

Bel Pre Recreational Association-FY22-FINAL

Silver Spring, MD

Level I Full Reserve Study

September 21, 2022

C/o Ms. Claire Pak
Trustee
13920 Bethpage Lane
Silver Spring, MD 20906

Dear Ms. Pak:

Enclosed please find the Level I Full Reserve Study for Bel Pre Recreational Association. The revision incorporates the requested changes to the previous version. This is the Final Report, if there are questions or concerns, please let us know.

Please note this study does not include any large-scale costs associated with capital improvement projects being considered for the pavilion, play equipment and basketball court. If the association decides to include such costs in the reserves this study should be updated once costs are known.

This study has two appendices; Appendix "A" includes all the components of the association; "B" excludes the tennis/pickleball courts, tot-lots, and pavilion in accordance with paragraph 6, page 4 of the Request for Proposal document.

The Request for Proposal indicated a strong desire to maintain the approved level of assessments for the first five years of the study (paragraph 7, page 4). Unfortunately, that is not possible if funds are to be available to pay for work when done – please reference the 30-Year financial plan in Appendix A.

The study is a financial plan to determine funding needed to keep capital components in good repair, it is not an inspection of the structural condition of components. Structural inspections are performed by engineers specializing in that work.

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, MBA, PRA
Reserve Analyst



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

Enclosure: Study - PDF File

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Prepared for:

Board of Directors



Stacey L. O'Bryan, MBA, PRA

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

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4388 Poplar Tree Court, Chantilly, VA 20151 ♦♦♦ 703.803.8436

Email - Engineer@pmpplusreserves.com ♦♦♦ Web Site - www.pmpplusreserves.com

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APPENDIX A
 Documentation that supports the reserve contribution and other findings shown in the Executive
 Summary (page 1) begin onA1

APPENDIX B
 Documentation that supports the reserve with exclusions requested (tennis/pickleball courts, tot-lots
 and pavilion) begin on.....B1

EXCEL SPREADSHEET VALUES No Page #

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.

RELEVANT DATA

1st Study Year FY22	\$36,000 Contribution FY22
FY Begins 1-Jan-22	1.88% Inflation
Inspection Date(s) 23-Mar-22	2.04% Interest
# Homes 716	

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. Even at relatively low levels, inflation is a primary driver for the reserve calculation and has a large impact over the period of the study. If inflation increases at a materially higher rate than indicated, the study should be updated more frequently to maintain adequate reserves and avoid large assessment increases in the future.

STUDY SUMMARY

	ALL	REQUIRED
Reserve Contribution Recommended for FY22	\$36,000	\$36,000
Accumulated Cash Start (COH) of FY22	178,270	178,330
Current Estimated Replacement Cost	1,128,210	1,041,550
Average Useful Life Years (All Components) ²	19.5	20.1
Average Remaining Life Years (All Components) ²	9.4	9.2
Additional Study Values		
Average Yearly Owner Contribution	50	50
30 Year Income	3,180,010	3,068,240
30 Year Income From Interest	158,140	157,250
30 Year Income From Assessments	3,021,870	2,910,990
Years 1-30 Minimum Threshold \$ ³	56,360	38,170
%	5.0%	3.7%
Years 31-50 Minimum Threshold \$ ³	192,200	247,020
%	17.0%	23.7%

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 Threshold - 30 and 50 years shown. If 50-year is high at this time, it will adjust with future updates.

OUR ANALYSIS, based on study assumptions, indicates the associations approved FY22 contribution of \$36,000 will need to be increased starting in FY23 to meet the reserve needs of the property. For contributions the association will need to contribute over the life of this study see 30 & 50-Year Financial Plan tables in appendix A, and B, column (14); for year end balances the contributions should provide see column (15).

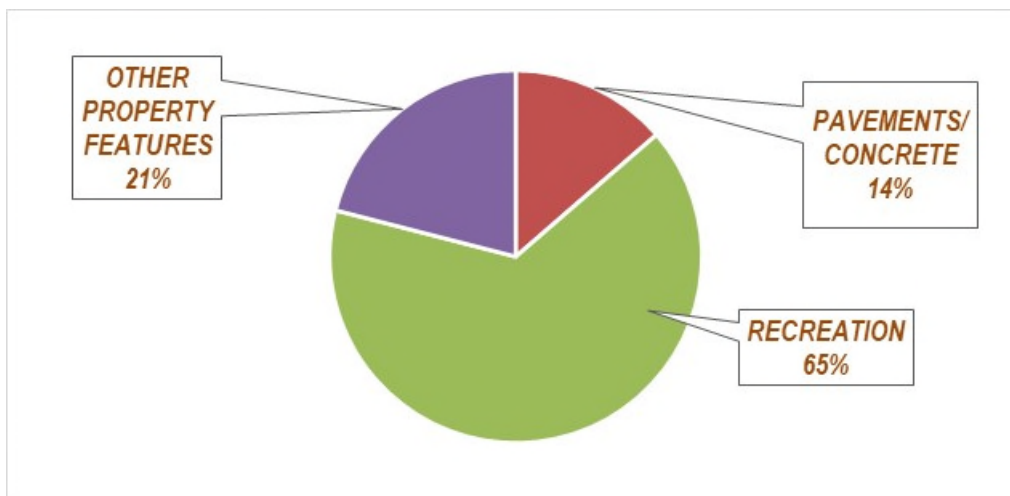
Factors considered in determining the annual contribution are: 1) funds should always be available to pay for needed work, 2) a minimum balance must be preserved for contingencies, and 3) when studies are updated there should not be a substantial increase in the contribution. To avoid substantial increases **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.

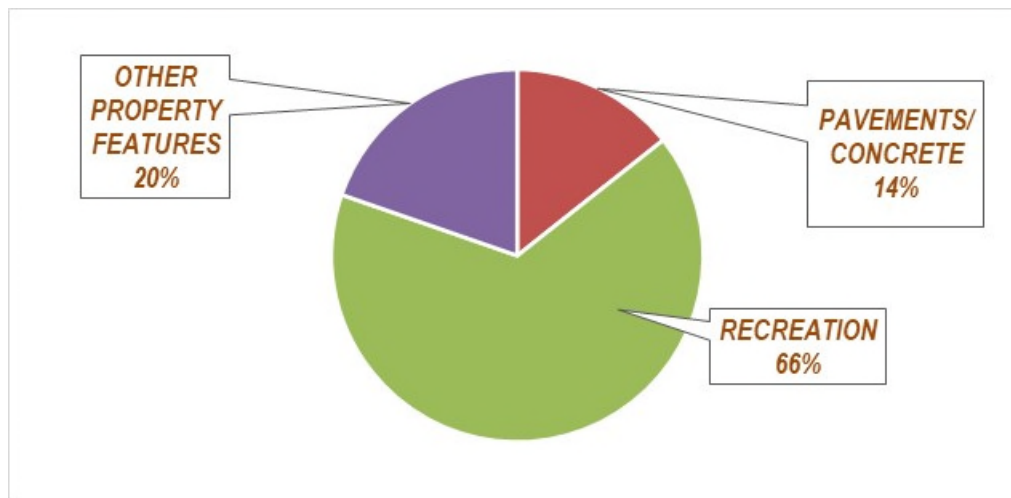
RECOMMENDATION:

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

WHERE CONTRIBUTIONS TO THE RESERVES GO OVER 30-YEARS IF ALL COMPONENTS ARE FUNDED:



WHERE CONTRIBUTIONS TO THE RESERVES GO OVER 30-YEARS IF COMPONENTS ARE EXCLUDED:



STUDY INFORMATION

THIS STUDY was performed with an on-site visit and is the initial engagement for the property by **PM+**. **PM+** has neither collaborated with nor provided consulting advice to others about property issues.

STUDY WAS DONE by Mario B. “Ben” Ginnetti, **PRA, RS, P.E.**, and **Stacey L. O’Bryan, MBA, PRA.**

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 1968.

716 members; recreational association.

Amenities – bathhouse, swimming pool(s), tennis/pickleball courts, basketball court, and tot-lot(s).

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. Manufactures’ 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:

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

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 cost 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, which 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.



Bel Pre Recreational Association is a private membership club located in Silver Spring, Maryland. Photograph is front view of the building that houses the bathrooms, lifeguard room, and snack bar.



Side view of building showing flat roof with single ply membrane roof. Roof has had minor repairs and is reportedly not leaking. Reserves provide for replacement when needed.



The club has two swimming pools. The wading pool (right photo) is 925 square feet and the main pool (left photo) contains 6930 square feet. The last major pool renovation was in 1996. Both pools were white coated with coping tile repairs in 2019 and are on a 10 year cycle. The condition of the pool piping is unknown. If the piping needs to be replaced, it would require replacement of pool deck.



Main pool pump room is located below main pool deck. Roof slab and bearing wall of pump room has possible structural deterioration, and was evaluated by a structural engineer in 2016, who recommended repair of slab and wall damage. Pump room should be repaired or re-evaluated by a structural engineer in the near term. Reserves budget for repairs to be completed in FY23.



Reserve provides for pool filters, water supply/return piping, chemical equipment and other system components.



Hot water heater serving the bathhouse was replaced in 2015.



Security system is included in the reserves. Repair/replacement will be needed when parts are no longer available or system reliability is compromised.



Snack bar is a leased space. Equipment is the responsibility of the operator and is excluded from the reserves.



Tennis/pickleball courts were renovated in 2021. Reserves provide for periodic crack sealing and color coating. Major repairs are needed when cracks and surface areas deteriorate.



Chain link fence at tennis/pickleball courts useful life can be extended by replacing missing tie wires, stretching fabric and painting to control rust.



Basketball ball court without markings requires periodic crack filling and sealcoating. Mill and overlay will be required at end of useful life.



Wood fencing can have its life extended by replacing missing slats, straightening posts and screw fastening loose members.



Pavement is holding up well. Parking lot was last milled/overlayed in 2008. Crack filling most recently done in 2020. See our recommendations in the comments section for proper care of asphalt pavements.



Pavilion structure is considered a "life of the property" component. Reserves provide for replacement of shingle roof, gutters/downspouts, concrete repairs, light fixtures, and ceiling fans.



Replacement of wood retaining wall and steps at the pavilion 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. Funding for mulch replenishment is from the operating account and is not included in the reserves.



Perimeter fence with barb wire top is in good condition. Replacement at end of useful life is included in the reserves.

We make no allowance to replace wooden fence posts at frontage of property and at the pool. As needed replacement funded from the operating account.



Entry for street lights and pool lights considers poles, wiring, fixtures and controls will be repaired as needed. No assumption all units will need to be replaced at the same time.

Signs and other components not identified as a separate reserve entries are also included in the reserves. Well maintained components enhance property appearance.

APPENDIX A

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

COMPONENT	APPROX'MT QUANTITY	USEFUL LIFE	ESTIMATED COST IN CURRENT \$	DISTR'BTN OF COH AS OF 1-Jan-22	BALANCE NEEDED TO FUND RESERVE	FY22 CONTRIBUTION														
						AVG REM (YRS)					CASH FLOW	COMPONENT METHODS	2022	2023	2024	2025	2026	2027	2028	2029
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)												
PAVEMENTS/CONCRETE																				
PAVEMENTS																				
PREVENTIVE MAINTENANCE	6,482	SY	4	3	14,910	2,360	12,550	1,260	4,180	0	0	15,480	0	0	0	16,670	0	0	0	0
PAVEMENT OVERLAY	6,482	SY	20	10	97,230	15,370	81,860	2,460	8,190	0	0	0	0	0	0	0	0	0	0	114,970
BASE/SUB-BASE/REPAIRS	324	SY	20	10	11,340	1,790	9,550	290	960	0	0	0	0	0	0	0	0	0	0	13,410
CONCRETE/PAVERS																				
SIDEWALKS/CURBS/GUTTERS OTHER CONCRETE		LS	4	3	1,460	230	1,230	120	410	0	0	1,520	0	0	0	1,630	0	0	0	1,730
TOTAL PAVEMENTS/CONCRETE					124,940	19,750	105,190	4,130	13,740											
RECREATION																				
SWIMMING POOL																				
BATHHOUSE																				
ROOFING-TPO	4,000	SF	20	5	80,000	12,640	67,360	4,050	13,470	0	0	0	0	86,190	0	0	0	0	0	0
DOWNSPOUTS	40	LF	30	25	520	80	440	10	20	0	0	0	0	0	0	0	0	0	0	0
EXTERIOR DOORS	9	EA	25	12	25,500	4,030	21,470	540	1,790	0	0	0	0	0	0	0	0	0	0	0
FACADE/CAULK/WATERPROOFING		LS	1	1	1,200	190	1,010	300	1,010	1,200	1,220	1,250	1,270	1,290	1,320	1,340	1,370	1,390	1,420	
RENOVATION		LS	20	5	60,000	9,480	50,520	3,030	10,100	0	0	0	0	64,640	0	0	0	0	0	0
PLUMBING SYSTEMS		LS	50	5	22,000	3,480	18,520	1,110	3,700	0	0	0	0	23,700	0	0	0	0	0	0
ELECTRICAL SYSTEMS		LS	40	5	19,000	3,000	16,000	960	3,200	0	0	0	0	20,470	0	0	0	0	0	0
CEILING LIGHTING FIXTURES	54	EA	30	15	13,500	2,130	11,370	230	760	0	0	0	0	0	0	0	0	0	0	0
SECURITY SYSTEM UPKEEP		LS	15	8	10,000	1,580	8,420	320	1,050	0	0	0	0	0	0	0	11,390	0	0	0
EXHAUST FAN		LS	20	15	2,400	380	2,020	40	130	0	0	0	0	0	0	0	0	0	0	0
MISC. MECHANICAL/PLUMBING/ELECTRICAL		LS	1	1	400	60	340	100	340	400	410	420	420	430	440	450	460	460	470	
POOL(S)																				
WHITECOAT-ADULT POOL	6,930	SF	10	8	68,810	10,880	57,930	2,170	7,240	0	0	0	0	0	0	0	78,390	0	0	0
WHITECOAT-WADING POOL	925	SF	10	8	9,190	1,450	7,740	290	970	0	0	0	0	0	0	0	10,470	0	0	0
FILTER/PUMPS/PIPING/CHEMICAL EQ.		LS	10	7	32,200	5,090	27,110	1,160	3,870	0	0	0	0	0	0	36,010	0	0	0	0
MAIN PUMP ROOM CEILING SLAB REPLACEMENT		LS	N/A	2	21,000	3,320	17,680	2,660	8,840	0	21,390	0	0	0	0	0	0	0	0	0
COPING/TILES/WALLS & GENERAL REPAIRS		LS	10	8	62,840	9,930	52,910	1,990	6,610	0	0	0	0	0	0	0	71,590	0	0	0
DIVING BOARD	1	EA	15	5	9,000	1,420	7,580	460	1,520	0	0	0	0	9,700	0	0	0	0	0	0
POOL FURNITURE-ANNUAL ALLOWANCE		LS	1	1	600	90	510	150	510	600	610	620	630	650	660	670	680	700	710	
HOT WATER HEATER	1	EA	15	9	1,730	270	1,460	50	160	0	0	0	0	0	0	0	0	2,010	0	0
ADA LIFT CHAIRS	1	EA	10	5	6,330	1,000	5,330	320	1,070	0	0	0	0	6,820	0	0	0	0	0	0
REPAIR/REPLACE CONCRETE DECK	9,645	SF	50	25	177,470	28,050	149,420	1,800	5,980	0	0	0	0	0	0	0	0	0	0	0
TENNIS/PICKLEBALL COURT(S)																				
COLOR COAT/NETS	4	EA	5	5	38,800	6,130	32,670	1,960	6,530	0	0	0	0	41,800	0	0	0	0	0	45,880
MAJOR COURT REPAIRS	4	EA	20	20	70,000	11,060	58,940	890	2,950	0	0	0	0	0	0	0	0	0	0	0
10' CHAIN LINK FENCE	666	LF	30	20	29,300	4,630	24,670	370	1,230	0	0	0	0	0	0	0	0	0	0	0
BASKETBALL COURT(S)																				
PREVENTIVE MAINTENANCE	519	SY	4	3	1,190	190	1,000	100	330	0	0	1,240	0	0	0	0	1,360	0	0	0
PAVEMENT OVERLAY	519	SY	20	16	7,530	1,190	6,340	120	400	0	0	0	0	0	0	0	0	0	0	0
BASE/SUB-BASE/REPAIRS	26	SY	20	16	910	140	770	10	50	0	0	0	0	0	0	0	0	0	0	0
BASKETBALL STANDARD	2	EA	25	15	7,000	1,110	5,890	120	390	0	0	0	0	0	0	0	0	0	0	0
TOT LOT(S)																				
WOODEN PIRATE SHIP STRUCTURE	1	EA	25	13	24,000	3,790	20,210	470	1,550	0	0	0	0	0	0	0	0	0	0	0
PLAY STRUCTURE	1	EA	25	13	24,000	3,790	20,210	470	1,550	0	0	0	0	0	0	0	0	0	0	0
TOTAL RECREATION					826,420	130,580	695,840	26,250	87,320											

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

COMPONENT (1)	APPROX'MT QUANTITY (2)	USEFUL LIFE AVG REM (YRS) (3) (4)	ESTIMATED COST IN CURRENT \$ (5)	DISTR'BTN OF COH AS OF 1-Jan-22 (6)	BALANCE NEEDED TO FUND RESERVE (7)	FY22 CONTRIBUTION CASH FLOW COMPONENT METHODS (8) (9)	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
OTHER PROPERTY FEATURES																	
ENTRANCE(S)																	
ENTRANCE SIGNAGE	LS	5 4	1,000	160	840	60	210	0	0	0	1,060	0	0	0	0	1,160	0
ENTRANCE GATES-20' OPENING-ALUMINUM	LS	30 20	6,000	950	5,050	80	250	0	0	0	0	0	0	0	0	0	0
TREES/SHRUBBERY																	
TREES/SHRUBBERY-DISEASED/DEAD	LS	1 1	7,000	1,110	5,890	1,770	5,890	7,000	7,130	7,270	7,400	7,540	7,680	7,830	7,970	8,120	8,280
FENCING																	
6' DUMPSTER ENCLOSURE FENCE	40	LF	20 15	1,800	280	1,520	30	100	0	0	0	0	0	0	0	0	0
6' CHAIN LINK FENCE W/BARBED WIRE	1,184	LF	30 20	66,300	10,480	55,820	840	2,790	0	0	0	0	0	0	0	0	0
RETAINING WALLS/RAILINGS																	
WOOD RETAINING WALLS	200	SF	20 10	13,000	2,050	10,950	330	1,100	0	0	0	0	0	0	0	0	15,370
MASONRY RETAINING WALLS		LS	5 4	1,600	250	1,350	100	340	0	0	1,690	0	0	0	0	1,860	0
HAND RAILING/FENCE		LS	3 2	3,000	470	2,530	380	1,270	0	3,060	0	0	3,230	0	0	3,420	0
STAIRS																	
REPLACE WOOD STAIRS	12	SF	35 5	820	130	690	40	140	0	0	0	0	880	0	0	0	0
PAVILION																	
ROOFING-SHINGLES	2,704	SF	20 8	12,980	2,050	10,930	410	1,370	0	0	0	0	0	0	0	14,790	0
GUTTERS/DOWNSPOUTS	144	LF	30 15	1,870	300	1,570	30	100	0	0	0	0	0	0	0	0	0
CONCRETE REPAIRS	104	LS	10 5	2,080	330	1,750	110	350	0	0	0	2,240	0	0	0	0	0
CEILING LIGHTING FIXTURES	12	EA	20 10	3,000	470	2,530	80	250	0	0	0	0	0	0	0	0	3,550
CEILING FANS	3	EA	10 5	1,800	280	1,520	90	300	0	0	0	1,940	0	0	0	0	0
FURNITURE-ANNUAL ALLOWANCE		LS	1 1	300	50	250	80	250	300	310	310	320	320	330	340	340	350
SITE LIGHTING																	
STREET LIGHTS	6	EA	30 20	21,000	3,320	17,680	270	880	0	0	0	0	0	0	0	0	0
POOL LIGHTS	10	EA	30 15	30,000	4,740	25,260	510	1,680	0	0	0	0	0	0	0	0	0
BUILDING MOUNTED LIGHTS	2	EA	30 15	1,800	280	1,520	30	100	0	0	0	0	0	0	0	0	0
OTHER SITE FEATURES																	
SITE ITEMS		LS	1 1	1,500	240	1,260	380	1,260	1,500	1,530	1,560	1,590	1,620	1,650	1,680	1,710	1,740
TOTAL OTHER PROPERTY FEATURES					176,850	27,940	148,910	5,620	18,630								
TOTAL RESERVES					\$1,128,210	\$178,270	\$949,940	\$36,000	\$119,690	\$11,000	\$35,660	\$29,670	\$14,380	\$273,460	\$12,080	\$66,620	\$203,940

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

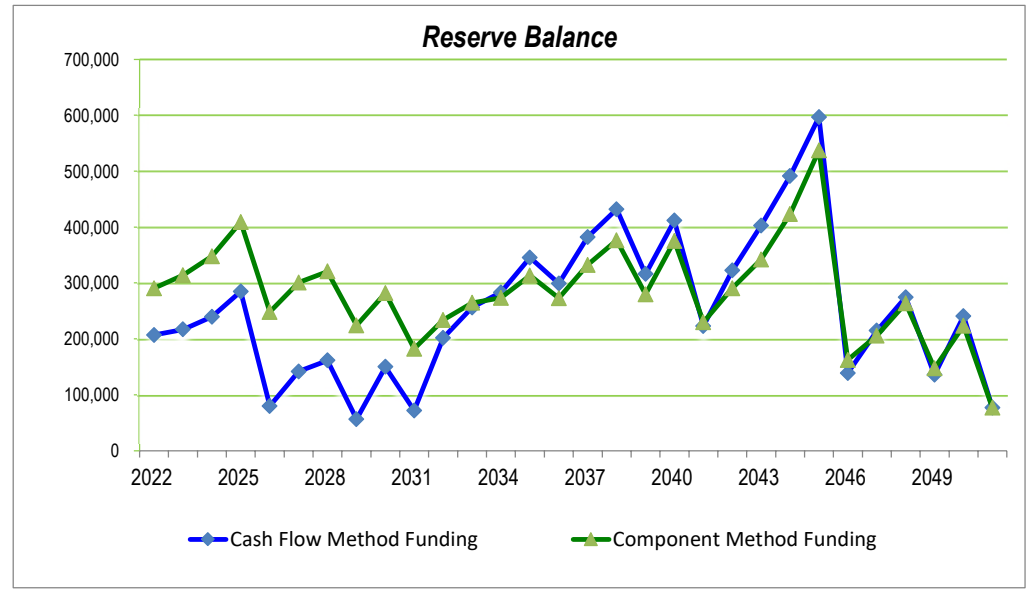
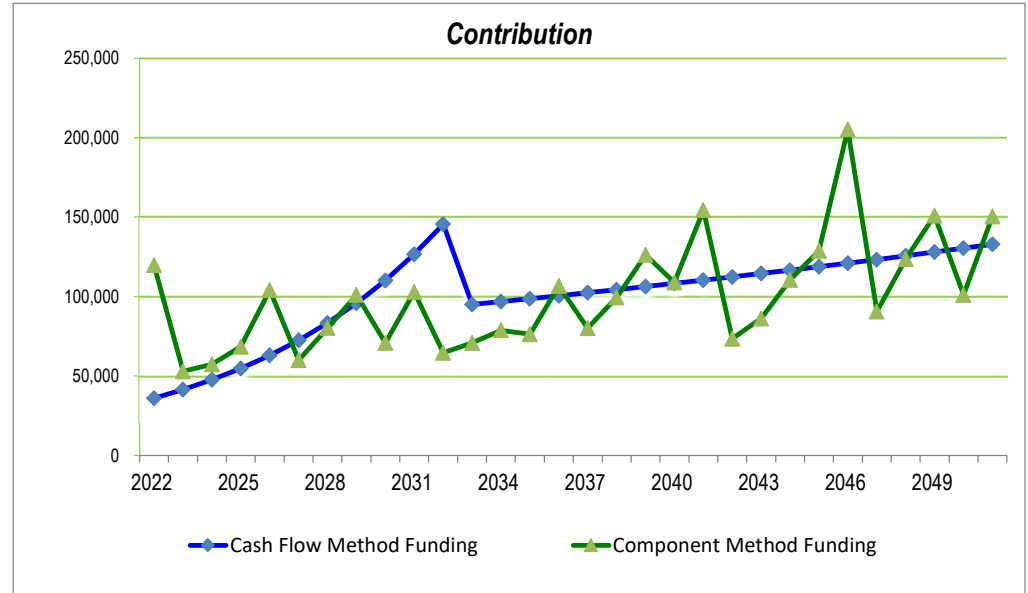
COMPONENT	USEFUL LIFE ESTIMATED AVG M COST IN (YRS) CURRENT \$	(3) (4) (5)	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
PAVEMENTS/CONCRETE																						
PAVEMENTS																						
PREVENTIVE MAINTENANCE	4	14,910	0	0	0	18,990	0	0	0	20,460	0	0	0	22,050	0	0	0	23,750	0	0	0	0
PAVEMENT OVERLAY	20	97,230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	166,870
BASE/SUB-BASE/REPAIRS	20	11,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,460
CONCRETE/PAVERS																						
SIDEWALKS/CURBS/GUTTERS OTHER CONCRETE	4	1,460	0	0	0	1,860	0	0	0	2,000	0	0	0	2,160	0	0	0	2,330	0	0	0	2,510
TOTAL PAVEMENTS/CONCRETE		124,940																				
RECREATION																						
SWIMMING POOL																						
BATHHOUSE																						
ROOFING-TPO	20	80,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125,090	0	0	0	0	0
DOWNSPOUTS	30	520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	810	0	0	0	0	0
EXTERIOR DOORS	25	25,500	0	31,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FACADE/CAULK/WATERPROOFING	1	1,200	1,450	1,470	1,500	1,530	1,560	1,590	1,620	1,650	1,680	1,710	1,740	1,770	1,810	1,840	1,880	1,910	1,950	1,980	2,020	2,060
RENOVATION	20	60,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	93,820	0	0	0	0	0
PLUMBING SYSTEMS	50	22,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ELECTRICAL SYSTEMS	40	19,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CEILING LIGHTING FIXTURES	30	13,500	0	0	0	0	17,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SECURITY SYSTEM UPKEEP	15	10,000	0	0	0	0	0	0	0	0	0	0	0	0	15,060	0	0	0	0	0	0	0
EXHAUST FAN	20	2,400	0	0	0	0	3,110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MISC. MECHANICAL/PLUMBING/ELECTRICAL	1	400	480	490	500	510	520	530	540	550	560	570	580	590	600	610	630	640	650	660	670	690
POOL(S)																						
WHITECOAT-ADULT POOL	10	68,810	0	0	0	0	0	0	0	94,440	0	0	0	0	0	0	0	0	0	113,780	0	0
WHITECOAT-WADING POOL	10	9,190	0	0	0	0	0	0	0	12,610	0	0	0	0	0	0	0	0	0	15,200	0	0
FILTER/PUMPS/PIPING/CHEMICAL EQ.	10	32,200	0	0	0	0	0	0	43,380	0	0	0	0	0	0	0	0	0	52,260	0	0	0
MAIN PUMP ROOM CEILING SLAB REPLACEMENT	N/A	21,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COPING/TILES/WALLS & GENERAL REPAIRS	10	62,840	0	0	0	0	0	0	0	86,250	0	0	0	0	0	0	0	0	0	103,910	0	0
DIVING BOARD	15	9,000	0	0	0	0	0	0	0	0	0	12,820	0	0	0	0	0	0	0	0	0	0
POOL FURNITURE-ANNUAL ALLOWANCE	1	600	720	740	750	760	780	790	810	820	840	850	870	890	900	920	940	960	970	990	1,010	1,030
HOT WATER HEATER	15	1,730	0	0	0	0	0	0	0	0	0	0	0	0	0	2,660	0	0	0	0	0	0
ADA LIFT CHAIRS	10	6,330	0	0	0	0	8,220	0	0	0	0	0	0	0	0	0	9,900	0	0	0	0	0
REPAIR/REPLACE CONCRETE DECK	50	177,470	0	0	0	0	0	0	0	0	0	0	0	0	0	0	277,500	0	0	0	0	0
TENNIS/PICKLEBALL COURT(S)																						
COLOR COAT/NETS	5	38,800	0	0	0	0	50,360	0	0	0	0	0	0	0	0	0	60,670	0	0	0	0	66,590
MAJOR COURT REPAIRS	20	70,000	0	0	0	0	0	0	0	0	99,720	0	0	0	0	0	0	0	0	0	0	0
10' CHAIN LINK FENCE	30	29,300	0	0	0	0	0	0	0	0	0	41,740	0	0	0	0	0	0	0	0	0	0
BASKETBALL COURT(S)																						
PREVENTIVE MAINTENANCE	4	1,190	0	0	1,490	0	0	0	0	0	0	0	1,730	0	0	0	0	1,900	0	0	0	0
PAVEMENT OVERLAY	20	7,530	0	0	0	0	0	9,960	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BASE/SUB-BASE/REPAIRS	20	910	0	0	0	0	0	1,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BASKETBALL STANDARD	25	7,000	0	0	0	0	9,090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOT LOT(S)																						
WOODEN PIRATE SHIP STRUCTURE	25	24,000	0	0	30,010	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLAY STRUCTURE	25	24,000	0	0	30,010	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL RECREATION		826,420																				
OTHER PROPERTY FEATURES																						
ENTRANCE(S)																						
ENTRANCE SIGNAGE	5	1,000	0	0	0	1,270	0	0	0	0	1,400	0	0	0	0	1,530	0	0	0	0	1,680	0
ENTRANCE GATES-20' OPENING-ALUMINUM	30	6,000	0	0	0	0	0	0	0	0	0	8,550	0	0	0	0	0	0	0	0	0	0
TREES/SHRUBBERY																						

YEARS 11-30 EXPENSES

COMPONENT	USEFUL LIFE ESTIMATED																					
	AVG M (YRS)	COST IN CURRENT \$	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
(1)	(3)†	(5)																				
TREES/SHRUBBERY-DISEASED/DEAD	1	7,000	8,430	8,590	8,750	8,920	9,090	9,260	9,430	9,610	9,790	9,970	10,160	10,350	10,550	10,740	10,950	11,150	11,360	11,570	11,790	12,010
FENCING																						
6' DUMPSTER ENCLOSURE FENCE	20	1,800	0	0	0	0	2,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6' CHAIN LINK FENCE W/BARBED WIRE	30	66,300	0	0	0	0	0	0	0	0	0	94,450	0	0	0	0	0	0	0	0	0	0
RETAINING WALLS/RAILINGS																						
WOOD RETAINING WALLS	20	13,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22,310
MASONRY RETAINING WALLS	5	1,600	0	0	0	2,040	0	0	0	0	2,240	0	0	0	0	2,460	0	0	0	0	2,700	0
HAND RAILING/FENCE	3	3,000	3,610	0	0	3,820	0	0	4,040	0	0	4,270	0	0	4,520	0	0	4,780	0	0	5,050	0
STAIRS																						
REPLACE WOOD STAIRS	35	820	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PAVILION																						
ROOFING-SHINGLES	20	12,980	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21,460	0	0
GUTTERS/DOWNSPOUTS	30	1,870	0	0	0	0	2,430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CONCRETE REPAIRS	10	2,080	0	0	0	0	2,700	0	0	0	0	0	0	0	0	0	3,250	0	0	0	0	0
CEILING LIGHTING FIXTURES	20	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,150
CEILING FANS	10	1,800	0	0	0	0	2,340	0	0	0	0	0	0	0	0	0	2,810	0	0	0	0	0
FURNITURE-ANNUAL ALLOWANCE	1	300	360	370	380	380	390	400	400	410	420	430	440	440	450	460	470	480	490	500	510	510
SITE LIGHTING																						
STREET LIGHTS	30	21,000	0	0	0	0	0	0	0	0	0	29,920	0	0	0	0	0	0	0	0	0	0
POOL LIGHTS	30	30,000	0	0	0	0	38,940	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BUILDING MOUNTED LIGHTS	30	1,800	0	0	0	0	2,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OTHER SITE FEATURES																						
SITE ITEMS	1	1,500	1,810	1,840	1,880	1,910	1,950	1,980	2,020	2,060	2,100	2,140	2,180	2,220	2,260	2,300	2,350	2,390	2,430	2,480	2,530	2,570
TOTAL OTHER PROPERTY FEATURES		176,850																				
TOTAL RESERVES		\$1,128,210	\$16,860	\$44,800	\$75,270	\$41,990	\$153,680	\$25,710	\$62,240	\$230,860	\$19,030	\$307,140	\$17,700	\$40,470	\$36,150	\$23,520	\$591,070	\$50,290	\$70,110	\$272,530	\$27,960	\$301,760

30 YEAR FINANCIAL PLAN(S)

FY (10)	Expenses		Cash Flow Method Funding			Component Method Funding		
	Annual * (11)	Cumulative (12)	Interest (13)	Contr'bntn (14)	Balance (15)	Interest (16)	Contr'bntn (17)	Balance (18)
COH					\$178,270			\$178,270
2022	11,000	11,000	3,640	36,000	206,910	3,640	119,690	290,600
2023	35,660	46,660	4,220	41,400	216,870	5,930	52,930	313,800
2024	29,670	76,330	4,420	47,610	239,230	6,400	57,350	347,880
2025	14,380	90,710	4,880	54,750	284,480	7,100	68,380	408,980
2026	273,460	364,170	5,800	62,960	79,780	8,340	103,980	247,840
2027	12,080	376,250	1,630	72,400	141,730	5,060	59,990	300,810
2028	66,620	442,870	2,890	83,260	161,260	6,140	80,180	320,510
2029	203,940	646,810	3,290	95,750	56,360	6,540	101,000	224,110
2030	17,790	664,600	1,150	110,110	149,830	4,570	70,830	281,720
2031	207,910	872,510	3,060	126,630	71,610	5,750	102,770	182,330
2032	16,860	889,370	1,460	145,620	201,830	3,720	64,500	233,690
2033	44,800	934,170	4,120	95,000	256,150	4,770	70,740	264,400
2034	75,270	1,009,440	5,230	96,790	282,900	5,390	78,780	273,300
2035	41,990	1,051,430	5,770	98,610	345,290	5,580	76,270	313,160
2036	153,680	1,205,110	7,040	100,460	299,110	6,390	106,660	272,530
2037	25,710	1,230,820	6,100	102,350	381,850	5,560	80,030	332,410
2038	62,240	1,293,060	7,790	104,270	431,670	6,780	99,370	376,320
2039	230,860	1,523,920	8,810	106,230	315,850	7,680	126,300	279,440
2040	19,030	1,542,950	6,440	108,230	411,490	5,700	108,840	374,950
2041	307,140	1,850,090	8,390	110,260	223,000	8,390	154,360	229,820
2042	17,700	1,867,790	4,550	112,330	322,180	4,690	73,440	290,250
2043	40,470	1,908,260	6,570	114,440	402,720	5,920	86,140	341,840
2044	36,150	1,944,410	8,220	116,590	491,380	6,970	110,540	423,200
2045	23,520	1,967,930	10,020	118,780	596,660	8,630	128,880	537,190
2046	591,070	2,559,000	12,170	121,010	138,770	10,960	205,170	162,250
2047	50,290	2,609,290	2,830	123,280	214,590	3,310	90,610	205,880
2048	70,110	2,679,400	4,380	125,600	274,460	4,200	123,620	263,590
2049	272,530	2,951,930	5,600	127,960	135,490	5,380	150,900	147,340
2050	27,960	2,979,890	2,760	130,370	240,660	3,010	101,090	223,480
2051	301,760	3,281,650	4,910	132,820	76,630	4,560	150,350	76,630
SUMMARY								
30-Year Income			158,140	3,021,870		176,320	3,003,690	
Years 1-30 Min Threshold					56,360			76,630
Years 1-30 Max Threshold					596,660			537,190
Years 31-50 Min Threshold					192,200			75,870
Years 31-50 Max Threshold					1,111,200			686,620



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.

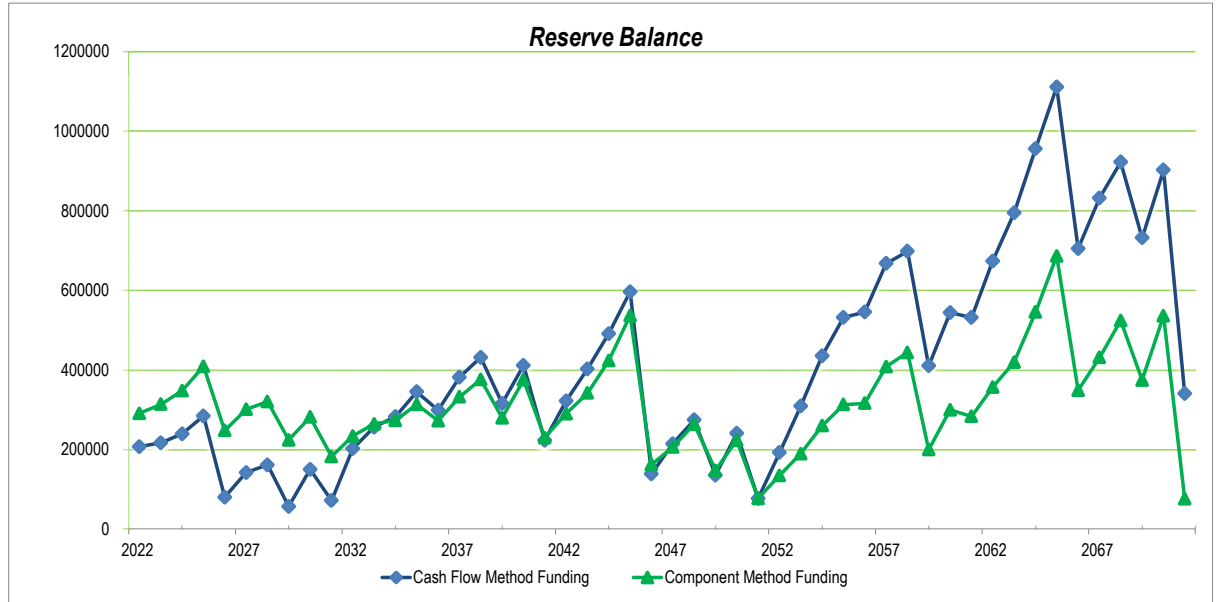
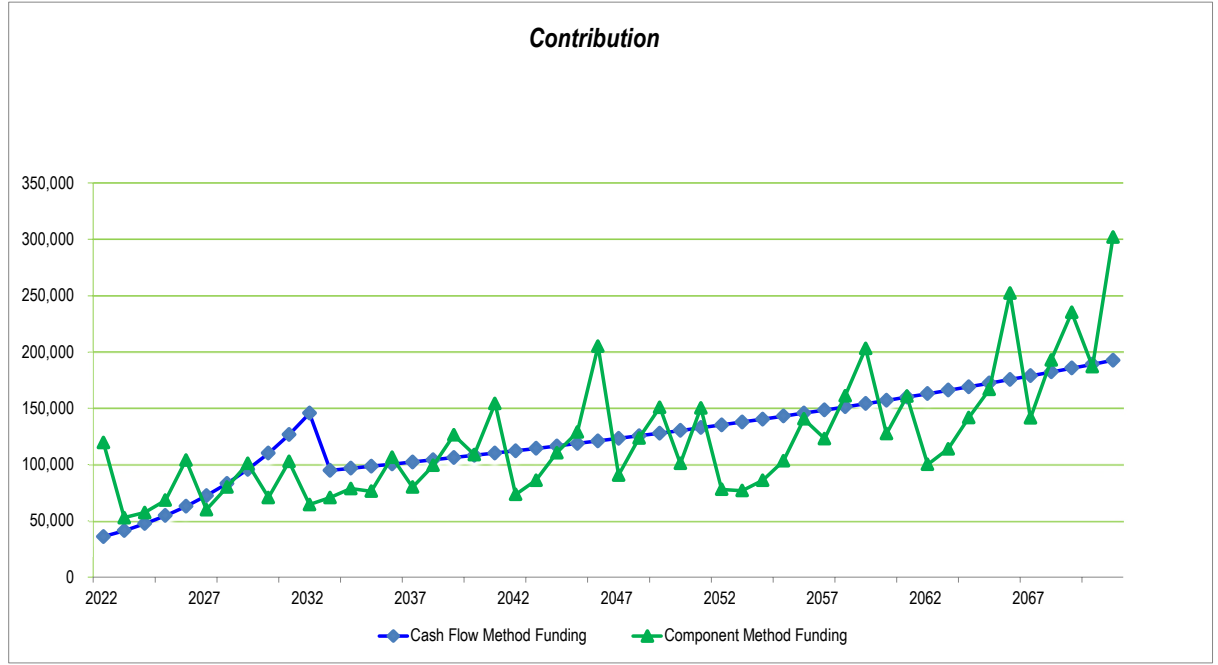
Minimum threshold does not include the first year.

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

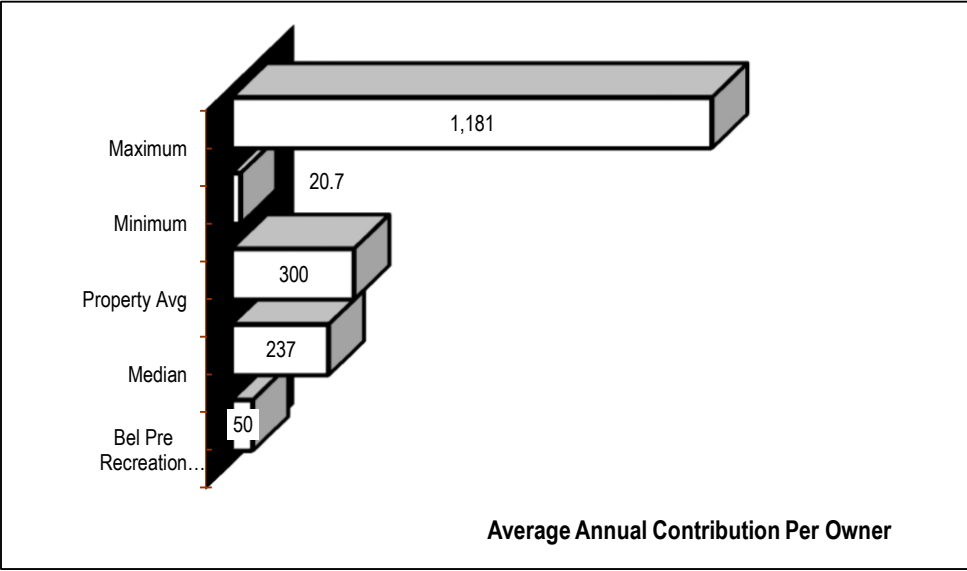
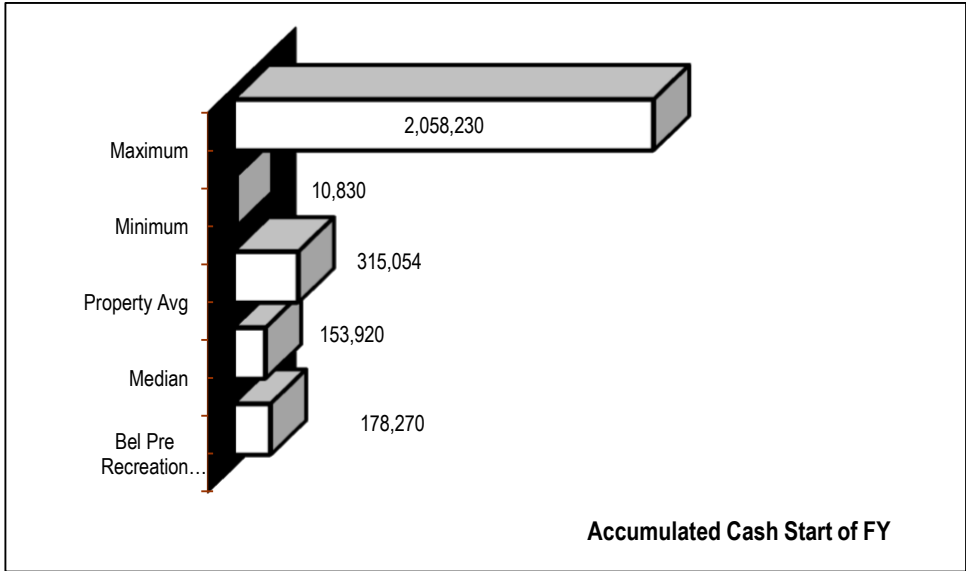
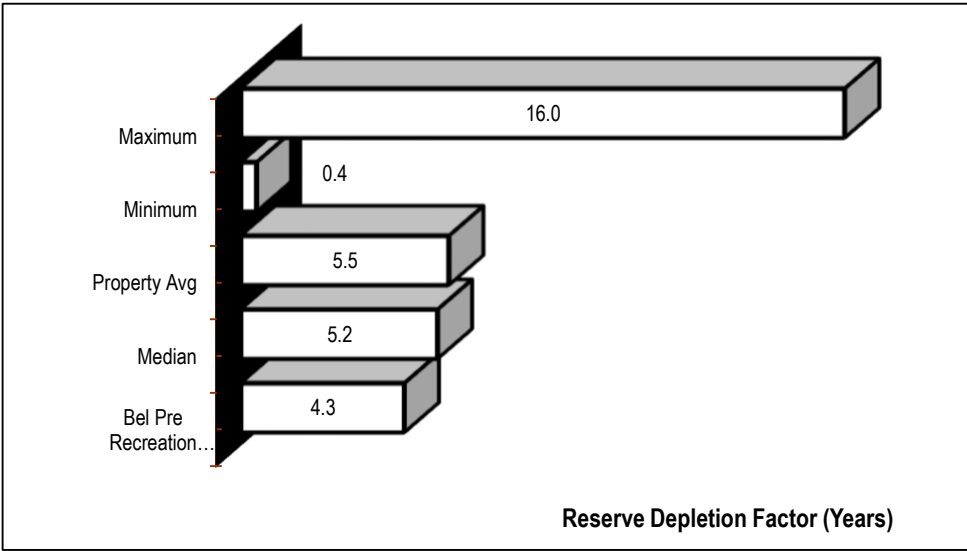
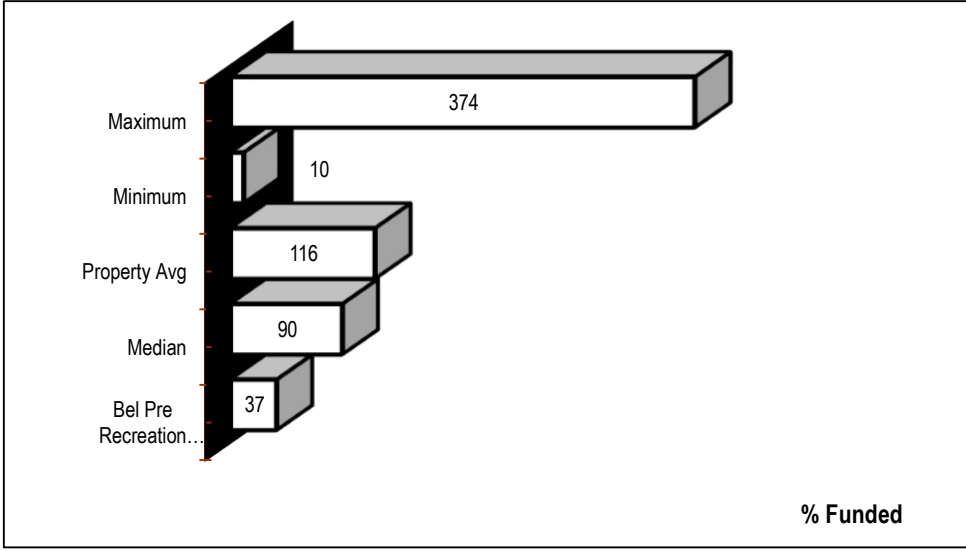
A highlighted cell in column (14) indicates future contributions from that year on will vary from past contributions, either due to inflation or work accomplished.

50 YEAR FINANCIAL PLAN(S)

FY (10)	Expenses		Cash Flow Method Funding			Component Method Funding		
	Annual* (11)	Cumulative (12)	Interest (13)	Contr'tbn (14)	Balance (15)	Interest (16)	Contr'tbn (17)	Balance (18)
COH					\$178,270			\$178,270
2022	11,000	11,000	3,640	36,000	206,910	3,640	119,690	290,600
2023	35,660	46,660	4,220	41,400	216,870	5,930	52,930	313,800
2024	29,670	76,330	4,420	47,610	239,230	6,400	57,350	347,880
2025	14,380	90,710	4,880	54,750	284,480	7,100	68,380	408,980
2026	273,460	364,170	5,800	62,960	79,780	8,340	103,980	247,840
2027	12,080	376,250	1,630	72,400	141,730	5,060	59,990	300,810
2028	66,620	442,870	2,890	83,260	161,260	6,140	80,180	320,510
2029	203,940	646,810	3,290	95,750	56,360	6,540	101,000	224,110
2030	17,790	664,600	1,150	110,110	149,830	4,570	70,830	281,720
2031	207,910	872,510	3,060	126,630	71,610	5,750	102,770	182,330
2032	16,860	889,370	1,460	145,620	201,830	3,720	64,500	233,690
2033	44,800	934,170	4,120	95,000	256,150	4,770	70,740	264,400
2034	75,270	1,009,440	5,230	96,790	282,900	5,390	78,780	273,300
2035	41,990	1,051,430	5,770	98,610	345,290	5,580	76,270	313,160
2036	153,680	1,205,110	7,040	100,460	299,110	6,390	106,660	272,530
2037	25,710	1,230,820	6,100	102,350	381,850	5,560	80,030	332,410
2038	62,240	1,293,060	7,790	104,270	431,670	6,780	99,370	376,320
2039	230,860	1,523,920	8,810	106,230	315,850	7,680	126,300	279,440
2040	19,030	1,542,950	6,440	108,230	411,490	5,700	108,840	374,950
2041	307,140	1,850,090	8,390	110,260	223,000	7,650	154,360	229,820
2042	17,700	1,867,790	4,550	112,330	322,180	4,690	73,440	290,250
2043	40,470	1,908,260	6,570	114,440	402,720	5,920	86,140	341,840
2044	36,150	1,944,410	8,220	116,590	491,380	6,970	110,540	423,200
2045	23,520	1,967,930	10,020	118,780	596,660	8,630	128,880	537,190
2046	591,070	2,559,000	12,170	121,010	138,770	10,960	205,170	162,250
2047	50,290	2,609,290	2,830	123,280	214,590	3,310	90,610	205,880
2048	70,110	2,679,400	4,380	125,600	274,460	4,200	123,620	263,590
2049	272,530	2,951,930	5,600	127,960	135,490	5,380	150,900	147,340
2050	27,960	2,979,890	2,760	130,370	240,660	3,010	101,090	223,480
2051	301,760	3,281,650	4,910	132,820	76,630	4,560	150,350	76,630
2052	21,310	3,302,960	1,560	135,320	192,200	1,560	78,050	134,930
2053	24,930	3,327,890	3,920	137,860	309,050	2,750	76,890	189,640
2054	19,960	3,347,850	6,300	140,450	435,840	3,870	86,180	259,730
2055	55,410	3,403,260	8,890	143,090	532,410	5,300	103,290	312,910
2056	143,560	3,546,820	10,860	145,780	545,490	6,380	140,590	316,320
2057	37,310	3,584,130	11,130	148,520	667,830	6,450	123,100	408,560
2058	134,330	3,718,460	13,620	151,310	698,430	8,330	161,190	443,750
2059	456,610	4,175,070	14,250	154,150	410,220	9,050	203,180	199,370
2060	31,120	4,206,190	8,370	157,050	544,520	4,070	127,510	299,830
2061	183,640	4,389,830	11,110	160,000	531,990	6,120	160,750	283,060
2062	32,000	4,421,830	10,850	163,010	673,850	5,770	100,140	356,970
2063	58,740	4,480,570	13,750	166,070	794,930	7,280	113,940	419,450
2064	24,050	4,504,620	16,220	169,190	956,290	8,560	141,730	545,690
2065	36,970	4,541,590	19,510	172,370	1,111,200	11,130	166,770	686,620
2066	604,050	5,145,640	22,670	175,610	705,430	14,010	252,300	348,880
2067	66,020	5,211,660	14,390	178,910	832,710	7,120	141,400	431,380
2068	108,830	5,320,490	16,990	182,270	923,140	8,800	193,030	524,380
2069	395,540	5,716,030	18,830	185,700	732,130	10,700	235,180	374,720
2070	33,240	5,749,270	14,940	189,190	903,020	7,640	187,040	536,160
2071	773,270	6,522,540	18,420	192,750	340,920	10,940	302,040	75,870



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.
- COH - 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.

PAVEMENTS/CONCRETE

PAVEMENTS

The following recommendations should be implemented to extend pavement useful life:

1) Have a preventive maintenance program that consist of sealing open cracks (equal to or greater than 1/8"), repair failed surface/base/sub-base areas (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. 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 as the contingency built into this study should cover the cost.

2) Be prepared to mill and overlay around the time period shown in the table.

Notes: a) cost of asphalt varies with the price of a barrel of oil, and b) although we allow for 100% of the asphalt to be repaved experience supports a smaller percentage of the base/sub-base will need repairs prior to

SIDEWALKS/CURBS/GUTTERS OTHER CONCRETE

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.

RECREATION

EXTERIOR DOORS

Need to be replaced when they no longer perform properly or become damaged. Also includes door hardware.

FACADE/CAULK/WATERPROOFING

Minor repairs to bricks, sealing doors, walls, and other openings to keep buildings weather tight.

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 components.

MISC. MECHANICAL/PLUMBING/ELECTRICAL

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-ANNUAL ALLOWANCE

Annual allowance for deck chairs, tables, umbrellas, etc.; repair of broken items as needed.

PAVILION FURNITURE

Annual allowance for chairs, tables, etc.; repair of broken items as needed.

REPAIR/REPLACE CONCRETE DECK

Last replaced as part of 1996 pool renovation scope of work. Some Assumes the pool deck will eventually need to be replaced.

OTHER PROPERTY FEATURES

ENTRANCE SIGNAGE

Provides for name restoration, cleaning, and other work needed to keep entrance features in good condition.

TREES/SHRUBBERY

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

HAND RAILING/FENCE

No allowance for replacing wrought iron railing/fence as it is treated as a life of the property component. It can be kept in good repair and cosmetically attractive with spot repairs and periodic painting.

RETAINING WALLS/RAILINGS

Concrete and brick faced retaining walls are a "life-of-the property" component. We make no allowance for total replacement, only spot repairs. Rational for not including replacement is because it would require a greater contribution from owners for an event that is not predictable and may never occur. If failure occurs funding from other sources may be needed if the contingency built into this study is insufficient to cover the cost of repairs.

SITE ITEMS

Repairs/replacements to signs, sign posts, flood lights, low height wood retaining walls, picnic tables, benches, trash receptacles, dog stations, stormwater drainage, mechanical, plumbing, electrical systems and other miscellaneous items 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.

METAL BUILDING GATES

Treated as a "life of the property" component if spot repairs are done as needed. We make no allowance for total replacement at this time. However, if spot repairs are ineffective and railings deteriorate, an item for total replacement should be added to the reserve study when that need becomes apparent.

STORAGE SHED

Responsibility of others.

BATHHOUSE REPLACEMENT

Association is considering options to either gut/rebuild or replacement of existing bathhouse in 5-7 years. If project is undertaken, funding from other sources will be required.

POOL PIPING REPLACEMENT

Last major pool renovation in 1996 included replacement of piping. Replacement of pool piping and renovation is not included in the reserves.

APPENDIX B

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

COMPONENT (1)	APPROX'MT QUANTITY (2)	USEFUL LIFE (3)	ESTIMATED COST IN CURRENT \$ (4)	DISTR'BTN OF COH AS OF 1-Jan-22 (5)	BALANCE NEEDED TO FUND RESERVE (6)	FY22 CONTRIBUTION (7)	CASH FLOW COMPONENT METHODS (8)	(9)	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
PAVEMENTS/CONCRETE																		
PAVEMENTS																		
PREVENTIVE MAINTENANCE	6,482	SY	4 3	14,910	2,550	12,360	1,340	4,120	0	0	15,480	0	0	0	16,670	0	0	0
PAVEMENT OVERLAY	6,482	SY	20 10	97,230	16,650	80,580	2,610	8,060	0	0	0	0	0	0	0	0	0	114,970
BASE/SUB-BASE/REPAIRS	324	SY	20 10	11,340	1,940	9,400	310	940	0	0	0	0	0	0	0	0	0	13,410
CONCRETE/PAVERS																		
SIDEWALKS/CURBS/GUTTERS OTHER CONCRETE		LS	4 3	1,460	250	1,210	130	400	0	0	1,520	0	0	0	1,630	0	0	1,730
TOTAL PAVEMENTS/CONCRETE				124,940	21,390	103,550	4,390	13,520										
RECREATION																		
SWIMMING POOL																		
BATHHOUSE																		
ROOFING-TPO	4,000	SF	20 5	80,000	13,700	66,300	4,300	13,260	0	0	0	0	86,190	0	0	0	0	0
DOWNSPOUTS	40	LF	30 25	520	90	430	10	20	0	0	0	0	0	0	0	0	0	0
EXTERIOR DOORS	9	EA	25 12	25,500	4,370	21,130	570	1,760	0	0	0	0	0	0	0	0	0	0
FACADE/CAULK/WATERPROOFING		LS	1 1	1,200	210	990	320	990	1,200	1,220	1,250	1,270	1,290	1,320	1,340	1,370	1,390	1,420
RENOVATION		LS	20 5	60,000	10,270	49,730	3,230	9,950	0	0	0	0	64,640	0	0	0	0	0
PLUMBING SYSTEMS		LS	50 5	22,000	3,770	18,230	1,180	3,650	0	0	0	0	23,700	0	0	0	0	0
ELECTRICAL SYSTEMS		LS	40 5	19,000	3,250	15,750	1,020	3,150	0	0	0	0	20,470	0	0	0	0	0
CEILING LIGHTING FIXTURES	54	EA	30 15	13,500	2,310	11,190	240	750	0	0	0	0	0	0	0	0	0	0
SECURITY SYSTEM UPKEEP		LS	15 8	10,000	1,710	8,290	340	1,040	0	0	0	0	0	0	0	11,390	0	0
EXHAUST FAN		LS	20 15	2,400	410	1,990	40	130	0	0	0	0	0	0	0	0	0	0
MISC. MECHANICAL/PLUMBING/ELECTRICAL		LS	1 1	400	70	330	110	330	400	410	420	420	430	440	450	460	460	470
POOL(S)																		
WHITECOAT-ADULT POOL	6,930	SF	10 8	68,810	11,780	57,030	2,310	7,130	0	0	0	0	0	0	0	78,390	0	0
WHITECOAT-WADING POOL	925	SF	10 8	9,190	1,570	7,620	310	950	0	0	0	0	0	0	0	10,470	0	0
FILTER/PUMPS/PIPING/CHEMICAL EQ.		LS	10 7	32,200	5,510	26,690	1,240	3,810	0	0	0	0	0	0	36,010	0	0	0
MAIN PUMP ROOM CEILING SLAB REPLACEMENT		LS	N/A 2	21,000	3,600	17,400	2,820	8,700	0	21,390	0	0	0	0	0	0	0	0
COPING/TILES/WALLS & GENERAL REPAIRS		LS	10 8	62,840	10,760	52,080	2,110	6,510	0	0	0	0	0	0	0	71,590	0	0
DIVING BOARD	1	EA	15 5	9,000	1,540	7,460	480	1,490	0	0	0	0	9,700	0	0	0	0	0
POOL FURNITURE-ANNUAL ALLOWANCE		LS	1 1	600	100	500	160	500	600	610	620	630	650	660	670	680	700	710
HOT WATER HEATER	1	EA	15 9	1,730	300	1,430	50	160	0	0	0	0	0	0	0	0	2,010	0
ADA LIFT CHAIRS	1	EA	10 5	6,330	1,080	5,250	340	1,050	0	0	0	0	6,820	0	0	0	0	0
REPAIR/REPLACE CONCRETE DECK	9,645	SF	50 25	177,470	30,380	147,090	1,910	5,880	0	0	0	0	0	0	0	0	0	0
TENNIS/PICKLEBALL COURT(S)																		
COLOR COAT/NETS	4	EA	5 5	38,800	6,640	32,160	2,090	6,430	0	0	0	0	41,800	0	0	0	0	45,880
MAJOR COURT REPAIRS	4	EA	20 20	70,000	11,980	58,020	940	2,900	0	0	0	0	0	0	0	0	0	0
10' CHAIN LINK FENCE	666	LF	30 20	29,300	5,020	24,280	390	1,210	0	0	0	0	0	0	0	0	0	0
TOTAL RECREATION				761,790	130,420	631,370	26,510	81,750										
OTHER PROPERTY FEATURES																		
ENTRANCE(S)																		
ENTRANCE SIGNAGE		LS	5 4	1,000	170	830	70	210	0	0	0	1,060	0	0	0	0	1,160	0
ENTRANCE GATES-20' OPENING-ALUMINUM		LS	30 20	6,000	1,030	4,970	80	250	0	0	0	0	0	0	0	0	0	0
TREES/SHRUBBERY																		
TREES/SHRUBBERY-DISEASED/DEAD		LS	1 1	7,000	1,200	5,800	1,880	5,800	7,000	7,130	7,270	7,400	7,540	7,680	7,830	7,970	8,120	8,280
FENCING																		
6' DUMPSTER ENCLOSURE FENCE	40	LF	20 15	1,800	310	1,490	30	100	0	0	0	0	0	0	0	0	0	0

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

COMPONENT (1)	APPROX'MT QUANTITY (2)	USEFUL LIFE AVG REM (YRS) (3)		ESTIMATED COST IN CURRENT \$ (4)	DISTR'BTN OF COH AS OF 1-Jan-22 (5)	BALANCE NEEDED TO FUND RESERVE (6)	FY22 CONTRIBUTION CASH FLOW COMPONENT METHODS (7)	(8)	(9)	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
6' CHAIN LINK FENCE W/BARBED WIRE	1,184	LF	30	20	66,300	11,350	54,950	890	2,750	0	0	0	0	0	0	0	0	0	0
RETAINING WALLS/RAILINGS																			
WOOD RETAINING WALLS	200	SF	20	10	13,000	2,230	10,770	350	1,080	0	0	0	0	0	0	0	0	0	15,370
MASONRY RETAINING WALLS		LS	5	4	1,600	270	1,330	110	330	0	0	0	1,690	0	0	0	0	1,860	0
HAND RAILING/FENCE		LS	3	2	3,000	510	2,490	400	1,250	0	3,060	0	0	3,230	0	0	3,420	0	0
STAIRS																			
REPLACE WOOD STAIRS	12	SF	35	5	820	140	680	40	140	0	0	0	0	880	0	0	0	0	0
SITE LIGHTING																			
STREET LIGHTS	6	EA	30	20	21,000	3,600	17,400	280	870	0	0	0	0	0	0	0	0	0	0
POOL LIGHTS	10	EA	30	15	30,000	5,140	24,860	540	1,660	0	0	0	0	0	0	0	0	0	0
BUILDING MOUNTED LIGHTS	2	EA	30	15	1,800	310	1,490	30	100	0	0	0	0	0	0	0	0	0	0
OTHER SITE FEATURES																			
SITE ITEMS		LS	1	1	1,500	260	1,240	400	1,240	1,500	1,530	1,560	1,590	1,620	1,650	1,680	1,710	1,740	1,770
TOTAL OTHER PROPERTY FEATURES					154,820	26,520	128,300	5,100	15,780										
TOTAL RESERVES					\$1,041,550	\$178,330	\$863,220	\$36,000	\$111,050	\$10,700	\$35,350	\$28,120	\$14,060	\$268,960	\$11,750	\$66,280	\$187,450	\$17,440	\$204,010

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

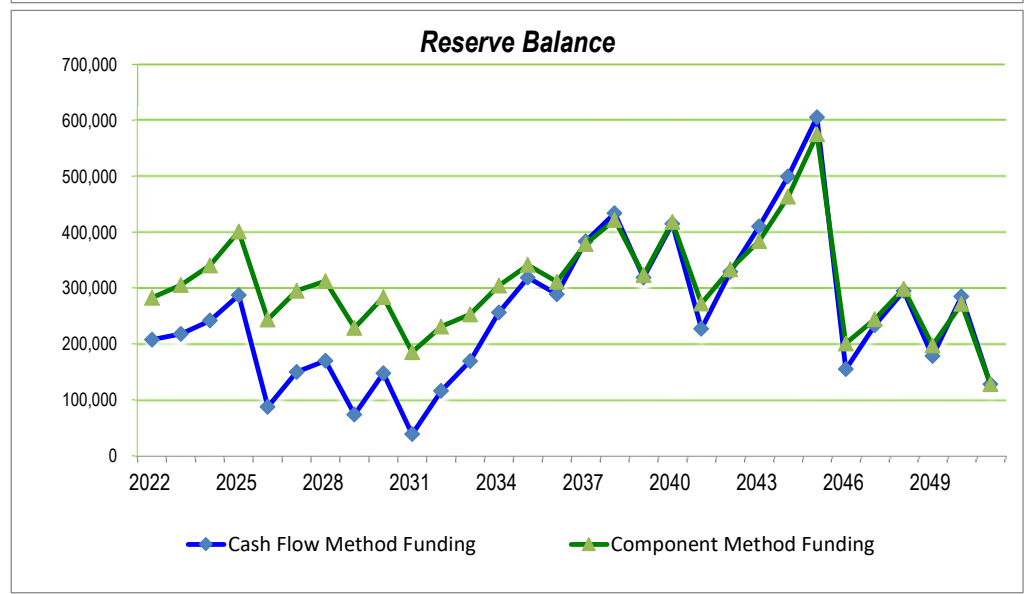
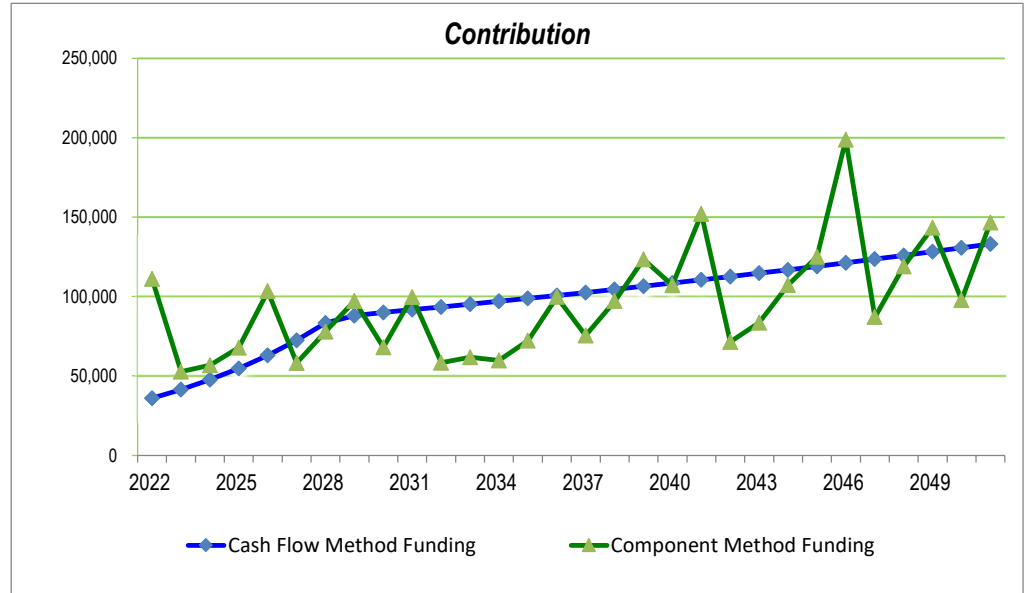
COMPONENT	USEFUL LIFE ESTIMATED AVG M COST IN (YRS) CURRENT \$	(3) (4) (5)	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
			PAVEMENTS/CONCRETE																			
PAVEMENTS																						
PREVENTIVE MAINTENANCE	4	14,910	0	0	0	18,990	0	0	0	20,460	0	0	0	22,050	0	0	0	23,750	0	0	0	0
PAVEMENT OVERLAY	20	97,230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	166,870
BASE/SUB-BASE/REPAIRS	20	11,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,460
CONCRETE/PAVERS																						
SIDEWALKS/CURBS/GUTTERS OTHER CONCRETE	4	1,460	0	0	0	1,860	0	0	0	2,000	0	0	0	2,160	0	0	0	2,330	0	0	0	2,510
TOTAL PAVEMENTS/CONCRETE		124,940																				
RECREATION																						
SWIMMING POOL																						
BATHHOUSE																						
ROOFING-TPO	20	80,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125,090	0	0	0	0	0
DOWNSPOUTS	30	520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	810	0	0	0	0	0
EXTERIOR DOORS	25	25,500	0	31,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FACADE/CAULK/WATERPROOFING	1	1,200	1,450	1,470	1,500	1,530	1,560	1,590	1,620	1,650	1,680	1,710	1,740	1,770	1,810	1,840	1,880	1,910	1,950	1,980	2,020	2,060
RENOVATION	20	60,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	93,820	0	0	0	0	0
PLUMBING SYSTEMS	50	22,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ELECTRICAL SYSTEMS	40	19,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CEILING LIGHTING FIXTURES	30	13,500	0	0	0	0	17,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SECURITY SYSTEM UPKEEP	15	10,000	0	0	0	0	0	0	0	0	0	0	0	0	15,060	0	0	0	0	0	0	0
EXHAUST FAN	20	2,400	0	0	0	0	3,110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MISC. MECHANICAL/PLUMBING/ELECTRICAL	1	400	480	490	500	510	520	530	540	550	560	570	580	590	600	610	630	640	650	660	670	690
POOL(S)																						
WHITECOAT-ADULT POOL	10	68,810	0	0	0	0	0	0	0	94,440	0	0	0	0	0	0	0	0	0	113,780	0	0
WHITECOAT-WADING POOL	10	9,190	0	0	0	0	0	0	0	12,610	0	0	0	0	0	0	0	0	0	15,200	0	0
FILTER/PUMPS/PIPING/CHEMICAL EQ.	10	32,200	0	0	0	0	0	0	43,380	0	0	0	0	0	0	0	0	0	52,260	0	0	0
MAIN PUMP ROOM CEILING SLAB REPLACEMENT	N/A	21,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COPING/TILES/WALLS & GENERAL REPAIRS	10	62,840	0	0	0	0	0	0	0	86,250	0	0	0	0	0	0	0	0	0	103,910	0	0
DIVING BOARD	15	9,000	0	0	0	0	0	0	0	0	0	12,820	0	0	0	0	0	0	0	0	0	0
POOL FURNITURE-ANNUAL ALLOWANCE	1	600	720	740	750	760	780	790	810	820	840	850	870	890	900	920	940	960	970	990	1,010	1,030
HOT WATER HEATER	15	1,730	0	0	0	0	0	0	0	0	0	0	0	0	0	2,660	0	0	0	0	0	0
ADA LIFT CHAIRS	10	6,330	0	0	0	0	8,220	0	0	0	0	0	0	0	0	0	9,900	0	0	0	0	0
REPAIR/REPLACE CONCRETE DECK	50	177,470	0	0	0	0	0	0	0	0	0	0	0	0	0	277,500	0	0	0	0	0	0
TENNIS/PICKLEBALL COURT(S)																						
COLOR COAT/NETS	5	38,800	0	0	0	0	50,360	0	0	0	0	0	0	0	0	0	60,670	0	0	0	0	66,590
MAJOR COURT REPAIRS	20	70,000	0	0	0	0	0	0	0	0	0	99,720	0	0	0	0	0	0	0	0	0	0
10' CHAIN LINK FENCE	30	29,300	0	0	0	0	0	0	0	0	0	41,740	0	0	0	0	0	0	0	0	0	0
TOTAL RECREATION		761,790																				
OTHER PROPERTY FEATURES																						
ENTRANCE(S)																						
ENTRANCE SIGNAGE	5	1,000	0	0	0	1,270	0	0	0	0	1,400	0	0	0	0	1,530	0	0	0	0	1,680	0
ENTRANCE GATES-20' OPENING-ALUMINUM	30	6,000	0	0	0	0	0	0	0	0	0	8,550	0	0	0	0	0	0	0	0	0	0
TREES/SHRUBBERY																						
TREES/SHRUBBERY-DISEASED/DEAD	1	7,000	8,430	8,590	8,750	8,920	9,090	9,260	9,430	9,610	9,790	9,970	10,160	10,350	10,550	10,740	10,950	11,150	11,360	11,570	11,790	12,010
FENCING																						
6' DUMPSTER ENCLOSURE FENCE	20	1,800	0	0	0	0	2,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6' CHAIN LINK FENCE W/BARBED WIRE	30	66,300	0	0	0	0	0	0	0	0	0	94,450	0	0	0	0	0	0	0	0	0	0
RETAINING WALLS/RAILINGS																						
WOOD RETAINING WALLS	20	13,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22,310
MASONRY RETAINING WALLS	5	1,600	0	0	0	2,040	0	0	0	0	2,240	0	0	0	0	2,460	0	0	0	0	2,700	0
HAND RAILING/FENCE	3	3,000	3,610	0	0	3,820	0	0	4,040	0	0	4,270	0	0	4,520	0	0	4,780	0	0	5,050	0

YEARS 11-30 EXPENSES

COMPONENT	USEFUL LIFE ESTIMATED																					
	AVG M (YRS)	COST IN CURRENT \$	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
(1)	(3)†	(5)																				
STAIRS																						
REPLACE WOOD STAIRS	35	820	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SITE LIGHTING																						
STREET LIGHTS	30	21,000	0	0	0	0	0	0	0	0	0	29,920	0	0	0	0	0	0	0	0	0	0
POOL LIGHTS	30	30,000	0	0	0	0	38,940	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BUILDING MOUNTED LIGHTS	30	1,800	0	0	0	0	2,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OTHER SITE FEATURES																						
SITE ITEMS	1	1,500	1,810	1,840	1,880	1,910	1,950	1,980	2,020	2,060	2,100	2,140	2,180	2,220	2,260	2,300	2,350	2,390	2,430	2,480	2,530	2,570
TOTAL OTHER PROPERTY FEATURES		154,820																				
TOTAL RESERVES		\$1,041,550	\$16,500	\$44,430	\$13,380	\$41,610	\$136,730	\$14,150	\$61,840	\$230,450	\$18,610	\$306,710	\$15,530	\$40,030	\$35,700	\$23,060	\$584,540	\$47,910	\$69,620	\$250,570	\$27,450	\$296,100

30 YEAR FINANCIAL PLAN(S)

FY (10)	Expenses		Cash Flow Method Funding			Component Method Funding		
	Annual * (11)	Cumulative (12)	Interest (13)	Contr'bntn (14)	Balance (15)	Interest (16)	Contr'bntn (17)	Balance (18)
COH					\$178,330			\$178,330
2022	10,700	10,700	3,640	36,000	207,270	3,640	111,050	282,320
2023	35,350	46,050	4,230	41,400	217,550	5,760	52,720	305,450
2024	28,120	74,170	4,440	47,610	241,480	6,230	56,680	340,240
2025	14,060	88,230	4,930	54,750	287,100	6,940	67,760	400,880
2026	268,960	357,190	5,860	62,960	86,960	8,180	103,350	243,450
2027	11,750	368,940	1,770	72,400	149,380	4,970	58,130	294,800
2028	66,280	435,220	3,050	83,260	169,410	6,010	77,850	312,380
2029	187,450	622,670	3,460	88,000	73,420	6,370	97,170	228,470
2030	17,440	640,110	1,500	90,000	147,480	4,660	68,070	283,760
2031	204,010	844,120	3,010	91,690	38,170	5,790	99,640	185,180
2032	16,500	860,620	780	93,410	115,860	3,780	58,270	230,730
2033	44,430	905,050	2,360	95,170	168,960	4,710	61,690	252,700
2034	13,380	918,430	3,450	96,960	255,990	5,160	59,750	304,230
2035	41,610	960,040	5,220	98,780	318,380	6,210	72,230	341,060
2036	136,730	1,096,770	6,490	100,640	288,780	6,960	99,730	311,020
2037	14,150	1,110,920	5,890	102,530	383,050	6,340	75,450	378,660
2038	61,840	1,172,760	7,810	104,460	433,480	7,720	97,110	421,650
2039	230,450	1,403,210	8,840	106,420	318,290	8,600	123,460	323,260
2040	18,610	1,421,820	6,490	108,420	414,590	6,590	106,990	418,230
2041	306,710	1,728,530	8,460	110,460	226,800	8,530	151,940	271,990
2042	15,530	1,744,060	4,630	112,540	328,440	5,550	71,460	333,470
2043	40,030	1,784,090	6,700	114,660	409,770	6,800	83,600	383,840
2044	35,700	1,819,790	8,360	116,820	499,250	7,830	107,320	463,290
2045	23,060	1,842,850	10,180	119,020	605,390	9,450	125,060	574,740
2046	584,540	2,427,390	12,350	121,260	154,460	11,720	198,750	200,670
2047	47,910	2,475,300	3,150	123,540	233,240	4,090	87,040	243,890
2048	69,620	2,544,920	4,760	125,860	294,240	4,980	119,000	298,250
2049	250,570	2,795,490	6,000	128,230	177,900	6,080	143,360	197,120
2050	27,450	2,822,940	3,630	130,640	284,720	4,020	97,820	271,510
2051	296,100	3,119,040	5,810	133,100	127,530	5,540	146,580	127,530
SUMMARY								
30-Year Income			157,250	2,910,990		189,210	2,879,030	
Years 1-30 Min Threshold					38,170			127,530
Years 1-30 Max Threshold					605,390			574,740
Years 31-50 Min Threshold					247,020			174,320
Years 31-50 Max Threshold					1,350,350			770,270



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 threshold 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.

50 YEAR FINANCIAL PLAN(S)

FY (10)	Expenses		Cash Flow Method Funding			Component Method Funding		
	Annual* (11)	Cumulative (12)	Interest (13)	Contr'b'n (14)	Balance (15)	Interest (16)	Contr'b'n (17)	Balance (18)
COH					\$178,330			\$178,330
2022	10,700	10,700	3,640	36,000	207,270	3,640	111,050	282,320
2023	35,350	46,050	4,230	41,400	217,550	5,760	52,720	305,450
2024	28,120	74,170	4,440	47,610	241,480	6,230	56,680	340,240
2025	14,060	88,230	4,930	54,750	287,100	6,940	67,760	400,880
2026	268,960	357,190	5,860	62,960	86,960	8,180	103,350	243,450
2027	11,750	368,940	1,770	72,400	149,380	4,970	58,130	294,800
2028	66,280	435,220	3,050	83,260	169,410	6,010	77,850	312,380
2029	187,450	622,670	3,460	88,000	73,420	6,370	97,170	228,470
2030	17,440	640,110	1,500	90,000	147,480	4,660	68,070	283,760
2031	204,010	844,120	3,010	91,690	38,170	5,790	99,640	185,180
2032	16,500	860,620	780	93,410	115,860	3,780	58,270	230,730
2033	44,430	905,050	2,360	95,170	168,960	4,710	61,690	252,700
2034	13,380	918,430	3,450	96,960	255,990	5,160	59,750	304,230
2035	41,610	960,040	5,220	98,780	318,380	6,210	72,230	341,060
2036	136,730	1,096,770	6,490	100,640	288,780	6,960	99,730	311,020
2037	14,150	1,110,920	5,890	102,530	383,050	6,340	75,450	378,660
2038	61,840	1,172,760	7,810	104,460	433,480	7,720	97,110	421,650
2039	230,450	1,403,210	8,840	106,420	318,290	8,600	123,460	323,260
2040	18,610	1,421,820	6,490	108,420	414,590	6,590	106,990	418,230
2041	306,710	1,728,530	8,460	110,460	226,800	8,530	151,940	271,990
2042	15,530	1,744,060	4,630	112,540	328,440	5,550	71,460	333,470
2043	40,030	1,784,090	6,700	114,660	409,770	6,800	83,600	383,840
2044	35,700	1,819,790	8,360	116,820	499,250	7,830	107,320	463,290
2045	23,060	1,842,850	10,180	119,020	605,390	9,450	125,060	574,740
2046	584,540	2,427,390	12,350	121,260	154,460	11,720	198,750	200,670
2047	47,910	2,475,300	3,150	123,540	233,240	4,090	87,040	243,890
2048	69,620	2,544,920	4,760	125,860	294,240	4,980	119,000	298,250
2049	250,570	2,795,490	6,000	128,230	177,900	6,080	143,360	197,120
2050	27,450	2,822,940	3,630	130,640	284,720	4,020	97,820	271,510
2051	296,100	3,119,040	5,810	133,100	127,530	5,540	146,580	127,530
2052	18,710	3,137,750	2,600	135,600	247,020	2,600	73,000	184,420
2053	24,400	3,162,150	5,040	138,150	365,810	3,760	71,350	235,130
2054	19,420	3,181,570	7,460	140,750	494,600	4,800	79,490	300,000
2055	54,860	3,236,430	10,090	143,400	593,230	6,120	95,080	346,340
2056	135,680	3,372,110	12,100	146,100	615,750	7,070	129,530	347,260
2057	20,530	3,392,640	12,560	148,850	756,630	7,080	108,560	442,370
2058	133,740	3,526,380	15,440	151,650	789,980	9,020	147,100	464,750
2059	360,390	3,886,770	16,120	154,500	600,210	9,480	175,080	288,920
2060	30,510	3,917,280	12,240	157,400	739,340	5,890	121,820	386,120
2061	168,550	4,085,830	15,080	160,360	746,230	7,880	152,850	378,300
2062	28,860	4,114,690	15,220	163,370	895,960	7,720	95,790	452,950
2063	58,100	4,172,790	18,280	166,440	1,022,580	9,240	108,570	512,660
2064	23,390	4,196,180	20,860	169,570	1,189,620	10,460	135,050	634,780
2065	36,300	4,232,480	24,270	172,760	1,350,350	12,950	158,840	770,270
2066	590,330	4,822,810	27,550	176,010	963,580	15,710	239,810	435,460
2067	62,580	4,885,390	19,660	179,320	1,099,980	8,880	135,030	516,790
2068	108,120	4,993,510	22,440	182,690	1,196,990	10,540	184,220	603,430
2069	363,670	5,357,180	24,420	186,120	1,043,860	12,310	221,800	473,870
2070	32,510	5,389,690	21,290	189,620	1,222,260	9,670	181,680	632,710
2071	765,050	6,154,740	24,930	193,180	675,320	12,910	293,750	174,320

