300.79	\$13,208,937.57	\$12,512,946.52	\$13,316,949.10
	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Begin Balance	\$13,316,949.10	\$14,316,999.06	\$15,643,403.18	\$14,154,044.18	\$15,820,892.52	\$16,860,124.58	\$17,975,186.21	\$19,419,586.99	\$20,355,806.76	\$22,045,746.31
Contribution	\$1,593,186.14	\$1,593,186.14	\$1,672,845.44	\$1,672,845.44	\$1,672,845.44	\$1,672,845.44	\$1,756,487.74	\$1,756,487.74	\$1,756,487.74	\$1,756,487.74
Average Per Unit	\$7,375.86	\$7,375.86	\$7,744.65	\$7,744.65	\$7,744.65	\$7,744.65	\$8,131.89	\$8,131.89	\$8,131.89	\$8,131.89
Percent Change	0.00%	0.00%	5.00%	0.00%	0.00%	0.00%	5.00%	0.00%	0.00%	0.00%
Special Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Less Expenditures	\$593,136.18	\$266,782.02	\$3,162,204.44	\$5,997.10	\$633,613.38	\$557,783.81	\$312,086.96	\$820,267.97	\$66,548.19	\$53,671.92
Ending Balance	\$14,316,999.06	\$15,643,403.18	\$14,154,044.18	\$15,820,892.52	\$16,860,124.58	\$17,975,186.21	\$19,419,586.99	\$20,355,806.76	\$22,045,746.31	\$23,748,562.13

Moose Hollow Homeowners Association
Analysis Date - January 1, 2024

Cash Flow - Chart (30 Year in View)



Moose Hollow Homeowners Association
 Analysis Date - January 1, 2024

Percent Funded - Cash Flow - Annual

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
100% Funded	\$16,356,240.48	\$17,975,534.63	\$17,499,075.62	\$17,927,471.18	\$18,465,523.14	\$19,144,150.11	\$20,244,437.00	\$20,973,576.85	\$21,749,992.62	\$22,911,811.87
Percent Funded	3.94%	2.32%	1.05%	4.87%	8.87%	13.12%	18.80%	22.74%	26.48%	31.14%
Begin Balance	\$645,079.39	\$416,830.67	\$182,954.49	\$873,337.26	\$1,637,371.04	\$2,511,496.87	\$3,806,193.14	\$4,769,325.87	\$5,759,267.66	\$7,134,575.70
Contribution	\$178,329.00	\$1,248,303.00	\$1,310,718.15	\$1,310,718.15	\$1,310,718.15	\$1,310,718.15	\$1,376,254.04	\$1,376,254.04	\$1,376,254.04	\$1,376,254.04
Average Per Unit	\$825.60	\$5,779.18	\$6,068.14	\$6,068.14	\$6,068.14	\$6,068.14	\$6,371.55	\$6,371.55	\$6,371.55	\$6,371.55
Percent Change	0.00%	600.00%	5.00%	0.00%	0.00%	0.00%	5.00%	0.00%	0.00%	0.00%
Special Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Less Expenditures	\$406,577.72	\$1,482,179.18	\$620,335.38	\$546,684.37	\$436,592.32	\$16,021.88	\$413,121.31	\$386,312.25	\$946.00	\$237,851.66
Ending Balance	\$416,830.67	\$182,954.49	\$873,337.26	\$1,637,371.04	\$2,511,496.87	\$3,806,193.14	\$4,769,325.87	\$5,759,267.66	\$7,134,575.70	\$8,272,978.08

Moose Hollow Homeowners Association
 Analysis Date - January 1, 2024

Percent Funded - Cash Flow - Annual

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
100% Funded	\$23,849,019.78	\$24,937,240.78	\$25,823,850.20	\$22,386,590.20	\$23,638,359.94	\$24,993,259.59	\$26,335,850.87	\$27,783,930.80	\$28,387,003.06	\$27,782,686.34
Percent Funded	34.69%	38.61%	41.69%	32.58%	35.92%	39.43%	42.54%	45.54%	46.53%	45.04%
Begin Balance	\$8,272,978.08	\$9,627,667.77	\$10,765,968.01	\$7,294,509.42	\$8,490,506.28	\$9,855,898.59	\$11,202,603.33	\$12,652,300.79	\$13,208,937.57	\$12,512,946.52
Contribution	\$1,445,066.77	\$1,445,066.77	\$1,445,066.77	\$1,445,066.77	\$1,517,320.14	\$1,517,320.14	\$1,517,320.14	\$1,517,320.14	\$1,593,186.14	\$1,593,186.14
Average Per Unit	\$6,690.12	\$6,690.12	\$6,690.12	\$6,690.12	\$7,024.63	\$7,024.63	\$7,024.63	\$7,024.63	\$7,375.86	\$7,375.86
Percent Change	5.00%	0.00%	0.00%	0.00%	5.00%	0.00%	0.00%	0.00%	5.00%	0.00%
Special Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Less Expenditures	\$90,377.08	\$306,766.53	\$4,916,525.36	\$249,069.91	\$151,927.83	\$170,615.40	\$67,622.68	\$960,683.36	\$2,289,177.19	\$789,183.56
Ending Balance	\$9,627,667.77	\$10,765,968.01	\$7,294,509.42	\$8,490,506.28	\$9,855,898.59	\$11,202,603.33	\$12,652,300.79	\$13,208,937.57	\$12,512,946.52	\$13,316,949.10

Moose Hollow Homeowners Association
 Analysis Date - January 1, 2024

Percent Funded - Cash Flow - Annual

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
100% Funded	\$28,712,751.21	\$29,865,750.29	\$31,355,012.03	\$30,165,597.46	\$32,132,599.91	\$33,498,022.06	\$34,963,327.94	\$36,688,756.18	\$37,938,822.52	\$39,945,219.50
Percent Funded	46.38%	47.94%	49.89%	46.92%	49.24%	50.33%	51.41%	52.93%	53.65%	55.19%
Begin Balance	\$13,316,949.10	\$14,316,999.06	\$15,643,403.18	\$14,154,044.18	\$15,820,892.52	\$16,860,124.58	\$17,975,186.21	\$19,419,586.99	\$20,355,806.76	\$22,045,746.31
Contribution	\$1,593,186.14	\$1,593,186.14	\$1,672,845.44	\$1,672,845.44	\$1,672,845.44	\$1,672,845.44	\$1,756,487.74	\$1,756,487.74	\$1,756,487.74	\$1,756,487.74
Average Per Unit	\$7,375.86	\$7,375.86	\$7,744.65	\$7,744.65	\$7,744.65	\$7,744.65	\$8,131.89	\$8,131.89	\$8,131.89	\$8,131.89
Percent Change	0.00%	0.00%	5.00%	0.00%	0.00%	0.00%	5.00%	0.00%	0.00%	0.00%
Special Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Less Expenditures	\$593,136.18	\$266,782.02	\$3,162,204.44	\$5,997.10	\$633,613.38	\$557,783.81	\$312,086.96	\$820,267.97	\$66,548.19	\$53,671.92
Ending Balance	\$14,316,999.06	\$15,643,403.18	\$14,154,044.18	\$15,820,892.52	\$16,860,124.58	\$17,975,186.21	\$19,419,586.99	\$20,355,806.76	\$22,045,746.31	\$23,748,562.13

Moose Hollow Homeowners Association
Analysis Date - January 1, 2024

Item Parameters - Detail

CATEGORY NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
Cascades - Building Exteriors							
Contingency - Building Exterior	01/01/2030	8y	24y	6y	\$3,200.00	8 Bldg	\$25,600.00
Deck - Composite	01/01/2036	30y	30y	12y	\$38.295	3,456 SF	\$132,347.52
Deck Structures	01/01/2028	8y	22y	4y	\$300.00	48 Ea	\$14,400.00
Doors - Exterior	01/01/2036	30y	30y	12y	\$1,190.25	168 Ea	\$199,962.00
Garage Door - Wood	01/01/2046	40y	40y	22y	\$3,105.00	48 Ea	\$149,040.00
Gutters & Downspouts	01/01/2036	30y	30y	12y	\$19.313	2,280 LF	\$44,033.64
Heat Tape	01/01/2027	8y	21y	3y	\$1,200.00	8 Bldg	\$9,600.00
Painting - Building Exterior	01/01/2028	16y	22y	4y	\$68,000.00	4 Bldg	\$272,000.00
Painting - Building Exterior	01/01/2027	16y	21y	3y	\$68,000.00	4 Bldg	\$272,000.00
Painting - Mid-Cycle Touch-Up	01/01/2035	16y	29y	11y	\$68,000.00	0.80 Bldg	\$54,400.00
Painting - Wrought Iron	01/01/2030	8y	24y	6y	\$14.49	1,152 LF	\$16,692.48
Railing - Wrought Iron	01/01/2036	30y	30y	12y	\$87.975	1,152 LF	\$101,347.20
Roofing - 30-yr Architectural: Cascade #1	01/01/2024	30y	18y	0y	\$500.00	114 SQ	\$57,000.00
Roofing - 30-yr Architectural: Cascade #2	01/01/2036	30y	30y	12y	\$500.00	114 SQ	\$57,000.00
Roofing - 30-yr Architectural: Cascade #3	01/01/2036	30y	30y	12y	\$500.00	114 SQ	\$57,000.00
Roofing - 30-yr Architectural: Cascade #4	01/01/2036	30y	30y	12y	\$500.00	114 SQ	\$57,000.00
Roofing - 30-yr Architectural: Cascade #5	01/01/2036	30y	30y	12y	\$500.00	114 SQ	\$57,000.00
Roofing - 30-yr Architectural: Cascade #6	01/01/2036	30y	30y	12y	\$500.00	114 SQ	\$57,000.00
Roofing - 30-yr Architectural: Cascade #7	01/01/2036	30y	30y	12y	\$500.00	114 SQ	\$57,000.00
Roofing - 30-yr Architectural: Cascade #8	01/01/2036	30y	30y	12y	\$500.00	114 SQ	\$57,000.00

CATEGORY NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
Siding & Trim - Replace	01/01/2059	50y	53y	35y	\$425,000.00	8 Bldg	\$3,400,000.00
Windows - Replace	01/01/2025	5y	19y	1y	\$3,500.00	8 Bldg	\$28,000.00
							\$5,175,422.84
Cascades - Clubhouse Exterior							
Contingency - Clubhouse Exterior	01/01/2026	4y	20y	2y	\$3,000.00	1 Allow	\$3,000.00
Deck - Composite	01/01/2036	30y	30y	12y	\$38.295	645 SF	\$24,700.28
Deck - Staining	01/01/2026	N/A	N/A	N/A	\$5.548	645 SF	\$3,578.46
Doors - Exterior	01/01/2036	30y	30y	12y	\$1,190.25	7 Ea	\$8,331.75
Painting - Clubhouse Exterior	01/01/2024	10y	18y	0y	\$7,200.00	1 Allow	\$7,200.00
Painting - Wrought Iron	01/01/2030	8y	24y	6y	\$14.49	156 LF	\$2,260.44
Railing - Wrought Iron: Deck	01/01/2036	30y	30y	12y	\$87.975	78 LF	\$6,862.05
Railing - Wrought Iron: Walkway	01/01/2036	30y	30y	12y	\$87.975	78 LF	\$6,862.05
Roofing - 30-yr Architectural	01/01/2036	30y	30y	12y	\$670.00	26 SQ	\$17,420.00
Siding & Trim - Replace	01/01/2036	30y	30y	12y	\$45,000.00	1 Allow	\$45,000.00
							\$125,215.03
Cascades - Clubhouse Interior							
Access Control	01/01/2036	15y	30y	12y	\$4,140.00	1 Allow	\$4,140.00
Audio/Visual Equipment	01/01/2027	12y	21y	3y	\$5,500.00	1 Allow	\$5,500.00
Contingency - Clubhouse Interior	01/01/2026	5y	20y	2y	\$2,000.00	1 Allow	\$2,000.00
Flooring - Carpet (Commercial)	01/01/2030	12y	24y	6y	\$11.664	1,637 SF	\$19,093.97
Furnishings & Décor	01/01/2029	8y	23y	5y	\$5,000.00	1 Allow	\$5,000.00
Gym Equipment - Bike (Spin)	01/01/2030	8y	24y	6y	\$2,000.00	1 Ea	\$2,000.00
Gym Equipment - Bike (Upright)	01/01/2026	10y	20y	2y	\$1,500.75	1 Ea	\$1,500.75
Gym Equipment - Cable Weight Machine	01/01/2026	10y	20y	2y	\$1,500.00	2 Ea	\$3,000.00
Gym Equipment - Miscellaneous	01/01/2026	10y	20y	2y	\$2,070.00	1 Allow	\$2,070.00
Gym Equipment - Rowing Machine	01/01/2026	10y	20y	2y	\$1,242.00	1 Ea	\$1,242.00
Gym Equipment - Treadmill	01/01/2030	12y	24y	6y	\$5,071.50	2 Ea	\$10,143.00
HVAC - Air Conditioner	01/01/2024	18y	18y	0y	\$9,108.00	1 Ea	\$9,108.00

CATEGORY NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
HVAC - Furnace	01/01/2024	18y	18y	0y	\$4,657.50	1 Allow	\$4,657.50
Painting - Interior	01/01/2026	10y	20y	2y	\$3.45	2,400 SF	\$8,280.00
Rehab - Clubhouse	01/01/2046	40y	40y	22y	\$45.00	2,400 SF	\$108,000.00
Security Cameras	01/01/2031	6y	25y	7y	\$2,500.00	1 Ea	\$2,500.00
Security Cameras (One-Time)	01/01/2025	N/A	N/A	N/A	\$6,000.00	1 Ea	\$6,000.00
							\$194,235.22
Cascades - Landscape & Grounds							
Asphalt Parking Areas - Crackfill: Driveways	01/01/2024	3y	18y	0y	\$0.704	7,664 LF	\$5,395.46
Asphalt Parking Areas - Crackfill: Parking	01/01/2024	3y	18y	0y	\$0.704	1,227 LF	\$863.81
Asphalt Parking Areas - Overlay: Driveways	01/01/2042	35y	36y	18y	\$3.033	38,320 SF	\$116,224.56
Asphalt Parking Areas - Overlay: Parking	01/01/2042	35y	36y	18y	\$3.033	6,135 SF	\$18,607.46
Asphalt Parking Areas - Repairs: Driveways	01/01/2027	6y	3y	3y	\$5.90	3,065.60 SF	\$18,087.04
Asphalt Parking Areas - Repairs: Parking	01/01/2027	6y	3y	3y	\$5.90	490.80 SF	\$2,895.72
Asphalt Parking Areas - Seal Coat: Driveways	01/01/2024	3y	18y	0y	\$0.155	38,320 SF	\$5,939.60
Asphalt Parking Areas - Seal Coat: Parking	01/01/2024	3y	18y	0y	\$0.155	6,135 SF	\$950.92
Asphalt Pathways - Crackfill	01/01/2024	6y	18y	0y	\$0.704	2,648 LF	\$1,864.19
Asphalt Pathways - Overlay	01/01/2042	35y	36y	18y	\$3.033	13,240 SF	\$40,156.92
Asphalt Pathways - Repairs	01/01/2024	6y	18y	0y	\$5.90	1,986 SF	\$11,717.40
Asphalt Pathways - Seal Coat	01/01/2024	6y	18y	0y	\$0.155	13,240 SF	\$2,052.20
Entry Monument - Replace	01/01/2036	30y	30y	12y	\$7,500.00	1 Allow	\$7,500.00
Lamp Post	01/01/2041	35y	35y	17y	\$558.90	20 Ea	\$11,178.00
Mailboxes (Cluster) - 16 Unit	01/01/2031	25y	25y	7y	\$2,380.50	3 Ea	\$7,141.50
Table - Picnic	01/01/2031	25y	25y	7y	\$1,345.50	3 Ea	\$4,036.50
							\$254,611.28
Landscape & Grounds							
Bridges	01/01/2026	4y	20y	2y	\$2,800.00	1 Allow	\$2,800.00
Concrete - Curbing (Landscape)	01/01/2028	5y	22y	4y	\$2,000.00	1 Allow	\$2,000.00
Concrete - Curbing (Roadway)	01/01/2024	3y	18y	0y	\$3,000.00	1 Allow	\$3,000.00

CATEGORY NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
Concrete Repair	01/01/2026	5y	20y	2y	\$4,000.00	1 Allow	\$4,000.00
Contingency - Landscaping	01/01/2027	6y	21y	3y	\$8,800.00	1 Allow	\$8,800.00
Landscaping - Beds & Shrubs	01/01/2024	3y	18y	0y	\$5,500.00	1 Allow	\$5,500.00
Retaining Walls	01/01/2025	2y	19y	1y	\$2,000.00	1 Allow	\$2,000.00
Trees - Maintenance	01/01/2028	3y	22y	4y	\$8,280.00	1 Allow	\$8,280.00
Trees - Replacement	01/01/2030	6y	24y	6y	\$1,345.50	6 Ea	\$8,073.00
Utility Infrastructure	01/01/2030	8y	24y	6y	\$12,000.00	1 Allow	\$12,000.00
							\$56,453.00
Moose Hollow - Building Exteriors							
Contingency - Building Exterior	01/01/2026	8y	20y	2y	\$2,200.00	14 Bldg	\$30,800.00
Deck - Composite	01/01/2036	30y	30y	12y	\$38.295	33,516 SF	\$1,283,495.22
Deck Structures	01/01/2027	8y	21y	3y	\$300.00	378 Ea	\$113,400.00
Doors - Exterior	01/01/2050	28y	28y	26y	\$1,190.25	42 Ea	\$49,990.50
Garbage Enclosure	01/01/2027	6y	21y	3y	\$2,000.00	1 Allow	\$2,000.00
Gutters & Downspouts	01/01/2036	30y	30y	12y	\$19.313	2,100 LF	\$40,557.30
Heat Tape	01/01/2025	4y	19y	1y	\$2,000.00	1 Allow	\$2,000.00
Painting - Building Exterior	01/01/2026	16y	20y	2y	\$54,000.00	7 Bldg	\$378,000.00
Painting - Building Exterior	01/01/2025	16y	19y	1y	\$54,000.00	7 Bldg	\$378,000.00
Painting - Mid-Cycle Touch-Up	01/01/2033	16y	27y	9y	\$54,000.00	1.40 Bldg	\$75,600.00
Painting - Wrought Iron	01/01/2037	12y	31y	13y	\$14.49	9,576 LF	\$138,756.24
Railing - Wrought Iron (New)	01/01/2025	N/A	N/A	N/A	\$105.57	9,576 LF	\$1,010,938.32
Roofing - 30-yr Architectural: Building #01	01/01/2024	30y	18y	0y	\$621.00	70 SQ	\$43,470.00
Roofing - 30-yr Architectural: Building #02	01/01/2024	30y	18y	0y	\$621.00	70 SQ	\$43,470.00
Roofing - 30-yr Architectural: Building #03	01/01/2036	30y	30y	12y	\$621.00	70 SQ	\$43,470.00
Roofing - 30-yr Architectural: Building #04	01/01/2036	30y	30y	12y	\$621.00	70 SQ	\$43,470.00
Roofing - 30-yr Architectural: Building #05	01/01/2036	30y	30y	12y	\$621.00	70 SQ	\$43,470.00
Roofing - 30-yr Architectural: Building #06	01/01/2036	30y	30y	12y	\$621.00	70 SQ	\$43,470.00
Roofing - 30-yr Architectural: Building #07	01/01/2036	30y	30y	12y	\$621.00	70 SQ	\$43,470.00

CATEGORY NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
Roofing - 30-yr Architectural: Building #08	01/01/2036	30y	30y	12y	\$621.00	70 SQ	\$43,470.00
Roofing - 30-yr Architectural: Building #09	01/01/2036	30y	30y	12y	\$621.00	70 SQ	\$43,470.00
Roofing - 30-yr Architectural: Building #10	01/01/2036	30y	30y	12y	\$621.00	70 SQ	\$43,470.00
Roofing - 30-yr Architectural: Building #11	01/01/2036	30y	30y	12y	\$621.00	70 SQ	\$43,470.00
Roofing - 30-yr Architectural: Building #12	01/01/2036	30y	30y	12y	\$621.00	70 SQ	\$43,470.00
Roofing - 30-yr Architectural: Building #13	01/01/2036	30y	30y	12y	\$621.00	70 SQ	\$43,470.00
Roofing - 30-yr Architectural: Building #14	01/01/2036	30y	30y	12y	\$621.00	70 SQ	\$43,470.00
Siding & Trim - Replace	01/01/2057	50y	51y	33y	\$350,000.00	14 Bldg	\$4,900,000.00
Timberwork	01/01/2024	N/A	N/A	N/A	\$8,000.00	14 Bldg	\$112,000.00
							\$9,124,117.58
Moose Hollow - Building Interiors							
Contingency - Building Interiors	01/01/2026	5y	20y	2y	\$500.00	42 Ea	\$21,000.00
Flooring - Carpet (Commercial)	01/01/2028	20y	22y	4y	\$11.664	6,950 SF	\$81,064.80
Painting - Interior	01/01/2026	10y	20y	2y	\$3.45	21,850 SF	\$75,382.50
Rehab - Building Interiors	01/01/2046	40y	40y	22y	\$45.00	21,850 SF	\$983,250.00
							\$1,160,697.30
Moose Hollow - Landscape & Grounds							
Asphalt Parking Areas - Crackfill	01/01/2024	3y	18y	0y	\$0.704	23,637.60 LF	\$16,640.87
Asphalt Parking Areas - Overlay	01/01/2042	35y	36y	18y	\$3.033	78,792 SF	\$238,976.14
Asphalt Parking Areas - Repairs	01/01/2030	6y	6y	6y	\$5.90	11,818.80 SF	\$69,730.92
Asphalt Parking Areas - Seal Coat	01/01/2024	3y	18y	0y	\$0.155	78,792 SF	\$12,212.76
Asphalt Pathways - Crackfill	01/01/2024	6y	18y	0y	\$0.704	4,068.80 LF	\$2,864.44
Asphalt Pathways - Overlay	01/01/2042	35y	36y	18y	\$3.033	20,344 SF	\$61,703.35
Asphalt Pathways - Repairs	01/01/2024	6y	18y	0y	\$5.90	3,051.60 SF	\$18,004.44
Asphalt Pathways - Seal Coat	01/01/2024	6y	18y	0y	\$0.155	20,344 SF	\$3,153.32
Entry Monument - Repair	01/01/2025	10y	19y	1y	\$2,000.00	1 Allow	\$2,000.00
Entry Monument - Replace	01/01/2036	30y	30y	12y	\$15,000.00	1 Allow	\$15,000.00
Mailboxes (Cluster) - 16 Unit	01/01/2031	25y	25y	7y	\$2,380.50	11 Ea	\$26,185.50

CATEGORY NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
Ponds - Dredging: North Pond	01/01/2031	25y	25y	7y	\$15.525	7,750 SF	\$120,318.75
Ponds - Dredging: South Pond	01/01/2031	25y	25y	7y	\$15.525	4,844 SF	\$75,203.10
Ponds & Waterways - Maintenance	01/01/2026	4y	20y	2y	\$3,500.00	1 Allow	\$3,500.00
Pump - 20 HP (Rebuild)	01/01/2036	20y	30y	12y	\$3,105.00	1 Ea	\$3,105.00
Pump - 20 HP (Replace)	01/01/2026	20y	20y	2y	\$12,937.50	1 Ea	\$12,937.50
Shed - Maintenance	01/01/2026	5y	20y	2y	\$2,000.00	1 Allow	\$2,000.00
Table - Picnic	01/01/2031	25y	25y	7y	\$1,345.50	21 Ea	\$28,255.50
							\$711,791.59
Moose Hollow - Pool Areas							
Access Control: Pool	01/01/2036	15y	30y	12y	\$4,140.00	1 Allow	\$4,140.00
Access Control: South Jacuzzi	01/01/2036	15y	30y	12y	\$4,140.00	1 Allow	\$4,140.00
Contingency - Jacuzzi Bathroom	01/01/2024	6y	18y	0y	\$4,000.00	1 Allow	\$4,000.00
Contingency - Pool House	01/01/2026	4y	20y	2y	\$2,000.00	1 Allow	\$2,000.00
Fencing - Wrought Iron 6': Pool	01/01/2036	30y	30y	12y	\$67.275	400 LF	\$26,910.00
Fencing - Wrought Iron 6': South Jacuzzi	01/01/2053	30y	30y	29y	\$67.275	120 LF	\$8,073.00
HVAC - Air Conditioner	01/01/2024	18y	18y	0y	\$9,108.00	1 Ea	\$9,108.00
HVAC - Furnace	01/01/2024	18y	18y	0y	\$4,657.50	1 Allow	\$4,657.50
Painting - Pool House Exterior	01/01/2025	8y	19y	1y	\$2,400.00	1 Allow	\$2,400.00
Painting - Wrought Iron: Pool	01/01/2030	8y	24y	6y	\$14.49	400 LF	\$5,796.00
Painting - Wrought Iron: South Jacuzzi	01/01/2030	8y	7y	6y	\$14.49	120 LF	\$1,738.80
Pool - General Repairs	01/01/2028	6y	22y	4y	\$2,000.00	1 Allow	\$2,000.00
Pool - General Repairs (South Jacuzzi)	01/01/2030	8y	24y	6y	\$2,000.00	1 Allow	\$2,000.00
Pool - Plaster: Pool	01/01/2042	20y	20y	18y	\$58.219	1,184 SF	\$68,931.30
Pool - Plaster: South Jacuzzi	01/01/2042	20y	20y	18y	\$58.219	67 SF	\$3,900.67
Pool - Plaster: Spa	01/01/2042	20y	20y	18y	\$58.219	108 SF	\$6,287.65
Pool - Plaster: Spa	01/01/2042	20y	20y	18y	\$58.219	108 SF	\$6,287.65
Pool Cover: Pool	01/01/2026	12y	20y	2y	\$3,200.00	1 Ea	\$3,200.00
Pool Cover: Spa	01/01/2026	12y	20y	2y	\$3,200.00	0.56 Ea	\$1,792.00

CATEGORY NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
Pool Cover: Spa	01/01/2026	12y	20y	2y	\$3,200.00	0.56 Ea	\$1,792.00
Pool Deck - Repairs	01/01/2024	6y	18y	0y	\$12.00	559.70 SF	\$6,716.40
Pool Deck - Sealing: Pool	01/01/2024	3y	18y	0y	\$0.776	5,597 SF	\$4,343.27
Pool Deck - Sealing: South Jacuzzi	01/01/2024	3y	18y	0y	\$0.776	794 SF	\$616.14
Pool Equipment - Chemical Controls: Pool	01/01/2024	6y	18y	0y	\$1,242.00	1 Allow	\$1,242.00
Pool Equipment - Chemical Controls: South Jacuzzi	01/01/2024	6y	18y	0y	\$1,242.00	1 Allow	\$1,242.00
Pool Equipment - Heater: Pool	01/01/2026	20y	20y	2y	\$3,622.50	3 Ea	\$10,867.50
Pool Equipment - Heater: South Jacuzzi	01/01/2026	20y	20y	2y	\$3,622.50	1 Ea	\$3,622.50
Pool Equipment - Pump: Pool	01/01/2030	8y	24y	6y	\$1,242.00	3 Ea	\$3,726.00
Pool Equipment - Pump: South Jacuzzi	01/01/2030	8y	24y	6y	\$1,242.00	1 Ea	\$1,242.00
Pool Equipment - Sand Filter: Pool	01/01/2036	15y	30y	12y	\$1,242.00	3 Ea	\$3,726.00
Pool Equipment - Sand Filter: South Jacuzzi	01/01/2036	15y	30y	12y	\$1,242.00	1 Ea	\$1,242.00
Pool Furniture	01/01/2024	6y	18y	0y	\$5,000.00	1 Allow	\$5,000.00
Rehab - Jacuzzi Bathroom	01/01/2036	30y	30y	12y	\$6,000.00	1 Allow	\$6,000.00
Rehab - Office & Pool Bathrooms	01/01/2041	35y	35y	17y	\$75,000.00	1 Allow	\$75,000.00
Roofing - 30-yr Architectural	01/01/2036	30y	30y	12y	\$670.00	22 SQ	\$14,740.00
Sauna - Heater	01/01/2036	15y	30y	12y	\$2,200.00	1 Ea	\$2,200.00
Sauna - Maintenance	01/01/2024	3y	18y	0y	\$2,587.50	1 Allow	\$2,587.50
Siding & Trim - Replace	01/01/2041	35y	35y	17y	\$35,000.00	1 Allow	\$35,000.00
							\$348,267.88
Reserve Study							
Reserve Study Update: Financial Update	01/01/2025	5y	1y	1y	\$4,490.00	0.16 LS	\$718.40
Reserve Study Update: Financial Update	01/01/2026	5y	2y	2y	\$4,490.00	0.16 LS	\$718.40
Reserve Study Update: Financial Update	01/01/2028	5y	4y	4y	\$4,490.00	0.16 LS	\$718.40
Reserve Study Update: Financial Update	01/01/2027	5y	3y	3y	\$4,490.00	0.16 LS	\$718.40
Reserve Study Update: Full Study	01/01/2029	5y	5y	5y	\$4,490.00	1 LS	\$4,490.00
							\$7,363.60

Moose Hollow Homeowners Association
 Analysis Date - January 1, 2024

Item Parameters - Full Detail

Access Control

Basic Info

Type of Cost:	Replacement
Category:	Moose Hollow - Pool Areas
Subcategory:	Electronics
Condition:	Good

Comments/Notes

This component replaces the access control system at the **Moose Hollow** pool and jacuzzi areas. This is an aggregate replacement/upgrade of the access control system components.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	15y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2036

Financial Data

Estimate Date:	06/01/2023
Cost Per Allow:	\$4,000.00
Total Quantity:	2 Allow
Total Current Cost:	\$8,280.00
Inflation Rate:	3.50%
Total Expenditures:	\$33,473.02

Access Control

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Clubhouse Interior
Subcategory:	Electronics
Condition:	Good

Comments/Notes

This component replaces the access control system at the Cascades clubhouse. This is an aggregate replacement/upgrade of the access control system components.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	15y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2036

Financial Data

Estimate Date:	06/01/2023
Cost Per Allow:	\$4,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$4,140.00
Inflation Rate:	3.50%
Total Expenditures:	\$16,736.51

Asphalt Parking Areas - Crackfill

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Cascades - Landscape & Grounds
Subcategory:	Paving
Condition:	Good

Comments/Notes

This component funds periodic crackfill of the Cascades parking areas and driveways as needed. It includes blowing out and filling cracks with hot rubber. This component runs in conjunction with *Asphalt Parking Areas - Repairs* and *Asphalt Parking Areas - Seal Coat*. The Quantity (in Linear Feet) is calculated at 20% of the total asphalt surface area. Measurements are approximate by NSR.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	3y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2024

Financial Data

Estimate Date:	06/01/2023
Cost Per LF:	\$0.68
Total Quantity:	44,455 LF
Percent of Total to Maintain:	20%
Quantity to Maintain:	8,891 LF
Total Current Cost:	\$6,259.27
Inflation Rate:	3.50%
Total Expenditures:	\$104,015.83

Asphalt Parking Areas - Crackfill

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Moose Hollow - Landscape & Grounds
Subcategory:	Paving
Condition:	Good

Comments/Notes

This component funds periodic crackfill of the **Moose Hollow parking areas** as needed. It includes blowing out and filling cracks with hot rubber. This component runs in conjunction with *Asphalt Parking Areas - Repairs* and *Asphalt Parking Areas - Seal Coat*. The Quantity (in Linear Feet) is calculated at 30% of the total asphalt surface area. Measurements are approximate by NSR.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	3y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2024

Financial Data

Estimate Date:	06/01/2023
Cost Per LF:	\$0.68
Total Quantity:	78,792 LF
Percent of Total to Maintain:	30%
Quantity to Maintain:	23,637.60 LF
Total Current Cost:	\$16,640.87
Inflation Rate:	3.50%
Total Expenditures:	\$276,536.28

Asphalt Parking Areas - Overlay

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Cascades - Landscape & Grounds
Subcategory:	Paving
Condition:	Good

Comments/Notes

This component funds grinding out approx. 2" of asphalt top coat in the **Cascades parking areas and driveways** and resurfacing the area with an asphalt "overlay" in lieu of full replacement. This component may extend beyond the scope of this study if regular crackfill and seal coating are followed, however, it was included as it represents a significant future expense. The Quantity is calculated at 100% of the total asphalt surface area. Measurements are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	35y
Remaining Useful Life:	18y
Next Activity Date:	01/01/2042

Financial Data

Estimate Date:	06/01/2023
Cost Per SF:	\$2.93
Total Quantity:	44,455 SF
Total Current Cost:	\$134,832.02
Inflation Rate:	3.50%
Total Expenditures:	\$250,459.47



Asphalt Parking Areas - Overlay

Basic Info

Type of Cost: Repairs & Maintenance
Category: Moose Hollow - Landscape & Grounds
Subcategory: Paving
Condition: Good

Comments/Notes

This component funds grinding out approx. 2" of asphalt top coat in the **Moose Hollow parking areas** and resurfacing the area with an asphalt "overlay" in lieu of full replacement. This component may extend beyond the scope of this study if regular crackfill and seal coating are followed, however, it was included as it represents a significant future expense. The Quantity is calculated at 100% of the total asphalt surface area. Measurements are approximate by NSR.

Useful Life

Last Activity Date: 01/01/2006
Est. Useful Life: 35y
Remaining Useful Life: 18y
Next Activity Date: 01/01/2042

Financial Data

Estimate Date: 06/01/2023
Cost Per SF: \$2.93
Total Quantity: 78,792 SF
Total Current Cost: \$238,976.14
Inflation Rate: 3.50%
Total Expenditures: \$443,914.13

Asphalt Parking Areas - Repairs

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Cascades - Landscape & Grounds
Subcategory:	Paving
Condition:	Good

Comments/Notes

This component funds minor dig and fill of potholes or failing asphalt in the **Cascades parking areas and driveways**. This component ensures that ongoing funds are available for repairs and mitigation when needed. This component Quantity is calculated at 8% of the total asphalt surface area. Time will dictate if the Quantity needs to be adjusted. This component runs in conjunction with *Asphalt Parking Areas - Crackfill* and with *Asphalt Parking Areas - Seal Coat*. Measurements are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2024
Est. Useful Life:	6y
Remaining Useful Life:	3y
Next Activity Date:	01/01/2027

Financial Data

Estimate Date:	06/01/2023
Cost Per SF:	\$5.70
Total Quantity:	44,455 SF
Percent of Total to Maintain:	8%
Quantity to Maintain:	3,556.40 SF
Total Current Cost:	\$20,982.76
Inflation Rate:	3.50%
Total Expenditures:	\$183,346.65

Asphalt Parking Areas - Repairs

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Moose Hollow - Landscape & Grounds
Subcategory:	Paving
Condition:	Good

Comments/Notes

This component funds minor dig and fill of potholes or failing asphalt in the **Moose Hollow parking areas**. This component ensures that ongoing funds are available for repairs and mitigation when needed. This component Quantity is calculated at 15% of the total asphalt surface area. Time will dictate if the Quantity needs to be adjusted. This component runs in conjunction with *Asphalt Parking Areas - Crackfill* and with *Asphalt Parking Areas - Seal Coat*. Measurements are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2024
Est. Useful Life:	6y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	06/01/2023
Cost Per SF:	\$5.70
Total Quantity:	78,792 SF
Percent of Total to Maintain:	15%
Quantity to Maintain:	11,818.80 SF
Total Current Cost:	\$69,730.92
Inflation Rate:	3.50%
Total Expenditures:	\$479,831.46

Asphalt Parking Areas - Seal Coat

Basic Info

Type of Cost: Repairs & Maintenance
Category: Moose Hollow - Landscape & Grounds
Subcategory: Paving
Condition: Good

Comments/Notes

This component funds application of two coats of an asphalt polymer emulsion product to the **Moose Hollow parking areas**. A Seal Coat will help ensure the asphalt reaches its full Useful Life. This component runs in conjunction with *Asphalt Parking Areas - Crackfill* and *Asphalt Parking Areas - Repairs*. Measurements are approximate by NSR.

Useful Life

Last Activity Date: 01/01/2006
Est. Useful Life: 3y
Remaining Useful Life: 0y
Next Activity Date: 01/01/2024

Financial Data

Estimate Date: 06/01/2023
Cost Per SF: \$0.15
Total Quantity: 78,792 SF
Total Current Cost: \$12,212.76
Inflation Rate: 3.50%
Total Expenditures: \$202,968.19

Asphalt Parking Areas - Seal Coat

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Cascades - Landscape & Grounds
Subcategory:	Paving
Condition:	Good

Comments/Notes

This component funds application of two coats of an asphalt polymer emulsion product to the **Cascades parking areas and driveways**. A Seal Coat will help ensure the asphalt reaches its full Useful Life. This component runs in conjunction with *Asphalt Parking Areas - Crackfill* and *Asphalt Parking Areas - Repairs*. Measurements are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	3y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2024

Financial Data

Estimate Date:	06/01/2023
Cost Per SF:	\$0.15
Total Quantity:	44,455 SF
Total Current Cost:	\$6,890.52
Inflation Rate:	3.50%
Total Expenditures:	\$114,516.06

Asphalt Pathways - Crackfill

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Cascades - Landscape & Grounds
Subcategory:	Paving
Condition:	Good

Comments/Notes

This component funds periodic crackfill of the **Cascades pathways** as needed. It includes blowing out and filling cracks with hot rubber. This component runs in conjunction with *Asphalt Pathways - Repairs* and *Asphalt Pathways - Seal Coat*. The Quantity (in Linear Feet) is calculated at 20% of the total asphalt surface area. Measurements are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	6y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2024

Financial Data

Estimate Date:	06/01/2023
Cost Per LF:	\$0.68
Total Quantity:	13,240 LF
Percent of Total to Maintain:	20%
Quantity to Maintain:	2,648 LF
Total Current Cost:	\$1,864.19
Inflation Rate:	3.50%
Total Expenditures:	\$14,691.10

Asphalt Pathways - Crackfill

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Moose Hollow - Landscape & Grounds
Subcategory:	Paving
Condition:	Good

Comments/Notes

This component funds periodic crackfill of the **Moose Hollow pathways** as needed. It includes blowing out and filling cracks with hot rubber. This component runs in conjunction with *Asphalt Pathways - Repairs* and *Asphalt Pathways - Seal Coat*. The Quantity (in Linear Feet) is calculated at 20% of the total asphalt surface area. Measurements are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	6y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2024

Financial Data

Estimate Date:	06/01/2023
Cost Per LF:	\$0.68
Total Quantity:	20,344 LF
Percent of Total to Maintain:	20%
Quantity to Maintain:	4,068.80 LF
Total Current Cost:	\$2,864.44
Inflation Rate:	3.50%
Total Expenditures:	\$22,573.70



Asphalt Pathways - Overlay

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Moose Hollow - Landscape & Grounds
Subcategory:	Paving
Condition:	Good

Comments/Notes

This component funds grinding out approx. 2" of asphalt top coat in the **Moose Hollow pathways** and resurfacing the area with an asphalt "overlay" in lieu of full replacement. This component may extend beyond the scope of this study if regular crackfill and seal coating are followed, however, it was included as it represents a significant future expense. The Quantity is calculated at 100% of the total asphalt surface area. Measurements are approximate by NSR.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	35y
Remaining Useful Life:	18y
Next Activity Date:	01/01/2042

Financial Data

Estimate Date:	06/01/2023
Cost Per SF:	\$2.93
Total Quantity:	20,344 SF
Total Current Cost:	\$61,703.35
Inflation Rate:	3.50%
Total Expenditures:	\$114,618.10

Asphalt Pathways - Overlay

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Cascades - Landscape & Grounds
Subcategory:	Paving
Condition:	Good

Comments/Notes

This component funds grinding out approx. 2" of asphalt top coat in the **Cascades pathways** and resurfacing the area with an asphalt "overlay" in lieu of full replacement. This component may extend beyond the scope of this study if regular crackfill and seal coating are followed, however, it was included as it represents a significant future expense. The Quantity is calculated at 100% of the total asphalt surface area. Measurements are approximate by NSR.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	35y
Remaining Useful Life:	18y
Next Activity Date:	01/01/2042

Financial Data

Estimate Date:	06/01/2023
Cost Per SF:	\$2.93
Total Quantity:	13,240 SF
Total Current Cost:	\$40,156.92
Inflation Rate:	3.50%
Total Expenditures:	\$74,594.16

Asphalt Pathways - Repairs

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Cascades - Landscape & Grounds
Subcategory:	Paving
Condition:	Good

Comments/Notes

This component funds minor dig and fill of potholes or failing asphalt in the **Cascades pathways**. This component ensures that ongoing funds are available for repairs and mitigation when needed. This component Quantity is calculated at 15% of the total asphalt surface area. Time will dictate if the Quantity needs to be adjusted. This component runs in conjunction with *Asphalt Pathways - Crackfill* and with *Asphalt Pathways - Seal Coat*. Measurements are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	6y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2024

Financial Data

Estimate Date:	06/01/2023
Cost Per SF:	\$5.70
Total Quantity:	13,240 SF
Percent of Total to Maintain:	15%
Quantity to Maintain:	1,986 SF
Total Current Cost:	\$11,717.40
Inflation Rate:	3.50%
Total Expenditures:	\$92,347.01

Asphalt Pathways - Repairs

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Moose Hollow - Landscape & Grounds
Subcategory:	Paving
Condition:	Good

Comments/Notes

This component funds minor dig and fill of potholes or failing asphalt in the **Moose Hollow pathways**. This component ensures that ongoing funds are available for repairs and mitigation when needed. This component Quantity is calculated at 15% of the total asphalt surface area. Time will dictate if the Quantity needs to be adjusted. This component runs in conjunction with *Asphalt Pathways - Crackfill* and with *Asphalt Pathways - Seal Coat*. Measurements are approximate by NSR.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	6y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2024

Financial Data

Estimate Date:	06/01/2023
Cost Per SF:	\$5.70
Total Quantity:	20,344 SF
Percent of Total to Maintain:	15%
Quantity to Maintain:	3,051.60 SF
Total Current Cost:	\$18,004.44
Inflation Rate:	3.50%
Total Expenditures:	\$141,896.34

Asphalt Pathways - Seal Coat

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Moose Hollow - Landscape & Grounds
Subcategory:	Paving
Condition:	Good

Comments/Notes

This component funds application of two coats of an asphalt polymer emulsion product to the **Moose Hollow pathways**. A Seal Coat will help ensure the asphalt reaches its full Useful Life. This component runs in conjunction with *Asphalt Pathways - Crackfill* and *Asphalt Pathways - Repairs*. Measurements are approximate by NSR.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	6y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2024

Financial Data

Estimate Date:	06/01/2023
Cost Per SF:	\$0.15
Total Quantity:	20,344 SF
Total Current Cost:	\$3,153.32
Inflation Rate:	3.50%
Total Expenditures:	\$24,860.37

Asphalt Pathways - Seal Coat

Basic Info

Type of Cost: Repairs & Maintenance
Category: Cascades - Landscape & Grounds
Subcategory: Paving
Condition: Good

Comments/Notes

This component funds application of two coats of an asphalt polymer emulsion product to the **Cascades pathways**. A Seal Coat will help ensure the asphalt reaches its full Useful Life. This component runs in conjunction with *Asphalt Pathways - Crackfill* and *Asphalt Pathways - Repairs*. Measurements are approximate by NSR.

Useful Life

Last Activity Date: 01/01/2006
Est. Useful Life: 6y
Remaining Useful Life: 0y
Next Activity Date: 01/01/2024

Financial Data

Estimate Date: 06/01/2023
Cost Per SF: \$0.15
Total Quantity: 13,240 SF
Total Current Cost: \$2,052.20
Inflation Rate: 3.50%
Total Expenditures: \$16,179.28

Audio/Visual Equipment

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Clubhouse Interior
Subcategory:	Electronics
Condition:	Good

Comments/Notes

This component replaces the audio/visual equipment at the Cascades clubhouse, including televisions (3).

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	12y
Remaining Useful Life:	3y
Next Activity Date:	01/01/2027

Financial Data

Estimate Date:	01/01/2024
Cost Per Allow:	\$5,500.00
Total Quantity:	1 Allow
Total Current Cost:	\$5,500.00
Inflation Rate:	3.50%
Total Expenditures:	\$29,235.99



Bridges

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Landscape & Grounds
Subcategory:	Landscaping
Condition:	Good

Comments/Notes

This component provides an allowance for ongoing repair, maintenance, and/or replacement of the timberwork/wood walking bridges as well as maintenance for any superficial needs on the vehicle bridge.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	4y
Remaining Useful Life:	2y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	01/01/2024
Cost Per Allow:	\$2,800.00
Total Quantity:	1 Allow
Total Current Cost:	\$2,800.00
Inflation Rate:	3.50%
Total Expenditures:	\$32,941.25





Concrete - Curbing (Landscape)

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Landscape & Grounds
Subcategory:	Concrete
Condition:	Good

Comments/Notes

This component is an ongoing allowance to repair or replace, as needed, the curbing in common area bedding areas. This is an allowance only. Time will dictate if more or less needed as concrete, weather and tree roots continue to have an impact on the life of the concrete.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	5y
Remaining Useful Life:	4y
Next Activity Date:	01/01/2028

Financial Data

Estimate Date:	01/01/2024
Cost Per Allow:	\$2,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$2,000.00
Inflation Rate:	3.50%
Total Expenditures:	\$22,093.66





Concrete - Curbing (Roadway)

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Landscape & Grounds
Subcategory:	Concrete
Condition:	Good

Comments/Notes

This component repairs or replaces the roadway curbing throughout the community. This is an allowance only. Time will dictate if more or less needed as weather and tree roots continue to have an impact on the life of the concrete.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	3y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2024

Financial Data

Estimate Date:	01/01/2024
Cost Per Allow:	\$3,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$3,000.00
Inflation Rate:	3.50%
Total Expenditures:	\$49,857.31

Concrete Repair

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Landscape & Grounds
Subcategory:	Concrete
Condition:	Good

Comments/Notes

This component funds lifting, patching, grinding or general repairs to concrete throughout the community. This ensures funds are available on a periodic basis to repair trip hazards. The Useful Life of concrete as a whole may extend beyond the scope of this study; however, due to the volume of common area concrete, it is requisite that funds be available for maintenance and repairs that fall outside of the operating budget. This is an allowance only. Time will dictate if more or less is needed as weather and landscaping continue to have an impact on the life of the concrete.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	5y
Remaining Useful Life:	2y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	01/01/2024
Cost Per Allow:	\$4,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$4,000.00
Inflation Rate:	3.50%
Total Expenditures:	\$41,249.32



Contingency - Building Exterior

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Moose Hollow - Building Exteriors
Subcategory:	Building Repairs
Condition:	Good

Comments/Notes

This component provides ongoing funds as a contingency to supplement the operating budget as it relates to miscellaneous building repairs and maintenance at **Moose Hollow**. *This includes, but is not limited to, address numbers, caulking, door hardware, gutter and downspout repairs, masonry repairs, siding and trim repair, soffits and fascia, vents and louvers, window sealing and repairs, and more as directed by the BOD.* The funding here is intended to be an allowance only, which supplements the budget against unplanned and/or unexpected repairs.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	8y
Remaining Useful Life:	2y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	01/01/2024
Cost Per Bldg:	\$2,200.00
Total Quantity:	14 Bldg
Total Current Cost:	\$30,800.00
Inflation Rate:	3.50%
Total Expenditures:	\$208,986.36

Contingency - Building Exterior

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Cascades - Building Exteriors
Subcategory:	Building Repairs
Condition:	Good

Comments/Notes

This component provides ongoing funds as a contingency to supplement the operating budget as it relates to miscellaneous building repairs and maintenance at the Cascades. *This includes, but is not limited to, address numbers, caulking, door hardware, masonry repairs, siding and trim repair, soffits and fascia, stucco repair, vents and louvers, window sealing and repairs, and more as directed by the BOD.* The funding here is intended to be an allowance only, which supplements the budget against unplanned and/or unexpected repairs.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	8y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	01/01/2024
Cost Per Bldg:	\$3,200.00
Total Quantity:	8 Bldg
Total Current Cost:	\$25,600.00
Inflation Rate:	3.50%
Total Expenditures:	\$127,474.22

Contingency - Building Interiors

Basic Info

Type of Cost: Repairs & Maintenance
 Category: Moose Hollow - Building Interiors
 Subcategory: Building Repairs
 Condition: Good

Comments/Notes

This component provides ongoing funds as a contingency to supplement the operating budget as it relates to miscellaneous repairs and maintenance of common area foyers at **Moose Hollow**. *This includes, but is not limited to, ceilings, doors, furniture and decor, lighting, railings, timberwork, and more as directed by the BOD.* The funding here is intended to be an allowance only, which supplements the budget against unplanned and/or unexpected repairs. The Quantity represents the count of interior common areas, as approximate by NSR.

Useful Life

Last Activity Date: 01/01/2006
 Est. Useful Life: 5y
 Remaining Useful Life: 2y
 Next Activity Date: 01/01/2026

Financial Data

Estimate Date: 01/01/2024
 Cost Per Ea: \$500.00
 Total Quantity: 42 Ea
 Total Current Cost: \$21,000.00
 Inflation Rate: 3.50%
 Total Expenditures: \$216,558.89



Contingency - Clubhouse Exterior

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Cascades - Clubhouse Exterior
Subcategory:	Building Repairs
Condition:	Good

Comments/Notes

This component provides ongoing funds as a contingency to supplement the operating budget as it relates to miscellaneous repairs and maintenance of the Cascades clubhouse. *This includes, but is not limited to, caulking, chimney cap, deck structure repairs, fireplace, gutters and downspouts, exterior lighting, masonry repairs, metal roofing, siding and trim repairs, signage, soffits and fascia, vents and louvers, windows, and more as directed by the BOD.* The funding here is intended to be an allowance only, which supplements the budget against unplanned and/or unexpected repairs.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	4y
Remaining Useful Life:	2y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	01/01/2024
Cost Per Allow:	\$3,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$3,000.00
Inflation Rate:	3.50%
Total Expenditures:	\$35,294.22



Contingency - Clubhouse Interior

Basic Info

Type of Cost: Repairs & Maintenance
 Category: Cascades - Clubhouse Interior
 Subcategory: Building Repairs
 Condition: Good

Useful Life

Last Activity Date: 01/01/2006
 Est. Useful Life: 5y
 Remaining Useful Life: 2y
 Next Activity Date: 01/01/2026

Comments/Notes

This component provides ongoing funds as a contingency to supplement the operating budget as it relates to miscellaneous interior Clubhouse repairs and maintenance not provided for in another component. *This includes, but is not limited to, doors (9), fireplaces and masonry repairs, lighting, sealing of concrete floors and crack repairs, signage, and more as directed by the BOD.* The funding here is intended to be an allowance only, which supplements the budget against unplanned and/or unexpected repairs.

Financial Data

Estimate Date: 01/01/2024
 Cost Per Allow: \$2,000.00
 Total Quantity: 1 Allow
 Total Current Cost: \$2,000.00
 Inflation Rate: 3.50%
 Total Expenditures: \$20,624.65





Contingency - Jacuzzi Bathroom

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Moose Hollow - Pool Areas
Subcategory:	Building Repairs
Condition:	Good

Comments/Notes

This component provides ongoing funds as a contingency to supplement the operating budget as it relates to the exterior of the South Jacuzzi bathroom building. *This includes, but is not limited to, masonry repairs, painting, shake roof replacement, siding and trim repair, and more as directed by the BOD.* The funding here is intended to be an allowance only, which supplements the budget against unplanned and/or unexpected repairs.

There are several areas of the exterior that are in need of attention. For this reason this component is listed early in the study.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	6y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2024

Financial Data

Estimate Date:	01/01/2024
Cost Per Allow:	\$4,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$4,000.00
Inflation Rate:	3.50%
Total Expenditures:	\$31,524.57





Contingency - Landscaping

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Landscape & Grounds
Subcategory:	Landscaping
Condition:	Good

Comments/Notes

This component provides ongoing funds as a contingency to supplement the operating budget as it relates to miscellaneous landscaping needs not provided for in another component. *This includes, but is not limited to, backflow preventers, bike racks, covers and grates, garbage enclosures, pet stations, rock replenishment, sand replenishment at volleyball court, shade structures, signage, sprinkler repairs, storage shed, timers, valves and boxes, and more as directed by the BOD.* The funding here is intended to be an allowance only, which supplements the budget against unplanned and/or unexpected needs.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	6y
Remaining Useful Life:	3y
Next Activity Date:	01/01/2027

Financial Data

Estimate Date:	01/01/2024
Cost Per Allow:	\$8,800.00
Total Quantity:	1 Allow
Total Current Cost:	\$8,800.00
Inflation Rate:	3.50%
Total Expenditures:	\$76,894.08





Contingency - Pool House

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Moose Hollow - Pool Areas
Subcategory:	Building Repairs
Condition:	Good

Comments/Notes

This component provides ongoing funds as a contingency to supplement the operating budget as it relates to miscellaneous repairs and maintenance to the exterior of the Pool House. *This includes, but is not limited to, chimney cap, doors, lighting, masonry repairs, siding and trim repair, signage, soffits and fascia, vents and louvers, windows, and more as directed by the BOD.* The funding here is intended to be an allowance only, which supplements the budget against unplanned and/or unexpected repairs.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	4y
Remaining Useful Life:	2y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	01/01/2024
Cost Per Allow:	\$2,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$2,000.00
Inflation Rate:	3.50%
Total Expenditures:	\$23,529.47

Deck - Composite

Basic Info

Type of Cost:	Replacement
Category:	Moose Hollow - Building Exteriors
Subcategory:	Decks & Railing
Condition:	Good

Comments/Notes

This component replaces the deck surfaces at Moose Hollow with a composite wood alternative, such as Trex or equivalent. Measurements are approximate by NSR.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	30y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2036

Financial Data

Estimate Date:	06/01/2023
Cost Per SF:	\$37.00
Total Quantity:	33,516 SF
Total Current Cost:	\$1,283,495.22
Inflation Rate:	3.50%
Total Expenditures:	\$1,939,436.86

Deck - Composite

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Building Exteriors
Subcategory:	Decks & Railing
Condition:	Good

Comments/Notes

This component replaces the deck surface at the Cascades with a composite wood alternative, such as Trex or equivalent. Measurements are approximate by NSR, as some decks were inaccessible at the time of site inspection.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	30y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2036

Financial Data

Estimate Date:	06/01/2023
Cost Per SF:	\$37.00
Total Quantity:	3,456 SF
Total Current Cost:	\$132,347.52
Inflation Rate:	3.50%
Total Expenditures:	\$199,984.90



Deck - Composite

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Clubhouse Exterior
Subcategory:	Decks & Railing
Condition:	Good

Comments/Notes

This component replaces the existing wood deck surface at the **Cascades clubhouse** with a composite wood alternative, such as Trex or equivalent. Measurements are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	30y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2036

Financial Data

Estimate Date:	06/01/2023
Cost Per SF:	\$37.00
Total Quantity:	645 SF
Total Current Cost:	\$24,700.28
Inflation Rate:	3.50%
Total Expenditures:	\$37,323.57

Deck - Staining

Basic Info

Type of Cost: Repairs & Maintenance
Category: Cascades - Clubhouse Exterior
Subcategory: Decks & Railing
Condition: Good

Comments/Notes

This component funds a One-Time staining of the wood deck at the Cascades clubhouse in order to extend the life of the decking prior to its replacement with a composite deck surface as outlined in a separate component.

Useful Life

Last Activity Date: N/A
Est. Useful Life: N/A
Remaining Useful Life: N/A
Next Activity Date: 01/01/2026

Financial Data

Estimate Date: 06/01/2023
Cost Per SF: \$5.36
Total Quantity: 645 SF
Total Current Cost: \$3,578.46
Inflation Rate: 3.50%
Total Expenditures: \$3,833.24

Deck Structures

Basic Info

Type of Cost: Repairs & Maintenance
 Category: Moose Hollow - Building Exteriors
 Subcategory: Decks & Railing
 Condition: Good

Comments/Notes

This component funds repair or replacement of deck structures at Moose Hollow, as needed. It is assuming that a full replacement of deck structures will not be necessary. Replacement of the decking surface is outlined in a separate component.

Useful Life

Last Activity Date: 01/01/2006
 Est. Useful Life: 8y
 Remaining Useful Life: 3y
 Next Activity Date: 01/01/2027

Financial Data

Estimate Date: 01/01/2024
 Cost Per Ea: \$300.00
 Total Quantity: 378 Ea
 Total Current Cost: \$113,400.00
 Inflation Rate: 3.50%
 Total Expenditures: \$796,380.23





Deck Structures

Basic Info

Type of Cost: Repairs & Maintenance
Category: Cascades - Building Exteriors
Subcategory: Decks & Railing
Condition: Good

Comments/Notes

This component funds repair or replacement of deck structures at the **Cascades**, as needed. It is assuming that a full replacement of deck structures will not be necessary. Replacement of the decking surface is outlined in a separate component.

Useful Life

Last Activity Date: 01/01/2006
Est. Useful Life: 8y
Remaining Useful Life: 4y
Next Activity Date: 01/01/2028

Financial Data

Estimate Date: 01/01/2024
Cost Per Ea: \$300.00
Total Quantity: 48 Ea
Total Current Cost: \$14,400.00
Inflation Rate: 3.50%
Total Expenditures: \$104,667.23

Doors - Exterior

Basic Info

Type of Cost:	Replacement
Category:	Moose Hollow - Building Exteriors
Subcategory:	Doors
Condition:	Good

Comments/Notes

This component replaces the exterior commercial glass foyer entry doors at **Moose Hollow**, including installation. Counts are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2022
Est. Useful Life:	28y
Remaining Useful Life:	26y
Next Activity Date:	01/01/2050

Financial Data

Estimate Date:	06/01/2023
Cost Per Ea:	\$1,150.00
Total Quantity:	42 Ea
Total Current Cost:	\$49,990.50
Inflation Rate:	3.50%
Total Expenditures:	\$122,274.68

Doors - Exterior

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Building Exteriors
Subcategory:	Doors
Condition:	Good

Comments/Notes

This component replaces the exterior doors at the Cascades, including installation. Counts are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	30y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2036

Financial Data

Estimate Date:	06/01/2023
Cost Per Ea:	\$1,150.00
Total Quantity:	168 Ea
Total Current Cost:	\$199,962.00
Inflation Rate:	3.50%
Total Expenditures:	\$302,156.23



Doors - Exterior

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Clubhouse Exterior
Subcategory:	Doors
Condition:	Good

Comments/Notes

This component replaces the exterior doors and garage door at the Cascades clubhouse, including installation. Counts are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	30y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2036

Financial Data

Estimate Date:	06/01/2023
Cost Per Ea:	\$1,150.00
Total Quantity:	7 Ea
Total Current Cost:	\$8,331.75
Inflation Rate:	3.50%
Total Expenditures:	\$12,589.84



Entry Monument - Repair

Basic Info

Type of Cost: Repairs & Maintenance
Category: Moose Hollow - Landscape & Grounds
Subcategory: Signage
Condition: Good

Comments/Notes

This component funds repairs and ongoing maintenance of the entry monument at Moose Hollow. Though the entry monument may survive the scope of this study, ongoing inspections and repairs will help prevent long-term damage due to the freeze/thaw cycle, weathering, etc.

Useful Life

Last Activity Date: 01/01/2006
Est. Useful Life: 10y
Remaining Useful Life: 1y
Next Activity Date: 01/01/2025

Financial Data

Estimate Date: 01/01/2024
Cost Per Allow: \$2,000.00
Total Quantity: 1 Allow
Total Current Cost: \$2,000.00
Inflation Rate: 3.50%
Total Expenditures: \$9,108.80

Entry Monument - Replace

Basic Info

Type of Cost:	Replacement
Category:	Moose Hollow - Landscape & Grounds
Subcategory:	Signage
Condition:	Good

Comments/Notes

This component provides funds to replace the entry monument at Moose Hollow. Though the sign may endure beyond the scope of this study, this component was included to ensure that funds are available should a rehab, upgrade, or major repair be needed.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	30y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2036

Financial Data

Estimate Date:	01/01/2024
Cost Per Allow:	\$15,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$15,000.00
Inflation Rate:	3.50%
Total Expenditures:	\$22,666.03



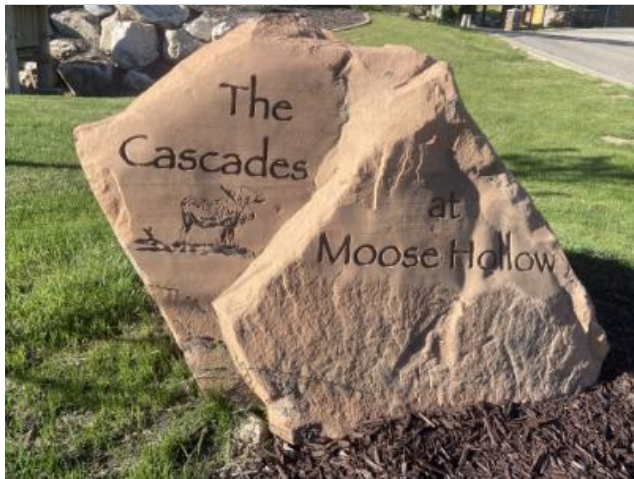
Entry Monument - Replace

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Landscape & Grounds
Subcategory:	Signage
Condition:	Good

Comments/Notes

This component provides funds to replace the entry monument at the Cascades. Though the sign may endure beyond the scope of this study, this component was included to ensure that funds are available should a rehab, upgrade, or major repair be needed.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	30y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2036

Financial Data

Estimate Date:	01/01/2024
Cost Per Allow:	\$7,500.00
Total Quantity:	1 Allow
Total Current Cost:	\$7,500.00
Inflation Rate:	3.50%
Total Expenditures:	\$11,333.02

Fencing - Wrought Iron 6'

Basic Info

Type of Cost:	Replacement
Category:	Moose Hollow - Pool Areas
Subcategory:	Fencing
Condition:	Good

Comments/Notes

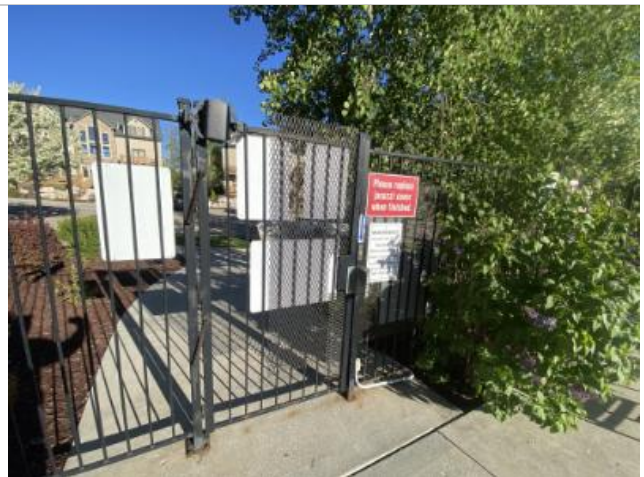
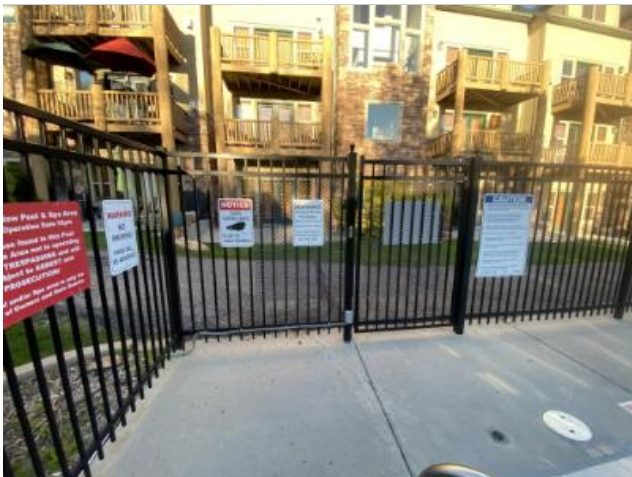
This component replaces the 6' wrought iron fencing surrounding the pool and jacuzzi areas. Ongoing painting and maintenance will promote a full Useful Life; however, the wrought iron will continue to weather, and as trees and landscape encroach, this component provides for eventual replacement. Measurements are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	30y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2036

Financial Data

Estimate Date:	06/01/2023
Cost Per LF:	\$65.00
Total Quantity:	520 LF
Total Current Cost:	\$34,983.00
Inflation Rate:	3.50%
Total Expenditures:	\$62,555.84



Flooring - Carpet (Commercial)

Basic Info

Type of Cost:	Replacement
Category:	Moose Hollow - Building Interiors
Subcategory:	Flooring
Condition:	Good

Comments/Notes

This component replaces the existing carpet at the Moose Hollow common area foyers with a heavy grade, mid-quality commercial berber carpet tile. The Basis Cost includes removal and disposal of old carpet and installation of new carpet and pad. Measurements are approximate by NSR.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	20y
Remaining Useful Life:	4y
Next Activity Date:	01/01/2028

Financial Data

Estimate Date:	06/01/2023
Cost Per SF:	\$11.27
Total Quantity:	6,950 SF
Total Current Cost:	\$81,064.80
Inflation Rate:	3.50%
Total Expenditures:	\$278,125.10

Flooring - Carpet (Commercial)

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Clubhouse Interior
Subcategory:	Flooring
Condition:	Good

Comments/Notes

This component replaces the existing carpet in the Cascades clubhouse with a heavy grade, mid-quality commercial berber carpet tile. The Basis Cost includes removal and disposal of old carpet and installation of new carpet and pad. Measurements are approximate by NSR.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	12y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	06/01/2023
Cost Per SF:	\$11.27
Total Quantity:	1,637 SF
Total Current Cost:	\$19,093.97
Inflation Rate:	3.50%
Total Expenditures:	\$58,938.55

Furnishings & Décor

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Clubhouse Interior
Subcategory:	Furnishings & Décor
Condition:	Good

Comments/Notes

This component provides an allowance for replacement of the furniture and other miscellaneous decor pieces in the Cascades clubhouse. NSR counted 5 chairs, 2 armchairs, 1 couch, 1 loveseat, 1 large coffee table, 4 side tables, 1 reception table, 10 folding tables, and 52 folding chairs.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	8y
Remaining Useful Life:	5y
Next Activity Date:	01/01/2029

Financial Data

Estimate Date:	01/01/2024
Cost Per Allow:	\$5,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$5,000.00
Inflation Rate:	3.50%
Total Expenditures:	\$37,614.76



Garage Door - Wood

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Building Exteriors
Subcategory:	Doors
Condition:	Good

Comments/Notes

This component replaces the wood garage doors at the Cascades, including installation. Counts are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	40y
Remaining Useful Life:	22y
Next Activity Date:	01/01/2046

Financial Data

Estimate Date:	06/01/2023
Cost Per Ea:	\$3,000.00
Total Quantity:	48 Ea
Total Current Cost:	\$149,040.00
Inflation Rate:	3.50%
Total Expenditures:	\$317,680.46



Garbage Enclosure

Basic Info

Type of Cost: Repairs & Maintenance
Category: Moose Hollow - Building Exteriors
Subcategory: Building Repairs
Condition: Good

Comments/Notes

This component maintains and repairs the garbage enclosures at Moose Hollow, including the walls, gates, and floor.

Useful Life

Last Activity Date: 01/01/2006
Est. Useful Life: 6y
Remaining Useful Life: 3y
Next Activity Date: 01/01/2027

Financial Data

Estimate Date: 01/01/2024
Cost Per Allow: \$2,000.00
Total Quantity: 1 Allow
Total Current Cost: \$2,000.00
Inflation Rate: 3.50%
Total Expenditures: \$17,475.93

Gutters & Downspouts

Basic Info

Type of Cost: Replacement
Category: Moose Hollow - Building Exteriors
Subcategory: Roofing & Gutters
Condition: Good

Comments/Notes

This component replaces the gutters and downspouts at **Moose Hollow** in alignment with the roofing replacement schedule. Ongoing maintenance and inspections of the gutters will ensure ice build up and trees don't damage the gutters long-term. Measurements are approximate by NSR.

Useful Life

Last Activity Date: 01/01/2006
Est. Useful Life: 30y
Remaining Useful Life: 12y
Next Activity Date: 01/01/2036

Financial Data

Estimate Date: 06/01/2023
Cost Per LF: \$18.66
Total Quantity: 2,100 LF
Total Current Cost: \$40,557.30
Inflation Rate: 3.50%
Total Expenditures: \$61,284.30

Gutters & Downspouts

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Building Exteriors
Subcategory:	Roofing & Gutters
Condition:	Good

Comments/Notes

This component replaces the gutters and downspouts at the Cascades in alignment with the roofing replacement schedule. Ongoing maintenance and inspections of the gutters will ensure ice build up and trees don't damage the gutters long-term. Measurements are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	30y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2036

Financial Data

Estimate Date:	06/01/2023
Cost Per LF:	\$18.66
Total Quantity:	2,280 LF
Total Current Cost:	\$44,033.64
Inflation Rate:	3.50%
Total Expenditures:	\$66,537.24

Gym Equipment - Bike (Spin)

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Clubhouse Interior
Subcategory:	Recreation
Condition:	Good

Comments/Notes

This component replaces the spin bike. Note that the existing machines are consumer rather than commercial-grade; as such this component has a reduced cost as well as Useful Life. Regular maintenance on all gym equipment will be required to promote a full Useful Life. It is assumed that maintenance and repairs is an operating budget expense. Counts are approximate by NSR.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	8y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	01/01/2024
Cost Per Ea:	\$2,000.00
Total Quantity:	1 Ea
Total Current Cost:	\$2,000.00
Inflation Rate:	3.50%
Total Expenditures:	\$9,958.92

Gym Equipment - Bike (Upright)

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Clubhouse Interior
Subcategory:	Recreation
Condition:	Good

Comments/Notes

This component replaces the stationary bike. Regular maintenance on all gym equipment will be required to promote the equipment maintains its full Useful Life. It is assumed that maintenance and repairs are operating budget expenses. Counts are approximate by NSR.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	10y
Remaining Useful Life:	2y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	06/01/2023
Cost Per Ea:	\$1,450.00
Total Quantity:	1 Ea
Total Current Cost:	\$1,500.75
Inflation Rate:	3.50%
Total Expenditures:	\$7,074.25

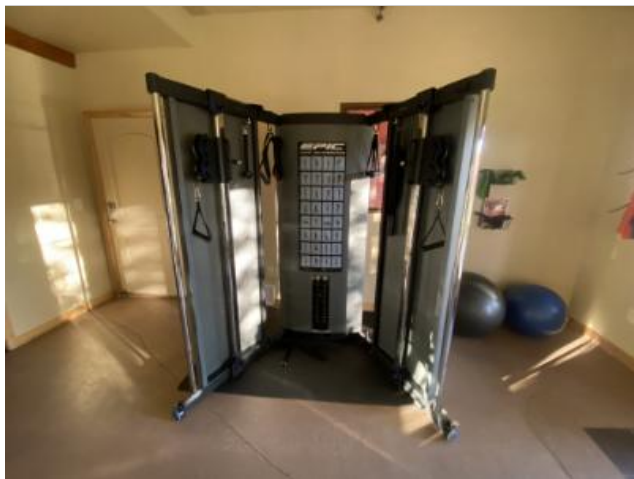
Gym Equipment - Cable Weight Machine

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Clubhouse Interior
Subcategory:	Recreation
Condition:	Good

Comments/Notes

This component replaces the cable weight machines. Note that the existing machines are consumer rather than commercial-grade; as such this component has a reduced cost as well as Useful Life. Regular maintenance on all gym equipment will be required to maintain a full Useful Life. It is assumed that maintenance and repairs are included in the operating budget expense. Counts are approximate by NSR.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	10y
Remaining Useful Life:	2y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	01/01/2024
Cost Per Ea:	\$1,500.00
Total Quantity:	2 Ea
Total Current Cost:	\$3,000.00
Inflation Rate:	3.50%
Total Expenditures:	\$14,141.42

Gym Equipment - Miscellaneous

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Clubhouse Interior
Subcategory:	Recreation
Condition:	Good

Comments/Notes

This component funds an allowance to periodically replace the miscellaneous gym room equipment that individually would fall below the minimum threshold. This may include but is not limited to: benches, mats, pull-up bars, balls, bands, scales, water stations, mirrors, weights, bars, etc.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	10y
Remaining Useful Life:	2y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	06/01/2023
Cost Per Allow:	\$2,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$2,070.00
Inflation Rate:	3.50%
Total Expenditures:	\$9,757.58

Gym Equipment - Rowing Machine

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Clubhouse Interior
Subcategory:	Recreation
Condition:	Good

Comments/Notes

This component replaces the rowing machine. Regular maintenance on all gym equipment will be required to maintain a full Useful Life. It is assumed that maintenance and repairs are included in the operating budget expense. Counts are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	10y
Remaining Useful Life:	2y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	06/01/2023
Cost Per Ea:	\$1,200.00
Total Quantity:	1 Ea
Total Current Cost:	\$1,242.00
Inflation Rate:	3.50%
Total Expenditures:	\$5,854.55

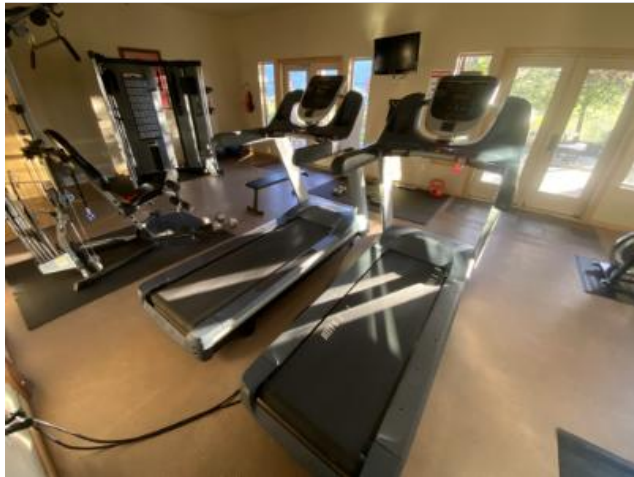
Gym Equipment - Treadmill

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Clubhouse Interior
Subcategory:	Recreation
Condition:	Good

Comments/Notes

This component replaces the treadmills. Regular maintenance on all gym equipment will be required to promote a full Useful Life. It is assumed that maintenance and repairs is an operating budget expense. Counts are approximate by NSR.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	12y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	06/01/2023
Cost Per Ea:	\$4,900.00
Total Quantity:	2 Ea
Total Current Cost:	\$10,143.00
Inflation Rate:	3.50%
Total Expenditures:	\$31,308.85

Heat Tape

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Building Exteriors
Subcategory:	Roofing & Gutters
Condition:	Good

Comments/Notes

This component provides an allowance for replacement of the gutter heat tape systems at the **Cascades**. Regular usage and management of these funds promotes a full Useful Life of the gutters and downspouts.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	8y
Remaining Useful Life:	3y
Next Activity Date:	01/01/2027

Financial Data

Estimate Date:	01/01/2024
Cost Per Bldg:	\$1,200.00
Total Quantity:	8 Bldg
Total Current Cost:	\$9,600.00
Inflation Rate:	3.50%
Total Expenditures:	\$67,418.47

Heat Tape

Basic Info

Type of Cost: Repairs & Maintenance
Category: Moose Hollow - Building Exteriors
Subcategory: Roofing & Gutters
Condition: Good

Comments/Notes

This component provides an allowance for replacement of the gutter heat tape systems at **Moose Hollow**. Regular usage and management of these funds promotes a full Useful Life of the gutters and downspouts.

Useful Life

Last Activity Date: 01/01/2006
Est. Useful Life: 4y
Remaining Useful Life: 1y
Next Activity Date: 01/01/2025

Financial Data

Estimate Date: 01/01/2024
Cost Per Allow: \$2,000.00
Total Quantity: 1 Allow
Total Current Cost: \$2,000.00
Inflation Rate: 3.50%
Total Expenditures: \$28,157.54

HVAC - Air Conditioner

Basic Info

Type of Cost: Replacement
Category: Moose Hollow - Pool Areas
Subcategory: HVAC System
Condition: Good

Comments/Notes

This component repairs or replaces the air conditioning unit at the Pool House. This pricing includes removal of the existing unit and installation. If well maintained and periodically flushed and tested, the unit can last the full extent of its Useful Life. Moreover, having the replacement schedule mirror the furnace replacement schedule may be either necessary or more economical depending on the age, the refrigerant, or the brand compatibility. Counts are approximate by NSR.

Useful Life

Last Activity Date: 01/01/2006
Est. Useful Life: 18y
Remaining Useful Life: 0y
Next Activity Date: 01/01/2024

Financial Data

Estimate Date: 06/01/2023
Cost Per Ea: \$8,800.00
Total Quantity: 1 Ea
Total Current Cost: \$9,108.00
Inflation Rate: 3.50%
Total Expenditures: \$26,026.01

HVAC - Air Conditioner

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Clubhouse Interior
Subcategory:	HVAC System
Condition:	Good

Comments/Notes

This component repairs or replaces the air conditioning unit at the **Cascades clubhouse**. This pricing includes removal of the existing unit and installation. If well maintained and periodically flushed and tested, the unit can last the full extent of its Useful Life. Moreover, having the replacement schedule mirror the furnace replacement schedule may be either necessary or more economical depending on the age, the refrigerant, or the brand compatibility. Counts are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	18y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2024

Financial Data

Estimate Date:	06/01/2023
Cost Per Ea:	\$8,800.00
Total Quantity:	1 Ea
Total Current Cost:	\$9,108.00
Inflation Rate:	3.50%
Total Expenditures:	\$26,026.01

HVAC - Furnace

Basic Info

Type of Cost:	Replacement
Category:	Moose Hollow - Pool Areas
Subcategory:	HVAC System
Condition:	Good

Comments/Notes

This component replaces the furnace at the Pool House. Proper operating maintenance and cleaning should be scheduled to promote its full Useful Life. This component includes replacement of the furnace with an upgraded model, install and potential retrofitting to accommodate the upgrade. Moreover, having the replacement schedule mirror the air conditioning unit replacement schedule may be either necessary or more economical depending on the age, the refrigerant, or the brand compatibility.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	18y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2024

Financial Data

Estimate Date:	06/01/2023
Cost Per Allow:	\$4,500.00
Total Quantity:	1 Allow
Total Current Cost:	\$4,657.50
Inflation Rate:	3.50%
Total Expenditures:	\$13,308.76

HVAC - Furnace

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Clubhouse Interior
Subcategory:	HVAC System
Condition:	Good

Comments/Notes

This component replaces the furnace at the **Cascades clubhouse**. Proper operating maintenance and cleaning should be scheduled to promote its full Useful Life. This component includes replacement of the furnace with an upgraded model, install and potential retrofitting to accommodate the upgrade. Moreover, having the replacement schedule mirror the air conditioning unit replacement schedule may be either necessary or more economical depending on the age, the refrigerant, or the brand compatibility.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	18y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2024

Financial Data

Estimate Date:	06/01/2023
Cost Per Allow:	\$4,500.00
Total Quantity:	1 Allow
Total Current Cost:	\$4,657.50
Inflation Rate:	3.50%
Total Expenditures:	\$13,308.76

Lamp Post

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Landscape & Grounds
Subcategory:	Lighting
Condition:	Good

Comments/Notes

This component replaces the common area light fixtures in the Cascades. The lamps/fixtures were included for aggregate replacement to maintain community aesthetics and uniformity. It is assumed that the post and electrical components will be in working condition and reused for the purpose of this component and otherwise not included in this replacement cost. Counts are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	35y
Remaining Useful Life:	17y
Next Activity Date:	01/01/2041

Financial Data

Estimate Date:	06/01/2023
Cost Per Ea:	\$540.00
Total Quantity:	20 Ea
Total Current Cost:	\$11,178.00
Inflation Rate:	3.50%
Total Expenditures:	\$20,060.88

Landscaping - Beds & Shrubs

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Landscape & Grounds
Subcategory:	Landscaping
Condition:	Good

Comments/Notes

This is an allowance for ongoing beautification and maintenance of the flower beds, shrubs and water management within the landscaped areas. Some small rehab is needed every year to keep the community in top aesthetical condition and to prevent additional problems from the overgrowth of current shrubbery. Time and weather will also continue to have a direct impact on the aesthetics of the flower beds and shrubbery.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	3y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2024

Financial Data

Estimate Date:	01/01/2024
Cost Per Allow:	\$5,500.00
Total Quantity:	1 Allow
Total Current Cost:	\$5,500.00
Inflation Rate:	3.50%
Total Expenditures:	\$91,405.08

Mailboxes (Cluster) - 16 Unit

Basic Info

Type of Cost:	Replacement
Category:	Moose Hollow - Landscape & Grounds
Subcategory:	Mailboxes
Condition:	Good

Comments/Notes

This component replaces the 16-unit mailbox clusters in **Moose Hollow**. Counts are approximate by NSR.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	25y
Remaining Useful Life:	7y
Next Activity Date:	01/01/2031

Financial Data

Estimate Date:	06/01/2023
Cost Per Ea:	\$2,300.00
Total Quantity:	11 Ea
Total Current Cost:	\$26,185.50
Inflation Rate:	3.50%
Total Expenditures:	\$33,315.27

Mailboxes (Cluster) - 16 Unit

Basic Info

Type of Cost: Replacement
Category: Cascades - Landscape & Grounds
Subcategory: Mailboxes
Condition: Good

Comments/Notes

This component replaces the 16-unit mailbox clusters in the Cascades. Counts are approximate by NSR.

Useful Life

Last Activity Date: 01/01/2006
Est. Useful Life: 25y
Remaining Useful Life: 7y
Next Activity Date: 01/01/2031

Financial Data

Estimate Date: 06/01/2023
Cost Per Ea: \$2,300.00
Total Quantity: 3 Ea
Total Current Cost: \$7,141.50
Inflation Rate: 3.50%
Total Expenditures: \$9,085.98

Painting - Building Exterior

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Moose Hollow - Building Exteriors
Subcategory:	Painting
Condition:	Good

Comments/Notes

This component funds an allowance for painting the building exteriors at **Moose Hollow** with a high quality exterior paint. Time and wear will dictate if this allowance needs to be adjusted. This component's Quantity is divided between two line items in order to spread expense.

NSR recommends getting a paint estimate from a qualified painter as soon as possible in the event the budget needs to pivot on account of type of paint, need for scaffolding and more. Different types of paint and application methods can alter the cost of the painting significantly and should be considered in advance of significant funding.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	16y
Remaining Useful Life:	2y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	01/01/2024
Cost Per Bldg:	\$54,000.00
Total Quantity:	14 Bldg
Total Current Cost:	\$756,000.00
Inflation Rate:	3.50%
Total Expenditures:	\$2,176,671.33



Painting - Building Exterior

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Cascades - Building Exteriors
Subcategory:	Painting
Condition:	Good

Comments/Notes

This component funds an allowance for painting the building exteriors at the Cascades with a high quality exterior paint. Time and wear will dictate if this allowance needs to be adjusted. This component's Quantity is divided between two line items in order to spread expense.

NSR recommends getting a paint estimate from a qualified painter as soon as possible in the event the budget needs to pivot on account of type of paint, need for scaffolding and more. Different types of paint and application methods can alter the cost of the painting significantly and should be considered in advance of significant funding.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	16y
Remaining Useful Life:	4y
Next Activity Date:	01/01/2028

Financial Data

Estimate Date:	01/01/2024
Cost Per Bldg:	\$68,000.00
Total Quantity:	8 Bldg
Total Current Cost:	\$544,000.00
Inflation Rate:	3.50%
Total Expenditures:	\$1,677,840.45



Painting - Clubhouse Exterior

Basic Info

Type of Cost: Repairs & Maintenance
Category: Cascades - Clubhouse Exterior
Subcategory: Painting
Condition: Poor

Comments/Notes

This component funds an allowance for painting the Cascades clubhouse exterior with a high quality exterior paint. Time and wear will dictate if this allowance needs to be adjusted. This component is funded immediately as the paint appears to be in poor condition.

Useful Life

Last Activity Date: 01/01/2006
Est. Useful Life: 10y
Remaining Useful Life: 0y
Next Activity Date: 01/01/2024

Financial Data

Estimate Date: 01/01/2024
Cost Per Allow: \$7,200.00
Total Quantity: 1 Allow
Total Current Cost: \$7,200.00
Inflation Rate: 3.50%
Total Expenditures: \$31,682.79



Painting - Interior

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Cascades - Clubhouse Interior
Subcategory:	Painting
Condition:	Good

Comments/Notes

This component provides funds to paint the interior walls of the Cascades clubhouse with a latex-based, paint and primer-in-one product. The Basis Cost includes surface preparation, including cleaning and minor patching/surface repairs. Measurements are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	10y
Remaining Useful Life:	2y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	01/01/2024
Cost Per SF:	\$3.45
Total Quantity:	2,400 SF
Total Current Cost:	\$8,280.00
Inflation Rate:	3.50%
Total Expenditures:	\$39,031.20



Painting - Interior

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Moose Hollow - Building Interiors
Subcategory:	Painting
Condition:	Good

Comments/Notes

This component provides funds to paint the **Moose Hollow** common area interior walls with a latex-based, paint and primer-in-one product. The Basis Cost includes surface preparation, including cleaning and minor patching/surface repairs. Measurements are approximate by NSR.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	10y
Remaining Useful Life:	2y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	01/01/2024
Cost Per SF:	\$3.45
Total Quantity:	21,850 SF
Total Current Cost:	\$75,382.50
Inflation Rate:	3.50%
Total Expenditures:	\$355,346.55

Painting - Mid-Cycle Touch-Up

Basic Info

Type of Cost: Repairs & Maintenance
Category: Moose Hollow - Building Exteriors
Subcategory: Painting
Condition: Good

Comments/Notes

This component provides funds for mid-cycle touch-up painting of the exterior of buildings at **Moose Hollow**. The Basis Cost includes sanding, scraping and general surface preparation. The Quantity is calculated at 10% of a full exterior re-paint. Time will dictate if the Quantity is sufficient or needs to be adjusted. This component alternates every 8 years with *Painting - Building Exterior*.

Useful Life

Last Activity Date: 01/01/2006
Est. Useful Life: 16y
Remaining Useful Life: 9y
Next Activity Date: 01/01/2033

Financial Data

Estimate Date: 01/01/2024
Cost Per Bldg: \$54,000.00
Total Quantity: 14 Bldg
Percent of Total to Maintain: 10%
Quantity to Maintain: 1.40 Bldg
Total Current Cost: \$75,600.00
Inflation Rate: 3.50%
Total Expenditures: \$281,696.36

Painting - Mid-Cycle Touch-Up

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Cascades - Building Exteriors
Subcategory:	Painting
Condition:	Good

Comments/Notes

This component provides funds for mid-cycle touch-up painting of the exterior of buildings at the **Cascades**. The Basis Cost includes sanding, scraping and general surface preparation. The Quantity is calculated at 10% of a full exterior re-paint. Time will dictate if the Quantity is sufficient or needs to be adjusted. This component alternates every 8 years with *Painting - Building Exterior*.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	16y
Remaining Useful Life:	11y
Next Activity Date:	01/01/2035

Financial Data

Estimate Date:	01/01/2024
Cost Per Bldg:	\$68,000.00
Total Quantity:	8 Bldg
Percent of Total to Maintain:	10%
Quantity to Maintain:	0.80 Bldg
Total Current Cost:	\$54,400.00
Inflation Rate:	3.50%
Total Expenditures:	\$217,139.60

Painting - Pool House Exterior

Basic Info

Type of Cost: Repairs & Maintenance
Category: Moose Hollow - Pool Areas
Subcategory: Painting
Condition: Good

Comments/Notes

This component funds an allowance for painting the Pool House exterior with a high quality exterior paint. Time and wear will dictate if this allowance needs to be adjusted.

Useful Life

Last Activity Date: 01/01/2006
Est. Useful Life: 8y
Remaining Useful Life: 1y
Next Activity Date: 01/01/2025

Financial Data

Estimate Date: 01/01/2024
Cost Per Allow: \$2,400.00
Total Quantity: 1 Allow
Total Current Cost: \$2,400.00
Inflation Rate: 3.50%
Total Expenditures: \$15,733.96

Painting - Wrought Iron

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Moose Hollow - Pool Areas
Subcategory:	Painting
Condition:	Good

Comments/Notes

This component paints the wrought iron fencing surrounding the pool and jacuzzi areas. As the fencing is subject to extreme temperature variances, this component serves as a strategic allowance for repair, repainting or maintenance. The Basis Cost includes surface preparation including sanding, scraping, etc. The wrought iron as a whole may endure beyond the scope of this study with proper maintenance and paint touch-up when needed. Measurements are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	8y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	06/01/2023
Cost Per LF:	\$14.00
Total Quantity:	520 LF
Total Current Cost:	\$7,534.80
Inflation Rate:	3.50%
Total Expenditures:	\$37,519.56

Painting - Wrought Iron

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Moose Hollow - Building Exteriors
Subcategory:	Painting
Condition:	Good

Comments/Notes

This component paints the wrought iron railing on the decks at Moose Hollow, subsequent to the replacement of existing timber railing. As the railing is subject to extreme temperature variances, this component serves as a strategic allowance for repair, repainting or maintenance. The Basis Cost includes surface preparation including sanding, scraping, etc. The wrought iron as a whole may endure beyond the scope of this study with proper maintenance and paint touch-up when needed. Measurements are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	12y
Remaining Useful Life:	13y
Next Activity Date:	01/01/2037

Financial Data

Estimate Date:	06/01/2023
Cost Per LF:	\$14.00
Total Quantity:	9,576 LF
Total Current Cost:	\$138,756.24
Inflation Rate:	3.50%
Total Expenditures:	\$544,922.28

Painting - Wrought Iron

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Cascades - Clubhouse Exterior
Subcategory:	Painting
Condition:	Good

Comments/Notes

This component paints the wrought iron railing at the Cascades clubhouse. As the railing is subject to extreme temperature variances, this component serves as a strategic allowance for repair, repainting or maintenance. The Basis Cost includes surface preparation including sanding, scraping, etc. The wrought iron as a whole may endure beyond the scope of this study with proper maintenance and paint touch-up when needed. Measurements are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	8y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	06/01/2023
Cost Per LF:	\$14.00
Total Quantity:	156 LF
Total Current Cost:	\$2,260.44
Inflation Rate:	3.50%
Total Expenditures:	\$11,255.87



Painting - Wrought Iron

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Cascades - Building Exteriors
Subcategory:	Painting
Condition:	Good

Comments/Notes

This component paints the wrought iron deck railing at the **Cascades**. As the railing is subject to extreme temperature variances, this component serves as a strategic allowance for repair, repainting or maintenance. The Basis Cost includes surface preparation including sanding, scraping, etc. The wrought iron as a whole may endure beyond the scope of this study with proper maintenance and paint touch-up when needed. Measurements are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	8y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	06/01/2023
Cost Per LF:	\$14.00
Total Quantity:	1,152 LF
Total Current Cost:	\$16,692.48
Inflation Rate:	3.50%
Total Expenditures:	\$83,120.25



Ponds - Dredging

Basic Info

Type of Cost: Repairs & Maintenance
Category: Moose Hollow - Landscape & Grounds
Subcategory: Pond
Condition: Good

Comments/Notes

This component funds dredging of the ponds and hauling away the debris. Measurements are approximate by NSR.

Useful Life

Last Activity Date: 01/01/2006
Est. Useful Life: 25y
Remaining Useful Life: 7y
Next Activity Date: 01/01/2031

Financial Data

Estimate Date: 06/01/2023
Cost Per SF: \$15.00
Total Quantity: 12,594 SF
Total Current Cost: \$195,521.85
Inflation Rate: 3.50%
Total Expenditures: \$248,756.69

Ponds & Waterways - Maintenance

Basic Info

Type of Cost: Repairs & Maintenance
 Category: Moose Hollow - Landscape & Grounds
 Subcategory: Pond
 Condition: Good

Comments/Notes

This component funds general maintenance, repair, management and cleaning of the ponds, waterways, and waterway systems.

Useful Life

Last Activity Date: 01/01/2006
 Est. Useful Life: 4y
 Remaining Useful Life: 2y
 Next Activity Date: 01/01/2026

Financial Data

Estimate Date: 01/01/2024
 Cost Per Allow: \$3,500.00
 Total Quantity: 1 Allow
 Total Current Cost: \$3,500.00
 Inflation Rate: 3.50%
 Total Expenditures: \$41,176.57



Pool - General Repairs

Basic Info

Type of Cost: Repairs & Maintenance
Category: Moose Hollow - Pool Areas
Subcategory: Pool
Condition: Good

Comments/Notes

This component is an allowance for general pool repairs, such as coping, handrails, and more as directed by the BOD.

Useful Life

Last Activity Date: 01/01/2006
Est. Useful Life: 6y
Remaining Useful Life: 4y
Next Activity Date: 01/01/2028

Financial Data

Estimate Date: 01/01/2024
Cost Per Allow: \$2,000.00
Total Quantity: 1 Allow
Total Current Cost: \$2,000.00
Inflation Rate: 3.50%
Total Expenditures: \$18,087.58

Pool - General Repairs (South Jacuzzi)

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Moose Hollow - Pool Areas
Subcategory:	Pool
Condition:	Good

Comments/Notes

This component is an allowance for general repairs at the South Jacuzzi, such as coping, handrails, deck repairs, and more as directed by the BOD.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	8y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	01/01/2024
Cost Per Allow:	\$2,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$2,000.00
Inflation Rate:	3.50%
Total Expenditures:	\$9,958.92



Pool - Plaster

Basic Info

Type of Cost:	Replacement
Category:	Moose Hollow - Pool Areas
Subcategory:	Pool
Condition:	Good

Comments/Notes

This component funds resurfacing of the pool and spas, including the waterline tile and step tiles. Time will dictate if the Useful Life of the pool can be extended based on usage, weather and ongoing maintenance coating. Measurements are approximate by NSR.



Useful Life

Last Activity Date:	01/01/2022
Est. Useful Life:	20y
Remaining Useful Life:	18y
Next Activity Date:	01/01/2042

Financial Data

Estimate Date:	06/01/2023
Cost Per SF:	\$56.25
Total Quantity:	1,467 SF
Total Current Cost:	\$85,407.27
Inflation Rate:	3.50%
Total Expenditures:	\$158,642.85

Pool Cover

Basic Info

Type of Cost:	Replacement
Category:	Moose Hollow - Pool Areas
Subcategory:	Pool
Condition:	Good

Comments/Notes

This component replaces the pool and spa covers.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	12y
Remaining Useful Life:	2y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	01/01/2024
Cost Per Ea:	\$3,200.00
Total Quantity:	2.12 Ea
Total Current Cost:	\$6,784.00
Inflation Rate:	3.50%
Total Expenditures:	\$34,841.81



Pool Deck - Repairs

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Moose Hollow - Pool Areas
Subcategory:	Pool
Condition:	Good

Comments/Notes

This component provides funds for the maintenance and repair of the pool deck area. The funds are intended for concrete grinding, patching, lifting and replacement where needed. Ongoing maintenance will promote the maximum Useful Life of the pool deck as a whole. The Quantity is calculated at 10% of the total deck area. Measurements are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	6y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2024

Financial Data

Estimate Date:	01/01/2024
Cost Per SF:	\$12.00
Total Quantity:	5,597 SF
Percent of Total to Maintain:	10%
Quantity to Maintain:	559.70 SF
Total Current Cost:	\$6,716.40
Inflation Rate:	3.50%
Total Expenditures:	\$52,933.06



Pool Deck - Sealing

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Moose Hollow - Pool Areas
Subcategory:	Pool
Condition:	Good

Comments/Notes

This component periodically funds the sealing of the pool deck with a silicon-based sealant with silica additive to aid in the prevention of slipping. Ongoing sealing will promote a full Useful Life of the pool deck and deter damage that can occur from the freeze/thaw cycle. Measurements are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	3y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2024

Financial Data

Estimate Date:	06/01/2023
Cost Per SF:	\$0.75
Total Quantity:	6,391 SF
Total Current Cost:	\$4,959.41
Inflation Rate:	3.50%
Total Expenditures:	\$82,418.34

Pool Equipment - Chemical Controls

Basic Info

Type of Cost:	Replacement
Category:	Moose Hollow - Pool Areas
Subcategory:	Pool
Condition:	Good

Comments/Notes

This component replaces the pool chemical control system which monitors and regulates the pool chemical levels. The Basis Cost includes the peristaltic pump, chlorine/bromine feeder, sensors, tubing and fittings.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	6y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2024

Financial Data

Estimate Date:	06/01/2023
Cost Per Allow:	\$1,200.00
Total Quantity:	2 Allow
Total Current Cost:	\$2,484.00
Inflation Rate:	3.50%
Total Expenditures:	\$19,576.76



Pool Equipment - Heater

Basic Info

Type of Cost:	Replacement
Category:	Moose Hollow - Pool Areas
Subcategory:	Pool
Condition:	Good

Comments/Notes

This component replaces the pool and spa heaters.
Counts are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	20y
Remaining Useful Life:	2y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	06/01/2023
Cost Per Ea:	\$3,500.00
Total Quantity:	4 Ea
Total Current Cost:	\$14,490.00
Inflation Rate:	3.50%
Total Expenditures:	\$46,407.65



Pool Equipment - Pump

Basic Info

Type of Cost:	Replacement
Category:	Moose Hollow - Pool Areas
Subcategory:	Pool
Condition:	Good

Comments/Notes

This component replaces the pool and spa pumps.
Counts are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	8y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	01/01/2023
Cost Per Ea:	\$1,200.00
Total Quantity:	4 Ea
Total Current Cost:	\$4,968.00
Inflation Rate:	3.50%
Total Expenditures:	\$24,737.97



Pool Equipment - Sand Filter

Basic Info

Type of Cost: Replacement
Category: Moose Hollow - Pool Areas
Subcategory: Pool
Condition: Good

Comments/Notes

This component replaces the pool and spa sand filters and cartridge filter. Counts are approximate by NSR.

Useful Life

Last Activity Date: 01/01/2006
Est. Useful Life: 15y
Remaining Useful Life: 12y
Next Activity Date: 01/01/2036

Financial Data

Estimate Date: 06/01/2023
Cost Per Ea: \$1,200.00
Total Quantity: 4 Ea
Total Current Cost: \$4,968.00
Inflation Rate: 3.50%
Total Expenditures: \$20,083.82



Pool Furniture

Basic Info

Type of Cost:	Replacement
Category:	Moose Hollow - Pool Areas
Subcategory:	Pool
Condition:	Good

Comments/Notes

This component is an allowance for replacement of pool furniture, including reclining sun chairs (30), arm chairs (6), and table (1). Counts are approximate by NSR.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	6y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2024

Financial Data

Estimate Date:	01/01/2024
Cost Per Allow:	\$5,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$5,000.00
Inflation Rate:	3.50%
Total Expenditures:	\$39,405.71

Pump - 20 HP (Rebuild)

Basic Info

Type of Cost: Repairs & Maintenance
Category: Moose Hollow - Landscape & Grounds
Subcategory: Irrigation
Condition: Good

Comments/Notes

This component funds a motor rebuild for the 20 HP pump. This component is staggered with a corresponding pump replacement, which is outlined in a separate component.

Useful Life

Last Activity Date: 01/01/2006
Est. Useful Life: 20y
Remaining Useful Life: 12y
Next Activity Date: 01/01/2036

Financial Data

Estimate Date: 01/01/2023
Cost Per Ea: \$3,000.00
Total Quantity: 1 Ea
Total Current Cost: \$3,105.00
Inflation Rate: 3.50%
Total Expenditures: \$4,691.87

Pump - 20 HP (Replace)

Basic Info

Type of Cost:	Replacement
Category:	Moose Hollow - Landscape & Grounds
Subcategory:	Irrigation
Condition:	Good

Comments/Notes

This component funds the replacement of the 20 HP pump. This component is staggered with a corresponding motor rebuilding, which is outlined in a separate component.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	20y
Remaining Useful Life:	2y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	01/01/2023
Cost Per Ea:	\$12,500.00
Total Quantity:	1 Ea
Total Current Cost:	\$12,937.50
Inflation Rate:	3.50%
Total Expenditures:	\$41,435.40



Railing - Wrought Iron

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Building Exteriors
Subcategory:	Decks & Railing
Condition:	Good

Comments/Notes

This component replaces the wrought iron deck railing at the Cascades. Ongoing inspection, painting, etc. will promote a full Useful Life. Measurements are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	30y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2036

Financial Data

Estimate Date:	06/01/2023
Cost Per LF:	\$85.00
Total Quantity:	1,152 LF
Total Current Cost:	\$101,347.20
Inflation Rate:	3.50%
Total Expenditures:	\$153,142.27



Railing - Wrought Iron

Basic Info

Type of Cost: Replacement
Category: Cascades - Clubhouse Exterior
Subcategory: Decks & Railing
Condition: Good

Comments/Notes

This component replaces the wrought iron railing at the Cascades clubhouse. Ongoing inspection, painting, etc. will promote a full Useful Life. Measurements are approximate by NSR.

Useful Life

Last Activity Date: 01/01/2006
Est. Useful Life: 30y
Remaining Useful Life: 12y
Next Activity Date: 01/01/2036

Financial Data

Estimate Date: 06/01/2023
Cost Per LF: \$85.00
Total Quantity: 156 LF
Total Current Cost: \$13,724.10
Inflation Rate: 3.50%
Total Expenditures: \$20,738.02



Railing - Wrought Iron (New)

Basic Info

Type of Cost:	Replacement
Category:	Moose Hollow - Building Exteriors
Subcategory:	Decks & Railing
Condition:	Good

Comments/Notes

This component replaces the timber railing at **Moose Hollow** with wrought iron railing. The Unit Cost has been increased to account for the removal and disposal of existing timber railing. Measurements are approximate by NSR.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	N/A
Remaining Useful Life:	N/A
Next Activity Date:	01/01/2025

Financial Data

Estimate Date:	06/01/2023
Cost Per LF:	\$102.00
Total Quantity:	9,576 LF
Total Current Cost:	\$1,010,938.32
Inflation Rate:	3.50%
Total Expenditures:	\$1,046,321.64



Rehab - Building Interiors

Basic Info

Type of Cost: Repairs & Maintenance
 Category: Moose Hollow - Building Interiors
 Subcategory: Building Repairs
 Condition: Good

Comments/Notes

This component is an allowance to perform a full renovation/updating of the Moose Hollow common area interiors. This includes as-needed replacement of stone tile flooring, stair railings, trim and finish, fixtures, permanent decor, and more as directed by the BOD.



Useful Life

Last Activity Date: 01/01/2006
 Est. Useful Life: 40y
 Remaining Useful Life: 22y
 Next Activity Date: 01/01/2046

Financial Data

Estimate Date: 01/01/2024
 Cost Per SF: \$45.00
 Total Quantity: 21,850 SF
 Total Current Cost: \$983,250.00
 Inflation Rate: 3.50%
 Total Expenditures: \$2,095,808.30

Rehab - Clubhouse

Basic Info

Type of Cost: Repairs & Maintenance
Category: Cascades - Clubhouse Interior
Subcategory: Building Repairs
Condition: Good

Comments/Notes

This component is an allowance to perform a full renovation, updating and/or replacement of various materials in the Cascades clubhouse, effectively replacing or refurbishing the flooring, cabinetry, fixtures, lighting, trim and finish, etc.

Useful Life

Last Activity Date: 01/01/2006
Est. Useful Life: 40y
Remaining Useful Life: 22y
Next Activity Date: 01/01/2046

Financial Data

Estimate Date: 01/01/2024
Cost Per SF: \$45.00
Total Quantity: 2,400 SF
Total Current Cost: \$108,000.00
Inflation Rate: 3.50%
Total Expenditures: \$230,203.20





Rehab - Jacuzzi Bathroom

Basic Info

Type of Cost: Repairs & Maintenance
 Category: Moose Hollow - Pool Areas
 Subcategory: Building Repairs
 Condition: Good

Comments/Notes

This component is an allowance to perform a full renovation, updating and/or replacement of various materials in the South Jacuzzi bathrooms, effectively replacing or refurbishing the paint, flooring, cabinetry, fixtures, lighting, etc.

Useful Life

Last Activity Date: 01/01/2006
 Est. Useful Life: 30y
 Remaining Useful Life: 12y
 Next Activity Date: 01/01/2036

Financial Data

Estimate Date: 01/01/2024
 Cost Per Allow: \$6,000.00
 Total Quantity: 1 Allow
 Total Current Cost: \$6,000.00
 Inflation Rate: 3.50%
 Total Expenditures: \$9,066.41



Rehab - Office & Pool Bathrooms

Basic Info

Type of Cost: Repairs & Maintenance
 Category: Moose Hollow - Pool Areas
 Subcategory: Building Repairs
 Condition: Good

Comments/Notes

This component is an allowance to perform a full renovation, updating and/or replacement of various materials in the pool bathrooms and office space, effectively replacing or refurbishing the paint, flooring, tile, cabinetry, doors, fireplace, fixtures, ceilings, lighting, etc.

Useful Life

Last Activity Date: 01/01/2006
 Est. Useful Life: 35y
 Remaining Useful Life: 17y
 Next Activity Date: 01/01/2041

Financial Data

Estimate Date: 01/01/2024
 Cost Per Allow: \$75,000.00
 Total Quantity: 1 Allow
 Total Current Cost: \$75,000.00
 Inflation Rate: 3.50%
 Total Expenditures: \$134,600.67





Reserve Study Update

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Reserve Study
Subcategory:	Reserve Study
Condition:	Excellent

Comments/Notes

This is an alternating line item for an updated Reserve Study. The reserve costs for a 5-year full study, which includes a visual observation of the accessible reserve components, is alternately interspersed with an annual financial update.

Useful Life

Last Activity Date:	01/01/2024
Est. Useful Life:	5y
Remaining Useful Life:	1y
Next Activity Date:	01/01/2025

Financial Data

Estimate Date:	01/01/2024
Cost Per LS:	\$4,490.00
Total Quantity:	1.64 LS
Total Current Cost:	\$7,363.60
Inflation Rate:	3.50%
Total Expenditures:	\$68,903.68



Retaining Walls

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Landscape & Grounds
Subcategory:	Landscaping
Condition:	Good

Comments/Notes

This component provides a periodic allowance for maintaining and repairing the retaining walls in the community. All walls will need to be maintained and shored up to combat erosion and weathering.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	2y
Remaining Useful Life:	1y
Next Activity Date:	01/01/2025

Financial Data

Estimate Date:	01/01/2024
Cost Per Allow:	\$2,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$2,000.00
Inflation Rate:	3.50%
Total Expenditures:	\$52,510.54

Roofing - 30-yr Architectural

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Building Exteriors
Subcategory:	Roofing & Gutters
Condition:	Good

Comments/Notes

This component replaces the existing roofing at the Cascades with a 30-year dimensional composition roofing product such as GAF Timberline HD Shingles or equal. Ongoing inspections and maintenance will ensure the roof achieves its full Useful Life. Measurements are approximate by NSR.

The Unit Cost has been adjusted based on the quote provided by the BOD.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	30y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2024

Financial Data

Estimate Date:	01/01/2024
Cost Per SQ:	\$500.00
Total Quantity:	912 SQ
Total Current Cost:	\$456,000.00
Inflation Rate:	3.50%
Total Expenditures:	\$659,916.16



Roofing - 30-yr Architectural

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Clubhouse Exterior
Subcategory:	Roofing & Gutters
Condition:	Good

Comments/Notes

This component replaces the wood shake roofing at the Cascades clubhouse with a 30-year dimensional composition roofing product such as GAF Timberline HD Shingles or equal. Ongoing inspections and maintenance will ensure the roof achieves its full Useful Life. Measurements are approximate by NSR. The Unit Cost has been increased to fund tear-off of the existing shake roofing.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	30y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2036

Financial Data

Estimate Date:	01/01/2024
Cost Per SQ:	\$670.00
Total Quantity:	26 SQ
Total Current Cost:	\$17,420.00
Inflation Rate:	3.50%
Total Expenditures:	\$26,322.82

Roofing - 30-yr Architectural

Basic Info

Type of Cost: Replacement
Category: Moose Hollow - Building Exteriors
Subcategory: Roofing & Gutters
Condition: Good

Comments/Notes

This component replaces the existing roofing at **Moose Hollow** with a 30-year dimensional composition roofing product such as GAF Timberline HD Shingles or equal. Ongoing inspections and maintenance will ensure the roof achieves its full Useful Life. Measurements are approximate by NSR.

Useful Life

Last Activity Date: 01/01/2006
Est. Useful Life: 30y
Remaining Useful Life: 0y
Next Activity Date: 01/01/2024

Financial Data

Estimate Date: 06/01/2023
Cost Per SQ: \$600.00
Total Quantity: 980 SQ
Total Current Cost: \$608,580.00
Inflation Rate: 3.50%
Total Expenditures: \$875,174.16

Roofing - 30-yr Architectural

Basic Info

Type of Cost:	Replacement
Category:	Moose Hollow - Pool Areas
Subcategory:	Roofing & Gutters
Condition:	Good

Comments/Notes

This component replaces the wood shake roofing at the Moose Hollow pool house with a 30-year dimensional composition roofing product such as GAF Timberline HD Shingles or equal. Ongoing inspections and maintenance will ensure the roof achieves its full Useful Life. Measurements are approximate by NSR. The Unit Cost has been increased to fund tear-off of the existing shake roofing.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	30y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2036

Financial Data

Estimate Date:	01/01/2024
Cost Per SQ:	\$670.00
Total Quantity:	22 SQ
Total Current Cost:	\$14,740.00
Inflation Rate:	3.50%
Total Expenditures:	\$22,273.15

Sauna - Heater

Basic Info

Type of Cost:	Replacement
Category:	Moose Hollow - Pool Areas
Subcategory:	Sauna
Condition:	Good

Comments/Notes

This component replaces the sauna heater.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	15y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2036

Financial Data

Estimate Date:	01/01/2024
Cost Per Ea:	\$2,200.00
Total Quantity:	1 Ea
Total Current Cost:	\$2,200.00
Inflation Rate:	3.50%
Total Expenditures:	\$8,893.80

Sauna - Maintenance

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Moose Hollow - Pool Areas
Subcategory:	Sauna
Condition:	Good

Comments/Notes

This component provides funds for general maintenance and repairs to the sauna.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	3y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2024

Financial Data

Estimate Date:	06/01/2023
Cost Per Allow:	\$2,500.00
Total Quantity:	1 Allow
Total Current Cost:	\$2,587.50
Inflation Rate:	3.50%
Total Expenditures:	\$43,001.93



Security Cameras

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Clubhouse Interior
Subcategory:	Electronics
Condition:	Good

Comments/Notes

This component funds ongoing maintenance and repair of the security camera system at the Cascades clubhouse, and the replacement of individual cameras as necessary. This component follows the one-time system restoration included in a separate component.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	6y
Remaining Useful Life:	7y
Next Activity Date:	01/01/2031

Financial Data

Estimate Date:	01/01/2024
Cost Per Ea:	\$2,500.00
Total Quantity:	1 Ea
Total Current Cost:	\$2,500.00
Inflation Rate:	3.50%
Total Expenditures:	\$17,804.95

Security Cameras (One-Time)

Basic Info

Type of Cost: Replacement
Category: Cascades - Clubhouse Interior
Subcategory: Electronics
Condition: Poor

Comments/Notes

This is a One-Time component to repair and restore security cameras at the Cascades clubhouse. At the time of site inspection it was found that several cameras were present at the clubhouse, but none were in working order.

Useful Life

Last Activity Date: N/A
Est. Useful Life: N/A
Remaining Useful Life: N/A
Next Activity Date: 01/01/2025

Financial Data

Estimate Date: 01/01/2024
Cost Per Ea: \$6,000.00
Total Quantity: 1 Ea
Total Current Cost: \$6,000.00
Inflation Rate: 3.50%
Total Expenditures: \$6,210.00

Shed - Maintenance

Basic Info

Type of Cost: Repairs & Maintenance
 Category: Moose Hollow - Landscape & Grounds
 Subcategory: Irrigation
 Condition: Good

Comments/Notes

This component funds the ongoing maintenance, repair and upkeep of the irrigation shed. The funding should cover operation of doors, painting, siding repair, roof repair or patching, and more. If additional funds are needed to maintain the shed, the Association may want to consider a replacement in lieu of ongoing maintenance.

Useful Life

Last Activity Date: 01/01/2006
 Est. Useful Life: 5y
 Remaining Useful Life: 2y
 Next Activity Date: 01/01/2026

Financial Data

Estimate Date: 01/01/2024
 Cost Per Allow: \$2,000.00
 Total Quantity: 1 Allow
 Total Current Cost: \$2,000.00
 Inflation Rate: 3.50%
 Total Expenditures: \$20,624.65



Siding & Trim - Replace

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Building Exteriors
Subcategory:	Building Repairs
Condition:	Good

Comments/Notes

This component funds a full replacement of siding and trim on community buildings at the Cascades. Regular inspections and maintenance of siding will promote its full Useful Life.

This component is a place holder only to begin appropriate funding. NSR recommends getting a siding estimate from a qualified siding installer as soon as possible in the event the budget needs to pivot on account of type of siding, possible repair needs, need for scaffolding and more. Different types of siding and application methods can alter the cost of the siding install significantly and should be considered in advance of significant funding.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	50y
Remaining Useful Life:	35y
Next Activity Date:	01/01/2059

Financial Data

Estimate Date:	01/01/2024
Cost Per Bldg:	\$425,000.00
Total Quantity:	8 Bldg
Total Current Cost:	\$3,400,000.00
Inflation Rate:	3.50%
Total Expenditures:	\$0.00

Siding & Trim - Replace

Basic Info

Type of Cost: Replacement
Category: Moose Hollow - Pool Areas
Subcategory: Building Repairs
Condition: Good

Comments/Notes

This component funds a full replacement of siding and trim on the Pool House and South Jacuzzi Bathrooms. Regular inspections and maintenance of siding will promote its full Useful Life.

Useful Life

Last Activity Date: 01/01/2006
Est. Useful Life: 35y
Remaining Useful Life: 17y
Next Activity Date: 01/01/2041

Financial Data

Estimate Date: 01/01/2024
Cost Per Allow: \$35,000.00
Total Quantity: 1 Allow
Total Current Cost: \$35,000.00
Inflation Rate: 3.50%
Total Expenditures: \$62,813.64

Siding & Trim - Replace

Basic Info

Type of Cost:	Replacement
Category:	Moose Hollow - Building Exteriors
Subcategory:	Building Repairs
Condition:	Good

Comments/Notes

This component funds a full replacement of siding and trim on community buildings at **Moose Hollow**. Regular inspections and maintenance of siding will promote its full Useful Life.

This component is a place holder only to begin appropriate funding. NSR recommends getting a siding estimate from a qualified siding installer as soon as possible in the event the budget needs to pivot on account of type of siding, possible repair needs, need for scaffolding and more. Different types of siding and application methods can alter the cost of the siding install significantly and should be considered in advance of significant funding.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	50y
Remaining Useful Life:	33y
Next Activity Date:	01/01/2057

Financial Data

Estimate Date:	01/01/2024
Cost Per Bldg:	\$350,000.00
Total Quantity:	14 Bldg
Total Current Cost:	\$4,900,000.00
Inflation Rate:	3.50%
Total Expenditures:	\$0.00

Siding & Trim - Replace

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Clubhouse Exterior
Subcategory:	Building Repairs
Condition:	Good

Comments/Notes

This component funds a full replacement of siding and trim on the Cascades clubhouse. Regular inspections and maintenance of siding will promote its full Useful Life.

This component is a place holder only to begin appropriate funding. NSR recommends getting a siding estimate from a qualified siding installer as soon as possible in the event the budget needs to pivot on account of type of siding, possible repair needs, need for scaffolding and more. Different types of siding and application methods can alter the cost of the siding install significantly and should be considered in advance of significant funding.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	30y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2036

Financial Data

Estimate Date:	01/01/2024
Cost Per Allow:	\$45,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$45,000.00
Inflation Rate:	3.50%
Total Expenditures:	\$67,998.09



Table - Picnic

Basic Info

Type of Cost: Replacement
Category: Cascades - Landscape & Grounds
Subcategory: Recreation
Condition: Good

Comments/Notes

This component replaces the picnic tables at the Cascades. Counts are approximate by NSR.

Useful Life

Last Activity Date: 01/01/2006
Est. Useful Life: 25y
Remaining Useful Life: 7y
Next Activity Date: 01/01/2031

Financial Data

Estimate Date: 06/01/2023
Cost Per Ea: \$1,300.00
Total Quantity: 3 Ea
Total Current Cost: \$4,036.50
Inflation Rate: 3.50%
Total Expenditures: \$5,135.56

Table - Picnic

Basic Info

Type of Cost:	Replacement
Category:	Moose Hollow - Landscape & Grounds
Subcategory:	Recreation
Condition:	Good

Comments/Notes

This component replaces the picnic tables at **Moose Hollow**. Counts are approximate by NSR.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	25y
Remaining Useful Life:	7y
Next Activity Date:	01/01/2031

Financial Data

Estimate Date:	06/01/2023
Cost Per Ea:	\$1,300.00
Total Quantity:	21 Ea
Total Current Cost:	\$28,255.50
Inflation Rate:	3.50%
Total Expenditures:	\$35,948.89



Timberwork

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Moose Hollow - Building Exteriors
Subcategory:	Building Repairs
Condition:	Fair

Comments/Notes

This is for significant repair, some replacement and shoring up of the timber stair treads, stair stringers, and upright posts that will not be replaced with the timber railing replacement at Moose Hollow. At the time of this site inspection, many of the timbers are very rough condition and immediate attention is needed to repair and/or make safe. For this reason, this component was listed early in the study.



Useful Life

Last Activity Date:	N/A
Est. Useful Life:	N/A
Remaining Useful Life:	N/A
Next Activity Date:	01/01/2024

Financial Data

Estimate Date:	01/01/2024
Cost Per Bldg:	\$8,000.00
Total Quantity:	14 Bldg
Total Current Cost:	\$112,000.00
Inflation Rate:	3.50%
Total Expenditures:	\$112,000.00



Trees - Maintenance

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Landscape & Grounds
Subcategory:	Landscaping
Condition:	Good

Comments/Notes

This allowance funds structural pruning of trees as needed to enhance the landscaping and to avoid branch and root damage to nearby objects and structures. Time will dictate if the Basis Cost and Useful Life will need to be adjusted as trees continue to mature.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	3y
Remaining Useful Life:	4y
Next Activity Date:	01/01/2028

Financial Data

Estimate Date:	06/01/2023
Cost Per Allow:	\$8,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$8,280.00
Inflation Rate:	3.50%
Total Expenditures:	\$133,852.60

Trees - Replacement

Basic Info

Type of Cost:	Replacement
Category:	Landscape & Grounds
Subcategory:	Landscaping
Condition:	Good

Comments/Notes

This component funds the removal and replacement of trees as needed to enhance the landscaping, to avoid branch and root damage to buildings, streets and walkways, or to address fall risks. The Quantity represents the number of trees projected to be in potential need of replacement over this component's Useful Life, and does not represent the full number of trees present in the community. Time will dictate if this Quantity needs to be adjusted as trees continue to mature. This component runs on a delayed start.

Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	6y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	06/01/2023
Cost Per Ea:	\$1,300.00
Total Quantity:	6 Ea
Total Current Cost:	\$8,073.00
Inflation Rate:	3.50%
Total Expenditures:	\$55,551.46

Utility Infrastructure

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Landscape & Grounds
Subcategory:	Utility Infrastructure
Condition:	Good

Comments/Notes

This component provides funds to maintain and repair the utility infrastructure. Having some funds budgeted for unexpected infrastructure needs is fiscally prudent. Time will dictate if this allowance needs to be adjusted as the community ages and as needs emerge.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	8y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	01/01/2024
Cost Per Allow:	\$12,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$12,000.00
Inflation Rate:	3.50%
Total Expenditures:	\$59,753.53

Windows - Replace

Basic Info

Type of Cost:	Replacement
Category:	Cascades - Building Exteriors
Subcategory:	Building Repairs
Condition:	Good

Comments/Notes

This component replaces the windows at the Cascades clubhouse on an as-needed basis. This provides funding to replace approximately 10% of the windows every 5 years, effectively replacing all windows every 50 years.



Useful Life

Last Activity Date:	01/01/2006
Est. Useful Life:	5y
Remaining Useful Life:	1y
Next Activity Date:	01/01/2025

Financial Data

Estimate Date:	01/01/2024
Cost Per Bldg:	\$3,500.00
Total Quantity:	8 Bldg
Total Current Cost:	\$28,000.00
Inflation Rate:	3.50%
Total Expenditures:	\$278,980.83



Moose Hollow Homeowners Association

Items Removed or Left Out of the Study

The following items were either left out of the study due to their inclusion or appurtenance to the annual operating budget, OR subsequently removed upon the Board of Directors (BOD) request. Though each item holds a replacement value, it was determined that the below listed components were not Capital Expenses as traditionally defined.

1. Bark Replenishment - this component falls below the minimum threshold of the reserve study.
2. Stone Vehicle Bridge (Replacement) - this component's replacement extends beyond the scope of this study.
3. Water Heaters - this component falls below the minimum threshold of the reserve study.
4. Misc. Items on Exterior Patios (pavers, furniture, BBQs, hot tubs, etc.) - this component falls to the homeowner's responsibility to maintain and replace.



Moose Hollow Homeowners Association

Utah State Reserve Study Legislature
Utah Code Title 57 Chapter 8, Sections 7.5

57-8-7.5 Reserve analysis – Reserve fund.

(1) As used in this section:

(a) “Reserve analysis” means an analysis to determine:

- (i) the need for a reserve fund to accumulate reserve funds; and
- (ii) the appropriate amount of any reserve fund.

(b) “Reserve fund line item” means the line item in an association of unit owners’ annual budget that identifies the amount to be placed into a reserve fund.

(c) “Reserve funds” means money to cover the cost of repairing, replacing, or restoring common areas and facilities that have a useful life of three years or more and a remaining useful life of less than 30 years, if the cost cannot reasonably be funded from the general budget or other funds of the association of unit owners.

(2) Except as otherwise provided in the declaration, a management committee shall:

- (a) cause a reserve analysis to be conducted no less frequently than every six years; and
- (b) review and, if necessary, update a previously conducted reserve analysis no less frequently than every three years.

(3) The management committee may conduct a reserve analysis itself or may engage a reliable person or organization, as determined by the management committee, to conduct the reserve analysis.

(4) A reserve fund analysis shall include:

- (a) a list of the components identified in the reserve analysis that will reasonably require reserve funds;
- (b) a statement of the probable remaining useful life, as of the date of the reserve analysis, of each component identified in the reserve analysis;
- (c) an estimate of the cost to repair, replace, or restore each component identified in the reserve analysis;

(d) an estimate of the total annual contribution to a reserve fund necessary to meet the cost to repair, replace, or restore each component identified in the reserve analysis during the component's useful life and at the end of the component's useful life; and

(e) a reserve funding plan that recommends how the association of unit owners may fund the annual contribution described in Subsection (4)(d).

(5) An association of unit owners shall:

(a) annually provide unit owners a summary of the most recent reserve analysis or update; and

(b) provide a copy of the complete reserve analysis or update to a unit owner who requests a copy.

(6) In formulating its budget each year, an association of unit owners shall include a reserve fund line item in:

(a) an amount the management committee determines, based on the reserve analysis, to be prudent; or

(b) an amount required by the declaration, if the declaration requires an amount higher than the amount determined under Subsection (6)(a).

(7)

(a) Within 45 days after the day on which an association of unit owners adopts its annual budget, the unit owners may veto the reserve fund line item by a 51% vote of the allocated voting interests in the association of unit owners at a special meeting called by the unit owners for the purpose of voting whether to veto a reserve fund line item.

(b) If the unit owners veto a reserve fund line item under Subsection (7)(a) and a reserve fund line item exists in a previously approved annual budget of the association of unit owners that was not vetoed, the association of unit owners shall fund the reserve account in accordance with that prior reserve fund line item.

(8)

(a) Subject to Subsection (8)(b), if an association of unit owners does not comply with the requirements of Subsection (5), (6), or (7) and fails to remedy the noncompliance within the time specified in Subsection (8)(c), a unit owner may file an action in state court for:

(i) injunctive relief requiring the association of unit owners to comply with the requirements of Subsection (5), (6), or (7);

(ii) \$500 or actual damages, whichever is greater;

(iii) any other remedy provided by law; and

(iv) reasonable costs and attorney fees.

(b) No fewer than 90 days before the day on which a unit owner files a complaint under Subsection (8)(a), the unit owner shall deliver written notice described in Subsection (8)(c) to the association of unit owners.

(c) A notice under Subsection (8)(b) shall state:

(i) the requirement in Subsection (5), (6), or (7) with which the association of unit owners has failed to comply;

(ii) a demand that the association of unit owners come into compliance with the requirements; and

(iii) a date, no fewer than 90 days after the day on which the unit owner delivers the notice, by which the association of unit owners shall remedy its noncompliance.

(d) In a case filed under Subsection (8)(a), a court may order an association of unit owners to produce the summary of the reserve analysis or the complete reserve analysis on an expedited basis and at the association of unit owners' expense.

(9)

(a) A management committee may not use money in a reserve fund:

(i) for daily maintenance expenses, unless a majority of the members of the association of unit owners vote to approve the use of reserve fund money for that purpose; or

(ii) for any purpose other than the purpose for which the reserve fund was established.

(b) A management committee shall maintain a reserve fund separate from other funds of the association of unit owners.

(c) This Subsection (9) may not be construed to limit a management committee from prudently investing money in a reserve fund, subject to any investment constraints imposed by the declaration.

(10) Subsections (2) through (9) do not apply to an association of unit owners during the period of administrative control.

(11) For a condominium project whose initial declaration is recorded on or after May 12, 2015, during the period of administrative control, for any property that the declarant sells to a third party, the declarant shall give the third party:

(a) a copy of the association of unit owners' governing documents; and

(b) a copy of the association of unit owners' most recent financial statement that includes any reserve funds held by the association of unit owners or by a subsidiary of the association of unit owners.

(12) Except as otherwise provided in this section, this section applies to each association of unit owners, regardless of when the association of unit owners was created.



Glossary of Reserve Study Terms

Moose Hollow Homeowners Association
Prepared for the Jan 1, 2024 Fiscal Year

Terms & Definitions CAI

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: The 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) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

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 representative(s) of the association or cooperative.

COMPONENT METHOD: A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. See "Cash Flow Method".

CONDITION ASSESSMENT: The task of evaluating the current condition of the component based on observed or reported characteristics.

CURRENT REPLACEMENT COST: See "Replacement Cost."

DEFICIT: An actual (or projected) Reserve Balance less than the Fully Funded Balance. The opposite would be a Surplus.

EFFECTIVE AGE: The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS: The portion of a 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 expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

FULLY FUNDED: 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

FULLY FUNDED BALANCE (FFB): Total Accrued Depreciation. An indicator against which 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. This number is calculated for each component, then summed together for an association total. Two formulae can be utilized, depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and

inflation are equivalent.

1. $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$ or
2. $FFB = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate})^{\text{Remaining Life}}]$

FUND STATUS: The status of the reserve fund as compared to an established benchmark such as percent funding.

FUNDING GOALS: Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

Baseline Funding: Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.

Full Funding: Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.

Statutory Funding: Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statutes.

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

FUNDING PLAN: An association's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

FUNDING PRINCIPLES: x Stable Contribution Rate over the Years x Fiscally Responsible

LIFE AND VALUATION ESTIMATES: The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

PERCENT FUNDED: The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

PHYSICAL ANALYSIS: The portion of the Reserve Study where the Component Inventory, 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 initial year have "zero" 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 that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts and Cash Reserves. Based upon information provided and not audited.

RESERVE PROVIDER: An individual that prepares Reserve Studies.

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.

RESPONSIBLE CHARGE: A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a reserve study of which he was in responsible charge. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein: 1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project; 2. The failure to personally inspect or review the work of subordinates where necessary and appropriate; 3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review; 4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

SURPLUS: An actual (or projected) Reserve Balance greater than the Fully Funded Balance. See "Deficit."

USEFUL LIFE (UL): Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

The above terms and definitions are from the Community Associations Institute (CAI) national standards.