



# RESERVE ANALYSIS REPORT

**Barrington Heights HOA**

West Linn, OR

**Report Period:** Jan 01, 2022 - Dec 31, 2022

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## Reserve Study Introduction

The purpose of the Reserve Analysis Report is to help you better understand what you own, in order to develop a financial plan, and adequately budget to pay for future expenses. It consists of a component inventory, life cycle assessment, snapshot of current financial condition, and multiple funding plan options that give you more customization in selecting a strategy that's right for you.

## What Should I Expect In My Reserve Analysis Report?

By definition, the reserve analysis report is a budget-planning tool, which identifies the current status of the reserve fund and provides a stable and equitable funding plan to offset the anticipated expenditures of tomorrow. The contents are based on estimates of the most probable current replacement costs and remaining useful lives. Accordingly, the funding plans reflect judgments based on circumstances of the most likely replacement costs and the assumption of regular maintenance of useful and remaining lives. The property may elect to adopt any of the funding plans presented, or may implement some variation developed from the reserve analysis.

The report includes the following:

**Executive Summary:** Provides project description, financial information, assumptions used in calculations, key indicators of current funding plan, and category summary of expenditures.

**Anticipated Expenditures:** Includes expenditures associated with the components you will refurbish, replace or repair in a given year.

**Component Inventory:** Includes the useful life and remaining life of each component, current replacement cost, projected annual expenditures, and source of component information.

**Percent Funded Analysis:** Provides a snapshot of the financial condition on a component basis by looking at how much you have in reserves vs. how much you should ideally have.

**Reserve Allocation:** A comparison of your reserve allocation based on a component level across multiple funding plan options.

**Summary of Funding Plans:** An overview of different funding plans that include key performance indicators of financial strength. The funding plans may include:

- **Current Funding / Adopted Funding:** This funding model projects the reserve fund over the next 20-30 years based on a funding level equal to the Association's current assessments for reserve assets.
- **Baseline Funding:** Baseline Funding is "a reserve-funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection." Since reserve cash balance is the numerator in percent-funded calculations, Baseline Funding can also be described as not allowing percent funded to drop below zero.
- **Threshold Funding – Minimum \$/%:** A funding model designed to provide the lowest annual funding feasible over the next 30 years which will meet all reserve requirements as they occur. This plan is calculated in which a minimum annual contribution is sought with the constraint that the ending reserve balance or percentage for each year (1 through 30) must be greater than or equal to a specified dollar or percent funded amount. The calculation takes into consideration only the immediate total annual expense requirements. Due to this fact, annual allocations may fluctuate widely from year to year. This plan provides a minimal contingency for unanticipated emergency expenditures. Baseline Funding is a form of Threshold Funding where the minimum balance is \$1.00 for the duration of the report.
- **Target Funding:** A funding model designed to achieve a specific goal (percentage) over a projected time frame. Example of a typical target funding model would be "Target Funding – 100% in 10 Years". This example is designed to achieve the fully funded mark of 100% in year 10. Once the target is hit, the model will then adjust to maintain this level of funding for the remaining years of the report. The target and designated time frame can be adjusted to meet specific requirements of a property.
- **Full Funding:** A full funding model is designed to achieve and maintain a funding goal near or at 100%. This model can be calculated by designating a specific time frame to hit the 100% funded level (see Target Funding).
- **Ladder Funding:** A funding plan designed to incorporate varying funding percent increases or dollar amounts to meet specific funding goals or expense requirements. This funding model may incorporate varying contribution percentage increases at different intervals throughout the projected time frame.

## Reserve Study Introduction

- Compliance Funding / Statutory Funding: Funding model designed to comply with specific state statute requirements. These will vary from state to state.

## How Do I Read My Reserve Study?

Here are four easy steps to help you better understand your reserve study so you can use it as an effective tool to budget and plan for your future needs.

Step One (1): **Understand What You Own.** First things first. Whether you are evaluating the need to increase your reserve contributions or leaving them the same, everybody wants to know – “where is the money going?” Typically, 3 to 5 categories make up 80 % to 90 % of the anticipated expenditures. Review the Executive Summary and Component Inventory to understand what you own.

Step Two (2): **Review Your Upcoming Anticipated Expenditures.** It's important to evaluate what projects are expected for repair, refurbishment, and/or replacement within the next 3 to 5 years. Review the Anticipated Expenditures report and if you don't agree or don't plan to complete those improvements, make sure your component inventory is adjusted accordingly.

Step Three (3): **Analyze Your Current Funding Plan.** Always look to see if your Current Funding Plan is solvent. In other words, are you going to run out of money? Look to see if your current reserve contributions meet your anticipated expenditures over the life of the plan? If yes, great! If not, look at the year the ending reserve balance goes negative (the plan runs out of money), see what the anticipated expenditures driving the shortfall are, and make adjustments accordingly.

Step Four (4): **Adopt a Funding Plan that Meets Your Needs.** We believe it's important to give you options. That's why we designed the Summary of Funding Plans for you to review. We show you what you are currently contributing to reserves, and let you compare to a minimum threshold amount, as well as a more conservative approach of 100% reserve funding in 10 years. If you don't like those options we also give you the flexibility to create your own customized funding plans.

## What Does Percent Funded Mean?

This is an indicator of your financial strength. The ratio of Starting Reserve Balance divided by Fully Funded Reserve Balance is expressed as a percentage. Calculating percent funded is a three-step process. First, Calculate the fully funded balance (FFB) for each component. Per National Reserve Study Standards,  $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$ . Second, sum the individual component FFB values together for a property total. Third, divide the actual (or projected) total reserve balance by the property total FFB. Important to note, the percent funded is calculated relative to the fiscal year end.

The higher the percentage is, the stronger or healthier your reserve fund is and the more confidence you'll have to pay for future repairs. If your Reserve Fund Balance equals the Fully Funded Reserve Balance, the reserve fund would be considered fully funded, or 100% funded. This is considered an ideal amount.

Think of the Reserve Fund Balance as the gas in your tank and the Fully Funded Reserve Balance as the ideal amount you need to fund your road trip. It's okay if the two don't match perfectly. Usually 70% funded or above is considered strong or healthy.

## What Are The Assumptions Used In The Reserve Analysis?

Assumptions are applied in calculating the inflation rate, average interest rate, and rate of reserve contribution increases over the duration of funding plan.

The inflation rate is the percentage rate of change of a price index over time. Future-cost calculations include an assumed annual inflationary factor, which is incorporated into the component inventory, anticipated expenditures, and reserve funding projections. Typically the cost of goods and services will increase over time, so the analysis wants to take that into consideration as it projects long-term, future costs. The current replacement cost of each common area component will be annually compounded by the inflation rate selected. Historical inflation rates in this industry are about 3%, but users can increase or decrease the rate depending on the applicable economic climate. These costs should be updated and reincorporated into your reserve analysis on an ongoing basis.

For planning purposes, interest is applied to the average annual reserve balance represented in the reserve funding plans. Reserve

## Reserve Study Introduction

funds deposited in certificates of deposit or money market accounts will generate interest income, increasing the reserves. Interest rates can be pegged to current bank rates or CD rates. Obviously, a lower rate is more conservative for planning purposes. Note that income from the reserve and operating accounts is taxable to an association, even if the association is established as a non-profit organization. Adjustments to the operating budget may be required to account for applicable federal and state taxes.

Annual reserve contribution increases are assumed in the reserve funding plans provided for future projections. Generally, this is established at the same rate as inflation with the school of thought being that contributions will, at a minimum, be raised to pace inflationary increases in the cost of goods and services. However, it's important for users to be realistic. If users set it to 3% and then do not increase the annual reserve contributions by 3% annually, there will be a shortfall. If there is no plan or expectation to increase reserve contributions, it is best to leave at zero to develop a more realistic plan.

## What Methodology Is Used to Perform the Reserve Analysis?

The Cash Flow Method of calculation is utilized to perform your Reserve Analysis. In other words the reserves are 'pooled' together into one reserve account. This is a method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the projected annual expenditures from year to year. At any given point in time using the Cash Flow Method, all components are funded equally in relation to the overall percent funded. If you are 88% funded, all of your components are equally funded at 88%.

This method gives you the flexibility to pursue a solvent, reasonably funded reserve plan when multiple components on different life cycles exist. It allows for minor adjustments to the reserve plan without worry of funding shortfalls. If one or more of the anticipated expenditures are slightly higher than expected there should be cushion to absorb the shortfall and avoid a special assessment or the need to borrow money.

## Disclosure

The Reserve Analysis report is to be used only for the purpose stated herein, any use or reliance for any other purpose is invalid. The analysis provided is applicable as of the report completion date, and those items, which are not expected to undergo major repair or replacement within the duration of the report, have been defined as 'life of the project' and may not be included. It is imperative that these components be reviewed annually to consider the impact of changing conditions. Adjustments to the component useful lives and replacement costs should be made whenever the rate of deterioration has changed or when there have been significant changes in the cost of materials and/or labor. Some assumptions have been made about costs, conditions, and future events and circumstances that may occur. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this report. Therefore, the actual replacement costs and remaining lives may vary from this report and the variations could be material.

No conclusion or any other form of assurance on the reserve funding plans or projections is provided because the compilation of the reserve funding plans and related projections is limited as described above.

No responsibility to update this report for events and circumstances occurring after the date of this report is assumed.

The lack of reserve funding, or funding the reserve below the baseline funding, or the failure to fund some components, or the failure to include a component in the Reserve Study may, under some circumstances, require the association to (1) increase future reserve contributions, (2) defer major repair, replacement, or maintenance, (3) impose special assessments for the cost of major maintenance, repair, or replacement, or (4) borrow funds to pay for major maintenance, repair, or replacement.

The site visit of the community is a limited scope visual inspection of all accessible common areas, or visible from the street, or other common areas. Hidden components, such as but not limited to, irrigation system, vault, and stormwater facilities, electric, plumbing, utility, structural, foundations, construction defects known or unknown, are not included in the scope of this reserve study. The site visit does not include any destructive or other testings. Measurements are taken on the field and/or using satellite mapping. The Reserve Study may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years.

Construction pricing, costs, and life expectancies included in the reserve study may have been obtained from numerous vendors, contractors, historical data and costs, proposals and quotes obtained; and our general experience in the field with similar

## Reserve Study Introduction

components or projects. Data and information obtained from previous reserve studies provided by the client were not audited and the client is considered to have deemed previous reserve studies accurate and reliable.

This Reserve Study is provided as guidance for budgeting and planning purposes and not as an accounting tool. The information provided by the Board Members or official representative(s) of the Association, contractors, vendors, or other supplies about the financials, the actual or projected reserve balance, physical details and/or quantities of the components, or historical issues/conditions will be deemed reliable and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. Therefore, the information provided to us has not been independently verified or audited.

## Glossary of Terms:

**Annual Fully Funded Requirement:** This is a theoretical value represented in the Percent Funded Analysis report per component. It's also considered the annual accrued depreciation. In other word it's the ideal amount required to Fully Fund the replacement on an annual basis. The amount is calculated based on the useful life and replacement cost and makes no adjustment to eliminate any current reserve deficits.

**Annual Reserve Contributions:** The total assessments, fees, or dues are apportioned between annual operating costs (paying for trash, water, utilities, maintenance, insurance, management fees) and the money you are setting aside every year to pay for anticipated expenditures. This value should not include interest earned as that is already calculated into the reserve funding plans. Our Reserve Analysis Report compares the annual reserve contributions vs. the anticipated expenditures over the duration of the reserve funding plan.

**Component:** Components are all the different common parts of the property (that typically an HOA would be responsible for). They are everything from the roof to asphalt or concrete to decking and balconies to landscaping, lighting, and painting. All of these things need to be repaired or replaced eventually. Our Reserve Analysis Report provides estimates of those current replacement costs to help determine how much money will be required in the bank to pay for them eventually.

**Fully Funded Reserve Balance:** The Fully Funded Reserve Balance is the total accrued depreciation. In other words it's the amount of life "used up" for each one of your components translated into a dollar value. This is calculated by multiplying the fractional age of each component by its current estimated replacement cost, then adding them all together, otherwise known as straight-line depreciation. Its purpose is to help you measure the strength of your reserve fund.

Here's a simple example not taking interest and inflation into consideration: If the association's reserve study says replace the roof every 10 years at a cost of \$100,000, Fully Funded does not mean \$100,000 is required today. It means that \$10,000 is required in the bank this year, \$20,000 next year, \$30,000 the following year, and so on until you have \$100,000 on the 10th year when the roof is scheduled to be replaced.

**Reserve Balance:** This is how much money you have in the bank set aside for reserves at a given point in time, like at the start of each fiscal year called 'Starting Reserve Balance' or at the end of the fiscal year called 'Ending Reserve Balance.' It can also be the reserve accumulated to date, like in the Percent Funding Analysis report where each component has an 'Accumulated Reserve Balance' value.

Reserves are the money set aside for anticipated common area expenses. The reserve account (also called cash reserves or reserve funds) is funded by dues collected from owners (like HOA fees).

Just like an emergency fund or a rainy-day fund to cover personal expenses if the car breaks down or the kitchen sink leaks, HOAs with commonly owned space like condominiums must set aside a healthy percentage of funds every year to plan for the future.

Without it, paying for big expenses becomes difficult. It may require a special assessment to raise the funds to pay for a repair, putting an oversized financial burden on owners. Or a capital improvement loan may be required. The Reserve Analysis report will help figure out a sufficient amount of money to put away in reserves each year to pay for those eventual expenses. Usually a 70% funded reserve balance or above is considered strong.

**Remaining Useful Life (RUL):** Remaining useful life is how many remaining years of use a component should have left before it has to be replaced. For example, if the useful life of your roof is 20 years and it is five years old, the remaining useful life would be 15

years.

**Replacement Contingency %:** The replacement contingency percentage is a budgeting option that gives you the flexibility to determine the amount or percentage to fund replacements. This gives you more control to establish the funds available to make the necessary repairs on a cycled basis. For example, the retaining walls may be estimated to be replaced over 25 years, but the budget may call to phase the replacement in stages of 20% every five years. It may be determined to only account for that percentage of the replacement cost in your budget.

**Source:** These are the source(s) utilized to obtain component repair or replacement cost estimates and can be reviewed on the Component Inventory report.

**Useful Life (UL):** Useful life is how many years a component is expected to be in use from the time it's new (or refurbished); to the time it has to be replaced. For example, the roof – depending on what kind it is – might have a useful life of 20 years. After 20 years, you'd expect to replace it.

## Executive Summary

| Property Description  | Financial Summary   |
|---|---|
| <b>Property Name:</b> Barrington Heights HOA<br><b>Location:</b> West Linn, OR<br><b>Project Type:</b> Planned Unit Development<br><b>Number of Units:</b> 259<br><b>Age of Project:</b> 36 Year(s) | <b>Starting Reserve Balance:</b> \$89,970<br><b>Fully Funded Reserve Balance:</b> \$154,915<br><b>Percent Funded:</b> 58%<br><b>Current Replacement Cost:</b> \$319,469<br><b>Deficit/Surplus vs. Fully Funded Reserve:</b> (\$64,945) or (\$250.75) Per Unit Avg |

A planned community consisting of 259 lots in West Linn, OR.

### Assumed Inflation, Interest & Rate of Annual Reserve Contribution Increase

Funding and anticipated expenditures have been computed with a time value of money approach with the following rates:

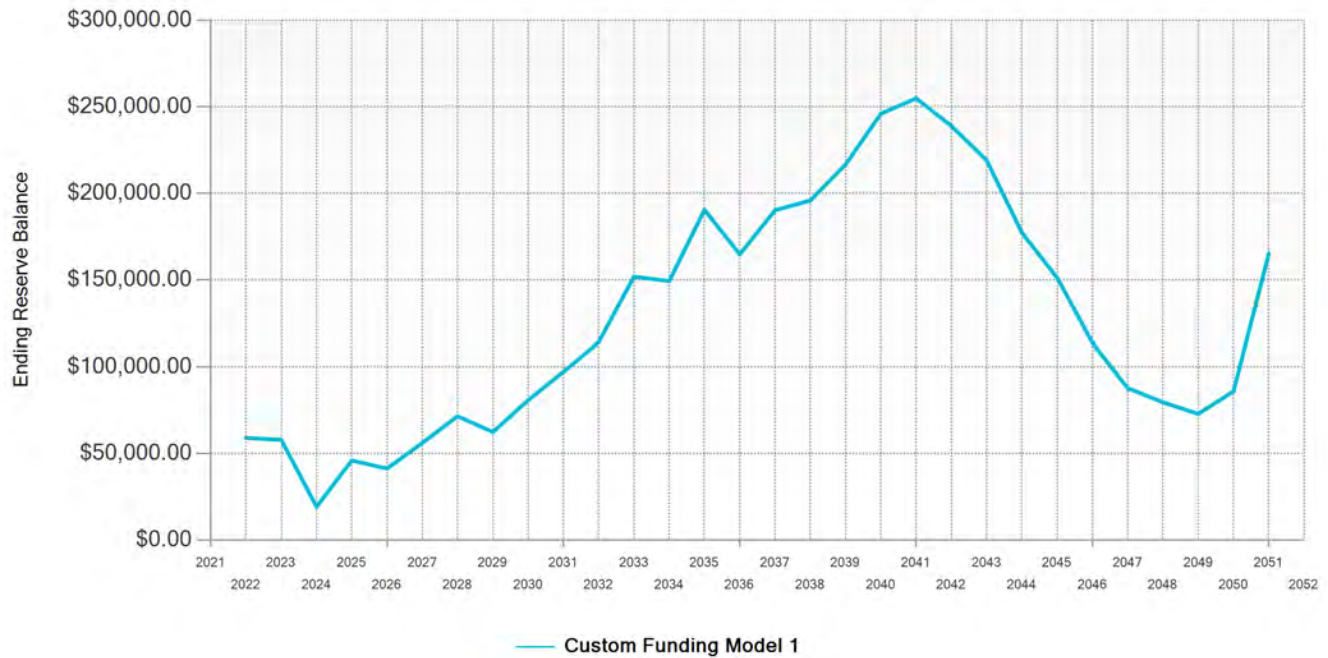
|   |  |  |
|---|--|--|
| <b>Inflation:</b><br><b>3.00 %</b><br>Applied to the anticipated expenditures | <b>Interest:</b><br><b>0.50 %</b><br>Applied to the average annual reserve balance | <b>Annual Reserve Contribution Increase:</b><br><b>Varies</b><br>See individual funding models |
|---|--|--|



## Summary of Funding Plans

★ Recommended funding plan

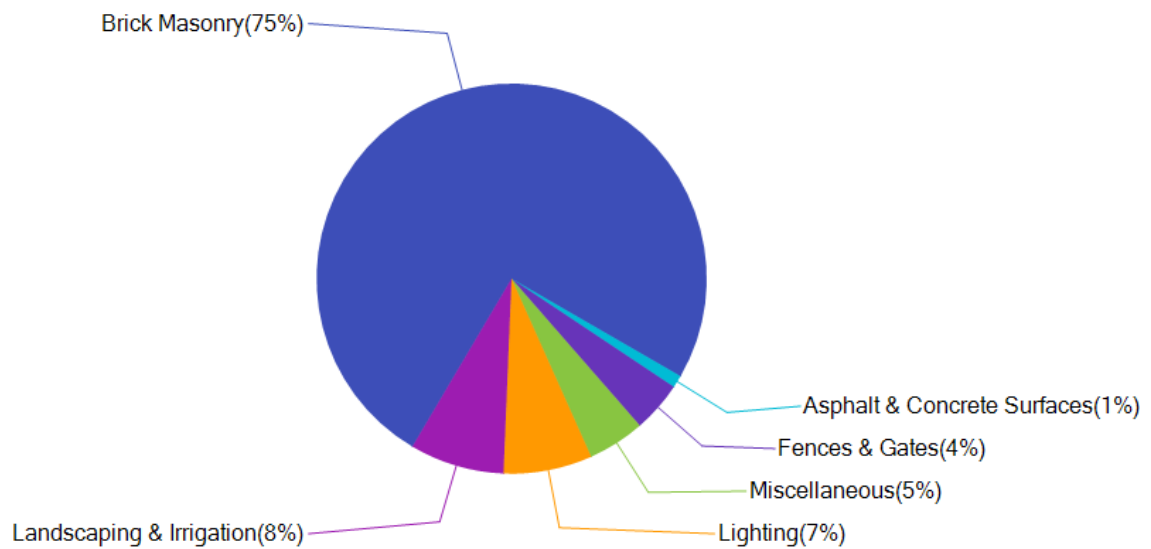
| Funding Plans            | Annual Reserve Contributions | Yearly Reserve Contributions (Avg. Per Unit) | Meet All Anticipated Expenditures During Next 30 Years | 1st Year of Reserve Deficit (if Applicable) | Average Reserve Balance Over 30 Years | Average Percent Funded Over 30 Years |
|--------------------------|------------------------------|--|--|---|---------------------------------------|--------------------------------------|
| Custom Funding Model 1 ★ | \$23,456                     | \$90.56                                      | Yes  | N/A   | \$128,629                             | 45%                                  |



## Executive Summary

## Expenditures by Category

Current Replacement Cost: \$319,469.00



|                             | UL    | RUL  | Current Replacement Cost | Accumulated Reserve Balance | Annual Fully Funded Requirement | Fully Funded Reserve Balance | Annual Reserve Contribution |
|-----------------------------|-------|------|--------------------------|-----------------------------|---------------------------------|------------------------------|-----------------------------|
| Asphalt & Concrete Surfaces | 10-10 | 5-5  | \$3,278                  | \$952                       | \$328                           | \$1,639                      | \$297                       |
| Brick Masonry               | 6-25  | 0-24 | \$239,089                | \$64,349                    | \$12,221                        | \$110,799                    | \$11,078                    |
| Fences & Gates              | 7-30  | 2-25 | \$13,467                 | \$3,389                     | \$1,167                         | \$5,835                      | \$1,058                     |
| Landscaping & Irrigation    | 2-5   | 0-5  | \$25,033                 | \$8,720                     | \$6,482                         | \$15,014                     | \$5,875                     |
| Lighting                    | 10-30 | 4-23 | \$23,494                 | \$7,023                     | \$1,985                         | \$12,093                     | \$1,799                     |
| Miscellaneous               | 2-99  | 0-98 | \$15,108                 | \$5,538                     | \$3,695                         | \$9,535                      | \$3,349                     |
| <b>Totals</b>               |       |      | <b>\$319,469</b>         | <b>\$89,970</b>             | <b>\$25,878</b>                 | <b>\$154,915</b>             | <b>\$23,456</b>             |

## Component Inventory

Units: 259 | Start Date: 1/1/2022

Current Replacement Cost: \$319,469

| Component  | GL Code | Project Number | UL | RUL | Unit Price          | Quantity | Current Replacement Cost | Anticipated Expenditures | Source    |
|--|---------|----------------|----|-----|---------------------|----------|--------------------------|--------------------------|-----------|
| <b>Asphalt &amp; Concrete Surfaces</b>   |         |                |    |     |                     |          |                          |                          |           |
| Concrete - Repair  |         |                | 10 | 5   | \$3,278.18 / Total  | 1        | \$3,278                  | \$3,800                  | Inspector |
| Contingency  |         |                |    |     |                     |          |                          |                          |           |
| <b>Totals</b>  |         |                |    |     |                     |          | <b>\$3,278</b>           | <b>\$3,800</b>           |           |
| <b>Brick Masonry</b>   |         |                |    |     |                     |          |                          |                          |           |
| Mailboxes - Clean & Seal   |         |                | 7  | 2   | \$218.55 / EA       | 34       | \$7,431                  | \$7,883                  | Bid       |
| Pricing based on past costs for Marc's Masonry to clean and seal mailbox clusters.   |         |                |    |     |                     |          |                          |                          |           |
| Mailboxes - Renovation -   |         |                | 25 | 19  | \$6,283.18 / EA     | 4        | \$25,133                 | \$44,070                 | Bid       |
| <b>Phase 1</b>   |         |                |    |     |                     |          |                          |                          |           |
| Units replaced in Phase 1: 2040 Wellington drive (2014), 4071 Imperial (2015/16), 4951 Imperial (2015/16), 4037 Imperial (2015/16).  |         |                |    |     |                     |          |                          |                          |           |
| Units replaced include:  |         |                |    |     |                     |          |                          |                          |           |
| 2014 - 2040 Wellington Drive   |         |                |    |     |                     |          |                          |                          |           |
| 2015 & 2016 - 3913 Edgewater Court   |         |                |    |     |                     |          |                          |                          |           |
| 2015 & 2016 - 2831 Beacon Hill   |         |                |    |     |                     |          |                          |                          |           |
| 2015 & 2016 - 3832 Fairhaven   |         |                |    |     |                     |          |                          |                          |           |
| 2015 & 2016 - 4037, 4051, 4071 Imperial  |         |                |    |     |                     |          |                          |                          |           |
| 2017 - 3360 Barrington Drive, 2870 Beacon Hill Dr.   |         |                |    |     |                     |          |                          |                          |           |
| Mailboxes - Renovation -   |         |                | 25 | 20  | \$6,283.18 / EA     | 4        | \$25,133                 | \$45,392                 | Bid       |
| <b>Phase 2</b>   |         |                |    |     |                     |          |                          |                          |           |
| Units replaced in Phase 2: 3832 Fairhaven (2015/16), 2831 Beacon Hill (2015/16), 3931 Edgewood Court (2015/16), 2870 (2017).   |         |                |    |     |                     |          |                          |                          |           |
| Units replaced recently include:   |         |                |    |     |                     |          |                          |                          |           |
| Replaced in 2018 - 2067 Riverknoll, 3320 Barrington Drive, 3457 Barrington Drive, 2919 Beacon Hill Drive, two other newly installed locations at border of Phase II and Phase VIII.  |         |                |    |     |                     |          |                          |                          |           |
| Replaced in 2019 - 3330 Barrington Drive, 3383 Barrington Drive, 2860 Beacon Hill, 2800 Beacon Hill  |         |                |    |     |                     |          |                          |                          |           |
| Mailboxes - Renovation -   |         |                | 25 | 21  | \$6,283.18 / EA     | 4        | \$25,133                 | \$46,754                 | Bid       |
| <b>Phase 3</b>   |         |                |    |     |                     |          |                          |                          |           |
| Units Replaced in Phase 3: 2919 Beavon Hill Drive (2018), 3457 Barrington Drive (2018), 3320 Barrington Drive (2018), 3360 Barrington Drive (2017).  |         |                |    |     |                     |          |                          |                          |           |
| Units replaced recently include: 3457 Barrington, 2870 Beacon Hill, Riverknoll Ct, 2919 Beacon Hill, 3330 Barrington Dr, 3383 Barrington, 2860 Beacon Hill Drive, 2800 Beacon Hill Drive, 3320 Barrington Dr, 3360 Barrington Drive. |         |                |    |     |                     |          |                          |                          |           |
| Mailboxes - Renovation -   |         |                | 25 | 22  | \$6,283.18 / EA     | 4        | \$25,133                 | \$48,157                 | Bid       |
| <b>Phase 4</b>   |         |                |    |     |                     |          |                          |                          |           |
| Units replaced in 2014: 2067 Riverknoll Court (2018), 2800 Beacon Hill (2019), 2860 Beacon Hill (2019), 3383 Barrington Drive (2019).  |         |                |    |     |                     |          |                          |                          |           |
| Mailboxes - Renovation -   |         |                | 25 | 23  | \$6,283.18 / EA     | 4        | \$25,133                 | \$49,602                 | Bid       |
| <b>Phase 5</b>   |         |                |    |     |                     |          |                          |                          |           |
| Units Replaced in Phase 5: 3330 Barrington Drive (2019), 2090 Wellington Drive (2020), 2020 Riverknoll Ct (2020), 2000 Riverknoll Ct (2020).   |         |                |    |     |                     |          |                          |                          |           |
| Mailboxes - Renovation -   |         |                | 25 | 24  | \$6,283.18 / EA     | 3        | \$18,850                 | \$38,317                 | Bid       |
| <b>Phase 6</b>   |         |                |    |     |                     |          |                          |                          |           |
| Mailboxes - Renovation -   |         |                | 25 | 0   | \$6,283.18 / EA     | 4        | \$25,133                 | \$25,133                 | Bid       |
| <b>Phase 7</b>   |         |                |    |     |                     |          |                          |                          |           |
| Mailboxes - Renovation -   |         |                | 25 | 1   | \$6,283.18 / EA     | 4        | \$25,133                 | \$25,887                 | Bid       |
| <b>Phase 8</b>   |         |                |    |     |                     |          |                          |                          |           |
| Mailboxes - Renovation -   |         |                | 25 | 2   | \$6,283.18 / EA     | 3        | \$18,850                 | \$19,997                 | Bid       |
| <b>Phase 9</b>   |         |                |    |     |                     |          |                          |                          |           |
| Monuments - Repair, Clean & Seal   |         |                | 7  | 0   | \$16,390.91 / Total | 1        | \$16,391                 | \$16,391                 | Inspector |
| Roof Inspection & Repair - Arches  |         |                | 6  | 0   | \$1,639.09 / Total  | 1        | \$1,639                  | \$1,639                  | Inspector |
| <b>Totals</b>  |         |                |    |     |                     |          | <b>\$239,089</b>         | <b>\$369,223</b>         |           |
| <b>Fences &amp; Gates</b>  |         |                |    |     |                     |          |                          |                          |           |
| Wrought Iron - Painting  |         |                | 7  | 2   | \$6,556.36 / Total  | 1        | \$6,556                  | \$6,956                  | Bid       |
| Pricing based on 2017 expense to have Summit Reconstruction complete this task.  |         |                |    |     |                     |          |                          |                          |           |

## Component Inventory

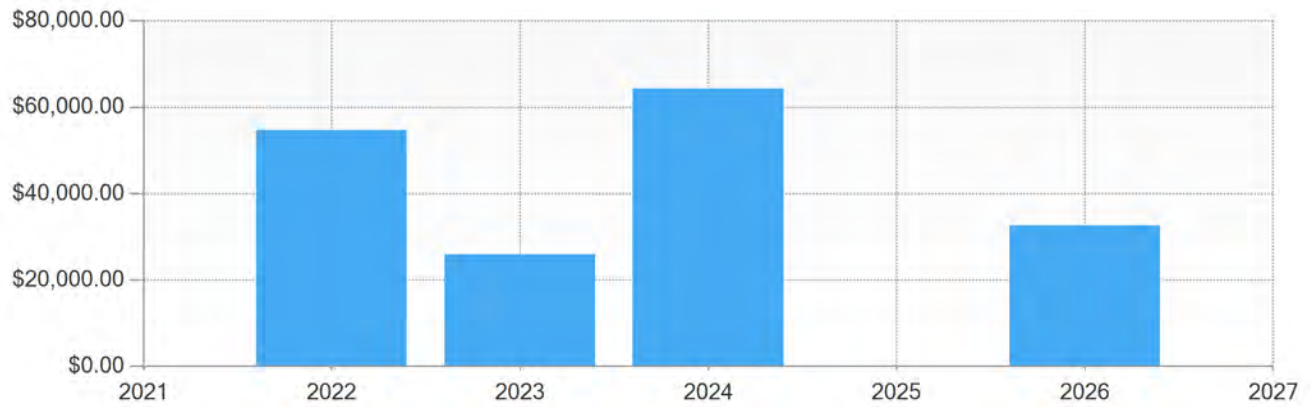
Units: 259 | Start Date: 1/1/2022

| Component  | GL Code | Project Number | UL | RUL | Unit Price          | Quantity | Current Replacement Cost | Anticipated Expenditures | Source         |
|--|---------|----------------|----|-----|---------------------|----------|--------------------------|--------------------------|----------------|
| Wrought Iron - Repair  |         |                | 30 | 25  | \$6,910.41 / Total  | 1        | \$6,910                  | \$14,469                 | Inspector      |
| <b>Totals</b>  |         |                |    |     |                     |          | <b>\$13,467</b>          | <b>\$21,424</b>          |                |
| <b>Landscaping &amp; Irrigation</b>  |         |                |    |     |                     |          |                          |                          |                |
| Holiday Tree Lighting  |         |                | 5  | 2   | \$16,828.00 / Total | 1        | \$16,828                 | \$17,853                 | Inspector      |
| Pricing based on 2018 cost from Innovative Nightscapes.  |         |                |    |     |                     |          |                          |                          |                |
| Irrigation Repairs - Contingency   |         |                | 2  | 0   | \$4,917.27 / Total  | 1        | \$4,917                  | \$4,917                  | Inspector      |
| Tree Maintenance   |         |                | 5  | 5   | \$3,288.00 / Total  | 1        | \$3,288                  | \$3,812                  | Inspector      |
| <b>Totals</b>  |         |                |    |     |                     |          | <b>\$25,033</b>          | <b>\$26,582</b>          |                |
| <b>Lighting</b>  |         |                |    |     |                     |          |                          |                          |                |
| Low Voltage  |         |                | 10 | 4   | \$18,030.00 / Total | 1        | \$18,030                 | \$20,293                 | Inspector      |
| Monument Fixtures - Replacement Contingency  |         |                | 30 | 23  | \$546.36 / EA       | 20       | \$5,464                  | \$10,783                 | Previous Study |
| <b>Totals</b>  |         |                |    |     |                     |          | <b>\$23,494</b>          | <b>\$31,076</b>          |                |
| <b>Miscellaneous</b>   |         |                |    |     |                     |          |                          |                          |                |
| Bench Painting   |         |                | 8  | 0   | \$601.00 / Total    | 1        | \$601                    | \$601                    | Inspector      |
| Contingency - General  |         |                | 99 | 98  | \$2,731.82 / Total  | 1        | \$2,732                  | \$49,488                 | Inspector      |
| Pressure Washing   |         |                | 2  | 0   | \$6,037.32 / Total  | 1        | \$6,037                  | \$6,037                  | User           |
| Pricing used is based on signed contract with HOA Services in 2019. Useful life provided by Board. |         |                |    |     |                     |          |                          |                          |                |
| Signage - Repair/Repaint/Replace   |         |                | 10 | 5   | \$5,736.82 / Total  | 1        | \$5,737                  | \$6,651                  | Inspector      |
| Utilities - Underground & Street Light Fixtures  |         |                | 40 | 7   | \$1.09 / Total      | 1        | \$1                      | \$1                      | User           |
| <b>Totals</b>  |         |                |    |     |                     |          | <b>\$15,108</b>          | <b>\$62,778</b>          |                |

**Measure key :** SF = Square Feet , EA = Each , SY = Square Yard(s) , LF = Linear Feet , ALW = Allowance , BLD = Building(s) , CY = Cubic Yard(s) , LT = Lot , PLC = Place(s) , SQ = Square(s) , TN = Ton(s) , LS = Lump Sum

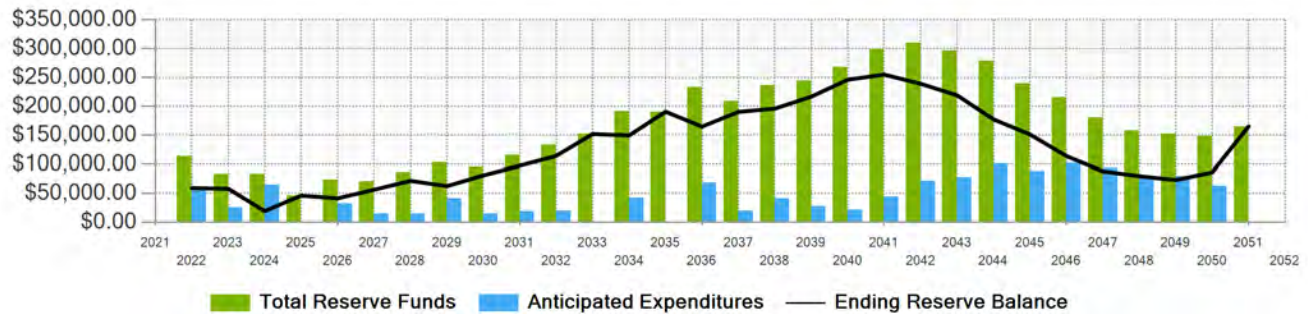
## Anticipated Expenditures (5 Years)

Units: 259 | Start Date: 1/1/2022



| Component                         | Location | GL Code | Project Number | Category                 | Current Replacement Cost | Anticipated Expenditures |
|-----------------------------------|----------|---------|----------------|--------------------------|--------------------------|--------------------------|
| <b>2022</b>                       |          |         |                |                          |                          |                          |
| Bench Painting                    |          |         |                | Miscellaneous            | \$601                    | \$601                    |
| Irrigation Repairs - Contingency  |          |         |                | Landscaping & Irrigation | \$4,917                  | \$4,917                  |
| Mailboxes - Renovation - Phase 7  |          |         |                | Brick Masonry            | \$25,133                 | \$25,133                 |
| Monuments - Repair, Clean & Seal  |          |         |                | Brick Masonry            | \$16,391                 | \$16,391                 |
| Pressure Washing                  |          |         |                | Miscellaneous            | \$6,037                  | \$6,037                  |
| Roof Inspection & Repair - Arches |          |         |                | Brick Masonry            | \$1,639                  | \$1,639                  |
| <b>Total for 2022:</b>            |          |         |                |                          |                          | <b>\$54,718</b>          |
| <b>2023</b>                       |          |         |                |                          |                          |                          |
| Mailboxes - Renovation - Phase 8  |          |         |                | Brick Masonry            | \$25,133                 | \$25,887                 |
| <b>Total for 2023:</b>            |          |         |                |                          |                          | <b>\$25,887</b>          |
| <b>2024</b>                       |          |         |                |                          |                          |                          |
| Holiday Tree Lighting             |          |         |                | Landscaping & Irrigation | \$16,828                 | \$17,853                 |
| Irrigation Repairs - Contingency  |          |         |                | Landscaping & Irrigation | \$4,917                  | \$5,217                  |
| Mailboxes - Clean & Seal          |          |         |                | Brick Masonry            | \$7,431                  | \$7,883                  |
| Mailboxes - Renovation - Phase 9  |          |         |                | Brick Masonry            | \$18,850                 | \$19,997                 |
| Pressure Washing                  |          |         |                | Miscellaneous            | \$6,037                  | \$6,405                  |
| Wrought Iron - Painting           |          |         |                | Fences & Gates           | \$6,556                  | \$6,956                  |
| <b>Total for 2024:</b>            |          |         |                |                          |                          | <b>\$64,311</b>          |
| <b>2025</b>                       |          |         |                |                          |                          |                          |
| <b>Total for 2025:</b>            |          |         |                |                          |                          | <b>\$0</b>               |
| <b>2026</b>                       |          |         |                |                          |                          |                          |
| Irrigation Repairs - Contingency  |          |         |                | Landscaping & Irrigation | \$4,917                  | \$5,534                  |
| Low Voltage                       |          |         |                | Lighting                 | \$18,030                 | \$20,293                 |
| Pressure Washing                  |          |         |                | Miscellaneous            | \$6,037                  | \$6,795                  |
| <b>Total for 2026:</b>            |          |         |                |                          |                          | <b>\$32,622</b>          |

This plan represents first-year reserve contribution of \$23,456 or \$90.56 yearly per unit and incorporates the following variable annual increases in funding: 4.25% in years 2-30. If maintained, this plan will meet all anticipated expenditures as they occur over the projected 30 years. If designated future year increases are not maintained the association may be unable to meet all future expense requirements. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all funding goals and expectations are being met.



| Year               | Annual Reserve Contributions | Yearly Reserve Contributions (Avg. Per Unit) | Starting Reserve Balance                             | Interest Earned | Total Reserve Funds | Anticipated Expenditures             | Ending Reserve Balance | Fully Funded Reserve Balance | Percent Funded |
|--------------------|------------------------------|--|--|-----------------|---------------------|--------------------------------------|------------------------|------------------------------|----------------|
| Duration: 30 years |                              |  | Rate of Annual Reserve Contribution Increases: 4.25% |                 |                     | Additional Funds To Reserves: \$0.00 |                        |                              |                |
| 2022               | \$23,456                     | \$90.56                                      | \$89,970   | \$372           | \$113,798           | \$54,718                             | \$59,080               | \$129,858                    | 45%            |
| 2023               | \$24,453                     | \$94.41                                      | \$59,080   | \$292           | \$83,825            | \$25,887                             | \$57,938               | \$134,544                    | 43%            |
| 2024               | \$25,492                     | \$98.43                                      | \$57,938   | \$193           | \$83,623            | \$64,311                             | \$19,312               | \$100,618                    | 19%            |
| 2025               | \$26,576                     | \$102.61                                     | \$19,312   | \$163           | \$46,051            | \$0                                  | \$46,051               | \$132,763                    | 35%            |
| 2026               | \$27,705                     | \$106.97                                     | \$46,051   | \$218           | \$73,974            | \$32,622                             | \$41,352               | \$133,145                    | 31%            |
| 2027               | \$28,883                     | \$111.52                                     | \$41,352   | \$243           | \$70,478            | \$14,263                             | \$56,215               | \$153,349                    | 37%            |
| 2028               | \$30,110                     | \$116.26                                     | \$56,215   | \$319           | \$86,645            | \$15,038                             | \$71,607               | \$174,287                    | 41%            |
| 2029               | \$31,390                     | \$121.20                                     | \$71,607   | \$334           | \$103,331           | \$40,856                             | \$62,475               | \$170,216                    | 37%            |
| 2030               | \$32,724                     | \$126.35                                     | \$62,475   | \$358           | \$95,557            | \$14,638                             | \$80,918               | \$194,010                    | 42%            |
| 2031               | \$34,115                     | \$131.72                                     | \$80,918   | \$444           | \$115,477           | \$18,250                             | \$97,228               | \$215,811                    | 45%            |
| 2032               | \$35,565                     | \$137.32                                     | \$97,228   | \$527           | \$133,320           | \$19,141                             | \$114,179              | \$238,392                    | 48%            |
| 2033               | \$37,076                     | \$143.15                                     | \$114,179  | \$664           | \$151,919           | \$0                                  | \$151,919              | \$282,440                    | 54%            |
| 2034               | \$38,652                     | \$149.24                                     | \$151,919  | \$751           | \$191,322           | \$41,948                             | \$149,374              | \$285,709                    | 52%            |
| 2035               | \$40,295                     | \$155.58                                     | \$149,374  | \$848           | \$190,516           | \$0                                  | \$190,516              | \$333,424                    | 57%            |
| 2036               | \$42,007                     | \$162.19                                     | \$190,516  | \$886           | \$233,409           | \$68,634                             | \$164,774              | \$313,050                    | 53%            |
| 2037               | \$43,792                     | \$169.08                                     | \$164,774  | \$885           | \$209,452           | \$19,168                             | \$190,285              | \$344,226                    | 55%            |
| 2038               | \$45,654                     | \$176.27                                     | \$190,285  | \$963           | \$236,901           | \$40,988                             | \$195,913              | \$355,107                    | 55%            |
| 2039               | \$47,594                     | \$183.76                                     | \$195,913  | \$1,029         | \$244,536           | \$27,814                             | \$216,722              | \$381,168                    | 57%            |
| 2040               | \$49,617                     | \$191.57                                     | \$216,722  | \$1,154         | \$267,493           | \$21,440                             | \$246,053              | \$415,898                    | 59%            |
| 2041               | \$51,725                     | \$199.71                                     | \$246,053  | \$1,249         | \$299,028           | \$44,070                             | \$254,957              | \$429,721                    | 59%            |
| 2042               | \$53,924                     | \$208.20                                     | \$254,957  | \$1,232         | \$310,113           | \$71,116                             | \$238,997              | \$417,504                    | 57%            |
| 2043               | \$56,215                     | \$217.05                                     | \$238,997  | \$1,142         | \$296,355           | \$77,246                             | \$219,108              | \$400,051                    | 55%            |
| 2044               | \$58,605                     | \$226.27                                     | \$219,108  | \$989           | \$278,702           | \$101,391                            | \$177,310              | \$358,692                    | 49%            |
| 2045               | \$61,095                     | \$235.89                                     | \$177,310  | \$819           | \$239,225           | \$87,989                             | \$151,236              | \$331,430                    | 46%            |
| 2046               | \$63,692                     | \$245.91                                     | \$151,236  | \$661           | \$215,589           | \$101,791                            | \$113,798              | \$290,711                    | 39%            |
| 2047               | \$66,399                     | \$256.37                                     | \$113,798  | \$503           | \$180,700           | \$92,851                             | \$87,849               | \$259,605                    | 34%            |
| 2048               | \$69,221                     | \$267.26                                     | \$87,849   | \$418           | \$157,488           | \$77,826                             | \$79,662               | \$244,716                    | 33%            |
| 2049               | \$72,163                     | \$278.62                                     | \$79,662   | \$381           | \$152,205           | \$79,250                             | \$72,955               | \$229,637                    | 32%            |
| 2050               | \$75,230                     | \$290.46                                     | \$72,955   | \$396           | \$148,581           | \$62,565                             | \$86,017               | \$233,068                    | 37%            |
| 2051               | \$78,427                     | \$302.81                                     | \$86,017   | \$626           | \$165,070           | \$0                                  | \$165,070              | \$302,874                    | 55%            |

## Percent Funded Analysis

Units: 259 | Start Date: 1/1/2022

Current Percent Funded: 58%

| Component                                       | UL | RUL | Effective Age | Current Replacement Cost | Starting Reserve Balance | Annual Fully Funding Reqmt. | Fully Funded Reserve Balance | Annual Reserve Contrib. |
|---|----|-----|---------------|--------------------------|--------------------------|-----------------------------|------------------------------|-------------------------|
|   | A  | B   | C             | D                        | E                        | F                           | G                            | H                       |
| <b>ASPHALT &amp; CONCRETE SURFACES</b>          |    |     |               |                          |                          |                             |                              |                         |
| Concrete - Repair Contingency                   | 10 | 5   | 5             | \$3,278                  | \$952                    | \$328                       | \$1,639                      | \$297                   |
|   |    |     | <b>Total</b>  | <b>\$3,278</b>           | <b>\$952</b>             | <b>\$328</b>                | <b>\$1,639</b>               | <b>\$297</b>            |
| <b>BRICK MASONRY</b>                            |    |     |               |                          |                          |                             |                              |                         |
| Mailboxes - Clean & Seal                        | 7  | 2   | 5             | \$7,431                  | \$3,082                  | \$1,062                     | \$5,308                      | \$962                   |
| Mailboxes - Renovation - Phase 1                | 25 | 19  | 6             | \$25,133                 | \$3,503                  | \$1,005                     | \$6,032                      | \$911                   |
| Mailboxes - Renovation - Phase 2                | 25 | 20  | 5             | \$25,133                 | \$2,919                  | \$1,005                     | \$5,027                      | \$911                   |
| Mailboxes - Renovation - Phase 3                | 25 | 21  | 4             | \$25,133                 | \$2,335                  | \$1,005                     | \$4,021                      | \$911                   |
| Mailboxes - Renovation - Phase 4                | 25 | 22  | 3             | \$25,133                 | \$1,752                  | \$1,005                     | \$3,016                      | \$911                   |
| Mailboxes - Renovation - Phase 5                | 25 | 23  | 2             | \$25,133                 | \$1,168                  | \$1,005                     | \$2,011                      | \$911                   |
| Mailboxes - Renovation - Phase 6                | 25 | 24  | 1             | \$18,850                 | \$438                    | \$754                       | \$754                        | \$683                   |
| Mailboxes - Renovation - Phase 7                | 25 | 0   | 25            | \$25,133                 | \$14,596                 | \$1,005                     | \$25,133                     | \$911                   |
| Mailboxes - Renovation - Phase 8                | 25 | 1   | 24            | \$25,133                 | \$14,012                 | \$1,005                     | \$24,127                     | \$911                   |
| Mailboxes - Renovation - Phase 9                | 25 | 2   | 23            | \$18,850                 | \$10,071                 | \$754                       | \$17,342                     | \$683                   |
| Monuments - Repair, Clean & Seal                | 7  | 0   | 7             | \$16,391                 | \$9,519                  | \$2,342                     | \$16,391                     | \$2,122                 |
| Roof Inspection & Repair - Arches               | 6  | 0   | 6             | \$1,639                  | \$952                    | \$273                       | \$1,639                      | \$248                   |
|   |    |     | <b>Total</b>  | <b>\$239,089</b>         | <b>\$64,349</b>          | <b>\$12,221</b>             | <b>\$110,799</b>             | <b>\$11,078</b>         |
| <b>FENCES &amp; GATES</b>                       |    |     |               |                          |                          |                             |                              |                         |
| Wrought Iron - Painting                         | 7  | 2   | 5             | \$6,556                  | \$2,720                  | \$937                       | \$4,683                      | \$849                   |
| Wrought Iron - Repair                           | 30 | 25  | 5             | \$6,910                  | \$669                    | \$230                       | \$1,152                      | \$209                   |
|   |    |     | <b>Total</b>  | <b>\$13,467</b>          | <b>\$3,389</b>           | <b>\$1,167</b>              | <b>\$5,835</b>               | <b>\$1,058</b>          |
| <b>LANDSCAPING &amp; IRRIGATION</b>             |    |     |               |                          |                          |                             |                              |                         |
| Holiday Tree Lighting                           | 5  | 2   | 3             | \$16,828                 | \$5,864                  | \$3,366                     | \$10,097                     | \$3,051                 |
| Irrigation Repairs - Contingency                | 2  | 0   | 2             | \$4,917                  | \$2,856                  | \$2,459                     | \$4,917                      | \$2,229                 |
| Tree Maintenance                                | 5  | 5   | 0             | \$3,288                  | \$0                      | \$658                       | \$0                          | \$596                   |
|   |    |     | <b>Total</b>  | <b>\$25,033</b>          | <b>\$8,720</b>           | <b>\$6,482</b>              | <b>\$15,014</b>              | <b>\$5,875</b>          |
| <b>LIGHTING</b>                                 |    |     |               |                          |                          |                             |                              |                         |
| Low Voltage                                     | 10 | 4   | 6             | \$18,030                 | \$6,283                  | \$1,803                     | \$10,818                     | \$1,634                 |
| Monument Fixtures - Replacement Contingency     | 30 | 23  | 7             | \$5,464                  | \$740                    | \$182                       | \$1,275                      | \$165                   |
|   |    |     | <b>Total</b>  | <b>\$23,494</b>          | <b>\$7,023</b>           | <b>\$1,985</b>              | <b>\$12,093</b>              | <b>\$1,799</b>          |
| <b>MISCELLANEOUS</b>                            |    |     |               |                          |                          |                             |                              |                         |
| Bench Painting                                  | 8  | 0   | 8             | \$601                    | \$349                    | \$75                        | \$601                        | \$68                    |
| Contingency - General                           | 99 | 98  | 1             | \$2,732                  | \$16                     | \$28                        | \$28                         | \$25                    |
| Pressure Washing                                | 2  | 0   | 2             | \$6,037                  | \$3,506                  | \$3,019                     | \$6,037                      | \$2,736                 |
| Signage - Repair/Repaint/Replace                | 10 | 5   | 5             | \$5,737                  | \$1,666                  | \$574                       | \$2,868                      | \$520                   |
| Utilities - Underground & Street Light Fixtures | 40 | 7   | 33            | \$1                      | \$1                      | \$0                         | \$1                          | \$0                     |
|   |    |     | <b>Total</b>  | <b>\$15,108</b>          | <b>\$5,538</b>           | <b>\$3,695</b>              | <b>\$9,535</b>               | <b>\$3,349</b>          |
|   |    |     | <b>Totals</b> | <b>\$319,469</b>         | <b>\$89,970</b>          | <b>\$25,878</b>             | <b>\$154,915</b>             | <b>\$23,456</b>         |

**Percent Funded Calculations:** Effective Age (Column C): (A) - (B) = (C). Starting Reserve Balance (Column E): G (Individual) / G (Total) \* E (Total) = E (Individual). Annual Fully Funding Requirement (Column F): (D) / (A) = (F). Fully Funded Reserve Balance (Column G): (C) \* (F) = (G).

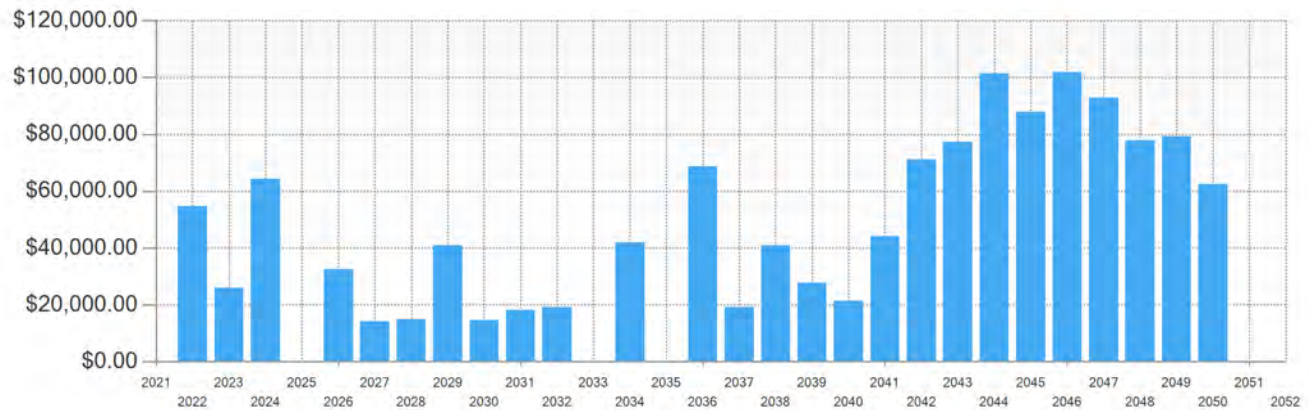
## Reserve Allocation Report

| Component                                       | GL Code       | Custom Funding Model 1 |
|---|---------------|------------------------|
| <b>ASPHALT &amp; CONCRETE SURFACES</b>          |               |                        |
| Concrete - Repair Contingency                   |               | \$297                  |
|   | <b>Total</b>  | <b>\$297</b>           |
| <b>BRICK MASONRY</b>                            |               |                        |
| Mailboxes - Clean & Seal                        |               | \$962                  |
| Mailboxes - Renovation - Phase 1                |               | \$911                  |
| Mailboxes - Renovation - Phase 2                |               | \$911                  |
| Mailboxes - Renovation - Phase 3                |               | \$911                  |
| Mailboxes - Renovation - Phase 4                |               | \$911                  |
| Mailboxes - Renovation - Phase 5                |               | \$911                  |
| Mailboxes - Renovation - Phase 6                |               | \$683                  |
| Mailboxes - Renovation - Phase 7                |               | \$911                  |
| Mailboxes - Renovation - Phase 8                |               | \$911                  |
| Mailboxes - Renovation - Phase 9                |               | \$683                  |
| Monuments - Repair, Clean & Seal                |               | \$2,122                |
| Roof Inspection & Repair - Arches               |               | \$248                  |
|   | <b>Total</b>  | <b>\$11,078</b>        |
| <b>FENCES &amp; GATES</b>                       |               |                        |
| Wrought Iron - Painting                         |               | \$849                  |
| Wrought Iron - Repair                           |               | \$209                  |
|   | <b>Total</b>  | <b>\$1,058</b>         |
| <b>LANDSCAPING &amp; IRRIGATION</b>             |               |                        |
| Holiday Tree Lighting                           |               | \$3,051                |
| Irrigation Repairs - Contingency                |               | \$2,229                |
| Tree Maintenance                                |               | \$596                  |
|   | <b>Total</b>  | <b>\$5,875</b>         |
| <b>LIGHTING</b>                                 |               |                        |
| Low Voltage                                     |               | \$1,634                |
| Monument Fixtures - Replacement Contingency     |               | \$165                  |
|   | <b>Total</b>  | <b>\$1,799</b>         |
| <b>MISCELLANEOUS</b>                            |               |                        |
| Bench Painting                                  |               | \$68                   |
| Contingency - General                           |               | \$25                   |
| Pressure Washing                                |               | \$2,736                |
| Signage - Repair/Repaint/Replace                |               | \$520                  |
| Utilities - Underground & Street Light Fixtures |               | \$0                    |
|   | <b>Total</b>  | <b>\$3,349</b>         |
|   | <b>Totals</b> | <b>\$23,456</b>        |



## Anticipated Expenditures (30 Years)

Units: 259 | Start Date: 1/1/2022



| Component                         | Location | GL Code | Project Number | Category                    | Current Replacement Cost | Anticipated Expenditures |
|-----------------------------------|----------|---------|----------------|-----------------------------|--------------------------|--------------------------|
| <b>2022</b>                       |          |         |                |                             |                          |                          |
| Bench Painting                    |          |         |                | Miscellaneous               | \$601                    | \$601                    |
| Irrigation Repairs - Contingency  |          |         |                | Landscaping & Irrigation    | \$4,917                  | \$4,917                  |
| Mailboxes - Renovation - Phase 7  |          |         |                | Brick Masonry               | \$25,133                 | \$25,133                 |
| Monuments - Repair, Clean & Seal  |          |         |                | Brick Masonry               | \$16,391                 | \$16,391                 |
| Pressure Washing                  |          |         |                | Miscellaneous               | \$6,037                  | \$6,037                  |
| Roof Inspection & Repair - Arches |          |         |                | Brick Masonry               | \$1,639                  | \$1,639                  |
| <b>Total for 2022:</b>            |          |         |                |                             |                          | <b>\$54,718</b>          |
| <b>2023</b>                       |          |         |                |                             |                          |                          |
| Mailboxes - Renovation - Phase 8  |          |         |                | Brick Masonry               | \$25,133                 | \$25,887                 |
| <b>Total for 2023:</b>            |          |         |                |                             |                          | <b>\$25,887</b>          |
| <b>2024</b>                       |          |         |                |                             |                          |                          |
| Holiday Tree Lighting             |          |         |                | Landscaping & Irrigation    | \$16,828                 | \$17,853                 |
| Irrigation Repairs - Contingency  |          |         |                | Landscaping & Irrigation    | \$4,917                  | \$5,217                  |
| Mailboxes - Clean & Seal          |          |         |                | Brick Masonry               | \$7,431                  | \$7,883                  |
| Mailboxes - Renovation - Phase 9  |          |         |                | Brick Masonry               | \$18,850                 | \$19,997                 |
| Pressure Washing                  |          |         |                | Miscellaneous               | \$6,037                  | \$6,405                  |
| Wrought Iron - Painting           |          |         |                | Fences & Gates              | \$6,556                  | \$6,956                  |
| <b>Total for 2024:</b>            |          |         |                |                             |                          | <b>\$64,311</b>          |
| <b>2025</b>                       |          |         |                |                             |                          |                          |
| <b>Total for 2025:</b>            |          |         |                |                             |                          | <b>\$0</b>               |
| <b>2026</b>                       |          |         |                |                             |                          |                          |
| Irrigation Repairs - Contingency  |          |         |                | Landscaping & Irrigation    | \$4,917                  | \$5,534                  |
| Low Voltage                       |          |         |                | Lighting                    | \$18,030                 | \$20,293                 |
| Pressure Washing                  |          |         |                | Miscellaneous               | \$6,037                  | \$6,795                  |
| <b>Total for 2026:</b>            |          |         |                |                             |                          | <b>\$32,622</b>          |
| <b>2027</b>                       |          |         |                |                             |                          |                          |
| Concrete - Repair Contingency     |          |         |                | Asphalt & Concrete Surfaces | \$3,278                  | \$3,800                  |
| Signage - Repair/Repaint/Replace  |          |         |                | Miscellaneous               | \$5,737                  | \$6,651                  |
| Tree Maintenance                  |          |         |                | Landscaping & Irrigation    | \$3,288                  | \$3,812                  |
| <b>Total for 2027:</b>            |          |         |                |                             |                          | <b>\$14,263</b>          |

## Anticipated Expenditures (30 Years)

Units: 259 | Start Date: 1/1/2022

| Component                                       | Location | GL Code | Project Number | Category                    | Current Replacement Cost | Anticipated Expenditures |
|---|----------|---------|----------------|-----------------------------|--------------------------|--------------------------|
| <b>2028</b>                                     |          |         |                |                             |                          |                          |
| Irrigation Repairs - Contingency                |          |         |                | Landscaping & Irrigation    | \$4,917                  | \$5,871                  |
| Pressure Washing                                |          |         |                | Miscellaneous               | \$6,037                  | \$7,209                  |
| Roof Inspection & Repair - Arches               |          |         |                | Brick Masonry               | \$1,639                  | \$1,957                  |
| <b>Total for 2028:</b>                          |          |         |                |                             |                          | <b>\$15,038</b>          |
| <b>2029</b>                                     |          |         |                |                             |                          |                          |
| Holiday Tree Lighting                           |          |         |                | Landscaping & Irrigation    | \$16,828                 | \$20,696                 |
| Monuments - Repair, Clean & Seal                |          |         |                | Brick Masonry               | \$16,391                 | \$20,159                 |
| Utilities - Underground & Street Light Fixtures |          |         |                | Miscellaneous               | \$1                      | \$1                      |
| <b>Total for 2029:</b>                          |          |         |                |                             |                          | <b>\$40,856</b>          |
| <b>2030</b>                                     |          |         |                |                             |                          |                          |
| Bench Painting                                  |          |         |                | Miscellaneous               | \$601                    | \$761                    |
| Irrigation Repairs - Contingency                |          |         |                | Landscaping & Irrigation    | \$4,917                  | \$6,229                  |
| Pressure Washing                                |          |         |                | Miscellaneous               | \$6,037                  | \$7,648                  |
| <b>Total for 2030:</b>                          |          |         |                |                             |                          | <b>\$14,638</b>          |
| <b>2031</b>                                     |          |         |                |                             |                          |                          |
| Mailboxes - Clean & Seal                        |          |         |                | Brick Masonry               | \$7,431                  | \$9,695                  |
| Wrought Iron - Painting                         |          |         |                | Fences & Gates              | \$6,556                  | \$8,555                  |
| <b>Total for 2031:</b>                          |          |         |                |                             |                          | <b>\$18,250</b>          |
| <b>2032</b>                                     |          |         |                |                             |                          |                          |
| Irrigation Repairs - Contingency                |          |         |                | Landscaping & Irrigation    | \$4,917                  | \$6,608                  |
| Pressure Washing                                |          |         |                | Miscellaneous               | \$6,037                  | \$8,114                  |
| Tree Maintenance                                |          |         |                | Landscaping & Irrigation    | \$3,288                  | \$4,419                  |
| <b>Total for 2032:</b>                          |          |         |                |                             |                          | <b>\$19,141</b>          |
| <b>2033</b>                                     |          |         |                |                             |                          |                          |
| <b>Total for 2033:</b>                          |          |         |                |                             |                          | <b>\$0</b>               |
| <b>2034</b>                                     |          |         |                |                             |                          |                          |
| Holiday Tree Lighting                           |          |         |                | Landscaping & Irrigation    | \$16,828                 | \$23,993                 |
| Irrigation Repairs - Contingency                |          |         |                | Landscaping & Irrigation    | \$4,917                  | \$7,011                  |
| Pressure Washing                                |          |         |                | Miscellaneous               | \$6,037                  | \$8,608                  |
| Roof Inspection & Repair - Arches               |          |         |                | Brick Masonry               | \$1,639                  | \$2,337                  |
| <b>Total for 2034:</b>                          |          |         |                |                             |                          | <b>\$41,948</b>          |
| <b>2035</b>                                     |          |         |                |                             |                          |                          |
| <b>Total for 2035:</b>                          |          |         |                |                             |                          | <b>\$0</b>               |
| <b>2036</b>                                     |          |         |                |                             |                          |                          |
| Irrigation Repairs - Contingency                |          |         |                | Landscaping & Irrigation    | \$4,917                  | \$7,438                  |
| Low Voltage                                     |          |         |                | Lighting                    | \$18,030                 | \$27,272                 |
| Monuments - Repair, Clean & Seal                |          |         |                | Brick Masonry               | \$16,391                 | \$24,793                 |
| Pressure Washing                                |          |         |                | Miscellaneous               | \$6,037                  | \$9,132                  |
| <b>Total for 2036:</b>                          |          |         |                |                             |                          | <b>\$68,634</b>          |
| <b>2037</b>                                     |          |         |                |                             |                          |                          |
| Concrete - Repair Contingency                   |          |         |                | Asphalt & Concrete Surfaces | \$3,278                  | \$5,107                  |
| Signage - Repair/Repaint/Replace                |          |         |                | Miscellaneous               | \$5,737                  | \$8,938                  |
| Tree Maintenance                                |          |         |                | Landscaping & Irrigation    | \$3,288                  | \$5,123                  |
| <b>Total for 2037:</b>                          |          |         |                |                             |                          | <b>\$19,168</b>          |

## Anticipated Expenditures (30 Years)

Units: 259 | Start Date: 1/1/2022

| Component                                   | Location | GL Code | Project Number | Category                 | Current Replacement Cost | Anticipated Expenditures |
|---|----------|---------|----------------|--------------------------|--------------------------|--------------------------|
| <b>2038</b>                                 |          |         |                |                          |                          |                          |
| Bench Painting                              |          |         |                | Miscellaneous            | \$601                    | \$964                    |
| Irrigation Repairs - Contingency            |          |         |                | Landscaping & Irrigation | \$4,917                  | \$7,891                  |
| Mailboxes - Clean & Seal                    |          |         |                | Brick Masonry            | \$7,431                  | \$11,924                 |
| Pressure Washing                            |          |         |                | Miscellaneous            | \$6,037                  | \$9,688                  |
| Wrought Iron - Painting                     |          |         |                | Fences & Gates           | \$6,556                  | \$10,521                 |
| <b>Total for 2038:</b>                      |          |         |                |                          |                          | <b>\$40,988</b>          |
| <b>2039</b>                                 |          |         |                |                          |                          |                          |
| Holiday Tree Lighting                       |          |         |                | Landscaping & Irrigation | \$16,828                 | \$27,814                 |
| <b>Total for 2039:</b>                      |          |         |                |                          |                          | <b>\$27,814</b>          |
| <b>2040</b>                                 |          |         |                |                          |                          |                          |
| Irrigation Repairs - Contingency            |          |         |                | Landscaping & Irrigation | \$4,917                  | \$8,371                  |
| Pressure Washing                            |          |         |                | Miscellaneous            | \$6,037                  | \$10,278                 |
| Roof Inspection & Repair - Arches           |          |         |                | Brick Masonry            | \$1,639                  | \$2,790                  |
| <b>Total for 2040:</b>                      |          |         |                |                          |                          | <b>\$21,440</b>          |
| <b>2041</b>                                 |          |         |                |                          |                          |                          |
| Mailboxes - Renovation - Phase 1            |          |         |                | Brick Masonry            | \$25,133                 | \$44,070                 |
| <b>Total for 2041:</b>                      |          |         |                |                          |                          | <b>\$44,070</b>          |
| <b>2042</b>                                 |          |         |                |                          |                          |                          |
| Irrigation Repairs - Contingency            |          |         |                | Landscaping & Irrigation | \$4,917                  | \$8,881                  |
| Mailboxes - Renovation - Phase 2            |          |         |                | Brick Masonry            | \$25,133                 | \$45,392                 |
| Pressure Washing                            |          |         |                | Miscellaneous            | \$6,037                  | \$10,904                 |
| Tree Maintenance                            |          |         |                | Landscaping & Irrigation | \$3,288                  | \$5,938                  |
| <b>Total for 2042:</b>                      |          |         |                |                          |                          | <b>\$71,116</b>          |
| <b>2043</b>                                 |          |         |                |                          |                          |                          |
| Mailboxes - Renovation - Phase 3            |          |         |                | Brick Masonry            | \$25,133                 | \$46,754                 |
| Monuments - Repair, Clean & Seal            |          |         |                | Brick Masonry            | \$16,391                 | \$30,492                 |
| <b>Total for 2043:</b>                      |          |         |                |                          |                          | <b>\$77,246</b>          |
| <b>2044</b>                                 |          |         |                |                          |                          |                          |
| Holiday Tree Lighting                       |          |         |                | Landscaping & Irrigation | \$16,828                 | \$32,244                 |
| Irrigation Repairs - Contingency            |          |         |                | Landscaping & Irrigation | \$4,917                  | \$9,422                  |
| Mailboxes - Renovation - Phase 4            |          |         |                | Brick Masonry            | \$25,133                 | \$48,157                 |
| Pressure Washing                            |          |         |                | Miscellaneous            | \$6,037                  | \$11,568                 |
| <b>Total for 2044:</b>                      |          |         |                |                          |                          | <b>\$101,391</b>         |
| <b>2045</b>                                 |          |         |                |                          |                          |                          |
| Mailboxes - Clean & Seal                    |          |         |                | Brick Masonry            | \$7,431                  | \$14,665                 |
| Mailboxes - Renovation - Phase 5            |          |         |                | Brick Masonry            | \$25,133                 | \$49,602                 |
| Monument Fixtures - Replacement Contingency |          |         |                | Lighting                 | \$5,464                  | \$10,783                 |
| Wrought Iron - Painting                     |          |         |                | Fences & Gates           | \$6,556                  | \$12,940                 |
| <b>Total for 2045:</b>                      |          |         |                |                          |                          | <b>\$87,989</b>          |
| <b>2046</b>                                 |          |         |                |                          |                          |                          |
| Bench Painting                              |          |         |                | Miscellaneous            | \$601                    | \$1,222                  |
| Irrigation Repairs - Contingency            |          |         |                | Landscaping & Irrigation | \$4,917                  | \$9,996                  |

## Anticipated Expenditures (30 Years)

Units: 259 | Start Date: 1/1/2022

| Component                         | Location | GL Code | Project Number | Category                    | Current Replacement Cost | Anticipated Expenditures |
|-----------------------------------|----------|---------|----------------|-----------------------------|--------------------------|--------------------------|
| Low Voltage                       |          |         |                | Lighting                    | \$18,030                 | \$36,651                 |
| Mailboxes - Renovation - Phase 6  |          |         |                | Brick Masonry               | \$18,850                 | \$38,317                 |
| Pressure Washing                  |          |         |                | Miscellaneous               | \$6,037                  | \$12,273                 |
| Roof Inspection & Repair - Arches |          |         |                | Brick Masonry               | \$1,639                  | \$3,332                  |
| <b>Total for 2046:</b>            |          |         |                |                             |                          | <b>\$101,791</b>         |
| <b>2047</b>                       |          |         |                |                             |                          |                          |
| Concrete - Repair Contingency     |          |         |                | Asphalt & Concrete Surfaces | \$3,278                  | \$6,864                  |
| Mailboxes - Renovation - Phase 7  |          |         |                | Brick Masonry               | \$25,133                 | \$52,622                 |
| Signage - Repair/Repaint/Replace  |          |         |                | Miscellaneous               | \$5,737                  | \$12,012                 |
| Tree Maintenance                  |          |         |                | Landscaping & Irrigation    | \$3,288                  | \$6,884                  |
| Wrought Iron - Repair             |          |         |                | Fences & Gates              | \$6,910                  | \$14,469                 |
| <b>Total for 2047:</b>            |          |         |                |                             |                          | <b>\$92,851</b>          |
| <b>2048</b>                       |          |         |                |                             |                          |                          |
| Irrigation Repairs - Contingency  |          |         |                | Landscaping & Irrigation    | \$4,917                  | \$10,605                 |
| Mailboxes - Renovation - Phase 8  |          |         |                | Brick Masonry               | \$25,133                 | \$54,201                 |
| Pressure Washing                  |          |         |                | Miscellaneous               | \$6,037                  | \$13,020                 |
| <b>Total for 2048:</b>            |          |         |                |                             |                          | <b>\$77,826</b>          |
| <b>2049</b>                       |          |         |                |                             |                          |                          |
| Holiday Tree Lighting             |          |         |                | Landscaping & Irrigation    | \$16,828                 | \$37,380                 |
| Mailboxes - Renovation - Phase 9  |          |         |                | Brick Masonry               | \$18,850                 | \$41,870                 |
| <b>Total for 2049:</b>            |          |         |                |                             |                          | <b>\$79,250</b>          |
| <b>2050</b>                       |          |         |                |                             |                          |                          |
| Irrigation Repairs - Contingency  |          |         |                | Landscaping & Irrigation    | \$4,917                  | \$11,250                 |
| Monuments - Repair, Clean & Seal  |          |         |                | Brick Masonry               | \$16,391                 | \$37,501                 |
| Pressure Washing                  |          |         |                | Miscellaneous               | \$6,037                  | \$13,813                 |
| <b>Total for 2050:</b>            |          |         |                |                             |                          | <b>\$62,565</b>          |
| <b>2051</b>                       |          |         |                |                             |                          |                          |
| <b>Total for 2051:</b>            |          |         |                |                             |                          | <b>\$0</b>               |

## Component Photos &amp; Details

## Asphalt &amp; Concrete Surfaces

**Concrete - Repair Contingency***Reserve Component*

|                 |            |                                  |                    |
|-----------------|------------|----------------------------------|--------------------|
| Useful Life     | 10 Year(s) | Replacement %                    | 100.00%            |
| Remaining Life  | 5 Year(s)  | Quantity / Units                 | 1 Total            |
| Date in Service | 2017       | Unit Price                       | \$3,278.18 / Total |
| Effective Age   | 5          | Current Cost                     | \$3,278            |
| Source          | Inspector  | Inflation Rate                   |                    |
| GL Code         |            | Starting Reserve Balance         | \$952              |
| Cost Center     |            | Annual Fully Funding Requirement | \$328              |
| Project Number  |            | Fully Funded Reserve Balance     | \$1,639            |
| Owner           |            | Annual Reserve Contribution      | \$297              |

Description: Contingency for grinding of trip hazards or replacement of broken slabs.

## Brick Masonry

**Mailboxes - Clean & Seal***Reserve Component*

|                 |           |                                  |               |
|-----------------|-----------|----------------------------------|---------------|
| Useful Life     | 7 Year(s) | Replacement %                    | 100.00%       |
| Remaining Life  | 2 Year(s) | Quantity / Units                 | 34 EA         |
| Date in Service | 2017      | Unit Price                       | \$218.55 / EA |
| Effective Age   | 5         | Current Cost                     | \$7,431       |
| Source          | Bid       | Inflation Rate                   |               |
| GL Code         |           | Starting Reserve Balance         | \$3,082       |
| Cost Center     |           | Annual Fully Funding Requirement | \$1,062       |
| Project Number  |           | Fully Funded Reserve Balance     | \$5,308       |
| Owner           |           | Annual Reserve Contribution      | \$962         |

Description: Clean and seal of mailbox clusters.

Notes: Pricing based on past costs for Marc's Masonry to clean and seal mailbox clusters.



## Component Photos &amp; Details

**Mailboxes - Renovation - Phase 1***Reserve Component*

|                 |            |                                  |                 |
|-----------------|------------|----------------------------------|-----------------|
| Useful Life     | 25 Year(s) | Replacement %                    | 100.00%         |
| Remaining Life  | 19 Year(s) | Quantity / Units                 | 4 EA            |
| Date in Service | 2016       | Unit Price                       | \$6,283.18 / EA |
| Effective Age   | 6          | Current Cost                     | \$25,133        |
| Source          | Bid        | Inflation Rate                   | 3.00%           |
| GL Code         |            | Starting Reserve Balance         | \$3,503         |
| Cost Center     |            | Annual Fully Funding Requirement | \$1,005         |
| Project Number  |            | Fully Funded Reserve Balance     | \$6,032         |
| Owner           |            | Annual Reserve Contribution      | \$911           |

Description: Replacement of brick mailbox clusters including mailbox insert.

Notes: Units replaced in Phase 1: 2040 Wellington drive (2014), 4071 Imperial (2015/16), 4951 Imperial (2015/16), 4037 Imperial (2015/16).

Units replaced include:

2014 - 2040 Wellington Drive

2015 & 2016 - 3913 Edgewater Court

2015 & 2016 - 2831 Beacon Hill

2015 & 2016 - 3832 Fairhaven

2015 & 2016 - 4037, 4051, 4071 Imperial

2017 - 3360 Barrington Drive, 2870 Beacon Hill Dr.

**Mailboxes - Renovation - Phase 2***Reserve Component*

|                 |            |                                  |                 |
|-----------------|------------|----------------------------------|-----------------|
| Useful Life     | 25 Year(s) | Replacement %                    | 100.00%         |
| Remaining Life  | 20 Year(s) | Quantity / Units                 | 4 EA            |
| Date in Service | 2017       | Unit Price                       | \$6,283.18 / EA |
| Effective Age   | 5          | Current Cost                     | \$25,133        |
| Source          | Bid        | Inflation Rate                   | 3.00%           |
| GL Code         |            | Starting Reserve Balance         | \$2,919         |
| Cost Center     |            | Annual Fully Funding Requirement | \$1,005         |
| Project Number  |            | Fully Funded Reserve Balance     | \$5,027         |
| Owner           |            | Annual Reserve Contribution      | \$911           |

Description: Replacement of brick mailbox clusters including mailbox insert.

Notes: Units replaced in Phase 2: 3832 Fairhaven (2015/16), 2831 Beacon Hill (2015/16), 3931 Edgewood Court (2015/16), 2870 (2017).

Units replaced recently include:

Replaced in 2018 - 2067 Riverknoll, 3320 Barrington Drive, 3457 Barrington Drive, 2919 Beacon Hill Drive, two other newly installed locations at border of Phase II and Phase VIII.

Replaced in 2019 - 3330 Barrington Drive, 3383 Barrington Drive, 2860 Beacon Hill, 2800 Beacon Hill

## Component Photos &amp; Details

**Mailboxes - Renovation - Phase 3***Reserve Component*

|                 |            |                                  |                 |
|-----------------|------------|----------------------------------|-----------------|
| Useful Life     | 25 Year(s) | Replacement %                    | 100.00%         |
| Remaining Life  | 21 Year(s) | Quantity / Units                 | 4 EA            |
| Date in Service | 2018       | Unit Price                       | \$6,283.18 / EA |
| Effective Age   | 4          | Current Cost                     | \$25,133        |
| Source          | Bid        | Inflation Rate                   | 3.00%           |
| GL Code         |            | Starting Reserve Balance         | \$2,335         |
| Cost Center     |            | Annual Fully Funding Requirement | \$1,005         |
| Project Number  |            | Fully Funded Reserve Balance     | \$4,021         |
| Owner           |            | Annual Reserve Contribution      | \$911           |

Description: Replacement of brick mailbox clusters including mailbox insert.

Notes: Units Replaced in Phase 3: 2919 Beavon Hill Drive (2018), 3457 Barrington Drive (2018), 3320 Barrington Drive (2018), 3360 Barrington Drive (2017). Units replaced recently include: 3457 Barrington, 2870 Beacon Hill, Riverknoll Ct, 2919 Beacon Hill, 3330 Barrington Dr, 3383 Barrington, 2860 Beacon Hill Drive, 2800 Beacon Hill Drive, 3320 Barrington Dr, 3360 Barrington Drive.

**Mailboxes - Renovation - Phase 4***Reserve Component*

|                 |            |                                  |                 |
|-----------------|------------|----------------------------------|-----------------|
| Useful Life     | 25 Year(s) | Replacement %                    | 100.00%         |
| Remaining Life  | 22 Year(s) | Quantity / Units                 | 4 EA            |
| Date in Service | 2019       | Unit Price                       | \$6,283.18 / EA |
| Effective Age   | 3          | Current Cost                     | \$25,133        |
| Source          | Bid        | Inflation Rate                   | 3.00%           |
| GL Code         |            | Starting Reserve Balance         | \$1,752         |
| Cost Center     |            | Annual Fully Funding Requirement | \$1,005         |
| Project Number  |            | Fully Funded Reserve Balance     | \$3,016         |
| Owner           |            | Annual Reserve Contribution      | \$911           |

Description: Replacement of brick mailbox clusters including mailbox insert.

Notes: Units replaced in 2014: 2067 Riverknoll Court (2018), 2800 Beacon Hill (2019), 2860 Beacon Hill (2019), 3383 Barrington Drive (2019).

## Component Photos &amp; Details

**Mailboxes - Renovation - Phase 5***Reserve Component*

|                 |            |                                  |                 |
|-----------------|------------|----------------------------------|-----------------|
| Useful Life     | 25 Year(s) | Replacement %                    | 100.00%         |
| Remaining Life  | 23 Year(s) | Quantity / Units                 | 4 EA            |
| Date in Service | 2020       | Unit Price                       | \$6,283.18 / EA |
| Effective Age   | 2          | Current Cost                     | \$25,133        |
| Source          | Bid        | Inflation Rate                   | 3.00%           |
| GL Code         |            | Starting Reserve Balance         | \$1,168         |
| Cost Center     |            | Annual Fully Funding Requirement | \$1,005         |
| Project Number  |            | Fully Funded Reserve Balance     | \$2,011         |
| Owner           |            | Annual Reserve Contribution      | \$911           |

Description: Replacement of brick mailbox clusters including mailbox insert.

Notes: Units Replaced in Phase 5: 3330 Barrington Drive (2019), 2090 Wellington Drive (2020), 2020 Riverknoll Ct (2020), 2000 Riverknoll Ct (2020).

**Mailboxes - Renovation - Phase 6***Reserve Component*

|                 |            |                                  |                 |
|-----------------|------------|----------------------------------|-----------------|
| Useful Life     | 25 Year(s) | Replacement %                    | 100.00%         |
| Remaining Life  | 24 Year(s) | Quantity / Units                 | 3 EA            |
| Date in Service | 2021       | Unit Price                       | \$6,283.18 / EA |
| Effective Age   | 1          | Current Cost                     | \$18,850        |
| Source          | Bid        | Inflation Rate                   | 3.00%           |
| GL Code         |            | Starting Reserve Balance         | \$438           |
| Cost Center     |            | Annual Fully Funding Requirement | \$754           |
| Project Number  |            | Fully Funded Reserve Balance     | \$754           |
| Owner           |            | Annual Reserve Contribution      | \$683           |

Description: Replacement of brick mailbox clusters including mailbox insert.



## Component Photos &amp; Details

**Mailboxes - Renovation - Phase 7***Reserve Component*

|                 |            |                                  |                 |
|-----------------|------------|----------------------------------|-----------------|
| Useful Life     | 25 Year(s) | Replacement %                    | 100.00%         |
| Remaining Life  | 0 Year(s)  | Quantity / Units                 | 4 EA            |
| Date in Service | 1994       | Unit Price                       | \$6,283.18 / EA |
| Effective Age   | 25         | Current Cost                     | \$25,133        |
| Source          | Bid        | Inflation Rate                   | 3.00%           |
| GL Code         |            | Starting Reserve Balance         | \$14,596        |
| Cost Center     |            | Annual Fully Funding Requirement | \$1,005         |
| Project Number  |            | Fully Funded Reserve Balance     | \$25,133        |
| Owner           |            | Annual Reserve Contribution      | \$911           |

Description: Replacement of brick mailbox clusters including mailbox insert.

**Mailboxes - Renovation - Phase 8***Reserve Component*

|                 |            |                                  |                 |
|-----------------|------------|----------------------------------|-----------------|
| Useful Life     | 25 Year(s) | Replacement %                    | 100.00%         |
| Remaining Life  | 1 Year(s)  | Quantity / Units                 | 4 EA            |
| Date in Service | 1994       | Unit Price                       | \$6,283.18 / EA |
| Effective Age   | 24         | Current Cost                     | \$25,133        |
| Source          | Bid        | Inflation Rate                   | 3.00%           |
| GL Code         |            | Starting Reserve Balance         | \$14,012        |
| Cost Center     |            | Annual Fully Funding Requirement | \$1,005         |
| Project Number  |            | Fully Funded Reserve Balance     | \$24,127        |
| Owner           |            | Annual Reserve Contribution      | \$911           |

Description: Replacement of brick mailbox clusters including mailbox insert.

## Component Photos &amp; Details

**Mailboxes - Renovation - Phase 9****Reserve Component**

|                 |            |                                  |                 |
|-----------------|------------|----------------------------------|-----------------|
| Useful Life     | 25 Year(s) | Replacement %                    | 100.00%         |
| Remaining Life  | 2 Year(s)  | Quantity / Units                 | 3 EA            |
| Date in Service | 1994       | Unit Price                       | \$6,283.18 / EA |
| Effective Age   | 23         | Current Cost                     | \$18,850        |
| Source          | Bid        | Inflation Rate                   | 3.00%           |
| GL Code         |            | Starting Reserve Balance         | \$10,071        |
| Cost Center     |            | Annual Fully Funding Requirement | \$754           |
| Project Number  |            | Fully Funded Reserve Balance     | \$17,342        |
| Owner           |            | Annual Reserve Contribution      | \$683           |

Description: Replacement of brick mailbox clusters including mailbox insert.

**Monuments - Repair, Clean & Seal****Reserve Component**

|                 |           |                                  |                     |
|-----------------|-----------|----------------------------------|---------------------|
| Useful Life     | 7 Year(s) | Replacement %                    | 100.00%             |
| Remaining Life  | 0 Year(s) | Quantity / Units                 | 1 Total             |
| Date in Service | 2014      | Unit Price                       | \$16,390.91 / Total |
| Effective Age   | 7         | Current Cost                     | \$16,391            |
| Source          | Inspector | Inflation Rate                   |                     |
| GL Code         |           | Starting Reserve Balance         | \$9,519             |
| Cost Center     |           | Annual Fully Funding Requirement | \$2,342             |
| Project Number  |           | Fully Funded Reserve Balance     | \$16,391            |
| Owner           |           | Annual Reserve Contribution      | \$2,122             |

Description: Contingency for targeted repair of all brick structures and monuments (excluding mailboxes), followed by a clean and seal of all brick surfaces.

**Roof Inspection & Repair - Arches****Reserve Component**

|                 |           |                                  |                    |
|-----------------|-----------|----------------------------------|--------------------|
| Useful Life     | 6 Year(s) | Replacement %                    | 100.00%            |
| Remaining Life  | 0 Year(s) | Quantity / Units                 | 1 Total            |
| Date in Service | 2016      | Unit Price                       | \$1,639.09 / Total |
| Effective Age   | 6         | Current Cost                     | \$1,639            |
| Source          | Inspector | Inflation Rate                   | 0.00%              |
| GL Code         |           | Starting Reserve Balance         | \$952              |
| Cost Center     |           | Annual Fully Funding Requirement | \$273              |
| Project Number  |           | Fully Funded Reserve Balance     | \$1,639            |
| Owner           |           | Annual Reserve Contribution      | \$248              |

Description: Contingency to inspect, clean, and repair tile roofs located at brick arches.

## Component Photos &amp; Details

## Fences &amp; Gates



## Wrought Iron - Painting

## Reserve Component

|                 |           |                                  |                    |
|-----------------|-----------|----------------------------------|--------------------|
| Useful Life     | 7 Year(s) | Replacement %                    | 100.00%            |
| Remaining Life  | 2 Year(s) | Quantity / Units                 | 1 Total            |
| Date in Service | 2017      | Unit Price                       | \$6,556.36 / Total |
| Effective Age   | 5         | Current Cost                     | \$6,556            |
| Source          | Bid       | Inflation Rate                   | 0.00%              |
| GL Code         |           | Starting Reserve Balance         | \$2,720            |
| Cost Center     |           | Annual Fully Funding Requirement | \$937              |
| Project Number  |           | Fully Funded Reserve Balance     | \$4,683            |
| Owner           |           | Annual Reserve Contribution      | \$849              |

Description: Rust removal and painting of all wrought iron gates and fencing.

Notes: Pricing based on 2017 expense to have Summit Reconstruction complete this task.



## Wrought Iron - Repair

## Reserve Component

|                 |            |                                  |                    |
|-----------------|------------|----------------------------------|--------------------|
| Useful Life     | 30 Year(s) | Replacement %                    | 100.00%            |
| Remaining Life  | 25 Year(s) | Quantity / Units                 | 1 Total            |
| Date in Service | 1985       | Unit Price                       | \$6,910.41 / Total |
| Effective Age   | 5          | Current Cost                     | \$6,910            |
| Source          | Inspector  | Inflation Rate                   | 0.00%              |
| GL Code         |            | Starting Reserve Balance         | \$669              |
| Cost Center     |            | Annual Fully Funding Requirement | \$230              |
| Project Number  |            | Fully Funded Reserve Balance     | \$1,152            |
| Owner           |            | Annual Reserve Contribution      | \$209              |

Description: Repair to all wrought iron gates and fencing.

## Landscaping &amp; Irrigation



## Holiday Tree Lighting

## Reserve Component

|                 |           |                                  |                     |
|-----------------|-----------|----------------------------------|---------------------|
| Useful Life     | 5 Year(s) | Replacement %                    | 100.00%             |
| Remaining Life  | 2 Year(s) | Quantity / Units                 | 1 Total             |
| Date in Service | 2019      | Unit Price                       | \$16,828.00 / Total |
| Effective Age   | 3         | Current Cost                     | \$16,828            |
| Source          | Inspector | Inflation Rate                   | 3.00%               |
| GL Code         |           | Starting Reserve Balance         | \$5,864             |
| Cost Center     |           | Annual Fully Funding Requirement | \$3,366             |
| Project Number  |           | Fully Funded Reserve Balance     | \$10,097            |
| Owner           |           | Annual Reserve Contribution      | \$3,051             |

Description: Cost to replace lighting in big trees.

Notes: Pricing based on 2018 cost from Innovative Nightscapes.



## Component Photos &amp; Details

**Irrigation Repairs - Contingency***Reserve Component*

|                 |           |                                  |                    |
|-----------------|-----------|----------------------------------|--------------------|
| Useful Life     | 2 Year(s) | Replacement %                    | 100.00%            |
| Remaining Life  | 0 Year(s) | Quantity / Units                 | 1 Total            |
| Date in Service | 2019      | Unit Price                       | \$4,917.27 / Total |
| Effective Age   | 2         | Current Cost                     | \$4,917            |
| Source          | Inspector | Inflation Rate                   |                    |
| GL Code         |           | Starting Reserve Balance         | \$2,856            |
| Cost Center     |           | Annual Fully Funding Requirement | \$2,459            |
| Project Number  |           | Fully Funded Reserve Balance     | \$4,917            |
| Owner           |           | Annual Reserve Contribution      | \$2,229            |

Description: Contingency for replacement of irrigation timer clocks, valves, and backflow devices.

**Tree Maintenance***Reserve Component*

|                 |           |                                  |                    |
|-----------------|-----------|----------------------------------|--------------------|
| Useful Life     | 5 Year(s) | Replacement %                    | 100.00%            |
| Remaining Life  | 5 Year(s) | Quantity / Units                 | 1 Total            |
| Date in Service | 2021      | Unit Price                       | \$3,288.00 / Total |
| Effective Age   | 0         | Current Cost                     | \$3,288            |
| Source          | Inspector | Inflation Rate                   |                    |
| GL Code         |           | Starting Reserve Balance         | \$0                |
| Cost Center     |           | Annual Fully Funding Requirement | \$658              |
| Project Number  |           | Fully Funded Reserve Balance     | \$0                |
| Owner           |           | Annual Reserve Contribution      | \$596              |

Description: Contingency for pruning or removal and replacement of commonly maintained trees.

## Component Photos &amp; Details

## Lighting

**Low Voltage****Reserve Component**

|                 |            |                                  |                     |
|-----------------|------------|----------------------------------|---------------------|
| Useful Life     | 10 Year(s) | Replacement %                    | 100.00%             |
| Remaining Life  | 4 Year(s)  | Quantity / Units                 | 1 Total             |
| Date in Service | 2016       | Unit Price                       | \$18,030.00 / Total |
| Effective Age   | 6          | Current Cost                     | \$18,030            |
| Source          | Inspector  | Inflation Rate                   | 0.00%               |
| GL Code         |            | Starting Reserve Balance         | \$6,283             |
| Cost Center     |            | Annual Fully Funding Requirement | \$1,803             |
| Project Number  |            | Fully Funded Reserve Balance     | \$10,818            |
| Owner           |            | Annual Reserve Contribution      | \$1,634             |

Description: Replacement of low voltage lighting systems and fixtures.

**Monument Fixtures - Replacement Contingency****Reserve Component**

|                 |                |                                  |               |
|-----------------|----------------|----------------------------------|---------------|
| Useful Life     | 30 Year(s)     | Replacement %                    | 50.00%        |
| Remaining Life  | 23 Year(s)     | Quantity / Units                 | 20 EA         |
| Date in Service | 2016           | Unit Price                       | \$546.36 / EA |
| Effective Age   | 7              | Current Cost                     | \$5,464       |
| Source          | Previous Study | Inflation Rate                   | 0.00%         |
| GL Code         |                | Starting Reserve Balance         | \$740         |
| Cost Center     |                | Annual Fully Funding Requirement | \$182         |
| Project Number  |                | Fully Funded Reserve Balance     | \$1,275       |
| Owner           |                | Annual Reserve Contribution      | \$165         |

Description: Contingency for replacement of monument lighting fixtures.

## Component Photos &amp; Details

## Miscellaneous

**Bench Painting***Reserve Component*

|                 |           |                                  |                  |
|-----------------|-----------|----------------------------------|------------------|
| Useful Life     | 8 Year(s) | Replacement %                    | 100.00%          |
| Remaining Life  | 0 Year(s) | Quantity / Units                 | 1 Total          |
| Date in Service | 2013      | Unit Price                       | \$601.00 / Total |
| Effective Age   | 8         | Current Cost                     | \$601            |
| Source          | Inspector | Inflation Rate                   |                  |
| GL Code         |           | Starting Reserve Balance         | \$349            |
| Cost Center     |           | Annual Fully Funding Requirement | \$75             |
| Project Number  |           | Fully Funded Reserve Balance     | \$601            |
| Owner           |           | Annual Reserve Contribution      | \$68             |

Description: Cost to prep and repaint bench located in greenspace at Salamo entrance.

**Contingency - General***Reserve Component*

|                 |            |                                  |                    |
|-----------------|------------|----------------------------------|--------------------|
| Useful Life     | 99 Year(s) | Replacement %                    | 100.00%            |
| Remaining Life  | 98 Year(s) | Quantity / Units                 | 1 Total            |
| Date in Service | 1985       | Unit Price                       | \$2,731.82 / Total |
| Effective Age   | 1          | Current Cost                     | \$2,732            |
| Source          | Inspector  | Inflation Rate                   |                    |
| GL Code         |            | Starting Reserve Balance         | \$16               |
| Cost Center     |            | Annual Fully Funding Requirement | \$28               |
| Project Number  |            | Fully Funded Reserve Balance     | \$28               |
| Owner           |            | Annual Reserve Contribution      | \$25               |

Description: A general contingency that will always be in Year 1 of the study in order to provide a buffer for unplanned or unbudgeted expenses.

**Pressure Washing***Reserve Component*

|                 |           |                                  |                    |
|-----------------|-----------|----------------------------------|--------------------|
| Useful Life     | 2 Year(s) | Replacement %                    | 100.00%            |
| Remaining Life  | 0 Year(s) | Quantity / Units                 | 1 Total            |
| Date in Service | 2017      | Unit Price                       | \$6,037.32 / Total |
| Effective Age   | 2         | Current Cost                     | \$6,037            |
| Source          | User      | Inflation Rate                   | 3.00%              |
| GL Code         |           | Starting Reserve Balance         | \$3,506            |
| Cost Center     |           | Annual Fully Funding Requirement | \$3,019            |
| Project Number  |           | Fully Funded Reserve Balance     | \$6,037            |
| Owner           |           | Annual Reserve Contribution      | \$2,736            |

Description: Pressure washing of commonly maintained hardscapes, monuments, planters, and brickwork.

Notes: Pricing used is based on signed contract with HOA Services in 2019. Useful life provided by Board.

## Component Photos &amp; Details

**Signage - Repair/Repaint/Replace***Reserve Component*

|                 |            |                                  |                    |
|-----------------|------------|----------------------------------|--------------------|
| Useful Life     | 10 Year(s) | Replacement %                    | 100.00%            |
| Remaining Life  | 5 Year(s)  | Quantity / Units                 | 1 Total            |
| Date in Service | 2017       | Unit Price                       | \$5,736.82 / Total |
| Effective Age   | 5          | Current Cost                     | \$5,737            |
| Source          | Inspector  | Inflation Rate                   |                    |
| GL Code         |            | Starting Reserve Balance         | \$1,666            |
| Cost Center     |            | Annual Fully Funding Requirement | \$574              |
| Project Number  |            | Fully Funded Reserve Balance     | \$2,868            |
| Owner           |            | Annual Reserve Contribution      | \$520              |

Description: Contingency for inspection and repair or replacement of entry signage to Barrington Heights.

**Utilities - Underground & Street Light Fixtures***Reserve Component*

|                 |            |                                  |                |
|-----------------|------------|----------------------------------|----------------|
| Useful Life     | 40 Year(s) | Replacement %                    | 100.00%        |
| Remaining Life  | 7 Year(s)  | Quantity / Units                 | 1 Total        |
| Date in Service | 1989       | Unit Price                       | \$1.09 / Total |
| Effective Age   | 33         | Current Cost                     | \$1            |
| Source          | User       | Inflation Rate                   | 3.00%          |
| GL Code         |            | Starting Reserve Balance         | \$1            |
| Cost Center     |            | Annual Fully Funding Requirement | \$0            |
| Project Number  |            | Fully Funded Reserve Balance     | \$1            |
| Owner           |            | Annual Reserve Contribution      | \$0            |

Description: This component is unfunded but serves as a placeholder in case the City determines these components are the Association's to replace.