

Corporate Office
P.O. Box 8637
Calabasas, CA 91372

TEL 800/733-1365
FAX 800/733-1581
www.reservestudy.com



Regional Offices
Phoenix, AZ
Orange County, CA
San Francisco, CA
Denver, CO
Kailua-Kona, HI
Las Vegas, NV
Seattle, WA

“Full” Reserve Study



Apache Shores POA Austin, TX

Report #: 26001-0
For Period Beginning: January 1, 2015
Expires: December 31, 2015

Date Prepared: October 24, 2014



Hello, and welcome to your Reserve Study!

This Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

With respect to Reserves, this Report will tell you “where you are”, and “where to go from here”.

In this Report, you will find...

- 1) A List of What you’re Reserving For**
- 2) An Evaluation of your Reserve Fund Size and Strength**
- 3) A Recommended Multi-Year Reserve Funding Plan**

More Questions?

Visit our website at www.ReserveStudy.com or call us at:

800/733-1365



Table of Contents

3- Minute Executive Summary	i
Reserve Study Summary	i
Reserve Component List – Table 1.....	ii
Introduction, Objectives, and Methodology	1
How are Useful Life and Remaining Useful Life established?	2
How are Cost Estimates Established?	2
What is our Recommended Funding Goal?	4
Projected Expenses	6
Expense Graph – Figure 1	6
Reserve Fund Status & Recommended Funding Plan	7
Funding Plan Graph – Figure 2.....	7
Cash Flow Graph – Figure 3	8
% Funded Graph – Figure 4.....	8
Table Descriptions	9
Reserve Component List Detail – Table 2.....	10
Contribution & Fund Breakdown – Table 3	12
30 Year Reserve Plan Summary – Table 4	13
30 Year Reserve Plan Year by Year Detail – Table 5	14
Accuracy, Limitations, and Disclosures	26
Terms and Definitions	27
Photographic Inventory	Appendix

3- Minute Executive Summary

Association: Apache Shores POA **Assoc. #: 26001-0**
Location: Austin, TX
of Units: 2446
Report Period: January 1, 2015 through December 31, 2015

Results as-of 1/1/2015:

Projected Starting Reserve Balance:	\$320,000
Fully Funded Reserve Balance:	\$1,030,714
Average Reserve Deficit (Surplus) Per Unit:	\$291
Percent Funded:	31.0%
Recommended 2015 monthly Reserve Contribution:	\$14,900
Recommended 2015 Special Assessment for Reserves:	\$0
Most Recent Reserve Contribution Rate:	\$9,166

Economic Assumptions:

Net Annual “After Tax” Interest Earnings Accruing to Reserves..... 1.00%
Annual Inflation Rate 3.00%

- This is a “Full” Reserve Study (original, created “from scratch”).
- The information in this Reserve Study is based on our site inspection on January 16, 2014.
- This Reserve Study was prepared by, or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 31.0% Funded, this represents a fair position. In perspective, the 70-100% level is where associations enjoy less risk of special assessments. Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or “Fully Funded”.
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions to the figure noted above, with substantial annual increases thereafter.
- No assets appropriate for Reserve designation were excluded.

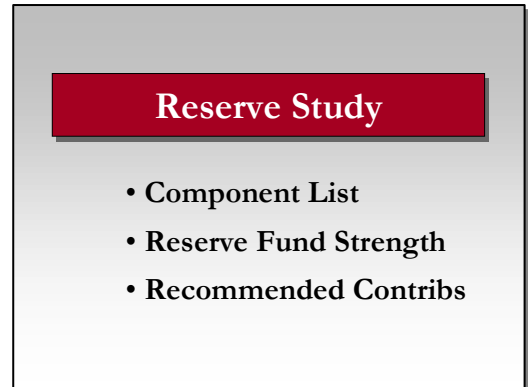
#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
103	Concrete/Wood Docks - Repair	10	9	\$5,500	\$7,176
107	Stone Walk - Repair/Replace	5	4	\$1,300	\$1,463
115	Lounge Deck/Rail - Replace	25	21	\$11,300	\$21,021
201	Asphalt - Remove & Replace(A)	28	20	\$204,000	\$368,447
201	Asphalt - Remove & Replace(B)	28	21	\$419,000	\$779,463
201	Asphalt - Remove & Replace(C)	28	22	\$462,000	\$885,240
201	Asphalt - Remove & Replace(D)	28	23	\$419,000	\$826,933
201	Asphalt - Remove & Replace(E)	28	24	\$419,000	\$851,741
201	Asphalt - Remove & Replace(F)	28	25	\$419,000	\$877,293
203	Asphalt - Chip Seal(A)	7	6	\$57,700	\$68,897
203	Asphalt - Chip Seal(B)	7	0	\$119,000	\$146,355
203	Asphalt - Chip Seal(C)	7	1	\$131,000	\$134,930
203	Asphalt - Chip Seal(D)	7	2	\$119,000	\$126,247
203	Asphalt - Chip Seal(E)	7	3	\$119,000	\$130,035
203	Asphalt - Chip Seal(F)	7	4	\$119,000	\$133,936
313	HVAC Unit - Replace(A)	20	19	\$5,200	\$9,118
313	HVAC Unit - Replace(B)	20	16	\$5,200	\$8,344
560	Storage Shed - Replace	25	20	\$5,250	\$9,482
605	Water Storage Tanks - Replace	15	13	\$5,300	\$7,783
709	Play Equipment - Replace	15	8	\$35,000	\$44,337
720	Benches/Tables - Replace	12	8	\$4,500	\$5,700
731	BBQ's - Replace	7	1	\$1,600	\$1,648
744	Wood Fence - Replace/Repaint	20	0	\$1,075	\$1,942
745	Wood Bridge - Repair/Replace	5	2	\$1,750	\$1,857
760	Pool Metal Fence - Replace	20	16	\$22,850	\$36,668
761	Pool Electronic Access - Replace	20	16	\$8,000	\$12,838
806	Copier/Office Equipment - Replace	7	2	\$10,000	\$10,609
811	Community Center -Remodel/Re-design	30	1	\$50,000	\$51,500
1110	Pool Metal Fence - Repaint	5	1	\$5,200	\$5,356
1111	Wood Bridge - Repaint	5	1	\$1,200	\$1,236
1201	Pool - Resurface	10	4	\$12,550	\$14,125
1208	Pool Filters - Replace	12	10	\$5,450	\$7,324
1210	Lake Pump - Replace	12	6	\$1,150	\$1,373
1603	Sport Court Fencing - Replace	30	10	\$16,000	\$21,503
1604	Sport Courts - Resurface	7	4	\$28,400	\$31,964
1605	Volleyball Sand - Replenish	4	2	\$1,100	\$1,167
1607	Basketball Hoops - Replace	15	2	\$1,650	\$1,750
1608	Trail Granite - Replenish	3	2	\$3,050	\$3,236
1705	Memorial/Monument Signage - Replace	20	13	\$5,600	\$8,224
1903	Septic System - Replace	20	0	\$15,000	\$27,092
40	Total Funded Components				

Note: highlighted line items are expected to require attention in the initial year

Introduction

A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a process of research and analysis along well defined methodologies.

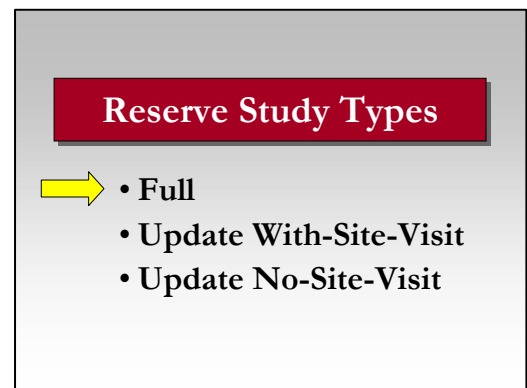
In this Report you will find the Reserve Component List (what you are reserving for). It contains our estimates for Useful Life, Remaining Useful Life, and the current repair or replacement cost for each major component the association is obligated to maintain. Based on that List and your starting balance we computed the association's Reserve Fund Strength (measured as "Percent Funded"), and created a recommended multi-year Reserve Funding Plan to offset future Reserve expenses.



As the physical assets age and deteriorate, it is important to accumulate financial assets to keep the two "in balance". A stable Reserve Funding Plan that offsets the irregular Reserve expenses will ensure that each owner pays their own "fair share" of ongoing common area deterioration.

Methodology

First we establish what the projected expenses are, then we determine the association's financial status and create a Funding Plan. For this "Full" Reserve Study, we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We performed an on-site inspection to quantify and evaluate your common areas, creating your Reserve Component List "from scratch".



Which Physical Assets are Covered by Reserves?

There is a national-standard four-part test to determine which expenses should be funded through Reserves. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the limited life must be predictable (or it by definition is a “surprise” which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost. This limits Reserve

Reserve Components

- Common Area
- Limited Useful Life
- Predictable Life Limit
- Cost must be Significant

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

How are Useful Life and Remaining Useful Life established?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client Component History
- 4) Vendor Evaluation and Recommendation

How are Cost Estimates Established?

In this order...

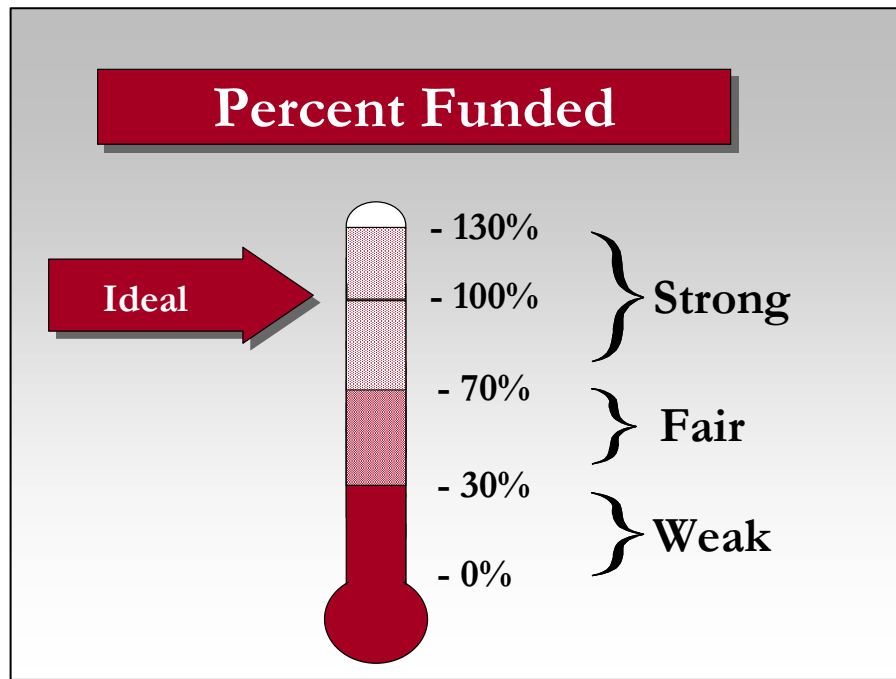
- 1) Client Cost History
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Your Reserve cash Balance can measure reserves, but the true measure is whether the funds are adequate. Adequacy is measured in a two-step process:

- 1) Calculate the association's Fully Funded Balance (FFB).
- 2) Compare to the Reserve Fund Balance, and express as a percentage.

The FFB grows as assets age and the Reserve needs of the association increase, but shrinks when projects are accomplished and the Reserve needs of the association decrease. The Fully Funded Balance changes each year, and is a moving but predictable target.



Special assessments and deferred maintenance are common when the Percent Funded is below 30%. While the 100% point is Ideal, a Reserve Fund in the 70% -130% range is considered “strong” because in this range cash flow problems are rare.

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

How much should we contribute?

There are four Funding Principles that we balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. A stable contribution rate is desirable because it is a hallmark of a proactive plan.

Reserve contributions that are evenly distributed over the owners, over the years, enable each owner to pay their “fair share” of the association’s Reserve expenses (this means we recommend special assessments only when all other options have been exhausted). And finally, we develop a plan that is fiscally responsible and “safe” for Boardmembers to recommend to their association.

Funding Principles

- Sufficient Cash
- Stable Contribution Rate
- Evenly Distributed
- Fiscally Responsible


What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the physical deterioration that has occurred is called “Full Funding” the Reserves (100% Funded). As each asset ages and becomes “used up”, the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** As stated previously, associations in the 100% range rarely experience special assessments or deferred maintenance.

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. In these associations, deterioration occurs without matching Reserve contributions. With a low Percent Funded, special assessments and deferred maintenance are common.

Threshold Funding is the title of all other objectives randomly selected between Baseline Funding and Full Funding.

Funding Goals

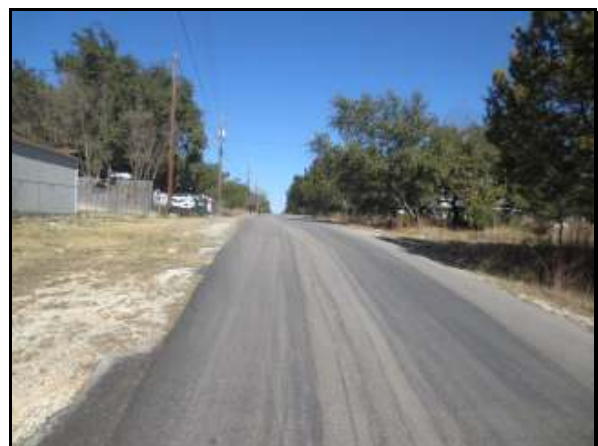


- Full Funding
- Threshold Funding
- Baseline Funding

Site Inspection Notes

During our site visit on January 16, 2014, we started with a brief meeting with the Management, and then started the site inspection beginning with the Common Recreation Areas. We visually inspected all the buildings, and were able to see most areas.

During our site inspection we were informed of past projects the community has completed and we were also made aware of any potential projects the community is considering for the near future. Please see the photographic inventory for further details.



Projected Expenses

The figure below shows the array of the projected future expenses at your association. This figure clearly shows the near term and future expenses that your association will face. Note the spikes from 2035-2040, made up primarily of expenses associated with Asphalt projects.

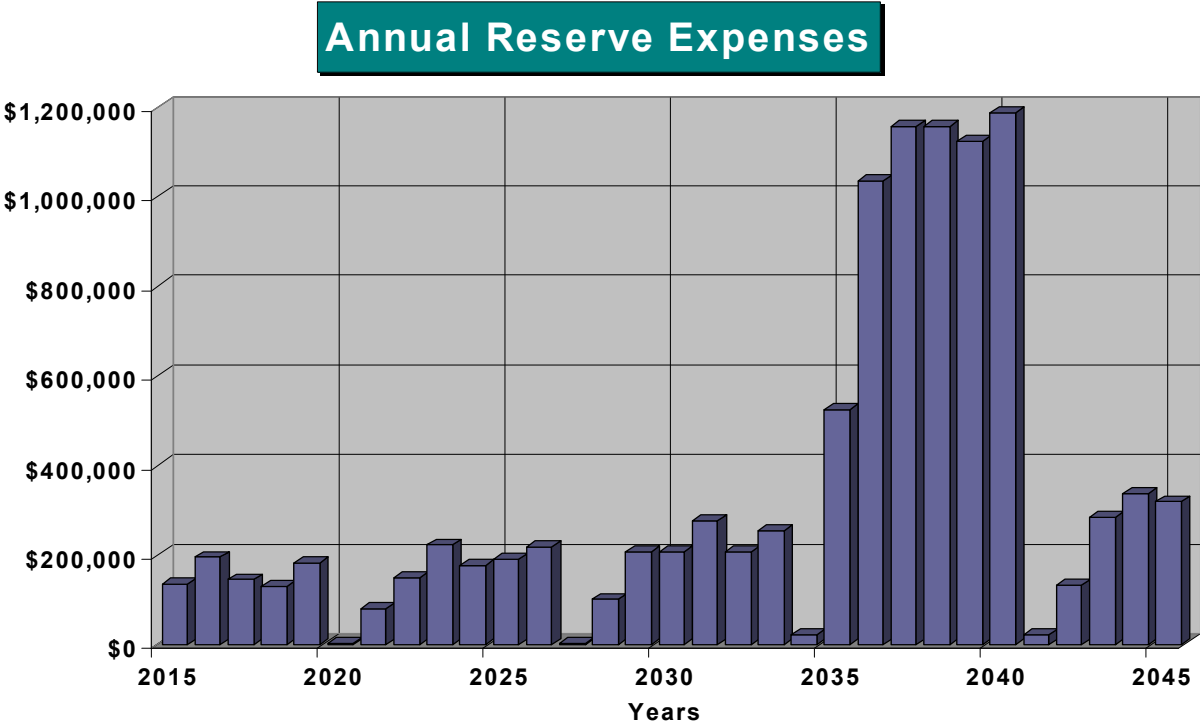


Figure 1

A summary of this information is shown in Table 4, while details of the projects that make up this information are shown in Table 5. Since this is a projection about future events that may or may not take place as anticipated, we feel more certain about “near-term” projects than those many years away. While this Reserve Study is a one-year document, it is based on 30 years worth of looking forward into the future.

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$320,000 as-of the start of your Fiscal Year on January 1, 2015. As of January 1, 2015, your Fully Funded Balance is computed to be \$1,030,714 (see Table 3). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 31% Funded. As indicated earlier in the Executive Summary, this represents a fair status.

Recommended Funding Plan

Based on your current Percent Funded and your projected cash flow requirements, we are recommending Reserve contributions of \$14,900/month this Fiscal Year. This represents the first year of the 30-year Funding Plan shown below. This same information is shown numerically in both Table 4 and Table 5.

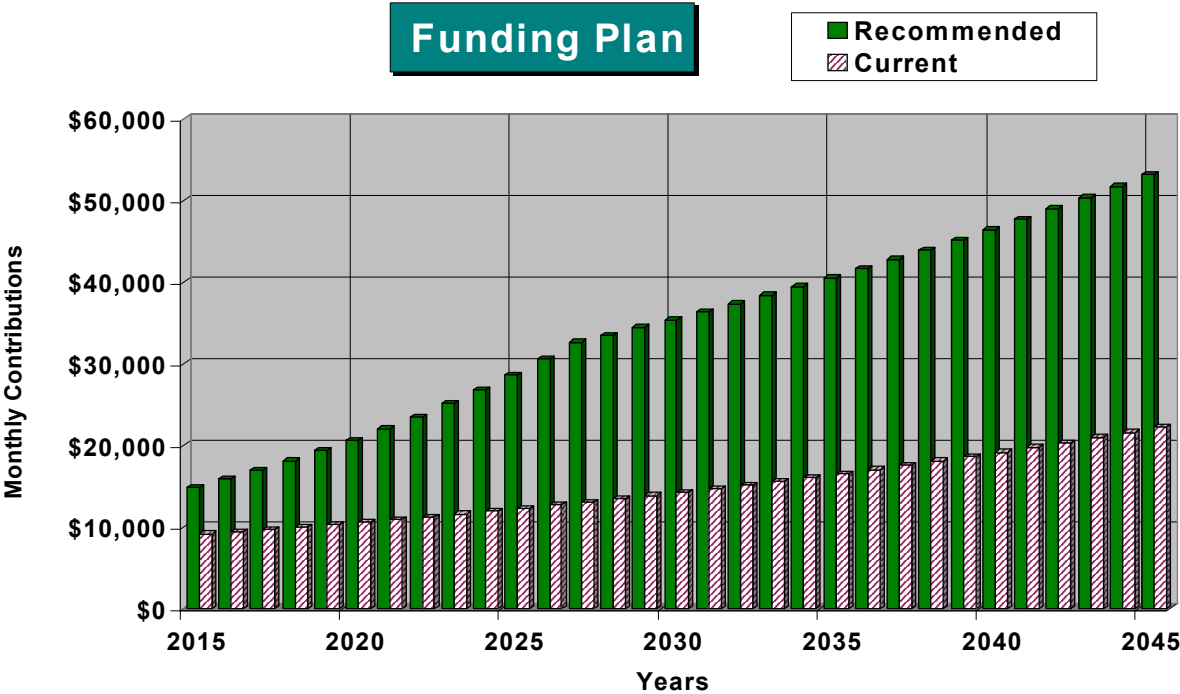


Figure 2

The following chart shows your Reserve balance under our recommended Funding Plan and your current Funding Plan, and your always-changing Fully Funded Balance target.

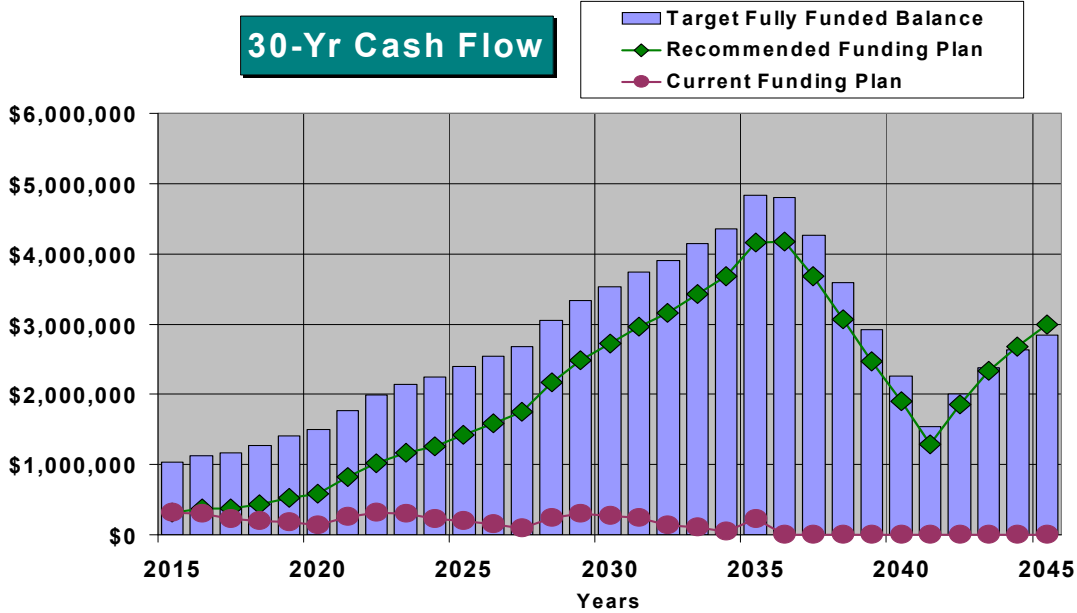


Figure 3

In this figure it is easy to see how your Reserve Fund gradually draws closer to the Fully Funded (100%) level.

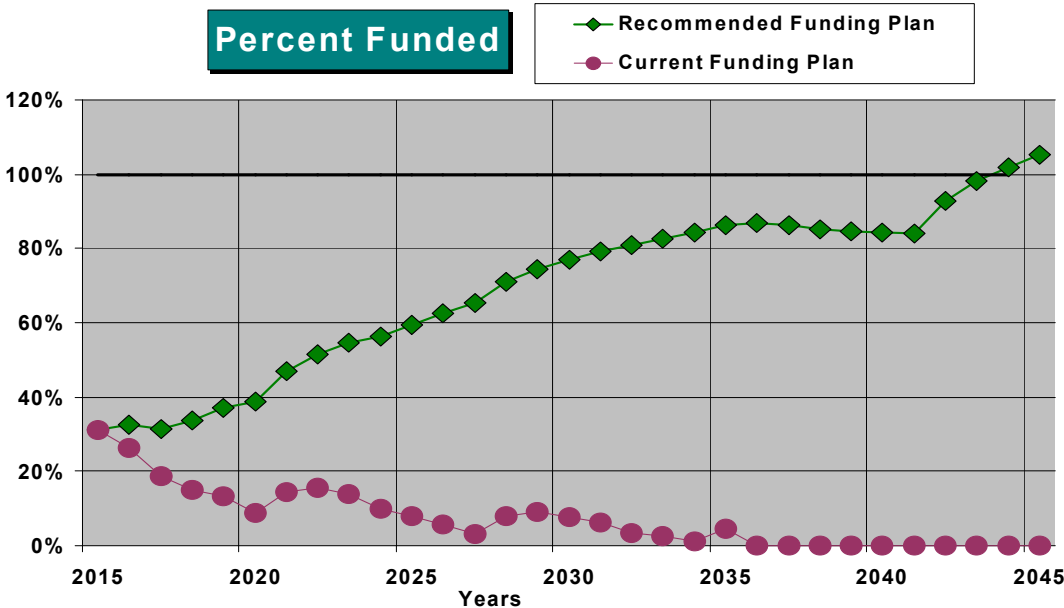


Figure 4

Table Descriptions

The tabular information in this Report is broken down into five tables.

Table 1 summarizes your funded Reserve Components, and is part of the Executive Report summary that appeared earlier in this Report.

Table 2 provides the main component description, life, and cost factors for all components determined to be appropriate for Reserve designation. This table represents the core information from which all other tables are derived.

Table 3 is presented primarily as an accounting summary page. The results of the individual line item Fully Funded Balance computations are shown. These individual quantities are summed to arrive at the Fully Funded Balance for the association as of the start date of the Report. The figures in the Current Fund Balance column and the Monthly Reserve Contribution column show our distribution throughout the line items. If the association is underfunded, Reserve Funds are distributed first to components with a short Remaining Useful Life. If the association's Reserve Balance is above 100% Funded, funds are distributed evenly for all components. Contribution rates for each component are a proportionate distribution of the total contribution on the basis of the component's significance to the association (current cost divided by useful life). This presentation is not meant to cause clients to redistribute association funds, it simply presents one way to evenly distribute the total among all the different line items.

Table 4: This table provides a one-page 30-year summary of the cash flowing into and out of the association, compared to the Fully Funded Balance for each year.

Table 5: This table shows the cash flow detail for the next 30 years. This table makes it possible to see what components are projected to require repair or replacement each year, and the size of those individual expenses.

Table 2: Reserve Component List Detail**26001-0**

#	Component	Quantity	Useful Life	Rem. Useful Life	Best Cost	Current Worst Cost
103	Concrete/Wood Docks - Repair	(3) Concrete; (1) Wood	10	9	\$4,000	\$7,000
107	Stone Walk - Repair/Replace	Approx 250 GSF	5	4	\$1,000	\$1,600
115	Lounge Deck/Rail - Replace	Apprx 360 GSF; 58 LF Rail	25	21	\$11,000	\$11,600
201	Asphalt - Remove & Replace(A)	Approx 68,000 GSF	28	20	\$170,000	\$238,000
201	Asphalt - Remove & Replace(B)	Approx 1/5 of 698,300 GSF	28	21	\$349,000	\$489,000
201	Asphalt - Remove & Replace(C)	Approx 1/5 of 698,300 GSF	28	22	\$385,000	\$539,000
201	Asphalt - Remove & Replace(D)	Approx 1/5 of 698,300 GSF	28	23	\$349,000	\$489,000
201	Asphalt - Remove & Replace(E)	Approx 1/5 of 698,300 GSF	28	24	\$349,000	\$489,000
201	Asphalt - Remove & Replace(F)	Approx 1/5 of 698,300 GSF	28	25	\$349,000	\$489,000
203	Asphalt - Chip Seal(A)	Approx 68,000 GSF	7	6	\$55,700	\$59,700
203	Asphalt - Chip Seal(B)	Approx 1/5 of 698,300 GSF	7	0	\$112,000	\$126,000
203	Asphalt - Chip Seal(C)	Approx 1/5 of 698,300 GSF	7	1	\$123,000	\$139,000
203	Asphalt - Chip Seal(D)	Approx 1/5 of 698,300 GSF	7	2	\$112,000	\$126,000
203	Asphalt - Chip Seal(E)	Approx 1/5 of 698,300 GSF	7	3	\$112,000	\$126,000
203	Asphalt - Chip Seal(F)	Approx 1/5 of 698,300 GSF	7	4	\$112,000	\$126,000
313	HVAC Unit - Replace(A)	(1) Rheem 5-Ton System	20	19	\$5,000	\$5,400
313	HVAC Unit - Replace(B)	(1) Goodman 5-Ton System	20	16	\$5,000	\$5,400
560	Storage Shed - Replace	(1) Structure	25	20	\$4,500	\$6,000
605	Water Storage Tanks - Replace	(4) 2,550 Gallon	15	13	\$5,000	\$5,600
709	Play Equipment - Replace	(4) Pieces	15	8	\$30,000	\$40,000
720	Benches/Tables - Replace	Approx (17) Pieces	12	8	\$4,000	\$5,000
731	BBQ's - Replace	(4) Metal	7	1	\$1,200	\$2,000
744	Wood Fence - Replace/Repaint	Approx 27 LF	20	0	\$950	\$1,200
745	Wood Bridge - Repair/Replace	32 X 4 Bridge; 71 LF Rail	5	2	\$1,500	\$2,000
760	Pool Metal Fence - Replace	Approx 415 LF	20	16	\$20,800	\$24,900
761	Pool Electronic Access - Replace	(1) System	20	16	\$7,500	\$8,500
806	Copier/Office Equipment - Replace	Assorted Pieces	7	2	\$8,000	\$12,000
811	Community Center -Remodel/Re-design	(1) Large Common Bldg	30	1	\$45,000	\$55,000
1110	Pool Metal Fence - Repaint	Approx 415 LF	5	1	\$4,200	\$6,200
1111	Wood Bridge - Repaint	32 X 4 Bridge; 71 LF Rail	5	1	\$1,000	\$1,400
1201	Pool - Resurface	Approx 2,950 GSF	10	4	\$10,400	\$14,700
1208	Pool Filters - Replace	(2) Pentair Triton Units	12	10	\$5,200	\$5,700
1210	Lake Pump - Replace	(1) Gould 1.5 HP	12	6	\$1,000	\$1,300
1603	Sport Court Fencing - Replace	Approx 525 LF	30	10	\$14,700	\$17,300
1604	Sport Courts - Resurface	Approx 10,500 GSF	7	4	\$26,400	\$30,400
1605	Volleyball Sand - Replenish	(1) 75 X 43 Court	4	2	\$1,000	\$1,200
1607	Basketball Hoops - Replace	(2) Fixtures	15	2	\$1,500	\$1,800
1608	Trail Granite - Replenish	Partial GSF	3	2	\$2,700	\$3,400
1705	Memorial/Monument Signage - Replace	(3) Fixtures	20	13	\$5,000	\$6,200

Table 2: Reserve Component List Detail**26001-0**

#	Component	Quantity	Use ful Life	Rem. Useful Life	Best Cost	Current Worst Cost
1903	Septic System - Replace	(3) Systems	20	0	\$12,000	\$18,000
40	Total Funded Components					

Table 3: Contribution and Fund Breakdown**26001-0**

#	Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
103	Concrete/Wood Docks - Repair	10	9	\$5,500	\$550	\$0.00	\$41.17
107	Stone Walk - Repair/Replace	5	4	\$1,300	\$260	\$0.00	\$19.46
115	Lounge Deck/Rail - Replace	25	21	\$11,300	\$1,808	\$0.00	\$33.84
201	Asphalt - Remove & Replace(A)	28	20	\$204,000	\$58,286	\$0.00	\$545.43
201	Asphalt - Remove & Replace(B)	28	21	\$419,000	\$104,750	\$0.00	\$1,120.27
201	Asphalt - Remove & Replace(C)	28	22	\$462,000	\$99,000	\$0.00	\$1,235.24
201	Asphalt - Remove & Replace(D)	28	23	\$419,000	\$74,821	\$0.00	\$1,120.27
201	Asphalt - Remove & Replace(E)	28	24	\$419,000	\$59,857	\$0.00	\$1,120.27
201	Asphalt - Remove & Replace(F)	28	25	\$419,000	\$44,893	\$0.00	\$1,120.27
203	Asphalt - Chip Seal(A)	7	6	\$57,700	\$8,243	\$0.00	\$617.08
203	Asphalt - Chip Seal(B)	7	0	\$119,000	\$119,000	\$119,000.00	\$1,272.67
203	Asphalt - Chip Seal(C)	7	1	\$131,000	\$112,286	\$112,285.71	\$1,401.00
203	Asphalt - Chip Seal(D)	7	2	\$119,000	\$85,000	\$15,197.86	\$1,272.67
203	Asphalt - Chip Seal(E)	7	3	\$119,000	\$68,000	\$0.00	\$1,272.67
203	Asphalt - Chip Seal(F)	7	4	\$119,000	\$51,000	\$0.00	\$1,272.67
313	HVAC Unit - Replace(A)	20	19	\$5,200	\$260	\$0.00	\$19.46
313	HVAC Unit - Replace(B)	20	16	\$5,200	\$1,040	\$0.00	\$19.46
560	Storage Shed - Replace	25	20	\$5,250	\$1,050	\$0.00	\$15.72
605	Water Storage Tanks - Replace	15	13	\$5,300	\$707	\$0.00	\$26.45
709	Play Equipment - Replace	15	8	\$35,000	\$16,333	\$0.00	\$174.68
720	Benches/Tables - Replace	12	8	\$4,500	\$1,500	\$0.00	\$28.07
731	BBQ's - Replace	7	1	\$1,600	\$1,371	\$1,371.43	\$17.11
744	Wood Fence - Replace/Repaint	20	0	\$1,075	\$1,075	\$1,075.00	\$4.02
745	Wood Bridge - Repair/Replace	5	2	\$1,750	\$1,050	\$1,050.00	\$26.20
760	Pool Metal Fence - Replace	20	16	\$22,850	\$4,570	\$0.00	\$85.53
761	Pool Electronic Access - Replace	20	16	\$8,000	\$1,600	\$0.00	\$29.95
806	Copier/Office Equipment - Replace	7	2	\$10,000	\$7,143	\$0.00	\$106.95
811	Community Center -Remodel/Re-design	30	1	\$50,000	\$48,333	\$48,333.33	\$124.77
1110	Pool Metal Fence - Repaint	5	1	\$5,200	\$4,160	\$4,160.00	\$77.86
1111	Wood Bridge - Repaint	5	1	\$1,200	\$960	\$960.00	\$17.97
1201	Pool - Resurface	10	4	\$12,550	\$7,530	\$0.00	\$93.95
1208	Pool Filters - Replace	12	10	\$5,450	\$908	\$0.00	\$34.00
1210	Lake Pump - Replace	12	6	\$1,150	\$575	\$0.00	\$7.17
1603	Sport Court Fencing - Replace	30	10	\$16,000	\$10,667	\$0.00	\$39.93
1604	Sport Courts - Resurface	7	4	\$28,400	\$12,171	\$0.00	\$303.73
1605	Volleyball Sand - Replenish	4	2	\$1,100	\$550	\$550.00	\$20.59
1607	Basketball Hoops - Replace	15	2	\$1,650	\$1,430	\$0.00	\$8.23
1608	Trail Granite - Replenish	3	2	\$3,050	\$1,017	\$1,016.67	\$76.11
1705	Memorial/Monument Signage - Replace	20	13	\$5,600	\$1,960	\$0.00	\$20.96
1903	Septic System - Replace	20	0	\$15,000	\$15,000	\$15,000.00	\$56.15
40	Total Funded Components				\$1,030,714	\$320,000	\$14,900

Table 4: 30-Year Reserve Plan Summary

26001-0

Fiscal Year Beginning: 01/01/15

Interest:

1.0%

Inflation:

3.0%

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Rating	Annual Reserve Contribs.	Loans or Special Assmts	Interest Income	Projected Reserve Expenses
2015	\$320,000	\$1,030,714	31.0%	Fair	\$178,800	\$0	\$3,434	\$135,075
2016	\$367,159	\$1,127,510	32.6%	Fair	\$190,869	\$0	\$3,669	\$194,670
2017	\$367,028	\$1,171,977	31.3%	Fair	\$203,753	\$0	\$3,983	\$144,866
2018	\$429,897	\$1,275,411	33.7%	Fair	\$217,506	\$0	\$4,758	\$130,035
2019	\$522,127	\$1,403,749	37.2%	Fair	\$232,188	\$0	\$5,500	\$181,488
2020	\$578,326	\$1,489,660	38.8%	Fair	\$247,860	\$0	\$7,037	\$3,536
2021	\$829,688	\$1,768,361	46.9%	Fair	\$264,591	\$0	\$9,266	\$79,225
2022	\$1,024,319	\$1,984,593	51.6%	Fair	\$282,451	\$0	\$10,963	\$148,507
2023	\$1,169,226	\$2,143,294	54.6%	Fair	\$301,516	\$0	\$12,146	\$221,875
2024	\$1,261,013	\$2,238,752	56.3%	Fair	\$321,868	\$0	\$13,395	\$177,188
2025	\$1,419,088	\$2,390,892	59.4%	Fair	\$343,595	\$0	\$15,026	\$190,231
2026	\$1,587,478	\$2,542,186	62.4%	Fair	\$366,787	\$0	\$16,700	\$217,117
2027	\$1,753,848	\$2,678,591	65.5%	Fair	\$391,545	\$0	\$19,573	\$2,495
2028	\$2,162,471	\$3,048,662	70.9%	Strong	\$402,313	\$0	\$23,239	\$100,741
2029	\$2,487,282	\$3,337,411	74.5%	Strong	\$413,376	\$0	\$26,023	\$207,225
2030	\$2,719,456	\$3,534,175	76.9%	Strong	\$424,744	\$0	\$28,415	\$206,586
2031	\$2,966,029	\$3,746,802	79.2%	Strong	\$436,425	\$0	\$30,607	\$275,127
2032	\$3,157,934	\$3,904,793	80.9%	Strong	\$448,427	\$0	\$32,935	\$207,350
2033	\$3,431,946	\$4,147,204	82.8%	Strong	\$460,758	\$0	\$35,512	\$254,769
2034	\$3,673,447	\$4,358,209	84.3%	Strong	\$473,429	\$0	\$39,176	\$21,042
2035	\$4,165,010	\$4,826,754	86.3%	Strong	\$486,448	\$0	\$41,649	\$524,811
2036	\$4,168,296	\$4,801,258	86.8%	Strong	\$499,826	\$0	\$39,193	\$1,033,766
2037	\$3,673,549	\$4,261,881	86.2%	Strong	\$513,571	\$0	\$33,681	\$1,155,219
2038	\$3,065,582	\$3,592,666	85.3%	Strong	\$527,694	\$0	\$27,638	\$1,156,620
2039	\$2,464,294	\$2,913,716	84.6%	Strong	\$542,206	\$0	\$21,845	\$1,121,797
2040	\$1,906,547	\$2,262,403	84.3%	Strong	\$557,116	\$0	\$15,995	\$1,185,916
2041	\$1,293,742	\$1,538,010	84.1%	Strong	\$572,437	\$0	\$15,758	\$22,752
2042	\$1,859,185	\$2,002,821	92.8%	Strong	\$588,179	\$0	\$20,968	\$132,056
2043	\$2,336,277	\$2,382,256	98.1%	Strong	\$604,354	\$0	\$25,077	\$284,389
2044	\$2,681,319	\$2,629,832	102.0%	Strong	\$620,974	\$0	\$28,369	\$335,693

Table 5: 30-Year Income/Expense Detail (yrs 0 through 4)

26001-0

Fiscal Year	2015	2016	2017	2018	2019
Starting Reserve Balance	\$320,000	\$367,159	\$367,028	\$429,897	\$522,127
Annual Reserve Contribution	\$178,800	\$190,869	\$203,753	\$217,506	\$232,188
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,434	\$3,669	\$3,983	\$4,758	\$5,500
Total Income	\$502,234	\$561,698	\$574,763	\$652,161	\$759,815
# Component					
103 Concrete/Wood Docks - Repair	\$0	\$0	\$0	\$0	\$0
107 Stone Walk - Repair/Replace	\$0	\$0	\$0	\$0	\$1,463
115 Lounge Deck/Rail - Replace	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(A)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(B)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(C)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(D)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(E)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(F)	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Chip Seal(A)	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Chip Seal(B)	\$119,000	\$0	\$0	\$0	\$0
203 Asphalt - Chip Seal(C)	\$0	\$134,930	\$0	\$0	\$0
203 Asphalt - Chip Seal(D)	\$0	\$0	\$126,247	\$0	\$0
203 Asphalt - Chip Seal(E)	\$0	\$0	\$0	\$130,035	\$0
203 Asphalt - Chip Seal(F)	\$0	\$0	\$0	\$0	\$133,936
313 HVAC Unit - Replace(A)	\$0	\$0	\$0	\$0	\$0
313 HVAC Unit - Replace(B)	\$0	\$0	\$0	\$0	\$0
560 Storage Shed - Replace	\$0	\$0	\$0	\$0	\$0
605 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
709 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
720 Benches/Tables - Replace	\$0	\$0	\$0	\$0	\$0
731 BBQ's - Replace	\$0	\$1,648	\$0	\$0	\$0
744 Wood Fence - Replace/Repaint	\$1,075	\$0	\$0	\$0	\$0
745 Wood Bridge - Repair/Replace	\$0	\$0	\$1,857	\$0	\$0
760 Pool Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
761 Pool Electronic Access - Replace	\$0	\$0	\$0	\$0	\$0
806 Copier/Office Equipment - Replace	\$0	\$0	\$10,609	\$0	\$0
811 Community Center -Remodel/Re-design	\$0	\$51,500	\$0	\$0	\$0
1110 Pool Metal Fence - Repaint	\$0	\$5,356	\$0	\$0	\$0
1111 Wood Bridge - Repaint	\$0	\$1,236	\$0	\$0	\$0
1201 Pool - Resurface	\$0	\$0	\$0	\$0	\$14,125
1208 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1210 Lake Pump - Replace	\$0	\$0	\$0	\$0	\$0
1603 Sport Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
1604 Sport Courts - Resurface	\$0	\$0	\$0	\$0	\$31,964
1605 Volleyball Sand - Replenish	\$0	\$0	\$1,167	\$0	\$0
1607 Basketball Hoops - Replace	\$0	\$0	\$1,750	\$0	\$0
1608 Trail Granite - Replenish	\$0	\$0	\$3,236	\$0	\$0
1705 Memorial/Monument Signage - Replace	\$0	\$0	\$0	\$0	\$0
1903 Septic System - Replace	\$15,000	\$0	\$0	\$0	\$0
Total Expenses	\$135,075	\$194,670	\$144,866	\$130,035	\$181,488

Table 5: 30-Year Income/Expense Detail (yrs 0 through 4)**26001-0**

Fiscal Year	2015	2016	2017	2018	2019
Ending Reserve Balance:	\$367,159	\$367,028	\$429,897	\$522,127	\$578,326

Table 5: 30-Year Income/Expense Detail (yrs 5 through 9)

26001-0

Fiscal Year	2020	2021	2022	2023	2024
Starting Reserve Balance	\$578,326	\$829,688	\$1,024,319	\$1,169,226	\$1,261,013
Annual Reserve Contribution	\$247,860	\$264,591	\$282,451	\$301,516	\$321,868
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,037	\$9,266	\$10,963	\$12,146	\$13,395
Total Income	\$833,224	\$1,103,545	\$1,317,733	\$1,482,888	\$1,596,277
# Component					
103 Concrete/Wood Docks - Repair	\$0	\$0	\$0	\$0	\$7,176
107 Stone Walk - Repair/Replace	\$0	\$0	\$0	\$0	\$1,696
115 Lounge Deck/Rail - Replace	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(A)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(B)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(C)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(D)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(E)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(F)	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Chip Seal(A)	\$0	\$68,897	\$0	\$0	\$0
203 Asphalt - Chip Seal(B)	\$0	\$0	\$146,355	\$0	\$0
203 Asphalt - Chip Seal(C)	\$0	\$0	\$0	\$165,947	\$0
203 Asphalt - Chip Seal(D)	\$0	\$0	\$0	\$0	\$155,268
203 Asphalt - Chip Seal(E)	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Chip Seal(F)	\$0	\$0	\$0	\$0	\$0
313 HVAC Unit - Replace(A)	\$0	\$0	\$0	\$0	\$0
313 HVAC Unit - Replace(B)	\$0	\$0	\$0	\$0	\$0
560 Storage Shed - Replace	\$0	\$0	\$0	\$0	\$0
605 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
709 Play Equipment - Replace	\$0	\$0	\$0	\$44,337	\$0
720 Benches/Tables - Replace	\$0	\$0	\$0	\$5,700	\$0
731 BBQ's - Replace	\$0	\$0	\$0	\$2,027	\$0
744 Wood Fence - Replace/Repaint	\$0	\$0	\$0	\$0	\$0
745 Wood Bridge - Repair/Replace	\$0	\$0	\$2,152	\$0	\$0
760 Pool Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
761 Pool Electronic Access - Replace	\$0	\$0	\$0	\$0	\$0
806 Copier/Office Equipment - Replace	\$0	\$0	\$0	\$0	\$13,048
811 Community Center -Remodel/Re-design	\$0	\$0	\$0	\$0	\$0
1110 Pool Metal Fence - Repaint	\$0	\$6,209	\$0	\$0	\$0
1111 Wood Bridge - Repaint	\$0	\$1,433	\$0	\$0	\$0
1201 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1208 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1210 Lake Pump - Replace	\$0	\$1,373	\$0	\$0	\$0
1603 Sport Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
1604 Sport Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1605 Volleyball Sand - Replenish	\$0	\$1,313	\$0	\$0	\$0
1607 Basketball Hoops - Replace	\$0	\$0	\$0	\$0	\$0
1608 Trail Granite - Replenish	\$3,536	\$0	\$0	\$3,864	\$0
1705 Memorial/Monument Signage - Replace	\$0	\$0	\$0	\$0	\$0
1903 Septic System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$3,536	\$79,225	\$148,507	\$221,875	\$177,188

Table 5: 30-Year Income/Expense Detail (yrs 5 through 9)**26001-0**

Fiscal Year	2020	2021	2022	2023	2024
Ending Reserve Balance:	\$829,688	\$1,024,319	\$1,169,226	\$1,261,013	\$1,419,088

Table 5: 30-Year Income/Expense Detail (yrs 10 through 14)

26001-0

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$1,419,088	\$1,587,478	\$1,753,848	\$2,162,471	\$2,487,282
Annual Reserve Contribution	\$343,595	\$366,787	\$391,545	\$402,313	\$413,376
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$15,026	\$16,700	\$19,573	\$23,239	\$26,023
Total Income	\$1,777,709	\$1,970,965	\$2,164,966	\$2,588,023	\$2,926,681
# Component					
103 Concrete/Wood Docks - Repair	\$0	\$0	\$0	\$0	\$0
107 Stone Walk - Repair/Replace	\$0	\$0	\$0	\$0	\$1,966
115 Lounge Deck/Rail - Replace	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(A)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(B)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(C)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(D)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(E)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(F)	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Chip Seal(A)	\$0	\$0	\$0	\$84,734	\$0
203 Asphalt - Chip Seal(B)	\$0	\$0	\$0	\$0	\$179,998
203 Asphalt - Chip Seal(C)	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Chip Seal(D)	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Chip Seal(E)	\$159,926	\$0	\$0	\$0	\$0
203 Asphalt - Chip Seal(F)	\$0	\$164,724	\$0	\$0	\$0
313 HVAC Unit - Replace(A)	\$0	\$0	\$0	\$0	\$0
313 HVAC Unit - Replace(B)	\$0	\$0	\$0	\$0	\$0
560 Storage Shed - Replace	\$0	\$0	\$0	\$0	\$0
605 Water Storage Tanks - Replace	\$0	\$0	\$0	\$7,783	\$0
709 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
720 Benches/Tables - Replace	\$0	\$0	\$0	\$0	\$0
731 BBQ's - Replace	\$0	\$0	\$0	\$0	\$0
744 Wood Fence - Replace/Repaint	\$0	\$0	\$0	\$0	\$0
745 Wood Bridge - Repair/Replace	\$0	\$0	\$2,495	\$0	\$0
760 Pool Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
761 Pool Electronic Access - Replace	\$0	\$0	\$0	\$0	\$0
806 Copier/Office Equipment - Replace	\$0	\$0	\$0	\$0	\$0
811 Community Center -Remodel/Re-design	\$0	\$0	\$0	\$0	\$0
1110 Pool Metal Fence - Repaint	\$0	\$7,198	\$0	\$0	\$0
1111 Wood Bridge - Repaint	\$0	\$1,661	\$0	\$0	\$0
1201 Pool - Resurface	\$0	\$0	\$0	\$0	\$18,983
1208 Pool Filters - Replace	\$7,324	\$0	\$0	\$0	\$0
1210 Lake Pump - Replace	\$0	\$0	\$0	\$0	\$0
1603 Sport Court Fencing - Replace	\$21,503	\$0	\$0	\$0	\$0
1604 Sport Courts - Resurface	\$0	\$39,312	\$0	\$0	\$0
1605 Volleyball Sand - Replenish	\$1,478	\$0	\$0	\$0	\$1,664
1607 Basketball Hoops - Replace	\$0	\$0	\$0	\$0	\$0
1608 Trail Granite - Replenish	\$0	\$4,222	\$0	\$0	\$4,613
1705 Memorial/Monument Signage - Replace	\$0	\$0	\$0	\$8,224	\$0
1903 Septic System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$190,231	\$217,117	\$2,495	\$100,741	\$207,225

Table 5: 30-Year Income/Expense Detail (yrs 10 through 14)**26001-0**

Fiscal Year	2025	2026	2027	2028	2029
Ending Reserve Balance:	\$1,587,478	\$1,753,848	\$2,162,471	\$2,487,282	\$2,719,456

Table 5: 30-Year Income/Expense Detail (yrs 15 through 19)

26001-0

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$2,719,456	\$2,966,029	\$3,157,934	\$3,431,946	\$3,673,447
Annual Reserve Contribution	\$424,744	\$436,425	\$448,427	\$460,758	\$473,429
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$28,415	\$30,607	\$32,935	\$35,512	\$39,176
Total Income	\$3,172,616	\$3,433,061	\$3,639,296	\$3,928,216	\$4,186,052
# Component					
103 Concrete/Wood Docks - Repair	\$0	\$0	\$0	\$0	\$9,644
107 Stone Walk - Repair/Replace	\$0	\$0	\$0	\$0	\$2,280
115 Lounge Deck/Rail - Replace	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(A)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(B)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(C)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(D)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(E)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(F)	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Chip Seal(A)	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Chip Seal(B)	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Chip Seal(C)	\$204,094	\$0	\$0	\$0	\$0
203 Asphalt - Chip Seal(D)	\$0	\$190,960	\$0	\$0	\$0
203 Asphalt - Chip Seal(E)	\$0	\$0	\$196,689	\$0	\$0
203 Asphalt - Chip Seal(F)	\$0	\$0	\$0	\$202,590	\$0
313 HVAC Unit - Replace(A)	\$0	\$0	\$0	\$0	\$9,118
313 HVAC Unit - Replace(B)	\$0	\$8,344	\$0	\$0	\$0
560 Storage Shed - Replace	\$0	\$0	\$0	\$0	\$0
605 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
709 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
720 Benches/Tables - Replace	\$0	\$0	\$0	\$0	\$0
731 BBQ's - Replace	\$2,493	\$0	\$0	\$0	\$0
744 Wood Fence - Replace/Repaint	\$0	\$0	\$0	\$0	\$0
745 Wood Bridge - Repair/Replace	\$0	\$0	\$2,892	\$0	\$0
760 Pool Metal Fence - Replace	\$0	\$36,668	\$0	\$0	\$0
761 Pool Electronic Access - Replace	\$0	\$12,838	\$0	\$0	\$0
806 Copier/Office Equipment - Replace	\$0	\$16,047	\$0	\$0	\$0
811 Community Center -Remodel/Re-design	\$0	\$0	\$0	\$0	\$0
1110 Pool Metal Fence - Repaint	\$0	\$8,344	\$0	\$0	\$0
1111 Wood Bridge - Repaint	\$0	\$1,926	\$0	\$0	\$0
1201 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1208 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1210 Lake Pump - Replace	\$0	\$0	\$0	\$1,958	\$0
1603 Sport Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
1604 Sport Courts - Resurface	\$0	\$0	\$0	\$48,349	\$0
1605 Volleyball Sand - Replenish	\$0	\$0	\$0	\$1,873	\$0
1607 Basketball Hoops - Replace	\$0	\$0	\$2,727	\$0	\$0
1608 Trail Granite - Replenish	\$0	\$0	\$5,041	\$0	\$0
1705 Memorial/Monument Signage - Replace	\$0	\$0	\$0	\$0	\$0
1903 Septic System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$206,586	\$275,127	\$207,350	\$254,769	\$21,042

Table 5: 30-Year Income/Expense Detail (yrs 15 through 19)**26001-0**

Fiscal Year	2030	2031	2032	2033	2034
Ending Reserve Balance:	\$2,966,029	\$3,157,934	\$3,431,946	\$3,673,447	\$4,165,010

Table 5: 30-Year Income/Expense Detail (yrs 20 through 24)

26001-0

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$4,165,010	\$4,168,296	\$3,673,549	\$3,065,582	\$2,464,294
Annual Reserve Contribution	\$486,448	\$499,826	\$513,571	\$527,694	\$542,206
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$41,649	\$39,193	\$33,681	\$27,638	\$21,845
Total Income	\$4,693,107	\$4,707,315	\$4,220,801	\$3,620,914	\$3,028,344
# Component					
103 Concrete/Wood Docks - Repair	\$0	\$0	\$0	\$0	\$0
107 Stone Walk - Repair/Replace	\$0	\$0	\$0	\$0	\$2,643
115 Lounge Deck/Rail - Replace	\$0	\$21,021	\$0	\$0	\$0
201 Asphalt - Remove & Replace(A)	\$368,447	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(B)	\$0	\$779,463	\$0	\$0	\$0
201 Asphalt - Remove & Replace(C)	\$0	\$0	\$885,240	\$0	\$0
201 Asphalt - Remove & Replace(D)	\$0	\$0	\$0	\$826,933	\$0
201 Asphalt - Remove & Replace(E)	\$0	\$0	\$0	\$0	\$851,741
201 Asphalt - Remove & Replace(F)	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Chip Seal(A)	\$104,213	\$0	\$0	\$0	\$0
203 Asphalt - Chip Seal(B)	\$0	\$221,375	\$0	\$0	\$0
203 Asphalt - Chip Seal(C)	\$0	\$0	\$251,010	\$0	\$0
203 Asphalt - Chip Seal(D)	\$0	\$0	\$0	\$234,857	\$0
203 Asphalt - Chip Seal(E)	\$0	\$0	\$0	\$0	\$241,902
203 Asphalt - Chip Seal(F)	\$0	\$0	\$0	\$0	\$0
313 HVAC Unit - Replace(A)	\$0	\$0	\$0	\$0	\$0
313 HVAC Unit - Replace(B)	\$0	\$0	\$0	\$0	\$0
560 Storage Shed - Replace	\$9,482	\$0	\$0	\$0	\$0
605 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
709 Play Equipment - Replace	\$0	\$0	\$0	\$69,076	\$0
720 Benches/Tables - Replace	\$8,128	\$0	\$0	\$0	\$0
731 BBQ's - Replace	\$0	\$0	\$3,066	\$0	\$0
744 Wood Fence - Replace/Repaint	\$1,942	\$0	\$0	\$0	\$0
745 Wood Bridge - Repair/Replace	\$0	\$0	\$3,353	\$0	\$0
760 Pool Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
761 Pool Electronic Access - Replace	\$0	\$0	\$0	\$0	\$0
806 Copier/Office Equipment - Replace	\$0	\$0	\$0	\$19,736	\$0
811 Community Center -Remodel/Re-design	\$0	\$0	\$0	\$0	\$0
1110 Pool Metal Fence - Repaint	\$0	\$9,674	\$0	\$0	\$0
1111 Wood Bridge - Repaint	\$0	\$2,232	\$0	\$0	\$0
1201 Pool - Resurface	\$0	\$0	\$0	\$0	\$25,512
1208 Pool Filters - Replace	\$0	\$0	\$10,443	\$0	\$0
1210 Lake Pump - Replace	\$0	\$0	\$0	\$0	\$0
1603 Sport Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
1604 Sport Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1605 Volleyball Sand - Replenish	\$0	\$0	\$2,108	\$0	\$0
1607 Basketball Hoops - Replace	\$0	\$0	\$0	\$0	\$0
1608 Trail Granite - Replenish	\$5,509	\$0	\$0	\$6,019	\$0
1705 Memorial/Monument Signage - Replace	\$0	\$0	\$0	\$0	\$0
1903 Septic System - Replace	\$27,092	\$0	\$0	\$0	\$0
Total Expenses	\$524,811	\$1,033,766	\$1,155,219	\$1,156,620	\$1,121,797

Table 5: 30-Year Income/Expense Detail (yrs 20 through 24)**26001-0**

Fiscal Year	2035	2036	2037	2038	2039
Ending Reserve Balance:	\$4,168,296	\$3,673,549	\$3,065,582	\$2,464,294	\$1,906,547

Table 5: 30-Year Income/Expense Detail (yrs 25 through 29)

26001-0

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$1,906,547	\$1,293,742	\$1,859,185	\$2,336,277	\$2,681,319
Annual Reserve Contribution	\$557,116	\$572,437	\$588,179	\$604,354	\$620,974
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$15,995	\$15,758	\$20,968	\$25,077	\$28,369
Total Income	\$2,479,658	\$1,881,937	\$2,468,333	\$2,965,708	\$3,330,662
# Component					
103 Concrete/Wood Docks - Repair	\$0	\$0	\$0	\$0	\$12,961
107 Stone Walk - Repair/Replace	\$0	\$0	\$0	\$0	\$3,064
115 Lounge Deck/Rail - Replace	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(A)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(B)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(C)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(D)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(E)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace(F)	\$877,293	\$0	\$0	\$0	\$0
203 Asphalt - Chip Seal(A)	\$0	\$0	\$128,168	\$0	\$0
203 Asphalt - Chip Seal(B)	\$0	\$0	\$0	\$272,263	\$0
203 Asphalt - Chip Seal(C)	\$0	\$0	\$0	\$0	\$308,710
203 Asphalt - Chip Seal(D)	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Chip Seal(E)	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Chip Seal(F)	\$249,160	\$0	\$0	\$0	\$0
313 HVAC Unit - Replace(A)	\$0	\$0	\$0	\$0	\$0
313 HVAC Unit - Replace(B)	\$0	\$0	\$0	\$0	\$0
560 Storage Shed - Replace	\$0	\$0	\$0	\$0	\$0
605 Water Storage Tanks - Replace	\$0	\$0	\$0	\$12,126	\$0
709 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
720 Benches/Tables - Replace	\$0	\$0	\$0	\$0	\$0
731 BBQ's - Replace	\$0	\$0	\$0	\$0	\$3,771
744 Wood Fence - Replace/Repaint	\$0	\$0	\$0	\$0	\$0
745 Wood Bridge - Repair/Replace	\$0	\$0	\$3,887	\$0	\$0
760 Pool Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
761 Pool Electronic Access - Replace	\$0	\$0	\$0	\$0	\$0
806 Copier/Office Equipment - Replace	\$0	\$0	\$0	\$0	\$0
811 Community Center -Remodel/Re-design	\$0	\$0	\$0	\$0	\$0
1110 Pool Metal Fence - Repaint	\$0	\$11,214	\$0	\$0	\$0
1111 Wood Bridge - Repaint	\$0	\$2,588	\$0	\$0	\$0
1201 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1208 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1210 Lake Pump - Replace	\$0	\$0	\$0	\$0	\$0
1603 Sport Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
1604 Sport Courts - Resurface	\$59,463	\$0	\$0	\$0	\$0
1605 Volleyball Sand - Replenish	\$0	\$2,372	\$0	\$0	\$0
1607 Basketball Hoops - Replace	\$0	\$0	\$0	\$0	\$0
1608 Trail Granite - Replenish	\$0	\$6,578	\$0	\$0	\$7,188
1705 Memorial/Monument Signage - Replace	\$0	\$0	\$0	\$0	\$0
1903 Septic System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,185,916	\$22,752	\$132,056	\$284,389	\$335,693

Table 5: 30-Year Income/Expense Detail (yrs 25 through 29)**26001-0**

Fiscal Year	2040	2041	2042	2043	2044
Ending Reserve Balance:	\$1,293,742	\$1,859,185	\$2,336,277	\$2,681,319	\$2,994,969

Accuracy, Limitations, and Disclosures

Because we have no control over future events, we cannot claim that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect that financial institutions will provide interest earnings on funds on-deposit. We believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. The things we can control are measurements, which we attempt to establish within 5% accuracy. Your starting Reserve Balance and current Reserve interest earnings are also numbers that can be identified with a high degree of certainty. These figures have been provided to us, and were not confirmed by our independent research. Our projections assume a stable economic environment and lack of natural disasters.

Because both the physical status and financial status of the association change each year, this Reserve Study is by nature a “one-year” document. This information can and should be adjusted annually as part of the Reserve Study Update process so that more accurate estimates can be reflected in the Reserve plan. Reality often differs from even the best assumptions due to changing economic factors, physical factors, or ownership expectations. Because many years of financial preparation help the preparation for large expenses, this Report shows expenses for the next 30 years. We fully expect a number of adjustments will be necessary through the interim years to both the cost and timing of distant expense projections. It is our recommendation and that of the American Institute of Certified Public Accountants (AICPA) that your Reserve Study be updated annually.

Association Reserves, Inc., and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Robert M. Nordlund, P.E., R.S., company president, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). All work done by Association Reserves is performed under his Responsible Charge. There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the association’s situation.

We have relied upon the client to provide the current (or projected) Reserve Balance, the estimated net-after-tax current rate of interest earnings, and to indicate if those earnings accrue to the Reserve Fund. In addition, we have considered the association’s representation of current and historical Reserve projects reliable, and we have considered the representations made by its vendors and suppliers to also be accurate and reliable.

Component quantities indicated in this Report were developed by Association Reserves unless otherwise noted in our “Site Inspection Notes” comments. No destructive or intrusive testing was performed, nor should the site inspection be assumed to be anything other than for budget purposes.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area)
GSY	Gross Square Yards (area)
HP	Horsepower
LF	Linear Feet (length)

Effective Age: The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.

Fully Funded Balance (FFB): The Reserve Balance that is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This benchmark balance represents the value of the deterioration of the Reserve Components. This number is calculated for each component, then summed together for an association total.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

Inflation: Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on Table 5.

Interest: Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary, page ii.

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

Remaining Useful Life: The estimated time, in years, that a common area component can be expected to continue to serve its intended function.

Useful Life: The estimated time, in years, that a common area component can be expected to serve its intended function.

Photographic Inventory Appendix