

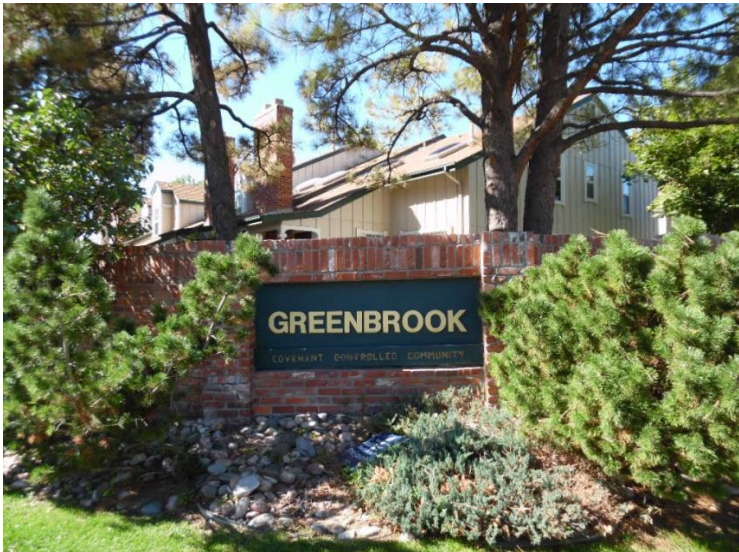
# Reserve Analysis Report

## Greenbrook

950 S Fraser Way  
Aurora, CO 80012

### Level I Study with Site Inspection

Fiscal Year End Date: December 31, 2023



**MCCAFFERY**  
**RESERVE CONSULTING**

15 YEARS-10,000 STUDIES

Phone: 858-764-1895

Fax: 800-436-3816

[brian@mccafferyreserveconsulting.com](mailto:brian@mccafferyreserveconsulting.com)

[www.mccafferyreserveconsulting.com](http://www.mccafferyreserveconsulting.com)

# Sections of This Report

Section

## **1 Preface**

Written description of a reserve study and the figures in the report

Includes glossary, preparer qualifications, and calculation description

## **2-7 Executive Summary**

Summarizes key findings of the report. Includes development description and lists the projected balance and percent funded. Summarizes the funding plans

Includes funding plans bar graph

## **2-8 Percent Funded**

Describes percent funded calculation and funding levels

Includes current percent funded chart and 30 year percent funded projection chart

## **2-9 30 Year Projections**

Includes 30 year projection charts for annual expenses and reserve balance projections for each of the 3 funding plans

## **2-10 Category Significance**

Includes category percentage column charts for fully funded balance and annual depreciation

## **2-11 Theoretical 30 Year Funding Plan**

Lists details of each of the 3 funding plans (current, recommended, and threshold) over the next 30 years

Charts of the figures in this table are located in the 30 year projections

## **2-12 Future Percent Funded**

Includes table and chart of percent funded for various levels of funding over the next 15 years

## **3 Component Summary & Component Significance**

Lists all components included in the study in table form

Shows Depreciation and Fully Funded Balance Significance including quick glance graph

These figures are the basis for all other calculations in the study

## **4 Annual Expenses by Component**

Lists all projected expenses for each component over the next 30 years in table form

## **5 Component Details**

Lists details of each individual component

Includes notes and pictures of selected components if site inspection was conducted

## Preface

A reserve study is a detailed report that assists common interest developments (CID) in planning for long-term common area repair and replacement expenses. These common areas differ for every development. They can include streets, roofs, recreational facilities and many other items.

A reserve study estimates the costs of common area repairs and replacements over a 30 year period. Each component is given a useful life, remaining life, and estimated cost. A reserve study then calculates the funds necessary to cover these expenses by creating funding plans.

### **The Big Picture - What are the significant figures to look at in the report?**

- **The Component List** – What are our reserve components and when will they need maintenance

Every reserve study must start with a list of the components. The component summary contains the list of all the components, their useful and remaining lives, and their estimated costs. These numbers are the building blocks for most of the figures in the study.

- **Percent Funded** - What is our current financial standing

Probably the most important number in a reserve study is percent funded. It's almost like a credit score for an association. It tells them the current strength of their reserve fund.

Over 70% = Well Funded    Between 30-70% = Fairly Funded    Below 30% = Poorly Funded

The lower your percent funded the higher the risk of a special assessment. A low percent funded also increases the likelihood of deferred maintenance which can cause declining property values.

- **Funding Plans** - How much do we need to save for the future

The next important part of the study is the theoretical 30 year funding plans. The study contains 3 funding plans. It projects what the percent funded will be over the next 30 years if the CID follows each of these plans.

Current Funding Plan – This plan is based on what the association is currently contributing to its reserve fund. This information is supplied by the board or management

Recommended Funding Plan – This is McCaffery's recommendation, if a CID follows the recommended plan they should end up well funded and near the 100% funded level.

5% Threshold Funding Plan - The threshold funding plan is a 30 year cash flow plan that calculates the minimum amount a CID should contribute so their reserve balance won't fall below 5% funded and cause the need for a special assessment. The percent funded will at some point fall into poorly funded levels but will never drop below 5%. If a CID has a funding plan that is below this threshold plan they should also plan on a future special assessment and/or a deferred maintenance. (Following this plan does carry higher risk of a special assessment if a component fails early or costs more than expected)

## **Why Should a Reserve Study be performed?**

Certain states, such as California, require that reserve studies be completed and updated annually and that the board of directors inform owners of the reserve status with their annual budget. In addition, the board of directors of a common interest development (CID) has a legal and fiduciary duty to maintain the community in a good state of repair. Property Values are directly affected by the level of maintenance and upkeep of the common area components. Reserve studies create a maintenance plan, which keeps a development in good condition, therefore increasing property appreciation and value. The amount of funds in the reserve account also greatly affects property values. Reserve studies inform CID's how much they should have in their reserve account, which eliminates costly special assessments. Over time each member of a CID should contribute their fair share to the reserve account so when expenses arise the required funds are available. Reserve Studies help board members fulfill their fiduciary duty and also help avoid litigation against an association.

## **Where do Component Repair/Replacement Cost Estimates Come From?**

The most accurate cost source is actual bids from contractors or to look at contracts from when the repair/replacement was last performed. In most cases bids or contracts are not available so unit costs for similar work done in the same local area are used. In addition, it is helpful to talk to local vendors who have knowledge of the work and can help with a cost estimate. A third source is to use construction cost estimators such as RS Means. Many times the entire quantity of a component will not need to be replaced or repaired all at once. An example of this is concrete sidewalks. All sidewalks should never have to be replaced, but some sections may experience cracking. In this case an allowance can be created for their partial replacement.

The cost source number for each component is provided in the component summary and details. An explanation of each follows:

- 1. Local Historical Cost** – Cost based on bids for similar work done in same area.
- 2. McCaffery Estimate** – Estimate or Allowance made by McCaffery Staff Member.
- 3. Board/Manager Direction** – Cost estimate provided by board member or property manager.
- 4. Bid/Contract** – Bid came from actual bid or contract.
- 5. Cost Manual** – Cost came from estimating manual.
- 6. Previous Study** – Cost came from previous reserve study.

## **Glossary of Terms:**

**Contingency** – An allowance for miscellaneous components, unpredictable expenses and/or costs that were higher than expected. (5% of total current cost unless directed otherwise)

**Current Budgeted Reserve Assessment** – Amount currently being deposited into reserve account. Provided by Property Manager or Board Member.

**Depreciation This Year** – Amount that should be saved for component during current year. Provided for each component and summed for all components. If the association is 100% funded this is the amount they should contribute to the reserve fund annually.  $= (\text{Total Current Cost} / \text{Normal Useful Life})$

**Depreciation Percent** – A components percentage of the total depreciation of all components.  $= (\text{Component Depreciation} / \text{Total Depreciation of all components})$

**Fully Funded Balance** – The total depreciation over the life of the component. In other words, the amount that should have been saved during the life of the component. Provided for each component and summed for all components  $= ((\text{Useful Life} - \text{Remaining Life}) * \text{Depreciation This Year})$

**Full Funded Balance Percent** – A component's percentage of the total fully funded balance of all components.  $= (\text{Component FFB} / \text{Total FFB of all Components})$

**Monthly Contribution** – The amount that should be allocated to each component using the recommended funding plan.  $= ((\text{Component Depreciation} / \text{Total Depreciation}) * \text{Recommended Monthly Funding})$

**Life Remaining Percent** – The percentage of life that a component has remaining  $= (\text{Remaining Live} / \text{Useful Life})$

**Normal Useful Life** – Typical useable life for a component.

**Percent Funded** – The percentage of the fully funded balance that the CID has in reserve fund.  $(\text{Projected Balance} / \text{Fully Funded Balance})$

**Projected Balance** – Projected balance at fiscal year end with current funding plan. Calculated using current reserve balance, remaining contributions to reserves before year-end, and planned expenses before year-end. Supplied by board or management.

**Recommended Reserve Contribution** – Recommended amount that the CID should allocate into reserves to offset future expenses.

**Remaining Life** – Expected remaining useable life of component. (0 year remaining life means the component will be serviced in the upcoming fiscal year)

**Replacement Year** – Year that component is projected to be replaced or repaired.

**Total Cost** – Total cost to replace or repair component in today’s dollars.  $=(\text{Quantity} \times \text{Unit Cost})$

**Total Future Cost** - Current cost adjusted to future cost taking into account inflation and replacement year.  $=(\text{Current Cost} * (1 + \text{inflation rate})^{(\text{Replacement Year} - \text{Present Year})})$

**Threshold Reserve Contribution** – Reserve contribution that should be allocated into reserves to keep reserve balance above a minimum amount during the next 30 years. (Minimum amount is 5% funded unless otherwise noted)

**Under Funded** – Amount association is short of fully funded balance; also known as a deficit.  $=(\text{Fully Funded Balance} - \text{Projected Balance})$

**Unit Cost** – Cost per Unit.

**Unit of Measure** – Unit used to measure component. (Explanations shown below)

SF – Square Feet

SY – Square Yard

LF – Linear Feet

Each – Per Single Unit

Lump Sum - Total cost for component

Allowance – Allowance for component repair or replacement

Contract – Cost obtained from actual contract or bid

**Useful Life** – Time in years component is expected to last.

### **What Procedures were used for calculation and establishment of reserves?**

In this study the fully funded reserve balance for a component at a given time was computed using the component method. Using the component method the fully funded reserve balance equals the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component.

For example if the cost of a boiler is \$10,000, the useful life is 10 years and the remaining life is 3 years. The recommended reserve balance would be:

$$\$10,000 \times ((10-3)/10) = \$7,000.$$

## Preparer Qualifications

Brian McCaffery, President and founder of McCaffery Reserve Consulting, earned his Bachelor of Science Degree in Architectural Engineering from the University of Colorado in Boulder. His degree program included coursework in Building Exterior, Lighting, Electrical Systems, Heating Ventilating and Air Conditioning, Concrete and Steel Design, Civil Engineering, Structural Engineering, and Estimating. He has worked in the Building Construction/Architectural Engineering industry for 11 years and has been performing reserve studies for the past 9 years. During his professional career, Brian has worked for multiple companies that perform reserve studies. He has performed over 3,000 reserve studies throughout the state of California and the United States. Brian is a certified Reserve Specialist, designated by the Community Associations Institute (CAI). The Reserve Specialist designation is awarded to experienced, qualified reserve specialists, who through years of specialized experience, can help ensure that your community association prepares its reserve budget as accurately as possible. Brian also has a permit to perform reserve studies in the state of Nevada (Reserve study permit #9).

McCaffery understands that most homeowners, board members, and property managers can have a difficult time understanding all the numbers in a reserve study. That is why we make it a priority to make our report easy for anyone to understand. The layout of this report is set up with graphs, explanations and figures to make it easy to follow. If you read through the full report, you should have a good understanding of the numbers and calculations. We strive to make sure our studies are second to none in the industry. The important figures are summarized in the executive summary and the supporting graphs and figures give a full explanation of how the findings were derived. Further descriptions are provided in the descriptions section.

For more useful information on reserve studies please visit:

[www.mccafferyreserveconsulting.com](http://www.mccafferyreserveconsulting.com)

For a quick video that highlights the main sections please see:

<http://www.mccafferyreserveconsulting.com/sample-reserve-study>

Or scan QR code below with a smart phone



## One Page Description of how we come up with the Numbers in this Report

The numbers in this report start with the components listed in the component summary.

1. Every component is given a useful life, remaining life, and an estimated cost

We will use a boiler as an example. This boiler is expected to last 10 years and has been in use for 7 years. The estimated cost is \$10,000.

Component	Useful Life	Remaining Life	Cost
Boiler	10	3	\$10,000

2. The fully funded balance is calculated

Fully Funded Balance = (Useful life-Remaining Life)/Useful Life \* Cost

$$(10-3)/10 * \$10,000 = \$7,000$$

The fully funded balance is then summed for all components and this is the total fully funded balance for the development.

3. Fully Funded Balance is then compared to the actual projected year-end balance that the development has saved for reserves

This is called the percent funded. For our example let's say the development had \$5,000 saved for their boiler. Their percent funded would be:

$$\text{Percent Funded} = \text{Projected Year End Reserve Balance}/\text{Fully Funded Balance}$$
$$\$5,000/\$7,000 = 71\%$$

4. Next expenses are projected for each component for the next 30 years using the useful and remaining lives

This information is shown in the annual expenses by component section. Inflation is included in these figures.

5. Using the projected expenses for the next 30 years the funding plans are created

Funding plans are created so that the development has enough money to offset their projected expenses for the next 30 years.

We try to create funding plans that have a uniform contribution over a 30 year period with a slight increase over time for inflation.



# Executive Summary

## Greenbrook

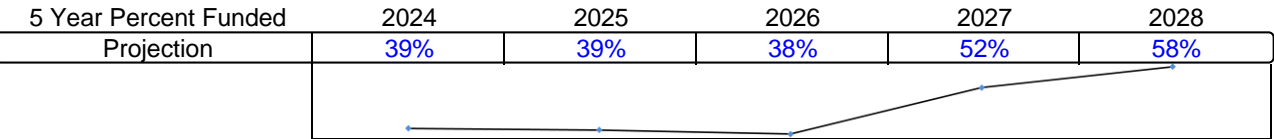
This is a Homeowners Association with 212 Condominium Units.

The common area components include: asphalt, pool area, and building exterior.

A Full Study with an on-site inspection was performed on September 22nd, 2023

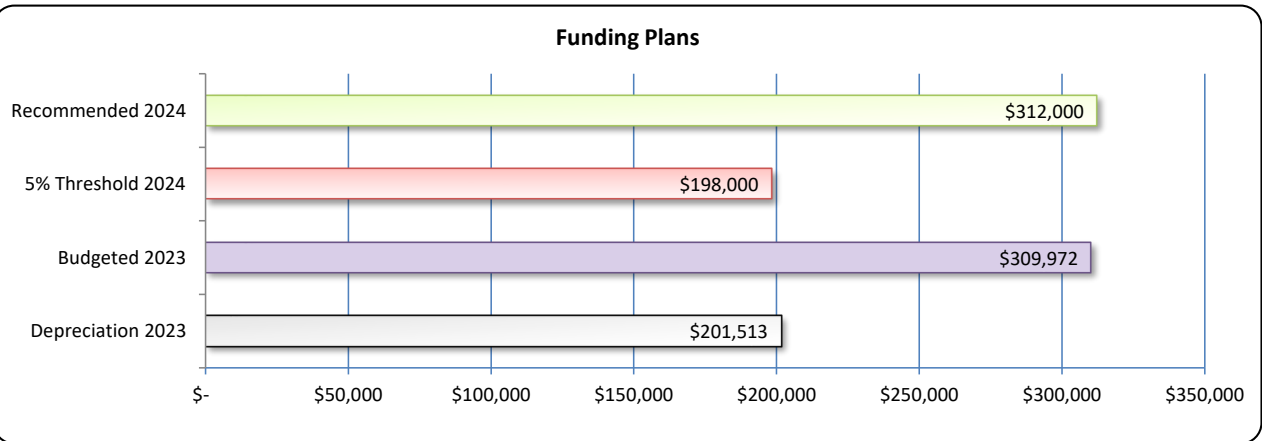
### Reserve Fund Balance at Fiscal Year End

Fully Funded Reserve Balance	\$ 1,496,667
Projected Balance December 31, 2023	\$ 400,000
Under Funded (Deficiency in Reserve Funding)	\$ 1,096,667
Deficiency in Reserve Funding Per Unit	\$ 5,172.96
<b>Percent Funded</b>	<b>26.7%</b>



### Funding Plans

	Annually	Monthly	Per Unit Monthly
Depreciation of Components in 2023	\$ 201,513	\$ 16,793	\$ 79.21
Budgeted Reserve Contribution 2023	\$ 309,972	\$ 25,831	\$ 121.84
5% Threshold Reserve Contribution for 2024	\$ 198,000	\$ 16,500	\$ 77.83
<b>Recommended Reserve Contribution for 2024</b>	<b>\$ 312,000</b>	<b>\$ 26,000</b>	<b>\$ 122.64</b>



## Percent Funded

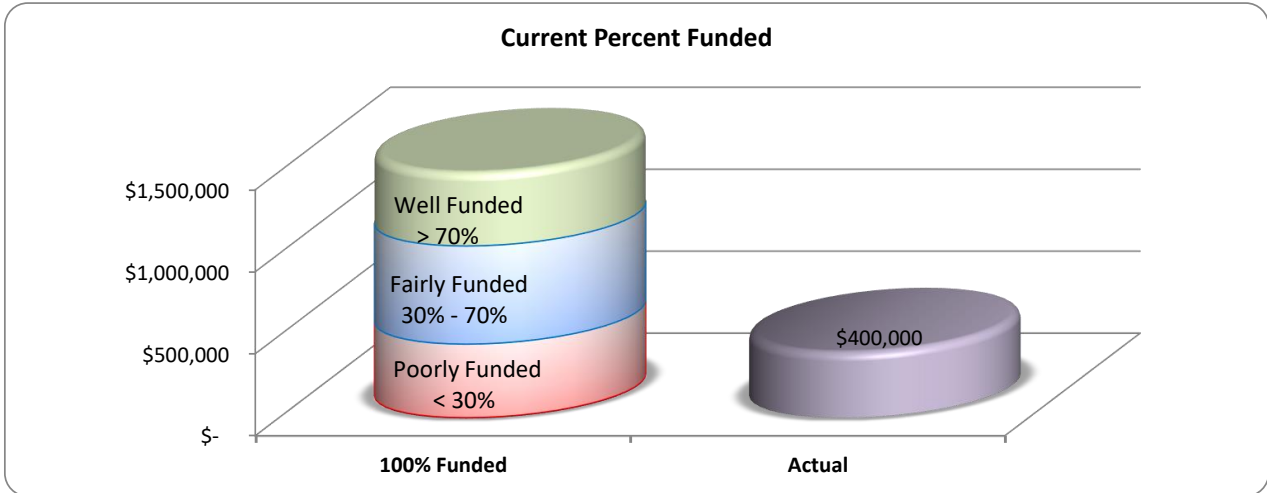
Percent Funded is probably the most important number in a reserve study

Your current percent funded is:

Year End Balance	\$	400,000	=	<b>27%</b>
Fully Funded Balance	\$	1,496,667		

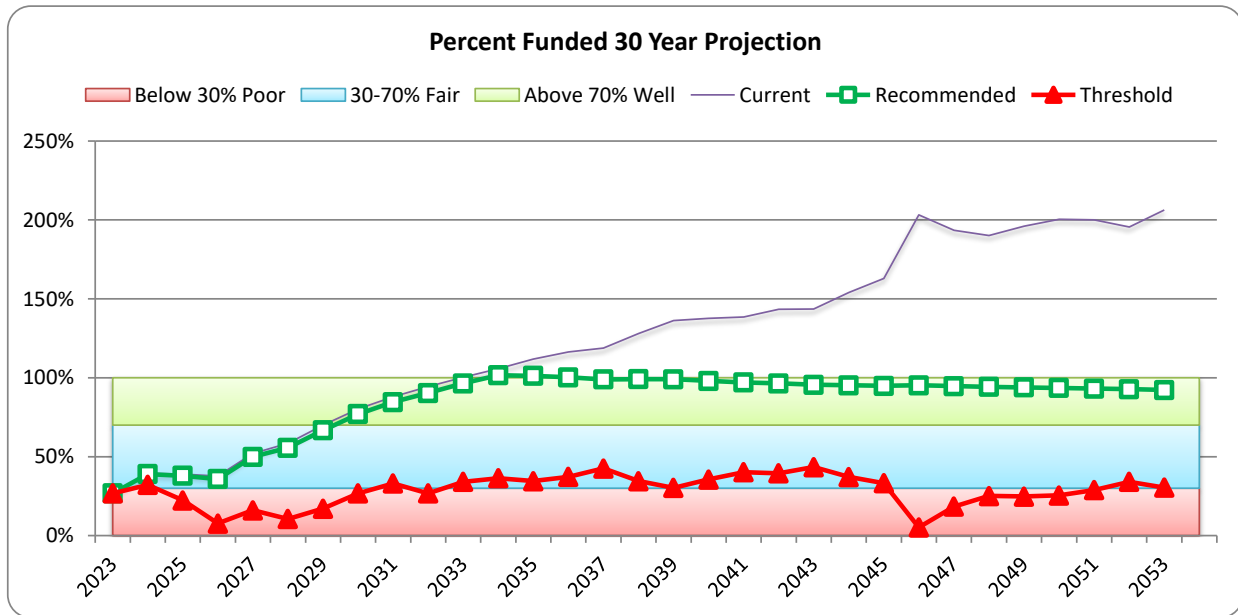
Above 70% = Well Funded      Between 30% and 70% = Fairly Funded      Below 30% = Poorly Funded

The higher your percent funded, the lower the risk of special assessments and deferred maintenance.



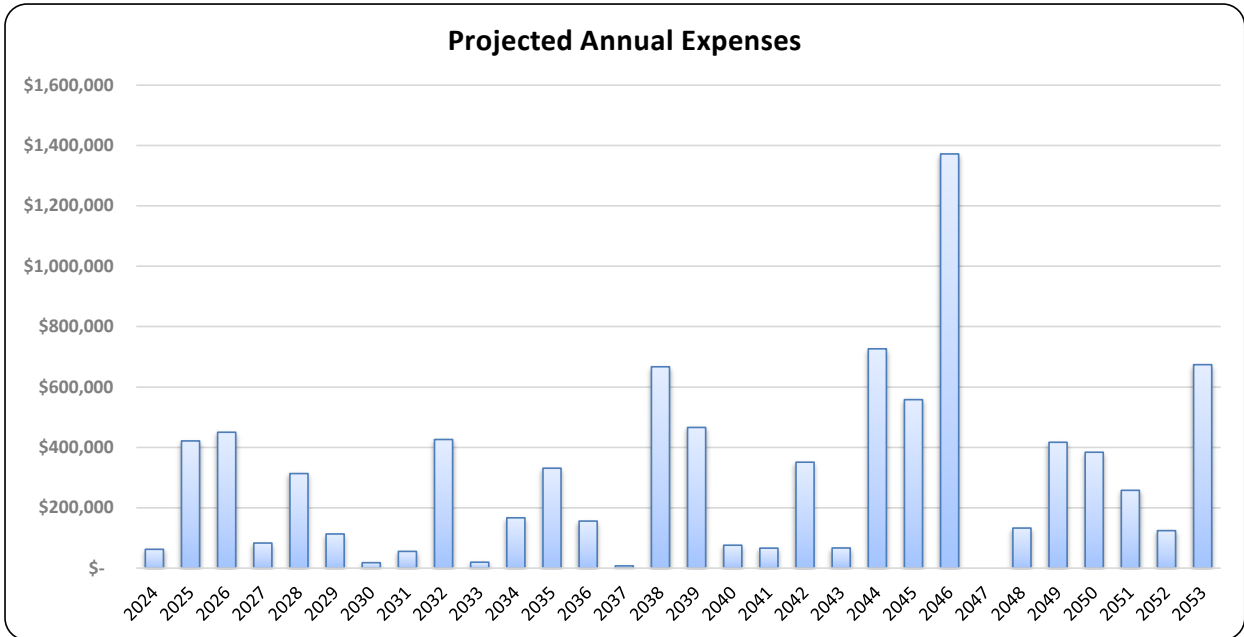
If you follow one of the 3 funding plans in this reserve study this is what your percent funded may look like over the next 30 years. Anytime the Current line drops below 0% a special assessment is likely.

	Annually	Monthly	Per Unit Monthly
Current Reserve Contribution 2022	\$ 309,972	\$ 25,831	\$ 121.84
5% Threshold Reserve Contribution for 2024	\$ 198,000	\$ 16,500	\$ 77.83
Recommended Reserve Contribution for 2024	\$ 312,000	\$ 26,000	\$ 122.64

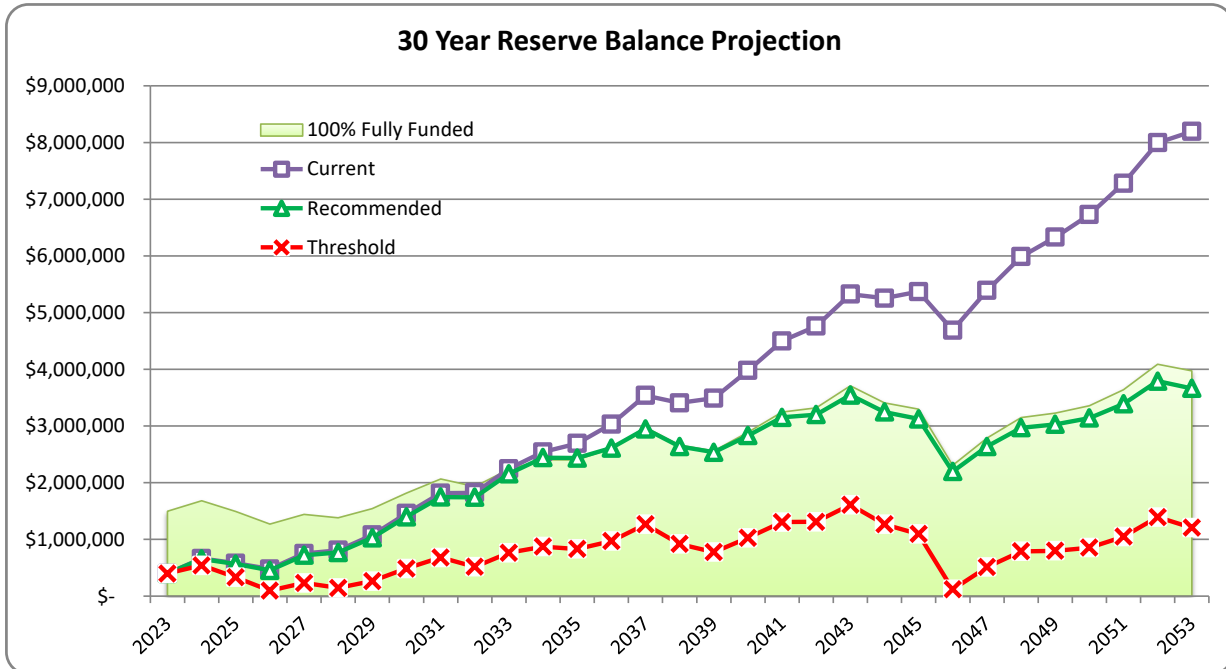


### 30 Year Projections

Reserve expenses will vary from year to year. A reserve study predicts these expenses and offsets them by creating a uniform funding plan that increases slightly over time to keep up with inflation.



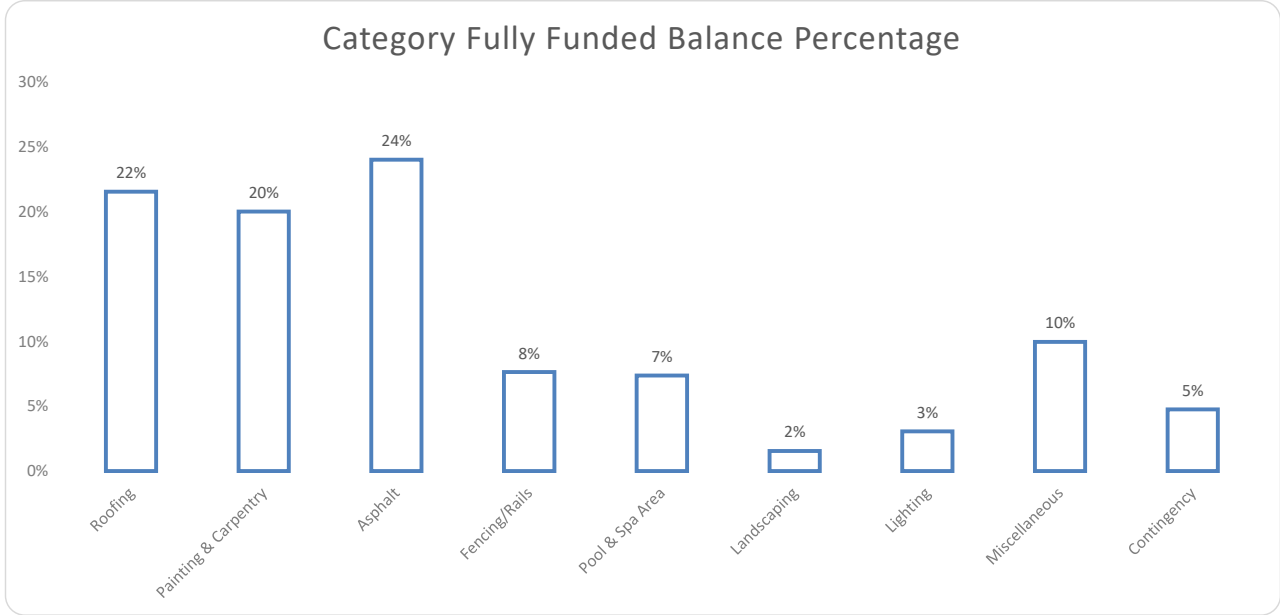
The green 100% funded shaded area shows the ideal balance over the next 30 years. It increases over time due to inflation and depreciation of your components. The 100% funded area will drop after years with large expenses. The recommend funding plan will keep you well funded. The threshold plan will approach \$0 dollars, following this plan has a higher risk of special assessments or deferred maintenance.



## Category Significance

This chart breaks down the total fully funded balance for each category

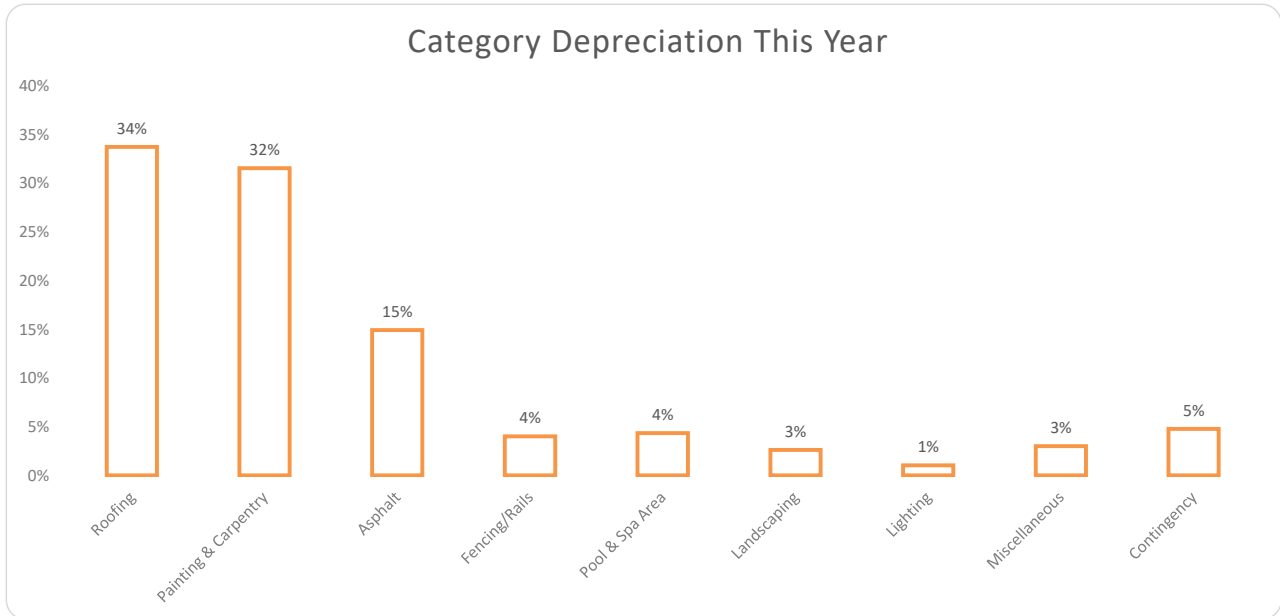
$$\frac{\text{Roofing Fully Funded Balance } \$ 322,750}{\text{Total Fully Funded Balance } \$ 1,496,667} = 22\%$$



This chart breaks down the total annual depreciation for each category

$$\frac{\text{Roofing Annual Depreciation } \$ 68,000}{\text{Total Annual Depreciation } \$ 201,513} = 34\%$$

This chart may differ from the chart above because it does not account for remaining life



## Theoretical 30 Year Funding Plans

Greenbrook

Above 70% = Well Funded

(Low Risk of Special Assessment)

Between 30% and 70% = Fairly Funded

Below 30% = Poorly Funded

(Higher Risk of Special Assessment)

Before Tax Interest Rate	1.5%
Annual Inflation Rate	3.0%
Annual Funding Increase	3.0%

Year End	Annual Expenses	Fully Funded Balance	Current Funding Plan			Recommended Funding Plan			5% Threshold Funding Plan		
			Contribution	Balance	% Funded	Contribution	Balance	% Funded	Contribution	Balance	% Funded
2023	\$ -	\$ 1,496,667	\$ 309,972	\$ 400,000	27%	\$ -	\$ 400,000	27%	\$ -	\$ 400,000	27%
2024	\$ 62,250	\$ 1,681,802	\$ 319,271	\$ 663,021	39%	\$ 312,000	\$ 655,750	39%	\$ 198,000	\$ 541,750	32%
2025	\$ 421,373	\$ 1,490,326	\$ 328,849	\$ 580,443	39%	\$ 321,360	\$ 565,573	38%	\$ 203,940	\$ 332,443	22%
2026	\$ 450,087	\$ 1,268,465	\$ 338,715	\$ 477,777	38%	\$ 331,001	\$ 454,971	36%	\$ 210,058	\$ 97,401	8%
2027	\$ 83,047	\$ 1,443,507	\$ 348,876	\$ 750,773	52%	\$ 340,931	\$ 719,679	50%	\$ 216,360	\$ 232,175	16%
2028	\$ 313,195	\$ 1,381,700	\$ 359,343	\$ 808,182	58%	\$ 351,159	\$ 768,438	56%	\$ 222,851	\$ 145,313	11%
2029	\$ 113,029	\$ 1,541,527	\$ 370,123	\$ 1,077,398	70%	\$ 361,694	\$ 1,028,628	67%	\$ 229,536	\$ 264,000	17%
2030	\$ 17,911	\$ 1,816,237	\$ 381,226	\$ 1,456,875	80%	\$ 372,544	\$ 1,398,691	77%	\$ 236,422	\$ 486,471	27%
2031	\$ 55,344	\$ 2,066,139	\$ 392,663	\$ 1,816,047	88%	\$ 383,721	\$ 1,748,048	85%	\$ 243,515	\$ 681,939	33%
2032	\$ 426,078	\$ 1,930,248	\$ 404,443	\$ 1,821,652	94%	\$ 395,232	\$ 1,743,423	90%	\$ 250,820	\$ 516,911	27%
2033	\$ 19,572	\$ 2,237,805	\$ 416,576	\$ 2,245,982	100%	\$ 407,089	\$ 2,157,092	96%	\$ 258,345	\$ 763,438	34%
2034	\$ 166,646	\$ 2,403,653	\$ 429,074	\$ 2,542,100	106%	\$ 419,302	\$ 2,442,105	102%	\$ 266,095	\$ 874,339	36%
2035	\$ 330,970	\$ 2,405,127	\$ 441,946	\$ 2,691,207	112%	\$ 287,309	\$ 2,435,075	101%	\$ 274,078	\$ 830,562	35%
2036	\$ 155,764	\$ 2,604,750	\$ 455,204	\$ 3,031,015	116%	\$ 295,928	\$ 2,611,765	100%	\$ 282,301	\$ 969,557	37%
2037	\$ 7,343	\$ 2,979,757	\$ 468,860	\$ 3,537,998	119%	\$ 304,806	\$ 2,948,404	99%	\$ 290,770	\$ 1,267,527	43%
2038	\$ 667,052	\$ 2,661,683	\$ 482,926	\$ 3,406,942	128%	\$ 313,950	\$ 2,639,528	99%	\$ 299,493	\$ 918,981	35%
2039	\$ 465,988	\$ 2,560,936	\$ 497,414	\$ 3,489,472	136%	\$ 323,369	\$ 2,536,502	99%	\$ 308,478	\$ 775,255	30%
2040	\$ 75,822	\$ 2,888,832	\$ 512,336	\$ 3,978,329	138%	\$ 333,070	\$ 2,831,797	98%	\$ 317,732	\$ 1,028,793	36%
2041	\$ 66,114	\$ 3,247,056	\$ 527,707	\$ 4,499,596	139%	\$ 343,062	\$ 3,151,222	97%	\$ 327,264	\$ 1,305,375	40%
2042	\$ 350,871	\$ 3,318,354	\$ 543,538	\$ 4,759,757	143%	\$ 353,354	\$ 3,200,972	96%	\$ 337,082	\$ 1,311,166	40%
2043	\$ 66,633	\$ 3,709,795	\$ 559,844	\$ 5,324,364	144%	\$ 363,954	\$ 3,546,308	96%	\$ 347,194	\$ 1,611,395	43%
2044	\$ 726,508	\$ 3,410,243	\$ 576,639	\$ 5,254,360	154%	\$ 374,873	\$ 3,247,867	95%	\$ 357,610	\$ 1,266,667	37%
2045	\$ 558,088	\$ 3,295,097	\$ 593,938	\$ 5,369,025	163%	\$ 386,119	\$ 3,124,616	95%	\$ 368,338	\$ 1,095,917	33%
2046	\$ 1,372,122	\$ 2,307,703	\$ 611,757	\$ 4,689,196	203%	\$ 397,703	\$ 2,197,066	95%	\$ 379,388	\$ 119,623	5%
2047	\$ -	\$ 2,786,568	\$ 630,109	\$ 5,389,643	193%	\$ 409,634	\$ 2,639,655	95%	\$ 390,770	\$ 512,187	18%
2048	\$ 132,640	\$ 3,148,638	\$ 649,013	\$ 5,986,860	190%	\$ 421,923	\$ 2,968,533	94%	\$ 402,493	\$ 789,723	25%
2049	\$ 416,871	\$ 3,226,831	\$ 668,483	\$ 6,328,275	196%	\$ 434,580	\$ 3,030,770	94%	\$ 414,568	\$ 799,266	25%
2050	\$ 383,873	\$ 3,356,095	\$ 688,537	\$ 6,727,863	200%	\$ 447,618	\$ 3,139,977	94%	\$ 427,005	\$ 854,387	25%
2051	\$ 257,670	\$ 3,639,155	\$ 709,194	\$ 7,280,305	200%	\$ 461,046	\$ 3,390,453	93%	\$ 439,815	\$ 1,049,349	29%
2052	\$ 124,120	\$ 4,088,971	\$ 730,469	\$ 7,995,859	196%	\$ 474,878	\$ 3,792,067	93%	\$ 453,010	\$ 1,393,978	34%
2053	\$ 674,025	\$ 3,971,806	\$ 752,383	\$ 8,194,155	206%	\$ 489,124	\$ 3,664,048	92%	\$ 466,600	\$ 1,207,463	30%

Note: All future projections are theoretical. The estimated lives and costs of components will likely change over time depending on factors such as inflation rates and levels of maintenance. Reserve analysis should be performed annually to account for these factors.

### Future Percent Funded

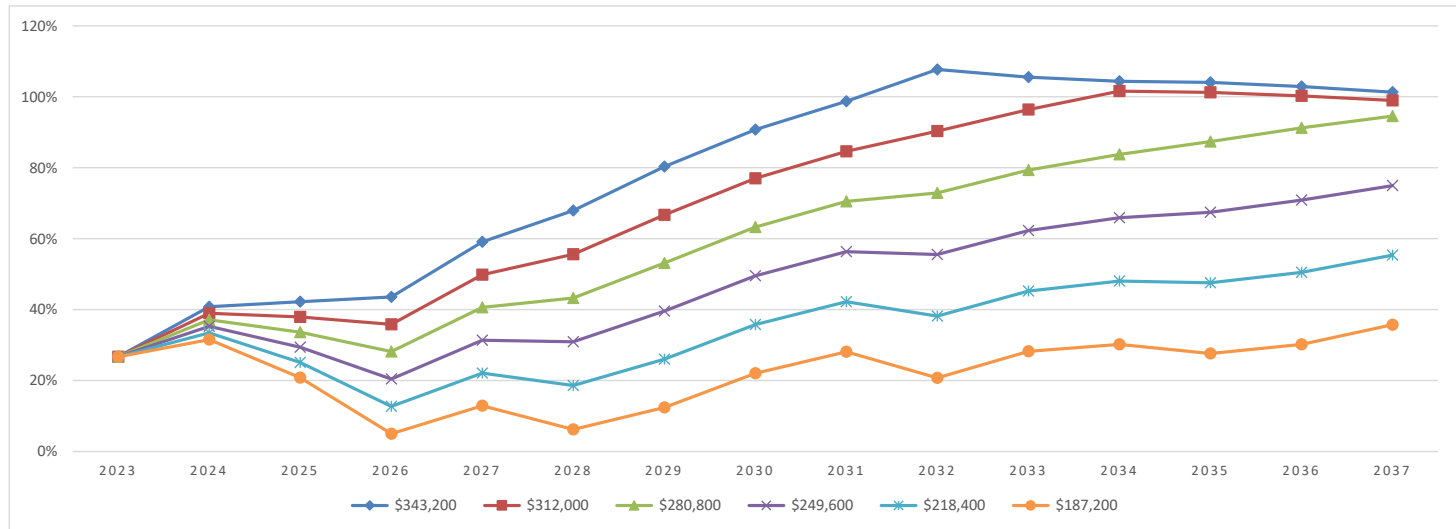
This table and chart shows where your percent funded will be over the next 15 years starting with different levels of funding. Keep in mind all figures assume a 3% annual increase in funding to keep up with inflation.

Above 70% = Well Funded  
(Low Risk of Special Assessment)

Between 30% and 70% = Fairly Funded

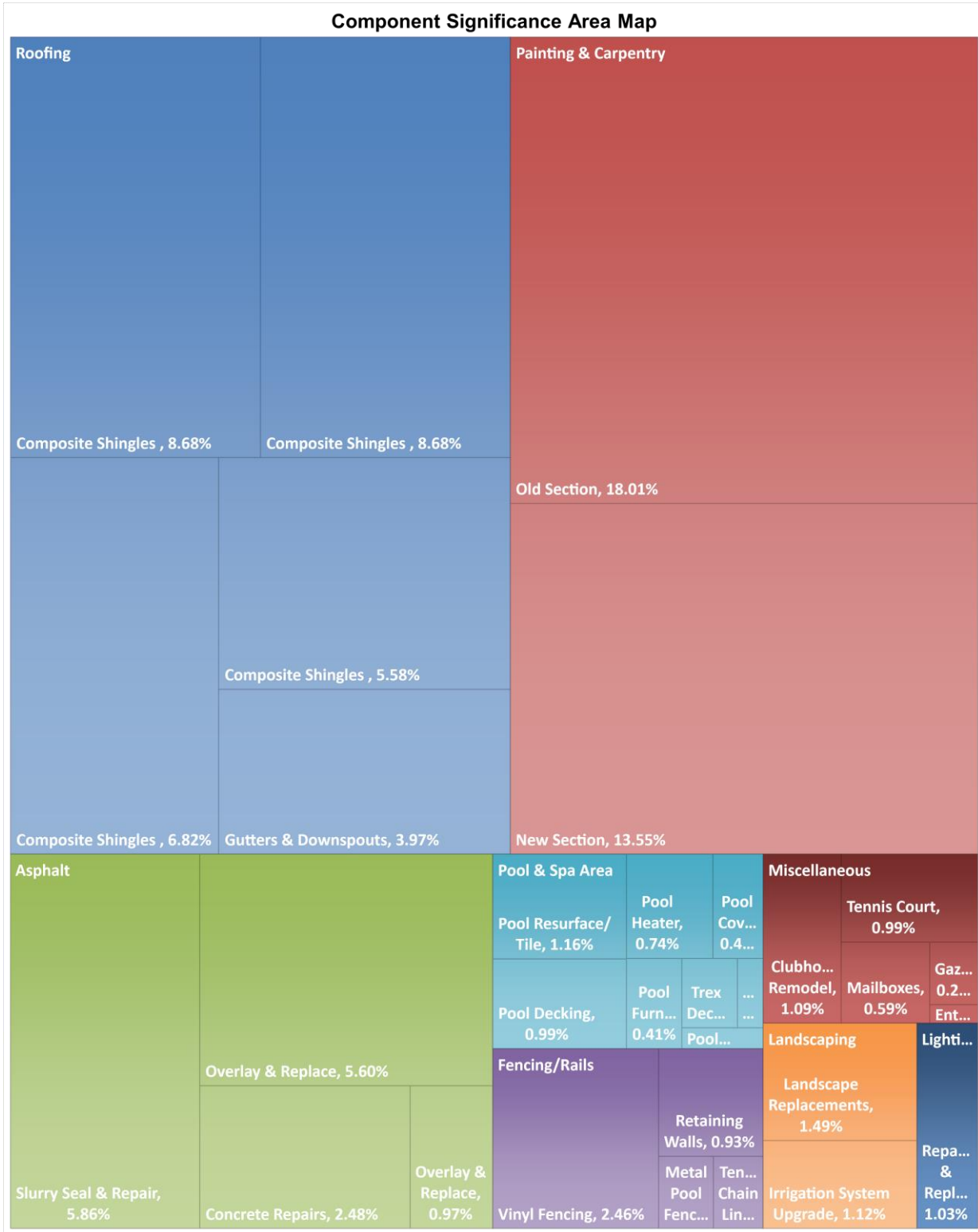
Below 30% = Poorly Funded  
(Higher Risk of Special Assessment)

Funding Plan	Reserve Contribution 2024	Percent Funded														
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
110% Recommended	\$ 343,200	27%	41%	42%	44%	59%	68%	80%	91%	99%	108%	106%	104%	104%	103%	101%
<b>Recommended</b>	<b>\$ 312,000</b>	27%	39%	38%	36%	50%	56%	67%	77%	85%	90%	96%	102%	101%	100%	99%
90% Recommended	\$ 280,800	27%	37%	34%	28%	41%	43%	53%	63%	70%	73%	79%	84%	87%	91%	95%
80% Recommended	\$ 249,600	27%	35%	29%	20%	31%	31%	40%	50%	56%	56%	62%	66%	67%	71%	75%
70% Recommended	\$ 218,400	27%	33%	25%	13%	22%	19%	26%	36%	42%	38%	45%	48%	48%	51%	55%
60% Recommended	\$ 187,200	27%	32%	21%	5%	13%	6%	12%	22%	28%	21%	28%	30%	28%	30%	36%



Note: All future projections are theoretical. The estimated lives and costs of components will likely change over time depending on factors such as inflation rates and levels of maintenance. Reserve analysis should be performed annually to account for these factors.

Components are mapped below according to their percent of the total annual depreciation and are color coded by category



**Component Summary**  
Greenbrook

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
<b>Roofing</b>							
Composite Shingles	11	Buildings	24	20	\$ 30,000	\$ 330,000	1
Composite Shingles	9	Buildings	24	21	\$ 30,000	\$ 270,000	1
Composite Shingles	14	Buildings	24	22	\$ 30,000	\$ 420,000	1
Composite Shingles	14	Buildings	24	14	\$ 30,000	\$ 420,000	1
Gutters & Downspouts	1	Allowance	5	2	\$ 40,000	\$ 40,000	1
						\$ 1,480,000	
<b>Painting &amp; Carpentry</b>							
New Section	91	Units	7	4	\$ 2,100	\$ 191,100	1
Old Section	121	Units	7	1	\$ 2,100	\$ 254,100	1
						\$ 445,200	
<b>Asphalt</b>							
Slurry Seal & Repair	135000	SF	4	0	\$ 0.35	\$ 47,250	1
Overlay & Replace	20000	SF	28	26	\$ 2.75	\$ 55,000	1
Overlay & Replace	115000	SF	28	2	\$ 2.75	\$ 316,250	1
Concrete Repairs	1	Allowance	3	0	\$ 15,000	\$ 15,000	1
						\$ 433,500	
<b>Fencing/Rails</b>							
Vinyl Fencing	2000	LF	25	10	\$ 62.00	\$ 124,000	1
Metal Pool Fencing	275	LF	25	5	\$ 60.00	\$ 16,500	1
Tennis Chain Link	450	LF	30	1	\$ 40.00	\$ 18,000	1
Retaining Walls	1	Allowance	8	3	\$ 15,000	\$ 15,000	1
						\$ 173,500	
<b>Pool &amp; Spa Area</b>							
Pool Resurface/Tile	1	Allowance	12	3	\$ 28,000	\$ 28,000	1
Pool Heater	1	Each	10	1	\$ 15,000	\$ 15,000	1
Pool Filter	1	Each	10	4	\$ 3,000	\$ 3,000	1
Pool Pump/Motor	1	Each	7	1	\$ 2,000	\$ 2,000	1
Pool Cover	1	Each	8	4	\$ 7,000	\$ 7,000	1
Pool Furnishings	1	Allowance	6	1	\$ 5,000	\$ 5,000	1
Trex Decking	1	Allowance	28	5	\$ 18,000	\$ 18,000	1
Pool Decking	1	Allowance	30	5	\$ 60,000	\$ 60,000	1
						\$ 138,000	
<b>Landscaping</b>							
Irrigation System Upgrade	1	Allowance	8	3	\$ 18,000	\$ 18,000	1
Landscape Replacements	1	Allowance	6	2	\$ 18,000	\$ 18,000	1
Tree Trimming							3
						\$ 36,000	
<b>Lighting</b>							
Repairs & Replacements	1	Allowance	24	2	\$ 50,000	\$ 50,000	1
						\$ 50,000	
<b>Miscellaneous</b>							
Mailboxes	272	Each	25	4	\$ 110	\$ 29,920	1
Clubhouse Remodel	1	Allowance	25	1	\$ 55,000	\$ 55,000	1
Entry Monument	1	Allowance	20	5	\$ 3,000	\$ 3,000	1
Gazebo	1	Allowance	30	8	\$ 15,000	\$ 15,000	1
Tennis Court	1	Allowance	30	1	\$ 60,000	\$ 60,000	1
						\$ 162,920	
<b>Contingency</b>							
5%							1

**TOTALS** \$ 2,919,120

Notes: Any other items not listed are included in operating budget.



**Component Significance**

This table makes it easy to see what components are the most significant

Category Component	Fully Funded Balance			Depreciation This Year			Monthly Contribution
	\$ Amount	%	Quick Glance Graph	\$ Amount	%	Quick Glance Graph	
<b>Roofing</b>							
Composite Shingles	\$ 55,000	3.67%		\$ 13,750	6.82%		\$1,774.08
Composite Shingles	\$ 33,750	2.26%		\$ 11,250	5.58%		\$1,451.52
Composite Shingles	\$ 35,000	2.34%		\$ 17,500	8.68%		\$2,257.92
Composite Shingles	\$ 175,000	11.69%		\$ 17,500	8.68%		\$2,257.92
Gutters & Downspouts	\$ 24,000	1.60%		\$ 8,000	3.97%		\$1,032.19
	\$ 322,750	21.56%		\$ 68,000	33.74%		\$8,773.64
<b>Painting &amp; Carpentry</b>							
New Section	\$ 81,900	5.47%		\$ 27,300	13.55%		\$3,522.36
Old Section	\$ 217,800	14.55%		\$ 36,300	18.01%		\$4,683.58
	\$ 299,700	20.02%		\$ 63,600	31.56%		\$8,205.94
<b>Asphalt</b>							
Slurry Seal & Repair	\$ 47,250	3.16%		\$ 11,813	5.86%		\$1,524.10
Overlay & Replace	\$ 3,929	0.26%		\$ 1,964	0.97%		\$ 253.44
Overlay & Replace	\$ 293,661	19.62%		\$ 11,295	5.60%		\$1,457.28
Concrete Repairs	\$ 15,000	1.00%		\$ 5,000	2.48%		\$ 645.12
	\$ 359,839	24.04%		\$ 30,071	14.92%		\$3,879.94
<b>Fencing/Rails</b>							
Vinyl Fencing	\$ 74,400	4.97%		\$ 4,960	2.46%		\$ 639.96
Metal Pool Fencing	\$ 13,200	0.88%		\$ 660	0.33%		\$ 85.16
Tennis Chain Link	\$ 17,400	1.16%		\$ 600	0.30%		\$ 77.41
Retaining Walls	\$ 9,375	0.63%		\$ 1,875	0.93%		\$ 241.92
	\$ 114,375	7.64%		\$ 8,095	4.02%		\$1,044.45
<b>Pool &amp; Spa Area</b>							
Pool Resurface/Tile	\$ 21,000	1.40%		\$ 2,333	1.16%		\$ 301.06
Pool Heater	\$ 13,500	0.90%		\$ 1,500	0.74%		\$ 193.54
Pool Filter	\$ 1,800	0.12%		\$ 300	0.15%		\$ 38.71
Pool Pump/Motor	\$ 1,714	0.11%		\$ 286	0.14%		\$ 36.86
Pool Cover	\$ 3,500	0.23%		\$ 875	0.43%		\$ 112.90
Pool Furnishings	\$ 4,167	0.28%		\$ 833	0.41%		\$ 107.52
Trex Decking	\$ 14,786	0.99%		\$ 643	0.32%		\$ 82.94
Pool Decking	\$ 50,000	3.34%		\$ 2,000	0.99%		\$ 258.05
	\$ 110,467	7.38%		\$ 8,770	4.35%		\$1,131.57
<b>Landscaping</b>							
Irrigation System Upgrade	\$ 11,250	0.75%		\$ 2,250	1.12%		\$ 290.30
Landscape Replacements	\$ 12,000	0.80%		\$ 3,000	1.49%		\$ 387.07
Tree Trimming	\$	0.00%		\$			\$
	\$ 23,250	1.55%		\$ 5,250	2.61%		\$ 677.38
<b>Lighting</b>							
Repairs & Replacements	\$ 45,833	3.06%		\$ 2,083	1.03%		\$ 268.80
	\$ 45,833	3.06%		\$ 2,083	1.03%		\$ 268.80
<b>Miscellaneous</b>							
Mailboxes	\$ 25,133	1.68%		\$ 1,197	0.59%		\$ 154.42
Clubhouse Remodel	\$ 52,800	3.53%		\$ 2,200	1.09%		\$ 283.85
Entry Monument	\$ 2,250	0.15%		\$ 150	0.07%		\$ 19.35
Gazebo	\$ 11,000	0.73%		\$ 500	0.25%		\$ 64.51
Tennis Court	\$ 58,000	3.88%		\$ 2,000	0.99%		\$ 258.05
	\$ 149,183	9.97%		\$ 6,047	3.00%		\$ 780.18
<b>Contingency</b>							
5%	\$ 71,270	4.76%		\$ 9,596	4.76%		\$1,238.10
	<b>\$1,496,667</b>	<b>100.00%</b>	<b>100%</b>	<b>\$ 201,513</b>	<b>100%</b>	<b>100%</b>	<b>\$ 26,000</b>

**Annual Expenses by Component**

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Roofing</b>										
Composite Shingles	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Composite Shingles	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Composite Shingles	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Composite Shingles	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gutters & Downspouts	\$ -	\$ -	\$ 42,436	\$ -	\$ -	\$ -	\$ -	\$ 49,195	\$ -	\$ -
<b>Painting &amp; Carpentry</b>										
New Section	\$ -	\$ -	\$ -	\$ -	\$ 215,085	\$ -	\$ -	\$ -	\$ -	\$ -
Old Section	\$ -	\$ 261,723	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 321,886	\$ -
<b>Asphalt</b>										
Slurry Seal & Repair	\$ 47,250	\$ -	\$ -	\$ -	\$ 53,180	\$ -	\$ -	\$ -	\$ 59,855	\$ -
Overlay & Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Overlay & Replace	\$ -	\$ -	\$ 335,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Repairs	\$ 15,000	\$ -	\$ -	\$ 16,391	\$ -	\$ -	\$ 17,911	\$ -	\$ -	\$ 19,572
<b>Fencing/Rails</b>										
Vinyl Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Pool Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,128	\$ -	\$ -	\$ -	\$ -
Tennis Chain Link	\$ -	\$ 18,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Retaining Walls	\$ -	\$ -	\$ -	\$ 16,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Pool &amp; Spa Area</b>										
Pool Resurface/Tile	\$ -	\$ -	\$ -	\$ 30,596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Heater	\$ -	\$ 15,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Filter	\$ -	\$ -	\$ -	\$ -	\$ 3,377	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Pump/Motor	\$ -	\$ 2,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,534	\$ -
Pool Cover	\$ -	\$ -	\$ -	\$ -	\$ 7,879	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Furnishings	\$ -	\$ 5,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,149	\$ -	\$ -
Trex Decking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,867	\$ -	\$ -	\$ -	\$ -
Pool Decking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,556	\$ -	\$ -	\$ -	\$ -

**Annual Expenses by Component**

	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	
<b>Landscaping</b>											
Irrigation System Upgrade	\$ -	\$ -	\$ -	\$ 19,669	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Landscape Replacements	\$ -	\$ -	\$ 19,096	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,802	\$ -	
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Lighting</b>											
Repairs & Replacements	\$ -	\$ -	\$ 53,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Miscellaneous</b>											
Mailboxes	\$ -	\$ -	\$ -	\$ -	\$ 33,675	\$ -	\$ -	\$ -	\$ -	\$ -	
Clubhouse Remodel	\$ -	\$ 56,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Entry Monument	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,478	\$ -	\$ -	\$ -	\$ -	
Gazebo	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,002	\$ -	
Tennis Court	\$ -	\$ 61,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Totals</b>	<b>\$ -</b>	<b>\$ 62,250</b>	<b>\$ 421,373</b>	<b>\$ 450,087</b>	<b>\$ 83,047</b>	<b>\$ 313,195</b>	<b>\$ 113,029</b>	<b>\$ 17,911</b>	<b>\$ 55,344</b>	<b>\$ 426,078</b>	<b>\$ 19,572</b>

**Annual Expenses by Component**

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
<b>Roofing</b>											
Composite Shingles	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 596,017
Composite Shingles	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Composite Shingles	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Composite Shingles	\$ -	\$ -	\$ -	\$ -	\$ 635,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gutters & Downspouts	\$ -	\$ -	\$ 57,030	\$ -	\$ -	\$ -	\$ -	\$ 66,114	\$ -	\$ -	\$ -
<b>Painting &amp; Carpentry</b>											
New Section	\$ -	\$ 264,527	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325,335	\$ -	\$ -
Old Section	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 395,880	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Asphalt</b>											
Slurry Seal & Repair	\$ -	\$ -	\$ 67,367	\$ -	\$ -	\$ -	\$ 75,822	\$ -	\$ -	\$ -	\$ 85,339
Overlay & Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Overlay & Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Repairs	\$ -	\$ -	\$ 21,386	\$ -	\$ -	\$ 23,370	\$ -	\$ -	\$ 25,536	\$ -	\$ -
<b>Fencing/Rails</b>											
Vinyl Fencing	\$ 166,646	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Pool Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Chain Link	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Retaining Walls	\$ -	\$ 20,764	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,303	\$ -
<b>Pool &amp; Spa Area</b>											
Pool Resurface/Tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,623	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Heater	\$ -	\$ 20,764	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Filter	\$ -	\$ -	\$ -	\$ -	\$ 4,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Pump/Motor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,116	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Cover	\$ -	\$ -	\$ 9,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,643
Pool Furnishings	\$ -	\$ -	\$ -	\$ 7,343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,768	\$ -
Trex Decking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Decking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Annual Expenses by Component**

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
<b>Landscaping</b>											
Irrigation System Upgrade	\$ -	\$ 24,916	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,563	\$ -
Landscape Replacements	\$ -	\$ -	\$ -	\$ -	\$ 27,227	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,510
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Lighting</b>											
Repairs & Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Miscellaneous</b>											
Mailboxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse Remodel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entry Monument	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gazebo	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Court	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>	<b>\$ 166,646</b>	<b>\$ 330,970</b>	<b>\$ 155,764</b>	<b>\$ 7,343</b>	<b>\$ 667,052</b>	<b>\$ 465,988</b>	<b>\$ 75,822</b>	<b>\$ 66,114</b>	<b>\$ 350,871</b>	<b>\$ 66,633</b>	<b>\$ 726,508</b>

**Annual Expenses by Component**

	2045	2046	2047	2048	2049	2050	2051	2052	2053
<b>Roofing</b>									
Composite Shingles	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Composite Shingles	\$ 502,280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Composite Shingles	\$ -	\$ 804,763	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Composite Shingles	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gutters & Downspouts	\$ -	\$ 76,644	\$ -	\$ -	\$ -	\$ -	\$ 88,852	\$ -	\$ -
<b>Painting &amp; Carpentry</b>									
New Section	\$ -	\$ -	\$ -	\$ -	\$ 400,121	\$ -	\$ -	\$ -	\$ -
Old Section	\$ -	\$ 486,882	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 598,803
<b>Asphalt</b>									
Slurry Seal & Repair	\$ -	\$ -	\$ -	\$ 96,050	\$ -	\$ -	\$ -	\$ 108,105	\$ -
Overlay & Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 118,613	\$ -	\$ -	\$ -
Overlay & Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Repairs	\$ 27,904	\$ -	\$ -	\$ 30,492	\$ -	\$ -	\$ 33,319	\$ -	\$ -
<b>Fencing/Rails</b>									
Vinyl Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Pool Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Chain Link	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Retaining Walls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,319	\$ -	\$ -
<b>Pool &amp; Spa Area</b>									
Pool Resurface/Tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,196	\$ -	\$ -
Pool Heater	\$ 27,904	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Filter	\$ -	\$ -	\$ -	\$ 6,098	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Pump/Motor	\$ -	\$ 3,832	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,713
Pool Cover	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,015	\$ -
Pool Furnishings	\$ -	\$ -	\$ -	\$ -	\$ 10,469	\$ -	\$ -	\$ -	\$ -
Trex Decking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Decking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Annual Expenses by Component**

	2045	2046	2047	2048	2049	2050	2051	2052	2053
<b>Landscaping</b>									
Irrigation System Upgrade	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,983	\$ -	\$ -
Landscape Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,819	\$ -	\$ -	\$ -
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Lighting</b>									
Repairs & Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,830	\$ -	\$ -	\$ -
<b>Miscellaneous</b>									
Mailboxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,508
Clubhouse Remodel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 118,613	\$ -	\$ -	\$ -
Entry Monument	\$ -	\$ -	\$ -	\$ -	\$ 6,281	\$ -	\$ -	\$ -	\$ -
Gazebo	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Court	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>	<b>\$ 558,088</b>	<b>\$ 1,372,122</b>	<b>\$ -</b>	<b>\$ 132,640</b>	<b>\$ 416,871</b>	<b>\$ 383,873</b>	<b>\$ 257,670</b>	<b>\$ 124,120</b>	<b>\$ 674,025</b>

**Component Details**

**Roofing**

**Composite Shingles**

Approximate Component Quantity	- 11	Estimated Current Unit Cost	\$ 30,000.00
Unit of Measure	- Buildings	Estimated Total Current Cost	\$ 330,000
Normal Useful Life (Years)	- 24	Estimated Total Future Cost	\$ 596,017
Estimated Remaining Useful Life (Years)	- 20	Fully Funded Balance	\$ 55,000
Estimated Replacement Year	- 2044	Depreciation This Year	\$ 13,750
Cost Source	- 1	Monthly Contribution	\$ 1,774.08
Depreciation Percent	- 6.82%	Fully Funded Balance Percent	3.67%
Life Remaining Percent	- <b>83%</b>		

**Roofing**

**Composite Shingles**

Approximate Component Quantity	- 9	Estimated Current Unit Cost	\$ 30,000.00
Unit of Measure	- Buildings	Estimated Total Current Cost	\$ 270,000
Normal Useful Life (Years)	- 24	Estimated Total Future Cost	\$ 502,280
Estimated Remaining Useful Life (Years)	- 21	Fully Funded Balance	\$ 33,750
Estimated Replacement Year	- 2045	Depreciation This Year	\$ 11,250
Cost Source	- 1	Monthly Contribution	\$ 1,451.52
Depreciation Percent	- 5.58%	Fully Funded Balance Percent	2.26%
Life Remaining Percent	- <b>88%</b>		




**Roofing**

**Composite Shingles**


Approximate Component Quantity	- 14	Estimated Current Unit Cost	\$ 30,000.00
Unit of Measure	- Buildings	Estimated Total Current Cost	\$ 420,000
Normal Useful Life (Years)	- 24	Estimated Total Future Cost	\$ 804,763
Estimated Remaining Useful Life (Years)	- 22	Fully Funded Balance	\$ 35,000
Estimated Replacement Year	- 2046	Depreciation This Year	\$ 17,500
Cost Source	- 1	Monthly Contribution	\$ 2,257.92
Depreciation Percent	- 8.68%	Fully Funded Balance Percent	2.34%
Life Remaining Percent	- <b>92%</b>		




**Roofing****Composite Shingles**

Approximate Component Quantity	- 14	Estimated Current Unit Cost	\$ 30,000.00
Unit of Measure	- Buildings	Estimated Total Current Cost	\$ 420,000
Normal Useful Life (Years)	- 24	Estimated Total Future Cost	\$ 635,288
Estimated Remaining Useful Life (Years)	- 14	Fully Funded Balance	\$ 175,000
Estimated Replacement Year	- 2038	Depreciation This Year	\$ 17,500
Cost Source	- 1	Monthly Contribution	\$ 2,257.92
Depreciation Percent	- 8.68%	Fully Funded Balance Percent	11.69%
Life Remaining Percent	-  <b>58%</b>		


**Roofing****Gutters & Downspouts**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 40,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 40,000
Normal Useful Life (Years)	- 5	Estimated Total Future Cost	\$ 42,436
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 24,000
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 8,000
Cost Source	- 1	Monthly Contribution	\$ 1,032.19
Depreciation Percent	- 3.97%	Fully Funded Balance Percent	1.60%
Life Remaining Percent	-  <b>40%</b>		

**Painting & Carpentry****New Section**

Approximate Component Quantity	- 91	Estimated Current Unit Cost	\$ 2,100.00
Unit of Measure	- Units	Estimated Total Current Cost	\$ 191,100
Normal Useful Life (Years)	- 7	Estimated Total Future Cost	\$ 215,085
Estimated Remaining Useful Life (Years)	- 4	Fully Funded Balance	\$ 81,900
Estimated Replacement Year	- 2028	Depreciation This Year	\$ 27,300
Cost Source	- 1	Monthly Contribution	\$ 3,522.36
Depreciation Percent	- 13.55%	Fully Funded Balance Percent	5.47%
Life Remaining Percent	-  <b>57%</b>		

**Painting & Carpentry****Old Section**

Approximate Component Quantity	- 121	Estimated Current Unit Cost	\$ 2,100.00
Unit of Measure	- Units	Estimated Total Current Cost	\$ 254,100
Normal Useful Life (Years)	- 7	Estimated Total Future Cost	\$ 261,723
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 217,800
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 36,300
Cost Source	- 1	Monthly Contribution	\$ 4,683.58
Depreciation Percent	- 18.01%	Fully Funded Balance Percent	14.55%
Life Remaining Percent	-  <b>14%</b>		

**Asphalt****Slurry Seal & Repair**

Approximate Component Quantity	- 135000	Estimated Current Unit Cost	\$ 0.35
Unit of Measure	- SF	Estimated Total Current Cost	\$ 47,250
Normal Useful Life (Years)	- 4	Estimated Total Future Cost	\$ 47,250
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 47,250
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 11,813
Cost Source	- 1	Monthly Contribution	\$ 1,524.10
Depreciation Percent	- 5.86%	Fully Funded Balance Percent	3.16%
Life Remaining Percent	- <b>0%</b>		

**Asphalt**

**Overlay & Replace**

Approximate Component Quantity	-	20000	Estimated Current Unit Cost	\$	2.75
Unit of Measure	-	SF	Estimated Total Current Cost	\$	55,000
Normal Useful Life (Years)	-	28	Estimated Total Future Cost	\$	118,613
Estimated Remaining Useful Life (Years)	-	26	Fully Funded Balance	\$	3,929
Estimated Replacement Year	-	2050	Depreciation This Year	\$	1,964
Cost Source	-	1	Monthly Contribution	\$	253.44
Depreciation Percent	-	0.97%	Fully Funded Balance Percent		0.26%
Life Remaining Percent	-	<b>93%</b>			

**Asphalt**

**Overlay & Replace**

Approximate Component Quantity	-	115000	Estimated Current Unit Cost	\$	2.75
Unit of Measure	-	SF	Estimated Total Current Cost	\$	316,250
Normal Useful Life (Years)	-	28	Estimated Total Future Cost	\$	335,510
Estimated Remaining Useful Life (Years)	-	2	Fully Funded Balance	\$	293,661
Estimated Replacement Year	-	2026	Depreciation This Year	\$	11,295
Cost Source	-	1	Monthly Contribution	\$	1,457.28
Depreciation Percent	-	5.60%	Fully Funded Balance Percent		19.62%
Life Remaining Percent	-	<b>7%</b>			



### Asphalt

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	3
Estimated Remaining Useful Life (Years)	-	0
Estimated Replacement Year	-	2024
Cost Source	-	1
Depreciation Percent	-	2.48%
Life Remaining Percent	-	<b>0%</b>

### Concrete Repairs

Estimated Current Unit Cost	\$	15,000.00
Estimated Total Current Cost	\$	15,000
Estimated Total Future Cost	\$	15,000
Fully Funded Balance	\$	15,000
Depreciation This Year	\$	5,000
Monthly Contribution	\$	645.12
Fully Funded Balance Percent		1.00%



### Fencing/Rails


Approximate Component Quantity	-	2000
Unit of Measure	-	LF
Normal Useful Life (Years)	-	25
Estimated Remaining Useful Life (Years)	-	10
Estimated Replacement Year	-	2034
Cost Source	-	1
Depreciation Percent	-	2.46%
Life Remaining Percent	-	<b>40%</b>

### Vinyl Fencing

Estimated Current Unit Cost	\$	62.00
Estimated Total Current Cost	\$	124,000
Estimated Total Future Cost	\$	166,646
Fully Funded Balance	\$	74,400
Depreciation This Year	\$	4,960
Monthly Contribution	\$	639.96
Fully Funded Balance Percent		4.97%



**Fencing/Rails**


Approximate Component Quantity	-	275	
Unit of Measure	-	LF	
Normal Useful Life (Years)	-	25	
Estimated Remaining Useful Life (Years)	-	5	
Estimated Replacement Year	-	2029	
Cost Source	-	1	
Depreciation Percent	-	0.33%	
Life Remaining Percent	-	 <b>20%</b>	

**Metal Pool Fencing**

Estimated Current Unit Cost	\$	60.00
Estimated Total Current Cost	\$	16,500
Estimated Total Future Cost	\$	19,128
Fully Funded Balance	\$	13,200
Depreciation This Year	\$	660
Monthly Contribution	\$	85.16
Fully Funded Balance Percent		0.88%




**Fencing/Rails**

Approximate Component Quantity	-	450	
Unit of Measure	-	LF	
Normal Useful Life (Years)	-	30	
Estimated Remaining Useful Life (Years)	-	1	
Estimated Replacement Year	-	2025	
Cost Source	-	1	
Depreciation Percent	-	0.30%	
Life Remaining Percent	-	 <b>3%</b>	

**Tennis Chain Link**

Estimated Current Unit Cost	\$	40.00
Estimated Total Current Cost	\$	18,000
Estimated Total Future Cost	\$	18,540
Fully Funded Balance	\$	17,400
Depreciation This Year	\$	600
Monthly Contribution	\$	77.41
Fully Funded Balance Percent		1.16%

**Fencing/Rails**


Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	8
Estimated Remaining Useful Life (Years)	-	3
Estimated Replacement Year	-	2027
Cost Source	-	1
Depreciation Percent	-	0.93%
Life Remaining Percent	-	 <b>38%</b>

**Retaining Walls**

Estimated Current Unit Cost	\$	15,000.00
Estimated Total Current Cost	\$	15,000
Estimated Total Future Cost	\$	16,391
Fully Funded Balance	\$	9,375
Depreciation This Year	\$	1,875
Monthly Contribution	\$	241.92
Fully Funded Balance Percent		0.63%




**Pool & Spa Area**

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	12
Estimated Remaining Useful Life (Years)	-	3
Estimated Replacement Year	-	2027
Cost Source	-	1
Depreciation Percent	-	1.16%
Life Remaining Percent	-	 <b>25%</b>

**Pool Resurface/Tile**

Estimated Current Unit Cost	\$	28,000.00
Estimated Total Current Cost	\$	28,000
Estimated Total Future Cost	\$	30,596
Fully Funded Balance	\$	21,000
Depreciation This Year	\$	2,333
Monthly Contribution	\$	301.06
Fully Funded Balance Percent		1.40%


**Pool & Spa Area**

Approximate Component Quantity	-	1
Unit of Measure	-	Each
Normal Useful Life (Years)	-	10
Estimated Remaining Useful Life (Years)	-	1
Estimated Replacement Year	-	2025
Cost Source	-	1
Depreciation Percent	-	0.74%
Life Remaining Percent	-	 <b>10%</b>


**Pool Heater**

Estimated Current Unit Cost	\$	15,000.00
Estimated Total Current Cost	\$	15,000
Estimated Total Future Cost	\$	15,450
Fully Funded Balance	\$	13,500
Depreciation This Year	\$	1,500
Monthly Contribution	\$	193.54
Fully Funded Balance Percent		0.90%


**Pool & Spa Area****Pool Filter**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 3,000.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 3,000
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 3,377
Estimated Remaining Useful Life (Years)	- 4	Fully Funded Balance	\$ 1,800
Estimated Replacement Year	- 2028	Depreciation This Year	\$ 300
Cost Source	- 1	Monthly Contribution	\$ 38.71
Depreciation Percent	- 0.15%	Fully Funded Balance Percent	0.12%
Life Remaining Percent	-  <b>40%</b>		


**Pool & Spa Area****Pool Pump/Motor**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 2,000.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 2,000
Normal Useful Life (Years)	- 7	Estimated Total Future Cost	\$ 2,060
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 1,714
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 286
Cost Source	- 1	Monthly Contribution	\$ 36.86
Depreciation Percent	- 0.14%	Fully Funded Balance Percent	0.11%
Life Remaining Percent	-  <b>14%</b>		


**Pool & Spa Area****Pool Cover**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 7,000.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 7,000
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 7,879
Estimated Remaining Useful Life (Years)	- 4	Fully Funded Balance	\$ 3,500
Estimated Replacement Year	- 2028	Depreciation This Year	\$ 875
Cost Source	- 1	Monthly Contribution	\$ 112.90
Depreciation Percent	- 0.43%	Fully Funded Balance Percent	0.23%
Life Remaining Percent	-  <b>50%</b>		

**Pool & Spa Area****Pool Furnishings**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 5,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 5,000
Normal Useful Life (Years)	- 6	Estimated Total Future Cost	\$ 5,150
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 4,167
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 833
Cost Source	- 1	Monthly Contribution	\$ 107.52
Depreciation Percent	- 0.41%	Fully Funded Balance Percent	0.28%
Life Remaining Percent	-  <b>17%</b>		

**Pool & Spa Area**


Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	28
Estimated Remaining Useful Life (Years)	-	5
Estimated Replacement Year	-	2029
Cost Source	-	1
Depreciation Percent	-	0.32%
Life Remaining Percent	-	 <b>18%</b>

**Trex Decking**

Estimated Current Unit Cost	\$	18,000.00
Estimated Total Current Cost	\$	18,000
Estimated Total Future Cost	\$	20,867
Fully Funded Balance	\$	14,786
Depreciation This Year	\$	643
Monthly Contribution	\$	82.94
Fully Funded Balance Percent		0.99%



**Pool & Spa Area**

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	30
Estimated Remaining Useful Life (Years)	-	5
Estimated Replacement Year	-	2029
Cost Source	-	1
Depreciation Percent	-	0.99%
Life Remaining Percent	-	 <b>17%</b>


**Pool Decking**

Estimated Current Unit Cost	\$	60,000.00
Estimated Total Current Cost	\$	60,000
Estimated Total Future Cost	\$	69,556
Fully Funded Balance	\$	50,000
Depreciation This Year	\$	2,000
Monthly Contribution	\$	258.05
Fully Funded Balance Percent		3.34%




**Landscaping**

**Irrigation System Upgrade**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 18,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 18,000
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 19,669
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 11,250
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 2,250
Cost Source	- 1	Monthly Contribution	\$ 290.30
Depreciation Percent	- 1.12%	Fully Funded Balance Percent	0.75%
Life Remaining Percent	-  <b>38%</b>		


**Landscaping**

**Landscape Replacements**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 18,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 18,000
Normal Useful Life (Years)	- 6	Estimated Total Future Cost	\$ 19,096
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 12,000
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 3,000
Cost Source	- 1	Monthly Contribution	\$ 387.07
Depreciation Percent	- 1.49%	Fully Funded Balance Percent	0.80%
Life Remaining Percent	-  <b>33%</b>		

**Lighting**


**Repairs & Replacements**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 50,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 50,000
Normal Useful Life (Years)	- 24	Estimated Total Future Cost	\$ 53,045
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 45,833
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 2,083
Cost Source	- 1	Monthly Contribution	\$ 268.80
Depreciation Percent	- 1.03%	Fully Funded Balance Percent	3.06%
Life Remaining Percent	-  <b>8%</b>		





**Miscellaneous**


Approximate Component Quantity	-	272
Unit of Measure	-	Each
Normal Useful Life (Years)	-	25
Estimated Remaining Useful Life (Years)	-	4
Estimated Replacement Year	-	2028
Cost Source	-	1
Depreciation Percent	-	0.59%
Life Remaining Percent	-	 16%

**Mailboxes**

Estimated Current Unit Cost	\$	110.00
Estimated Total Current Cost	\$	29,920
Estimated Total Future Cost	\$	33,675
Fully Funded Balance	\$	25,133
Depreciation This Year	\$	1,197
Monthly Contribution	\$	154.42
Fully Funded Balance Percent		1.68%




**Miscellaneous**

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	25
Estimated Remaining Useful Life (Years)	-	1
Estimated Replacement Year	-	2025
Cost Source	-	1
Depreciation Percent	-	1.09%
Life Remaining Percent	-	 4%

**Clubhouse Remodel**

Estimated Current Unit Cost	\$	55,000.00
Estimated Total Current Cost	\$	55,000
Estimated Total Future Cost	\$	56,650
Fully Funded Balance	\$	52,800
Depreciation This Year	\$	2,200
Monthly Contribution	\$	283.85
Fully Funded Balance Percent		3.53%

**Miscellaneous**


Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	20
Estimated Remaining Useful Life (Years)	-	5
Estimated Replacement Year	-	2029
Cost Source	-	1
Depreciation Percent	-	0.07%
Life Remaining Percent	-	 25%

**Entry Monument**

Estimated Current Unit Cost	\$	3,000.00
Estimated Total Current Cost	\$	3,000
Estimated Total Future Cost	\$	3,478
Fully Funded Balance	\$	2,250
Depreciation This Year	\$	150
Monthly Contribution	\$	19.35
Fully Funded Balance Percent		0.15%

**Miscellaneous**


**Gazebo**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 15,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 15,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 19,002
Estimated Remaining Useful Life (Years)	- 8	Fully Funded Balance	\$ 11,000
Estimated Replacement Year	- 2032	Depreciation This Year	\$ 500
Cost Source	- 1	Monthly Contribution	\$ 64.51
Depreciation Percent	- 0.25%	Fully Funded Balance Percent	0.73%
Life Remaining Percent	-  27%		



**Miscellaneous**

**Tennis Court**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 60,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 60,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 61,800
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 58,000
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 2,000
Cost Source	- 1	Monthly Contribution	\$ 258.05
Depreciation Percent	- 0.99%	Fully Funded Balance Percent	3.88%
Life Remaining Percent	-  3%		

