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Pinecrest Swim and Tennis Club-FY22

Herndon, VA

Level I Full Reserve Study

May 14, 2021

Pinecrest Swim and Tennis Club
C/o Mr. John Vlattas
12515 Pinecrest Rd
Herndon, VA 20171

Dear Mr. Vlattas:

Enclosed please find the Level I Full Reserve Study for Pinecrest Swim and Tennis Club.

This is the "Final Report, if there are questions or concerns please let us know. Also please let us know if the accumulative cash on hand at the start of the fiscal year changes, we will issue a no cost change if it does.

This study has two appendices; Appendix "A" is for existing components, appendix "B" is if the association constructed a \$500,000 clubhouse on the property in five years. Appendix B is a complimentary submittal and is provided only for comparing the increased owner contribution that would be needed if a clubhouse was built at a cost of \$500,000. Cost of a smaller or larger facility would lower or increase the contribution, respectively.

Study contains full text of the reserve study statutes enacted on October 1, 2019 by the Commonwealth of Virginia and information the executive board is to make available to unit owners prior to commencement of the fiscal year. It also provides suggested language to assist the board in preparing statements required by the statute.

For boards who need assistance in determining annual owner contribution for years between Level I and II studies, **PM+** is offering lower cost Level III reserve studies (financial reviews). Proposal provided upon request.

We thank the Board of Directors for selecting **PM+** for this study and hope you call upon us for your next study.

Sincerely,

Stacey L. O'Bryan, BS, MBA
Reserve Analyst

Mario B. "Ben" Ginnetti, PRA, RS, P.E.
President

Enclosure: Study - PDF File

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Pinecrest Swim and Tennis Club-FY22

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Prepared for:

Board of Directors



Ronald P. "Ron" Kirby, RS

Mario B. "Ben" Ginnett, PRA, RS, P.E.

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VIRGINIA REQUIREMENTS FOR RESERVE STUDIES

§ 55.1- 1965 (Condo's) & 55.1-1826 (POA's), Annual budget; reserves for capital components (enacted October 1, 2019)

- A. Except to the extent provided in the condominium instruments, the executive board shall, prior to the commencement of the fiscal year, make available to unit owners either (i) the annual budget of the unit owners' association or (ii) a summary of such annual budget.
- B. Except to the extent otherwise provided in the condominium instruments, the executive board shall:
 - 1. Conduct a study at least once every five years to determine the necessity and amount of reserves required to repair, replace, and restore the capital components as defined in § 55.1-1900;
 - 2. Review the results of that study at least annually to determine if reserves are sufficient; and
 - 3. Make any adjustments the executive board deems necessary to maintain reserves, as appropriate.
- C. To the extent that the reserve study conducted in accordance with this section indicates a need to budget for reserves, the unit owners' association budget shall include:
 - 1. The current estimated replacement cost, estimated remaining life, and estimated useful life of the capital components as defined in § 55.1-1900;
 - 2. As of the beginning of the fiscal year for which the budget is prepared, the current amount of accumulated cash reserves set aside to repair, replace, or restore the capital components and the amount of the expected contribution to the reserve fund for that fiscal year;
 - 3. A statement describing the procedures used for estimation and accumulation of cash reserves pursuant to this section; and
 - 4. A statement of the amount of reserves recommended in the study and the amount of current cash for replacement reserves.

EXECUTIVE SUMMARY

KEY TO UNDERSTANDING STUDY RESULTS – Purpose of a reserve study is to establish a financial plan for keeping the property's common and limited common elements in good repair. The plan is developed by identifying the component, assessing its condition, and estimating both the time when work will be needed and cost of work. In a **PM+** study these entries can be found beginning on page A1, columns (1), (4) and (5). Those entries combined with reserve savings, current reserve contribution, interest, and inflation rates and how much of a contingency should be preserved to fund unforeseen events are the factors that determine the reserve contribution.

1st Study Year FY22	\$25,000 FY21 Contribution
FY Begins 1-Apr-21	1.73% Inflation
Inspection Date(s) 7-May-21	2.17% Interest
# Units 500	

Accumulated Cash at Start of FY (COH) and **Current Year Contribution** were provided to **PM+** and were best estimates available when provided, they are not audited amounts.

INTEREST AND INFLATION¹ best project future needs of the property. Inflation is based on the last 10-year Consumer Price Index (CPI) average; interest on savings is based on the 10-year average of the Constant Maturity Yield for the 10-Year U.S. Treasury security note. Recommended owner contribution assumes interest will be applied to the reserves and not used to offset operating account expenses or for other purposes. If interest is not applied to the reserves, the annual contribution will need to be increased by the interest amount.

STUDY SUMMARY

	Existing	Clubhouse
Reserve Contribution Recommended for FY22	\$76,340	\$130,600
Accumulated Cash Start (COH) of FY21	225,980	226,000
Current Estimated Replacement Cost	897,070	1,397,070
Average Useful Life Years (All Components) ²	16.1	16
Avg Remaining Life Years (All Components) ²	6.7	7

Additional Study Values

Avg Yearly Owner Contribution FY22	153	261
Avg Monthly Owner Contribution FY22	12.72	22
30-Year Income	3,160,900	5,632,510
30 Year Income From Interest	191,890	552,760
30 Year Income From Assessments	2,969,010	5,079,750
Years 1-30 Min Balance	64,880	100,090
Years 31-50 Min Balance	396,870	2,575,860
Years 1-30 Contingency ³	7.2%	7.2%
Years 31-50 Contingency ³	44.2%	184.4%

OUR ANALYSIS indicates the association will need to contribute the highlighted amount in FY22 to meet the reserve needs of the property using the cash flow method. For contributions the association will need to make over the life of this study see page A5 and B5, column (14); for year end balances the contributions should provide see column (15).

1. Although factors used may not prove to be precise they should be reasonable predictors of future costs and return on savings.
2. See columns (3) & (4) starting on Page A1 for average and remaining useful life of each component.
3. Minimum Contingency - 30 and 50 years shown. If 50-year is high at this time, it will adjust with future updates.

Factors considered in determining the annual contribution are: 1) funds should always be available to pay for needed work, 2) a minimum balance must be preserved for contingencies, and 3) when studies are updated there should not be a substantial increase in the contribution. To avoid substantial increases **PM+** studies consider the first thirty-years and an additional twenty-years, making the "look at" period a total of 50-years. This projection assures the recommended contribution is based on a sound long range analysis of the property's reserve needs.

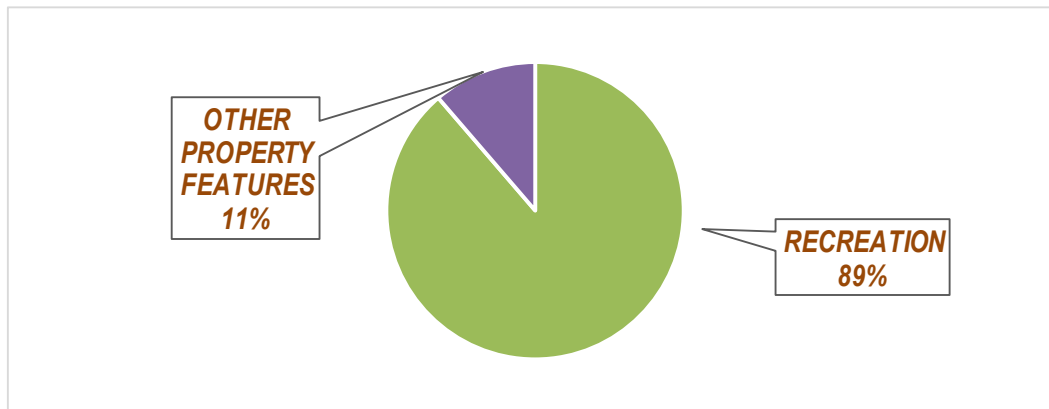
Note - dollars in future studies will vary with accrued savings, useful lives, inflation, interest, and cost for work.

FOR VIRGINIA PROPERTIES – Information the executive board is to make available to unit owners, prior to commencement of the fiscal year, are listed in Study Summary. For statements required PM suggest: "The association expected contribution to the reserves in FY ____ will be \$____. Procedures the association uses for estimation and accumulation of cash reserves is provided by an independent professional specializing in reserve study requirements."

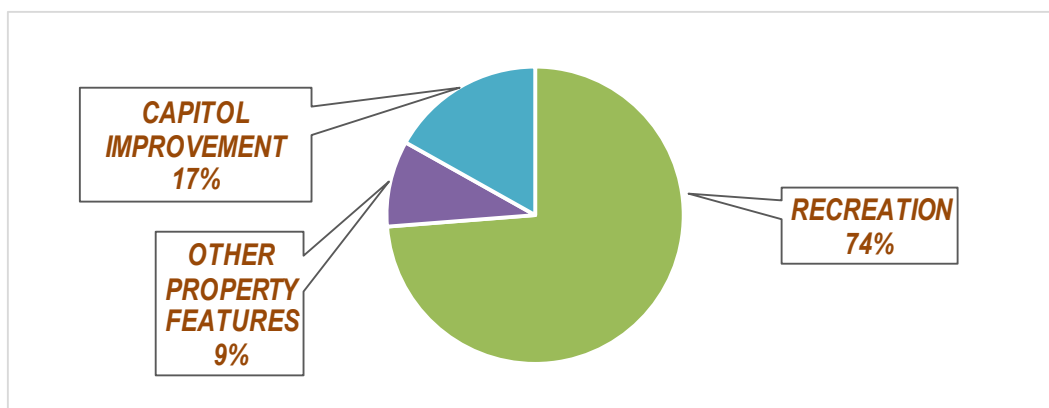
RECOMMENDATION:

Fund the reserves to the recommended amount using the cash flow method. If the component method is used to fund the reserves see columns (17) and (18), same page as above for yearly contributions and year end balances.

WHERE CONTRIBUTIONS TO THE RESERVES GO OVER 30-YEARS:



WHERE CONTRIBUTIONS TO THE RESERVES GO OVER 30-YEARS IF A \$500,000 CLUBHOUSE IS BUILT:



STUDY INFORMATION

THIS STUDY was performed with an on-site visit and is the second (Last **PM+** study – October 12, 2012) engagement for the property by **PM+**. **PM+** has neither collaborated with nor provided consulting advice to others about property issues. Interested parties should refer to earlier studies for previous assumptions and comments.

STUDY WAS DONE by Mario B. “Ben” Ginnetti, **PRA, RS, P.E.**, Ronald P. Kirby, Jr., **RS.**, and Stacey L. O'Bryan.

RESERVE STUDY criteria are defined by the Community Association Institute (CAI) and the Association of Professional Reserve Analysts (APRA). In complying with the criteria this study compares the “Associations” current funding plan to the two recommended methods for preparing reserve studies, “Cash Flow (AKA Pooling)” and “Component.” This is a reserve study only - no other use is intended.

Reserves are akin to a savings account that individuals may have for future purchases. The reserve provides funds to make purchases with cash to avoid credit or loan charges. Although the association may not know precisely when they must make the purchase, the least cost option would be to pay with cash.

COMPILED in accordance with generally accepted standards and represents our professional opinion on the components, timing and costs needed for repair and replacement. Study information was obtained from field measurements, visual observations, and management (information provided by management is reliable). Also, taken into consideration are construction features, current conditions, and component age. Testing was not performed, nor was demolition done or panels removed to determine conditions that are not obvious. Based on our observations and the information gained during the visit this study contains, to the best of our ability, all material issues required to determine the funding needed to meet the property's reserve requirement.

AGE, UNITS, STYLE, AND AMENITIES

Constructed in the mid 1970's.

Swimming pool and tennis club configuration.

CASH FLOW AND COMPONENT STUDIES (component method may not be included in this study) – Note: Most professional reserve providers, accountants and managers agree cash flow is the preferred method for funding reserves.

CASH FLOW METHOD - Develops the funding plan by having the annual contributions offset the variable annual expenses. All expenses are averaged over the life of the study to calculate the annual contribution needed to support the reserve requirement. Yearly contribution increases are mostly attributed to inflation. Cash flow plans are usually good for 3-5 years before needing updates.

COMPONENT METHOD - Develops the funding plan by dividing the remaining useful life into the balance needed to fund the component for only the next cycle of work. Yearly contributions can vary significantly from year to year depending on where the components are in their life cycle. Contributions needed to pay expenses equal the cash flow method over the life of the study. If this method is chosen studies should be updated annually.

FUNDING GOAL

This study complies with the “Threshold Funding Plan” established by the CAI) for reserve studies. Funding goal objective is to keep the reserve balance above a specified dollar or percent funded amount.

COMPONENT CLASSIFICATION**PREDICTABLE LIFE CYCLE**

Components have a predictable life cycle (average useful life). Total replacement needed at end of life.

ANNUAL ALLOWANCES

Components that are “life of the property” or long-lasting that can be kept in good condition with spot repairs.

FOLLOWING CONSIDERATIONS should be taken into account to properly manage the reserves: 1) properly funded reserves avoids “special assessments”, 2) each owner should pay their fair share for the time they use the component, 3) when reserve funds are available the Association is more inclined not to defer work; deferral results in additional deterioration and “catch-up” costs to restore the component to a good condition, 4) government mortgage guarantees agencies, i.e. FHA, require a current reserve study to be available before backing a loan, and 5) some state laws require them. In addition to these considerations, a new factor has recently become apparent. Years ago, owners were poorly informed on the importance of the reserves and paid very little attention to whether a property had an adequate plan for funding the reserves. With the inclusion of reserve tables in resale packages and other publicity, many potential buyers are now verifying the reserve status before they buy.

ALTHOUGH we use generally accepted techniques and best information available it is possible actual costs and useful lives can vary significantly from our estimates. We recognize that and attempt with our methodology to minimize the adverse effects of a special assessment or loan if one is needed.

FOR THE RESERVES to be an effective budget management tool it will need periodic updates. Because reserves on hand, current costs, quality of maintenance, acts of God, vandalism, and useful life can vary from year to year, a periodic review will assure it remains an effective management tool. We recommend studies be updated every 3 years.

UNLESS OTHERWISE NOTED this study does not take into consideration any work the association may need to correct hazardous or defective conditions, such as issues with asbestos, radon, lead, mold, FRT, etc., nor will it fund major projects to repair/replace facades, building tension cables, utilities, and other essential systems. Projects of this nature require the services of engineers or other consultants to determine scope, timing, and projects costs. If requested, once costs and project timing are known, we will provide a revised study at no additional cost.

FOR ANY RESERVE PROJECTS in progress on the date(s) of our visit our observation of the work should not be considered a project audit or quality control inspection. We leave that to others to determine.

IF WE DESCRIBE PREVENTIVE MAINTENANCE recommendations in this study they are intended to be general in nature and the most common tasks needed to extend useful life. They are not all inclusive; we do not imply that is all that is necessary for good maintenance. Manufacturers’ brochures, service specialty companies, and other qualified sources should be consulted to establish the full array of actions needed for proper preventive maintenance.

FUNDING FROM RESERVE VERSUS OPERATING ACCOUNT - There could be components in this study the association is funding from the operating account. When there are, we recommend they be funded from the reserves. When components are worked on it usually extends their useful life - a proper reserve expense. Reserve funds are intended to keep property components in good repair and to replace those that need replacing; operating funds are intended for maintenance and reoccurring operating expenses.

MAINTENANCE/REPAIR/REPLACEMENT TIPS & RESERVE CONSIDERATIONS

THERE ARE THREE LEVELS of care needed to maximize the useful life of equipment and property components: 1) Maintenance, 2) Repair and 3) Replacement.

MAINTENANCE is taking care of a component by doing such tasks as sealing pavement cracks to prevent water from undermining the base, painting to prevent metal corrosion or wood rot, lubricating moving parts on mechanical equipment, fan belt adjustments, etc. An example of maintenance - an asphalt parking lot of 1000 square yards develops a 10-foot-long crack in the surface. The crack can be sealed for about a dollar a linear foot. By doing so, water will not seep through the asphalt causing damage to the base course. That simple maintenance action extended the useful life of the pavement at minimum cost. Assume the crack was not sealed and it grew to a 12' by 12' base damaged area. Cost of repairs would be approximately 60 times as much as fixing the crack. If the damaged area was not repaired and eventually the entire lot had to be replaced it would cost considerably more. Therefore, the prudent thing to do is good maintenance. It is the least costly of the three levels of work. It involves the least expenditure of funds and is the best way to maximize useful life.

PRIOR TO TOTALLY REPLACING a component, e.g., a roof, a fence, an air conditioner, etc., all measures should be taken to extend the useful life of the component with repairs. If the roof is leaking do not automatically think the entire roof needs to be replaced. Most leaks occur around penetrations and flashed areas and they can be repaired for less than replacing the entire roof. Fence posts almost always rot out at ground level before the rest of the fence. Posts can be replaced without purchasing a complete new fence. The same applies to most mechanical/electrical equipment. Tube leaks frequently occur in boilers; compressor failures occur in air conditioners and circuit breakers wear out in electric panels. These kinds of failures are repairable without replacing the entire component. The reserve table should be used as an aid in establishing budgets - not as a work plan. When used as a budget management tool its effectiveness will be recognized when funds are readily available to do work - when it must be done. Do not use the remaining useful life data as a work plan. It should be treated as a "window of probable expectancy", based on statistical information, historical trends, conditions at time of survey and experience of when repair or replacement is most likely to be needed. Actual work should not be done until needed. For example, if paving is estimated to need replacement in five years but it is not a problem at that time, put it off until it is a problem. Conversely, if repairs are necessary sooner, do them sooner.

WHEN CONTRACTING for services, seek competitive bids, purchase only what is necessary to restore the component to its "like original" condition. Include state-of-the-art improvements but avoid over buying or substantially enhancing a component beyond its original condition. Such improvements are not included in the cost estimates.

CATASTROPHIC FAILURES to such components as footers, foundations, floors, exterior walls and total replacement of utility systems, etc., are not included in the table. They are not included because they are not predictable and it is rare that these components must be replaced in total. We do recommend a reasonable annual amount be set aside for some repairs and reflect that in the reserve table.

FUNDING FOR RESERVES SHOULD BE FAIR TO ALL OWNERS; past, present, and future. The worst-case scenario for a property is to have no money set aside to pay for repairs/replacements forcing the current owners to pay the total cost. Additionally, having insufficient reserves also presents some injustices as illustrated by the following example:

Mr. and Mrs. "X" owned a unit at the property for the first ten years of its existence when reserve funding was suppressed and insufficient to take care of future problems. Mr. and Mrs. "X" sell their unit and leave. Five

years after they leave the pavement and sidewalks need to be repaired. Mr. & Mrs. "Y" now own the unit and receive notice they are to be "specially assessed" to pay for the repair costs.

For demonstration purposes let us say the pavement and sidewalk repairs costs \$150,000 and the association has \$50,000 in the reserve account. Let us also assume there are 100 units at this property.

Over the last fifteen years, past and present owners set aside \$50,000 to take care of the \$150,000 expenditure. Expressed in \$/year that equates to \$3,333/yr. or \$33.33 per owner per year.

Mr. & Mrs. "X" had the benefit of good paving and sidewalks for 10 years at a total cost to them of \$333.30. Unfortunately for Mr. & Mrs. "Y", they only used the components for five years, but it will cost them \$1166.50 for their share of the repairs.

Calculations for the above are as follows:

$$5 \text{ years they lived there} \times \$33.33/\text{yr.} = \$166.50$$

The difference between amount in reserves and repair costs divided by number of unit owners:

$$\begin{array}{rcl} (\$150,000 - \$50,000) / 100 & = & \$1000.00 \\ \text{Total cost to Mr. \& Mrs. "Y"} & = & \$1166.50 \end{array}$$

Or said another way:

Mr. and Mrs. "X" used the components for 66% of their useful life but only paid 22% of the repair cost.

Mr. and Mrs. "Y" used the components for 34% of their useful life but had to pay 78% of the cost.

For funding to be fair all owners should contribute their share of the costs for the period they use the component.

READING and UNDERSTANDING TABLES/CHARTS

(Some information may not appear in this study).

RELEVANT DATA

Study fiscal year, inspection date(s), units, association's financial data, and interest/inflation rates.

SUMMARY OF THE ASSOCIATION'S RESERVE FINANCIAL PLAN

Financial summary of study results.

TABLE OF REPAIR & REPLACEMENT RESERVES

The Repair and Replacement Table shows the common or limited common element, average and remaining useful life, and estimated cost for work. This information, for the most part, is self-explanatory; however, when we believe more information is needed, we provide comments or use photographs.

Column

- (1) The property components the association should include in the reserves. Where a 15%, 30%, etc., is shown it means total replacement of the item is not anticipated. If we have omitted or added components that are not common or limited common area responsibility, please inform us so we can provide a revised table. It also applies if the association accomplishes the work from their annual operating expense and a reserve set-aside is not needed. If components are included that are operating expenses, we leave it to others to determine the correct tax consequence of the component.

- (2) Approximate quantity and unit of measure. The following abbreviations are used; however, they may not all appear in this study:

AC – Acres	LF - Linear Feet	SY - Square Yards
AnAvg - Annual Average	LS - Lump Sum	TN - Tons
BLD - Building	HP - Horsepower	UN - Units
EA - Each	RC - Replacement Cost	> - Greater Than
CY - Cubic Yards	SF - Square Feet	< - Less Than

- (3) The components' average useful life (Avg). Leading publications on useful life data, our own experiences and historical trends are used to determine average useful life.
- (4) Our best estimate of the remaining useful life (RUL). Some components in the table may not fail precisely as shown. We use the remaining useful life in conjunction with the estimated cost to calculate the annual contribution needed to fund the component. Actual remaining useful life can be significantly different.
- (5) Estimated costs are in current dollars; actual cost can be significantly different. Estimates are based on similar work in the greater Washington area, association experience, industry publications, such as R.S. Means and HomeTech, contractors and other reliable sources. It assumes the association will competitively seek bids and obtain a fair price in today's market. Some work, such as balconies, roofing, garages, façade, boiler, and chiller replacements, etc. may need the services of an engineer or architect to determine scope and oversee repairs. Those estimates take precedence over those shown in the table. Some costs can be more predictable than others, i.e., when roofs and pavements are replaced the entire component will most likely be replaced so a total replacement costs can be estimated. Other components, i.e., closed loop piping, plumbing, electrical and fire protection systems may not need total replacement and will continue to perform with sub-system repairs. For these components, we reserve a reasonable amount for this work.
- (6) Distribution of the funds the association had (is projected to have) at the start of their fiscal year or the amount we were requested to use. The program distributes a prorated amount to each component.

- (7) The amount needed to fund the balance of the requirement.
- (8) The contribution needed to fund the 1st year applying the cash flow method. Contributions from year to year are mainly adjustments for inflation.
- (9) The contribution needed to fund the 1st year applying the component method. Contributions from year to year can vary significantly.

30-Year Comparison of Financial Plans

Column

- (10) - Fiscal Year.
- (11) - Projected annual expenses.
- (12) - Cumulative expenses over 30-years.
- (13) and (16) - Interest earned per funding plan based on previous year-end balance.
- (14) and (17) - Contribution per funding plan, inflation applied.
- (15) and (18) - Projected year-end balance per funding plan.

GRAPHS

Graphs depict the projected contributions and year end balances for each plan. The contribution objective should be to have a consistent contribution, year after year, that can be maintained with inflation adjustments. Avoid fluctuating contributions as they can impose financial hardships on owners. The plot objective for the reserve balance is to have the year end balances always above the "X" axis. If it falls below, it indicates a special assessment or loan will be needed to support the reserves.

SUMMARY

- 30-Year Income - projected from interest and owners.
- 30 & 50-Year Minimum/Maximum Balances - includes contingency for unforeseen events.

PROPERTY COMPARISON

The "Property Comparison" chart compares the property's current funding to the last 100 properties we have studied. The comparison shows the maximums, minimums, property averages and medians compared to your property. Property features differ from one property to another so consider these as averages only and not a true comparison on your property to another similar property. Three comparisons are made:

- % Funded - Ratio of the current to the ideal Reserve Balance for each component in the Reserve Table. The ratio is a product of the "used-up" life, useful life, and component cost.
- Reserve Depletion Factor - Number of years amount-on-hand will fund (It is the same as the "go broke" date if no more money is added to the reserves).
- Accumulated cash at start of fiscal year – dedicated reserve funds the association had or is estimated to have when their fiscal year begins.
- Average annual contribution per owner – Average contribution per owner needed to meet the reserve requirement. Dollar amounts will vary from property to property based on construction features, common/limited common elements, past contributions to the reserves and other factors that may not result in a true comparison.



Pinecrest Swim & Tennis Club is a private membership club located in Herndon, Virginia. Photograph is front view of the building that houses the bathrooms, lifeguard room, and pool equipment.



Shingle roof has been replaced since last reserve study conducted for FY13. Replacement at end of useful life is included in the reserves.



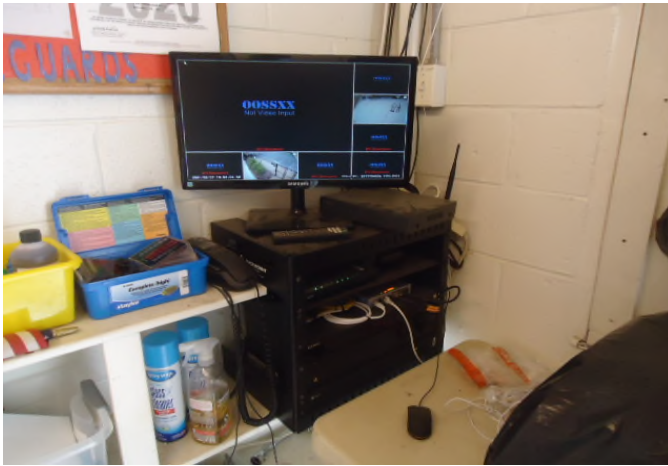
The club has two swimming pools. The wading pool (left photo) is 300 square feet and the main pool (right photo) contains 5,985 square feet. Both pools have had new whitecoat applications and major coping repairs, including tile replacement for the main pool. Pool covers for both pools were replaced in 2018. Concrete deck is in fair condition, reserve budgets for total deck replacement



Pool filtration system that serves both pools. The main pool pump was replaced in 2021.



Hot water heater is beyond its expected useful life. Reserves provide funding for replacement when it ultimately fails.



Security system was added in 2020 and is a new component since the last study. Reserves include funding for replacement when required.



Water slide will eventually need to be replaced. Slide stairs and platform were replaced in 2020, extending the useful life of the component.



Pavilion canvas canopies need periodic replacement. A third structure was added since the previous study and the reserves provide for canopy replacement as needed.



Two Funbrella shade structures were added to the pool deck since the previous study and are now included in the reserves.



The sundeck is available adjacent to the pool. Decking is composite material. Composite material has a longer useful life than wood and requires far less maintenance than natural wood. Grills, picnic tables, benches, trash receptacles located throughout the property are included in the reserves.





Tot-lots need replacement at end of life and fill replenishment every 2-years-children falling on non-absorbing material causes 70% of tot-lot injuries. Equipment cost will vary with features desired.



The volleyball court is a new feature added in 2018. Replacement of net standards are included in the reserves.



Asphalt pavement is at the end of its useful life. We recommend replacement as soon as practicable to avoid potential costly sub-base repairs given the deterioration of the pavement wearing surface. See our recommendations in the comments section for proper care as asphalt pavements.



Reserves provide for replacement of two property entrance signs with upgraded signage.



A reasonable amount to replace dead or diseased trees and shrubbery. Does not include normal landscaping upkeep which is funded from the operating account nor large scale improvements.

APPENDIX A

TABLE OF REPAIR/REPLACEMENT RESERVES and YEARS 1-10 EXPENSES

COMPONENT	APPROX'MT		USEFUL LIFE		ESTIMATED COST IN CURRENT \$	DISTR'BTN OF COH AS OF 1-Apr-21	BALANCE NEEDED TO FUND RESERVE	FY22		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	QUANTITY		AVG REM (YRS)					CASH FLOW	CONTRIBUTION COMPONENT METHODS										
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)											
RECREATION																			
SWIMMING POOL																			
BATHHOUSE																			
ROOFING-SHINGLES	1,488	SF	20	15	7,140	1,800	5,340	170	360	0	0	0	0	0	0	0	0	0	0
EXTERIOR DOORS	5	EA	25	6	11,890	3,000	8,890	710	1,480	0	0	0	0	0	12,950	0	0	0	0
FACADE/CAULK/WATERPROOFING		LS	1	1	1,200	300	900	430	900	1,200	1,220	1,240	1,260	1,290	1,310	1,330	1,350	1,380	1,400
RENOVATION		LS	20	2	57,700	14,540	43,160	10,360	21,580	0	58,700	0	0	0	0	0	0	0	0
PLUMBING SYSTEMS		LS	50	10	22,000	5,540	16,460	790	1,650	0	0	0	0	0	0	0	0	0	25,670
HOT WATER HEATER	1	EA	15	1	11,000	2,770	8,230	3,950	8,230	11,000	0	0	0	0	0	0	0	0	0
ELECTRICAL SYSTEMS		LS	40	10	19,000	4,790	14,210	680	1,420	0	0	0	0	0	0	0	0	0	22,170
SECURITY SYSTEM UPKEEP	1	EA	15	15	5,000	1,260	3,740	120	250	0	0	0	0	0	0	0	0	0	0
EXHAUST FAN	1	EA	20	10	2,400	600	1,800	90	180	0	0	0	0	0	0	0	0	0	2,800
MISC. MECHANICAL		LS	1	1	400	100	300	140	300	400	410	410	420	430	440	440	450	460	470
REFRIGERATORS AND FREEZERS																			
REFRIGERATOR-OLDER	1	EA	15	1	1,000	250	750	360	750	1,000	0	0	0	0	0	0	0	0	0
REFRIGERATOR-NEWER	1	EA	15	5	1,000	250	750	70	150	0	0	0	0	1,070	0	0	0	0	0
FREEZER	1	EA	15	1	850	210	640	310	640	850	0	0	0	0	0	0	0	0	0
POOL(S)																			
WHITECOAT-ADULT POOL	5,985	SF	7	7	44,890	11,310	33,580	2,300	4,800	0	0	0	0	0	0	49,760	0	0	0
WHITECOAT-WADING POOL	300	SF	7	7	3,300	830	2,470	170	350	0	0	0	0	0	0	3,660	0	0	0
FILTER/PUMPS/WATER LINES		LS	15	15	18,500	4,660	13,840	440	920	0	0	0	0	0	0	0	0	0	0
COPING/TILES/WALLS&FLOORS		LS	14	14	48,710	12,270	36,440	1,250	2,600	0	0	0	0	0	0	0	0	0	0
REPAIR/REPLACE CONCRETE DECK	2,223	SF	10	5	40,010	10,080	29,930	2,870	5,990	0	0	0	0	42,850	0	0	0	0	0
POOL DECK/COPING & TILE-PRIOR TO POOL OPEN		LS	1	1	2,890	730	2,160	1,040	2,160	2,890	2,940	2,990	3,040	3,100	3,150	3,200	3,260	3,320	3,370
WATER SLIDE		LS	15	7	21,930	5,520	16,410	1,130	2,340	0	0	0	0	0	0	24,310	0	0	0
DIVING BOARD		LS	15	14	9,210	2,320	6,890	240	490	0	0	0	0	0	0	0	0	0	0
POOL FURNITURE		LS	6	6	30,360	7,650	22,710	1,820	3,790	0	0	0	0	0	33,080	0	0	0	0
CANOPIES-PAVILLIONS		LS	10	9	11,720	2,950	8,770	470	970	0	0	0	0	0	0	0	0	13,440	0
CANOPIES-FUNBRELLA		LS	10	9	2,590	650	1,940	100	220	0	0	0	0	0	0	0	0	2,970	0
SITE LIGHTING	12	EA	30	15	26,310	6,630	19,680	630	1,310	0	0	0	0	0	0	0	0	0	0
ADULT POOL COVER	5,985	SF	10	7	25,740	6,480	19,260	1,320	2,750	0	0	0	0	0	0	28,530	0	0	0
WADING POOL COVER	300	SF	10	7	3,270	820	2,450	170	350	0	0	0	0	0	0	3,620	0	0	0
TENNIS/MULTI-PURPOSE/VOLLEYBALL COURTS																			
RESURFACE-TENNIS	3	EA	5	3	29,100	7,330	21,770	3,480	7,260	0	0	30,120	0	0	0	0	32,810	0	0
COURT REPAIRS-TENNIS	3	EA	20	13	120,000	30,230	89,770	3,310	6,910	0	0	0	0	0	0	0	0	0	0
RESURFACE-MULTI-PURPOSE	1	EA	5	3	9,700	2,440	7,260	1,160	2,420	0	0	10,040	0	0	0	0	10,940	0	0
COURT REPAIRS-MULTI PURPOSE	1	EA	20	13	16,000	4,030	11,970	440	920	0	0	0	0	0	0	0	0	0	0
BASKETBALL STANDARD	1	EA	25	13	3,500	880	2,620	100	200	0	0	0	0	0	0	0	0	0	0
VOLLEYBALL STANDARDS/POSTS/SAND REPLINSH	1	EA	5	5	4,000	1,010	2,990	290	600	0	0	0	0	4,280	0	0	0	0	4,670
LIGHTS/POSTS	12	EA	30	15	52,620	13,260	39,360	1,260	2,620	0	0	0	0	0	0	0	0	0	0
10' CHAIN LINK FENCE	560	LF	30	7	24,640	6,210	18,430	1,260	2,630	0	0	0	0	0	0	27,310	0	0	0
TOT LOT																			
TOT LOT	1	EA	25	8	29,000	7,310	21,690	1,300	2,710	0	0	0	0	0	0	0	32,700	0	0
MULCH REPLENISHMENT	2,550	SF	2	2	5,100	1,280	3,820	920	1,910	0	5,190	0	5,370	0	5,560	0	5,750	0	5,950
FENCING																			
6' BOARD FENCE (PERIMETER)	300	LF	15	7	9,600	2,420	7,180	490	1,030	0	0	0	0	0	0	10,640	0	0	0
6' B ON B FENCE (POOL AREA)	45	LF	30	7	1,440	360	1,080	70	150	0	0	0	0	0	0	1,600	0	0	0
6' CHAIN LINK FENCE (PERIM. AND POOL)	1,860	LF	30	7	40,920	10,310	30,610	2,100	4,370	0	0	0	0	0	0	45,360	0	0	0
3' CHAIN LINK FENCE (POOL)	105	LF	30	7	2,000	500	1,500	100	210	0	0	0	0	0	0	2,220	0	0	0
RETAINING WALLS/RAILINGS																			

TABLE OF REPAIR/REPLACEMENT RESERVES and YEARS 1-10 EXPENSES

COMPONENT	APPROX'MT		USEFUL LIFE		ESTIMATED	DISTR'BTN	BALANCE	FY22											
	QUANTITY		AVG	REM				CASH FLOW	CONTRIBUTION	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
(1)	(2)		(3)	(4)	(5)	AS OF	NEEDED		METHODS										
						1-Apr-21	TO FUND												
						(6)	RESERVE		(8)	(9)									
WOOD RETAINING WALLS	60	SF	40	5	3,300	830	2,470		240	490	0	0	0	0	3,530	0	0	0	0
SUN DECK																			
REDECK-COMPOSITE-WITH RAILS	1,448	SF	30	12	36,200	9,120	27,080		1,080	2,260	0	0	0	0	0	0	0	0	0
TOTAL RECREATION					817,130	205,830	611,300		49,730	103,620									
PARKING LOT																			
PREVENTIVE MAINTENANCE	3,138	SY	4	1	7,220	1,820	5,400		2,590	5,400	0	0	0	0	7,730	0	0	0	8,280
PAVEMENT OVERLAY	3,138	SY	13	1	47,070	11,860	35,210		16,900	35,210	47,070	0	0	0	0	0	0	0	0
BASE COURSE/CONCRETE RPRS	314	SY	13	1	10,360	2,610	7,750		3,720	7,750	10,360	0	0	0	0	0	0	0	0
CURBS/GUTTERS/SIDEWALKS/STEPS		LS	1	1	1,150	290	860		410	860	1,150	1,170	1,190	1,210	1,230	1,250	1,270	1,300	1,320
TOTAL PARKING LOT					65,800	16,580	49,220		23,620	49,220									
OTHER PROPERTY FEATURES																			
TREES/LANDSCAPE IMPROVEMENTS		LS	1	1	4,000	1,010	2,990		1,440	2,990	4,000	4,070	4,140	4,210	4,280	4,360	4,430	4,510	4,590
ASPHALT PATH	120	SY	30	7	5,640	1,420	4,220		290	600	0	0	0	0	0	6,250	0	0	0
PICNIC TABLES/BENCHES/GRILLS/TRASH RESCEPTACLES		LS	3	3	1,500	380	1,120		180	370	0	0	1,550	0	1,630	0	0	1,720	0
MISCELLANEOUS ITEMS		LS	1	1	3,000	760	2,240		1,080	2,240	3,000	3,050	3,100	3,160	3,210	3,270	3,330	3,380	3,440
TOTAL OTHER PROPERTY FEATURES					14,140	3,570	10,570		2,990	6,200									
TOTAL RESERVES					\$897,070	\$225,980	\$671,090		\$76,340	\$159,040	\$82,920	\$76,750	\$54,780	\$18,670	\$73,000	\$67,000	\$217,260	\$96,450	\$40,920
					=====	=====	=====		=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====

Notes:
All dollars rounded to nearest \$10. Totals may not add due to rounding.
One year remaining useful life indicates component useful life is used up.

YEARS 11-30 EXPENSES

COMPONENT	USEFUL LIFE		ESTIMATED COST IN CURRENT \$																				
	AVG REM (YRS)			2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
(1)	(3)	(4)	(5)																				
RECREATION																							
SWIMMING POOL																							
BATHHOUSE																							
ROOFING-SHINGLES	20	15	7,140	0	0	0	0	9,080	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXTERIOR DOORS	25	6	11,890	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FACADE/CAULK/WATERPROOFING	1	1	1,200	1,420	1,450	1,470	1,500	1,530	1,550	1,580	1,610	1,630	1,660	1,690	1,720	1,750	1,780	1,810	1,840	1,870	1,910	1,940	1,970
RENOVATION	20	2	57,700	0	0	0	0	0	0	0	0	0	0	0	82,720	0	0	0	0	0	0	0	0
PLUMBING SYSTEMS	50	10	22,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HOT WATER HEATER	15	1	11,000	0	0	0	0	0	14,230	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ELECTRICAL SYSTEMS	40	10	19,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SECURITY SYSTEM UPKEEP	15	15	5,000	0	0	0	0	6,360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,220
EXHAUST FAN	20	10	2,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,950
MISC. MECHANICAL	1	1	400	470	480	490	500	510	520	530	540	540	550	560	570	580	590	600	610	620	640	650	660
REFRIGERATORS AND FREEZERS																							
REFRIGERATOR-OLDER	15	1	1,000	0	0	0	0	0	1,290	0	0	0	0	0	0	0	0	0	0	0	0	0	0
REFRIGERATOR-NEWER	15	5	1,000	0	0	0	0	0	0	0	0	0	1,390	0	0	0	0	0	0	0	0	0	0
FREEZER	15	1	850	0	0	0	0	0	1,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POOL(S)																							
WHITECOAT-ADULT POOL	7	7	44,890	0	0	0	56,100	0	0	0	0	0	0	63,260	0	0	0	0	0	0	71,330	0	0
WHITECOAT-WADING POOL	7	7	3,300	0	0	0	4,120	0	0	0	0	0	0	4,650	0	0	0	0	0	0	5,240	0	0
FILTER/PUMPS/WATER LINES	15	15	18,500	0	0	0	0	23,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30,420
COPING/TILES/WALLS&FLOORS	14	14	48,710	0	0	0	60,880	0	0	0	0	0	0	0	0	0	0	0	0	0	77,400	0	0
REPAIR/REPLACE CONCRETE DECK	10	5	40,010	0	0	0	0	50,870	0	0	0	0	0	0	0	0	0	60,390	0	0	0	0	0
POOL DECK/COPING & TILE-PRIOR TO POOL OPEN	1	1	2,890	3,430	3,490	3,550	3,610	3,670	3,740	3,800	3,870	3,940	4,000	4,070	4,140	4,210	4,290	4,360	4,440	4,510	4,590	4,670	4,750
WATER SLIDE	15	7	21,930	0	0	0	0	0	0	0	0	0	0	0	31,440	0	0	0	0	0	0	0	0
DIVING BOARD	15	14	9,210	0	0	0	11,510	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,890	0
POOL FURNITURE	6	6	30,360	0	36,660	0	0	0	0	0	40,640	0	0	0	0	0	45,040	0	0	0	0	0	49,930
CANOPIES-PAVILLIONS	10	9	11,720	0	0	0	0	0	0	0	0	15,960	0	0	0	0	0	0	0	0	0	18,950	0
CANOPIES-FUNBRELLA	10	9	2,590	0	0	0	0	0	0	0	0	3,530	0	0	0	0	0	0	0	0	0	4,190	0
SITE LIGHTING	30	15	26,310	0	0	0	0	33,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ADULT POOL COVER	10	7	25,740	0	0	0	0	0	0	33,870	0	0	0	0	0	0	0	0	0	40,210	0	0	0
WADING POOL COVER	10	7	3,270	0	0	0	0	0	0	4,300	0	0	0	0	0	0	0	0	0	5,110	0	0	0
TENNIS/MULTI-PURPOSE/VOLLEYBALL COURTS																							
RESURFACE-TENNIS	5	3	29,100	0	0	0	0	0	0	0	38,950	0	0	0	0	42,440	0	0	0	0	46,240	0	0
COURT REPAIRS-TENNIS	20	13	120,000	0	0	147,420	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RESURFACE-MULTI-PURPOSE	5	3	9,700	0	0	0	0	0	0	0	12,980	0	0	0	0	14,150	0	0	0	0	15,410	0	0
COURT REPAIRS-MULTI PURPOSE	20	13	16,000	0	0	19,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BASKETBALL STANDARD	25	13	3,500	0	0	4,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
VOLLEYBALL STANDARDS/POSTS/SAND REPLINSH	5	5	4,000	0	0	0	0	5,090	0	0	0	0	5,540	0	0	0	0	6,040	0	0	0	0	6,580
LIGHTS/POSTS	30	15	52,620	0	0	0	0	66,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10' CHAIN LINK FENCE	30	7	24,640	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOT LOT																							
TOT LOT	25	8	29,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MULCH REPLENISHMENT	2	2	5,100	0	6,160	0	6,370	0	6,600	0	6,830	0	7,060	0	7,310	0	7,570	0	7,830	0	8,100	0	8,390
FENCING																							
6' BOARD FENCE (PERIMETER)	15	7	9,600	0	0	0	0	0	0	0	0	0	0	0	13,760	0	0	0	0	0	0	0	0
6' B ON B FENCE (POOL AREA)	30	7	1,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6' CHAIN LINK FENCE (PERIM. AND POOL)	30	7	40,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3' CHAIN LINK FENCE (POOL)	30	7	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RETAINING WALLS/RAILINGS																							
WOOD RETAINING WALLS	40	5	3,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUN DECK																							
REDECK-COMPOSITE-WITH RAILS	30	12	36,200	0	43,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TOTAL RECREATION			817,130																				
PARKING LOT																							
PREVENTIVE MAINTENANCE	4	1	7,220	0	0	0	0	0	0	0	9,660	0	0	0	10,350	0	0	0	0	0	0	0	0

YEARS 11-30 EXPENSES

COMPONENT	USEFUL LIFE		ESTIMATED COST IN CURRENT \$	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
	AVG	REM																					
(1)	(3)	(4)	(5)																				
PAVEMENT OVERLAY	13	1	47,070	0	0	0	58,830	0	0	0	0	0	0	0	0	0	0	0	0	73,520	0	0	0
BASE COURSE/CONCRETE RPRS	13	1	10,360	0	0	0	12,950	0	0	0	0	0	0	0	0	0	0	0	0	16,180	0	0	0
CURBS/GUTTERS/SIDEWALKS/STEPS	1	1	1,150	1,370	1,390	1,410	1,440	1,460	1,490	1,510	1,540	1,570	1,590	1,620	1,650	1,680	1,710	1,740	1,770	1,800	1,830	1,860	1,890
TOTAL PARKING LOT			65,800																				
OTHER PROPERTY FEATURES																							
TREES/LANDSCAPE IMPROVEMENTS	1	1	4,000	4,750	4,830	4,910	5,000	5,090	5,170	5,260	5,350	5,450	5,540	5,640	5,730	5,830	5,930	6,040	6,140	6,250	6,360	6,470	6,580
ASPHALT PATH	30	7	5,640	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PICNIC TABLES/BENCHES/GRILLS/TRASH RESCEPTACLES	3	3	1,500	0	1,810	0	0	1,910	0	0	2,010	0	0	2,110	0	0	2,230	0	0	2,340	0	0	2,470
MISCELLANEOUS ITEMS	1	1	3,000	3,560	3,620	3,690	3,750	3,810	3,880	3,950	4,020	4,090	4,160	4,230	4,300	4,380	4,450	4,530	4,610	4,690	4,770	4,850	4,930
TOTAL OTHER PROPERTY FEATURES			14,140																				
TOTAL RESERVES			\$897,070	\$15,000	\$103,610	\$186,900	\$226,560	\$213,250	\$39,570	\$54,800	\$128,000	\$36,710	\$31,490	\$87,830	\$163,690	\$75,020	\$73,590	\$85,510	\$27,240	\$157,100	\$243,820	\$58,470	\$130,740

30 YEAR FINANCIAL PLAN(S)

FY (10)	Expenses		Cash Flow Method Funding			Component Method Funding		
	Annual * (11)	Cumulative (12)	Interest (13)	Contr'btn (14)	Balance (15)	Interest (16)	Contr'btn (17)	Balance (18)
COH					\$225,980			\$225,980
2022	82,920	82,920	4,900	76,340	224,300	4,900	159,040	307,000
2023	76,750	159,670	4,870	77,660	230,080	6,660	66,740	303,650
2024	54,780	214,450	4,990	79,000	259,290	6,590	61,650	317,110
2025	18,670	233,120	5,630	80,370	326,620	6,880	61,190	366,510
2026	73,000	306,120	7,090	81,760	342,470	7,950	77,380	378,840
2027	67,000	373,120	7,430	83,170	366,070	8,220	84,540	404,600
2028	217,260	590,380	7,940	84,610	241,360	8,780	108,310	304,430
2029	96,450	686,830	5,240	86,070	236,220	6,610	83,240	297,830
2030	40,920	727,750	5,130	87,560	287,990	6,460	74,990	338,360
2031	76,010	803,760	6,250	89,070	307,300	7,340	85,570	355,260
2032	15,000	818,760	6,670	90,610	389,580	7,710	83,110	431,080
2033	103,610	922,370	8,450	92,180	386,600	9,350	110,510	447,330
2034	186,900	1,109,270	8,390	93,770	301,860	9,710	137,970	408,110
2035	226,560	1,335,830	6,550	95,390	177,240	8,860	128,280	318,690
2036	213,250	1,549,080	3,850	97,040	64,880	6,920	118,520	230,880
2037	39,570	1,588,650	1,410	98,720	125,440	5,010	70,230	266,550
2038	54,800	1,643,450	2,720	100,430	173,790	5,780	81,040	298,570
2039	128,000	1,771,450	3,770	102,170	151,730	6,480	88,990	266,040
2040	36,710	1,808,160	3,290	103,940	222,250	5,770	72,700	307,800
2041	31,490	1,839,650	4,820	105,740	301,320	6,680	79,940	362,930
2042	87,830	1,927,480	6,540	107,570	327,600	7,880	101,450	384,430
2043	163,690	2,091,170	7,110	109,430	280,450	8,340	109,800	338,880
2044	75,020	2,166,190	6,090	111,320	322,840	7,350	90,370	361,580
2045	73,590	2,239,780	7,010	113,250	369,510	7,850	94,500	390,340
2046	85,510	2,325,290	8,020	115,210	407,230	8,470	102,600	415,900
2047	27,240	2,352,530	8,840	117,200	506,030	9,030	97,490	495,180
2048	157,100	2,509,630	10,980	119,230	479,140	10,750	131,060	479,890
2049	243,820	2,753,450	10,400	121,290	367,010	10,410	141,080	387,560
2050	58,470	2,811,920	7,960	123,390	439,890	8,410	107,650	445,150
2051	130,740	2,942,660	9,550	125,520	444,220	9,660	120,160	444,230
SUMMARY								
30-Year Income			191,890	2,969,010		230,810	2,930,100	
Years 1-30 Min Balance					64,880			230,880
Years 1-30 Max Balance					506,030			495,180
Years 31-50 Min Balance					396,870			451,830
Years 31-50 Max Balance					727,850			713,850

Notes:

* An annual average cost. Expenditures can change from year-to-year depending on when actual work is done.

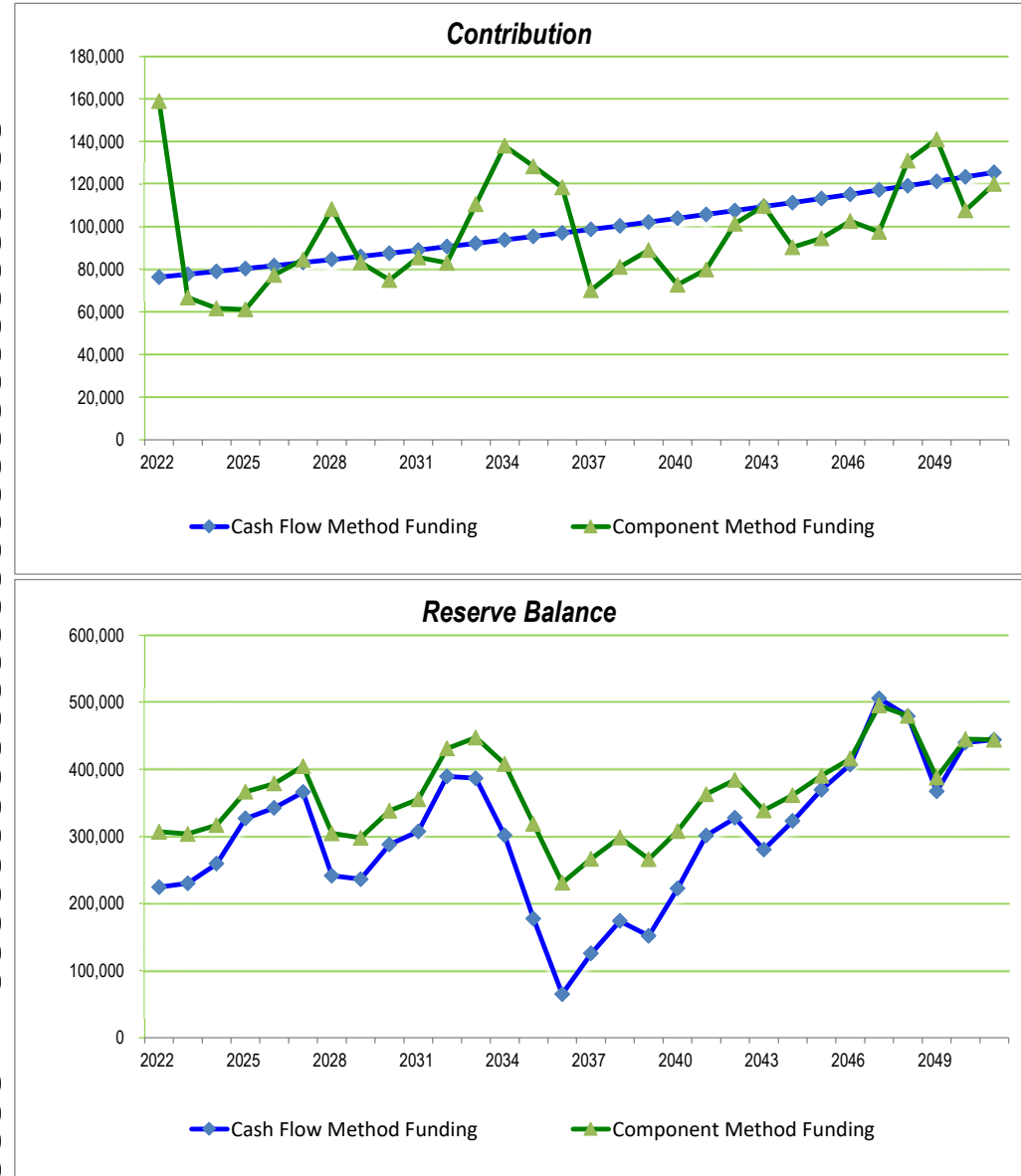
Contribution and projections are based on the study fiscal year and will change if estimated cost, useful life, amount-on-hand, contribution and contingency to be preserved change.

Data should be considered a more accurate projection for years 1 - 5 than the out-years.

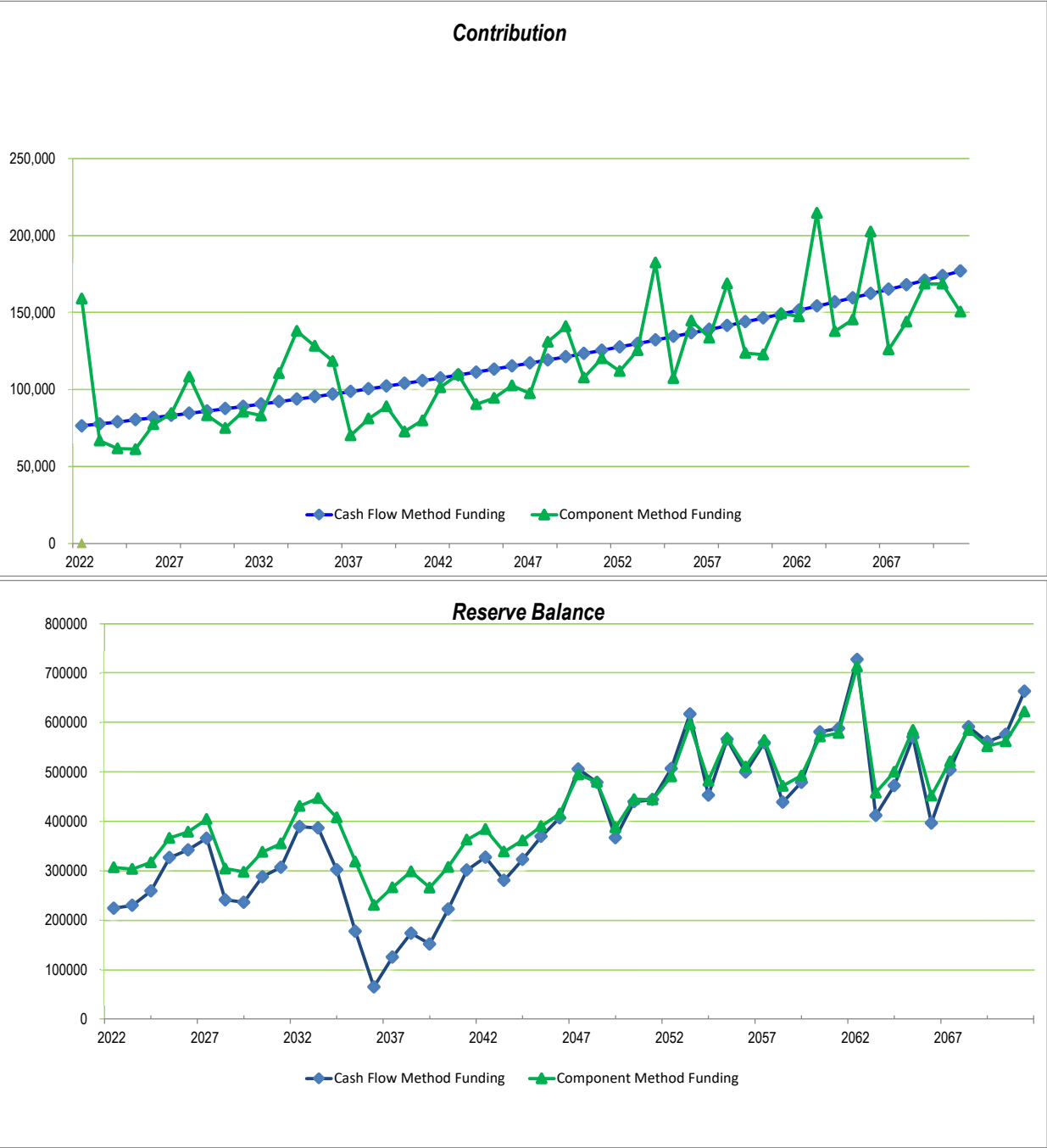
Minimum balance does not include the first year.

If component method calculations are included note how column (17) contributions vary from one year to the next.

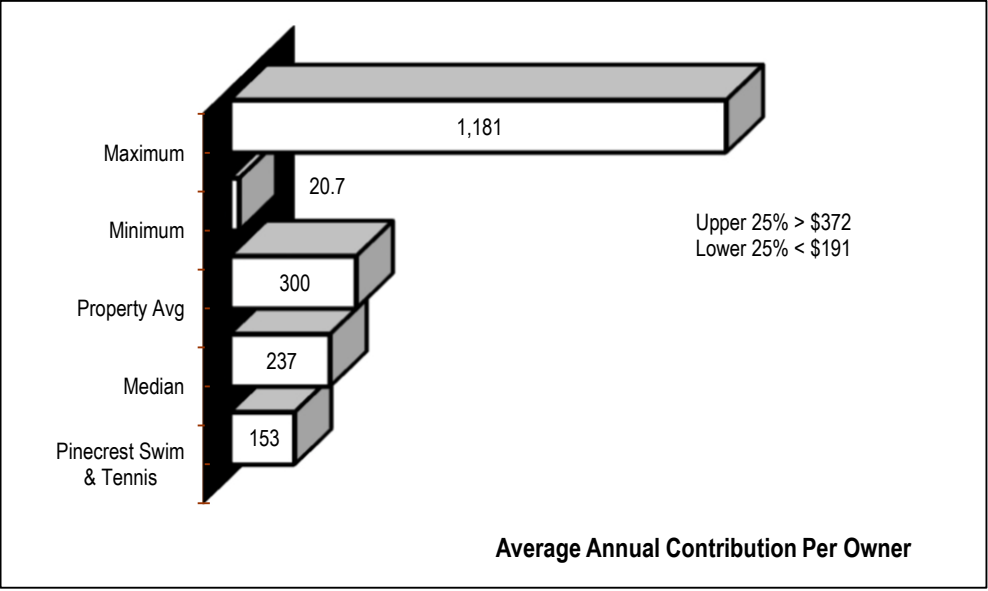
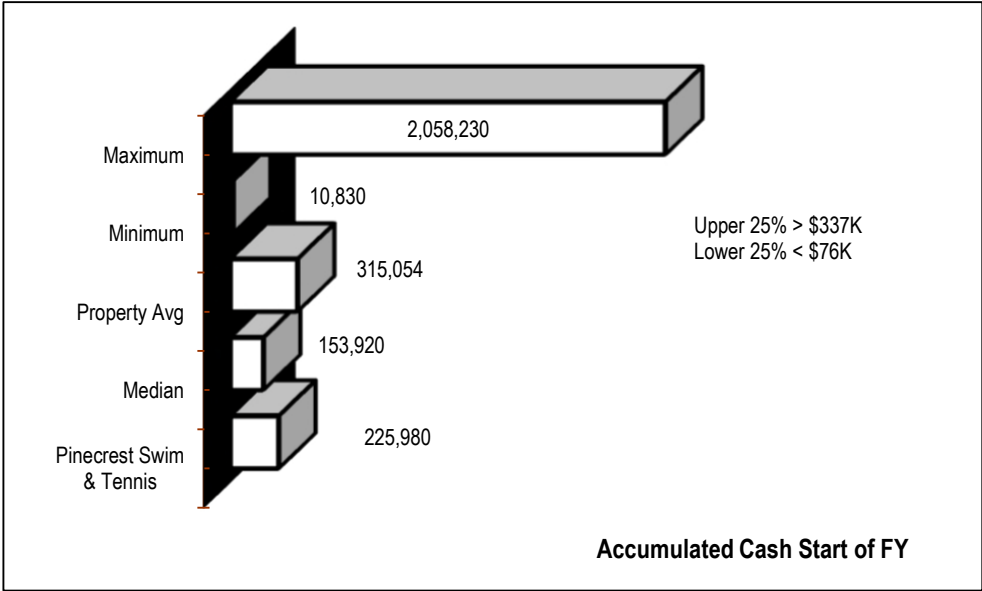
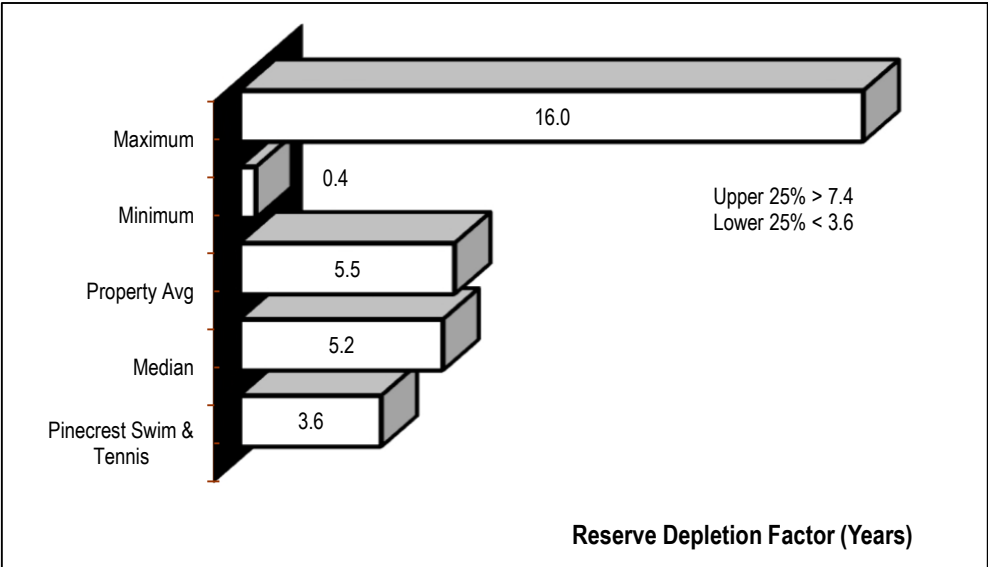
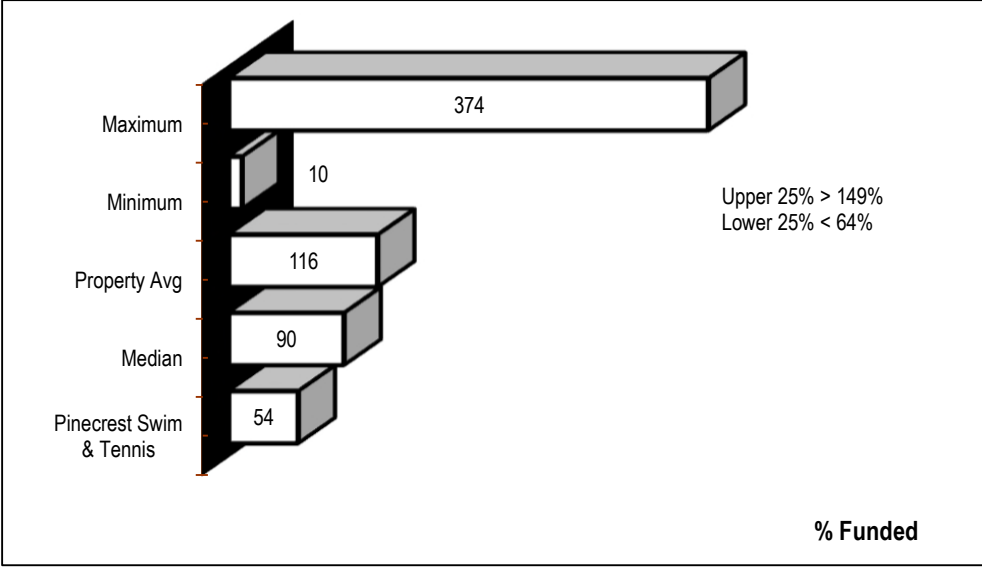
A highlighted cell in column (14) indicates future contributions from that year on will vary from past contributions, either due to inflation or work accomplished.



FY (10)	Expenses		Cash Flow Method Funding			Component Method Funding		
	Annual * (11)	Cumulative (12)	Interest (13)	Contr*btn (14)	Balance (15)	Interest (16)	Contr*btn (17)	Balance (18)
COH					\$225,980			\$225,980
2022	82,920	82,920	4,900	76,340	224,300	4,900	159,040	307,000
2023	76,750	159,670	4,870	77,660	230,080	6,660	66,740	303,650
2024	54,780	214,450	4,990	79,000	259,290	6,590	61,650	317,110
2025	18,670	233,120	5,630	80,370	326,620	6,880	61,190	366,510
2026	73,000	306,120	7,090	81,760	342,470	7,950	77,380	378,840
2027	67,000	373,120	7,430	83,170	366,070	8,220	84,540	404,600
2028	217,260	590,380	7,940	84,610	241,360	8,780	108,310	304,430
2029	96,450	686,830	5,240	86,070	236,220	6,610	83,240	297,830
2030	40,920	727,750	5,130	87,560	287,990	6,460	74,990	338,360
2031	76,010	803,760	6,250	89,070	307,300	7,340	85,570	355,260
2032	15,000	818,760	6,670	90,610	389,580	7,710	83,110	431,080
2033	103,610	922,370	8,450	92,180	386,600	9,350	110,510	447,330
2034	186,900	1,109,270	8,390	93,770	301,860	9,710	137,970	408,110
2035	226,560	1,335,830	6,550	95,390	177,240	8,860	128,280	318,690
2036	213,250	1,549,080	3,850	97,040	64,880	6,920	118,520	230,880
2037	39,570	1,588,650	1,410	98,720	125,440	5,010	70,230	266,550
2038	54,800	1,643,450	2,720	100,430	173,790	5,780	81,040	298,570
2039	128,000	1,771,450	3,770	102,170	151,730	6,480	88,990	266,040
2040	36,710	1,808,160	3,290	103,940	222,250	5,770	72,700	307,800
2041	31,490	1,839,650	4,820	105,740	301,320	6,680	79,940	362,930
2042	87,830	1,927,480	6,540	107,570	327,600	7,880	101,450	384,430
2043	163,690	2,091,170	7,110	109,430	280,450	8,340	109,800	338,880
2044	75,020	2,166,190	6,090	111,320	322,840	7,350	90,370	361,580
2045	73,590	2,239,780	7,010	113,250	369,510	7,850	94,500	390,340
2046	85,510	2,325,290	8,020	115,210	407,230	8,470	102,600	415,900
2047	27,240	2,352,530	8,840	117,200	506,030	9,030	97,490	495,180
2048	157,100	2,509,630	10,980	119,230	479,140	10,750	131,060	479,890
2049	243,820	2,753,450	10,400	121,290	367,010	10,410	141,080	387,560
2050	58,470	2,811,920	7,960	123,390	439,890	8,410	107,650	445,150
2051	130,740	2,942,660	9,550	125,520	444,220	9,660	120,160	444,230
2052	74,600	3,017,260	9,640	127,690	506,950	9,640	111,920	491,190
2053	30,200	3,047,460	11,000	129,900	617,650	10,660	125,480	597,130
2054	310,140	3,357,600	13,400	132,150	453,060	12,960	182,440	482,390
2055	31,230	3,388,830	9,830	134,440	566,100	10,470	107,360	568,990
2056	215,380	3,604,210	12,280	136,770	499,770	12,350	144,680	510,640
2057	90,420	3,694,630	10,850	139,140	559,340	11,080	133,700	565,000
2058	274,100	3,968,730	12,140	141,550	438,930	12,260	168,950	472,110
2059	113,250	4,081,980	9,520	144,000	479,200	10,240	123,750	492,850
2060	54,610	4,136,590	10,400	146,490	581,480	10,690	122,720	571,650
2061	154,550	4,291,140	12,620	149,020	588,570	12,400	149,430	578,930
2062	25,090	4,316,230	12,770	151,600	727,850	12,560	147,450	713,850
2063	485,670	4,801,900	15,790	154,220	412,190	15,490	214,610	458,280
2064	105,730	4,907,630	8,940	156,890	472,290	9,940	137,820	500,310
2065	71,440	4,979,070	10,250	159,600	570,700	10,860	145,470	585,200
2066	348,570	5,327,640	12,380	162,360	396,870	12,700	202,500	451,830
2067	66,190	5,393,830	8,610	165,170	504,460	9,800	126,000	521,440
2068	91,670	5,485,500	10,950	168,030	591,770	11,320	143,930	585,020
2069	214,130	5,699,630	12,840	170,940	561,420	12,690	168,640	552,220
2070	171,160	5,870,790	12,180	173,900	576,340	11,980	168,690	561,730
2071	102,300	5,973,090	12,510	176,910	663,460	12,190	150,560	622,180
50-Year Minimum Balance			Minimum Balance		64,880	230,880		



COMPARISON TO OTHER PROPERTIES
Sample Size = 100 HOA's/POA'S



Legend:
This comparison only compares the first study year to other properties.
% Funded -- Used-up life divided by Useful Life times Current Cost.
Reserve Depletion Factor -- Number of years the amount-on-hand will fund if no more is contributed to the reserves.
AOH - Reserve funds available at start of fiscal year.
Cost Per Owner - The average cost per owner to meet the reserve requirement compared to other properties.

Attention is directed to columns (1) COMPONENT, (3) AVG and (4) REM USEFUL LIFE, and (5) ESTIMATED COST IN CURRENT DOLLARS on Page A1. These entries, along with reserve savings at the start of the fiscal year and contingency built into the funding plan, determine the annual contribution needed to support the reserves. The remaining useful life approximates the time period when funding should be available for repair/replacement work. Good maintenance and repair practices prior to replacement can extend component useful life; conversely, poor or no maintenance/repair will shorten life and result in more cost to the association. Following comments are provided for components that may need further explanation.

RECREATION

EXTERIOR DOORS	Need to be replaced when they no longer perform properly or become damaged. Also includes door hardware.
RENOVATION	Average costs used, actual costs will vary depending on material quality and features desired.
PLUMBING SYSTEMS	Plumbing systems eventually fail, spot repairs can be effective, but total replacement may be needed.
ELECTRICAL SYSTEMS	Replacement as needed of common area panels, disconnects, wiring, switches, receptacles and other electrical
FACADE/CAULK/WATERPROOFING	Minor repairs to bricks, wood siding, sealing doors, walls, and other openings to keep buildings weather tight.
MISC. MECHANICAL	A annual expenditure to keep in good repair common area mechanical systems that are not reserved for elsewhere. Motors, pumps, gauges, valves, controls, and other kinds of system deterioration will need repair as problems occur.
POOL FURNITURE	Pool furniture is being replaced in 2021.
SITE LIGHTING	No assumption that all units will need to be replaced at the same time. Components can be kept in good repair by doing spot repairs to lighting fixtures, wiring, controls, ballasts/transformers, photo cells, poles and mounts, as
TENNIS/MULTI-PURPOSE COURTS	Tennis/Multi-purpose courts need periodic crack sealing and color coating. Major repairs are needed when cracks and surface areas deteriorate and detract from play.
TOT LOT	Tot-lot cost varies depending on features desired - we use average costs for features and size. Always replace with equipment that "helps children develop physical coordination, strength, and flexibility as well as providing recreation and enjoyment (Wikipedia)." Keep running surfaces filled with "loose fill materials" to absorb falls or jumps. Children falling on non-absorbing materials cause 70% of tot lot injuries
FENCING	Chain link fence useful life can be extended by replacing missing tie wires, stretching fabric and painting to control rust. Wood fencing can have its life extended by replacing missing slats, straightening posts and screw fastening loose members. When fencing is replaced install over sized posts - fence will be sturdier and last longer.
REDECK-COMPOSITE-WITH RAILS	In good condition, reserve budgets for the next time deck and rails will need to be replaced.

PARKING LOT

PAVEMENT OVERLAY	In poor condition, postponing work further could result in more deterioration and greater cost. After the parking and road is milled and overlayed implement the following to extend pavement useful life: 1) Have a preventive maintenance program - preventive maintenance consist of sealing open cracks (equal to or greater than 1/8"), repair wearing surface/base/sub-base areas that have failed (distinguished by "alligator" or "chicken wire" cracking), apply a seal coat to the entire surface and repaint traffic markings. An additional benefit of sealcoating and traffic markings is the pavement will look uniform and that enhances property appearance. Funding for this work is identified as "Preventive Maintenance" and/or "Immediate Repairs for Life Extension." Although we allow for preventive maintenance to be done every four years, if cracks open or asphalt failures occur sooner they should be repaired as needed. Contingency built into the funding plan should be more than adequate to fund this work, 2) Be prepared to repave all asphalt around the time period shown in the table. Notes: a) Asphalt is an oil based product - price varies with the cost of a barrel of oil, and b) Although we allow for 100% of the asphalt to be repaved our experience supports a smaller percentage of the base/sub-base will need repairs prior to overlaying.
CURBS/GUTTERS/SIDEWALKS/STEPS	Repairs as needed to keep components in good repair. Work should be done concurrently with pavement work; pricing should be better because contractor is on site.

OTHER PROPERTY FEATURES

FENCING	Chain link fence useful life can be extended by replacing missing tie wires, stretching fabric and painting to control rust. Wood fencing can have its life extended by replacing missing slats, straightening posts and screw fastening loose members. When fencing is replaced install at least 6x6" posts - fence will be sturdier and last longer.
WOOD RETAINING WALLS	Wood retaining walls typically have accelerated deterioration in the top member. In some cases these members can be replaced without replacing the entire wall. When total replacement is needed, consider installing a modular block system. These systems have a longer useful life and require less maintenance.
ASPHALT PATH	In fair condition. Trails are exposed to light loads, e.g., pedestrians, carriages, bicycles, etc. We assume full replacement at end of useful life.
MISCELLANEOUS ITEMS	Repairs to interior doors, lighting fixtures, drainage improvements, and other items that are not reserved for elsewhere.

EXCLUSIONS

CATASTROPHES	Are not predictable events - no reserve allowance. If one occurs funding from other sources may be needed if the contingency built into the reserves is insufficient to cover expenses.
ADA ACCESSIBLE SWIMMING POOL	No allowance for making swimming pools ADA accessible. If the association is planning otherwise please let us

APPENDIX B

TABLE OF REPAIR/REPLACEMENT RESERVES and YEARS 1-10 EXPENSES

COMPONENT	APPROX'MT		USEFUL LIFE		ESTIMATED COST IN CURRENT \$	DISTR'BTN OF COH AS OF 1-Apr-21	BALANCE NEEDED TO FUND RESERVE	FY22		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	QUANTITY		AVG REM (YRS)					CASH FLOW	CONTRIBUTION COMPONENT METHODS										
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)											
RECREATION																			
SWIMMING POOL																			
BATHHOUSE																			
ROOFING-SHINGLES	1,488	SF	20	15	7,140	1,160	5,980	200	400	0	0	0	0	0	0	0	0	0	0
EXTERIOR DOORS	5	EA	25	6	11,890	1,920	9,970	830	1,660	0	0	0	0	0	12,950	0	0	0	0
FACADE/CAULK/WATERPROOFING		LS	1	1	1,200	190	1,010	500	1,010	1,200	1,220	1,240	1,260	1,290	1,310	1,330	1,350	1,380	1,400
RENOVATION		LS	20	2	57,700	9,330	48,370	12,050	24,190	0	58,700	0	0	0	0	0	0	0	0
PLUMBING SYSTEMS		LS	50	10	22,000	3,560	18,440	920	1,840	0	0	0	0	0	0	0	0	0	25,670
HOT WATER HEATER	1	EA	15	1	11,000	1,780	9,220	4,600	9,220	11,000	0	0	0	0	0	0	0	0	0
ELECTRICAL SYSTEMS		LS	40	10	19,000	3,070	15,930	790	1,590	0	0	0	0	0	0	0	0	0	22,170
SECURITY SYSTEM UPKEEP	1	EA	15	15	5,000	810	4,190	140	280	0	0	0	0	0	0	0	0	0	0
EXHAUST FAN	1	EA	20	10	2,400	390	2,010	100	200	0	0	0	0	0	0	0	0	0	2,800
MISC. MECHANICAL		LS	1	1	400	60	340	170	340	400	410	410	420	430	440	440	450	460	470
REFRIGERATORS AND FREEZERS																			
REFRIGERATOR-OLDER	1	EA	15	1	1,000	160	840	420	840	1,000	0	0	0	0	0	0	0	0	0
REFRIGERATOR-NEWER	1	EA	15	5	1,000	160	840	80	170	0	0	0	0	1,070	0	0	0	0	0
FREEZER	1	EA	15	1	850	140	710	350	710	850	0	0	0	0	0	0	0	0	0
POOL(S)																			
WHITECOAT-ADULT POOL	5,985	SF	7	7	44,890	7,260	37,630	2,680	5,380	0	0	0	0	0	0	49,760	0	0	0
WHITECOAT-WADING POOL	300	SF	7	7	3,300	530	2,770	200	400	0	0	0	0	0	0	3,660	0	0	0
FILTER/PUMPS/WATER LINES		LS	15	15	18,500	2,990	15,510	520	1,030	0	0	0	0	0	0	0	0	0	0
COPING/TILES/WALLS&FLOORS		LS	14	14	48,710	7,880	40,830	1,450	2,920	0	0	0	0	0	0	0	0	0	0
REPAIR/REPLACE CONCRETE DECK	2,223	SF	10	5	40,010	6,470	33,540	3,340	6,710	0	0	0	0	42,850	0	0	0	0	0
POOL DECK/COPING & TILE-PRIOR TO POOL OPEN		LS	1	1	2,890	470	2,420	1,210	2,420	2,890	2,940	2,990	3,040	3,100	3,150	3,200	3,260	3,320	3,370
WATER SLIDE		LS	15	7	21,930	3,550	18,380	1,310	2,630	0	0	0	0	0	0	24,310	0	0	0
DIVING BOARD		LS	15	14	9,210	1,490	7,720	270	550	0	0	0	0	0	0	0	0	0	0
POOL FURNITURE		LS	6	6	30,360	4,910	25,450	2,110	4,240	0	0	0	0	0	33,080	0	0	0	0
CANOPIES-PAVILLIONS		LS	10	9	11,720	1,900	9,820	540	1,090	0	0	0	0	0	0	0	0	13,440	0
CANOPIES-FUNBRELLA		LS	10	9	2,590	420	2,170	120	240	0	0	0	0	0	0	0	0	2,970	0
SITE LIGHTING	12	EA	30	15	26,310	4,260	22,050	730	1,470	0	0	0	0	0	0	0	0	0	0
ADULT POOL COVER	5,985	SF	10	7	25,740	4,160	21,580	1,540	3,080	0	0	0	0	0	0	28,530	0	0	0
WADING POOL COVER	300	SF	10	7	3,270	530	2,740	200	390	0	0	0	0	0	0	3,620	0	0	0
TENNIS/MULTI-PURPOSE/VOLLEYBALL COURTS																			
RESURFACE-TENNIS	3	EA	5	3	29,100	4,710	24,390	4,050	8,130	0	0	30,120	0	0	0	0	32,810	0	0
COURT REPAIRS-TENNIS	3	EA	20	13	120,000	19,410	100,590	3,860	7,740	0	0	0	0	0	0	0	0	0	0
RESURFACE-MULTI-PURPOSE	1	EA	5	3	9,700	1,570	8,130	1,350	2,710	0	0	10,040	0	0	0	0	10,940	0	0
COURT REPAIRS-MULTI PURPOSE	1	EA	20	13	16,000	2,590	13,410	510	1,030	0	0	0	0	0	0	0	0	0	0
BASKETBALL STANDARD	1	EA	25	13	3,500	570	2,930	110	230	0	0	0	0	0	0	0	0	0	0
VOLLEYBALL STANDARDS/POSTS/SAND REPLINSH	1	EA	5	5	4,000	650	3,350	330	670	0	0	0	0	4,280	0	0	0	0	4,670
LIGHTS/POSTS	12	EA	30	15	52,620	8,510	44,110	1,470	2,940	0	0	0	0	0	0	0	0	0	0
10' CHAIN LINK FENCE	560	LF	30	7	24,640	3,990	20,650	1,470	2,950	0	0	0	0	0	0	27,310	0	0	0
TOT LOT																			
TOT LOT	1	EA	25	8	29,000	4,690	24,310	1,510	3,040	0	0	0	0	0	0	0	32,700	0	0
MULCH REPLENISHMENT	2,550	SF	2	2	5,100	830	4,270	1,060	2,140	0	5,190	0	5,370	0	5,560	0	5,750	0	5,950
FENCING																			
6' BOARD FENCE (PERIMETER)	300	LF	15	7	9,600	1,550	8,050	570	1,150	0	0	0	0	0	0	10,640	0	0	0
6' B ON B FENCE (POOL AREA)	45	LF	30	7	1,440	230	1,210	90	170	0	0	0	0	0	0	1,600	0	0	0
6' CHAIN LINK FENCE (PERIM. AND POOL)	1,860	LF	30	7	40,920	6,620	34,300	2,440	4,900	0	0	0	0	0	0	45,360	0	0	0
3' CHAIN LINK FENCE (POOL)	105	LF	30	7	2,000	320	1,680	120	240	0	0	0	0	0	0	2,220	0	0	0
RETAINING WALLS/RAILINGS																			

TABLE OF REPAIR/REPLACEMENT RESERVES and YEARS 1-10 EXPENSES

COMPONENT	APPROX'MT		USEFUL LIFE		ESTIMATED COST IN CURRENT \$	DISTR'BTN OF COH AS OF 1-Apr-21	BALANCE NEEDED TO FUND RESERVE	FY22											
	QUANTITY		AVG REM (YRS)					CASH FLOW	CONTRIBUTION COMPONENT METHODS	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	(1)	(2)	(3)	(4)						(5)	(6)	(7)	(8)	(9)					
WOOD RETAINING WALLS	60	SF	40	5	3,300	530	2,770	280	550	0	0	0	0	3,530	0	0	0	0	0
SUN DECK																			
REDECK-COMPOSITE-WITH RAILS	1,448	SF	30	12	36,200	5,860	30,340	1,260	2,530	0	0	0	0	0	0	0	0	0	0
TOTAL RECREATION					817,130	132,180	684,950	57,850	116,120										
PARKING LOT																			
PREVENTIVE MAINTENANCE	3,138	SY	4	1	7,220	1,170	6,050	3,020	6,050	0	0	0	0	7,730	0	0	0	8,280	0
PAVEMENT OVERLAY	3,138	SY	13	1	47,070	7,610	39,460	19,670	39,460	47,070	0	0	0	0	0	0	0	0	0
BASE COURSE/CONCRETE RPRS	314	SY	13	1	10,360	1,680	8,680	4,330	8,680	10,360	0	0	0	0	0	0	0	0	0
CURBS/GUTTERS/SIDEWALKS/STEPS		LS	1	1	1,150	190	960	480	960	1,150	1,170	1,190	1,210	1,230	1,250	1,270	1,300	1,320	1,340
TOTAL PARKING LOT					65,800	10,650	55,150	27,500	55,150										
OTHER PROPERTY FEATURES																			
TREES/LANDSCAPE IMPROVEMENTS		LS	1	1	4,000	650	3,350	1,670	3,350	4,000	4,070	4,140	4,210	4,280	4,360	4,430	4,510	4,590	4,670
ASPHALT PATH	120	SY	30	7	5,640	910	4,730	340	680	0	0	0	0	0	0	6,250	0	0	0
PICNIC TABLES/BENCHES/GRILLS/TRASH RESCEPTACLES		LS	3	3	1,500	240	1,260	210	420	0	0	1,550	0	0	1,630	0	0	1,720	0
MISCELLANEOUS ITEMS		LS	1	1	3,000	490	2,510	1,250	2,510	3,000	3,050	3,100	3,160	3,210	3,270	3,330	3,380	3,440	3,500
TOTAL OTHER PROPERTY FEATURES					14,140	2,290	11,850	3,470	6,960										
CAPITOL IMPROVEMENT																			
CONSTRUCT CLUB HOUSE		LS	NA	5	500,000	80,880	419,120	41,780	83,820	0	0	0	0	535,510	0	0	0	0	0
TOTAL CAPITOL IMPROVEMENT					500,000	80,880	419,120	41,780	83,820										
TOTAL RESERVES					\$1,397,070	\$226,000	\$1,171,070	\$130,600	\$262,050	\$82,920	\$76,750	\$54,780	\$18,670	\$608,510	\$67,000	\$217,260	\$96,450	\$40,920	\$76,010

Notes:
All dollars rounded to nearest \$10. Totals may not add due to rounding.
One year remaining useful life indicates component useful life is used up.

YEARS 11-30 EXPENSES

COMPONENT	USEFUL LIFE		ESTIMATED COST IN CURRENT \$																					
	AVG	REM		2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
(1)	(3)	(4)	(5)																					
RECREATION																								
SWIMMING POOL																								
BATHHOUSE																								
ROOFING-SHINGLES	20	15	7,140	0	0	0	0	9,080	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXTERIOR DOORS	25	6	11,890	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FACADE/CAULK/WATERPROOFING	1	1	1,200	1,420	1,450	1,470	1,500	1,530	1,550	1,580	1,610	1,630	1,660	1,690	1,720	1,750	1,780	1,810	1,840	1,870	1,910	1,940	1,970	0
RENOVATION	20	2	57,700	0	0	0	0	0	0	0	0	0	0	0	82,720	0	0	0	0	0	0	0	0	0
PLUMBING SYSTEMS	50	10	22,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HOT WATER HEATER	15	1	11,000	0	0	0	0	0	14,230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ELECTRICAL SYSTEMS	40	10	19,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SECURITY SYSTEM UPKEEP	15	15	5,000	0	0	0	0	6,360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,220
EXHAUST FAN	20	10	2,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,950
MISC. MECHANICAL	1	1	400	470	480	490	500	510	520	530	540	540	550	560	570	580	590	600	610	620	640	650	660	660
REFRIGERATORS AND FREEZERS																								
REFRIGERATOR-OLDER	15	1	1,000	0	0	0	0	0	1,290	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
REFRIGERATOR-NEWER	15	5	1,000	0	0	0	0	0	0	0	0	0	1,390	0	0	0	0	0	0	0	0	0	0	0
FREEZER	15	1	850	0	0	0	0	0	1,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POOL(S)																								
WHITECOAT-ADULT POOL	7	7	44,890	0	0	0	56,100	0	0	0	0	0	0	63,260	0	0	0	0	0	0	71,330	0	0	0
WHITECOAT-WADING POOL	7	7	3,300	0	0	0	4,120	0	0	0	0	0	0	4,650	0	0	0	0	0	0	5,240	0	0	0
FILTER/PUMPS/WATER LINES	15	15	18,500	0	0	0	0	23,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30,420
COPING/TILES/WALLS&FLOORS	14	14	48,710	0	0	0	60,880	0	0	0	0	0	0	0	0	0	0	0	0	0	77,400	0	0	0
REPAIR/REPLACE CONCRETE DECK	10	5	40,010	0	0	0	0	50,870	0	0	0	0	0	0	0	0	0	60,390	0	0	0	0	0	0
POOL DECK/COPING & TILE-PRIOR TO POOL OPEN	1	1	2,890	3,430	3,490	3,550	3,610	3,670	3,740	3,800	3,870	3,940	4,000	4,070	4,140	4,210	4,290	4,360	4,440	4,510	4,590	4,670	4,750	0
WATER SLIDE	15	7	21,930	0	0	0	0	0	0	0	0	0	0	0	31,440	0	0	0	0	0	0	0	0	0
DIVING BOARD	15	14	9,210	0	0	0	11,510	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,890	0	0
POOL FURNITURE	6	6	30,360	0	36,660	0	0	0	0	0	40,640	0	0	0	0	0	45,040	0	0	0	0	0	0	49,930
CANOPIES-PAVILLIONS	10	9	11,720	0	0	0	0	0	0	0	0	15,960	0	0	0	0	0	0	0	0	0	18,950	0	0
CANOPIES-FUNBRELLA	10	9	2,590	0	0	0	0	0	0	0	0	3,530	0	0	0	0	0	0	0	0	0	4,190	0	0
SITE LIGHTING	30	15	26,310	0	0	0	0	33,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ADULT POOL COVER	10	7	25,740	0	0	0	0	0	0	33,870	0	0	0	0	0	0	0	0	0	40,210	0	0	0	0
WADING POOL COVER	10	7	3,270	0	0	0	0	0	0	4,300	0	0	0	0	0	0	0	0	0	5,110	0	0	0	0
TENNIS/MULTI-PURPOSE/VOLLEYBALL COURTS																								
RESURFACE-TENNIS	5	3	29,100	0	0	0	0	0	0	0	38,950	0	0	0	0	42,440	0	0	0	0	46,240	0	0	0
COURT REPAIRS-TENNIS	20	13	120,000	0	0	147,420	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RESURFACE-MULTI-PURPOSE	5	3	9,700	0	0	0	0	0	0	0	12,980	0	0	0	0	14,150	0	0	0	0	15,410	0	0	0
COURT REPAIRS-MULTI PURPOSE	20	13	16,000	0	0	19,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BASKETBALL STANDARD	25	13	3,500	0	0	4,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
VOLLEYBALL STANDARDS/POSTS/SAND REPLINSH	5	5	4,000	0	0	0	0	5,090	0	0	0	0	5,540	0	0	0	0	6,040	0	0	0	0	0	6,580
LIGHTS/POSTS	30	15	52,620	0	0	0	0	66,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10' CHAIN LINK FENCE	30	7	24,640	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOT LOT																								
TOT LOT	25	8	29,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MULCH REPLENISHMENT	2	2	5,100	0	6,160	0	6,370	0	6,600	0	6,830	0	7,060	0	7,310	0	7,570	0	7,830	0	8,100	0	8,390	0
FENCING																								
6' BOARD FENCE (PERIMETER)	15	7	9,600	0	0	0	0	0	0	0	0	0	0	0	13,760	0	0	0	0	0	0	0	0	0
6' B ON B FENCE (POOL AREA)	30	7	1,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6' CHAIN LINK FENCE (PERIM. AND POOL)	30	7	40,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3' CHAIN LINK FENCE (POOL)	30	7	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RETAINING WALLS/RAILINGS																								
WOOD RETAINING WALLS	40	5	3,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUN DECK																								
REDECK-COMPOSITE-WITH RAILS	30	12	36,200	0	43,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

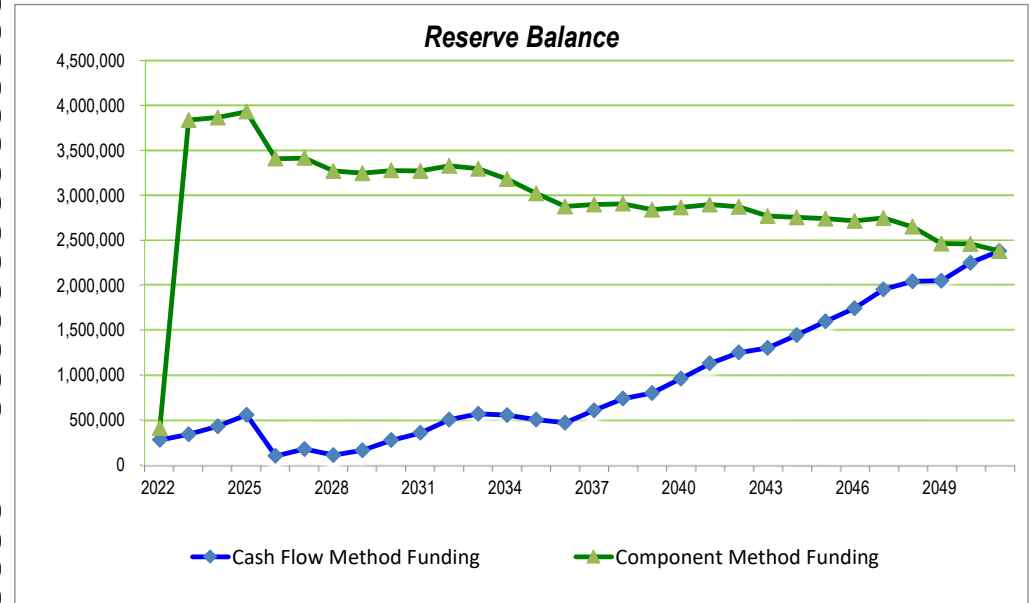
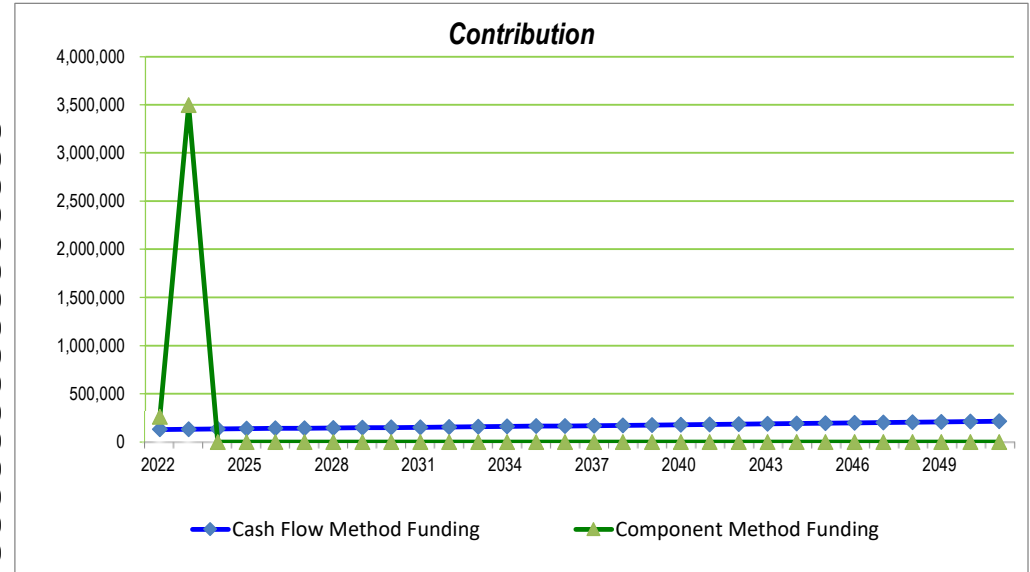
TOTAL RECREATION			817,130																					
PARKING LOT																								
PREVENTIVE MAINTENANCE	4	1	7,220	0	0	0	0	0	0	0	9,660	0	0	0	10,350	0	0	0	0	0	0	0	0	0

YEARS 11-30 EXPENSES

COMPONENT	USEFUL LIFE		ESTIMATED COST IN CURRENT \$																				
	AVG	REM		2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
(1)	(3)	(4)	(5)																				
PAVEMENT OVERLAY	13	1	47,070	0	0	0	58,830	0	0	0	0	0	0	0	0	0	0	0	0	73,520	0	0	0
BASE COURSE/CONCRETE RPRS	13	1	10,360	0	0	0	12,950	0	0	0	0	0	0	0	0	0	0	0	0	16,180	0	0	0
CURBS/GUTTERS/SIDEWALKS/STEPS	1	1	1,150	1,370	1,390	1,410	1,440	1,460	1,490	1,510	1,540	1,570	1,590	1,620	1,650	1,680	1,710	1,740	1,770	1,800	1,830	1,860	1,890
TOTAL PARKING LOT			65,800																				
OTHER PROPERTY FEATURES																							
TREES/LANDSCAPE IMPROVEMENTS	1	1	4,000	4,750	4,830	4,910	5,000	5,090	5,170	5,260	5,350	5,450	5,540	5,640	5,730	5,830	5,930	6,040	6,140	6,250	6,360	6,470	6,580
ASPHALT PATH	30	7	5,640	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PICNIC TABLES/BENCHES/GRILLS/TRASH RESCEPTACLES	3	3	1,500	0	1,810	0	0	1,910	0	0	2,010	0	0	2,110	0	0	2,230	0	0	2,340	0	0	2,470
MISCELLANEOUS ITEMS	1	1	3,000	3,560	3,620	3,690	3,750	3,810	3,880	3,950	4,020	4,090	4,160	4,230	4,300	4,380	4,450	4,530	4,610	4,690	4,770	4,850	4,930
TOTAL OTHER PROPERTY FEATURES			14,140																				
CAPITOL IMPROVEMENT																							
CONSTRUCT CLUB HOUSE	NA	5	500,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			500,000																				
TOTAL RESERVES			\$1,397,070	\$15,000	\$103,610	\$186,900	\$226,560	\$213,250	\$39,570	\$54,800	\$128,000	\$36,710	\$31,490	\$87,830	\$163,690	\$75,020	\$73,590	\$85,510	\$27,240	\$157,100	\$243,820	\$58,470	\$130,740
			=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====

30 YEAR FINANCIAL PLAN(S)

FY (10)	Expenses		Cash Flow Method Funding			Component Method Funding		
	Annual * (11)	Cumulative (12)	Interest (13)	Contr'btn (14)	Balance (15)	Interest (16)	Contr'btn (17)	Balance (18)
COH					\$226,000			\$226,000
2022	82,920	82,920	4,900	130,600	278,580	4,900	262,050	410,030
2023	76,750	159,670	6,050	132,860	340,740	8,900	3,495,010	3,837,190
2024	54,780	214,450	7,390	135,160	428,510	83,270	0	3,865,680
2025	18,670	233,120	9,300	137,500	556,640	83,890	0	3,930,900
2026	608,510	841,630	12,080	139,880	100,090	85,300	0	3,407,690
2027	67,000	908,630	2,170	142,300	177,560	73,950	0	3,414,640
2028	217,260	1,125,890	3,850	144,760	108,910	74,100	0	3,271,480
2029	96,450	1,222,340	2,360	147,260	162,080	70,990	0	3,246,020
2030	40,920	1,263,260	3,520	149,810	274,490	70,440	0	3,275,540
2031	76,010	1,339,270	5,960	152,400	356,840	71,080	0	3,270,610
2032	15,000	1,354,270	7,740	155,040	504,620	70,970	0	3,326,580
2033	103,610	1,457,880	10,950	157,720	569,680	72,190	0	3,295,160
2034	186,900	1,644,780	12,360	160,450	555,590	71,500	0	3,179,760
2035	226,560	1,871,340	12,060	163,230	504,320	69,000	0	3,022,200
2036	213,250	2,084,590	10,940	166,050	468,060	65,580	0	2,874,530
2037	39,570	2,124,160	10,160	168,920	607,570	62,380	0	2,897,340
2038	54,800	2,178,960	13,180	171,840	737,790	62,870	0	2,905,410
2039	128,000	2,306,960	16,010	174,810	800,610	63,050	0	2,840,460
2040	36,710	2,343,670	17,370	177,830	959,100	61,640	0	2,865,390
2041	31,490	2,375,160	20,810	180,910	1,129,330	62,180	0	2,896,080
2042	87,830	2,462,990	24,510	184,040	1,250,050	62,840	0	2,871,090
2043	163,690	2,626,680	27,130	187,220	1,300,710	62,300	0	2,769,700
2044	75,020	2,701,700	28,230	190,460	1,444,380	60,100	0	2,754,780
2045	73,590	2,775,290	31,340	193,750	1,595,880	59,780	0	2,740,970
2046	85,510	2,860,800	34,630	197,100	1,742,100	59,480	0	2,714,940
2047	27,240	2,888,040	37,800	200,510	1,953,170	58,910	0	2,746,610
2048	157,100	3,045,140	42,380	203,980	2,042,430	59,600	0	2,649,110
2049	243,820	3,288,960	44,320	207,510	2,050,440	57,490	0	2,462,780
2050	58,470	3,347,430	44,490	211,100	2,247,560	53,440	0	2,457,750
2051	130,740	3,478,170	48,770	214,750	2,380,340	53,330	0	2,380,340
SUMMARY								
30-Year Income			552,760	5,079,750		1,875,450	3,757,060	
Years 1-30 Min Balance					100,090			2,380,340
Years 1-30 Max Balance					2,380,340			3,930,900
Years 31-50 Min Balance					2,575,860			2,169,190
Years 31-50 Max Balance					6,258,650			3,257,810



Notes:

* An annual average cost. Expenditures can change from year-to-year depending on when actual work is done.

Contribution and projections are based on the study fiscal year and will change if estimated cost, useful life, amount-on-hand, contribution and contingency to be preserved change.

Data should be considered a more accurate projection for years 1 - 5 than the out-years.

Minimum balance does not include the first year.

If component method calculations are included note how column (17) contributions vary from one year to the next.

A highlighted cell in column (14) indicates future contributions from that year on will vary from past contributions, either due to inflation or work accomplished.

FY (10)	Expenses		Cash Flow Method Funding			Component Method Funding		
	Annual * (11)	Cumulative (12)	Interest (13)	Contr*btn (14)	Balance (15)	Interest (16)	Contr*btn (17)	Balance (18)
COH					\$226,000			\$226,000
2022	82,920	82,920	4,900	130,600	278,580	4,900	262,050	410,030
2023	76,750	159,670	6,050	132,860	340,740	8,900	3,495,010	3,837,190
2024	54,780	214,450	7,390	135,160	428,510	83,270	0	3,865,680
2025	18,670	233,120	9,300	137,500	556,640	83,890	0	3,930,900
2026	608,510	841,630	12,080	139,880	100,090	85,300	0	3,407,690
2027	67,000	908,630	2,170	142,300	177,560	73,950	0	3,414,640
2028	217,260	1,125,890	3,850	144,760	108,910	74,100	0	3,271,480
2029	96,450	1,222,340	2,360	147,260	162,080	70,990	0	3,246,020
2030	40,920	1,263,260	3,520	149,810	274,490	70,440	0	3,275,540
2031	76,010	1,339,270	5,960	152,400	356,840	71,080	0	3,270,610
2032	15,000	1,354,270	7,740	155,040	504,620	70,970	0	3,326,580
2033	103,610	1,457,880	10,950	157,720	569,680	72,190	0	3,295,160
2034	186,900	1,644,780	12,360	160,450	555,590	71,500	0	3,179,760
2035	226,560	1,871,340	12,060	163,230	504,320	69,000	0	3,022,200
2036	213,250	2,084,590	10,940	166,050	468,060	65,580	0	2,874,530
2037	39,570	2,124,160	10,160	168,920	607,570	62,380	0	2,897,340
2038	54,800	2,178,960	13,180	171,840	737,790	62,870	0	2,905,410
2039	128,000	2,306,960	16,010	174,810	800,610	63,050	0	2,840,460
2040	36,710	2,343,670	17,370	177,830	959,100	61,640	0	2,865,390
2041	31,490	2,375,160	20,810	180,910	1,129,330	62,180	0	2,896,080
2042	87,830	2,462,990	24,510	184,040	1,250,050	62,840	0	2,871,090
2043	163,690	2,626,680	27,130	187,220	1,300,710	62,300	0	2,769,700
2044	75,020	2,701,700	28,230	190,460	1,444,380	60,100	0	2,754,780
2045	73,590	2,775,290	31,340	193,750	1,595,880	59,780	0	2,740,970
2046	85,510	2,860,800	34,630	197,100	1,742,100	59,480	0	2,714,940
2047	27,240	2,888,040	37,800	200,510	1,953,170	58,910	0	2,746,610
2048	157,100	3,045,140	42,380	203,980	2,042,430	59,600	0	2,649,110
2049	243,820	3,288,960	44,320	207,510	2,050,440	57,490	0	2,462,780
2050	58,470	3,347,430	44,490	211,100	2,247,560	53,440	0	2,457,750
2051	130,740	3,478,170	48,770	214,750	2,380,340	53,330	0	2,380,340
2052	74,600	3,552,770	51,650	218,470	2,575,860	51,650	0	2,357,390
2053	30,200	3,582,970	55,900	222,250	2,823,810	51,160	48,320	2,426,670
2054	310,140	3,893,110	61,280	226,090	2,801,040	52,660	0	2,169,190
2055	31,230	3,924,340	60,780	230,000	3,060,590	47,070	563,830	2,748,860
2056	215,380	4,139,720	66,410	233,980	3,145,600	59,650	0	2,593,130
2057	90,420	4,230,140	68,260	238,030	3,361,470	56,270	0	2,558,980
2058	274,100	4,504,240	72,940	242,150	3,402,460	55,530	95,270	2,435,680
2059	113,250	4,617,490	73,830	246,340	3,609,380	52,850	401,190	2,776,470
2060	54,610	4,672,100	78,320	250,600	3,883,690	60,250	0	2,782,110
2061	154,550	4,826,650	84,280	254,940	4,068,360	60,370	0	2,687,930
2062	25,090	4,851,740	88,280	259,350	4,390,900	58,330	208,980	2,930,150
2063	485,670	5,337,410	95,280	263,840	4,264,350	63,580	0	2,508,060
2064	105,730	5,443,140	92,540	268,400	4,519,560	54,420	718,540	3,175,290
2065	71,440	5,514,580	98,070	273,040	4,819,230	68,900	0	3,172,750
2066	348,570	5,863,150	104,580	277,760	4,853,000	68,850	0	2,893,030
2067	66,190	5,929,340	105,310	282,570	5,174,690	62,780	220,560	3,110,180
2068	91,670	6,021,010	112,290	287,460	5,482,770	67,490	0	3,086,000
2069	214,130	6,235,140	118,980	292,430	5,680,050	66,970	98,930	3,037,770
2070	171,160	6,406,300	123,260	297,490	5,929,640	65,920	325,280	3,257,810
2071	102,300	6,508,600	128,670	302,640	6,258,650	70,690	0	3,226,200

50-Year Mininum Balance

Minimium Balance

100,090

2,169,190

