

Fieldstone Owners Association
344 Fieldstone Drive
Murphys, CA 95247

AGENDA

December 1, 2017

10:00AM at the Pool (Unit 186 if the weather is poor)

1. Call to order
2. Approval of the minutes from the Sept 29, 2017 and Oct 22, 2017 meetings.
3. Reports (if any)
4. Open Forum
5. Actions
 - A. The Board will consider authorizing approximately \$25 for pool supplies.
 - B. The Board will consider authorizing payment of \$150 to cover the cost of renting appliances when the Association leased Unit 209.
 - C. The Board will consider a \$2,800 estimate for work on trees in the development. A copy of the estimate is attached.
 - D. The Board will consider for approval the recent Reserve Study Update. A copy of the update is attached.
 - E. The Board will set a date for the Annual Meeting in early 2018.
 - F. The Board will approve an announcement and applicable dates for election of new Board members.
 - G. The Board will consider increasing the monthly assessments by five dollars to \$285 per month.
 - H. The Board will consider authorizing the disbursement of approximately \$2,900 to Cathy Stroup as a settlement of an insurance claim. The Association has already received payment from the insurance company.



Alley Tree and Landscape, Inc.

21985 Sawmill Flat Rd.
Sonora, CA 95370
(209) 352-7920
alley.dean@alleytrees.com
www.alleytrees.com

Estimate

Estimate No: 976
Date: 10/09/2017

For: Fieldstone HOA Murphys - Kathy Stroup
catski327@att.net
Fieldstone Dr. Murphys, CA
(209)858-8551

Description	Quantity	Rate	Amount
Trim all trees in the front of houses and along sides of houses(not behind fenced areas) for structural clearance. Remove any major deadwood from trees. Light interior thinning on a few overly dense trees. Trees along Highway 4 near are not being trimmed. Chipping of slash and debris.	1	\$2,800.00	\$2,800.00

Subtotal	\$2,800.00
TAX 0%	\$0.00
Total	\$2,800.00

Total	\$2,800.00
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Notes

Alley Tree and Landscape
Terms & Conditions

1. Bid Specifications: The contractor shall recognize and perform in accordance with only written terms, specifications, and drawings contained or referred to herein. All material shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in tree management. The work force shall be presentable at all times. All employees shall be competent and qualified and shall be legally authorized to work in the U.S.
3. Tree and Stump Removal: Trees removed will be cut no closer than 6 inches to the ground based on conditions near to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete or brick filled trunks, metal rods, etc. If requested, mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/ Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Alley Tree and Landscape is not responsible for damage done to underground utilities such as, but not limited to, cables, wires, pipes, and irrigation parts. Alley Tree and Landscape will repair damaged irrigation lines at the Client/Owners expense.
4. Scheduling of Work: If the jobsite conditions materially change from the time of approval of this proposal to the time the work starts, such that the job costs are adversely changed, this proposal is null and void. Scheduling of work is dependent on weather conditions and workloads. Our office will call the day prior to the work being done, unless other arrangements are made.
5. Work Hours: Any work, including emergency work, overtime and weekend work performed outside of the normal working hours (Monday-Friday between 7:00am and 4:00pm) shall be billed at overtime rates. Use of power equipment will commence at 7:00am, unless otherwise specified in the scope of work. Additional charges will be applied if crews cannot use power equipment by 7:00am.
6. License and Permits: Contractor shall maintain a Landscape Contractor's license if required by the state or local law and will comply with all other license and permit requirements of relevant city, state and federal governments, as well as all other requirements of the law.
7. Taxes: Contractor agrees to pay all applicable taxes, including sales taxes on material supplied, where applicable.
8. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Workers Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with a \$1,000,000 limit of liability.
9. Liability: Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which arise out of the Contract's work. It is understood and agreed that the Contractor is not liable whatsoever for any damages that are caused by the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by a windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to negotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of Client/Owner.

Terms and Conditions

11. Additional Services: Any additional work not specified in the signed and written proposal that involves additional costs will be executed only upon signed written order and will become an extra charge over and above the estimate.

12. Access to Job Site: Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of the job site where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.

13. Invoicing: Client/Owner shall make payment to Contractor within fifteen (15) days of receipt of invoice.

14. Cancellation: Notice of cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for minimum travel charge of \$150.00 and billed to Client/Owner.

15. Disclaimer: This proposal for tree care services was an estimate and priced based on a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time of said inspection was performed. The work performed by Alley Tree and Landscape is intended to reduce the chances of tree failure and any corresponding property liabilities, in addition to enhancing aesthetic value but is not a guarantee. We cannot be held responsible for unknown or otherwise hidden defects of your trees, which may fail in the future. The corrective work proposed herein cannot guarantee exact results.

Acceptance of this Proposal

Contractor is authorized to perform the work stated on the face of this proposal. Payment will be 100% due at the time of billing. If payment has not been received by Alley Tree and Landscape within fifteen (15) days after billing, Alley Tree and Landscape shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with the Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing.

Notice: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE OF YOUR PROPERTY.

Alley Tree and Landscape, Inc.

Client's signature

RESERVE STUDY UPDATE

for

Fieldstone

HOMEOWNERS' ASSOCIATION

DRAFT

Date Prepared: 11/2/2017 *for fiscal year 2018*

Prepared By:

John D. Beatty & Company

8425 Brentwood Blvd., Suite A7

Brentwood, CA 94513

(925) 831-1803

Fax (925) 831-2493

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Reserve Study Update

This report documents the results of a reserve study performed by John D. Beatty & Company for the following:

Fieldstone Homeowners' Association Murphys, California

It provides an analysis of the repair and replacement requirements for the association's major components and recommends a funding plan to meet those obligations. This study was performed in compliance with California Civil Code sections 4178, 5300, 5550, 5560 & 5565. The intent of this legislation is to insure that the association maintains a plan to meet all future obligations for major component maintenance. The essential elements of this legislation are:

- 1 . Identification of the major components which the association is obligated to maintain
- 2 . Current estimate of the useful life of each component
- 3 . Current estimate of the remaining life of each component
- 4 . Current estimate of the replacement cost of each component
- 5 . Current estimate of the total annual contribution necessary to maintain the major components
- 6 . Current estimate of the amount of cash reserves necessary to maintain the major components
- 7 . Disclosure of the current amount of accumulated cash reserves actually funded
- 8 . Disclosure of the percentage of reserves actually funded
- 9 . Disclosure of any determined or anticipated special assessments
- 10 . A general statement of methodology

SCOPE

This study is aligned with the association's fiscal year and establishes January 1, 2018 through December 31, 2047 as the period of time for which reserve expenditures and reserve fund balances are projected.

METHODOLOGY

A cash flow methodology was used to determine the annual reserve contribution. The underlying premise of this reserve funding approach is to establish a contribution level that will allow the association to maintain a positive balance in the reserve fund while meeting all anticipated maintenance obligations. The cash flow method allows the association to achieve this goal without the unnecessary overfunding of reserves. Also, as the interest earned on the reserve fund will not totally offset inflation, projections were made using the current inflation factor and an average interest rate on fully insured certificates of deposit.

In preparing this study, a comprehensive list of major components was developed and information was compiled on the type, number, age and cost of each of these components. In gathering this data, certain assumptions were 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. All life expectancies were based on reasonable industry experience for equipment and material and, unless specifically noted, all components were in a reasonable and ordinary condition.

No inspection was conducted of the major components. Information utilized to update the reserve study was obtained from management and the association's records.

For a component to be included in this study, the following criteria must be met:

- 1 . The maintenance of the component is the responsibility of the association;
- 2 . The maintenance of the component is not included in the annual operating budget;
- 3 . The estimated useful life of the component is greater than one year; and
- 4 . The estimated remaining life of the component is less than 30 years.

This study is intended to reflect the estimated replacement cost of the components and is not intended to project the actual cost of the work when performed. This limitation is necessary, as it is virtually impossible to predict with any degree of certainty the myriad factors that will impact costs at a future date. Because of this qualification, it is necessary for the results of this study to be reviewed annually to reflect any meaningful changes in use or significant increases in labor and/or materials costs.

The funding for this study has a threshold margin of 10%. This means that the projected ending balance for each fiscal year is at least 10% of the projected expenditures for the same year. This margin provides a contingency for any unforeseen or out of the ordinary repair or replacement expense. Additionally, it can be used in subsequent years as a source of funds for reallocation of the life cycles should the aging of any components be abnormally accelerated.

FINDINGS

The findings of this study indicate that it will be necessary to adjust the annual reserve contribution as indicated on pages 9-11 of this report in order to meet projected expenditures and keep pace with inflation. These findings are based on the following:

- 1 . Projected reserve fund balance as of January 1, 2018 \$ 338,000
- 2 . Reserve contribution for fiscal year 2017..... \$ 60,000
- 3 . Reserve contribution for fiscal year 2018..... \$ 66,690
- 4 . Assumed annual inflation rate 3.0%
- 5 . All "after tax" interest earned on reserve fund investments will be retained in the reserve fund.

DISCLOSURES

This plan provides adequate funds to meet projected expenditures without relying on special assessments or increases in regular assessments that require a vote of the membership. Based on the assumption that the association will fund reserves in accordance with this plan, which includes those increases indicated above, the percent funded was calculated in the following manner:

<u>Accumulated Cash Reserves (Numerator)</u>	
Projected reserve fund balance as of January 1, 2018	\$ 338,000
<u>Accrued Liability (Denominator)</u>	
(Refer to page 15 of this report)	
Estimate of the amount of cash necessary to repair, replace, restore or maintain the association's major components as of January 1, 2018	\$ 752,177
Percent Funded	45%

Projected Expenditures

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current	Estimated		Fiscal Year	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
		Repr/Repl Cost	Usfl Life	Rmng Life	Jan 1 Dec 31	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
BUILDING EXTERIOR:															
1 - Awning Replace		1,061	15	5						1,194					
2 - Door Replace		2,069	20	8									2,544		
3 - Stucco Paint															
4 - Stucco Repr/Repl															
5 - Tile Shower Repair	10%	62	10	2			64								
6 - Wood & Trim Paint/Touch Up		25,000	5	1		25,000					28,982				
7 - Wood & Trim Paint		49,032	5	4					53,578					62,112	
8 - Wood & Trim Repr/Repl	2%	15,539	10	9										19,685	
9 - Wood Railing Paint															
10 - Wood Railing Repr/Repl	5%	1,999	10	9										2,533	
BUILDING INTERIOR:															
11 - Remodel Restrooms & Shower		7,725	25	13											
12 - Restroom Paint		613	10	9										776	
FENCING/WALL:															
13 - Masonry Wall Repr/Repl	10%	8,409	10	4					9,188						
14 - Masonry Retaining Wall Repr/Re	10%	5,967	10	4					6,520						
15 - Wood Fence Stain - Res		25,091	6	3				26,619						31,785	
16 - Wood Fence Repr/Repl - Res	5%	6,421	12	3				6,812							
17 - Wood Fence Replace - Res		128,428	24	15											
18 - Wood Fence Stain - Pool		2,770	6	3					2,939					3,509	
19 - Wood Fence Repr/Repl - Pool	5%	709	12	3				752							
20 - Wood Fence Replace - Pool		14,179	24	15											
21 - Wrought Iron Fence Paint - Pool		3,142	5	4					3,434					3,981	
22 - Wrought Iron Fence Repr/Repl - 1	5%	538	10	9										682	
23 - Wrought Iron Fence Replace		10,769	25	14											
FURNISHINGS:															
24 - WI Chaise Lounge Replace		492	10	2				506							
25 - WI Table Replace		1,147	10	2				1,182							
26 - Plastic Chair Replace		492	5	2				507				587			
27 - Chaise Lounge Replace		1,311	5	2				1,351				1,566			
28 - WI Chair Replace		1,967	10	2				2,026							
LANDSCAPING:															
29 - Irrigation Timer Replace - Front	11%	4,228	5	3				4,486					5,200		
30 - Irrigation Valve Replace	9%	1,732	2	1		1,732		1,837		1,949		2,068		2,193	
31 - Plant Stock Replenish		2,575	1	1		2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262	3,360
32 - Tree Trimming/Add/Removal															
LIGHTING:															
33 - Bollard Light Replace		3,607	20	8									4,436		
34 - Fluorescent Fixture Replace		202	25	13											
35 - Lantern Fixture Replace		637	20	8									783		
36 - Spot Light Fixture Replace		212	25	13											

NOTE: Per BOD they choose not to paint the stucco as they have colored stucco.

NOTE: Individual owners are responsible for the maint of this component.

NOTE: Paint cost included in Wood & Trim Paint line.

NOTE: Funding is handled via the association's operating budget.

Projected Expenditures

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current	Estimated		Fiscal Year	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
		Repr/Repl Cost	Usfl Life	Rmng Life	Jan 1 Dec 31	2018 2018	2019 2019	2020 2020	2021 2021	2022 2022	2023 2023	2024 2024	2025 2025	2026 2026	2027 2027
PAVED SURFACES:															
37 - Asphalt Overlay		94,428	25	16											
38 - Asphalt Major Repair	10%	20,171	10	1		20,171									
39 - Asphalt Sealcoat & Repair		11,371	5	1		11,371				13,182					
40 - Asphalt Striping		955	5	1		955				1,107					
41 - Concrete Sidewalk,Curb&Gutter	2%	8,494	5	1		8,494				9,847					
42 - Concrete Driveway Repr/Repl	2%	19,098	5	1		19,098				22,140					
43 - Concrete Pool Deck Repr/Repl	3%	3,422	5	1		3,422				3,967					
44 - Concrete Pool Deck Replace		114,074	30	18											
RECREATIONAL FACILITIES:															
45 - Chlorinator Replace		4,326	5	1		4,326				5,015					
46 - Filter Replace		1,395	8	1		1,395								1,767	
47 - Heater Replace		1,804	10	8								2,218			
48 - Pump Motor 2hp Replace		2,026	7	3				2,149							2,643
49 - Pump Motor 1hp Replace		844	7	3				896							1,101
50 - Resurface Pool		16,150	10	10											21,072
51 - Tile & Coping Replace		5,980	10	10											7,803
ROOFING SYSTEM:															
52 - Composition Roof Replace		842,490	30	18											
53 - Metal Roof Replace - Pool		4,296	50	38											
54 - Metal Roof Replace - BBQ		9,308	50	38											
55 - Gutter & Downspout Replace		194,476	25	13											
56 - Gutter Guard Replace		5,954	25	21											
57 - Gutter Guard Replace		21,431	10	7							25,590				
58 - Gutter Guard Replace		30,507	10	8								37,519			
59 - Gutter Guard Replace		30,507	10	9										38,645	
60 - Roof Inspection & Repair		13,640	5	2			14,049				16,287				
OTHER:															
61 - BBQ Replace		1,854	10	9										2,349	
62 - Drinking Fountain Replace		1,311	18	6						1,520					
63 - Refrigerator Replace		656	8	1		656								831	
64 - Message Board Replace		318	25	13											
65 - Mailbox Cluster Replace															
66 - Storm Drain Maintenance															
67 - Wood Trellis/Arbor Stain		810	5	4					885					1,026	
68 - Wood Trellis/Arbor Repr/Repl	10%	2,332	10	9										2,954	
69 - Wood Trellis/Arbor Replace		23,318	25	14											
70 - Monument Signage		1,273	10	2											
71 - Governing Doc Revisions		7,526	10	0		7,526	1,311								
72 - Reserve Study Update		400	1	1		400	412	424	437	450	464	478	492	507	522
73 - Reserve Study Update Inspection		1,000	3	2			1,030			1,126			1,230		
UNSCHEDULED.....	5%	3,335	1	1		3,335	3,706	4,120	4,579	5,089	5,657	6,288	6,989	7,768	8,634
TOTAL EXPENDITURES		1,829,404				110,455	28,796	53,766	81,435	12,706	94,866	55,937	64,579	186,364	45,135

NOTE: United States postal service maintains this component.

Projected Expenditures

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current	Estimated		Fiscal Year	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
		Repr/Repl Cost	Usfl Life	Rmng Life	Jan 1 Dec 31	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
BUILDING EXTERIOR:															
1 - Awning Replace		1,061	15	5											1,860
2 - Door Replace		2,069	20	8											
3 - Stucco Paint															
4 - Stucco Repr/Repl															
5 - Tile Shower Repair	10%	62	10	2			86								
6 - Wood & Trim Paint/Touch Up		25,000	5	1		33,598					38,949				
7 - Wood & Trim Paint		49,032	5	4				72,005						83,473	
8 - Wood & Trim Repr/Repl	2%	15,539	10	9										26,455	
9 - Wood Railing Paint															
10 - Wood Railing Repr/Repl	5%	1,999	10	9										3,404	
BUILDING INTERIOR:															
11 - Remodel Restrooms & Shower		7,725	25	13				11,014							
12 - Restroom Paint		613	10	9										1,043	
FENCING/WALL:															
13 - Masonry Wall Repr/Repl	10%	8,409	10	4					12,348						
14 - Masonry Retaining Wall Repr/Re	10%	5,967	10	4					8,762						
15 - Wood Fence Stain - Res		25,091	6	3						37,953					
16 - Wood Fence Repr/Repl - Res	5%	6,421	12	3						9,713					
17 - Wood Fence Replace - Res		128,428	24	15						194,259					
18 - Wood Fence Stain - Pool		2,770	6	3						4,190					
19 - Wood Fence Repr/Repl - Pool	5%	709	12	3						1,072					
20 - Wood Fence Replace - Pool		14,179	24	15						21,447					
21 - Wrought Iron Fence Paint - Pool		3,142	5	4					4,615					5,350	
22 - Wrought Iron Fence Repr/Repl - 1	5%	538	10	9										917	
23 - Wrought Iron Fence Replace		10,769	25	14					15,815						
FURNISHINGS:															
24 - WI Chaise Lounge Replace		492	10	2				681							
25 - WI Table Replace		1,147	10	2				1,588							
26 - Plastic Chair Replace		492	5	2				681				789			
27 - Chaise Lounge Replace		1,311	5	2				1,815				2,104			
28 - WI Chair Replace		1,967	10	2				2,723							
LANDSCAPING:															
29 - Irrigation Timer Replace - Front	11%	4,228	5	3				6,029					6,989		
30 - Irrigation Valve Replace	9%	1,732	2	1		2,327		2,469		2,619		2,779		2,948	
31 - Plant Stock Replenish		2,575	1	1		3,461	3,564	3,671	3,781	3,895	4,012	4,132	4,256	4,384	4,515
32 - Tree Trimming/Add/Removal															
LIGHTING:															
33 - Bollard Light Replace		3,607	20	8											
34 - Fluorescent Fixture Replace		202	25	13				287							
35 - Lantern Fixture Replace		637	20	8											
36 - Spot Light Fixture Replace		212	25	13				303							

NOTE: Per BOD they choose not to paint the stucco as they have colored stucco.

NOTE: Individual owners are responsible for the maint of this component.

NOTE: Paint cost included in Wood & Trim Paint line.

NOTE: Funding is handled via the association's operating budget.

Projected Expenditures

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current	Estimated		Fiscal Year	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
		Repr/Repl Cost	Usfl Life	Rmng Life	Jan 1 Dec 31	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
PAVED SURFACES:															
37 - Asphalt Overlay		94,428	25	16							147,117				
38 - Asphalt Major Repair	10%	20,171	10	1		27,108									
39 - Asphalt Sealcoat & Repair		11,371	5	1		15,282					17,716				
40 - Asphalt Striping		955	5	1		1,283					1,488				
41 - Concrete Sidewalk,Curb&Gutter	2%	8,494	5	1		11,415					13,233				
42 - Concrete Driveway Repr/Repl	2%	19,098	5	1		25,666					29,754				
43 - Concrete Pool Deck Repr/Repl	3%	3,422	5	1		4,599					5,332				
44 - Concrete Pool Deck Replace		114,074	30	18									188,546		
RECREATIONAL FACILITIES:															
45 - Chlorinator Replace		4,326	5	1		5,814					6,740				
46 - Filter Replace		1,395	8	1								2,239			
47 - Heater Replace		1,804	10	8									2,981		
48 - Pump Motor 2hp Replace		2,026	7	3								3,251			
49 - Pump Motor 1hp Replace		844	7	3								1,355			
50 - Resurface Pool		16,150	10	10											28,319
51 - Tile & Coping Replace		5,980	10	10											10,486
ROOFING SYSTEM:															
52 - Composition Roof Replace		842,490	30	18									1,392,508		
53 - Metal Roof Replace - Pool		4,296	50	38											
54 - Metal Roof Replace - BBQ		9,308	50	38											
55 - Gutter & Downspout Replace		194,476	25	13				277,276							
56 - Gutter Guard Replace		5,954	25	21											
57 - Gutter Guard Replace		21,431	10	7								34,391			
58 - Gutter Guard Replace		30,507	10	8									50,423		
59 - Gutter Guard Replace		30,507	10	9										51,935	
60 - Roof Inspection & Repair		13,640	5	2			18,881					21,888			
OTHER:															
61 - BBQ Replace		1,854	10	9											3,156
62 - Drinking Fountain Replace		1,311	18	6											
63 - Refrigerator Replace		656	8	1								1,052			
64 - Message Board Replace		318	25	13				454							
65 - Mailbox Cluster Replace															
66 - Storm Drain Maintenance															
67 - Wood Trellis/Arbor Stain		810	5	4					1,190						1,379
68 - Wood Trellis/Arbor Repr/Repl	10%	2,332	10	9											3,970
69 - Wood Trellis/Arbor Replace		23,318	25	14					34,243						
70 - Monument Signage		1,273	10	2											
71 - Governing Doc Revisions		7,526	10	0		10,115		1,762							
72 - Reserve Study Update		400	1	1		538	554	570	587	605	623	642	661	681	701
73 - Reserve Study Update Inspection		1,000	3	2		1,344			1,469			1,605			1,754
UNSCHEDULED.....	5%	3,335	1	1		9,597	10,667	11,856	13,178	14,647	16,281	18,096	20,114	7,140	7,355
TOTAL EXPENDITURES		1,829,404				152,146	43,002	313,929	167,993	290,402	281,243	94,322	1,666,477	196,235	54,990

NOTE: United States postal service maintains this component.

Projected Expenditures

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current	Estimated		Fiscal Year	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)
		Repr/Repl Cost	Usfl Life	Rmng Life	Jan 1 Dec 31	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
BUILDING EXTERIOR:															
1 - Awning Replace		1,061	15	5											
2 - Door Replace		2,069	20	8									4,595		
3 - Stucco Paint															
4 - Stucco Repr/Repl															
5 - Tile Shower Repair	10%	62	10	2			116								
6 - Wood & Trim Paint/Touch Up		25,000	5	1		45,153					52,344				
7 - Wood & Trim Paint		49,032	5	4				96,769						112,181	
8 - Wood & Trim Repr/Repl	2%	15,539	10	9										35,553	
9 - Wood Railing Paint															
10 - Wood Railing Repr/Repl	5%	1,999	10	9										4,575	
BUILDING INTERIOR:															
11 - Remodel Restrooms & Shower		7,725	25	13											
12 - Restroom Paint		613	10	9										1,402	
FENCING/WALL:															
13 - Masonry Wall Repr/Repl	10%	8,409	10	4					16,595						
14 - Masonry Retaining Wall Repr/Re	10%	5,967	10	4					11,775						
15 - Wood Fence Stain - Res		25,091	6	3		45,318						54,112			
16 - Wood Fence Repr/Repl - Res	5%	6,421	12	3								13,848			
17 - Wood Fence Replace - Res		128,428	24	15											
18 - Wood Fence Stain - Pool		2,770	6	3		5,003						5,974			
19 - Wood Fence Repr/Repl - Pool	5%	709	12	3								1,529			
20 - Wood Fence Replace - Pool		14,179	24	15											
21 - Wrought Iron Fence Paint - Pool		3,142	5	4					6,202					7,190	
22 - Wrought Iron Fence Repr/Repl - 1	5%	538	10	9										1,232	
23 - Wrought Iron Fence Replace		10,769	25	14											
FURNISHINGS:															
24 - WI Chaise Lounge Replace		492	10	2				915							
25 - WI Table Replace		1,147	10	2				2,134							
26 - Plastic Chair Replace		492	5	2				915				1,061			
27 - Chaise Lounge Replace		1,311	5	2				2,439				2,828			
28 - WI Chair Replace		1,967	10	2				3,659							
LANDSCAPING:															
29 - Irrigation Timer Replace - Front	11%	4,228	5	3				8,102					9,392		
30 - Irrigation Valve Replace	9%	1,732	2	1		3,127		3,318	3,520		3,734		3,962		
31 - Plant Stock Replenish		2,575	1	1		4,651	4,790	4,934	5,082	5,234	5,391	5,553	5,720	5,891	6,068
32 - Tree Trimming/Add/Removal															
LIGHTING:															
33 - Bollard Light Replace		3,607	20	8									8,012		
34 - Fluorescent Fixture Replace		202	25	13											
35 - Lantern Fixture Replace		637	20	8									1,414		
36 - Spot Light Fixture Replace		212	25	13											

NOTE: Per BOD they choose not to paint the stucco as they have colored stucco.

NOTE: Individual owners are responsible for the maint of this component.

NOTE: Paint cost included in Wood & Trim Paint line.

NOTE: Funding is handled via the association's operating budget.

Projected Expenditures

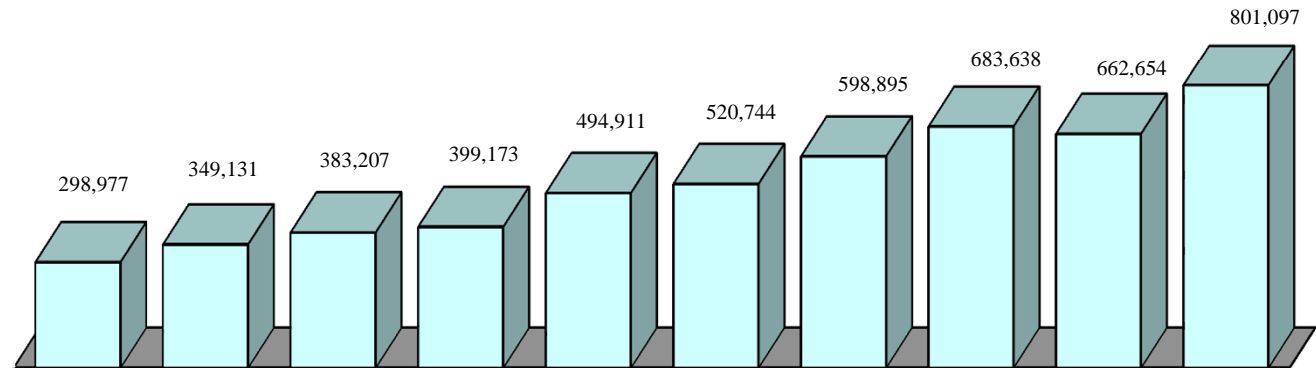
Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current	Estimated		Fiscal Year	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)
		Repr/Repl Cost	Usfl Life	Rmng Life	Jan 1 Dec 31	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
PAVED SURFACES:															
37 - Asphalt Overlay		94,428	25	16											
38 - Asphalt Major Repair	10%	20,171	10	1		36,431									
39 - Asphalt Sealcoat & Repair		11,371	5	1		20,537					23,808				
40 - Asphalt Striping		955	5	1		1,724					1,999				
41 - Concrete Sidewalk,Curb&Gutter	2%	8,494	5	1		15,341					17,785				
42 - Concrete Driveway Repr/Repl	2%	19,098	5	1		34,493					39,987				
43 - Concrete Pool Deck Repr/Repl	3%	3,422	5	1		6,181					7,165				
44 - Concrete Pool Deck Replace		114,074	30	18											
RECREATIONAL FACILITIES:															
45 - Chlorinator Replace		4,326	5	1		7,813					9,058				
46 - Filter Replace		1,395	8	1						2,836					
47 - Heater Replace		1,804	10	8									4,006		
48 - Pump Motor 2hp Replace		2,026	7	3					3,998						
49 - Pump Motor 1hp Replace		844	7	3					1,666						
50 - Resurface Pool		16,150	10	10											38,059
51 - Tile & Coping Replace		5,980	10	10											14,092
ROOFING SYSTEM:															
52 - Composition Roof Replace		842,490	30	18											
53 - Metal Roof Replace - Pool		4,296	50	38											
54 - Metal Roof Replace - BBQ		9,308	50	38											
55 - Gutter & Downspout Replace		194,476	25	13											
56 - Gutter Guard Replace		5,954	25	21		10,753									
57 - Gutter Guard Replace		21,431	10	7								46,218			
58 - Gutter Guard Replace		30,507	10	8									67,764		
59 - Gutter Guard Replace		30,507	10	9										69,797	
60 - Roof Inspection & Repair		13,640	5	2			25,374					29,416			
OTHER:															
61 - BBQ Replace		1,854	10	9										4,242	
62 - Drinking Fountain Replace		1,311	18	6					2,588						
63 - Refrigerator Replace		656	8	1						1,333					
64 - Message Board Replace		318	25	13											
65 - Mailbox Cluster Replace															
66 - Storm Drain Maintenance															
67 - Wood Trellis/Arbor Stain		810	5	4					1,599					1,853	
68 - Wood Trellis/Arbor Repr/Repl	10%	2,332	10	9										5,335	
69 - Wood Trellis/Arbor Replace		23,318	25	14											
70 - Monument Signage		1,273	10	2											
71 - Governing Doc Revisions		7,526	10	0		13,593		2,368							
72 - Reserve Study Update		400	1	1		722	744	766	789	813	838	863	889	915	943
73 - Reserve Study Update Inspection		1,000	3	2				1,916			2,094			2,288	
UNSCHEDULED.....	5%	3,335	1	1		7,575	7,802	8,037	8,278	8,526	8,782	9,045	9,317	9,596	9,884
TOTAL EXPENDITURES		1,829,404				258,417	51,258	27,073	155,341	22,262	169,251	174,181	111,109	266,012	69,046

NOTE: United States postal service maintains this component.

Funding Plan

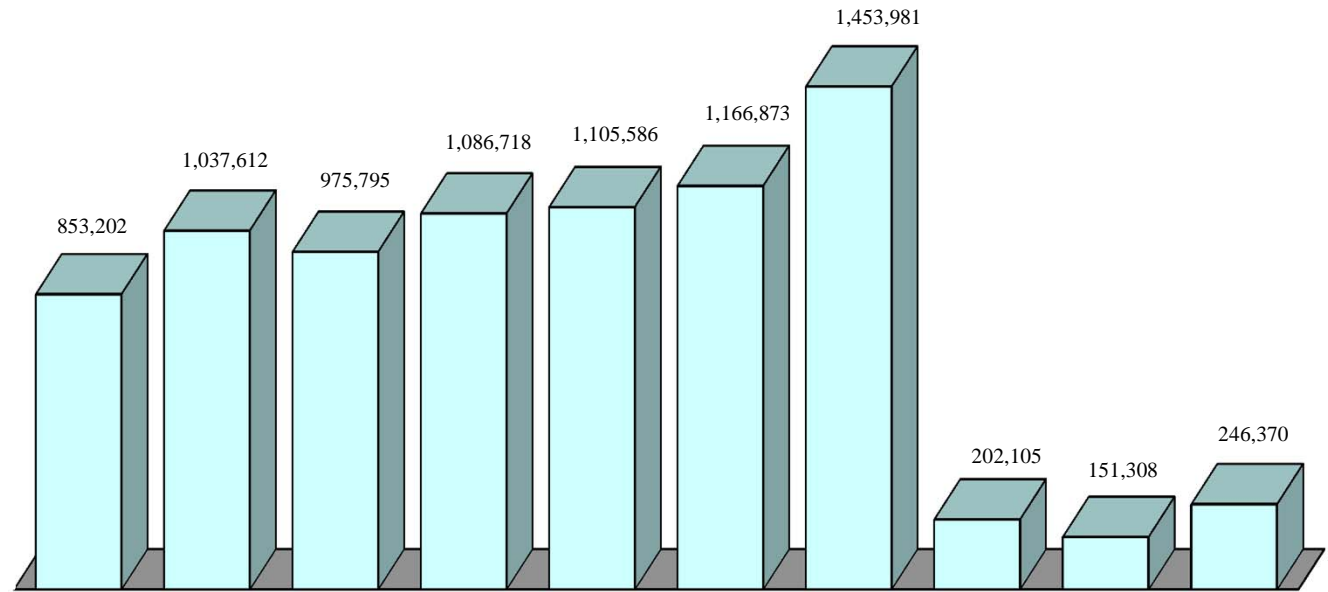
Projected Cash Balance



Fiscal Year		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
Jan 1		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Dec 31		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
BEGINNING BALANCE		338,000	298,977	349,131	383,207	399,173	494,911	520,744	598,895	683,638	662,654
EXPENDITURES (inflated \$)	3.0%	110,455	28,796	53,766	81,435	12,706	94,866	55,937	64,579	186,364	45,135
RESERVE CONTRIBUTION		66,690	74,126	82,391	91,578	101,788	113,138	125,753	139,774	155,359	172,682
Per Unit Per Month (46 units)		120.82	134.29	149.26	165.90	184.40	204.96	227.81	253.21	281.45	312.83
Percentage Increase to Reserves		11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2
SPECIAL ASSESSMENTS		0	0	0	0	0	0	0	0	0	0
INTEREST	1.5%	4,742	4,825	5,452	5,824	6,656	7,561	8,335	9,547	10,022	10,896
ENDING BALANCE		298,977	349,131	383,207	399,173	494,911	520,744	598,895	683,638	662,654	801,097

Funding Plan

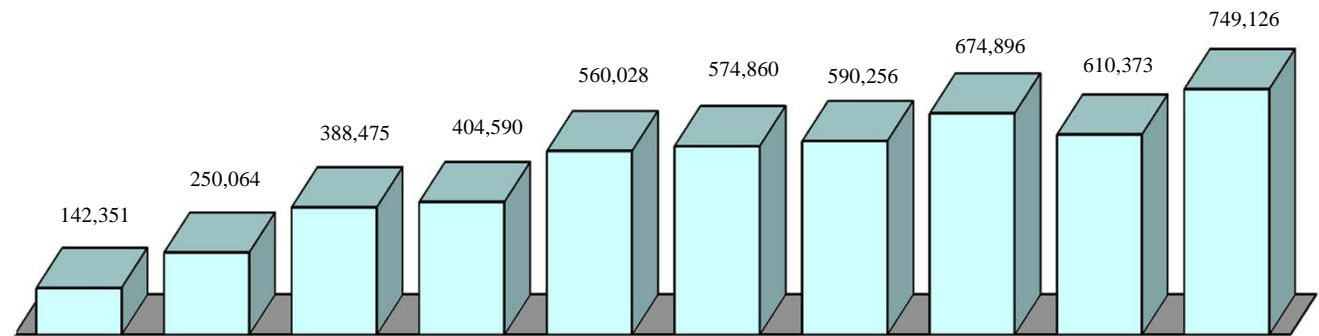
Projected Cash Balance



Fiscal Year		(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
Jan 1		2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Dec 31		2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
BEGINNING BALANCE		801,097	853,202	1,037,612	975,795	1,086,718	1,105,586	1,166,873	1,453,981	202,105	151,308
EXPENDITURES (inflated \$)	3.0%	152,146	43,002	313,929	167,993	290,402	281,243	94,322	1,666,477	196,235	54,990
RESERVE CONTRIBUTION		191,936	213,336	237,123	263,563	292,950	325,614	361,920	402,274	142,807	147,091
Per Unit Per Month (46 units)		347.71	386.48	429.57	477.47	530.71	589.88	655.65	728.76	258.71	266.47
Percentage Increase to Reserves		11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	(64.5)	3.0
SPECIAL ASSESSMENTS		0	0	0	0	0	0	0	0	0	0
INTEREST	1.5%	12,315	14,076	14,988	15,354	16,320	16,917	19,510	12,328	2,631	2,960
ENDING BALANCE		853,202	1,037,612	975,795	1,086,718	1,105,586	1,166,873	1,453,981	202,105	151,308	246,370

Funding Plan

Projected Cash Balance



Fiscal Year		(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)
Jan 1		2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Dec 31		2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
BEGINNING BALANCE		246,370	142,351	250,064	388,475	404,590	560,028	574,860	590,256	674,896	610,373
EXPENDITURES (inflated \$)	3.0%	258,417	51,258	27,073	155,341	22,262	169,251	174,181	111,109	266,012	69,046
RESERVE CONTRIBUTION		151,504	156,049	160,731	165,553	170,519	175,635	180,904	186,331	191,921	197,679
Per Unit Per Month (46 units)		274.46	282.70	291.18	299.91	308.91	318.18	327.72	337.56	347.68	358.11
Percentage Increase to Reserves		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
SPECIAL ASSESSMENTS		0	0	0	0	0	0	0	0	0	0
INTEREST	1.5%	2,894	2,921	4,753	5,904	7,181	8,448	8,673	9,418	9,568	10,120
ENDING BALANCE		142,351	250,064	388,475	404,590	560,028	574,860	590,256	674,896	610,373	749,126

Component Quantification

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current	Estimated		Quantity	Unit of Measurement	Unit Cost	Notes
		Repr/Repl Cost	Usfl Life	Rmng Life				
BUILDING EXTERIOR:								
1 - Awning Replace		1,061	15	5	1	awning	1,060.90	
2 - Door Replace		2,069	20	8	3	doors	689.59	1-Pump Rm, 2-Restrooms
3 - Stucco Paint								Per BOD they choose not to paint the stucco as they have colored stucco.
4 - Stucco Repr/Repl								Individual owners are responsible for the maint of this component.
5 - Tile Shower Repair	10%	62	10	2	28	square feet	22.28	Allows 10% of this component to be repaired / replaced every 10 years.
6 - Wood & Trim Paint/Touch Up		25,000	5	1	1	fund	25,000.00	touch up on porches and windows.
7 - Wood & Trim Paint		49,032	5	4	94,292	square feet	0.52	Paint cost \$48K, includes all exterior wood.
8 - Wood & Trim Repr/Repl	2%	15,539	10	9	94,292	square feet	8.24	Allows 2% of this component to be repaired / replaced every 5 years.
9 - Wood Railing Paint								Paint cost included in Wood & Trim Paint line.
10 - Wood Railing Repr/Repl	5%	1,999	10	9	1,346	linear feet	29.71	Allows 5% of this component to be repaired / replaced every 10 years.
BUILDING INTERIOR:								
11 - Remodel Restrooms & Shower		7,725	25	13	1	fund	7,725.00	2 toilets, 2 sinks, partitions, fixtures, lighting, ventilation, tile, etc.
12 - Restroom Paint		613	10	9	578	square feet	1.06	
FENCING/WALL:								
13 - Masonry Wall Repr/Repl	10%	8,409	10	4	570	linear feet	147.52	Allows 10% of this component to be repaired / replaced every 10 years.
14 - Masonry Retaining Wall Repr/Re	10%	5,967	10	4	840	linear feet	71.03	Allows 10% of this component to be repaired / replaced every 10 years.
15 - Wood Fence Stain - Res		25,091	6	3	26,412	square feet	0.95	
16 - Wood Fence Repr/Repl - Res	5%	6,421	12	3	2,201	linear feet	58.35	Allows 5% of this component to be repaired / replaced every 12 years.
17 - Wood Fence Replace - Res		128,428	24	15	2,201	linear feet	58.35	
18 - Wood Fence Stain - Pool		2,770	6	3	2,916	square feet	0.95	
19 - Wood Fence Repr/Repl - Pool	5%	709	12	3	243	linear feet	58.35	Allows 5% of this component to be repaired / replaced every 12 years.
20 - Wood Fence Replace - Pool		14,179	24	15	243	linear feet	58.35	
21 - Wrought Iron Fence Paint - Pool		3,142	5	4	2,436	square feet	1.29	
22 - Wrought Iron Fence Repr/Repl - 1	5%	538	10	9	203	linear feet	53.05	Allows 5% of this component to be repaired / replaced every 10 years.
23 - Wrought Iron Fence Replace		10,769	25	14	203	linear feet	53.05	
FURNISHINGS:								
24 - WI Chaise Lounge Replace		492	10	2	3	lounges	163.91	
25 - WI Table Replace		1,147	10	2	6	tables	191.23	
26 - Plastic Chair Replace		492	5	2	9	chairs	54.64	
27 - Chaise Lounge Replace		1,311	5	2	12	lounges	109.27	
28 - WI Chair Replace		1,967	10	2	24	chairs	81.95	
LANDSCAPING:								
29 - Irrigation Timer Replace - Front	11%	4,228	5	3	47	timers	848.72	Allows 10.5% of this component to be repaired / replaced every 5 years.
30 - Irrigation Valve Replace	9%	1,732	2	1	54	valves	344.79	Allows 9.3% of this component to be repaired / replaced every 2 years.
31 - Plant Stock Replenish		2,575	1	1	1	fund	2,575.00	
32 - Tree Trimming/Add/Removal								Funding is handled via the association's operating budget.
LIGHTING:								
33 - Bollard Light Replace		3,607	20	8	4	bollards	901.77	
34 - Fluorescent Fixture Replace		202	25	13	2	fixtures	100.79	located in pump room.
35 - Lantern Fixture Replace		637	20	8	4	fixtures	159.14	2 at cabana, 2 at arbor.
36 - Spot Light Fixture Replace		212	25	13	2	fixtures	106.09	2 at arbor.

Component Quantification

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current	Estimated		Quantity	Unit of Measurement	Unit Cost	Notes
		Repr/Repl Cost	Usfl Life	Rmng Life				
PAVED SURFACES:								
37 - Asphalt Overlay		94,428	25	16	49,439	square feet	1.91	
38 - Asphalt Major Repair	10%	20,171	10	1	49,439	square feet	4.08	Allows 10% of this component to be repaired / replaced every 10 years.
39 - Asphalt Sealcoat & Repair		11,371	5	1	49,439	square feet	0.23	
40 - Asphalt Striping		955	5	1	1	fund	954.81	
41 - Concrete Sidewalk,Curb&Gutter	2%	8,494	5	1	19,062	square feet	22.28	Allows 2% of this component to be repaired / replaced every 5 years.
42 - Concrete Driveway Repr/Repl	2%	19,098	5	1	42,859	square feet	22.28	Allows 2% of this component to be repaired / replaced every 5 years.
43 - Concrete Pool Deck Repr/Repl	3%	3,422	5	1	5,120	square feet	22.28	Allows 3% of this component to be repaired / replaced every 5 years.
44 - Concrete Pool Deck Replace		114,074	30	18	5,120	square feet	22.28	
RECREATIONAL FACILITIES:								
45 - Chlorinator Replace		4,326	5	1	1	chlorinator	4,326.00	Liquid injection
46 - Filter Replace		1,395	8	1	1	filter	1,395.11	Triton II sand filter.
47 - Heater Replace		1,804	10	8	1	heater	1,803.53	Minimax pool heater.
48 - Pump Motor 2hp Replace		2,026	7	3	2	pumps	1,012.96	Pentair 2hp
49 - Pump Motor 1hp Replace		844	7	3	1	pump	844.13	1hp pump motor
50 - Resurface Pool		16,150	10	10	1	square feet	16,150.00	
51 - Tile & Coping Replace		5,980	10	10	130	linear feet	46.00	
ROOFING SYSTEM:								
52 - Composition Roof Replace		842,490	30	18	122,100	square feet	6.90	
53 - Metal Roof Replace - Pool		4,296	50	38	600	square feet	7.16	Raised seam metal roof at pool building.
54 - Metal Roof Replace - BBQ		9,308	50	38	1,300	square feet	7.16	Metal roof at bbq area.
55 - Gutter & Downspout Replace		194,476	25	13	13,096	linear feet	14.85	
56 - Gutter Guard Replace		5,954	25	21	882	square feet	6.75	Installation of gutter guards (Advanced Roof Design).
57 - Gutter Guard Replace		21,431	10	7	3,175	square feet	6.75	
58 - Gutter Guard Replace		30,507	10	8	4,520	square feet	6.75	
59 - Gutter Guard Replace		30,507	10	9	4,520	square feet	6.75	
60 - Roof Inspection & Repair		13,640	5	2	124,000	square feet	0.11	
OTHER:								
61 - BBQ Replace		1,854	10	9	1	bbq	1,854.00	Grand Turbo 7-burner barbecue.
62 - Drinking Fountain Replace		1,311	18	6	1	fountain	1,311.27	
63 - Refrigerator Replace		656	8	1	2	refrigerators	327.82	
64 - Message Board Replace		318	25	13	1	board	318.27	
65 - Mailbox Cluster Replace								United States postal service maintains this component.
66 - Storm Drain Maintenance								Murphy Sanitation maintains.
67 - Wood Trellis/Arbor Stain		810	5	4	628	square feet	1.29	
68 - Wood Trellis/Arbor Repr/Repl	10%	2,332	10	9	628	square feet	37.13	Allows 10% of this component to be repaired / replaced every 10 years.
69 - Wood Trellis/Arbor Replace		23,318	25	14	628	square feet	37.13	
70 - Monument Signage		1,273	10	2	1	square feet	1,273.08	
71 - Governing Doc Revisions		7,526	10	0	1	fund	7,526.24	
72 - Reserve Study Update		400	1	1	1	fund	400.00	
73 - Reserve Study Update Inspection		1,000	3	2	1	fund	1,000.00	

Accrued Liability

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current	Estimated		Straight Line		Proration Percentage	PUPM Funding	Cash Flow	
		Repr/Repl Cost	Usfl Life	Rmng Life	Annual Liability	Accrued Liability			Annual Liability	Accrued Liability
BUILDING EXTERIOR:										
1 - Awning Replace		1,061	15	5	71	707	0.06%	0.08	42	421
2 - Door Replace		2,069	20	8	103	1,241	0.09%	0.11	62	738
3 - Stucco Paint										
4 - Stucco Repr/Repl										
5 - Tile Shower Repair	10%	62	10	2	6	50	0.01%	0.01	4	30
6 - Wood & Trim Paint/Touch Up		25,000	5	1	5,000	20,000	4.46%	5.39	2,973	11,892
7 - Wood & Trim Paint		49,032	5	4	9,806	9,806	8.74%	10.56	5,831	5,831
8 - Wood & Trim Repr/Repl	2%	15,539	10	9	1,554	1,554	1.39%	1.67	924	924
9 - Wood Railing Paint										
10 - Wood Railing Repr/Repl	5%	1,999	10	9	200	200	0.18%	0.22	119	119
BUILDING INTERIOR:										
11 - Remodel Restrooms & Shower		7,725	25	13	309	3,708	0.28%	0.33	184	2,205
12 - Restroom Paint		613	10	9	61	61	0.05%	0.07	36	36
FENCING/WALL:										
13 - Masonry Wall Repr/Repl	10%	8,409	10	4	841	5,045	0.75%	0.91	500	3,000
14 - Masonry Retaining Wall Repr/Re	10%	5,967	10	4	597	3,580	0.53%	0.64	355	2,129
15 - Wood Fence Stain - Res		25,091	6	3	4,182	12,546	3.73%	4.50	2,487	7,460
16 - Wood Fence Repr/Repl - Res	5%	6,421	12	3	535	4,816	0.48%	0.58	318	2,864
17 - Wood Fence Replace - Res		128,428	24	15	5,351	48,161	4.77%	5.76	3,182	28,637
18 - Wood Fence Stain - Pool		2,770	6	3	462	1,385	0.41%	0.50	275	824
19 - Wood Fence Repr/Repl - Pool	5%	709	12	3	59	532	0.05%	0.06	35	316
20 - Wood Fence Replace - Pool		14,179	24	15	591	5,317	0.53%	0.64	351	3,162
21 - Wrought Iron Fence Paint - Pool		3,142	5	4	628	628	0.56%	0.68	374	374
22 - Wrought Iron Fence Repr/Repl - 1	5%	538	10	9	54	54	0.05%	0.06	32	32
23 - Wrought Iron Fence Replace		10,769	25	14	431	4,738	0.38%	0.46	256	2,817
FURNISHINGS:										
24 - WI Chaise Lounge Replace		492	10	2	49	393	0.04%	0.05	29	234
25 - WI Table Replace		1,147	10	2	115	918	0.10%	0.12	68	546
26 - Plastic Chair Replace		492	5	2	98	295	0.09%	0.11	58	175
27 - Chaise Lounge Replace		1,311	5	2	262	787	0.23%	0.28	156	468
28 - WI Chair Replace		1,967	10	2	197	1,573	0.18%	0.21	117	936
LANDSCAPING:										
29 - Irrigation Timer Replace - Front	11%	4,228	5	3	846	1,691	0.75%	0.91	503	1,006
30 - Irrigation Valve Replace	9%	1,732	2	1	866	866	0.77%	0.93	515	515
31 - Plant Stock Replenish		2,575	1	1	2,575	0	2.30%	2.77	1,531	0
32 - Tree Trimming/Add/Removal										
LIGHTING:										
33 - Bollard Light Replace		3,607	20	8	180	2,164	0.16%	0.19	107	1,287
34 - Fluorescent Fixture Replace		202	25	13	8	97	0.01%	0.01	5	58
35 - Lantern Fixture Replace		637	20	8	32	382	0.03%	0.03	19	227
36 - Spot Light Fixture Replace		212	25	13	8	102	0.01%	0.01	5	61

Accrued Liability

Assumed Annual Inflation Rate..... 3.0%

RESERVE COMPONENTS	Repair %	Current	Estimated		Straight Line		Proration Percentage	PUPM Funding	Cash Flow	
		Repr/Repl Cost	Usfl Life	Rmng Life	Annual Liability	Accrued Liability			Annual Liability	Accrued Liability
PAVED SURFACES:										
37 - Asphalt Overlay		94,428	25	16	3,777	33,994	3.37%	4.07	2,246	20,213
38 - Asphalt Major Repair	10%	20,171	10	1	2,017	18,154	1.80%	2.17	1,199	10,794
39 - Asphalt Sealcoat & Repair		11,371	5	1	2,274	9,097	2.03%	2.45	1,352	5,409
40 - Asphalt Striping		955	5	1	191	764	0.17%	0.21	114	454
41 - Concrete Sidewalk,Curb&Gutter	2%	8,494	5	1	1,699	6,795	1.51%	1.83	1,010	4,040
42 - Concrete Driveway Repr/Repl	2%	19,098	5	1	3,820	15,278	3.41%	4.11	2,271	9,085
43 - Concrete Pool Deck Repr/Repl	3%	3,422	5	1	684	2,738	0.61%	0.74	407	1,628
44 - Concrete Pool Deck Replace		114,074	30	18	3,802	45,629	3.39%	4.10	2,261	27,131
RECREATIONAL FACILITIES:										
45 - Chlorinator Replace		4,326	5	1	865	3,461	0.77%	0.93	514	2,058
46 - Filter Replace		1,395	8	1	174	1,221	0.16%	0.19	104	726
47 - Heater Replace		1,804	10	8	180	361	0.16%	0.19	107	214
48 - Pump Motor 2hp Replace		2,026	7	3	289	1,158	0.26%	0.31	172	688
49 - Pump Motor 1hp Replace		844	7	3	121	482	0.11%	0.13	72	287
50 - Resurface Pool		16,150	10	10	1,615	0	1.44%	1.74	960	0
51 - Tile & Coping Replace		5,980	10	10	598	0	0.53%	0.64	356	0
ROOFING SYSTEM:										
52 - Composition Roof Replace		842,490	30	18	28,083	336,996	25.04%	30.25	16,698	200,379
53 - Metal Roof Replace - Pool		4,296	50	38	86	1,031	0.08%	0.09	51	613
54 - Metal Roof Replace - BBQ		9,308	50	38	186	2,234	0.17%	0.20	111	1,328
55 - Gutter & Downspout Replace		194,476	25	13	7,779	93,348	6.94%	8.38	4,625	55,505
56 - Gutter Guard Replace		5,954	25	21	238	953	0.21%	0.26	142	566
57 - Gutter Guard Replace		21,431	10	7	2,143	6,429	1.91%	2.31	1,274	3,823
58 - Gutter Guard Replace		30,507	10	8	3,051	6,101	2.72%	3.29	1,814	3,628
59 - Gutter Guard Replace		30,507	10	9	3,051	3,051	2.72%	3.29	1,814	1,814
60 - Roof Inspection & Repair		13,640	5	2	2,728	8,184	2.43%	2.94	1,622	4,866
OTHER:										
61 - BBQ Replace		1,854	10	9	185	185	0.17%	0.20	110	110
62 - Drinking Fountain Replace		1,311	18	6	73	874	0.06%	0.08	43	520
63 - Refrigerator Replace		656	8	1	82	574	0.07%	0.09	49	341
64 - Message Board Replace		318	25	13	13	153	0.01%	0.01	8	91
65 - Mailbox Cluster Replace										
66 - Storm Drain Maintenance										
67 - Wood Trellis/Arbor Stain		810	5	4	162	162	0.14%	0.17	96	96
68 - Wood Trellis/Arbor Repr/Repl	10%	2,332	10	9	233	233	0.21%	0.25	139	139
69 - Wood Trellis/Arbor Replace		23,318	25	14	933	10,260	0.83%	1.00	555	6,100
70 - Monument Signage		1,273	10	2	127	1,018	0.11%	0.14	76	606
71 - Governing Doc Revisions		7,526	10	0	753	7,526	0.67%	0.81	448	4,475
72 - Reserve Study Update		400	1	1	400	0	0.36%	0.43	238	0
73 - Reserve Study Update Inspection		1,000	3	2	333	333	0.30%	0.36	198	198
UNSCHEDULED.....	5%	3,335	1	1	3,335	0	2.97%	3.59	1,983	0
		1,829,404			112,159	752,177	100%	120.82	66,690	447,248