

## 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:**

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

**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
<b>203</b>	<b>Asphalt - Chip Seal(B)</b>	<b>7</b>	<b>0</b>	<b>\$119,000</b>	<b>\$146,355</b>
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
<b>744</b>	<b>Wood Fence - Replace/Repaint</b>	<b>20</b>	<b>0</b>	<b>\$1,075</b>	<b>\$1,942</b>
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
<b>1903</b>	<b>Septic System - Replace</b>	<b>20</b>	<b>0</b>	<b>\$15,000</b>	<b>\$27,092</b>
40	Total Funded Components				

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