

T H E
FALCON
G R O U P

Capital Reserve Replacement Fund Analysis
for

[REDACTED]

Homeowners Association

[REDACTED], [REDACTED]

[REDACTED]

[REDACTED] R.S. # [REDACTED]

SAMPLE

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Please observe that this document consists of three sections which are independently page numbered; the Narrative Report (whose page numbers have an “N” prefix), the Calculation Tables (whose page numbers have a “C” prefix), and the Appendix (whose page numbers have an “A” prefix).

Community Description

The [REDACTED] Homeowners Association currently consists of [REDACTED] single-family dwelling units located in [REDACTED], [REDACTED]. The single-family dwellings are fee simple in ownership, and therefore, the dwellings and any improvements on the lots they are situated on are not included in this analysis.

Amenities include a large clubhouse with meeting rooms, an office, a fitness room, billiard room, craft room, media room and other amenities. The community also has an indoor pool, hot tub, an outdoor pool, bocce courts, tennis courts, and horseshoe pits.

The main community access is via [REDACTED] which is located off of [REDACTED]. There is a rear access also, [REDACTED], which is located off of [REDACTED].

Capital Reserve Replacement Analysis Overview

The function of a Capital Reserve Replacement Analysis is to inform and advise the Community Association as to the likely capital expenditures for replacement of common elements over the time frame considered by the analysis and the annual contribution levels to the Capital Reserve Replacement Fund calculated as being sufficient to avoid having to levy special assessments or take out a loan in order to support the predicted capital expenditures.

All Capital Reserve Replacement Analyses therefore assume that the Association is funding capital expenditures through the use of regular (e.g., annual, quarterly, or monthly), budgeted contributions to an account set aside for the sole purpose of funding the replacement of a designated set of common elements (often called the "Capital Reserve Fund").

A Community Association can defer common element replacement projects. Such deferrals tend to result in the gradual decrease in property values as the infrastructure and appearance of the community facilities degrade over time. In addition, such deferrals often result in the final replacement costs increasing significantly due to more extensive deterioration and additional damage to other common elements resulting from the failure of the common element to be replaced.

Association Considerations for a Capital Reserve Replacement Analysis

Each Association has a number of choices and options to consider during the Capital Reserve Replacement Analysis process. Two of the most important decisions are the Methodology (q.v.) of the analysis and the Funding Goal (q.v.) of the Association, although there are a number of other considerations, including:

- **Budget Thresholds** – the budget threshold is simply the lowest total project cost that the Association wants to fund using the Capital Reserve Fund, or put another way, this is lowest project cost that the Association regards as material (substantial or non-negligible) for its Capital Reserve budgeting purposes. This is normally a function of the Association's proclivities, operating budget size, and administrative/fiscal history – some communities will fund a \$5,000 project through the maintenance or operating budget, while others prefer to schedule and fund a \$500 project through the capital reserve budget. Many Associations never make a formal decision, leaving this to the professionals who prepare their Capital Reserve Replacement Analyses.
- **Federal Housing Authority/Housing & Urban Development Limitations** – the federal government is a significant mortgage insurance provider. The FHA/HUD mortgage insurance programs currently require that community Associations fund replacement reserves for capital expenditures and deferred maintenance with at least 10% of the Association budget in order to meet eligibility requirements for FHA mortgage insurance – failure to maintain this level of replacement reserve funding can trigger requests for a current (less than 36 month old) reserve study (level I or II scope – a site visit is required) by an independent third-party demonstrably competent in regards to such studies justifying a lower contribution level.

- Maintenance Budget – no project should be funded in two places. Any and all maintenance contracts for common elements should be reviewed, and any common element whose complete replacement is included in the maintenance contract should be removed from consideration in the Capital Reserve Replacement Analysis, since the Association is already allocating funds to replace the element.
- Operating Budget – no project should be funded in two places. Any common elements that the Association is planning to replace in a series of incremental projects on an annual or irregular (as-needed) basis using the operating budget funds should be removed from consideration in the Capital Reserve Replacement Analysis, since the Association is already allocating funds to replace the element.
- Preventive Maintenance Budget – no project should be funded in two places. The Association should compare its capital reserve budget to its preventive maintenance budget. Line items existing in both schedules should be removed from one or the other, since the Association is already allocating funds to replace the element.
- Statutory Requirements – some jurisdictions may require that certain elements are included in a reserve fund analysis, and other municipalities agree to accept responsibility for some elements (most commonly roadways). Such factors cannot be determined by site inspection – the Association should have documentation indicating any such factors and should certainly inform the professionals performing the Capital Reserve Replacement Analysis of these factors.
- Time Window – the time window is simply the time span that the Association desires to consider its capital reserve expenditures over. Typically, Associations do not consider common elements with a condition assessed remaining life cycle of longer than 30 years as part of the Capital Reserve Replacement Analysis. As a general rule, longer time windows are more conservative (resulting in higher annual contribution levels), with the longer time windows allows the Association a longer lead-time to accumulate funds for large projects.
- Interest and Inflation – interest (sometimes called the rate of return) and inflation can have significant influence on the capital reserve budget. Increasing interest rates tend to reduce the necessary annual contributions, as the Association is essentially collecting additional funding from investment of its capital reserve fund. Increasing inflation rates tend to increase the necessary annual contributions, as the Association needs to collect additional funds to account for the decreasing purchasing power of money. The Falcon Group generally recommends that most Associations are better served by assuming interest and inflation rates of zero and updating their Capital Reserve Replacement Analysis every two to three years (thus correcting for the effects of interest and inflation every second or third year), rather than making assumptions about factors that vary significantly and unpredictably with market forces. That being said, if the Association desires, The Falcon Group can certainly assume whatever average annual interest and inflation rates the Association requests.

Besides the above considerations, there are two decisions that the Association will need to make:

Funding Goals

The funding goal helps to determine the methodology used in the Capital Reserve Replacement Analysis and also is the principal reflection of the Association's fiscal policy. Funding goals can be categorized by their fiscal aggressiveness (willingness to risk the need to levy a special assessment or take out a loan) – more aggressive funding goals tend to result in lower annual levels of contribution to the capital reserve fund, with associated higher risks of shortfalls requiring special assessments or loans.

There are four basic funding goals used by communities when determining Capital Reserve Fund requirements:

- Baseline Funding is the most aggressive funding goal commonly used by Associations. Baseline funding is essentially a special case of threshold funding, where the goal is to never have a negative capital reserve fund balance (in other words the threshold is zero). As this funding goal provides no margin for errors, unexpected or unforeseeable expenses, or market forces that are not in the Association's favor, The Falcon Group does not

recommend this as a funding goal for the Association's capital reserve budget. Any funding scenario that, in aggregate over the analysis time window, funds less than Baseline Funding will result in negative fund balances.

- Full Funding is the most conservative funding goal commonly used by Associations. Full funding is best understood as an attempt to maintain the capital reserve fund at or near 100% of the accumulated common element depreciation. As an example: assuming element X has a life cycle of 10 years, is presently 5 years old, and has a replacement cost of \$10,000, then the full funding goal would be to have \$5,000 ($5/10 \times \$10,000$) in the capital reserve fund for this item. Full funding, as defined by GAP Report #24 ("A Complete Guide to Reserve Funding & Reserve Investment Strategies", 4th ed., produced by CAI), appears simpler than it actually is in practice, and tends to result in over-funding if the community is starting with a capital reserve fund balance less than the current depreciation of its common elements, or to result in under-funding if the community is starting with a capital reserve fund balance greater than the current depreciation of its common elements, unless applied carefully and with the understanding that annual contributions will change over the course of time as overages and shortages are corrected, resulting in an annual contribution recommendation that decreases or increases with the passage of time in all except the simplest cases.
- Statutory Funding is a funding goal (and/or methodology) that the community is legally obligated to meet or exceed. Such funding goals are typically the result of state or local statutes or the result of one or more provisions in the governing documents of the Community Association. The relative aggressiveness of such funding goals will vary depending upon the statute or provision involved.
- Threshold Funding is normally a moderate funding goal. The essential goal of threshold funding is to avoid having a capital reserve fund balance below some predetermined level (the "threshold" or "threshold balance"), which can be determined as a percentage of the total cost to replace the considered common elements, by decree as some absolute value (e.g. the community decides that \$100,000 is the threshold balance because that is a number it is comfortable with), as some multiple of the annual contribution (e.g., the community wants to have a capital reserve fund balance of no less than 9 months of capital reserve fund contributions), or through some other determining methodology that suits. Note that Baseline Funding is essentially a threshold funding goal where the threshold balance equals zero.

Methodology

There are essentially three methods used in Capital Reserve Analyses performed for most communities. The decision of which methodology to use is made by the Community Association, often under the advisement of its accountant, lawyer, and/or engineer. These three methodologies are:

- Cash Flow methodologies are based upon a projection of the future expenditures that the Community Association is likely to experience. The cash flow is then determined, based upon these expenditures, so that the resulting Capital Reserve Fund balances over the time window meet the funding goal.
- Component methodologies are based upon calculating the yearly contribution necessary to fund the replacement of each common element that is being considered. Each element is considered separately, producing a series of distinct line item entries of necessary contributions, which are summed to produce the total annual contribution to meet the funding goal.
- Statutory methodologies, like Statutory Funding Goals, are determined entirely by the statutes and/or governing document provisions that create the methodology. Statutory methodologies will most commonly resemble cash flow or component methodologies, but can theoretically be based upon any fiscal or legal conceptualization of the capital reserve funding.

Methodology and funding goal are normally related closely to each other. As a rule, baseline and threshold funding goals are most easily calculated using a cash flow methodology, full funding goals are normally calculated using a component methodology, and statutory funding goals and methodologies are often found together (e.g., the local government legislates

both what the funding goal is and how the community calculates its reserve fund contribution to insure that the funding goal is met).

Please note that cash flow methodologies and component methodologies cannot be easily compared on a line item by line item basis, as cash flow methodologies do not generate a definite line item breakdown of how the annual funding is distributed between the various line items. Likewise, cash flow methodologies do not lend themselves to the division of common element responsibilities between various entities. For instance, if an Association is internally divided between several sub-groups that do not share all common elements (for instance, an Association where owners of detached dwelling units do not own a share of the common elements of multifamily buildings in the Association and vice versa, but all owners share responsibility for the recreational facilities and site improvements), then the proper application of a cash flow methodology would require multiple analyses, with one analysis for each division of responsibility (in the aforesaid case, there would need to be an analysis for detached dwelling unit buildings, an analysis for multifamily buildings, and an analysis for the recreational facilities and site improvements), and each analysis requiring a distinct set of initial conditions (most notably initial capital reserve fund balances).

Analysis

A Capital Reserve Replacement Analysis consists of a series of calculations, which essentially attempt to create a mathematical model of the Association's capital reserve fund expenditures/cash flows over a designated time window, and then determine the annual contributions to the capital reserve fund necessary to support the modeled expenditures/cash flows.

Capital Reserve Replacement Analyses, as performed by The Falcon Group, performs several sets of separate, distinct, and independent calculations upon the same basic information. This permits the analysis to include a component methodology full funding calculation and several cash flow methodology threshold funding calculations (using different threshold balances and projecting the current annual funding over the analysis time window) to permit the Association to more fully examine its possible capital reserve funding options. Please note that the cash flow and component methodologies cannot be directly compared on a line item by line item basis, due to the significant differences between the underlying mathematics of these methodologies.

The Capital Reserve Replacement Analysis calculations and results are shown in a series of tables and graphs that demonstrate the general viability and end results of the various scenarios. These tables and graphs allow the Association to verify that one or more of the scenarios considered meet Association requirements and do not engage in unacceptable levels of over- or under-funding, as well as allowing the Association to inspect the underlying assumptions and numerical bases of the various scenarios and compare the costs (annual contributions over the time window of the analysis) of achieving these scenarios.

Please note that this Capital Reserve Replacement Analysis is a guide, not a legally binding document. The Association should not allow itself to feel constrained from performing necessary or desirable projects simply because they are not included in this analysis, nor should it feel itself forced to perform any project simply because it has been scheduled in this analysis. If work needs to be done, then do it, and likewise, if the common element condition does not justify replacement or refurbishment, then refrain from performing the work until it needs to be done. The Falcon Group believes and recommends that every Association should have a reserve analysis performed no less than once every three years to allow the updating of estimated replacement costs to reflect inflation, technological advances, changes in the construction industry, and current market forces, as well to allow alterations in life cycle information to reflect any significant alterations in the Association's common element conditions or quantities, as well as any significant changes in industry standards or market forces.

Limits of Observation & Disclosures

Please note that Capital Reserve Replacement Funding Analyses and Preventive Maintenance Funding Analyses are prepared as budgeting tools to assist a community association in its financial planning. The use of these

analyses for any other purpose is not appropriate. The visual observations made for (level I & II) Capital Reserve Replacement Funding Analyses and Preventive Maintenance Funding Analyses do not constitute an “Engineering Inspection” and are not sufficiently detailed (nor intended to be sufficiently detailed) to be relied upon, nor should they be relied upon, to determine violations of jurisdictional requirements (building or maintenance ordinances, codes, etc.) relating to the safety, soundness, structural integrity, or habitability of the buildings, dwelling units, or any of the individual components within the property.

The current Capital Reserve Replacement Analysis is an update of a previous analysis that, per Association direction, has been performed without a site visit. Line items have been modified based upon the passage of time since the previous analysis was performed, cost inflation during the time since the previous analysis was performed, and documentation/information from the Association and the Association’s management professionals.

At the direction of the Association, no attempt has been made to predict either the rate of inflation or the rate of return on investments and savings that can be achieved by the Association. The Falcon Group assumes that the Association can achieve a consistent rate of return on investments and savings that equals or exceeds inflation, and that any investment income above and beyond the rate of inflation will be retained within the Capital Reserve Fund, but, for budgeting purposes, assumes that the annual rate of cost inflation and the annual rate of investment return seen by the Association is zero (0%). The Association should consult with its accountant to verify the viability of these assumptions. If the Association desires inclusion of non-zero inflation and investment return, please contact The Falcon Group with the desired annual rates of inflation and investment return so that a revised analysis can be prepared to reflect the Association’s desired assumptions in this regard.

Information provided by official representatives of the Association is assumed to be reliable and accurate. This analysis is a reflection of the information supplied to The Falcon Group, and has been assembled for the Association’s use; this analysis is not meant to be an audit, quality/forensic analysis, or background check of historical information. Similarly, on-site visual observations performed as part of this analysis should not be considered a project audit, engineering inspection, or quality inspection of any reserve project.

Common element quantities taken from a previous Capital Reserve Replacement Analysis were utilized in the current Capital Reserve Replacement Analysis, and the accuracy of the current analysis is therefore dependent upon the accuracy of the previous analysis’ quantity information.

Community Specific Conditions & Commentary

General Comments

Please note that, based upon professional judgment and information provided by the Association or the Association’s management professionals, the following have not been considered as part of this Capital Reserve Replacement Analysis:

- Annual maintenance tasks (e.g. filling potholes).
- Building-mounted light fixtures (e.g. entrance lights & security lights).
- Doors, both exterior and interior.
- Site drainage repairs or enhancements.
- Fire suppression systems (e.g. fire sprinkler heads and valves) and fire hydrants.
- Landscaping, including maintenance, replacement, or enhancement.
- Painting, sealing, or staining of exterior or interior wooden components.
- Painting of exterior or interior metal components.

- Preventive maintenance tasks (e.g. power-washing siding, annual inspections).
- Protected or concealed structural components, such as foundations, wall framing, floor/ceiling framing, roof framing, and similar components.
- Radon mitigation systems.
- Routine (e.g. sweeping stoops, snow clearing) and emergency (e.g. repairing broken stair treads) maintenance tasks.
- Underground utilities.
- Vinyl siding and masonry veneer.
- Streetlights.
- Segmental block retaining walls.
- Crack fill – HOA operating expense.

Should the above list be incorrect, please notify The Falcon Group so that the analysis can be appropriately amended.

These items are excluded from this analysis because they are typically considered to be either maintenance or operating expenses and are therefore expected to be accounted for in those budgets or have predicted remaining life cycles that exceed the analysis time window, and are therefore not typically considered a capital expenditure (at this point in time), or are not common elements, and are therefore not the Association's responsibility.

Calculation Table Notes

The following are notes that provide specific comments for use with the Association's current Capital Reserve Replacement Analysis. These notes are numbered and correspond to the numbers given in the analysis Calculation Tables, which immediately follow these notes. ***The numbers in parenthesis at the end of each note reference the line item numbers in the component schedule on pages N-3 through N-6.***

1. Some of the items vary slightly in age and/or condition; however, the items have been given an average remaining useful life based upon observed general conditions. Single or isolated replacements may be needed and should be funded through reserves as the need arises (such as-needed replacement may be especially prevalent for furniture, fire suppression equipment, entrance gate equipment and concrete sidewalk replacement). For purposes of establishing a funding plan, single (total) replacement projects are assumed in most cases (with exceptions for projects of exceptional scope and/or expense, where phasing is often used to reflect financial or other practical limitations). Performing capital reserve replacement projects as unified scopes of work will likely decrease costs from economies of scale and mobilization costs. Similarly, unit costs are typical average costs for the item understanding that specific costs can be expected to vary both above and below the unit cost used in the analysis.

The costs shown reflect the current escalation in material costs due to the covid-19 pandemic, which may be temporary. It is recommended that the Association perform an update in the next two (2) years when costs are likely to have stabilized.

2. The current analysis uses field-measured Line Item Quantities. Field measurements performed as part of this analysis are not meant or intended to be used for contractor bidding, design work/calculations, or any function other than budget calculation.
3. The cost used assumes complete replacement of the existing roof systems with allowances for flashing, underlayment, and ventilation enhancements. Please note that detailed roof/attic inspections were not performed

as part of this scope of work and the remaining useful life given for the roofing is based solely on the age of the roof system, information provided by the Association, and general visual observations. (3,137, 138)

4. We have included a line item for gutters and leaders as full-scale replacement will likely be required or desired during the roof replacement project as the gutters will become damaged over time from ice and snow accumulations and physical abuse from ladders. (134, 135)
5. The existing chimney chase cap appears to be constructed of galvanized materials which typically corrode over time and will eventually require replacement. We have assumed the replacement will be with high quality stainless steel at which point funding for this item will no longer be required. (136)
6. Please note that balconies are areas that are subject to failure from overloading due to furniture, equipment, and/or resident/guest usage in excess of design intent. This issue is often exacerbated by deterioration of wood structural members, which occurs in wood exposed to the elements at a rate dependent upon the species and quality of the lumber used in the construction, local weather conditions and climate, usage and loading patterns, and maintenance practices. Note that we have not performed a detailed inspection of each balcony in the community as part of this scope of work and detailed inspections would be required to verify the structural integrity/stability of each deck or balcony in the community. (36,37)
7. Please note that the existing masonry veneer should not need complete replacement within the time window of this analysis, however, no detailed analysis of the façade has been performed and it is assumed that the system currently functions properly. This type of façade requires ongoing maintenance. The Association should routinely monitor the maintenance activities and conditions of this system and may find it prudent to have detailed inspections of this system performed to verify proper installation and the condition of concealed materials/details if maintenance costs involving the system become excessive or leaks are developing. A re-pointing and repair item has been included in the funding schedule. (65)
8. The concrete sidewalk replacements have been budgeted for future expenditures based upon the assumption that 1% of the gross element quantity will be replaced every three (3) years for the foreseeable future. Based upon actual replacement projects in the future, the Association may want to increase or decrease this number to reflect actual rates of failure propagation. Cost reflects a general average cost. Please note that this allows for the replacement of approximately 385 linear foot of sidewalk every three (3) years. The quantity shown includes the sidewalk on [REDACTED] Road that are shown on the Site Plan as part of the Association. (187)
9. As another aspect of capital planning, the Association should have an energy audit performed on any common spaces or building areas including clubhouses, common buildings, and shared facilities/amenities within buildings. The energy audit's purpose is to identify any potential building envelope (roof, window, walls, etc.) or equipment (electrical, mechanical, and/or plumbing) improvements that could result in energy usage reduction and/or be partially funded by one or more incentives from governmental (federal or state) and/or private (utility company) programs. In some instances, these programs can amount to recouping as much as 40 to 80 percent of the replacement costs of the building equipment (electrical, mechanical, and plumbing) or energy related work that may include façade or even windows that may be listed in the capital reserve analysis. In addition, the ongoing reduction in energy use and associated costs can significantly reduce operating costs (and thus reduce maintenance fees).
10. Vinyl siding can be expected to be typically structurally sound for 40-50 years. Based upon the age of the community, it can be expected that the siding will not require replacement within the next 30 years and therefore, funding has not been included in this analysis. Please note that unless otherwise noted, no testing or removal of materials has been performed as part of the preparation of any reserve analysis performed by The Falcon Group for this community and conditions may exist behind concealed components of the exterior wall systems that may result in reduced life cycles as a result of inadequate construction such as underlayment and flashing deficiencies which may exist. The remaining life cycle used has been based solely on the age of the community, visual observations of a representative sampling of the community and information provided by the Association. The Association should routinely monitor the maintenance activities and conditions of the vinyl siding and may find it

prudent to have detailed inspections of the system performed to verify proper installation and the condition of concealed materials/details. (66)

11. The cost for this item assumes milling for drainage and planar continuity purposes, as well as to maintain curb reveal. The cost also includes full depth repairs (as required), installation of a new 2" thick wearing course, and line striping to match the existing layout of the community. (172-176)

According to information provided by the Association, we have scheduled the sections of pavement construction by the year in which they were completed by the Developer. The following describes each section shown in the funding table schedules:

2010 – [REDACTED] Way to [REDACTED] Way; [REDACTED] Road to [REDACTED] Road; [REDACTED] Road to [REDACTED] Road; and [REDACTED] Court.

2012 – [REDACTED] Court to end of street.

2015 – [REDACTED] t Way to [REDACTED] Way; [REDACTED] Road to [REDACTED] Road; [REDACTED] Road to [REDACTED] Road; [REDACTED] Way to [REDACTED] Way.

2018 – [REDACTED] Way to [REDACTED] Way and [REDACTED] Way to [REDACTED] Way; [REDACTED] Road to [REDACTED] Road; [REDACTED] Road; [REDACTED] Way to [REDACTED] Way; [REDACTED] Court, [REDACTED] Way.

2019 – [REDACTED] Drive Entrance; [REDACTED] Way to [REDACTED] Way; [REDACTED] Way to [REDACTED] Way; [REDACTED] Way to [REDACTED] Court.

12. The Falcon Group has observed that a quality seal coat material (applied using a two-coating application procedure) applied over the bituminous pavement surface approximately five (5) years after installation of the asphalt (and every three to five years thereafter until a new pavement surface is installed) to seal superficial cracks and prevent water infiltration is generally useful. In addition to its aesthetic appeal, sealcoating prevents water infiltration from occurring in small voids and small surface cracks. Large cracks in pavement should be cleaned of all debris and filled with a thicker sealant annually prior to the onset of winter as a matter of routine or preventive maintenance. (181-185)
13. [REDACTED]
14. An allowance for professional fees for inspections as well as the preparation of specifications and bid documents has been included in the cost estimate for this item. (Roads 172-176)
15. The various pool filtration and circulation equipment line item cost estimate(s) includes pumps, chlorinators, pool heater, and miscellaneous pieces, but assumes that the majority of the existing piping, wiring, and building elements surrounding the pool equipment will remain viable and be reused as is – significant alterations to building elements or piping, wiring, etc. would be expected to increase costs significantly. (5, 6, 8, 10, 15, 26, 27)
16. Pool shell refurbishment could involve repairs and re-plastering, installation of a liner, or simple re-plastering (among the more common options) and actual cost is thus subject to wide variation, depending upon the precise methods and materials selected at time of refurbishment; this line item includes allowance for coping repairs/replacement. (15, 29)
17. Please note that the given cost estimate for HVAC and mechanical equipment, etc. is for replacement of the central equipment, and does not include replacement of wiring, piping, or ductwork which is assumed to last indefinitely (typically wiring, piping, and ductwork would be repaired on an as-needed basis as an operating or maintenance expense). (91-126)
18. Site lighting fixture cost estimates anticipate replacement with fixtures of similar types, styles, and functionality. No testing or analysis of underground or otherwise concealed wiring has been performed; replacement cost estimates

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assume that the existing wiring and/or conduits are of acceptable capacity and condition and will be retained during fixture replacement. (64)

19. Please note that, as a matter of best operating practice, all common area pedestrian walkways should be subjected to annual inspection for safety concerns, including trip hazards. This evaluation does not purport to be an inclusive or definitive walkway safety evaluation. (187)
20. The Outdoor Pool Shelter roof quantity includes three (3) shelters; the pool filter shelter, the pool deck shelter, and clubhouse deck grill shelter. (30)
21. The retaining walls are segmental concrete block installations that, assuming adequate initial installation, can be expected to remain viable for more than 50 years. The Falcon Group does not recommend funding for these installations at this time, as it does not appear likely that the Association will replace these installations within the current analysis time window. The Association should monitor the condition of these walls, and, depending upon their future condition, may find it advisable to begin reserve funding for these walls at some point. (171)
22. The remaining useful life of this item is outside the time frame of this analysis, and therefore, funding is not included in the calculations. (180, 191)
23. This line item is for repairs and repointing of the masonry/stone veneer monuments. (190)
24. The concrete driveway apron replacements have been budgeted for future expenditures based upon the assumption that 3% of the gross element quantity will be replaced every five (5) years, for the foreseeable future. Based upon actual replacement projects in the future, the Association may want to increase or decrease this number to reflect actual rates of failure propagation. Cost reflects a general average cost. Please note that this allows for the replacement of approximately 14-15 drive aprons every five (5) years. (178)
25. This line item is a general fund for the refurbishment/redecorating of a room which may include cabinet replacements, fixtures, shelving, window treatments, walls, etc. The actual cost will be dependent on the extent of the work being performed, materials used, and whether items are being upgraded. (39, 43, 47, 50, 53, 56, 59, 73, 79, 83, 86, 90, 130, 139, 144)
26. In 2018/2019, the Association completely remodeled the indoor pool facility. At that time the dehumidification system was replaced with two (2) Dectron 6-ton dehumidification units with external roof top a/c condensing units. A roof mounted 1260 cfm exhaust fan was installed, and eighteen (18) LED ceiling lights were installed. (9)
27. The cost for this item was provided by the Association. Where an item is more than once year old, we have increased the cost to account for inflation. (6, 8, 16, 26, 31, 32, 34, 44, 61, 67, 126, 127, 141, 150, 151, 153, 155)
28. [REDACTED]
29. The association intends to replace stamped concrete sections of [REDACTED] Drive with asphalt at the end of its useful life. Therefore, the replacement cost shown for this item reflects the cost of asphalt reconstruction. Please note that we observed that the concrete is cracking and failing in some locations, thus we have reduced the useful life of the stamped concrete. For this reason, it may be most cost effective to replace the stamped concrete when the asphalt roadway is replaced. (186)
30. The wood with wire mesh detention basin fencing at basins C & D is being replaced in 2024 with black chain link fencing at the cost shown. The wood with wire mesh detention basin fencing at basin A will be replaced in 2025, as reported by the Association. We have adjusted the cost shown for the black chain link fence at basin B to reflect the cost provided for the fence at basins C & D. (150, 151, 153)
31. This fund is for major repairs and replacements of timers and valves of the common irrigation system. (167)

- 32. This line item is for the annual cleaning of the catch basins to remove leaves and other debris with a vacuum truck, and for minor repairs that may be needed. This item has been added to comply with the recently passed NJ Capital Reserve legislation. (177)
- 33. This line item is for the periodic replacement of the caulking on the outdoor pool between the coping and concrete deck. This item has been added to comply with the recently passed NJ Capital Reserve legislation. (22)
- 34. ██████████ has enacted legislation relating to residential housing complexes, requiring all common interest community associations with more than \$25,000 in total common area capital assets to undertake a capital reserve study at least once every five years (quinquennially).

As estimated costs for the performance of the required future reserve studies and structural evaluations are required by the legislation to be included in the reserve study, a line item for future reserve studies (assuming the performance of CAI standard compliant level II studies) at three-year intervals has been included. (1)

35. Unit of Measure Abbreviations:

LF = Linear Foot LS = Lump Sum SQ = Square SF = Square Foot SY = Square Yard

SAMPLE

Client		Scope of Work		
██████████ Homeowners Association		Full Study with Measurement LEVEL I		
File Number				
██████████				
Version				
██████████		Revisions		
Community Information		Description	Check By	Date
Number of Units		██████████ single-family		
Date of Original Construction		circa. ██████████		
Location		██		
Initial Conditions				
Initial Fiscal Year	2026			
Initial Fund Balance	\$2,365,500			
Prior Year Annual Contribution	\$250,000			
Analysis Calculation Constants				
Last Day of Fiscal Year	December 31	Time Window	30	
Initial Percent Funded	86.46%	Annual Rate of Cost Inflation	0.00%	
Initial Estimated Total Replacement Cost	\$8,626,678	Annual Rate of Investment Return	0.00%	
PV Expenditure in Time Window	\$12,249,737	Current Funding Results in Negative Fund Balance(s) Over Analysis Time Window		
Summary of Funding Schedules Over Time Window				
Funding Schedule	Note	Initial Fiscal Year Annual Contribution	Maximum Fund Balance	Minimum Fund Balance
Full Funding	see Funding Projection for annual contributions in other than initial fiscal year	\$448,425	\$3,658,604	\$2,175,335
0% Threshold/ Baseline Funding	see Funding Projection for annual contributions in other than initial fiscal year	\$324,504	\$2,593,836	\$0
5% Threshold Funding	see Funding Projection for annual contributions in other than initial fiscal year	\$341,094	\$2,709,965	\$431,334
10% Threshold Funding	see Funding Projection for annual contributions in other than initial fiscal year	\$357,684	\$2,841,744	\$862,668

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SAMPLE

Line Item <small>footnotes in parentheses at the end of each line item</small>		Reserve Schedule					
		Life Cycle		Estimated Cost			
		Typically Expected	Condition Assessed Remaining (note 1)	Quantity (note 2)	Unit of Measure	Unit Cost	Line Item Occurrence Cost
1	ADMINISTRATIVE-Reserve Study-update-[34]	3	2	1	LS.	\$ 4,150.00	\$ 4,150
2	AMENITY-Bocce Court-refurbish	15	2	1	LS.	16,500.00	16,500
3	AMENITY-Bocce Court-shelter, roof-[3]	25	12	17	SQ.	475.00	8,075
4	AMENITY-Horseshoes-refurbish	10	1	1	LS.	2,750.00	2,750
5	AMENITY-Indoor Pool & Spa-boiler, pool heater-[15]	20	10	1	EA.	12,325.00	12,325
6	AMENITY-Indoor Pool & Spa-chlorination system-[15,27]	10	7	1	LS.	8,050.00	8,050
7	AMENITY-Indoor Pool & Spa-concrete deck	40	25	885	SF.	18.00	15,930
8	AMENITY-Indoor Pool & Spa-dehumidification system, 12 ton-[15,16,27]	15	9	1	LS.	135,850.00	135,850
9	AMENITY-Indoor Pool & Spa-exhaust fan, roof mounted-[15,26]	20	14	1	EA.	2,300.00	2,300
10	AMENITY-Indoor Pool & Spa-filter pump motor-[15]	5	0	2	EA.	1,650.00	3,300
11	AMENITY-Indoor Pool & Spa-furniture	15	5	1	LS.	11,000.00	11,000
12	AMENITY-Indoor Pool & Spa-handicap lift	15	3	1	LS.	6,400.00	6,400
13	AMENITY-Indoor Pool & Spa-heat exchangers	15	6	1	LS.	3,975.00	3,975
14	AMENITY-Indoor Pool & Spa-lighting, ceiling, led-[26]	20	14	18	EA.	575.00	10,350
15	AMENITY-Indoor Pool & Spa-pool & spa filter system-[15]	20	10	1	LS.	8,400.00	8,400
16	AMENITY-Indoor Pool & Spa-pool & spa resurfacing-[16,27]	15	7	1	LS.	14,750.00	14,750
17	AMENITY-Indoor Pool & Spa-tile & coping	25	10	151	LF.	72.00	10,872
18	AMENITY-Indoor Pool & Spa-tile, pool deck	20	10	885	SF.	16.00	14,160
19	AMENITY-Indoor Pool & Spa-unit heater, basement filter room-[17]	25	10	1	LS.	2,425.00	2,425
20	AMENITY-Outdoor Pool-auto vacuum	5	2	1	LS.	1,650.00	1,650
21	AMENITY-Outdoor Pool-concrete deck	30	17	8,950	SF.	18.00	161,100
22	AMENITY-Outdoor Pool-coping joint caulking-[33]	5	2	164	LF.	10.00	1,640
23	AMENITY-Outdoor Pool-cover	10	4	1	EA.	5,300.00	5,300
24	AMENITY-Outdoor Pool-fence, masonry monument repair-[23]	20	7	1	LS.	6,000.00	6,000
25	AMENITY-Outdoor Pool-fencing	30	17	435	LF.	74.00	32,190
26	AMENITY-Outdoor Pool-filter pump motor-[15,27]	5	4	1	EA.	8,200.00	8,200
27	AMENITY-Outdoor Pool-filter system-[15]	20	7	1	LS.	8,600.00	8,600
28	AMENITY-Outdoor Pool-furniture	15	14	1	LS.	24,200.00	24,200
29	AMENITY-Outdoor Pool-resurfacing-[13,16]	15	2	1	LS.	49,500.00	49,500
30	AMENITY-Outdoor Pool-shelter, roof-[3,20]	30	17	1	LS.	3,850.00	3,850
31	AMENITY-Outdoor Pool-skimmer-[27]	15	12	1	LS.	5,750.00	5,750
32	AMENITY-Outdoor Pool-tile & coping-[27]	25	22	1	LS.	34,200.00	34,200
33	AMENITY-Tennis Court-fence, 10ft chain link	30	17	435	LF.	56.00	24,360
34	AMENITY-Tennis Court-recolor & stripe-[27]	10	7	1	LS.	19,500.00	19,500
35	AMENITY-Tennis Court-resurface	30	17	2	EA.	95,000.00	190,000
36	CLUBHOUSE-Balcony-membrane replacement, duradek-[6]	20	5	6	SQ.	1,750.00	10,500
37	CLUBHOUSE-Balcony-railling-[6]	40	15	102	LF.	74.00	7,548
38	CLUBHOUSE-Bathrooms-flooring, tile	30	15	256	SF.	18.00	4,608
39	CLUBHOUSE-Bathrooms-refurbish-[25]	25	10	4	EA.	9,700.00	38,800
40	CLUBHOUSE-Billiards Room-billiard table recondition	10	7	2	EA.	600.00	1,200
41	CLUBHOUSE-Billiards Room-flooring, carpet	10	1	60	SY.	64.00	3,840
42	CLUBHOUSE-Billiards Room-furniture fund	25	10	1	LS.	5,000.00	5,000
43	CLUBHOUSE-Billiards Room-refurbish-[25]	25	10	1	LS.	9,400.00	9,400
44	CLUBHOUSE-Billiards Room-television-[27]	8	7	1	LS.	875.00	875
45	CLUBHOUSE-Business Center-flooring, carpet	10	1	13	SY.	64.00	832
46	CLUBHOUSE-Business Center-furniture fund	25	10	1	LS.	3,500.00	3,500
47	CLUBHOUSE-Business Center-refurbish-[25]	25	10	1	LS.	5,950.00	5,950
48	CLUBHOUSE-Card Room #1-flooring, carpet	10	1	68	SY.	64.00	4,352
49	CLUBHOUSE-Card Room #1-furniture fund	25	10	1	LS.	6,600.00	6,600
50	CLUBHOUSE-Card Room #1-refurbish-[25]	25	10	1	LS.	12,100.00	12,100

Line Item <small>footnotes in parentheses at the end of each line item</small>	Reserve Schedule						
	Life Cycle		Estimated Cost				
	Typically Expected	Condition Assessed Remaining (note 1)	Quantity (note 2)	Unit of Measure	Unit Cost	Line Item Occurrence Cost	
51	CLUBHOUSE-Card Room #2-flooring, carpet	10	1	44	SY.	64.00	2,816
52	CLUBHOUSE-Card Room #2-furniture fund	25	10	1	LS.	6,600.00	6,600
53	CLUBHOUSE-Card Room #2-refurbish-[25]	25	10	1	LS.	8,800.00	8,800
54	CLUBHOUSE-Club Room-furniture fund	25	10	1	LS.	11,000.00	11,000
55	CLUBHOUSE-Concierge-flooring, carpet	10	1	24	SY.	64.00	1,536
56	CLUBHOUSE-Concierge-refurbish-[25]	25	10	1	LS.	11,000.00	11,000
57	CLUBHOUSE-Craft Room-flooring, ceramic tile	30	15	744	SF.	20.00	14,880
58	CLUBHOUSE-Craft Room-furniture fund	25	10	1	LS.	11,000.00	11,000
59	CLUBHOUSE-Craft Room-refurbish-[25]	25	10	1	LS.	15,400.00	15,400
60	CLUBHOUSE-Electrical-audio/visual equipment fund	10	3	1	LS.	33,000.00	33,000
61	CLUBHOUSE-Electrical-digital poster kiosk-[27]	10	7	1	LS.	3,000.00	3,000
62	CLUBHOUSE-Elevator-cab refurbish	20	5	1	EA.	13,200.00	13,200
63	CLUBHOUSE-Elevator-modernization	30	15	1	EA.	126,500.00	126,500
64	CLUBHOUSE-Exterior-lanterns, wall-mounted-[18]	30	15	11	EA.	600.00	6,600
65	CLUBHOUSE-Façade-stone veneer-[7]	20	19	1	LS.	5,000.00	5,000
66	CLUBHOUSE-Façade-vinyl siding-[10]	50	45		SF.	-	-
67	CLUBHOUSE-Fire Alarm-alarm panel-[27]	15	12	1	LS.	5,100.00	5,100
68	CLUBHOUSE-Fire Suppression-repair & upgrade fund	15	0	1	LS.	27,500.00	27,500
69	CLUBHOUSE-Fireplace-replacement fund	30	15	2	EA.	2,000.00	4,000
70	CLUBHOUSE-Fitness Room-ceiling fans	25	10	4	EA.	475.00	1,900
71	CLUBHOUSE-Fitness Room-equipment replacement fund	10	3	1	LS.	66,000.00	66,000
72	CLUBHOUSE-Fitness Room-flooring, rubber	20	8	102	SY.	72.00	7,344
73	CLUBHOUSE-Fitness Room-refurbish-[25]	25	10	1	LS.	8,800.00	8,800
74	CLUBHOUSE-Fitness Room-television	8	0	4	EA.	600.00	2,400
75	CLUBHOUSE-Flooring-ceramic tile	30	22	1,499	SF.	20.00	29,980
76	CLUBHOUSE-Kitchen-appliance allowance	10	3	1	LS.	22,000.00	22,000
77	CLUBHOUSE-Kitchen-flooring, ceramic tile	30	15	325	SF.	20.00	6,500
78	CLUBHOUSE-Kitchen-ice machine	10	5	1	LS.	6,050.00	6,050
79	CLUBHOUSE-Kitchen-refurbish-[25]	25	10	1	LS.	22,000.00	22,000
80	CLUBHOUSE-Kitchenette-appliance fund	10	3	1	LS.	1,200.00	1,200
81	CLUBHOUSE-Kitchenette-refurbish, second floor	25	10	1	LS.	8,800.00	8,800
82	CLUBHOUSE-Library-furniture fund	25	10	1	LS.	5,500.00	5,500
83	CLUBHOUSE-Library-refurbish-[25]	25	10	1	LS.	8,800.00	8,800
84	CLUBHOUSE-Lighting-replacement fund	30	15	1	LS.	57,200.00	57,200
85	CLUBHOUSE-Locker Rooms-flooring, tile	30	15	936	SF.	20.00	18,720
86	CLUBHOUSE-Locker Rooms-refurbish-[25]	25	10	2	EA.	17,600.00	35,200
87	CLUBHOUSE-Management Office-equipment replacement fund	10	7	1	LS.	11,000.00	11,000
88	CLUBHOUSE-Management Office-flooring, carpet	10	2	16	SY.	64.00	1,024
89	CLUBHOUSE-Management Office-furniture fund	25	10	1	LS.	5,500.00	5,500
90	CLUBHOUSE-Management Office-refurbish-[25]	25	10	1	LS.	5,500.00	5,500
91	CLUBHOUSE-Mechanical-condenser, accu-1-[17]	15	0	1	EA.	5,100.00	5,100
92	CLUBHOUSE-Mechanical-condenser, accu-10-[17]	15	6	1	EA.	4,525.00	4,525
93	CLUBHOUSE-Mechanical-condenser, accu-11-[17]	15	0	1	EA.	4,750.00	4,750
94	CLUBHOUSE-Mechanical-condenser, accu-12-[17]	15	0	1	EA.	3,750.00	3,750
95	CLUBHOUSE-Mechanical-condenser, accu-13-[17]	15	0	1	EA.	4,400.00	4,400
96	CLUBHOUSE-Mechanical-condenser, accu-2-[17]	15	0	1	EA.	5,100.00	5,100
97	CLUBHOUSE-Mechanical-condenser, accu-3-[17]	15	0	1	EA.	5,100.00	5,100
98	CLUBHOUSE-Mechanical-condenser, accu-4-[17]	15	0	1	EA.	5,100.00	5,100
99	CLUBHOUSE-Mechanical-condenser, accu-5-[17]	15	0	1	EA.	3,750.00	3,750
100	CLUBHOUSE-Mechanical-condenser, accu-6-[17]	15	12	1	EA.	7,100.00	7,100

Line Item <small>footnotes in parentheses at the end of each line item</small>	Reserve Schedule						
	Life Cycle		Estimated Cost				
	Typically Expected	Condition Assessed Remaining (note 1)	Quantity (note 2)	Unit of Measure	Unit Cost	Line Item Occurrence Cost	
101	CLUBHOUSE-Mechanical-condenser, accu-7-[17]	15	0	1	EA.	4,750.00	4,750
102	CLUBHOUSE-Mechanical-condenser, accu-8-[17]	15	11	1	EA.	5,100.00	5,100
103	CLUBHOUSE-Mechanical-condenser, accu-9-[17]	15	11	1	EA.	4,750.00	4,750
104	CLUBHOUSE-Mechanical-ef-1 (first floor restrooms)-[17]	25	10	1	EA.	350.00	350
105	CLUBHOUSE-Mechanical-ef-2 (kitchen)-[17]	25	10	1	EA.	300.00	300
106	CLUBHOUSE-Mechanical-ef-3 (elevator closet)-[17]	25	10	1	EA.	300.00	300
107	CLUBHOUSE-Mechanical-ef-4 (men & women locker rooms)-[17]	25	10	1	EA.	385.00	385
108	CLUBHOUSE-Mechanical-ef-5 (second floor restrooms)-[17]	25	10	1	EA.	385.00	385
109	CLUBHOUSE-Mechanical-ef-6 (electrical & pool closets)-[17]	25	10	2	EA.	385.00	770
110	CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17]	12	1	2	EA.	4,625.00	9,250
111	CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17]	12	1	1	EA.	4,625.00	4,625
112	CLUBHOUSE-Mechanical-hvac-10 (fitness room no. 2)-[17]	15	0	1	EA.	10,835.00	10,835
113	CLUBHOUSE-Mechanical-hvac-11 (card room no.2)-[17]	15	0	1	EA.	13,200.00	13,200
114	CLUBHOUSE-Mechanical-hvac-12 (1st floor sports room)-[17]	15	0	1	EA.	10,000.00	10,000
115	CLUBHOUSE-Mechanical-hvac-13 (billiards room)-[17]	15	0	1	EA.	10,350.00	10,350
116	CLUBHOUSE-Mechanical-hvac-1a/b (multi-purpose room)-[17]	15	0	1	EA.	34,200.00	34,200
117	CLUBHOUSE-Mechanical-hvac-2a/b (multi-purpose room)-[17]	15	0	1	EA.	34,200.00	34,200
118	CLUBHOUSE-Mechanical-hvac-3a/b (concierge/vestibule)-[17]	15	0	1	EA.	34,200.00	34,200
119	CLUBHOUSE-Mechanical-hvac-4a/b (club room)-[17]	15	0	1	EA.	34,200.00	34,200
120	CLUBHOUSE-Mechanical-hvac-5 (1st floor office/restrooms)-[17]	15	0	1	EA.	10,000.00	10,000
121	CLUBHOUSE-Mechanical-hvac-6 (library)-[17]	15	0	1	EA.	13,200.00	13,200
122	CLUBHOUSE-Mechanical-hvac-7 (men & women locker rooms)-[17]	15	0	1	EA.	13,200.00	13,200
123	CLUBHOUSE-Mechanical-hvac-8a/b 7.5 ton (card no. 1 & craft rooms)-[17,27]	15	11	1	EA.	11,775.00	11,775
124	CLUBHOUSE-Mechanical-hvac-9 (fitness room no. 1)-[17]	15	0	1	EA.	13,200.00	13,200
125	CLUBHOUSE-Mechanical-i-wave air purification systems-[17]	5	0	1	LS.	27,125.00	27,125
126	CLUBHOUSE-Mechanical-unit heaters, stairwell-[17,27]	25	18	1	LS.	5,500.00	5,500
127	CLUBHOUSE-Multipurpose Room-dance floor-[27]	20	15	1	LS.	5,900.00	5,900
128	CLUBHOUSE-Multipurpose Room-flooring, carpet	10	1	287	SY.	64.00	18,368
129	CLUBHOUSE-Multipurpose Room-furniture fund	25	10	1	LS.	33,000.00	33,000
130	CLUBHOUSE-Multipurpose Room-refurbish-[25]	25	10	1	LS.	83,600.00	83,600
131	CLUBHOUSE-Multipurpose Room-window treatments	25	10	1	LS.	17,600.00	17,600
132	CLUBHOUSE-Patio-furniture	15	14	1	LS.	1,100.00	1,100
133	CLUBHOUSE-Patio-stamped concrete	30	15	3,406	SF.	20.00	68,120
134	CLUBHOUSE-Roof-aluminum gutters-[4]	25	10	344	LF.	8.00	2,752
135	CLUBHOUSE-Roof-aluminum leaders-[4]	25	10	384	LF.	7.00	2,688
136	CLUBHOUSE-Roof-chimney chase cap-[5]	30	15	1	EA.	675.00	675
137	CLUBHOUSE-Roof-shingle replacement, indoor pool roof-[3,26]	25	19	27	SQ.	825.00	22,275
138	CLUBHOUSE-Roof-shingle replacement, main roof-[3]	25	10	135	SQ.	650.00	87,750
139	CLUBHOUSE-Sauna-refurbish-[25]	20	5	2	EA.	9,500.00	19,000
140	CLUBHOUSE-Security-access system	15	9	1	LS.	11,550.00	11,550
141	CLUBHOUSE-Security-cctv system fund-[27]	10	4	1	LS.	19,800.00	19,800
142	CLUBHOUSE-Sports Room-flooring, carpet	10	1	49	SY.	64.00	3,136
143	CLUBHOUSE-Sports Room-furniture fund	25	10	1	LS.	8,250.00	8,250
144	CLUBHOUSE-Sports Room-refurbish-[25]	25	10	1	LS.	11,000.00	11,000
145	CLUBHOUSE-Sports Room-television	8	1	1	EA.	1,550.00	1,550
146	CLUBHOUSE-Stairs & Hallways-flooring, carpet	10	1	244	SY.	66.00	16,104
147	CLUBHOUSE-Vestibule-flooring, ceramic tile	30	20	140	SF.	20.00	2,800
148	CLUBHOUSE-Window-2' x 6' double hung	30	15	2	EA.	800.00	1,600
149	CLUBHOUSE-Window-3' x 6' double hung	30	15	51	EA.	880.00	44,880
150	SITE WORK-Detention Basin-fencing, black chain link, basin b-[30]	30	15	1,370	LF.	22.38	30,658

Line Item <small>footnotes in parentheses at the end of each line item</small>	Reserve Schedule						
	Life Cycle		Estimated Cost				
	Typically Expected	Condition Assessed Remaining (note 1)	Quantity (note 2)	Unit of Measure	Unit Cost	Line Item Occurrence Cost	
151	SITE WORK-Detention Basin-fencing, black chain link, basins c & d-[30]	30	29	1,640	LF.	22.38	36,700
152	SITE WORK-Detention Basin-fencing, vinyl, basins c & d	30	15	460	LF.	46.00	21,160
153	SITE WORK-Detention Basin-fencing, wood w/ wire mesh, basin a-[30]	30	1	1,340	LF.	22.38	29,987
154	SITE WORK-Detention Basin-inlet/outlet structures	40	28	1	LS.	53,000.00	53,000
155	SITE WORK-Detention Basin-turf paver, 24"x16", basin a	40	28	4,500	SF.	18.00	81,000
156	SITE WORK-Entrance Gate-gate control software-[27]	7	2	1	LS.	7,425.00	7,425
157	SITE WORK-Entrance Gate- way gate & controls replacement fund	15	0	2	EA.	6,600.00	13,200
158	SITE WORK-Entrance Gate-main gate & controls replacement fund	15	0	1	LS.	22,000.00	22,000
159	SITE WORK-Fencing-wood w/ wire mesh, gimball-[30]	25	13	2,265	LF.	42.00	95,130
160	SITE WORK-Fencing-wood w/ wire mesh, newport & hampton-[30]	25	13	2,857	LF.	42.00	119,994
161	SITE WORK-Flag Pole-replacement	30	15	6	EA.	2,650.00	15,900
162	SITE WORK-Gate House-exterior refurbish	40	25	1	LS.	6,600.00	6,600
163	SITE WORK-Gate House-interior refurbish	25	10	1	LS.	4,400.00	4,400
164	SITE WORK-Gate House-roof, shingle replacement-[3]	25	10	1	LS.	1,550.00	1,550
165	SITE WORK-Illumination-bollard lights-[18]	25	10	19	EA.	1,350.00	25,650
166	SITE WORK-Illumination-flood lights, clubhouse-[18]	25	10	4	EA.	1,750.00	7,000
167	SITE WORK-Irrigation-major repairs, timer, valve fund-[31]	10	7	1	LS.	27,500.00	27,500
168	SITE WORK-Parking Lot-asphalt reconstruction-[11,14]	15	3	4,285	SY.	50.00	214,250
169	SITE WORK-Parking Lot-pole lights include rear of clubhouse-[18]	30	15	18	EA.	4,250.00	76,500
170	SITE WORK-Parking Lot-sealcoating & striping-[12]	5	8	4,285	SY.	3.00	12,855
171	SITE WORK-Retaining Wall-segmental block-[21]	50	35			-	-
172	SITE WORK-Road-asphalt crack sealing, 2010-[12]	1	0	9,735	SY.	0.75	7,301
173	SITE WORK-Road-asphalt crack sealing, 2012-[12]	1	0	948	SY.	0.75	711
174	SITE WORK-Road-asphalt crack sealing, 2015-[12]	1	0	14,332	SY.	0.75	10,749
175	SITE WORK-Road-asphalt crack sealing, 2018-[12]	1	0	22,745	SY.	0.75	17,059
176	SITE WORK-Road-asphalt crack sealing, 2019-[12]	1	0	6,346	SY.	0.75	4,760
177	SITE WORK-Road-asphalt resurface, 2010-[11,14]	15	2	9,735	SY.	38.00	369,930
178	SITE WORK-Road-asphalt resurface, 2012-[11,14]	15	4	948	SY.	38.00	36,024
179	SITE WORK-Road-asphalt resurface, 2015-[11,14]	15	7	14,332	SY.	38.00	544,616
180	SITE WORK-Road-asphalt resurface, 2018-[11,14]	15	10	22,745	SY.	38.00	864,310
181	SITE WORK-Road-asphalt resurface, 2019-[11,14]	15	11	6,346	SY.	38.00	241,148
182	SITE WORK-Road-asphalt sealcoat, 2010-[12]	5	7	9,735	SY.	3.00	29,205
183	SITE WORK-Road-asphalt sealcoat, 2012-[12]	5	9	948	SY.	3.00	2,844
184	SITE WORK-Road-asphalt sealcoat, 2015-[12]	5	2	14,332	SY.	3.00	42,996
185	SITE WORK-Road-asphalt sealcoat, 2018-[12]	5	0	22,745	SY.	3.00	68,235
186	SITE WORK-Road-asphalt sealcoat, 2019-[12]	5	1	6,346	SY.	3.00	19,038
187	SITE WORK-Road-catch basin clean & minor repairs-[32]	2	1	1	LS.	15,000.00	15,000
188	SITE WORK-Road-concrete driveway apron, 3%-[24]	5	2	1,159	SF.	20.00	23,180
189	SITE WORK-Road-curbing, block-[22]	60	45		LF.	-	0
190	SITE WORK-Road-stamped concrete, dr - replace w/ asphalt-[29]	30	13	903	SY.	38.00	34,314
191	SITE WORK-Sidewalk-concrete replacement, 1%-[8,19]	3	2	1,534	SF.	14.00	21,476
192	SITE WORK-Signage-entrance sign fund	25	10	1	LS.	10,120.00	10,120
193	SITE WORK-Signage-general signage fund	25	10	1	LS.	22,000.00	22,000
194	SITE WORK-Signage-monuments, masonry repairs allowance-[23]	20	5	1	LS.	4,400.00	4,400
195	SITE WORK-Signage-vinyl siding-[22]	50	35			-	-
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						-	-
						-	-
						-	-
						-	-

Line Item <small>footnotes in parentheses at the end of each line item</small>	Total Line Item Cost	Full Funding Schedule				
		Current Theoretical Full Funding Line Item Balance	Initial Fund Allocation (pooling)	Current Overage (+) or Shortage (-)	Effective Age of Component	Current Theoretical Full Funding Line Item Annual Contribution
1 ADMINISTRATIVE-Reserve Study-update-[34]	\$ 4,150	\$ -	\$ -	\$ -	-	\$ 1,383
2 AMENITY-Bocce Court-refurbish	16,500	13,200	11,112	(2,088)	12	1,100
3 AMENITY-Bocce Court-shelter, roof-[3]	8,075	3,876	3,263	(613)	12	323
4 AMENITY-Horseshoes-refurbish	2,750	2,200	1,852	(348)	8	275
5 AMENITY-Indoor Pool & Spa-boiler, pool heater-[15]	12,325	5,546	4,669	(877)	9	616
6 AMENITY-Indoor Pool & Spa-chlorination system-[15,27]	8,050	1,610	1,355	(255)	2	805
7 AMENITY-Indoor Pool & Spa-concrete deck	15,930	5,576	4,694	(882)	14	398
8 AMENITY-Indoor Pool & Spa-dehumidification system, 12 ton-[15,16,27]	135,850	45,283	38,121	(7,162)	5	9,057
9 AMENITY-Indoor Pool & Spa-exhaust fan, roof mounted-[15,26]	2,300	575	484	(91)	5	115
10 AMENITY-Indoor Pool & Spa-filter pump motor-[15]	3,300	2,640	2,640	-	4	660
11 AMENITY-Indoor Pool & Spa-furniture	11,000	6,600	5,556	(1,044)	9	733
12 AMENITY-Indoor Pool & Spa-handicap lift	6,400	4,693	3,951	(742)	11	427
13 AMENITY-Indoor Pool & Spa-heat exchangers	3,975	2,120	1,785	(335)	8	265
14 AMENITY-Indoor Pool & Spa-lighting, ceiling, led-[26]	10,350	2,588	2,178	(409)	5	518
15 AMENITY-Indoor Pool & Spa-pool & spa filter system-[15]	8,400	3,780	3,182	(598)	9	420
16 AMENITY-Indoor Pool & Spa-pool & spa resurfacing-[16,27]	14,750	6,883	5,795	(1,089)	7	983
17 AMENITY-Indoor Pool & Spa-tile & coping	10,872	6,088	5,125	(963)	14	435
18 AMENITY-Indoor Pool & Spa-tile, pool deck	14,160	6,372	5,364	(1,008)	9	708
19 AMENITY-Indoor Pool & Spa-unit heater, basement filter room-[17]	2,425	1,358	1,143	(215)	14	97
20 AMENITY-Outdoor Pool-auto vacuum	1,650	660	556	(104)	2	330
21 AMENITY-Outdoor Pool-concrete deck	161,100	64,440	54,248	(10,192)	12	5,370
22 AMENITY-Outdoor Pool-coping joint caulking-[33]	1,640	656	552	(104)	2	328
23 AMENITY-Outdoor Pool-cover	5,300	2,650	2,231	(419)	5	530
24 AMENITY-Outdoor Pool-fence, masonry monument repair-[23]	6,000	3,600	3,031	(569)	12	300
25 AMENITY-Outdoor Pool-fencing	32,190	12,876	10,839	(2,037)	12	1,073
26 AMENITY-Outdoor Pool-filter pump motor-[15,27]	8,200	-	-	-	-	1,640
27 AMENITY-Outdoor Pool-filter system-[15]	8,600	5,160	4,344	(816)	12	430
28 AMENITY-Outdoor Pool-furniture	24,200	-	-	-	-	1,613
29 AMENITY-Outdoor Pool-resurfacing-[13,16]	49,500	39,600	33,337	(6,263)	12	3,300
30 AMENITY-Outdoor Pool-shelter, roof-[3,20]	3,850	1,540	1,296	(244)	12	128
31 AMENITY-Outdoor Pool-skimmer-[27]	5,750	767	645	(121)	2	383
32 AMENITY-Outdoor Pool-tile & coping-[27]	34,200	2,736	2,303	(433)	2	1,368
33 AMENITY-Tennis Court-fence, 10ft chain link	24,360	9,744	8,203	(1,541)	12	812
34 AMENITY-Tennis Court-recolor & stripe-[27]	19,500	3,900	3,283	(617)	2	1,950
35 AMENITY-Tennis Court-resurface	190,000	76,000	63,979	(12,021)	12	6,333
36 CLUBHOUSE-Balcony-membrane replacement, duradek-[6]	10,500	7,350	6,187	(1,163)	14	525
37 CLUBHOUSE-Balcony-railing-[6]	7,548	4,529	3,812	(716)	24	189
38 CLUBHOUSE-Bathrooms-flooring, tile	4,608	2,150	1,810	(340)	14	154
39 CLUBHOUSE-Bathrooms-refurbish-[25]	38,800	21,728	18,291	(3,437)	14	1,552
40 CLUBHOUSE-Billiards Room-billiard table recondition	1,200	240	202	(38)	2	120
41 CLUBHOUSE-Billiards Room-flooring, carpet	3,840	3,072	2,586	(486)	8	384
42 CLUBHOUSE-Billiards Room-furniture fund	5,000	2,800	2,357	(443)	14	200
43 CLUBHOUSE-Billiards Room-refurbish-[25]	9,400	5,264	4,431	(833)	14	376
44 CLUBHOUSE-Billiards Room-television-[27]	875	-	-	-	-	109
45 CLUBHOUSE-Business Center-flooring, carpet	832	666	560	(105)	8	83
46 CLUBHOUSE-Business Center-furniture fund	3,500	1,960	1,650	(310)	14	140
47 CLUBHOUSE-Business Center-refurbish-[25]	5,950	3,332	2,805	(527)	14	238
48 CLUBHOUSE-Card Room #1-flooring, carpet	4,352	3,482	2,931	(551)	8	435
49 CLUBHOUSE-Card Room #1-furniture fund	6,600	3,696	3,111	(585)	14	264
50 CLUBHOUSE-Card Room #1-refurbish-[25]	12,100	6,776	5,704	(1,072)	14	484

Line Item <small>footnotes in parentheses at the end of each line item</small>	Total Line Item Cost	Full Funding Schedule				
		Current Theoretical Full Funding Line Item Balance	Initial Fund Allocation (pooling)	Current Coverage (+) or Shortage (-)	Effective Age of Component	Current Theoretical Full Funding Line Item Annual Contribution
51 CLUBHOUSE-Card Room #2-flooring, carpet	2,816	2,253	1,896	(356)	8	282
52 CLUBHOUSE-Card Room #2-furniture fund	6,600	3,696	3,111	(585)	14	264
53 CLUBHOUSE-Card Room #2-refurbish-[25]	8,800	4,928	4,149	(779)	14	352
54 CLUBHOUSE-Club Room-furniture fund	11,000	6,160	5,186	(974)	14	440
55 CLUBHOUSE-Concierge-flooring, carpet	1,536	1,229	1,034	(194)	8	154
56 CLUBHOUSE-Concierge-refurbish-[25]	11,000	6,160	5,186	(974)	14	440
57 CLUBHOUSE-Craft Room-flooring, ceramic tile	14,880	6,944	5,846	(1,098)	14	496
58 CLUBHOUSE-Craft Room-furniture fund	11,000	6,160	5,186	(974)	14	440
59 CLUBHOUSE-Craft Room-refurbish-[25]	15,400	8,624	7,260	(1,364)	14	616
60 CLUBHOUSE-Electrical-audio/visual equipment fund	33,000	19,800	16,668	(3,132)	6	3,300
61 CLUBHOUSE-Electrical-digital poster kiosk-[27]	3,000	600	505	(95)	2	300
62 CLUBHOUSE-Elevator-cab refurbish	13,200	9,240	7,779	(1,461)	14	660
63 CLUBHOUSE-Elevator-modernization	126,500	59,033	49,696	(9,337)	14	4,217
64 CLUBHOUSE-Exterior-lanterns, wall-mounted-[18]	6,600	3,080	2,593	(487)	14	220
65 CLUBHOUSE-Façade-stone veneer-[7]	5,000	-	-	-	-	250
66 CLUBHOUSE-Façade-vinyl siding-[10]	-	-	-	-	-	-
67 CLUBHOUSE-Fire Alarm-alarm panel-[27]	5,100	680	572	(108)	2	340
68 CLUBHOUSE-Fire Suppression-repair & upgrade fund	27,500	25,667	25,667	-	14	1,833
69 CLUBHOUSE-Fireplace-replacement fund	4,000	1,867	1,571	(295)	14	133
70 CLUBHOUSE-Fitness Room-ceiling fans	1,900	1,064	896	(168)	14	76
71 CLUBHOUSE-Fitness Room-equipment replacement fund	66,000	39,600	33,337	(6,263)	6	6,600
72 CLUBHOUSE-Fitness Room-flooring, rubber	7,344	4,039	3,400	(639)	11	367
73 CLUBHOUSE-Fitness Room-refurbish-[25]	8,800	4,928	4,149	(779)	14	352
74 CLUBHOUSE-Fitness Room-television	2,400	2,100	2,100	-	7	300
75 CLUBHOUSE-Flooring-ceramic tile	29,980	6,995	5,889	(1,106)	7	999
76 CLUBHOUSE-Kitchen-appliance allowance	22,000	13,200	11,112	(2,088)	6	2,200
77 CLUBHOUSE-Kitchen-flooring, ceramic tile	6,500	3,033	2,554	(480)	14	217
78 CLUBHOUSE-Kitchen-ice machine	6,050	2,420	2,037	(383)	4	605
79 CLUBHOUSE-Kitchen-refurbish-[25]	22,000	12,320	10,371	(1,949)	14	880
80 CLUBHOUSE-Kitchenette-appliance fund	1,200	720	606	(114)	6	120
81 CLUBHOUSE-Kitchenette-refurbish, second floor	8,800	4,928	4,149	(779)	14	352
82 CLUBHOUSE-Library-furniture fund	5,500	3,080	2,593	(487)	14	220
83 CLUBHOUSE-Library-refurbish-[25]	8,800	4,928	4,149	(779)	14	352
84 CLUBHOUSE-Lighting-replacement fund	57,200	26,693	22,471	(4,222)	14	1,907
85 CLUBHOUSE-Locker Rooms-flooring, tile	18,720	8,736	7,354	(1,382)	14	624
86 CLUBHOUSE-Locker Rooms-refurbish-[25]	35,200	19,712	16,594	(3,118)	14	1,408
87 CLUBHOUSE-Management Office-equipment replacement fund	11,000	2,200	1,852	(348)	2	1,100
88 CLUBHOUSE-Management Office-flooring, carpet	1,024	717	603	(113)	7	102
89 CLUBHOUSE-Management Office-furniture fund	5,500	3,080	2,593	(487)	14	220
90 CLUBHOUSE-Management Office-refurbish-[25]	5,500	3,080	2,593	(487)	14	220
91 CLUBHOUSE-Mechanical-condenser, accu-1-[17]	5,100	4,760	4,760	-	14	340
92 CLUBHOUSE-Mechanical-condenser, accu-10-[17]	4,525	2,413	2,032	(382)	8	302
93 CLUBHOUSE-Mechanical-condenser, accu-11-[17]	4,750	4,433	4,433	-	14	317
94 CLUBHOUSE-Mechanical-condenser, accu-12-[17]	3,750	3,500	3,500	-	14	250
95 CLUBHOUSE-Mechanical-condenser, accu-13-[17]	4,400	4,107	4,107	-	14	293
96 CLUBHOUSE-Mechanical-condenser, accu-2-[17]	5,100	4,760	4,760	-	14	340
97 CLUBHOUSE-Mechanical-condenser, accu-3-[17]	5,100	4,760	4,760	-	14	340
98 CLUBHOUSE-Mechanical-condenser, accu-4-[17]	5,100	4,760	4,760	-	14	340
99 CLUBHOUSE-Mechanical-condenser, accu-5-[17]	3,750	3,500	3,500	-	14	250
100 CLUBHOUSE-Mechanical-condenser, accu-6-[17]	7,100	947	797	(150)	2	473

Line Item <small>footnotes in parentheses at the end of each line item</small>	Total Line Item Cost	Full Funding Schedule				
		Current Theoretical Full Funding Line Item Balance	Initial Fund Allocation (pooling)	Current Coverage (+) or Shortage (-)	Effective Age of Component	Current Theoretical Full Funding Line Item Annual Contribution
101 CLUBHOUSE-Mechanical-condenser, accu-7-[17]	4,750	4,433	4,433	-	14	317
102 CLUBHOUSE-Mechanical-condenser, accu-8-[17]	5,100	1,020	859	(161)	3	340
103 CLUBHOUSE-Mechanical-condenser, accu-9-[17]	4,750	950	800	(150)	3	317
104 CLUBHOUSE-Mechanical-ef-1 (first floor restrooms)-[17]	350	196	165	(31)	14	14
105 CLUBHOUSE-Mechanical-ef-2 (kitchen)-[17]	300	168	141	(27)	14	12
106 CLUBHOUSE-Mechanical-ef-3 (elevator closet)-[17]	300	168	141	(27)	14	12
107 CLUBHOUSE-Mechanical-ef-4 (men & women locker rooms)-[17]	385	216	181	(34)	14	15
108 CLUBHOUSE-Mechanical-ef-5 (second floor restrooms)-[17]	385	216	181	(34)	14	15
109 CLUBHOUSE-Mechanical-ef-6 (electrical & pool closets)-[17]	770	431	363	(68)	14	31
110 CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17]	9,250	7,708	6,489	(1,219)	10	771
111 CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17]	4,625	3,854	3,245	(610)	10	385
112 CLUBHOUSE-Mechanical-hvac-10 (fitness room no. 2)-[17]	10,835	10,113	10,113	-	14	722
113 CLUBHOUSE-Mechanical-hvac-11 (card room no.2)-[17]	13,200	12,320	12,320	-	14	880
114 CLUBHOUSE-Mechanical-hvac-12 (1st floor sports room)-[17]	10,000	9,333	9,333	-	14	667
115 CLUBHOUSE-Mechanical-hvac-13 (billiards room)-[17]	10,350	9,660	9,660	-	14	690
116 CLUBHOUSE-Mechanical-hvac-1a/b (multi-purpose room)-[17]	34,200	31,920	31,920	-	14	2,280
117 CLUBHOUSE-Mechanical-hvac-2a/b (multi-purpose room)-[17]	34,200	31,920	31,920	-	14	2,280
118 CLUBHOUSE-Mechanical-hvac-3a/b (concierge/vestibule)-[17]	34,200	31,920	31,920	-	14	2,280
119 CLUBHOUSE-Mechanical-hvac-4a/b (club room)-[17]	34,200	31,920	31,920	-	14	2,280
120 CLUBHOUSE-Mechanical-hvac-5 (1st floor office/restrooms)-[17]	10,000	9,333	9,333	-	14	667
121 CLUBHOUSE-Mechanical-hvac-6 (library)-[17]	13,200	12,320	12,320	-	14	880
122 CLUBHOUSE-Mechanical-hvac-7 (men & women locker rooms)-[17]	13,200	12,320	12,320	-	14	880
123 CLUBHOUSE-Mechanical-hvac-8a/b 7.5 ton (card no. 1 & craft rooms)-[17,27]	11,775	2,355	1,983	(372)	3	785
124 CLUBHOUSE-Mechanical-hvac-9 (fitness room no. 1)-[17]	13,200	12,320	12,320	-	14	880
125 CLUBHOUSE-Mechanical-i-wave air purification systems-[17]	27,125	21,700	21,700	-	4	5,425
126 CLUBHOUSE-Mechanical-unit heaters, stairwell-[17,27]	5,500	1,320	1,111	(209)	6	220
127 CLUBHOUSE-Multipurpose Room-dance floor-[27]	5,900	1,180	993	(187)	4	295
128 CLUBHOUSE-Multipurpose Room-flooring, carpet	18,368	14,694	12,370	(2,324)	8	1,837
129 CLUBHOUSE-Multipurpose Room-furniture fund	33,000	18,480	15,557	(2,923)	14	1,320
130 CLUBHOUSE-Multipurpose Room-refurbish-[25]	83,600	46,816	39,411	(7,405)	14	3,344
131 CLUBHOUSE-Multipurpose Room-window treatments	17,600	9,856	8,297	(1,559)	14	704
132 CLUBHOUSE-Patio-furniture	1,100	-	-	-	-	73
133 CLUBHOUSE-Patio-stamped concrete	68,120	31,789	26,761	(5,028)	14	2,271
134 CLUBHOUSE-Roof-aluminum gutters-[4]	2,752	1,541	1,297	(244)	14	110
135 CLUBHOUSE-Roof-aluminum leaders-[4]	2,688	1,505	1,267	(238)	14	108
136 CLUBHOUSE-Roof-chimney chase cap-[5]	675	315	265	(50)	14	23
137 CLUBHOUSE-Roof-shingle replacement, indoor pool roof-[3,26]	22,275	4,455	3,750	(705)	5	891
138 CLUBHOUSE-Roof-shingle replacement, main roof-[3]	87,750	49,140	41,368	(7,772)	14	3,510
139 CLUBHOUSE-Sauna-refurbish-[25]	19,000	13,300	11,196	(2,104)	14	950
140 CLUBHOUSE-Security-access system	11,550	3,850	3,241	(609)	5	770
141 CLUBHOUSE-Security-cctv system fund-[27]	19,800	9,900	8,334	(1,566)	5	1,980
142 CLUBHOUSE-Sports Room-flooring, carpet	3,136	2,509	2,112	(397)	8	314
143 CLUBHOUSE-Sports Room-furniture fund	8,250	4,620	3,889	(731)	14	330
144 CLUBHOUSE-Sports Room-refurbish-[25]	11,000	6,160	5,186	(974)	14	440
145 CLUBHOUSE-Sports Room-television	1,550	1,163	979	(184)	6	194
146 CLUBHOUSE-Stairs & Hallways-flooring, carpet	16,104	12,883	10,845	(2,038)	8	1,610
147 CLUBHOUSE-Vestibule-flooring, ceramic tile	2,800	840	707	(133)	9	93
148 CLUBHOUSE-Window-2' x 6' double hung	1,600	747	629	(118)	14	53
149 CLUBHOUSE-Window-3' x 6' double hung	44,880	20,944	17,631	(3,313)	14	1,496
150 SITE WORK-Detention Basin-fencing, black chain link, basin b-[30]	30,658	14,307	12,044	(2,263)	14	1,022

Line Item	Fiscal Year ▶	2026	2027	2028
	Nominal Expenditure (in Future Dollars) in Fiscal Year Present Value of Line Item Expenditures In Time Window	476,925 \$	173,763 \$	572,749 \$
1 ADMINISTRATIVE-Reserve Study-update-[34]	\$ 41,500	-	-	4,150
2 AMENITY-Bocce Court-refurbish	\$ 33,000	-	-	16,500
3 AMENITY-Bocce Court-shelter, roof-[3]	\$ 8,075	-	-	-
4 AMENITY-Horseshoes-refurbish	\$ 8,250	-	2,750	-
5 AMENITY-Indoor Pool & Spa-boiler, pool heater-[15]	\$ 24,650	-	-	-
6 AMENITY-Indoor Pool & Spa-chlorination system-[15,27]	\$ 24,150	-	-	-
7 AMENITY-Indoor Pool & Spa-concrete deck	\$ 15,930	-	-	-
8 AMENITY-Indoor Pool & Spa-dehumidification system, 12 ton-[15,16,27]	\$ 271,700	-	-	-
9 AMENITY-Indoor Pool & Spa-exhaust fan, roof mounted-[15,26]	\$ 2,300	-	-	-
10 AMENITY-Indoor Pool & Spa-filter pump motor-[15]	\$ 23,100	3,300	-	-
11 AMENITY-Indoor Pool & Spa-furniture	\$ 22,000	-	-	-
12 AMENITY-Indoor Pool & Spa-handicap lift	\$ 12,800	-	-	-
13 AMENITY-Indoor Pool & Spa-heat exchangers	\$ 7,950	-	-	-
14 AMENITY-Indoor Pool & Spa-lighting, ceiling, led-[26]	\$ 10,350	-	-	-
15 AMENITY-Indoor Pool & Spa-pool & spa filter system-[15]	\$ 16,800	-	-	-
16 AMENITY-Indoor Pool & Spa-pool & spa resurfacing-[16,27]	\$ 29,500	-	-	-
17 AMENITY-Indoor Pool & Spa-tile & coping	\$ 10,872	-	-	-
18 AMENITY-Indoor Pool & Spa-tile, pool deck	\$ 28,320	-	-	-
19 AMENITY-Indoor Pool & Spa-unit heater, basement filter room-[17]	\$ 2,425	-	-	-
20 AMENITY-Outdoor Pool-auto vacuum	\$ 9,900	-	-	1,650
21 AMENITY-Outdoor Pool-concrete deck	\$ 161,100	-	-	-
22 AMENITY-Outdoor Pool-coping joint caulking-[33]	\$ 9,840	-	-	1,640
23 AMENITY-Outdoor Pool-cover	\$ 15,900	-	-	-
24 AMENITY-Outdoor Pool-fence, masonry monument repair-[23]	\$ 12,000	-	-	-
25 AMENITY-Outdoor Pool-fencing	\$ 32,190	-	-	-
26 AMENITY-Outdoor Pool-filter pump motor-[15,27]	\$ 49,200	-	-	-
27 AMENITY-Outdoor Pool-filter system-[15]	\$ 17,200	-	-	-
28 AMENITY-Outdoor Pool-furniture	\$ 48,400	-	-	-
29 AMENITY-Outdoor Pool-resurfacing-[13,16]	\$ 99,000	-	-	49,500
30 AMENITY-Outdoor Pool-shelter, roof-[3,20]	\$ 3,850	-	-	-
31 AMENITY-Outdoor Pool-skimmer-[27]	\$ 11,500	-	-	-
32 AMENITY-Outdoor Pool-tile & coping-[27]	\$ 34,200	-	-	-
33 AMENITY-Tennis Court-fence, 10ft chain link	\$ 24,360	-	-	-
34 AMENITY-Tennis Court-recolor & stripe-[27]	\$ 39,000	-	-	-
35 AMENITY-Tennis Court-resurface	\$ 190,000	-	-	-
36 CLUBHOUSE-Balcony-membrane replacement, duradek-[6]	\$ 21,000	-	-	-
37 CLUBHOUSE-Balcony-railling-[6]	\$ 7,548	-	-	-
38 CLUBHOUSE-Bathrooms-flooring, tile	\$ 4,608	-	-	-
39 CLUBHOUSE-Bathrooms-refurbish-[25]	\$ 38,800	-	-	-
40 CLUBHOUSE-Billiards Room-billiard table recondition	\$ 3,600	-	-	-
41 CLUBHOUSE-Billiards Room-flooring, carpet	\$ 11,520	-	3,840	-
42 CLUBHOUSE-Billiards Room-furniture fund	\$ 5,000	-	-	-
43 CLUBHOUSE-Billiards Room-refurbish-[25]	\$ 9,400	-	-	-
44 CLUBHOUSE-Billiards Room-television-[27]	\$ 2,625	-	-	-
45 CLUBHOUSE-Business Center-flooring, carpet	\$ 2,496	-	832	-
46 CLUBHOUSE-Business Center-furniture fund	\$ 3,500	-	-	-
47 CLUBHOUSE-Business Center-refurbish-[25]	\$ 5,950	-	-	-
48 CLUBHOUSE-Card Room #1-flooring, carpet	\$ 13,056	-	4,352	-
49 CLUBHOUSE-Card Room #1-furniture fund	\$ 6,600	-	-	-
50 CLUBHOUSE-Card Room #1-refurbish-[25]	\$ 12,100	-	-	-

Line Item	Fiscal Year ▶	2026	2027	2028
	Nominal Expenditure (in Future Dollars) in Fiscal Year Present Value of Line Item Expenditures In Time Window	476,925	173,763	572,749
		\$	\$	\$
51 CLUBHOUSE-Card Room #2-flooring, carpet	\$ 8,448	-	2,816	-
52 CLUBHOUSE-Card Room #2-furniture fund	\$ 6,600	-	-	-
53 CLUBHOUSE-Card Room #2-refurbish-[25]	\$ 8,800	-	-	-
54 CLUBHOUSE-Club Room-furniture fund	\$ 11,000	-	-	-
55 CLUBHOUSE-Concierge-flooring, carpet	\$ 4,608	-	1,536	-
56 CLUBHOUSE-Concierge-refurbish-[25]	\$ 11,000	-	-	-
57 CLUBHOUSE-Craft Room-flooring, ceramic tile	\$ 14,880	-	-	-
58 CLUBHOUSE-Craft Room-furniture fund	\$ 11,000	-	-	-
59 CLUBHOUSE-Craft Room-refurbish-[25]	\$ 15,400	-	-	-
60 CLUBHOUSE-Electrical-audio/visual equipment fund	\$ 99,000	-	-	-
61 CLUBHOUSE-Electrical-digital poster kiosk-[27]	\$ 9,000	-	-	-
62 CLUBHOUSE-Elevator-cab refurbish	\$ 26,400	-	-	-
63 CLUBHOUSE-Elevator-modernization	\$ 126,500	-	-	-
64 CLUBHOUSE-Exterior-lanterns, wall-mounted-[18]	\$ 6,600	-	-	-
65 CLUBHOUSE-Façade-stone veneer-[7]	\$ 5,000	-	-	-
66 CLUBHOUSE-Façade-vinyl siding-[10]	\$ -	-	-	-
67 CLUBHOUSE-Fire Alarm-alarm panel-[27]	\$ 10,200	-	-	-
68 CLUBHOUSE-Fire Suppression-repair & upgrade fund	\$ 82,500	27,500	-	-
69 CLUBHOUSE-Fireplace-replacement fund	\$ 4,000	-	-	-
70 CLUBHOUSE-Fitness Room-ceiling fans	\$ 1,900	-	-	-
71 CLUBHOUSE-Fitness Room-equipment replacement fund	\$ 198,000	-	-	-
72 CLUBHOUSE-Fitness Room-flooring, rubber	\$ 14,688	-	-	-
73 CLUBHOUSE-Fitness Room-refurbish-[25]	\$ 8,800	-	-	-
74 CLUBHOUSE-Fitness Room-television	\$ 9,600	2,400	-	-
75 CLUBHOUSE-Flooring-ceramic tile	\$ 29,980	-	-	-
76 CLUBHOUSE-Kitchen-appliance allowance	\$ 66,000	-	-	-
77 CLUBHOUSE-Kitchen-flooring, ceramic tile	\$ 6,500	-	-	-
78 CLUBHOUSE-Kitchen-ice machine	\$ 18,150	-	-	-
79 CLUBHOUSE-Kitchen-refurbish-[25]	\$ 22,000	-	-	-
80 CLUBHOUSE-Kitchenette-appliance fund	\$ 3,600	-	-	-
81 CLUBHOUSE-Kitchenette-refurbish, second floor	\$ 8,800	-	-	-
82 CLUBHOUSE-Library-furniture fund	\$ 5,500	-	-	-
83 CLUBHOUSE-Library-refurbish-[25]	\$ 8,800	-	-	-
84 CLUBHOUSE-Lighting-replacement fund	\$ 57,200	-	-	-
85 CLUBHOUSE-Locker Rooms-flooring, tile	\$ 18,720	-	-	-
86 CLUBHOUSE-Locker Rooms-refurbish-[25]	\$ 35,200	-	-	-
87 CLUBHOUSE-Management Office-equipment replacement fund	\$ 33,000	-	-	-
88 CLUBHOUSE-Management Office-flooring, carpet	\$ 3,072	-	-	1,024
89 CLUBHOUSE-Management Office-furniture fund	\$ 5,500	-	-	-
90 CLUBHOUSE-Management Office-refurbish-[25]	\$ 5,500	-	-	-
91 CLUBHOUSE-Mechanical-condenser, accu-1-[17]	\$ 15,300	5,100	-	-
92 CLUBHOUSE-Mechanical-condenser, accu-10-[17]	\$ 9,050	-	-	-
93 CLUBHOUSE-Mechanical-condenser, accu-11-[17]	\$ 14,250	4,750	-	-
94 CLUBHOUSE-Mechanical-condenser, accu-12-[17]	\$ 11,250	3,750	-	-
95 CLUBHOUSE-Mechanical-condenser, accu-13-[17]	\$ 13,200	4,400	-	-
96 CLUBHOUSE-Mechanical-condenser, accu-2-[17]	\$ 15,300	5,100	-	-
97 CLUBHOUSE-Mechanical-condenser, accu-3-[17]	\$ 15,300	5,100	-	-
98 CLUBHOUSE-Mechanical-condenser, accu-4-[17]	\$ 15,300	5,100	-	-
99 CLUBHOUSE-Mechanical-condenser, accu-5-[17]	\$ 11,250	3,750	-	-
100 CLUBHOUSE-Mechanical-condenser, accu-6-[17]	\$ 14,200	-	-	-

Line Item		Fiscal Year ▶	2026	2027	2028
		Nominal Expenditure (in Future Dollars) in Fiscal Year Present Value of Line Item Expenditures In Time Window	476,925 \$	173,763 \$	572,749 \$
101	CLUBHOUSE-Mechanical-condenser, accu-7-[17]	\$ 14,250	4,750	-	-
102	CLUBHOUSE-Mechanical-condenser, accu-8-[17]	\$ 10,200	-	-	-
103	CLUBHOUSE-Mechanical-condenser, accu-9-[17]	\$ 9,500	-	-	-
104	CLUBHOUSE-Mechanical-ef-1 (first floor restrooms)-[17]	\$ 350	-	-	-
105	CLUBHOUSE-Mechanical-ef-2 (kitchen)-[17]	\$ 300	-	-	-
106	CLUBHOUSE-Mechanical-ef-3 (elevator closet)-[17]	\$ 300	-	-	-
107	CLUBHOUSE-Mechanical-ef-4 (men & women locker rooms)-[17]	\$ 385	-	-	-
108	CLUBHOUSE-Mechanical-ef-5 (second floor restrooms)-[17]	\$ 385	-	-	-
109	CLUBHOUSE-Mechanical-ef-6 (electrical & pool closets)-[17]	\$ 770	-	-	-
110	CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17]	\$ 27,750	-	9,250	-
111	CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17]	\$ 13,875	-	4,625	-
112	CLUBHOUSE-Mechanical-hvac-10 (fitness room no. 2)-[17]	\$ 32,505	10,835	-	-
113	CLUBHOUSE-Mechanical-hvac-11 (card room no.2)-[17]	\$ 39,600	13,200	-	-
114	CLUBHOUSE-Mechanical-hvac-12 (1st floor sports room)-[17]	\$ 30,000	10,000	-	-
115	CLUBHOUSE-Mechanical-hvac-13 (billiards room)-[17]	\$ 31,050	10,350	-	-
116	CLUBHOUSE-Mechanical-hvac-1a/b (multi-purpose room)-[17]	\$ 102,600	34,200	-	-
117	CLUBHOUSE-Mechanical-hvac-2a/b (multi-purpose room)-[17]	\$ 102,600	34,200	-	-
118	CLUBHOUSE-Mechanical-hvac-3a/b (concierge/vestibule)-[17]	\$ 102,600	34,200	-	-
119	CLUBHOUSE-Mechanical-hvac-4a/b (club room)-[17]	\$ 102,600	34,200	-	-
120	CLUBHOUSE-Mechanical-hvac-5 (1st floor office/restrooms)-[17]	\$ 30,000	10,000	-	-
121	CLUBHOUSE-Mechanical-hvac-6 (library)-[17]	\$ 39,600	13,200	-	-
122	CLUBHOUSE-Mechanical-hvac-7 (men & women locker rooms)-[17]	\$ 39,600	13,200	-	-
123	CLUBHOUSE-Mechanical-hvac-8a/b 7.5 ton (card no. 1 & craft rooms)-[17,27]	\$ 23,550	-	-	-
124	CLUBHOUSE-Mechanical-hvac-9 (fitness room no. 1)-[17]	\$ 39,600	13,200	-	-
125	CLUBHOUSE-Mechanical-i-wave air purification systems-[17]	\$ 189,875	27,125	-	-
126	CLUBHOUSE-Mechanical-unit heaters, stairwell-[17,27]	\$ 5,500	-	-	-
127	CLUBHOUSE-Multipurpose Room-dance floor-[27]	\$ 5,900	-	-	-
128	CLUBHOUSE-Multipurpose Room-flooring, carpet	\$ 55,104	-	18,368	-
129	CLUBHOUSE-Multipurpose Room-furniture fund	\$ 33,000	-	-	-
130	CLUBHOUSE-Multipurpose Room-refurbish-[25]	\$ 83,600	-	-	-
131	CLUBHOUSE-Multipurpose Room-window treatments	\$ 17,600	-	-	-
132	CLUBHOUSE-Patio-furniture	\$ 2,200	-	-	-
133	CLUBHOUSE-Patio-stamped concrete	\$ 68,120	-	-	-
134	CLUBHOUSE-Roof-aluminum gutters-[4]	\$ 2,752	-	-	-
135	CLUBHOUSE-Roof-aluminum leaders-[4]	\$ 2,688	-	-	-
136	CLUBHOUSE-Roof-chimney chase cap-[5]	\$ 675	-	-	-
137	CLUBHOUSE-Roof-shingle replacement, indoor pool roof-[3,26]	\$ 22,275	-	-	-
138	CLUBHOUSE-Roof-shingle replacement, main roof-[3]	\$ 87,750	-	-	-
139	CLUBHOUSE-Sauna-refurbish-[25]	\$ 38,000	-	-	-
140	CLUBHOUSE-Security-access system	\$ 23,100	-	-	-
141	CLUBHOUSE-Security-cctv system fund-[27]	\$ 59,400	-	-	-
142	CLUBHOUSE-Sports Room-flooring, carpet	\$ 9,408	-	3,136	-
143	CLUBHOUSE-Sports Room-furniture fund	\$ 8,250	-	-	-
144	CLUBHOUSE-Sports Room-refurbish-[25]	\$ 11,000	-	-	-
145	CLUBHOUSE-Sports Room-television	\$ 6,200	-	1,550	-
146	CLUBHOUSE-Stairs & Hallways-flooring, carpet	\$ 48,312	-	16,104	-
147	CLUBHOUSE-Vestibule-flooring, ceramic tile	\$ 2,800	-	-	-
148	CLUBHOUSE-Window-2' x 6' double hung	\$ 1,600	-	-	-
149	CLUBHOUSE-Window-3' x 6' double hung	\$ 44,880	-	-	-
150	SITE WORK-Detention Basin-fencing, black chain link, basin b-[30]	\$ 30,658	-	-	-

Line Item	2029	2030	2031	2032
	398,430 \$	109,193 \$	244,016 \$	68,118 \$
1 ADMINISTRATIVE-Reserve Study-update-[34]	-	-	4,150	-
2 AMENITY-Bocce Court-refurbish	-	-	-	-
3 AMENITY-Bocce Court-shelter, roof-[3]	-	-	-	-
4 AMENITY-Horseshoes-refurbish	-	-	-	-
5 AMENITY-Indoor Pool & Spa-boiler, pool heater-[15]	-	-	-	-
6 AMENITY-Indoor Pool & Spa-chlorination system-[15,27]	-	-	-	-
7 AMENITY-Indoor Pool & Spa-concrete deck	-	-	-	-
8 AMENITY-Indoor Pool & Spa-dehumidification system, 12 ton-[15,16,27]	-	-	-	-
9 AMENITY-Indoor Pool & Spa-exhaust fan, roof mounted-[15,26]	-	-	-	-
10 AMENITY-Indoor Pool & Spa-filter pump motor-[15]	-	-	3,300	-
11 AMENITY-Indoor Pool & Spa-furniture	-	-	11,000	-
12 AMENITY-Indoor Pool & Spa-handicap lift	6,400	-	-	-
13 AMENITY-Indoor Pool & Spa-heat exchangers	-	-	-	3,975
14 AMENITY-Indoor Pool & Spa-lighting, ceiling, led-[26]	-	-	-	-
15 AMENITY-Indoor Pool & Spa-pool & spa filter system-[15]	-	-	-	-
16 AMENITY-Indoor Pool & Spa-pool & spa resurfacing-[16,27]	-	-	-	-
17 AMENITY-Indoor Pool & Spa-tile & coping	-	-	-	-
18 AMENITY-Indoor Pool & Spa-tile, pool deck	-	-	-	-
19 AMENITY-Indoor Pool & Spa-unit heater, basement filter room-[17]	-	-	-	-
20 AMENITY-Outdoor Pool-auto vacuum	-	-	-	-
21 AMENITY-Outdoor Pool-concrete deck	-	-	-	-
22 AMENITY-Outdoor Pool-coping joint caulking-[33]	-	-	-	-
23 AMENITY-Outdoor Pool-cover	-	5,300	-	-
24 AMENITY-Outdoor Pool-fence, masonry monument repair-[23]	-	-	-	-
25 AMENITY-Outdoor Pool-fencing	-	-	-	-
26 AMENITY-Outdoor Pool-filter pump motor-[15,27]	-	8,200	-	-
27 AMENITY-Outdoor Pool-filter system-[15]	-	-	-	-
28 AMENITY-Outdoor Pool-furniture	-	-	-	-
29 AMENITY-Outdoor Pool-resurfacing-[13,16]	-	-	-	-
30 AMENITY-Outdoor Pool-shelter, roof-[3,20]	-	-	-	-
31 AMENITY-Outdoor Pool-skimmer-[27]	-	-	-	-
32 AMENITY-Outdoor Pool-tile & coping-[27]	-	-	-	-
33 AMENITY-Tennis Court-fence, 10ft chain link	-	-	-	-
34 AMENITY-Tennis Court-recolor & stripe-[27]	-	-	-	-
35 AMENITY-Tennis Court-resurface	-	-	-	-
36 CLUBHOUSE-Balcony-membrane replacement, duradek-[6]	-	-	10,500	-
37 CLUBHOUSE-Balcony-railing-[6]	-	-	-	-
38 CLUBHOUSE-Bathrooms-flooring, tile	-	-	-	-
39 CLUBHOUSE-Bathrooms-refurbish-[25]	-	-	-	-
40 CLUBHOUSE-Billiards Room-billiard table recondition	-	-	-	-
41 CLUBHOUSE-Billiards Room-flooring, carpet	-	-	-	-
42 CLUBHOUSE-Billiards Room-furniture fund	-	-	-	-
43 CLUBHOUSE-Billiards Room-refurbish-[25]	-	-	-	-
44 CLUBHOUSE-Billiards Room-television-[27]	-	-	-	-
45 CLUBHOUSE-Business Center-flooring, carpet	-	-	-	-
46 CLUBHOUSE-Business Center-furniture fund	-	-	-	-
47 CLUBHOUSE-Business Center-refurbish-[25]	-	-	-	-
48 CLUBHOUSE-Card Room #1-flooring, carpet	-	-	-	-
49 CLUBHOUSE-Card Room #1-furniture fund	-	-	-	-
50 CLUBHOUSE-Card Room #1-refurbish-[25]	-	-	-	-

Line Item	2029	2030	2031	2032
	398,430	109,193	244,016	68,118
	\$	\$	\$	\$
51 CLUBHOUSE-Card Room #2-flooring, carpet	-	-	-	-
52 CLUBHOUSE-Card Room #2-furniture fund	-	-	-	-
53 CLUBHOUSE-Card Room #2-refurbish-[25]	-	-	-	-
54 CLUBHOUSE-Club Room-furniture fund	-	-	-	-
55 CLUBHOUSE-Concierge-flooring, carpet	-	-	-	-
56 CLUBHOUSE-Concierge-refurbish-[25]	-	-	-	-
57 CLUBHOUSE-Craft Room-flooring, ceramic tile	-	-	-	-
58 CLUBHOUSE-Craft Room-furniture fund	-	-	-	-
59 CLUBHOUSE-Craft Room-refurbish-[25]	-	-	-	-
60 CLUBHOUSE-Electrical-audio/visual equipment fund	33,000	-	-	-
61 CLUBHOUSE-Electrical-digital poster kiosk-[27]	-	-	-	-
62 CLUBHOUSE-Elevator-cab refurbish	-	-	13,200	-
63 CLUBHOUSE-Elevator-modernization	-	-	-	-
64 CLUBHOUSE-Exterior-lanterns, wall-mounted-[18]	-	-	-	-
65 CLUBHOUSE-Façade-stone veneer-[7]	-	-	-	-
66 CLUBHOUSE-Façade-vinyl siding-[10]	-	-	-	-
67 CLUBHOUSE-Fire Alarm-alarm panel-[27]	-	-	-	-
68 CLUBHOUSE-Fire Suppression-repair & upgrade fund	-	-	-	-
69 CLUBHOUSE-Fireplace-replacement fund	-	-	-	-
70 CLUBHOUSE-Fitness Room-ceiling fans	-	-	-	-
71 CLUBHOUSE-Fitness Room-equipment replacement fund	66,000	-	-	-
72 CLUBHOUSE-Fitness Room-flooring, rubber	-	-	-	-
73 CLUBHOUSE-Fitness Room-refurbish-[25]	-	-	-	-
74 CLUBHOUSE-Fitness Room-television	-	-	-	-
75 CLUBHOUSE-Flooring-ceramic tile	-	-	-	-
76 CLUBHOUSE-Kitchen-appliance allowance	22,000	-	-	-
77 CLUBHOUSE-Kitchen-flooring, ceramic tile	-	-	-	-
78 CLUBHOUSE-Kitchen-ice machine	-	-	6,050	-
79 CLUBHOUSE-Kitchen-refurbish-[25]	-	-	-	-
80 CLUBHOUSE-Kitchenette-appliance fund	1,200	-	-	-
81 CLUBHOUSE-Kitchenette-refurbish, second floor	-	-	-	-
82 CLUBHOUSE-Library-furniture fund	-	-	-	-
83 CLUBHOUSE-Library-refurbish-[25]	-	-	-	-
84 CLUBHOUSE-Lighting-replacement fund	-	-	-	-
85 CLUBHOUSE-Locker Rooms-flooring, tile	-	-	-	-
86 CLUBHOUSE-Locker Rooms-refurbish-[25]	-	-	-	-
87 CLUBHOUSE-Management Office-equipment replacement fund	-	-	-	-
88 CLUBHOUSE-Management Office-flooring, carpet	-	-	-	-
89 CLUBHOUSE-Management Office-furniture fund	-	-	-	-
90 CLUBHOUSE-Management Office-refurbish-[25]	-	-	-	-
91 CLUBHOUSE-Mechanical-condenser, accu-1-[17]	-	-	-	-
92 CLUBHOUSE-Mechanical-condenser, accu-10-[17]	-	-	-	4,525
93 CLUBHOUSE-Mechanical-condenser, accu-11-[17]	-	-	-	-
94 CLUBHOUSE-Mechanical-condenser, accu-12-[17]	-	-	-	-
95 CLUBHOUSE-Mechanical-condenser, accu-13-[17]	-	-	-	-
96 CLUBHOUSE-Mechanical-condenser, accu-2-[17]	-	-	-	-
97 CLUBHOUSE-Mechanical-condenser, accu-3-[17]	-	-	-	-
98 CLUBHOUSE-Mechanical-condenser, accu-4-[17]	-	-	-	-
99 CLUBHOUSE-Mechanical-condenser, accu-5-[17]	-	-	-	-
100 CLUBHOUSE-Mechanical-condenser, accu-6-[17]	-	-	-	-

Line Item	2029	2030	2031	2032
	398,430	109,193	244,016	68,118
	\$	\$	\$	\$
101 CLUBHOUSE-Mechanical-condenser, accu-7-[17]	-	-	-	-
102 CLUBHOUSE-Mechanical-condenser, accu-8-[17]	-	-	-	-
103 CLUBHOUSE-Mechanical-condenser, accu-9-[17]	-	-	-	-
104 CLUBHOUSE-Mechanical-ef-1 (first floor restrooms)-[17]	-	-	-	-
105 CLUBHOUSE-Mechanical-ef-2 (kitchen)-[17]	-	-	-	-
106 CLUBHOUSE-Mechanical-ef-3 (elevator closet)-[17]	-	-	-	-
107 CLUBHOUSE-Mechanical-ef-4 (men & women locker rooms)-[17]	-	-	-	-
108 CLUBHOUSE-Mechanical-ef-5 (second floor restrooms)-[17]	-	-	-	-
109 CLUBHOUSE-Mechanical-ef-6 (electrical & pool closets)-[17]	-	-	-	-
110 CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17]	-	-	-	-
111 CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17]	-	-	-	-
112 CLUBHOUSE-Mechanical-hvac-10 (fitness room no. 2)-[17]	-	-	-	-
113 CLUBHOUSE-Mechanical-hvac-11 (card room no.2)-[17]	-	-	-	-
114 CLUBHOUSE-Mechanical-hvac-12 (1st floor sports room)-[17]	-	-	-	-
115 CLUBHOUSE-Mechanical-hvac-13 (billiards room)-[17]	-	-	-	-
116 CLUBHOUSE-Mechanical-hvac-1a/b (multi-purpose room)-[17]	-	-	-	-
117 CLUBHOUSE-Mechanical-hvac-2a/b (multi-purpose room)-[17]	-	-	-	-
118 CLUBHOUSE-Mechanical-hvac-3a/b (conciierge/vestibule)-[17]	-	-	-	-
119 CLUBHOUSE-Mechanical-hvac-4a/b (club room)-[17]	-	-	-	-
120 CLUBHOUSE-Mechanical-hvac-5 (1st floor office/restrooms)-[17]	-	-	-	-
121 CLUBHOUSE-Mechanical-hvac-6 (library)-[17]	-	-	-	-
122 CLUBHOUSE-Mechanical-hvac-7 (men & women locker rooms)-[17]	-	-	-	-
123 CLUBHOUSE-Mechanical-hvac-8a/b 7.5 ton (card no. 1 & craft rooms)-[17,27]	-	-	-	-
124 CLUBHOUSE-Mechanical-hvac-9 (fitness room no. 1)-[17]	-	-	-	-
125 CLUBHOUSE-Mechanical-i-wave air purification systems-[17]	-	-	27,125	-
126 CLUBHOUSE-Mechanical-unit heaters, stairwell-[17,27]	-	-	-	-
127 CLUBHOUSE-Multipurpose Room-dance floor-[27]	-	-	-	-
128 CLUBHOUSE-Multipurpose Room-flooring, carpet	-	-	-	-
129 CLUBHOUSE-Multipurpose Room-furniture fund	-	-	-	-
130 CLUBHOUSE-Multipurpose Room-refurbish-[25]	-	-	-	-
131 CLUBHOUSE-Multipurpose Room-window treatments	-	-	-	-
132 CLUBHOUSE-Patio-furniture	-	-	-	-
133 CLUBHOUSE-Patio-stamped concrete	-	-	-	-
134 CLUBHOUSE-Roof-aluminum gutters-[4]	-	-	-	-
135 CLUBHOUSE-Roof-aluminum leaders-[4]	-	-	-	-
136 CLUBHOUSE-Roof-chimney chase cap-[5]	-	-	-	-
137 CLUBHOUSE-Roof-shingle replacement, indoor pool roof-[3,26]	-	-	-	-
138 CLUBHOUSE-Roof-shingle replacement, main roof-[3]	-	-	-	-
139 CLUBHOUSE-Sauna-refurbish-[25]	-	-	19,000	-
140 CLUBHOUSE-Security-access system	-	-	-	-
141 CLUBHOUSE-Security-cctv system fund-[27]	-	19,800	-	-
142 CLUBHOUSE-Sports Room-flooring, carpet	-	-	-	-
143 CLUBHOUSE-Sports Room-furniture fund	-	-	-	-
144 CLUBHOUSE-Sports Room-refurbish-[25]	-	-	-	-
145 CLUBHOUSE-Sports Room-television	-	-	-	-
146 CLUBHOUSE-Stairs & Hallways-flooring, carpet	-	-	-	-
147 CLUBHOUSE-Vestibule-flooring, ceramic tile	-	-	-	-
148 CLUBHOUSE-Window-2' x 6' double hung	-	-	-	-
149 CLUBHOUSE-Window-3' x 6' double hung	-	-	-	-
150 SITE WORK-Detention Basin-fencing, black chain link, basin b-[30]	-	-	-	-

Line Item	2033	2034	2035	2036
	745,597	88,805	222,999	1,533,438
	\$	\$	\$	\$
1 ADMINISTRATIVE-Reserve Study-update-[34]	-	4,150	-	-
2 AMENITY-Bocce Court-refurbish	-	-	-	-
3 AMENITY-Bocce Court-shelter, roof-[3]	-	-	-	-
4 AMENITY-Horseshoes-refurbish	-	-	-	-
5 AMENITY-Indoor Pool & Spa-boiler, pool heater-[15]	-	-	-	12,325
6 AMENITY-Indoor Pool & Spa-chlorination system-[15,27]	8,050	-	-	-
7 AMENITY-Indoor Pool & Spa-concrete deck	-	-	-	-
8 AMENITY-Indoor Pool & Spa-dehumidification system, 12 ton-[15,16,27]	-	-	135,850	-
9 AMENITY-Indoor Pool & Spa-exhaust fan, roof mounted-[15,26]	-	-	-	-
10 AMENITY-Indoor Pool & Spa-filter pump motor-[15]	-	-	-	3,300
11 AMENITY-Indoor Pool & Spa-furniture	-	-	-	-
12 AMENITY-Indoor Pool & Spa-handicap lift	-	-	-	-
13 AMENITY-Indoor Pool & Spa-heat exchangers	-	-	-	-
14 AMENITY-Indoor Pool & Spa-lighting, ceiling, led-[26]	-	-	-	-
15 AMENITY-Indoor Pool & Spa-pool & spa filter system-[15]	-	-	-	8,400
16 AMENITY-Indoor Pool & Spa-pool & spa resurfacing-[16,27]	14,750	-	-	-
17 AMENITY-Indoor Pool & Spa-tile & coping	-	-	-	10,872
18 AMENITY-Indoor Pool & Spa-tile, pool deck	-	-	-	14,160
19 AMENITY-Indoor Pool & Spa-unit heater, basement filter room-[17]	-	-	-	2,425
20 AMENITY-Outdoor Pool-auto vacuum	1,650	-	-	-
21 AMENITY-Outdoor Pool-concrete deck	-	-	-	-
22 AMENITY-Outdoor Pool-coping joint caulking-[33]	1,640	-	-	-
23 AMENITY-Outdoor Pool-cover	-	-	-	-
24 AMENITY-Outdoor Pool-fence, masonry monument repair-[23]	6,000	-	-	-
25 AMENITY-Outdoor Pool-fencing	-	-	-	-
26 AMENITY-Outdoor Pool-filter pump motor-[15,27]	-	-	8,200	-
27 AMENITY-Outdoor Pool-filter system-[15]	8,600	-	-	-
28 AMENITY-Outdoor Pool-furniture	-	-	-	-
29 AMENITY-Outdoor Pool-resurfacing-[13,16]	-	-	-	-
30 AMENITY-Outdoor Pool-shelter, roof-[3,20]	-	-	-	-
31 AMENITY-Outdoor Pool-skimmer-[27]	-	-	-	-
32 AMENITY-Outdoor Pool-tile & coping-[27]	-	-	-	-
33 AMENITY-Tennis Court-fence, 10ft chain link	-	-	-	-
34 AMENITY-Tennis Court-recolor & stripe-[27]	19,500	-	-	-
35 AMENITY-Tennis Court-resurface	-	-	-	-
36 CLUBHOUSE-Balcony-membrane replacement, duradek-[6]	-	-	-	-
37 CLUBHOUSE-Balcony-railing-[6]	-	-	-	-
38 CLUBHOUSE-Bathrooms-flooring, tile	-	-	-	-
39 CLUBHOUSE-Bathrooms-refurbish-[25]	-	-	-	38,800
40 CLUBHOUSE-Billiards Room-billiard table recondition	1,200	-	-	-
41 CLUBHOUSE-Billiards Room-flooring, carpet	-	-	-	-
42 CLUBHOUSE-Billiards Room-furniture fund	-	-	-	5,000
43 CLUBHOUSE-Billiards Room-refurbish-[25]	-	-	-	9,400
44 CLUBHOUSE-Billiards Room-television-[27]	875	-	-	-
45 CLUBHOUSE-Business Center-flooring, carpet	-	-	-	-
46 CLUBHOUSE-Business Center-furniture fund	-	-	-	3,500
47 CLUBHOUSE-Business Center-refurbish-[25]	-	-	-	5,950
48 CLUBHOUSE-Card Room #1-flooring, carpet	-	-	-	-
49 CLUBHOUSE-Card Room #1-furniture fund	-	-	-	6,600
50 CLUBHOUSE-Card Room #1-refurbish-[25]	-	-	-	12,100

Line Item	2033	2034	2035	2036
	745,597	88,805	222,999	1,533,438
	\$	\$	\$	\$
51 CLUBHOUSE-Card Room #2-flooring, carpet	-	-	-	-
52 CLUBHOUSE-Card Room #2-furniture fund	-	-	-	6,600
53 CLUBHOUSE-Card Room #2-refurbish-[25]	-	-	-	8,800
54 CLUBHOUSE-Club Room-furniture fund	-	-	-	11,000
55 CLUBHOUSE-Concierge-flooring, carpet	-	-	-	-
56 CLUBHOUSE-Concierge-refurbish-[25]	-	-	-	11,000
57 CLUBHOUSE-Craft Room-flooring, ceramic tile	-	-	-	-
58 CLUBHOUSE-Craft Room-furniture fund	-	-	-	11,000
59 CLUBHOUSE-Craft Room-refurbish-[25]	-	-	-	15,400
60 CLUBHOUSE-Electrical-audio/visual equipment fund	-	-	-	-
61 CLUBHOUSE-Electrical-digital poster kiosk-[27]	3,000	-	-	-
62 CLUBHOUSE-Elevator-cab refurbish	-	-	-	-
63 CLUBHOUSE-Elevator-modernization	-	-	-	-
64 CLUBHOUSE-Exterior-lanterns, wall-mounted-[18]	-	-	-	-
65 CLUBHOUSE-Façade-stone veneer-[7]	-	-	-	-
66 CLUBHOUSE-Façade-vinyl siding-[10]	-	-	-	-
67 CLUBHOUSE-Fire Alarm-alarm panel-[27]	-	-	-	-
68 CLUBHOUSE-Fire Suppression-repair & upgrade fund	-	-	-	-
69 CLUBHOUSE-Fireplace-replacement fund	-	-	-	-
70 CLUBHOUSE-Fitness Room-ceiling fans	-	-	-	1,900
71 CLUBHOUSE-Fitness Room-equipment replacement fund	-	-	-	-
72 CLUBHOUSE-Fitness Room-flooring, rubber	-	7,344	-	-
73 CLUBHOUSE-Fitness Room-refurbish-[25]	-	-	-	8,800
74 CLUBHOUSE-Fitness Room-television	-	2,400	-	-
75 CLUBHOUSE-Flooring-ceramic tile	-	-	-	-
76 CLUBHOUSE-Kitchen-appliance allowance	-	-	-	-
77 CLUBHOUSE-Kitchen-flooring, ceramic tile	-	-	-	-
78 CLUBHOUSE-Kitchen-ice machine	-	-	-	-
79 CLUBHOUSE-Kitchen-refurbish-[25]	-	-	-	22,000
80 CLUBHOUSE-Kitchenette-appliance fund	-	-	-	-
81 CLUBHOUSE-Kitchenette-refurbish, second floor	-	-	-	8,800
82 CLUBHOUSE-Library-furniture fund	-	-	-	5,500
83 CLUBHOUSE-Library-refurbish-[25]	-	-	-	8,800
84 CLUBHOUSE-Lighting-replacement fund	-	-	-	-
85 CLUBHOUSE-Locker Rooms-flooring, tile	-	-	-	-
86 CLUBHOUSE-Locker Rooms-refurbish-[25]	-	-	-	35,200
87 CLUBHOUSE-Management Office-equipment replacement fund	11,000	-	-	-
88 CLUBHOUSE-Management Office-flooring, carpet	-	-	-	-
89 CLUBHOUSE-Management Office-furniture fund	-	-	-	5,500
90 CLUBHOUSE-Management Office-refurbish-[25]	-	-	-	5,500
91 CLUBHOUSE-Mechanical-condenser, accu-1-[17]	-	-	-	-
92 CLUBHOUSE-Mechanical-condenser, accu-10-[17]	-	-	-	-
93 CLUBHOUSE-Mechanical-condenser, accu-11-[17]	-	-	-	-
94 CLUBHOUSE-Mechanical-condenser, accu-12-[17]	-	-	-	-
95 CLUBHOUSE-Mechanical-condenser, accu-13-[17]	-	-	-	-
96 CLUBHOUSE-Mechanical-condenser, accu-2-[17]	-	-	-	-
97 CLUBHOUSE-Mechanical-condenser, accu-3-[17]	-	-	-	-
98 CLUBHOUSE-Mechanical-condenser, accu-4-[17]	-	-	-	-
99 CLUBHOUSE-Mechanical-condenser, accu-5-[17]	-	-	-	-
100 CLUBHOUSE-Mechanical-condenser, accu-6-[17]	-	-	-	-

Line Item	2033	2034	2035	2036
	745,597	88,805	222,999	1,533,438
	\$	\$	\$	\$
101 CLUBHOUSE-Mechanical-condenser, accu-7-[17]	-	-	-	-
102 CLUBHOUSE-Mechanical-condenser, accu-8-[17]	-	-	-	-
103 CLUBHOUSE-Mechanical-condenser, accu-9-[17]	-	-	-	-
104 CLUBHOUSE-Mechanical-ef-1 (first floor restrooms)-[17]	-	-	-	350
105 CLUBHOUSE-Mechanical-ef-2 (kitchen)-[17]	-	-	-	300
106 CLUBHOUSE-Mechanical-ef-3 (elevator closet)-[17]	-	-	-	300
107 CLUBHOUSE-Mechanical-ef-4 (men & women locker rooms)-[17]	-	-	-	385
108 CLUBHOUSE-Mechanical-ef-5 (second floor restrooms)-[17]	-	-	-	385
109 CLUBHOUSE-Mechanical-ef-6 (electrical & pool closets)-[17]	-	-	-	770
110 CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17]	-	-	-	-
111 CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17]	-	-	-	-
112 CLUBHOUSE-Mechanical-hvac-10 (fitness room no. 2)-[17]	-	-	-	-
113 CLUBHOUSE-Mechanical-hvac-11 (card room no.2)-[17]	-	-	-	-
114 CLUBHOUSE-Mechanical-hvac-12 (1st floor sports room)-[17]	-	-	-	-
115 CLUBHOUSE-Mechanical-hvac-13 (billiards room)-[17]	-	-	-	-
116 CLUBHOUSE-Mechanical-hvac-1a/b (multi-purpose room)-[17]	-	-	-	-
117 CLUBHOUSE-Mechanical-hvac-2a/b (multi-purpose room)-[17]	-	-	-	-
118 CLUBHOUSE-Mechanical-hvac-3a/b (conciierge/vestibule)-[17]	-	-	-	-
119 CLUBHOUSE-Mechanical-hvac-4a/b (club room)-[17]	-	-	-	-
120 CLUBHOUSE-Mechanical-hvac-5 (1st floor office/restrooms)-[17]	-	-	-	-
121 CLUBHOUSE-Mechanical-hvac-6 (library)-[17]	-	-	-	-
122 CLUBHOUSE-Mechanical-hvac-7 (men & women locker rooms)-[17]	-	-	-	-
123 CLUBHOUSE-Mechanical-hvac-8a/b 7.5 ton (card no. 1 & craft rooms)-[17,27]	-	-	-	-
124 CLUBHOUSE-Mechanical-hvac-9 (fitness room no. 1)-[17]	-	-	-	-
125 CLUBHOUSE-Mechanical-i-wave air purification systems-[17]	-	-	-	27,125
126 CLUBHOUSE-Mechanical-unit heaters, stairwell-[17,27]	-	-	-	-
127 CLUBHOUSE-Multipurpose Room-dance floor-[27]	-	-	-	-
128 CLUBHOUSE-Multipurpose Room-flooring, carpet	-	-	-	-
129 CLUBHOUSE-Multipurpose Room-furniture fund	-	-	-	33,000
130 CLUBHOUSE-Multipurpose Room-refurbish-[25]	-	-	-	83,600
131 CLUBHOUSE-Multipurpose Room-window treatments	-	-	-	17,600
132 CLUBHOUSE-Patio-furniture	-	-	-	-
133 CLUBHOUSE-Patio-stamped concrete	-	-	-	-
134 CLUBHOUSE-Roof-aluminum gutters-[4]	-	-	-	2,752
135 CLUBHOUSE-Roof-aluminum leaders-[4]	-	-	-	2,688
136 CLUBHOUSE-Roof-chimney chase cap-[5]	-	-	-	-
137 CLUBHOUSE-Roof-shingle replacement, indoor pool roof-[3,26]	-	-	-	-
138 CLUBHOUSE-Roof-shingle replacement, main roof-[3]	-	-	-	87,750
139 CLUBHOUSE-Sauna-refurbish-[25]	-	-	-	-
140 CLUBHOUSE-Security-access system	-	-	11,550	-
141 CLUBHOUSE-Security-cctv system fund-[27]	-	-	-	-
142 CLUBHOUSE-Sports Room-flooring, carpet	-	-	-	-
143 CLUBHOUSE-Sports Room-furniture fund	-	-	-	8,250
144 CLUBHOUSE-Sports Room-refurbish-[25]	-	-	-	11,000
145 CLUBHOUSE-Sports Room-television	-	-	1,550	-
146 CLUBHOUSE-Stairs & Hallways-flooring, carpet	-	-	-	-
147 CLUBHOUSE-Vestibule-flooring, ceramic tile	-	-	-	-
148 CLUBHOUSE-Window-2' x 6' double hung	-	-	-	-
149 CLUBHOUSE-Window-3' x 6' double hung	-	-	-	-
150 SITE WORK-Detention Basin-fencing, black chain link, basin b-[30]	-	-	-	-

Line Item	2037	2038	2039	2040
	392,953	166,300	453,948	140,300
	\$	\$	\$	\$
1 ADMINISTRATIVE-Reserve Study-update-[34]	4,150	-	-	4,150
2 AMENITY-Bocce Court-refurbish	-	-	-	-
3 AMENITY-Bocce Court-shelter, roof-[3]	-	8,075	-	-
4 AMENITY-Horseshoes-refurbish	2,750	-	-	-
5 AMENITY-Indoor Pool & Spa-boiler, pool heater-[15]	-	-	-	-
6 AMENITY-Indoor Pool & Spa-chlorination system-[15,27]	-	-	-	-
7 AMENITY-Indoor Pool & Spa-concrete deck	-	-	-	-
8 AMENITY-Indoor Pool & Spa-dehumidification system, 12 ton-[15,16,27]	-	-	-	-
9 AMENITY-Indoor Pool & Spa-exhaust fan, roof mounted-[15,26]	-	-	-	2,300
10 AMENITY-Indoor Pool & Spa-filter pump motor-[15]	-	-	-	-
11 AMENITY-Indoor Pool & Spa-furniture	-	-	-	-
12 AMENITY-Indoor Pool & Spa-handicap lift	-	-	-	-
13 AMENITY-Indoor Pool & Spa-heat exchangers	-	-	-	-
14 AMENITY-Indoor Pool & Spa-lighting, ceiling, led-[26]	-	-	-	10,350
15 AMENITY-Indoor Pool & Spa-pool & spa filter system-[15]	-	-	-	-
16 AMENITY-Indoor Pool & Spa-pool & spa resurfacing-[16,27]	-	-	-	-
17 AMENITY-Indoor Pool & Spa-tile & coping	-	-	-	-
18 AMENITY-Indoor Pool & Spa-tile, pool deck	-	-	-	-
19 AMENITY-Indoor Pool & Spa-unit heater, basement filter room-[17]	-	-	-	-
20 AMENITY-Outdoor Pool-auto vacuum	-	1,650	-	-
21 AMENITY-Outdoor Pool-concrete deck	-	-	-	-
22 AMENITY-Outdoor Pool-coping joint caulking-[33]	-	1,640	-	-
23 AMENITY-Outdoor Pool-cover	-	-	-	5,300
24 AMENITY-Outdoor Pool-fence, masonry monument repair-[23]	-	-	-	-
25 AMENITY-Outdoor Pool-fencing	-	-	-	-
26 AMENITY-Outdoor Pool-filter pump motor-[15,27]	-	-	-	8,200
27 AMENITY-Outdoor Pool-filter system-[15]	-	-	-	-
28 AMENITY-Outdoor Pool-furniture	-	-	-	24,200
29 AMENITY-Outdoor Pool-resurfacing-[13,16]	-	-	-	-
30 AMENITY-Outdoor Pool-shelter, roof-[3,20]	-	-	-	-
31 AMENITY-Outdoor Pool-skimmer-[27]	-	5,750	-	-
32 AMENITY-Outdoor Pool-tile & coping-[27]	-	-	-	-
33 AMENITY-Tennis Court-fence, 10ft chain link	-	-	-	-
34 AMENITY-Tennis Court-recolor & stripe-[27]	-	-	-	-
35 AMENITY-Tennis Court-resurface	-	-	-	-
36 CLUBHOUSE-Balcony-membrane replacement, duradek-[6]	-	-	-	-
37 CLUBHOUSE-Balcony-railing-[6]	-	-	-	-
38 CLUBHOUSE-Bathrooms-flooring, tile	-	-	-	-
39 CLUBHOUSE-Bathrooms-refurbish-[25]	-	-	-	-
40 CLUBHOUSE-Billiards Room-billiard table recondition	-	-	-	-
41 CLUBHOUSE-Billiards Room-flooring, carpet	3,840	-	-	-
42 CLUBHOUSE-Billiards Room-furniture fund	-	-	-	-
43 CLUBHOUSE-Billiards Room-refurbish-[25]	-	-	-	-
44 CLUBHOUSE-Billiards Room-television-[27]	-	-	-	-
45 CLUBHOUSE-Business Center-flooring, carpet	832	-	-	-
46 CLUBHOUSE-Business Center-furniture fund	-	-	-	-
47 CLUBHOUSE-Business Center-refurbish-[25]	-	-	-	-
48 CLUBHOUSE-Card Room #1-flooring, carpet	4,352	-	-	-
49 CLUBHOUSE-Card Room #1-furniture fund	-	-	-	-
50 CLUBHOUSE-Card Room #1-refurbish-[25]	-	-	-	-

Line Item	2037	2038	2039	2040
	392,953	166,300	453,948	140,300
	\$	\$	\$	\$
51 CLUBHOUSE-Card Room #2-flooring, carpet	2,816	-	-	-
52 CLUBHOUSE-Card Room #2-furniture fund	-	-	-	-
53 CLUBHOUSE-Card Room #2-refurbish-[25]	-	-	-	-
54 CLUBHOUSE-Club Room-furniture fund	-	-	-	-
55 CLUBHOUSE-Concierge-flooring, carpet	1,536	-	-	-
56 CLUBHOUSE-Concierge-refurbish-[25]	-	-	-	-
57 CLUBHOUSE-Craft Room-flooring, ceramic tile	-	-	-	-
58 CLUBHOUSE-Craft Room-furniture fund	-	-	-	-
59 CLUBHOUSE-Craft Room-refurbish-[25]	-	-	-	-
60 CLUBHOUSE-Electrical-audio/visual equipment fund	-	-	33,000	-
61 CLUBHOUSE-Electrical-digital poster kiosk-[27]	-	-	-	-
62 CLUBHOUSE-Elevator-cab refurbish	-	-	-	-
63 CLUBHOUSE-Elevator-modernization	-	-	-	-
64 CLUBHOUSE-Exterior-lanterns, wall-mounted-[18]	-	-	-	-
65 CLUBHOUSE-Façade-stone veneer-[7]	-	-	-	-
66 CLUBHOUSE-Façade-vinyl siding-[10]	-	-	-	-
67 CLUBHOUSE-Fire Alarm-alarm panel-[27]	-	5,100	-	-
68 CLUBHOUSE-Fire Suppression-repair & upgrade fund	-	-	-	-
69 CLUBHOUSE-Fireplace-replacement fund	-	-	-	-
70 CLUBHOUSE-Fitness Room-ceiling fans	-	-	-	-
71 CLUBHOUSE-Fitness Room-equipment replacement fund	-	-	66,000	-
72 CLUBHOUSE-Fitness Room-flooring, rubber	-	-	-	-
73 CLUBHOUSE-Fitness Room-refurbish-[25]	-	-	-	-
74 CLUBHOUSE-Fitness Room-television	-	-	-	-
75 CLUBHOUSE-Flooring-ceramic tile	-	-	-	-
76 CLUBHOUSE-Kitchen-appliance allowance	-	-	22,000	-
77 CLUBHOUSE-Kitchen-flooring, ceramic tile	-	-	-	-
78 CLUBHOUSE-Kitchen-ice machine	-	-	-	-
79 CLUBHOUSE-Kitchen-refurbish-[25]	-	-	-	-
80 CLUBHOUSE-Kitchenette-appliance fund	-	-	1,200	-
81 CLUBHOUSE-Kitchenette-refurbish, second floor	-	-	-	-
82 CLUBHOUSE-Library-furniture fund	-	-	-	-
83 CLUBHOUSE-Library-refurbish-[25]	-	-	-	-
84 CLUBHOUSE-Lighting-replacement fund	-	-	-	-
85 CLUBHOUSE-Locker Rooms-flooring, tile	-	-	-	-
86 CLUBHOUSE-Locker Rooms-refurbish-[25]	-	-	-	-
87 CLUBHOUSE-Management Office-equipment replacement fund	-	-	-	-
88 CLUBHOUSE-Management Office-flooring, carpet	-	1,024	-	-
89 CLUBHOUSE-Management Office-furniture fund	-	-	-	-
90 CLUBHOUSE-Management Office-refurbish-[25]	-	-	-	-
91 CLUBHOUSE-Mechanical-condenser, accu-1-[17]	-	-	-	-
92 CLUBHOUSE-Mechanical-condenser, accu-10-[17]	-	-	-	-
93 CLUBHOUSE-Mechanical-condenser, accu-11-[17]	-	-	-	-
94 CLUBHOUSE-Mechanical-condenser, accu-12-[17]	-	-	-	-
95 CLUBHOUSE-Mechanical-condenser, accu-13-[17]	-	-	-	-
96 CLUBHOUSE-Mechanical-condenser, accu-2-[17]	-	-	-	-
97 CLUBHOUSE-Mechanical-condenser, accu-3-[17]	-	-	-	-
98 CLUBHOUSE-Mechanical-condenser, accu-4-[17]	-	-	-	-
99 CLUBHOUSE-Mechanical-condenser, accu-5-[17]	-	-	-	-
100 CLUBHOUSE-Mechanical-condenser, accu-6-[17]	-	7,100	-	-

Line Item	2037	2038	2039	2040
	392,953	166,300	453,948	140,300
	\$	\$	\$	\$
101 CLUBHOUSE-Mechanical-condenser, accu-7-[17]	-	-	-	-
102 CLUBHOUSE-Mechanical-condenser, accu-8-[17]	5,100	-	-	-
103 CLUBHOUSE-Mechanical-condenser, accu-9-[17]	4,750	-	-	-
104 CLUBHOUSE-Mechanical-ef-1 (first floor restrooms)-[17]	-	-	-	-
105 CLUBHOUSE-Mechanical-ef-2 (kitchen)-[17]	-	-	-	-
106 CLUBHOUSE-Mechanical-ef-3 (elevator closet)-[17]	-	-	-	-
107 CLUBHOUSE-Mechanical-ef-4 (men & women locker rooms)-[17]	-	-	-	-
108 CLUBHOUSE-Mechanical-ef-5 (second floor restrooms)-[17]	-	-	-	-
109 CLUBHOUSE-Mechanical-ef-6 (electrical & pool closets)-[17]	-	-	-	-
110 CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17]	-	-	9,250	-
111 CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17]	-	-	4,625	-
112 CLUBHOUSE-Mechanical-hvac-10 (fitness room no. 2)-[17]	-	-	-	-
113 CLUBHOUSE-Mechanical-hvac-11 (card room no.2)-[17]	-	-	-	-
114 CLUBHOUSE-Mechanical-hvac-12 (1st floor sports room)-[17]	-	-	-	-
115 CLUBHOUSE-Mechanical-hvac-13 (billiards room)-[17]	-	-	-	-
116 CLUBHOUSE-Mechanical-hvac-1a/b (multi-purpose room)-[17]	-	-	-	-
117 CLUBHOUSE-Mechanical-hvac-2a/b (multi-purpose room)-[17]	-	-	-	-
118 CLUBHOUSE-Mechanical-hvac-3a/b (conciierge/vestibule)-[17]	-	-	-	-
119 CLUBHOUSE-Mechanical-hvac-4a/b (club room)-[17]	-	-	-	-
120 CLUBHOUSE-Mechanical-hvac-5 (1st floor office/restrooms)-[17]	-	-	-	-
121 CLUBHOUSE-Mechanical-hvac-6 (library)-[17]	-	-	-	-
122 CLUBHOUSE-Mechanical-hvac-7 (men & women locker rooms)-[17]	-	-	-	-
123 CLUBHOUSE-Mechanical-hvac-8a/b 7.5 ton (card no. 1 & craft rooms)-[17,27]	11,775	-	-	-
124 CLUBHOUSE-Mechanical-hvac-9 (fitness room no. 1)-[17]	-	-	-	-
125 CLUBHOUSE-Mechanical-i-wave air purification systems-[17]	-	-	-	-
126 CLUBHOUSE-Mechanical-unit heaters, stairwell-[17,27]	-	-	-	-
127 CLUBHOUSE-Multipurpose Room-dance floor-[27]	-	-	-	-
128 CLUBHOUSE-Multipurpose Room-flooring, carpet	18,368	-	-	-
129 CLUBHOUSE-Multipurpose Room-furniture fund	-	-	-	-
130 CLUBHOUSE-Multipurpose Room-refurbish-[25]	-	-	-	-
131 CLUBHOUSE-Multipurpose Room-window treatments	-	-	-	-
132 CLUBHOUSE-Patio-furniture	-	-	-	1,100
133 CLUBHOUSE-Patio-stamped concrete	-	-	-	-
134 CLUBHOUSE-Roof-aluminum gutters-[4]	-	-	-	-
135 CLUBHOUSE-Roof-aluminum leaders-[4]	-	-	-	-
136 CLUBHOUSE-Roof-chimney chase cap-[5]	-	-	-	-
137 CLUBHOUSE-Roof-shingle replacement, indoor pool roof-[3,26]	-	-	-	-
138 CLUBHOUSE-Roof-shingle replacement, main roof-[3]	-	-	-	-
139 CLUBHOUSE-Sauna-refurbish-[25]	-	-	-	-
140 CLUBHOUSE-Security-access system	-	-	-	-
141 CLUBHOUSE-Security-cctv system fund-[27]	-	-	-	19,800
142 CLUBHOUSE-Sports Room-flooring, carpet	3,136	-	-	-
143 CLUBHOUSE-Sports Room-furniture fund	-	-	-	-
144 CLUBHOUSE-Sports Room-refurbish-[25]	-	-	-	-
145 CLUBHOUSE-Sports Room-television	-	-	-	-
146 CLUBHOUSE-Stairs & Hallways-flooring, carpet	16,104	-	-	-
147 CLUBHOUSE-Vestibule-flooring, ceramic tile	-	-	-	-
148 CLUBHOUSE-Window-2' x 6' double hung	-	-	-	-
149 CLUBHOUSE-Window-3' x 6' double hung	-	-	-	-
150 SITE WORK-Detention Basin-fencing, black chain link, basin b-[30]	-	-	-	-

Line Item	2041	2042	2043	2044
	1,008,398	69,443	1,043,100	266,730
	\$	\$	\$	\$
1 ADMINISTRATIVE-Reserve Study-update-[34]	-	-	4,150	-
2 AMENITY-Bocce Court-refurbish	-	-	16,500	-
3 AMENITY-Bocce Court-shelter, roof-[3]	-	-	-	-
4 AMENITY-Horseshoes-refurbish	-	-	-	-
5 AMENITY-Indoor Pool & Spa-boiler, pool heater-[15]	-	-	-	-
6 AMENITY-Indoor Pool & Spa-chlorination system-[15,27]	-	-	8,050	-
7 AMENITY-Indoor Pool & Spa-concrete deck	-	-	-	-
8 AMENITY-Indoor Pool & Spa-dehumidification system, 12 ton-[15,16,27]	-	-	-	-
9 AMENITY-Indoor Pool & Spa-exhaust fan, roof mounted-[15,26]	-	-	-	-
10 AMENITY-Indoor Pool & Spa-filter pump motor-[15]	3,300	-	-	-
11 AMENITY-Indoor Pool & Spa-furniture	-	-	-	-
12 AMENITY-Indoor Pool & Spa-handicap lift	-	-	-	6,400
13 AMENITY-Indoor Pool & Spa-heat exchangers	-	-	-	-
14 AMENITY-Indoor Pool & Spa-lighting, ceiling, led-[26]	-	-	-	-
15 AMENITY-Indoor Pool & Spa-pool & spa filter system-[15]	-	-	-	-
16 AMENITY-Indoor Pool & Spa-pool & spa resurfacing-[16,27]	-	-	-	-
17 AMENITY-Indoor Pool & Spa-tile & coping	-	-	-	-
18 AMENITY-Indoor Pool & Spa-tile, pool deck	-	-	-	-
19 AMENITY-Indoor Pool & Spa-unit heater, basement filter room-[17]	-	-	-	-
20 AMENITY-Outdoor Pool-auto vacuum	-	-	1,650	-
21 AMENITY-Outdoor Pool-concrete deck	-	-	161,100	-
22 AMENITY-Outdoor Pool-coping joint caulking-[33]	-	-	1,640	-
23 AMENITY-Outdoor Pool-cover	-	-	-	-
24 AMENITY-Outdoor Pool-fence, masonry monument repair-[23]	-	-	-	-
25 AMENITY-Outdoor Pool-fencing	-	-	32,190	-
26 AMENITY-Outdoor Pool-filter pump motor-[15,27]	-	-	-	-
27 AMENITY-Outdoor Pool-filter system-[15]	-	-	-	-
28 AMENITY-Outdoor Pool-furniture	-	-	-	-
29 AMENITY-Outdoor Pool-resurfacing-[13,16]	-	-	49,500	-
30 AMENITY-Outdoor Pool-shelter, roof-[3,20]	-	-	3,850	-
31 AMENITY-Outdoor Pool-skimmer-[27]	-	-	-	-
32 AMENITY-Outdoor Pool-tile & coping-[27]	-	-	-	-
33 AMENITY-Tennis Court-fence, 10ft chain link	-	-	24,360	-
34 AMENITY-Tennis Court-recolor & stripe-[27]	-	-	-	-
35 AMENITY-Tennis Court-resurface	-	-	190,000	-
36 CLUBHOUSE-Balcony-membrane replacement, duradek-[6]	-	-	-	-
37 CLUBHOUSE-Balcony-railling-[6]	7,548	-	-	-
38 CLUBHOUSE-Bathrooms-flooring, tile	4,608	-	-	-
39 CLUBHOUSE-Bathrooms-refurbish-[25]	-	-	-	-
40 CLUBHOUSE-Billiards Room-billiard table recondition	-	-	1,200	-
41 CLUBHOUSE-Billiards Room-flooring, carpet	-	-	-	-
42 CLUBHOUSE-Billiards Room-furniture fund	-	-	-	-
43 CLUBHOUSE-Billiards Room-refurbish-[25]	-	-	-	-
44 CLUBHOUSE-Billiards Room-television-[27]	875	-	-	-
45 CLUBHOUSE-Business Center-flooring, carpet	-	-	-	-
46 CLUBHOUSE-Business Center-furniture fund	-	-	-	-
47 CLUBHOUSE-Business Center-refurbish-[25]	-	-	-	-
48 CLUBHOUSE-Card Room #1-flooring, carpet	-	-	-	-
49 CLUBHOUSE-Card Room #1-furniture fund	-	-	-	-
50 CLUBHOUSE-Card Room #1-refurbish-[25]	-	-	-	-

Line Item	2041	2042	2043	2044
	1,008,398	69,443	1,043,100	266,730
	\$	\$	\$	\$
51 CLUBHOUSE-Card Room #2-flooring, carpet	-	-	-	-
52 CLUBHOUSE-Card Room #2-furniture fund	-	-	-	-
53 CLUBHOUSE-Card Room #2-refurbish-[25]	-	-	-	-
54 CLUBHOUSE-Club Room-furniture fund	-	-	-	-
55 CLUBHOUSE-Concierge-flooring, carpet	-	-	-	-
56 CLUBHOUSE-Concierge-refurbish-[25]	-	-	-	-
57 CLUBHOUSE-Craft Room-flooring, ceramic tile	14,880	-	-	-
58 CLUBHOUSE-Craft Room-furniture fund	-	-	-	-
59 CLUBHOUSE-Craft Room-refurbish-[25]	-	-	-	-
60 CLUBHOUSE-Electrical-audio/visual equipment fund	-	-	-	-
61 CLUBHOUSE-Electrical-digital poster kiosk-[27]	-	-	3,000	-
62 CLUBHOUSE-Elevator-cab refurbish	-	-	-	-
63 CLUBHOUSE-Elevator-modernization	126,500	-	-	-
64 CLUBHOUSE-Exterior-lanterns, wall-mounted-[18]	6,600	-	-	-
65 CLUBHOUSE-Façade-stone veneer-[7]	-	-	-	-
66 CLUBHOUSE-Façade-vinyl siding-[10]	-	-	-	-
67 CLUBHOUSE-Fire Alarm-alarm panel-[27]	-	-	-	-
68 CLUBHOUSE-Fire Suppression-repair & upgrade fund	27,500	-	-	-
69 CLUBHOUSE-Fireplace-replacement fund	4,000	-	-	-
70 CLUBHOUSE-Fitness Room-ceiling fans	-	-	-	-
71 CLUBHOUSE-Fitness Room-equipment replacement fund	-	-	-	-
72 CLUBHOUSE-Fitness Room-flooring, rubber	-	-	-	-
73 CLUBHOUSE-Fitness Room-refurbish-[25]	-	-	-	-
74 CLUBHOUSE-Fitness Room-television	-	2,400	-	-
75 CLUBHOUSE-Flooring-ceramic tile	-	-	-	-
76 CLUBHOUSE-Kitchen-appliance allowance	-	-	-	-
77 CLUBHOUSE-Kitchen-flooring, ceramic tile	6,500	-	-	-
78 CLUBHOUSE-Kitchen-ice machine	6,050	-	-	-
79 CLUBHOUSE-Kitchen-refurbish-[25]	-	-	-	-
80 CLUBHOUSE-Kitchenette-appliance fund	-	-	-	-
81 CLUBHOUSE-Kitchenette-refurbish, second floor	-	-	-	-
82 CLUBHOUSE-Library-furniture fund	-	-	-	-
83 CLUBHOUSE-Library-refurbish-[25]	-	-	-	-
84 CLUBHOUSE-Lighting-replacement fund	57,200	-	-	-
85 CLUBHOUSE-Locker Rooms-flooring, tile	18,720	-	-	-
86 CLUBHOUSE-Locker Rooms-refurbish-[25]	-	-	-	-
87 CLUBHOUSE-Management Office-equipment replacement fund	-	-	11,000	-
88 CLUBHOUSE-Management Office-flooring, carpet	-	-	-	-
89 CLUBHOUSE-Management Office-furniture fund	-	-	-	-
90 CLUBHOUSE-Management Office-refurbish-[25]	-	-	-	-
91 CLUBHOUSE-Mechanical-condenser, accu-1-[17]	5,100	-	-	-
92 CLUBHOUSE-Mechanical-condenser, accu-10-[17]	-	-	-	-
93 CLUBHOUSE-Mechanical-condenser, accu-11-[17]	4,750	-	-	-
94 CLUBHOUSE-Mechanical-condenser, accu-12-[17]	3,750	-	-	-
95 CLUBHOUSE-Mechanical-condenser, accu-13-[17]	4,400	-	-	-
96 CLUBHOUSE-Mechanical-condenser, accu-2-[17]	5,100	-	-	-
97 CLUBHOUSE-Mechanical-condenser, accu-3-[17]	5,100	-	-	-
98 CLUBHOUSE-Mechanical-condenser, accu-4-[17]	5,100	-	-	-
99 CLUBHOUSE-Mechanical-condenser, accu-5-[17]	3,750	-	-	-
100 CLUBHOUSE-Mechanical-condenser, accu-6-[17]	-	-	-	-

Line Item	2041	2042	2043	2044
	1,008,398 \$	69,443 \$	1,043,100 \$	266,730 \$
101 CLUBHOUSE-Mechanical-condenser, accu-7-[17]	4,750	-	-	-
102 CLUBHOUSE-Mechanical-condenser, accu-8-[17]	-	-	-	-
103 CLUBHOUSE-Mechanical-condenser, accu-9-[17]	-	-	-	-
104 CLUBHOUSE-Mechanical-ef-1 (first floor restrooms)-[17]	-	-	-	-
105 CLUBHOUSE-Mechanical-ef-2 (kitchen)-[17]	-	-	-	-
106 CLUBHOUSE-Mechanical-ef-3 (elevator closet)-[17]	-	-	-	-
107 CLUBHOUSE-Mechanical-ef-4 (men & women locker rooms)-[17]	-	-	-	-
108 CLUBHOUSE-Mechanical-ef-5 (second floor restrooms)-[17]	-	-	-	-
109 CLUBHOUSE-Mechanical-ef-6 (electrical & pool closets)-[17]	-	-	-	-
110 CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17]	-	-	-	-
111 CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17]	-	-	-	-
112 CLUBHOUSE-Mechanical-hvac-10 (fitness room no. 2)-[17]	10,835	-	-	-
113 CLUBHOUSE-Mechanical-hvac-11 (card room no.2)-[17]	13,200	-	-	-
114 CLUBHOUSE-Mechanical-hvac-12 (1st floor sports room)-[17]	10,000	-	-	-
115 CLUBHOUSE-Mechanical-hvac-13 (billiards room)-[17]	10,350	-	-	-
116 CLUBHOUSE-Mechanical-hvac-1a/b (multi-purpose room)-[17]	34,200	-	-	-
117 CLUBHOUSE-Mechanical-hvac-2a/b (multi-purpose room)-[17]	34,200	-	-	-
118 CLUBHOUSE-Mechanical-hvac-3a/b (conciierge/vestibule)-[17]	34,200	-	-	-
119 CLUBHOUSE-Mechanical-hvac-4a/b (club room)-[17]	34,200	-	-	-
120 CLUBHOUSE-Mechanical-hvac-5 (1st floor office/restrooms)-[17]	10,000	-	-	-
121 CLUBHOUSE-Mechanical-hvac-6 (library)-[17]	13,200	-	-	-
122 CLUBHOUSE-Mechanical-hvac-7 (men & women locker rooms)-[17]	13,200	-	-	-
123 CLUBHOUSE-Mechanical-hvac-8a/b 7.5 ton (card no. 1 & craft rooms)-[17,27]	-	-	-	-
124 CLUBHOUSE-Mechanical-hvac-9 (fitness room no. 1)-[17]	13,200	-	-	-
125 CLUBHOUSE-Mechanical-i-wave air purification systems-[17]	27,125	-	-	-
126 CLUBHOUSE-Mechanical-unit heaters, stairwell-[17,27]	-	-	-	5,500
127 CLUBHOUSE-Multipurpose Room-dance floor-[27]	5,900	-	-	-
128 CLUBHOUSE-Multipurpose Room-flooring, carpet	-	-	-	-
129 CLUBHOUSE-Multipurpose Room-furniture fund	-	-	-	-
130 CLUBHOUSE-Multipurpose Room-refurbish-[25]	-	-	-	-
131 CLUBHOUSE-Multipurpose Room-window treatments	-	-	-	-
132 CLUBHOUSE-Patio-furniture	-	-	-	-
133 CLUBHOUSE-Patio-stamped concrete	68,120	-	-	-
134 CLUBHOUSE-Roof-aluminum gutters-[4]	-	-	-	-
135 CLUBHOUSE-Roof-aluminum leaders-[4]	-	-	-	-
136 CLUBHOUSE-Roof-chimney chase cap-[5]	675	-	-	-
137 CLUBHOUSE-Roof-shingle replacement, indoor pool roof-[3,26]	-	-	-	-
138 CLUBHOUSE-Roof-shingle replacement, main roof-[3]	-	-	-	-
139 CLUBHOUSE-Sauna-refurbish-[25]	-	-	-	-
140 CLUBHOUSE-Security-access system	-	-	-	-
141 CLUBHOUSE-Security-cctv system fund-[27]	-	-	-	-
142 CLUBHOUSE-Sports Room-flooring, carpet	-	-	-	-
143 CLUBHOUSE-Sports Room-furniture fund	-	-	-	-
144 CLUBHOUSE-Sports Room-refurbish-[25]	-	-	-	-
145 CLUBHOUSE-Sports Room-television	-	-	1,550	-
146 CLUBHOUSE-Stairs & Hallways-flooring, carpet	-	-	-	-
147 CLUBHOUSE-Vestibule-flooring, ceramic tile	-	-	-	-
148 CLUBHOUSE-Window-2' x 6' double hung	1,600	-	-	-
149 CLUBHOUSE-Window-3' x 6' double hung	44,880	-	-	-
150 SITE WORK-Detention Basin-fencing, black chain link, basin b-[30]	30,658	-	-	-

Line Item	2045	2046	2047	2048
	126,368	178,666	136,852	710,076
	\$	\$	\$	\$
1 ADMINISTRATIVE-Reserve Study-update-[34]	-	4,150	-	-
2 AMENITY-Bocce Court-refurbish	-	-	-	-
3 AMENITY-Bocce Court-shelter, roof-[3]	-	-	-	-
4 AMENITY-Horseshoes-refurbish	-	-	2,750	-
5 AMENITY-Indoor Pool & Spa-boiler, pool heater-[15]	-	-	-	-
6 AMENITY-Indoor Pool & Spa-chlorination system-[15,27]	-	-	-	-
7 AMENITY-Indoor Pool & Spa-concrete deck	-	-	-	-
8 AMENITY-Indoor Pool & Spa-dehumidification system, 12 ton-[15,16,27]	-	-	-	-
9 AMENITY-Indoor Pool & Spa-exhaust fan, roof mounted-[15,26]	-	-	-	-
10 AMENITY-Indoor Pool & Spa-filter pump motor-[15]	-	3,300	-	-
11 AMENITY-Indoor Pool & Spa-furniture	-	11,000	-	-
12 AMENITY-Indoor Pool & Spa-handicap lift	-	-	-	-
13 AMENITY-Indoor Pool & Spa-heat exchangers	-	-	3,975	-
14 AMENITY-Indoor Pool & Spa-lighting, ceiling, led-[26]	-	-	-	-
15 AMENITY-Indoor Pool & Spa-pool & spa filter system-[15]	-	-	-	-
16 AMENITY-Indoor Pool & Spa-pool & spa resurfacing-[16,27]	-	-	-	14,750
17 AMENITY-Indoor Pool & Spa-tile & coping	-	-	-	-
18 AMENITY-Indoor Pool & Spa-tile, pool deck	-	-	-	-
19 AMENITY-Indoor Pool & Spa-unit heater, basement filter room-[17]	-	-	-	-
20 AMENITY-Outdoor Pool-auto vacuum	-	-	-	1,650
21 AMENITY-Outdoor Pool-concrete deck	-	-	-	-
22 AMENITY-Outdoor Pool-coping joint caulking-[33]	-	-	-	1,640
23 AMENITY-Outdoor Pool-cover	-	-	-	-
24 AMENITY-Outdoor Pool-fence, masonry monument repair-[23]	-	-	-	-
25 AMENITY-Outdoor Pool-fencing	-	-	-	-
26 AMENITY-Outdoor Pool-filter pump motor-[15,27]	8,200	-	-	-
27 AMENITY-Outdoor Pool-filter system-[15]	-	-	-	-
28 AMENITY-Outdoor Pool-furniture	-	-	-	-
29 AMENITY-Outdoor Pool-resurfacing-[13,16]	-	-	-	-
30 AMENITY-Outdoor Pool-shelter, roof-[3,20]	-	-	-	-
31 AMENITY-Outdoor Pool-skimmer-[27]	-	-	-	-
32 AMENITY-Outdoor Pool-tile & coping-[27]	-	-	-	34,200
33 AMENITY-Tennis Court-fence, 10ft chain link	-	-	-	-
34 AMENITY-Tennis Court-recolor & stripe-[27]	-	-	-	-
35 AMENITY-Tennis Court-resurface	-	-	-	-
36 CLUBHOUSE-Balcony-membrane replacement, duradek-[6]	-	-	-	-
37 CLUBHOUSE-Balcony-railing-[6]	-	-	-	-
38 CLUBHOUSE-Bathrooms-flooring, tile	-	-	-	-
39 CLUBHOUSE-Bathrooms-refurbish-[25]	-	-	-	-
40 CLUBHOUSE-Billiards Room-billiard table recondition	-	-	-	-
41 CLUBHOUSE-Billiards Room-flooring, carpet	-	-	3,840	-
42 CLUBHOUSE-Billiards Room-furniture fund	-	-	-	-
43 CLUBHOUSE-Billiards Room-refurbish-[25]	-	-	-	-
44 CLUBHOUSE-Billiards Room-television-[27]	-	-	-	-
45 CLUBHOUSE-Business Center-flooring, carpet	-	-	832	-
46 CLUBHOUSE-Business Center-furniture fund	-	-	-	-
47 CLUBHOUSE-Business Center-refurbish-[25]	-	-	-	-
48 CLUBHOUSE-Card Room #1-flooring, carpet	-	-	4,352	-
49 CLUBHOUSE-Card Room #1-furniture fund	-	-	-	-
50 CLUBHOUSE-Card Room #1-refurbish-[25]	-	-	-	-

Line Item	2045	2046	2047	2048
	126,368	178,666	136,852	710,076
	\$	\$	\$	\$
51 CLUBHOUSE-Card Room #2-flooring, carpet	-	-	2,816	-
52 CLUBHOUSE-Card Room #2-furniture fund	-	-	-	-
53 CLUBHOUSE-Card Room #2-refurbish-[25]	-	-	-	-
54 CLUBHOUSE-Club Room-furniture fund	-	-	-	-
55 CLUBHOUSE-Concierge-flooring, carpet	-	-	1,536	-
56 CLUBHOUSE-Concierge-refurbish-[25]	-	-	-	-
57 CLUBHOUSE-Craft Room-flooring, ceramic tile	-	-	-	-
58 CLUBHOUSE-Craft Room-furniture fund	-	-	-	-
59 CLUBHOUSE-Craft Room-refurbish-[25]	-	-	-	-
60 CLUBHOUSE-Electrical-audio/visual equipment fund	-	-	-	-
61 CLUBHOUSE-Electrical-digital poster kiosk-[27]	-	-	-	-
62 CLUBHOUSE-Elevator-cab refurbish	-	-	-	-
63 CLUBHOUSE-Elevator-modernization	-	-	-	-
64 CLUBHOUSE-Exterior-lanterns, wall-mounted-[18]	-	-	-	-
65 CLUBHOUSE-Façade-stone veneer-[7]	5,000	-	-	-
66 CLUBHOUSE-Façade-vinyl siding-[10]	-	-	-	-
67 CLUBHOUSE-Fire Alarm-alarm panel-[27]	-	-	-	-
68 CLUBHOUSE-Fire Suppression-repair & upgrade fund	-	-	-	-
69 CLUBHOUSE-Fireplace-replacement fund	-	-	-	-
70 CLUBHOUSE-Fitness Room-ceiling fans	-	-	-	-
71 CLUBHOUSE-Fitness Room-equipment replacement fund	-	-	-	-
72 CLUBHOUSE-Fitness Room-flooring, rubber	-	-	-	-
73 CLUBHOUSE-Fitness Room-refurbish-[25]	-	-	-	-
74 CLUBHOUSE-Fitness Room-television	-	-	-	-
75 CLUBHOUSE-Flooring-ceramic tile	-	-	-	29,980
76 CLUBHOUSE-Kitchen-appliance allowance	-	-	-	-
77 CLUBHOUSE-Kitchen-flooring, ceramic tile	-	-	-	-
78 CLUBHOUSE-Kitchen-ice machine	-	-	-	-
79 CLUBHOUSE-Kitchen-refurbish-[25]	-	-	-	-
80 CLUBHOUSE-Kitchenette-appliance fund	-	-	-	-
81 CLUBHOUSE-Kitchenette-refurbish, second floor	-	-	-	-
82 CLUBHOUSE-Library-furniture fund	-	-	-	-
83 CLUBHOUSE-Library-refurbish-[25]	-	-	-	-
84 CLUBHOUSE-Lighting-replacement fund	-	-	-	-
85 CLUBHOUSE-Locker Rooms-flooring, tile	-	-	-	-
86 CLUBHOUSE-Locker Rooms-refurbish-[25]	-	-	-	-
87 CLUBHOUSE-Management Office-equipment replacement fund	-	-	-	-
88 CLUBHOUSE-Management Office-flooring, carpet	-	-	-	1,024
89 CLUBHOUSE-Management Office-furniture fund	-	-	-	-
90 CLUBHOUSE-Management Office-refurbish-[25]	-	-	-	-
91 CLUBHOUSE-Mechanical-condenser, accu-1-[17]	-	-	-	-
92 CLUBHOUSE-Mechanical-condenser, accu-10-[17]	-	-	4,525	-
93 CLUBHOUSE-Mechanical-condenser, accu-11-[17]	-	-	-	-
94 CLUBHOUSE-Mechanical-condenser, accu-12-[17]	-	-	-	-
95 CLUBHOUSE-Mechanical-condenser, accu-13-[17]	-	-	-	-
96 CLUBHOUSE-Mechanical-condenser, accu-2-[17]	-	-	-	-
97 CLUBHOUSE-Mechanical-condenser, accu-3-[17]	-	-	-	-
98 CLUBHOUSE-Mechanical-condenser, accu-4-[17]	-	-	-	-
99 CLUBHOUSE-Mechanical-condenser, accu-5-[17]	-	-	-	-
100 CLUBHOUSE-Mechanical-condenser, accu-6-[17]	-	-	-	-

Line Item	2045	2046	2047	2048
	126,368	178,666	136,852	710,076
	\$	\$	\$	\$
101 CLUBHOUSE-Mechanical-condenser, accu-7-[17]	-	-	-	-
102 CLUBHOUSE-Mechanical-condenser, accu-8-[17]	-	-	-	-
103 CLUBHOUSE-Mechanical-condenser, accu-9-[17]	-	-	-	-
104 CLUBHOUSE-Mechanical-ef-1 (first floor restrooms)-[17]	-	-	-	-
105 CLUBHOUSE-Mechanical-ef-2 (kitchen)-[17]	-	-	-	-
106 CLUBHOUSE-Mechanical-ef-3 (elevator closet)-[17]	-	-	-	-
107 CLUBHOUSE-Mechanical-ef-4 (men & women locker rooms)-[17]	-	-	-	-
108 CLUBHOUSE-Mechanical-ef-5 (second floor restrooms)-[17]	-	-	-	-
109 CLUBHOUSE-Mechanical-ef-6 (electrical & pool closets)-[17]	-	-	-	-
110 CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17]	-	-	-	-
111 CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17]	-	-	-	-
112 CLUBHOUSE-Mechanical-hvac-10 (fitness room no. 2)-[17]	-	-	-	-
113 CLUBHOUSE-Mechanical-hvac-11 (card room no.2)-[17]	-	-	-	-
114 CLUBHOUSE-Mechanical-hvac-12 (1st floor sports room)-[17]	-	-	-	-
115 CLUBHOUSE-Mechanical-hvac-13 (billiards room)-[17]	-	-	-	-
116 CLUBHOUSE-Mechanical-hvac-1a/b (multi-purpose room)-[17]	-	-	-	-
117 CLUBHOUSE-Mechanical-hvac-2a/b (multi-purpose room)-[17]	-	-	-	-
118 CLUBHOUSE-Mechanical-hvac-3a/b (conciierge/vestibule)-[17]	-	-	-	-
119 CLUBHOUSE-Mechanical-hvac-4a/b (club room)-[17]	-	-	-	-
120 CLUBHOUSE-Mechanical-hvac-5 (1st floor office/restrooms)-[17]	-	-	-	-
121 CLUBHOUSE-Mechanical-hvac-6 (library)-[17]	-	-	-	-
122 CLUBHOUSE-Mechanical-hvac-7 (men & women locker rooms)-[17]	-	-	-	-
123 CLUBHOUSE-Mechanical-hvac-8a/b 7.5 ton (card no. 1 & craft rooms)-[17,27]	-	-	-	-
124 CLUBHOUSE-Mechanical-hvac-9 (fitness room no. 1)-[17]	-	-	-	-
125 CLUBHOUSE-Mechanical-i-wave air purification systems-[17]	-	27,125	-	-
126 CLUBHOUSE-Mechanical-unit heaters, stairwell-[17,27]	-	-	-	-
127 CLUBHOUSE-Multipurpose Room-dance floor-[27]	-	-	-	-
128 CLUBHOUSE-Multipurpose Room-flooring, carpet	-	-	18,368	-
129 CLUBHOUSE-Multipurpose Room-furniture fund	-	-	-	-
130 CLUBHOUSE-Multipurpose Room-refurbish-[25]	-	-	-	-
131 CLUBHOUSE-Multipurpose Room-window treatments	-	-	-	-
132 CLUBHOUSE-Patio-furniture	-	-	-	-
133 CLUBHOUSE-Patio-stamped concrete	-	-	-	-
134 CLUBHOUSE-Roof-aluminum gutters-[4]	-	-	-	-
135 CLUBHOUSE-Roof-aluminum leaders-[4]	-	-	-	-
136 CLUBHOUSE-Roof-chimney chase cap-[5]	-	-	-	-
137 CLUBHOUSE-Roof-shingle replacement, indoor pool roof-[3,26]	22,275	-	-	-
138 CLUBHOUSE-Roof-shingle replacement, main roof-[3]	-	-	-	-
139 CLUBHOUSE-Sauna-refurbish-[25]	-	-	-	-
140 CLUBHOUSE-Security-access system	-	-	-	-
141 CLUBHOUSE-Security-cctv system fund-[27]	-	-	-	-
142 CLUBHOUSE-Sports Room-flooring, carpet	-	-	3,136	-
143 CLUBHOUSE-Sports Room-furniture fund	-	-	-	-
144 CLUBHOUSE-Sports Room-refurbish-[25]	-	-	-	-
145 CLUBHOUSE-Sports Room-television	-	-	-	-
146 CLUBHOUSE-Stairs & Hallways-flooring, carpet	-	-	16,104	-
147 CLUBHOUSE-Vestibule-flooring, ceramic tile	-	2,800	-	-
148 CLUBHOUSE-Window-2' x 6' double hung	-	-	-	-
149 CLUBHOUSE-Window-3' x 6' double hung	-	-	-	-
150 SITE WORK-Detention Basin-fencing, black chain link, basin b-[30]	-	-	-	-

Line Item		2049	2050	2051	2052
		224,561	226,524	1,024,361	324,219
		\$	\$	\$	\$
1	ADMINISTRATIVE-Reserve Study-update-[34]	4,150	-	-	4,150
2	AMENITY-Bocce Court-refurbish	-	-	-	-
3	AMENITY-Bocce Court-shelter, roof-[3]	-	-	-	-
4	AMENITY-Horseshoes-refurbish	-	-	-	-
5	AMENITY-Indoor Pool & Spa-boiler, pool heater-[15]	-	-	-	-
6	AMENITY-Indoor Pool & Spa-chlorination system-[15,27]	-	-	-	-
7	AMENITY-Indoor Pool & Spa-concrete deck	-	-	15,930	-
8	AMENITY-Indoor Pool & Spa-dehumidification system, 12 ton-[15,16,27]	-	135,850	-	-
9	AMENITY-Indoor Pool & Spa-exhaust fan, roof mounted-[15,26]	-	-	-	-
10	AMENITY-Indoor Pool & Spa-filter pump motor-[15]	-	-	3,300	-
11	AMENITY-Indoor Pool & Spa-furniture	-	-	-	-
12	AMENITY-Indoor Pool & Spa-handicap lift	-	-	-	-
13	AMENITY-Indoor Pool & Spa-heat exchangers	-	-	-	-
14	AMENITY-Indoor Pool & Spa-lighting, ceiling, led-[26]	-	-	-	-
15	AMENITY-Indoor Pool & Spa-pool & spa filter system-[15]	-	-	-	-
16	AMENITY-Indoor Pool & Spa-pool & spa resurfacing-[16,27]	-	-	-	-
17	AMENITY-Indoor Pool & Spa-tile & coping	-	-	-	-
18	AMENITY-Indoor Pool & Spa-tile, pool deck	-	-	-	-
19	AMENITY-Indoor Pool & Spa-unit heater, basement filter room-[17]	-	-	-	-
20	AMENITY-Outdoor Pool-auto vacuum	-	-	-	-
21	AMENITY-Outdoor Pool-concrete deck	-	-	-	-
22	AMENITY-Outdoor Pool-coping joint caulking-[33]	-	-	-	-
23	AMENITY-Outdoor Pool-cover	-	5,300	-	-
24	AMENITY-Outdoor Pool-fence, masonry monument repair-[23]	-	-	-	-
25	AMENITY-Outdoor Pool-fencing	-	-	-	-
26	AMENITY-Outdoor Pool-filter pump motor-[15,27]	-	8,200	-	-
27	AMENITY-Outdoor Pool-filter system-[15]	-	-	-	-
28	AMENITY-Outdoor Pool-furniture	-	-	-	-
29	AMENITY-Outdoor Pool-resurfacing-[13,16]	-	-	-	-
30	AMENITY-Outdoor Pool-shelter, roof-[3,20]	-	-	-	-
31	AMENITY-Outdoor Pool-skimmer-[27]	-	-	-	-
32	AMENITY-Outdoor Pool-tile & coping-[27]	-	-	-	-
33	AMENITY-Tennis Court-fence, 10ft chain link	-	-	-	-
34	AMENITY-Tennis Court-recolor & stripe-[27]	-	-	-	-
35	AMENITY-Tennis Court-resurface	-	-	-	-
36	CLUBHOUSE-Balcony-membrane replacement, duradek-[6]	-	-	10,500	-
37	CLUBHOUSE-Balcony-railing-[6]	-	-	-	-
38	CLUBHOUSE-Bathrooms-flooring, tile	-	-	-	-
39	CLUBHOUSE-Bathrooms-refurbish-[25]	-	-	-	-
40	CLUBHOUSE-Billiards Room-billiard table recondition	-	-	-	-
41	CLUBHOUSE-Billiards Room-flooring, carpet	-	-	-	-
42	CLUBHOUSE-Billiards Room-furniture fund	-	-	-	-
43	CLUBHOUSE-Billiards Room-refurbish-[25]	-	-	-	-
44	CLUBHOUSE-Billiards Room-television-[27]	875	-	-	-
45	CLUBHOUSE-Business Center-flooring, carpet	-	-	-	-
46	CLUBHOUSE-Business Center-furniture fund	-	-	-	-
47	CLUBHOUSE-Business Center-refurbish-[25]	-	-	-	-
48	CLUBHOUSE-Card Room #1-flooring, carpet	-	-	-	-
49	CLUBHOUSE-Card Room #1-furniture fund	-	-	-	-
50	CLUBHOUSE-Card Room #1-refurbish-[25]	-	-	-	-

Line Item	2049	2050	2051	2052
	224,561	226,524	1,024,361	324,219
	\$	\$	\$	\$
51 CLUBHOUSE-Card Room #2-flooring, carpet	-	-	-	-
52 CLUBHOUSE-Card Room #2-furniture fund	-	-	-	-
53 CLUBHOUSE-Card Room #2-refurbish-[25]	-	-	-	-
54 CLUBHOUSE-Club Room-furniture fund	-	-	-	-
55 CLUBHOUSE-Concierge-flooring, carpet	-	-	-	-
56 CLUBHOUSE-Concierge-refurbish-[25]	-	-	-	-
57 CLUBHOUSE-Craft Room-flooring, ceramic tile	-	-	-	-
58 CLUBHOUSE-Craft Room-furniture fund	-	-	-	-
59 CLUBHOUSE-Craft Room-refurbish-[25]	-	-	-	-
60 CLUBHOUSE-Electrical-audio/visual equipment fund	33,000	-	-	-
61 CLUBHOUSE-Electrical-digital poster kiosk-[27]	-	-	-	-
62 CLUBHOUSE-Elevator-cab refurbish	-	-	13,200	-
63 CLUBHOUSE-Elevator-modernization	-	-	-	-
64 CLUBHOUSE-Exterior-lanterns, wall-mounted-[18]	-	-	-	-
65 CLUBHOUSE-Façade-stone veneer-[7]	-	-	-	-
66 CLUBHOUSE-Façade-vinyl siding-[10]	-	-	-	-
67 CLUBHOUSE-Fire Alarm-alarm panel-[27]	-	-	-	-
68 CLUBHOUSE-Fire Suppression-repair & upgrade fund	-	-	-	-
69 CLUBHOUSE-Fireplace-replacement fund	-	-	-	-
70 CLUBHOUSE-Fitness Room-ceiling fans	-	-	-	-
71 CLUBHOUSE-Fitness Room-equipment replacement fund	66,000	-	-	-
72 CLUBHOUSE-Fitness Room-flooring, rubber	-	-	-	-
73 CLUBHOUSE-Fitness Room-refurbish-[25]	-	-	-	-
74 CLUBHOUSE-Fitness Room-television	-	2,400	-	-
75 CLUBHOUSE-Flooring-ceramic tile	-	-	-	-
76 CLUBHOUSE-Kitchen-appliance allowance	22,000	-	-	-
77 CLUBHOUSE-Kitchen-flooring, ceramic tile	-	-	-	-
78 CLUBHOUSE-Kitchen-ice machine	-	-	6,050	-
79 CLUBHOUSE-Kitchen-refurbish-[25]	-	-	-	-
80 CLUBHOUSE-Kitchenette-appliance fund	1,200	-	-	-
81 CLUBHOUSE-Kitchenette-refurbish, second floor	-	-	-	-
82 CLUBHOUSE-Library-furniture fund	-	-	-	-
83 CLUBHOUSE-Library-refurbish-[25]	-	-	-	-
84 CLUBHOUSE-Lighting-replacement fund	-	-	-	-
85 CLUBHOUSE-Locker Rooms-flooring, tile	-	-	-	-
86 CLUBHOUSE-Locker Rooms-refurbish-[25]	-	-	-	-
87 CLUBHOUSE-Management Office-equipment replacement fund	-	-	-	-
88 CLUBHOUSE-Management Office-flooring, carpet	-	-	-	-
89 CLUBHOUSE-Management Office-furniture fund	-	-	-	-
90 CLUBHOUSE-Management Office-refurbish-[25]	-	-	-	-
91 CLUBHOUSE-Mechanical-condenser, accu-1-[17]	-	-	-	-
92 CLUBHOUSE-Mechanical-condenser, accu-10-[17]	-	-	-	-
93 CLUBHOUSE-Mechanical-condenser, accu-11-[17]	-	-	-	-
94 CLUBHOUSE-Mechanical-condenser, accu-12-[17]	-	-	-	-
95 CLUBHOUSE-Mechanical-condenser, accu-13-[17]	-	-	-	-
96 CLUBHOUSE-Mechanical-condenser, accu-2-[17]	-	-	-	-
97 CLUBHOUSE-Mechanical-condenser, accu-3-[17]	-	-	-	-
98 CLUBHOUSE-Mechanical-condenser, accu-4-[17]	-	-	-	-
99 CLUBHOUSE-Mechanical-condenser, accu-5-[17]	-	-	-	-
100 CLUBHOUSE-Mechanical-condenser, accu-6-[17]	-	-	-	-

Line Item	2049	2050	2051	2052
	224,561	226,524	1,024,361	324,219
	\$	\$	\$	\$
101 CLUBHOUSE-Mechanical-condenser, accu-7-[17]	-	-	-	-
102 CLUBHOUSE-Mechanical-condenser, accu-8-[17]	-	-	-	5,100
103 CLUBHOUSE-Mechanical-condenser, accu-9-[17]	-	-	-	4,750
104 CLUBHOUSE-Mechanical-ef-1 (first floor restrooms)-[17]	-	-	-	-
105 CLUBHOUSE-Mechanical-ef-2 (kitchen)-[17]	-	-	-	-
106 CLUBHOUSE-Mechanical-ef-3 (elevator closet)-[17]	-	-	-	-
107 CLUBHOUSE-Mechanical-ef-4 (men & women locker rooms)-[17]	-	-	-	-
108 CLUBHOUSE-Mechanical-ef-5 (second floor restrooms)-[17]	-	-	-	-
109 CLUBHOUSE-Mechanical-ef-6 (electrical & pool closets)-[17]	-	-	-	-
110 CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17]	-	-	9,250	-
111 CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17]	-	-	4,625	-
112 CLUBHOUSE-Mechanical-hvac-10 (fitness room no. 2)-[17]	-	-	-	-
113 CLUBHOUSE-Mechanical-hvac-11 (card room no.2)-[17]	-	-	-	-
114 CLUBHOUSE-Mechanical-hvac-12 (1st floor sports room)-[17]	-	-	-	-
115 CLUBHOUSE-Mechanical-hvac-13 (billiards room)-[17]	-	-	-	-
116 CLUBHOUSE-Mechanical-hvac-1a/b (multi-purpose room)-[17]	-	-	-	-
117 CLUBHOUSE-Mechanical-hvac-2a/b (multi-purpose room)-[17]	-	-	-	-
118 CLUBHOUSE-Mechanical-hvac-3a/b (conciierge/vestibule)-[17]	-	-	-	-
119 CLUBHOUSE-Mechanical-hvac-4a/b (club room)-[17]	-	-	-	-
120 CLUBHOUSE-Mechanical-hvac-5 (1st floor office/restrooms)-[17]	-	-	-	-
121 CLUBHOUSE-Mechanical-hvac-6 (library)-[17]	-	-	-	-
122 CLUBHOUSE-Mechanical-hvac-7 (men & women locker rooms)-[17]	-	-	-	-
123 CLUBHOUSE-Mechanical-hvac-8a/b 7.5 ton (card no. 1 & craft rooms)-[17,27]	-	-	-	11,775
124 CLUBHOUSE-Mechanical-hvac-9 (fitness room no. 1)-[17]	-	-	-	-
125 CLUBHOUSE-Mechanical-i-wave air purification systems-[17]	-	-	27,125	-
126 CLUBHOUSE-Mechanical-unit heaters, stairwell-[17,27]	-	-	-	-
127 CLUBHOUSE-Multipurpose Room-dance floor-[27]	-	-	-	-
128 CLUBHOUSE-Multipurpose Room-flooring, carpet	-	-	-	-
129 CLUBHOUSE-Multipurpose Room-furniture fund	-	-	-	-
130 CLUBHOUSE-Multipurpose Room-refurbish-[25]	-	-	-	-
131 CLUBHOUSE-Multipurpose Room-window treatments	-	-	-	-
132 CLUBHOUSE-Patio-furniture	-	-	-	-
133 CLUBHOUSE-Patio-stamped concrete	-	-	-	-
134 CLUBHOUSE-Roof-aluminum gutters-[4]	-	-	-	-
135 CLUBHOUSE-Roof-aluminum leaders-[4]	-	-	-	-
136 CLUBHOUSE-Roof-chimney chase cap-[5]	-	-	-	-
137 CLUBHOUSE-Roof-shingle replacement, indoor pool roof-[3,26]	-	-	-	-
138 CLUBHOUSE-Roof-shingle replacement, main roof-[3]	-	-	-	-
139 CLUBHOUSE-Sauna-refurbish-[25]	-	-	19,000	-
140 CLUBHOUSE-Security-access system	-	11,550	-	-
141 CLUBHOUSE-Security-cctv system fund-[27]	-	19,800	-	-
142 CLUBHOUSE-Sports Room-flooring, carpet	-	-	-	-
143 CLUBHOUSE-Sports Room-furniture fund	-	-	-	-
144 CLUBHOUSE-Sports Room-refurbish-[25]	-	-	-	-
145 CLUBHOUSE-Sports Room-television	-	-	1,550	-
146 CLUBHOUSE-Stairs & Hallways-flooring, carpet	-	-	-	-
147 CLUBHOUSE-Vestibule-flooring, ceramic tile	-	-	-	-
148 CLUBHOUSE-Window-2' x 6' double hung	-	-	-	-
149 CLUBHOUSE-Window-3' x 6' double hung	-	-	-	-
150 SITE WORK-Detention Basin-fencing, black chain link, basin b-[30]	-	-	-	-

Line Item	2053	2054	2055	2056
	257,051	194,779	154,250	516,835
	\$	\$	\$	\$
1 ADMINISTRATIVE-Reserve Study-update-[34]	-	-	4,150	-
2 AMENITY-Bocce Court-refurbish	-	-	-	-
3 AMENITY-Bocce Court-shelter, roof-[3]	-	-	-	-
4 AMENITY-Horseshoes-refurbish	-	-	-	-
5 AMENITY-Indoor Pool & Spa-boiler, pool heater-[15]	-	-	-	12,325
6 AMENITY-Indoor Pool & Spa-chlorination system-[15,27]	8,050	-	-	-
7 AMENITY-Indoor Pool & Spa-concrete deck	-	-	-	-
8 AMENITY-Indoor Pool & Spa-dehumidification system, 12 ton-[15,16,27]	-	-	-	-
9 AMENITY-Indoor Pool & Spa-exhaust fan, roof mounted-[15,26]	-	-	-	-
10 AMENITY-Indoor Pool & Spa-filter pump motor-[15]	-	-	-	3,300
11 AMENITY-Indoor Pool & Spa-furniture	-	-	-	-
12 AMENITY-Indoor Pool & Spa-handicap lift	-	-	-	-
13 AMENITY-Indoor Pool & Spa-heat exchangers	-	-	-	-
14 AMENITY-Indoor Pool & Spa-lighting, ceiling, led-[26]	-	-	-	-
15 AMENITY-Indoor Pool & Spa-pool & spa filter system-[15]	-	-	-	8,400
16 AMENITY-Indoor Pool & Spa-pool & spa resurfacing-[16,27]	-	-	-	-
17 AMENITY-Indoor Pool & Spa-tile & coping	-	-	-	-
18 AMENITY-Indoor Pool & Spa-tile, pool deck	-	-	-	14,160
19 AMENITY-Indoor Pool & Spa-unit heater, basement filter room-[17]	-	-	-	-
20 AMENITY-Outdoor Pool-auto vacuum	1,650	-	-	-
21 AMENITY-Outdoor Pool-concrete deck	-	-	-	-
22 AMENITY-Outdoor Pool-coping joint caulking-[33]	1,640	-	-	-
23 AMENITY-Outdoor Pool-cover	-	-	-	-
24 AMENITY-Outdoor Pool-fence, masonry monument repair-[23]	6,000	-	-	-
25 AMENITY-Outdoor Pool-fencing	-	-	-	-
26 AMENITY-Outdoor Pool-filter pump motor-[15,27]	-	-	8,200	-
27 AMENITY-Outdoor Pool-filter system-[15]	8,600	-	-	-
28 AMENITY-Outdoor Pool-furniture	-	-	24,200	-
29 AMENITY-Outdoor Pool-resurfacing-[13,16]	-	-	-	-
30 AMENITY-Outdoor Pool-shelter, roof-[3,20]	-	-	-	-
31 AMENITY-Outdoor Pool-skimmer-[27]	5,750	-	-	-
32 AMENITY-Outdoor Pool-tile & coping-[27]	-	-	-	-
33 AMENITY-Tennis Court-fence, 10ft chain link	-	-	-	-
34 AMENITY-Tennis Court-recolor & stripe-[27]	19,500	-	-	-
35 AMENITY-Tennis Court-resurface	-	-	-	-
36 CLUBHOUSE-Balcony-membrane replacement, duradek-[6]	-	-	-	-
37 CLUBHOUSE-Balcony-railing-[6]	-	-	-	-
38 CLUBHOUSE-Bathrooms-flooring, tile	-	-	-	-
39 CLUBHOUSE-Bathrooms-refurbish-[25]	-	-	-	-
40 CLUBHOUSE-Billiards Room-billiard table recondition	1,200	-	-	-
41 CLUBHOUSE-Billiards Room-flooring, carpet	-	-	-	-
42 CLUBHOUSE-Billiards Room-furniture fund	-	-	-	-
43 CLUBHOUSE-Billiards Room-refurbish-[25]	-	-	-	-
44 CLUBHOUSE-Billiards Room-television-[27]	-	-	-	-
45 CLUBHOUSE-Business Center-flooring, carpet	-	-	-	-
46 CLUBHOUSE-Business Center-furniture fund	-	-	-	-
47 CLUBHOUSE-Business Center-refurbish-[25]	-	-	-	-
48 CLUBHOUSE-Card Room #1-flooring, carpet	-	-	-	-
49 CLUBHOUSE-Card Room #1-furniture fund	-	-	-	-
50 CLUBHOUSE-Card Room #1-refurbish-[25]	-	-	-	-

Line Item	2053	2054	2055	2056
	257,051	194,779	154,250	516,835
	\$	\$	\$	\$
51 CLUBHOUSE-Card Room #2-flooring, carpet	-	-	-	-
52 CLUBHOUSE-Card Room #2-furniture fund	-	-	-	-
53 CLUBHOUSE-Card Room #2-refurbish-[25]	-	-	-	-
54 CLUBHOUSE-Club Room-furniture fund	-	-	-	-
55 CLUBHOUSE-Concierge-flooring, carpet	-	-	-	-
56 CLUBHOUSE-Concierge-refurbish-[25]	-	-	-	-
57 CLUBHOUSE-Craft Room-flooring, ceramic tile	-	-	-	-
58 CLUBHOUSE-Craft Room-furniture fund	-	-	-	-
59 CLUBHOUSE-Craft Room-refurbish-[25]	-	-	-	-
60 CLUBHOUSE-Electrical-audio/visual equipment fund	-	-	-	-
61 CLUBHOUSE-Electrical-digital poster kiosk-[27]	3,000	-	-	-
62 CLUBHOUSE-Elevator-cab refurbish	-	-	-	-
63 CLUBHOUSE-Elevator-modernization	-	-	-	-
64 CLUBHOUSE-Exterior-lanterns, wall-mounted-[18]	-	-	-	-
65 CLUBHOUSE-Façade-stone veneer-[7]	-	-	-	-
66 CLUBHOUSE-Façade-vinyl siding-[10]	-	-	-	-
67 CLUBHOUSE-Fire Alarm-alarm panel-[27]	5,100	-	-	-
68 CLUBHOUSE-Fire Suppression-repair & upgrade fund	-	-	-	27,500
69 CLUBHOUSE-Fireplace-replacement fund	-	-	-	-
70 CLUBHOUSE-Fitness Room-ceiling fans	-	-	-	-
71 CLUBHOUSE-Fitness Room-equipment replacement fund	-	-	-	-
72 CLUBHOUSE-Fitness Room-flooring, rubber	-	7,344	-	-
73 CLUBHOUSE-Fitness Room-refurbish-[25]	-	-	-	-
74 CLUBHOUSE-Fitness Room-television	-	-	-	-
75 CLUBHOUSE-Flooring-ceramic tile	-	-	-	-
76 CLUBHOUSE-Kitchen-appliance allowance	-	-	-	-
77 CLUBHOUSE-Kitchen-flooring, ceramic tile	-	-	-	-
78 CLUBHOUSE-Kitchen-ice machine	-	-	-	-
79 CLUBHOUSE-Kitchen-refurbish-[25]	-	-	-	-
80 CLUBHOUSE-Kitchenette-appliance fund	-	-	-	-
81 CLUBHOUSE-Kitchenette-refurbish, second floor	-	-	-	-
82 CLUBHOUSE-Library-furniture fund	-	-	-	-
83 CLUBHOUSE-Library-refurbish-[25]	-	-	-	-
84 CLUBHOUSE-Lighting-replacement fund	-	-	-	-
85 CLUBHOUSE-Locker Rooms-flooring, tile	-	-	-	-
86 CLUBHOUSE-Locker Rooms-refurbish-[25]	-	-	-	-
87 CLUBHOUSE-Management Office-equipment replacement fund	11,000	-	-	-
88 CLUBHOUSE-Management Office-flooring, carpet	-	-	-	-
89 CLUBHOUSE-Management Office-furniture fund	-	-	-	-
90 CLUBHOUSE-Management Office-refurbish-[25]	-	-	-	-
91 CLUBHOUSE-Mechanical-condenser, accu-1-[17]	-	-	-	5,100
92 CLUBHOUSE-Mechanical-condenser, accu-10-[17]	-	-	-	-
93 CLUBHOUSE-Mechanical-condenser, accu-11-[17]	-	-	-	4,750
94 CLUBHOUSE-Mechanical-condenser, accu-12-[17]	-	-	-	3,750
95 CLUBHOUSE-Mechanical-condenser, accu-13-[17]	-	-	-	4,400
96 CLUBHOUSE-Mechanical-condenser, accu-2-[17]	-	-	-	5,100
97 CLUBHOUSE-Mechanical-condenser, accu-3-[17]	-	-	-	5,100
98 CLUBHOUSE-Mechanical-condenser, accu-4-[17]	-	-	-	5,100
99 CLUBHOUSE-Mechanical-condenser, accu-5-[17]	-	-	-	3,750
100 CLUBHOUSE-Mechanical-condenser, accu-6-[17]	7,100	-	-	-

Line Item	2053	2054	2055	2056
	257,051	194,779	154,250	516,835
	\$	\$	\$	\$
101 CLUBHOUSE-Mechanical-condenser, accu-7-[17]	-	-	-	4,750
102 CLUBHOUSE-Mechanical-condenser, accu-8-[17]	-	-	-	-
103 CLUBHOUSE-Mechanical-condenser, accu-9-[17]	-	-	-	-
104 CLUBHOUSE-Mechanical-ef-1 (first floor restrooms)-[17]	-	-	-	-
105 CLUBHOUSE-Mechanical-ef-2 (kitchen)-[17]	-	-	-	-
106 CLUBHOUSE-Mechanical-ef-3 (elevator closet)-[17]	-	-	-	-
107 CLUBHOUSE-Mechanical-ef-4 (men & women locker rooms)-[17]	-	-	-	-
108 CLUBHOUSE-Mechanical-ef-5 (second floor restrooms)-[17]	-	-	-	-
109 CLUBHOUSE-Mechanical-ef-6 (electrical & pool closets)-[17]	-	-	-	-
110 CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17]	-	-	-	-
111 CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17]	-	-	-	-
112 CLUBHOUSE-Mechanical-hvac-10 (fitness room no. 2)-[17]	-	-	-	10,835
113 CLUBHOUSE-Mechanical-hvac-11 (card room no.2)-[17]	-	-	-	13,200
114 CLUBHOUSE-Mechanical-hvac-12 (1st floor sports room)-[17]	-	-	-	10,000
115 CLUBHOUSE-Mechanical-hvac-13 (billiards room)-[17]	-	-	-	10,350
116 CLUBHOUSE-Mechanical-hvac-1a/b (multi-purpose room)-[17]	-	-	-	34,200
117 CLUBHOUSE-Mechanical-hvac-2a/b (multi-purpose room)-[17]	-	-	-	34,200
118 CLUBHOUSE-Mechanical-hvac-3a/b (conciierge/vestibule)-[17]	-	-	-	34,200
119 CLUBHOUSE-Mechanical-hvac-4a/b (club room)-[17]	-	-	-	34,200
120 CLUBHOUSE-Mechanical-hvac-5 (1st floor office/restrooms)-[17]	-	-	-	10,000
121 CLUBHOUSE-Mechanical-hvac-6 (library)-[17]	-	-	-	13,200
122 CLUBHOUSE-Mechanical-hvac-7 (men & women locker rooms)-[17]	-	-	-	13,200
123 CLUBHOUSE-Mechanical-hvac-8a/b 7.5 ton (card no. 1 & craft rooms)-[17,27]	-	-	-	-
124 CLUBHOUSE-Mechanical-hvac-9 (fitness room no. 1)-[17]	-	-	-	13,200
125 CLUBHOUSE-Mechanical-i-wave air purification systems-[17]	-	-	-	27,125
126 CLUBHOUSE-Mechanical-unit heaters, stairwell-[17,27]	-	-	-	-
127 CLUBHOUSE-Multipurpose Room-dance floor-[27]	-	-	-	-
128 CLUBHOUSE-Multipurpose Room-flooring, carpet	-	-	-	-
129 CLUBHOUSE-Multipurpose Room-furniture fund	-	-	-	-
130 CLUBHOUSE-Multipurpose Room-refurbish-[25]	-	-	-	-
131 CLUBHOUSE-Multipurpose Room-window treatments	-	-	-	-
132 CLUBHOUSE-Patio-furniture	-	-	1,100	-
133 CLUBHOUSE-Patio-stamped concrete	-	-	-	-
134 CLUBHOUSE-Roof-aluminum gutters-[4]	-	-	-	-
135 CLUBHOUSE-Roof-aluminum leaders-[4]	-	-	-	-
136 CLUBHOUSE-Roof-chimney chase cap-[5]	-	-	-	-
137 CLUBHOUSE-Roof-shingle replacement, indoor pool roof-[3,26]	-	-	-	-
138 CLUBHOUSE-Roof-shingle replacement, main roof-[3]	-	-	-	-
139 CLUBHOUSE-Sauna-refurbish-[25]	-	-	-	-
140 CLUBHOUSE-Security-access system	-	-	-	-
141 CLUBHOUSE-Security-cctv system fund-[27]	-	-	-	-
142 CLUBHOUSE-Sports Room-flooring, carpet	-	-	-	-
143 CLUBHOUSE-Sports Room-furniture fund	-	-	-	-
144 CLUBHOUSE-Sports Room-refurbish-[25]	-	-	-	-
145 CLUBHOUSE-Sports Room-television	-	-	-	-
146 CLUBHOUSE-Stairs & Hallways-flooring, carpet	-	-	-	-
147 CLUBHOUSE-Vestibule-flooring, ceramic tile	-	-	-	-
148 CLUBHOUSE-Window-2' x 6' double hung	-	-	-	-
149 CLUBHOUSE-Window-3' x 6' double hung	-	-	-	-
150 SITE WORK-Detention Basin-fencing, black chain link, basin b-[30]	-	-	-	-

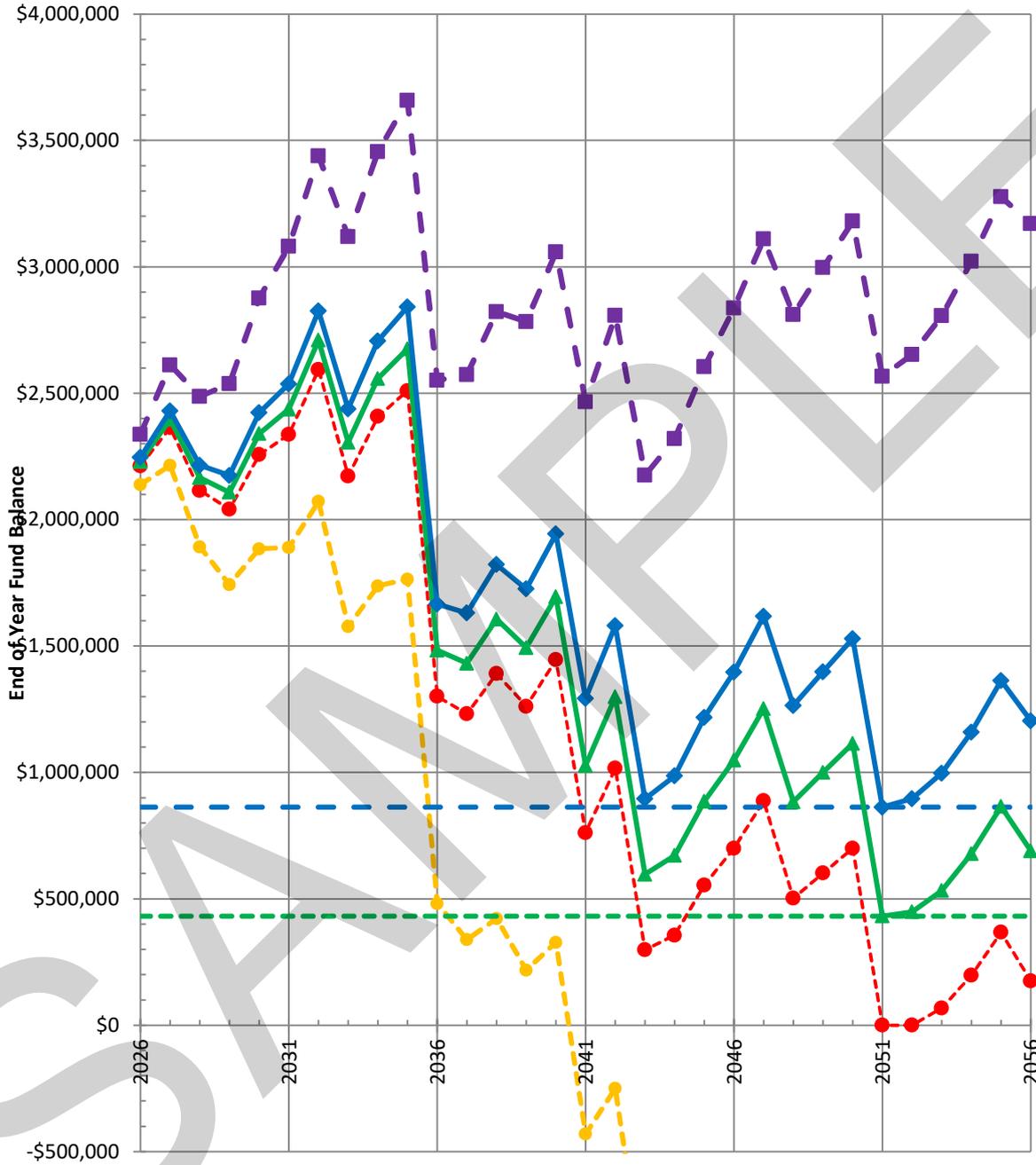
Line Item	2053	2054	2055	2056
	257,051	194,779	154,250	516,835
	\$	\$	\$	\$
151 SITE WORK-Detention Basin-fencing, black chain link, basins c & d-[30]	-	-	36,700	-
152 SITE WORK-Detention Basin-fencing, vinyl, basins c & d	-	-	-	-
153 SITE WORK-Detention Basin-fencing, wood w/ wire mesh, basin a-[30]	-	-	-	-
154 SITE WORK-Detention Basin-inlet/outlet structures	-	53,000	-	-
155 SITE WORK-Detention Basin-turf paver, 24"x16", basin a	-	81,000	-	-
156 SITE WORK-Entrance Gate-gate control software-[27]	-	-	-	7,425
157 SITE WORK-Entrance Gate- way gate & controls replacement fund	-	-	-	13,200
158 SITE WORK-Entrance Gate-main gate & controls replacement fund	-	-	-	22,000
159 SITE WORK-Fencing-wood w/ wire mesh, gimball-[30]	-	-	-	-
160 SITE WORK-Fencing-wood w/ wire mesh, newport & hampton-[30]	-	-	-	-
161 SITE WORK-Flag Pole-replacement	-	-	-	-
162 SITE WORK-Gate House-exterior refurbish	-	-	-	-
163 SITE WORK-Gate House-interior refurbish	-	-	-	-
164 SITE WORK-Gate House-roof, shingle replacement-[3]	-	-	-	-
165 SITE WORK-Illumination-bollard lights-[18]	-	-	-	-
166 SITE WORK-Illumination-flood lights, clubhouse-[18]	-	-	-	-
167 SITE WORK-Irrigation-major repairs, timer, valve fund-[31]	27,500	-	-	-
168 SITE WORK-Parking Lot-asphalt reconstruction-[11,14]	-	-	-	-
169 SITE WORK-Parking Lot-pole lights include rear of clubhouse-[18]	-	-	-	-
170 SITE WORK-Parking Lot-sealcoating & striping-[12]	-	12,855	-	-
171 SITE WORK-Retaining Wall-segmental block-[21]	-	-	-	-
172 SITE WORK-Road-asphalt crack sealing, 2010-[12]	7,301	7,301	7,301	7,301
173 SITE WORK-Road-asphalt crack sealing, 2012-[12]	711	711	711	711
174 SITE WORK-Road-asphalt crack sealing, 2015-[12]	10,749	10,749	10,749	10,749
175 SITE WORK-Road-asphalt crack sealing, 2018-[12]	17,059	17,059	17,059	17,059
176 SITE WORK-Road-asphalt crack sealing, 2019-[12]	4,760	4,760	4,760	4,760
177 SITE WORK-Road-asphalt resurface, 2010-[11,14]	-	-	-	-
178 SITE WORK-Road-asphalt resurface, 2012-[11,14]	-	-	-	-
179 SITE WORK-Road-asphalt resurface, 2015-[11,14]	-	-	-	-
180 SITE WORK-Road-asphalt resurface, 2018-[11,14]	-	-	-	-
181 SITE WORK-Road-asphalt resurface, 2019-[11,14]	-	-	-	-
182 SITE WORK-Road-asphalt sealcoat, 2010-[12]	29,205	-	-	-
183 SITE WORK-Road-asphalt sealcoat, 2012-[12]	-	-	2,844	-
184 SITE WORK-Road-asphalt sealcoat, 2015-[12]	42,996	-	-	-
185 SITE WORK-Road-asphalt sealcoat, 2018-[12]	-	-	-	68,235
186 SITE WORK-Road-asphalt sealcoat, 2019-[12]	-	-	-	-
187 SITE WORK-Road-catch basin clean & minor repairs-[32]	15,000	-	15,000	-
188 SITE WORK-Road-concrete driveway apron, 3%-[24]	23,180	-	-	-
189 SITE WORK-Road-curb, block-[22]	-	-	-	-
190 SITE WORK-Road-stamped concrete, dr - replace w/ asphalt-[29]	-	-	-	-
191 SITE WORK-Sidewalk-concrete replacement, 1%-[8,19]	-	-	21,476	-
192 SITE WORK-Signage-entrance sign fund	-	-	-	-
193 SITE WORK-Signage-general signage fund	-	-	-	-
194 SITE WORK-Signage-monuments, masonry repairs allowance-[23]	-	-	-	-
195 SITE WORK-Signage-vinyl siding-[22]	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-

Fiscal Year	Nominal Expenditure (in Future Dollars) in Fiscal Year	Continuation of Existing Funding Scenario		
		Start of Year Fund Balance	Projected Contribution	End of Year Fund Balance
2026	\$ 476,925	\$ 2,365,500	\$ 250,000	\$ 2,138,575
2027	173,763	2,138,575	250,000	2,214,812
2028	572,749	2,214,812	250,000	1,892,063
2029	398,430	1,892,063	250,000	1,743,634
2030	109,193	1,743,634	250,000	1,884,441
2031	244,016	1,884,441	250,000	1,890,426
2032	68,118	1,890,426	250,000	2,072,308
2033	745,597	2,072,308	250,000	1,576,712
2034	88,805	1,576,712	250,000	1,737,907
2035	222,999	1,737,907	250,000	1,764,908
2036	1,533,438	1,764,908	250,000	481,471
2037	392,953	481,471	250,000	338,518
2038	166,300	338,518	250,000	422,218
2039	453,948	422,218	250,000	218,271
2040	140,300	218,271	250,000	327,971
2041	1,008,398	327,971	250,000	(430,427)
2042	69,443	(430,427)	250,000	(249,870)
2043	1,043,100	(249,870)	250,000	(1,042,970)
2044	266,730	(1,042,970)	250,000	(1,059,700)
2045	126,368	(1,059,700)	250,000	(936,067)
2046	178,666	(936,067)	250,000	(864,733)
2047	136,852	(864,733)	250,000	(751,584)
2048	710,076	(751,584)	250,000	(1,211,660)
2049	224,561	(1,211,660)	250,000	(1,186,220)
2050	226,524	(1,186,220)	250,000	(1,162,744)
2051	1,024,361	(1,162,744)	250,000	(1,937,105)
2052	324,219	(1,937,105)	250,000	(2,011,324)
2053	257,051	(2,011,324)	250,000	(2,018,374)
2054	194,779	(2,018,374)	250,000	(1,963,153)
2055	154,250	(1,963,153)	250,000	(1,867,402)
2056	516,835	(1,867,402)	250,000	(2,134,237)

Fiscal Year	Nominal Expenditure (in Future Dollars) in Fiscal Year	Full Funding Scenario Projection			0% Threshold (Baseline) Funding Scenario Projection			
		Start of Year Fund Balance	Projected Contribution	End of Year Fund Balance	Initial Year Threshold of \$0			
					Start of Year Fund Balance	Projected Contribution	End of Year Fund Balance	Nominal Threshold in Year
2026	\$ 476,925	\$ 2,365,500	\$ 448,425	\$ 2,337,000	\$ 2,365,500	\$ 324,504	\$ 2,213,079	\$ -
2027	173,763	2,337,000	448,425	2,611,662	2,213,079	324,504	2,363,820	-
2028	572,749	2,611,662	448,425	2,487,338	2,363,820	324,504	2,115,575	-
2029	398,430	2,487,338	448,425	2,537,333	2,115,575	324,504	2,041,650	-
2030	109,193	2,537,333	448,425	2,876,565	2,041,650	324,504	2,256,961	-
2031	244,016	2,876,565	448,425	3,080,974	2,256,961	324,504	2,337,450	-
2032	68,118	3,080,974	425,787	3,438,643	2,337,450	324,504	2,593,836	-
2033	745,597	3,438,643	425,787	3,118,834	2,593,836	324,504	2,172,744	-
2034	88,805	3,118,834	425,787	3,455,816	2,172,744	324,504	2,408,443	-
2035	222,999	3,455,816	425,787	3,658,604	2,408,443	324,504	2,509,949	-
2036	1,533,438	3,658,604	425,787	2,550,952	2,509,949	324,504	1,301,015	-
2037	392,953	2,550,952	415,317	2,573,316	1,301,015	324,504	1,232,566	-
2038	166,300	2,573,316	415,317	2,822,333	1,232,566	324,504	1,390,770	-
2039	453,948	2,822,333	415,317	2,783,702	1,390,770	324,504	1,261,327	-
2040	140,300	2,783,702	415,317	3,058,720	1,261,327	324,504	1,445,531	-
2041	1,008,398	3,058,720	415,317	2,465,638	1,445,531	324,504	761,637	-
2042	69,443	2,465,638	411,120	2,807,315	761,637	324,504	1,016,698	-
2043	1,043,100	2,807,315	411,120	2,175,335	1,016,698	324,504	298,102	-
2044	266,730	2,175,335	411,120	2,319,725	298,102	324,504	355,877	-
2045	126,368	2,319,725	411,120	2,604,477	355,877	324,504	554,013	-
2046	178,666	2,604,477	411,120	2,836,932	554,013	324,504	699,852	-
2047	136,852	2,836,932	410,460	3,110,540	699,852	324,504	887,504	-
2048	710,076	3,110,540	410,460	2,810,925	887,504	324,504	501,933	-
2049	224,561	2,810,925	410,460	2,996,824	501,933	324,504	601,876	-
2050	226,524	2,996,824	410,460	3,180,761	601,876	324,504	699,857	-
2051	1,024,361	3,180,761	410,460	2,566,860	699,857	324,504	0	-
2052	324,219	2,566,860	410,305	2,652,946	0	324,504	285	-
2053	257,051	2,652,946	410,305	2,806,201	285	324,504	67,739	-
2054	194,779	2,806,201	410,305	3,021,727	67,739	324,504	197,464	-
2055	154,250	3,021,727	410,305	3,277,782	197,464	324,504	367,718	-
2056	516,835	3,277,782	410,305	3,171,253	367,718	324,504	175,388	-

Fiscal Year	Nominal Expenditure (in Future Dollars) in Fiscal Year	5% Threshold Funding Scenario Projection				10% Threshold Funding Scenario Projection			
		Initial Year Threshold of \$431,334				Initial Year Threshold of \$862,668			
		Start of Year Fund Balance	Projected Contribution	End of Year Fund Balance	Nominal Threshold in Year	Start of Year Fund Balance	Projected Contribution	End of Year Fund Balance	Nominal Threshold in Year
2026	\$ 476,925	\$ 2,365,500	\$ 341,094	\$ 2,229,669	\$ 431,334	\$ 2,365,500	\$ 357,684	\$ 2,246,259	\$ 862,668
2027	173,763	2,229,669	341,094	2,397,000	431,334	2,246,259	357,684	2,430,179	862,668
2028	572,749	2,397,000	341,094	2,165,344	431,334	2,430,179	357,684	2,215,114	862,668
2029	398,430	2,165,344	341,094	2,108,009	431,334	2,215,114	357,684	2,174,368	862,668
2030	109,193	2,108,009	341,094	2,339,910	431,334	2,174,368	357,684	2,422,859	862,668
2031	244,016	2,339,910	341,094	2,436,988	431,334	2,422,859	357,684	2,536,527	862,668
2032	68,118	2,436,988	341,094	2,709,965	431,334	2,536,527	357,684	2,826,093	862,668
2033	745,597	2,709,965	341,094	2,305,462	431,334	2,826,093	357,684	2,438,180	862,668
2034	88,805	2,305,462	341,094	2,557,751	431,334	2,438,180	357,684	2,707,059	862,668
2035	222,999	2,557,751	341,094	2,675,846	431,334	2,707,059	357,684	2,841,744	862,668
2036	1,533,438	2,675,846	341,094	1,483,502	431,334	2,841,744	357,684	1,665,990	862,668
2037	392,953	1,483,502	341,094	1,431,643	431,334	1,665,990	357,684	1,630,720	862,668
2038	166,300	1,431,643	341,094	1,606,437	431,334	1,630,720	357,684	1,822,104	862,668
2039	453,948	1,606,437	341,094	1,493,584	431,334	1,822,104	357,684	1,725,840	862,668
2040	140,300	1,493,584	341,094	1,694,378	431,334	1,725,840	357,684	1,943,224	862,668
2041	1,008,398	1,694,378	341,094	1,027,073	431,334	1,943,224	357,684	1,292,509	862,668
2042	69,443	1,027,073	341,094	1,298,724	431,334	1,292,509	357,684	1,580,750	862,668
2043	1,043,100	1,298,724	341,094	596,718	431,334	1,580,750	357,684	895,334	862,668
2044	266,730	596,718	341,094	671,082	431,334	895,334	357,684	986,288	862,668
2045	126,368	671,082	341,094	885,809	431,334	986,288	357,684	1,217,604	862,668
2046	178,666	885,809	341,094	1,048,237	431,334	1,217,604	357,684	1,396,622	862,668
2047	136,852	1,048,237	341,094	1,252,479	431,334	1,396,622	357,684	1,617,454	862,668
2048	710,076	1,252,479	341,094	883,497	431,334	1,617,454	357,684	1,265,062	862,668
2049	224,561	883,497	341,094	1,000,031	431,334	1,265,062	357,684	1,398,185	862,668
2050	226,524	1,000,031	341,094	1,114,601	431,334	1,398,185	357,684	1,529,345	862,668
2051	1,024,361	1,114,601	341,094	431,334	431,334	1,529,345	357,684	862,668	862,668
2052	324,219	431,334	341,094	448,209	431,334	862,668	357,684	896,132	862,668
2053	257,051	448,209	341,094	532,252	431,334	896,132	357,684	996,765	862,668
2054	194,779	532,252	341,094	678,567	431,334	996,765	357,684	1,159,670	862,668
2055	154,250	678,567	341,094	865,411	431,334	1,159,670	357,684	1,363,104	862,668
2056	516,835	865,411	341,094	689,671	431,334	1,363,104	357,684	1,203,953	862,668

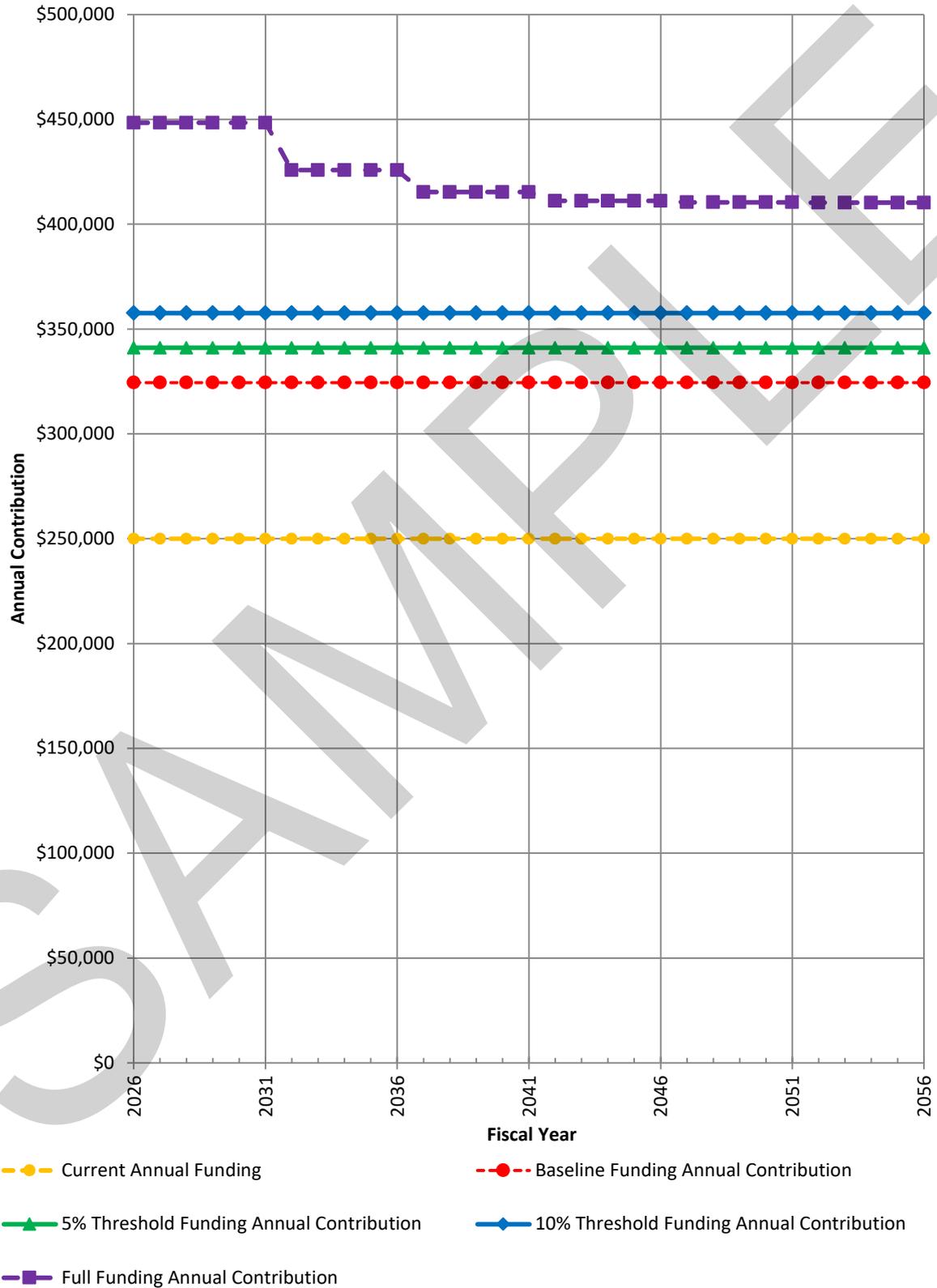
End of Fiscal Year Fund Projection Graph



Fiscal Year

- Existing Funding Projection
- Baseline Funding Projection
- 5% Threshold Projection
- 10% Threshold Projection
- 5% Threshold Level
- 10% Threshold Level
- Full Funding Projection

Annual Contribution in Fiscal Year Graph



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SAMPLE

<p>2026 total expenditure \$476,925 consisting of these projects:</p>	<p>2027 total expenditure \$173,763 consisting of these projects:</p>	<p>2028 total expenditure \$572,749 consisting of these projects:</p>	<p>2029 total expenditure \$398,430 consisting of these projects:</p>
<p>SITE WORK-Road-asphalt sealcoat, 2018-[12] \$68,235</p>	<p>SITE WORK-Detention Basin-fencing, wood w/ wire mesh, basin a-[30] \$29,987</p>	<p>SITE WORK-Road-asphalt resurface, 2010-[11,14] \$369,930</p>	<p>SITE WORK-Parking Lot-asphalt reconstruction-[11,14] \$214,250</p>
<p>CLUBHOUSE-Mechanical-hvac-4a/b (club room)-[17] \$34,200</p>	<p>SITE WORK-Road-asphalt sealcoat, 2019-[12] \$19,038</p>	<p>AMENITY-Outdoor Pool-resurfacing-[13,16] \$49,500</p>	<p>CLUBHOUSE-Fitness Room-equipment replacement fund \$66,000</p>
<p>CLUBHOUSE-Mechanical-hvac-3a/b (conciierge/vestibule)-[17] \$34,200</p>	<p>CLUBHOUSE-Multipurpose Room-flooring, carpet \$18,368</p>	<p>SITE WORK-Road-asphalt sealcoat, 2015-[12] \$42,996</p>	<p>CLUBHOUSE-Electrical-audio/visual equipment fund \$33,000</p>
<p>CLUBHOUSE-Mechanical-hvac-2a/b (multi-purpose room)-[17] \$34,200</p>	<p>SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059</p>	<p>SITE WORK-Road-concrete driveway apron, 3%-[24] \$23,180</p>	<p>CLUBHOUSE-Kitchen-appliance allowance \$22,000</p>
<p>CLUBHOUSE-Mechanical-hvac-1a/b (multi-purpose room)-[17] \$34,200</p>	<p>CLUBHOUSE-Stairs & Hallways-flooring, carpet \$16,104</p>	<p>SITE WORK-Sidewalk-concrete replacement, 1%-[8,19] \$21,476</p>	<p>SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059</p>
<p>CLUBHOUSE-Fire Suppression-repair & upgrade fund \$27,500</p>	<p>SITE WORK-Road-catch basin clean & minor repairs-[32] \$15,000</p>	<p>SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059</p>	<p>SITE WORK-Road-catch basin clean & minor repairs-[32] \$15,000</p>
<p>CLUBHOUSE-Mechanical-i-wave air purification systems-[17] \$27,125</p>	<p>SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749</p>	<p>AMENITY-Bocce Court-refurbish \$16,500</p>	<p>SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749</p>
<p>SITE WORK-Entrance Gate-main gate & controls replacement fund \$22,000</p>	<p>CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17] \$9,250</p>	<p>SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749</p>	<p>SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301</p>
<p>SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059</p>	<p>SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301</p>	<p>SITE WORK-Entrance Gate-gate control software-[27] \$7,425</p>	<p>AMENITY-Indoor Pool & Spa-handicap lift \$6,400</p>
<p>SITE WORK-Entrance Gate- way gate & controls replacement fund \$13,200</p>	<p>SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760</p>	<p>SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760</p>	<p>SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760</p>
<p>CLUBHOUSE-Mechanical-hvac-9 (fitness room no. 1)-[17] \$13,200</p>	<p>CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17] \$4,625</p>	<p>ADMINISTRATIVE-Reserve Study-update-[34] \$4,150</p>	<p>CLUBHOUSE-Kitchenette-appliance fund \$1,200</p>
<p>CLUBHOUSE-Mechanical-hvac-7 (men & women locker rooms)-[17] \$13,200</p>	<p>CLUBHOUSE-Card Room #1-flooring, carpet \$4,352</p>	<p>AMENITY-Outdoor Pool-auto vacuum \$1,650</p>	<p>SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711</p>
<p>CLUBHOUSE-Mechanical-hvac-6 (library)-[17] \$13,200</p>	<p>CLUBHOUSE-Billiards Room-flooring, carpet \$3,840</p>	<p>AMENITY-Outdoor Pool-coping joint caulking-[33] \$1,640</p>	
<p>CLUBHOUSE-Mechanical-hvac-11 (card room no.2)-[17] \$13,200</p>	<p>CLUBHOUSE-Sports Room-flooring, carpet \$3,136</p>	<p>CLUBHOUSE-Management Office-flooring, carpet \$1,024</p>	
<p>CLUBHOUSE-Mechanical-hvac-10 (fitness room no. 2)-[17] \$10,835</p>	<p>CLUBHOUSE-Card Room #2-flooring, carpet \$2,816</p>	<p>SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711</p>	
<p>SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749</p>	<p>AMENITY-Horseshoes-refurbish \$2,750</p>		
<p>CLUBHOUSE-Mechanical-hvac-13 (billiards room)-[17] \$10,350</p>	<p>CLUBHOUSE-Sports Room-television \$1,550</p>		
<p>CLUBHOUSE-Mechanical-hvac-5 (1st floor office/restrooms)-[17] \$10,000</p>	<p>CLUBHOUSE-Conciierge-flooring, carpet \$1,536</p>		
<p>CLUBHOUSE-Mechanical-hvac-12 (1st floor sports room)-[17] \$10,000</p>	<p>CLUBHOUSE-Business Center-flooring, carpet \$832</p>		
<p>SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301</p>	<p>SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711</p>		
<p>CLUBHOUSE-Mechanical-condenser, accu-4-[17] \$5,100</p>			
<p>CLUBHOUSE-Mechanical-condenser, accu-3-[17] \$5,100</p>			
<p>CLUBHOUSE-Mechanical-condenser, accu-2-[17] \$5,100</p>			
<p>CLUBHOUSE-Mechanical-condenser, accu-1-[17] \$5,100</p>			

<p>2030 total expenditure \$109,193 consisting of these projects:</p>	<p>2031 total expenditure \$244,016 consisting of these projects:</p>	<p>2032 total expenditure \$68,118 consisting of these projects:</p>	<p>2033 total expenditure \$745,597 consisting of these projects:</p>
<p>SITE WORK-Road-asphalt resurface, 2012-[11,14] \$36,024</p> <p>CLUBHOUSE-Security-cctv system fund-[27] \$19,800</p> <p>SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059</p> <p>SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749</p> <p>AMENITY-Outdoor Pool-filter pump motor [15,27] \$8,200</p> <p>SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301</p> <p>AMENITY-Outdoor Pool-cover \$5,300</p> <p>SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760</p>	<p>SITE WORK-Road-asphalt sealcoat, 2018-[12] \$68,235</p> <p>CLUBHOUSE-Mechanical-i-wave air purification systems-[17] \$27,125</p> <p>SITE WORK-Sidewalk-concrete replacement, 1%-[8,19] \$21,476</p> <p>CLUBHOUSE-Sauna-refurbish-[25] \$19,000</p> <p>SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059</p> <p>SITE WORK-Road-catch basin clean & minor repairs-[32] \$15,000</p> <p>CLUBHOUSE-Elevator-cab refurbish \$13,200</p> <p>AMENITY-Indoor Pool & Spa-furniture \$11,000</p> <p>SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749</p> <p>CLUBHOUSE-Balcony-membrane replacement, duradek-[6] \$10,500</p> <p>SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301</p> <p>CLUBHOUSE-Kitchen-ice machine \$6,050</p> <p>SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760</p> <p>SITE WORK-Signage-monuments, masonry repairs allowance-[23] \$4,400</p> <p>ADMINISTRATIVE-Reserve Study-update-[34] \$4,150</p> <p>AMENITY-Indoor Pool & Spa-filter pump motor-[15] \$3,300</p> <p>SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711</p>	<p>SITE WORK-Road-asphalt sealcoat, 2019-[12] \$19,038</p> <p>SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059</p> <p>SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749</p> <p>SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301</p> <p>SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760</p> <p>CLUBHOUSE-Mechanical-condenser, accu-10-[17] \$4,525</p> <p>AMENITY-Indoor Pool & Spa-heat exchangers \$3,975</p> <p>SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711</p>	<p>SITE WORK-Road-asphalt resurface, 2015-[11,14] \$544,616</p> <p>SITE WORK-Road-asphalt sealcoat, 2010-[12] \$29,205</p> <p>SITE WORK-Irrigation-major repairs, timer, valve fund-[31] \$27,500</p> <p>SITE WORK-Road-concrete driveway apron, 3%-[24] \$23,180</p> <p>AMENITY-Tennis Court-recolor & stripe-[27] \$19,500</p> <p>SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059</p> <p>SITE WORK-Road-catch basin clean & minor repairs-[32] \$15,000</p> <p>AMENITY-Indoor Pool & Spa-pool & spa resurfacing-[16,27] \$14,750</p> <p>CLUBHOUSE-Management Office-equipment replacement fund \$11,000</p> <p>AMENITY-Outdoor Pool-filter system-[15] \$8,600</p> <p>AMENITY-Indoor Pool & Spa-chlorination system-[15,27] \$8,050</p> <p>SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301</p> <p>AMENITY-Outdoor Pool-fence, masonry monument repair-[23] \$6,000</p> <p>SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760</p> <p>CLUBHOUSE-Electrical-digital poster kiosk-[27] \$3,000</p> <p>AMENITY-Outdoor Pool-auto vacuum \$1,650</p> <p>AMENITY-Outdoor Pool-coping joint caulking-[33] \$1,640</p> <p>CLUBHOUSE-Billiards Room-billiard table recondition \$1,200</p> <p>CLUBHOUSE-Billiards Room-television-[27] \$875</p> <p>SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711</p>

<p>2034 total expenditure \$88,805 consisting of these projects:</p>	<p>2035 total expenditure \$222,999 consisting of these projects:</p>	<p>2036 total expenditure \$1,533,438 consisting of these projects:</p>	<p>2037 total expenditure \$392,953 consisting of these projects:</p>
<p>SITE WORK-Sidewalk-concrete replacement, 1%-[8,19] \$21,476</p> <p>SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059</p> <p>SITE WORK-Parking Lot-sealcoating & striping-[12] \$12,855</p> <p>SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749</p> <p>CLUBHOUSE-Fitness Room-flooring, rubber \$7,344</p> <p>SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301</p> <p>SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760</p> <p>ADMINISTRATIVE-Reserve Study-update-[34] \$4,150</p> <p>CLUBHOUSE-Fitness Room-television \$2,400</p> <p>SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711</p>	<p>AMENITY-Indoor Pool & Spa-dehumidification system, 12 ton-[15,16,27] \$135,850</p> <p>SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059</p> <p>SITE WORK-Road-catch basin clean & minor repairs-[32] \$15,000</p> <p>CLUBHOUSE-Security-access system \$11,550</p> <p>SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749</p> <p>AMENITY-Outdoor Pool-filter pump motor [15,27] \$8,200</p> <p>SITE WORK-Entrance Gate-gate control software-[27] \$7,425</p> <p>SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301</p> <p>SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760</p> <p>SITE WORK-Road-asphalt sealcoat, 2012-[12] \$2,844</p> <p>CLUBHOUSE-Sports Room-television \$1,550</p> <p>SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711</p>	<p>SITE WORK-Road-asphalt resurface, 2018-[11,14] \$864,310</p> <p>CLUBHOUSE-Roof-shingle replacement, main roof-[3] \$87,750</p> <p>CLUBHOUSE-Multipurpose Room-refurbish-[25] \$83,600</p> <p>CLUBHOUSE-Bathrooms-refurbish-[25] \$38,800</p> <p>CLUBHOUSE-Locker Rooms-refurbish-[25] \$35,200</p> <p>CLUBHOUSE-Multipurpose Room-furniture fund \$33,000</p> <p>CLUBHOUSE-Mechanical-i-wave air purification systems-[17] \$27,125</p> <p>SITE WORK-Illumination-bollard lights-[18] \$25,650</p> <p>SITE WORK-Signage-general signage fund \$22,000</p> <p>CLUBHOUSE-Kitchen-refurbish-[25] \$22,000</p> <p>CLUBHOUSE-Multipurpose Room-window treatments \$17,600</p> <p>CLUBHOUSE-Craft Room-refurbish-[25] \$15,400</p> <p>AMENITY-Indoor Pool & Spa-tile, pool deck \$14,160</p> <p>AMENITY-Indoor Pool & Spa-boiler, pool heater-[15] \$12,325</p> <p>CLUBHOUSE-Card Room #1-refurbish-[25] \$12,100</p> <p>CLUBHOUSE-Sports Room-refurbish-[25] \$11,000</p> <p>CLUBHOUSE-Craft Room-furniture fund \$11,000</p> <p>CLUBHOUSE-Concierge-refurbish-[25] \$11,000</p> <p>CLUBHOUSE-Club Room-furniture fund \$11,000</p> <p>AMENITY-Indoor Pool & Spa-tile & coping \$10,872</p> <p>SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749</p> <p>SITE WORK-Signage-entrance sign fund \$10,120</p> <p>CLUBHOUSE-Billiards Room-refurbish-[25] \$9,400</p> <p>CLUBHOUSE-Library-refurbish-[25] \$8,800</p>	<p>SITE WORK-Road-asphalt resurface, 2019-[11,14] \$241,148</p> <p>SITE WORK-Sidewalk-concrete replacement, 1%-[8,19] \$21,476</p> <p>CLUBHOUSE-Multipurpose Room-flooring, carpet \$18,368</p> <p>SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059</p> <p>CLUBHOUSE-Stairs & Hallways-flooring, carpet \$16,104</p> <p>SITE WORK-Road-catch basin clean & minor repairs-[32] \$15,000</p> <p>CLUBHOUSE-Mechanical-hvac-8a/b 7.5 ton (card no. 1 & craft rooms)-[17,27] \$11,775</p> <p>SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749</p> <p>SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301</p> <p>CLUBHOUSE-Mechanical-condenser, accu-8-[17] \$5,100</p> <p>CLUBHOUSE-Mechanical-condenser, accu-9-[17] \$4,750</p> <p>CLUBHOUSE-Card Room #1-flooring, carpet \$4,352</p> <p>ADMINISTRATIVE-Reserve Study-update-[34] \$4,150</p> <p>CLUBHOUSE-Billiards Room-flooring, carpet \$3,840</p> <p>CLUBHOUSE-Sports Room-flooring, carpet \$3,136</p> <p>CLUBHOUSE-Card Room #2-flooring, carpet \$2,816</p> <p>AMENITY-Horseshoes-refurbish \$2,750</p> <p>CLUBHOUSE-Concierge-flooring, carpet \$1,536</p> <p>CLUBHOUSE-Business Center-flooring, carpet \$832</p> <p>SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711</p>

2038 total expenditure \$166,300 consisting of these projects:	2039 total expenditure \$453,948 consisting of these projects:	2040 total expenditure \$140,300 consisting of these projects:	2041 total expenditure \$1,008,398 consisting of these projects:
SITE WORK-Road-asphalt sealcoat, 2015-[12] \$42,996	SITE WORK-Fencing-wood w/ wire mesh, newport & hampton-[30] \$119,994	AMENITY-Outdoor Pool-furniture \$24,200	CLUBHOUSE-Elevator-modernization \$126,500
SITE WORK-Road-asphalt sealcoat, 2010-[12] \$29,205	SITE WORK-Fencing-wood w/ wire mesh, gimball-[30] \$95,130	SITE WORK-Sidewalk-concrete replacement, 1%-[8,19] \$21,476	SITE WORK-Parking Lot-pole lights include rear of clubhouse-[18] \$76,500
SITE WORK-Road-concrete driveway apron, 3%-[24] \$23,180	CLUBHOUSE-Fitness Room-equipment replacement fund \$66,000	CLUBHOUSE-Security-cctv system fund-[27] \$19,800	SITE WORK-Road-asphalt sealcoat, 2018-[12] \$68,235
SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059	SITE WORK-Road-stamped concrete, [redacted] dr - replace w/ asphalt-[29] \$34,314	SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059	CLUBHOUSE-Patio-stamped concrete \$68,120
SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749	CLUBHOUSE-Electrical-audio/visual equipment fund \$33,000	SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749	CLUBHOUSE-Lighting-replacement fund \$57,200
AMENITY-Bocce Court-shelter, roof-[3] \$8,075	CLUBHOUSE-Kitchen-appliance allowance \$22,000	AMENITY-Indoor Pool & Spa-lighting, ceiling, led-[26] \$10,350	CLUBHOUSE-Window-3' x 6' double hung \$44,880
SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301	SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059	AMENITY-Outdoor Pool-filter pump motor [15,27] \$8,200	CLUBHOUSE-Mechanical-hvac-4a/b (club room)-[17] \$34,200
CLUBHOUSE-Mechanical-condenser, accu-6-[17] \$7,100	SITE WORK-Road-catch basin clean & minor repairs-[32] \$15,000	SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301	CLUBHOUSE-Mechanical-hvac-3a/b (conciierge/vestibule)-[17] \$34,200
AMENITY-Outdoor Pool-skimmer-[27] \$5,750	SITE WORK-Parking Lot-sealcoating & striping-[12] \$12,855	AMENITY-Outdoor Pool-cover \$5,300	CLUBHOUSE-Mechanical-hvac-2a/b (multi-purpose room)-[17] \$34,200
CLUBHOUSE-Fire Alarm-alarm panel-[27] \$5,100	SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749	SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760	CLUBHOUSE-Mechanical-hvac-1a/b (multi-purpose room)-[17] \$34,200
SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760	CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17] \$9,250	ADMINISTRATIVE-Reserve Study-update-[34] \$4,150	SITE WORK-Detention Basin-fencing, black chain link, basin b-[30] \$30,658
AMENITY-Outdoor Pool-auto vacuum \$1,650	SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301	SITE WORK-Road-asphalt sealcoat, 2012-[12] \$2,844	CLUBHOUSE-Fire Suppression-repair & upgrade fund \$27,500
AMENITY-Outdoor Pool-coping joint caulking-[33] \$1,640	SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760	AMENITY-Indoor Pool & Spa-exhaust fan, roof mounted-[15,26] \$2,300	CLUBHOUSE-Mechanical-i-wave air purification systems-[17] \$27,125
CLUBHOUSE-Management Office-flooring, carpet \$1,024	CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17] \$4,625	CLUBHOUSE-Patio-furniture \$1,100	SITE WORK-Entrance Gate-main gate & controls replacement fund \$22,000
SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711	CLUBHOUSE-Kitchenette-appliance fund \$1,200	SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711	SITE WORK-Detention Basin-fencing, vinyl, basins c & d \$21,160
	SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711		CLUBHOUSE-Locker Rooms-flooring, tile \$18,720
			SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059
			SITE WORK-Flag Pole-replacement \$15,900
			SITE WORK-Road-catch basin clean & minor repairs-[32] \$15,000
			CLUBHOUSE-Craft Room-flooring, ceramic tile \$14,880
			SITE WORK-Entrance Gate-[redacted] way gate & controls replacement fund \$13,200
			CLUBHOUSE-Mechanical-hvac-9 (fitness room no. 1)-[17] \$13,200
			CLUBHOUSE-Mechanical-hvac-7 (men & women locker rooms)-[17] \$13,200
			CLUBHOUSE-Mechanical-hvac-6 (library)-[17] \$13,200

<p>2042 total expenditure \$69,443 consisting of these projects:</p>	<p>2043 total expenditure \$1,043,100 consisting of these projects:</p>	<p>2044 total expenditure \$266,730 consisting of these projects:</p>	<p>2045 total expenditure \$126,368 consisting of these projects:</p>
<p>SITE WORK-Road-asphalt sealcoat, 2019-[12] \$19,038</p> <p>SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059</p> <p>SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749</p> <p>SITE WORK-Entrance Gate-gate control software-[27] \$7,425</p> <p>SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301</p> <p>SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760</p> <p>CLUBHOUSE-Fitness Room-television \$2,400</p> <p>SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711</p>	<p>SITE WORK-Road-asphalt resurface, 2010-[11,14] \$369,930</p> <p>AMENITY-Tennis Court-resurface \$190,000</p> <p>AMENITY-Outdoor Pool-concrete deck \$161,100</p> <p>AMENITY-Outdoor Pool-resurfacing-[13,16] \$49,500</p> <p>SITE WORK-Road-asphalt sealcoat, 2015-[12] \$42,996</p> <p>AMENITY-Outdoor Pool-fencing \$32,190</p> <p>SITE WORK-Irrigation-major repairs, timer, valve fund-[31] \$27,500</p> <p>AMENITY-Tennis Court-fence, 10ft chain link \$24,360</p> <p>SITE WORK-Road-concrete driveway apron, 3%-[24] \$23,180</p> <p>SITE WORK-Sidewalk-concrete replacement, 1%-[8,19] \$21,476</p> <p>SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059</p> <p>AMENITY-Bocce Court-refurbish \$16,500</p> <p>SITE WORK-Road-catch basin clean & minor repairs-[32] \$15,000</p> <p>CLUBHOUSE-Management Office-equipment replacement fund \$11,000</p> <p>SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749</p> <p>AMENITY-Indoor Pool & Spa-chlorination system-[15,27] \$8,050</p> <p>SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760</p> <p>ADMINISTRATIVE-Reserve Study-update-[34] \$4,150</p> <p>AMENITY-Outdoor Pool-shelter, roof-[3,20] \$3,850</p> <p>CLUBHOUSE-Electrical-digital poster kiosk-[27] \$3,000</p> <p>AMENITY-Outdoor Pool-auto vacuum \$1,650</p> <p>AMENITY-Outdoor Pool-coping joint caulking-[33] \$1,640</p> <p>CLUBHOUSE-Sports Room-television \$1,550</p> <p>CLUBHOUSE-Billiards Room-billiard table recondition \$1,200</p>	<p>SITE WORK-Parking Lot-asphalt reconstruction-[11,14] \$214,250</p> <p>SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059</p> <p>SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749</p> <p>SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301</p> <p>AMENITY-Indoor Pool & Spa-handicap lift \$6,400</p> <p>CLUBHOUSE-Mechanical-unit heaters, stairwell-[17,27] \$5,500</p> <p>SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760</p> <p>SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711</p>	<p>SITE WORK-Road-asphalt resurface, 2012-[11,14] \$36,024</p> <p>CLUBHOUSE-Roof-shingle replacement, indoor pool roof-[3,26] \$22,275</p> <p>SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059</p> <p>SITE WORK-Road-catch basin clean & minor repairs-[32] \$15,000</p> <p>SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749</p> <p>AMENITY-Outdoor Pool-filter pump motor [15,27] \$8,200</p> <p>SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301</p> <p>CLUBHOUSE-Façade-stone veneer-[7] \$5,000</p> <p>SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760</p>

<p>2046 total expenditure \$178,666 consisting of these projects:</p>	<p>2047 total expenditure \$136,852 consisting of these projects:</p>	<p>2048 total expenditure \$710,076 consisting of these projects:</p>	<p>2049 total expenditure \$224,561 consisting of these projects:</p>
<p>SITE WORK-Road-asphalt sealcoat, 2018-[12] \$68,235</p> <p>CLUBHOUSE-Mechanical-i-wave air purification systems-[17] \$27,125</p> <p>SITE WORK-Sidewalk-concrete replacement, 1%-[8,19] \$21,476</p> <p>SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059</p> <p>AMENITY-Indoor Pool & Spa-furniture \$11,000</p> <p>SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749</p> <p>SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301</p> <p>SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760</p> <p>ADMINISTRATIVE-Reserve Study-update-[34] \$4,150</p> <p>AMENITY-Indoor Pool & Spa-filter pump motor-[15] \$3,300</p> <p>CLUBHOUSE-Vestibule-flooring, ceramic tile \$2,800</p> <p>SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711</p>	<p>SITE WORK-Road-asphalt sealcoat, 2019-[12] \$19,038</p> <p>CLUBHOUSE-Multipurpose Room-flooring, carpet \$18,368</p> <p>SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059</p> <p>CLUBHOUSE-Stairs & Hallways-flooring, carpet \$16,104</p> <p>SITE WORK-Road-catch basin clean & minor repairs-[32] \$15,000</p> <p>SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749</p> <p>SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301</p> <p>SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760</p> <p>CLUBHOUSE-Mechanical-condenser, accu-10-[17] \$4,525</p> <p>CLUBHOUSE-Card Room #1-flooring, carpet \$4,352</p> <p>AMENITY-Indoor Pool & Spa-heat exchangers \$3,975</p> <p>CLUBHOUSE-Billiards Room-flooring, carpet \$3,840</p> <p>CLUBHOUSE-Sports Room-flooring, carpet \$3,136</p> <p>CLUBHOUSE-Card Room #2-flooring, carpet \$2,816</p> <p>AMENITY-Horseshoes-refurbish \$2,750</p> <p>CLUBHOUSE-Concierge-flooring, carpet \$1,536</p> <p>CLUBHOUSE-Business Center-flooring, carpet \$832</p> <p>SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711</p>	<p>SITE WORK-Road-asphalt resurface, 2015-[11,14] \$544,616</p> <p>AMENITY-Outdoor Pool-tile & coping-[27] \$34,200</p> <p>CLUBHOUSE-Flooring-ceramic tile \$29,980</p> <p>SITE WORK-Road-asphalt sealcoat, 2010-[12] \$29,205</p> <p>SITE WORK-Road-concrete driveway apron, 3%-[24] \$23,180</p> <p>SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059</p> <p>AMENITY-Indoor Pool & Spa-pool & spa resurfacing-[16,27] \$14,750</p> <p>SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301</p> <p>SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760</p> <p>AMENITY-Outdoor Pool-auto vacuum \$1,650</p> <p>AMENITY-Outdoor Pool-coping joint caulking-[33] \$1,640</p> <p>CLUBHOUSE-Management Office-flooring, carpet \$1,024</p> <p>SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711</p>	<p>CLUBHOUSE-Fitness Room-equipment replacement fund \$66,000</p> <p>CLUBHOUSE-Electrical-audio/visual equipment fund \$33,000</p> <p>CLUBHOUSE-Kitchen-appliance allowance \$22,000</p> <p>SITE WORK-Sidewalk-concrete replacement, 1%-[8,19] \$21,476</p> <p>SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059</p> <p>SITE WORK-Road-catch basin clean & minor repairs-[32] \$15,000</p> <p>SITE WORK-Parking Lot-sealcoating & striping-[12] \$12,855</p> <p>SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749</p> <p>SITE WORK-Entrance Gate-gate control software-[27] \$7,425</p> <p>SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301</p> <p>SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760</p> <p>ADMINISTRATIVE-Reserve Study-update-[34] \$4,150</p> <p>CLUBHOUSE-Kitchenette-appliance fund \$1,200</p> <p>CLUBHOUSE-Billiards Room-television-[27] \$875</p> <p>SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711</p>

<p>2050 total expenditure \$226,524 consisting of these projects:</p>	<p>2051 total expenditure \$1,024,361 consisting of these projects:</p>	<p>2052 total expenditure \$324,219 consisting of these projects:</p>	<p>2053 total expenditure \$257,051 consisting of these projects:</p>
<p>AMENITY-Indoor Pool & Spa-dehumidification system, 12 ton-[15,16,27] \$135,850 CLUBHOUSE-Security-cctv system fund-[27] \$19,800 SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059 CLUBHOUSE-Security-access system \$11,550 SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749 AMENITY-Outdoor Pool-filter pump motor [15,27] \$8,200 SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301 AMENITY-Outdoor Pool-cover \$5,300 SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760 SITE WORK-Road-asphalt sealcoat, 2012-[12] \$2,844 CLUBHOUSE-Fitness Room-television \$2,400 SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711</p>	<p>SITE WORK-Road-asphalt resurface, 2018-[11,14] \$864,310 CLUBHOUSE-Mechanical-i-wave air purification systems-[17] \$27,125 CLUBHOUSE-Sauna-refurbish-[25] \$19,000 AMENITY-Indoor Pool & Spa-concrete deck \$15,930 SITE WORK-Road-catch basin clean & minor repairs-[32] \$15,000 CLUBHOUSE-Elevator-cab refurbish \$13,200 SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749 CLUBHOUSE-Balcony-membrane replacement, duradek-[6] \$10,500 CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17] \$9,250 SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301 SITE WORK-Gate House-exterior refurbish \$6,600 CLUBHOUSE-Kitchen-ice machine \$6,050 SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760 CLUBHOUSE-Mechanical-hot water heater, 60 gal-[17] \$4,625 SITE WORK-Signage-monuments, masonry repairs allowance-[23] \$4,400 AMENITY-Indoor Pool & Spa-filter pump motor-[15] \$3,300 CLUBHOUSE-Sports Room-television \$1,550 SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711</p>	<p>SITE WORK-Road-asphalt resurface, 2019-[11,14] \$241,148 SITE WORK-Sidewalk-concrete replacement, 1%-[8,19] \$21,476 SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059 CLUBHOUSE-Mechanical-hvac-8a/b 7.5 ton (card no. 1 & craft rooms)-[17,27] \$11,775 SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749 SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301 CLUBHOUSE-Mechanical-condenser, accu-8-[17] \$5,100 CLUBHOUSE-Mechanical-condenser, accu-9-[17] \$4,750 ADMINISTRATIVE-Reserve Study-update-[34] \$4,150 SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711</p>	<p>SITE WORK-Road-asphalt sealcoat, 2015-[12] \$42,996 SITE WORK-Road-asphalt sealcoat, 2010-[12] \$29,205 SITE WORK-Irrigation-major repairs, timer, valve fund-[31] \$27,500 SITE WORK-Road-concrete driveway apron, 3%-[24] \$23,180 AMENITY-Tennis Court-recolor & stripe-[27] \$19,500 SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059 SITE WORK-Road-catch basin clean & minor repairs-[32] \$15,000 CLUBHOUSE-Management Office-equipment replacement fund \$11,000 SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749 AMENITY-Outdoor Pool-filter system-[15] \$8,600 AMENITY-Indoor Pool & Spa-chlorination system-[15,27] \$8,050 SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301 CLUBHOUSE-Mechanical-condenser, accu-6-[17] \$7,100 AMENITY-Outdoor Pool-fence, masonry monument repair-[23] \$6,000 AMENITY-Outdoor Pool-skimmer-[27] \$5,750 CLUBHOUSE-Fire Alarm-alarm panel-[27] \$5,100 SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760 CLUBHOUSE-Electrical-digital poster kiosk-[27] \$3,000 AMENITY-Outdoor Pool-auto vacuum \$1,650 AMENITY-Outdoor Pool-coping joint caulking-[33] \$1,640 CLUBHOUSE-Billiards Room-billiard table recondition \$1,200 SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711</p>

<p>2054 total expenditure \$194,779 consisting of these projects:</p>	<p>2055 total expenditure \$154,250 consisting of these projects:</p>	<p>2056 total expenditure \$516,835 consisting of these projects:</p>
<p>SITE WORK-Detention Basin-turf paver, 24"x16", basin a \$81,000</p>	<p>SITE WORK-Detention Basin-fencing, black chain link, basins c & d-[30] \$36,700</p>	<p>SITE WORK-Road-asphalt sealcoat, 2018-[12] \$68,235</p>
<p>SITE WORK-Detention Basin-inlet/outlet structures \$53,000</p>	<p>AMENITY-Outdoor Pool-furniture \$24,200</p>	<p>CLUBHOUSE-Mechanical-hvac-4a/b (club room)-[17] \$34,200</p>
<p>SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059</p>	<p>SITE WORK-Sidewalk-concrete replacement, 1%-[8,19] \$21,476</p>	<p>CLUBHOUSE-Mechanical-hvac-3a/b (concierge/vestibule)-[17] \$34,200</p>
<p>SITE WORK-Parking Lot-sealcoating & striping-[12] \$12,855</p>	<p>SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059</p>	<p>CLUBHOUSE-Mechanical-hvac-2a/b (multi-purpose room)-[17] \$34,200</p>
<p>SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749</p>	<p>SITE WORK-Road-catch basin clean & minor repairs-[32] \$15,000</p>	<p>CLUBHOUSE-Mechanical-hvac-1a/b (multi-purpose room)-[17] \$34,200</p>
<p>CLUBHOUSE-Fitness Room-flooring, rubber \$7,344</p>	<p>SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749</p>	<p>CLUBHOUSE-Fire Suppression-repair & upgrade fund \$27,500</p>
<p>SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301</p>	<p>AMENITY-Outdoor Pool-filter pump motor [15,27] \$8,200</p>	<p>CLUBHOUSE-Mechanical-i-wave air purification systems-[17] \$27,125</p>
<p>SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760</p>	<p>SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301</p>	<p>SITE WORK-Entrance Gate-main gate & controls replacement fund \$22,000</p>
<p>SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711</p>	<p>SITE WORK-Road-asphalt crack sealing, 2019-[12] \$4,760</p>	<p>SITE WORK-Road-asphalt crack sealing, 2018-[12] \$17,059</p>
	<p>ADMINISTRATIVE-Reserve Study-update-[34] \$4,150</p>	<p>AMENITY-Indoor Pool & Spa-tile, pool deck \$14,160</p>
	<p>SITE WORK-Road-asphalt sealcoat, 2012-[12] \$2,844</p>	<p>SITE WORK-Entrance Gate- gate & controls replacement fund \$13,200</p>
	<p>CLUBHOUSE-Patio-furniture \$1,100</p>	<p>CLUBHOUSE-Mechanical-hvac-9 (fitness room no. 1)-[17] \$13,200</p>
	<p>SITE WORK-Road-asphalt crack sealing, 2012-[12] \$711</p>	<p>CLUBHOUSE-Mechanical-hvac-7 (men & women locker rooms)-[17] \$13,200</p>
		<p>CLUBHOUSE-Mechanical-hvac-6 (library)-[17] \$13,200</p>
		<p>CLUBHOUSE-Mechanical-hvac-11 (card room no.2)-[17] \$13,200</p>
		<p>AMENITY-Indoor Pool & Spa-boiler, pool heater-[15] \$12,325</p>
		<p>CLUBHOUSE-Mechanical-hvac-10 (fitness room no. 2)-[17] \$10,835</p>
		<p>SITE WORK-Road-asphalt crack sealing, 2015-[12] \$10,749</p>
		<p>CLUBHOUSE-Mechanical-hvac-13 (billiards room)-[17] \$10,350</p>
		<p>CLUBHOUSE-Mechanical-hvac-5 (1st floor office/restrooms)-[17] \$10,000</p>
		<p>CLUBHOUSE-Mechanical-hvac-12 (1st floor sports room)-[17] \$10,000</p>
		<p>AMENITY-Indoor Pool & Spa-pool & spa filter system-[15] \$8,400</p>
		<p>SITE WORK-Entrance Gate-gate control software-[27] \$7,425</p>
		<p>SITE WORK-Road-asphalt crack sealing, 2010-[12] \$7,301</p>

Calculation Table Explanatory Descriptions

The following sections describe the individual sheets of the Calculation Tables, in the order they appear in the report.

Executive Summary

This page shows the basic fiscal and initial condition information upon which the remainder of the analysis has been based and includes basic information regarding the Association, the report (including its revision history), and a basic summary of the funding schedules considered in the analysis.

Client

This entry lists the full (official) name of the Association, to the best of The Falcon Group's knowledge.

File Number

This entry indicates the file/client number that The Falcon Group has assigned to the Association for our internal filing and archiving purposes. This number should remain constant through all of the communications that the Association has with The Falcon Group.

Version

This entry indicates the month and year in which this analysis was performed. This information is included to allow differentiation between precedent and antecedent analyses.

Community Information

These entries indicate the number of privately owned portions (be they detached single family dwellings, condominium units, attached single family dwellings [often called townhouses], business condominium units, or some combination thereof) within the Association, the approximate or median date of original construction, and the geographic location of the Association's physical components (which is often useful information in that construction costs tend to vary with geographic location and local market forces).

Initial Conditions

These entries list the conditions that The Falcon Group understands to exist as of the first day of the initial fiscal year of the analysis shown (while most Associations have fiscal years that run concurrent with calendar years, this is not universal, and the initial conditions therefore include an explicit listing of the last day of the Association's fiscal year), and include the initial fund balance, which is often pro-rated from the current fund balance, based upon the date of the current fund balance and the prior year's annual contribution. The initial conditions also include the initial percent funded, which gives an indication of how conservatively the Association has historically funded its capital reserve fund to the beginning of the initial fiscal year, and the initial estimated total replacement cost, which is the basis that The Falcon Group typically uses to determine the threshold levels for the cash-flow methodology fund projections.

The "Initial Percent Funded" entry is the "Initial Fund Balance" entry divided by the sum of the "Current Theoretical Full Funding Line Item Balance" entries, expressed as a percentage, and can therefore be thought of as a numerical comparison of how closely the initial fund balance reflects the theoretical fund balance that should exist if the Association was correctly executing a full funding approach up to the beginning of the initial year of the analysis.

Included in this area, for the Association's edification, is the "PV Expenditure in Time Window", which is the summation of the "Present Value of Line Item Expenditures in Time Window" column from the Expenditure Projection.

Scope of Work

This indicates the processes undertaken as part of the analysis evaluation. The Falcon Group, besides specifying scopes of work by CAI standards (updates with and without site visits and full studies) also indicates if the Association requested

field measurement of the common elements and indicates if other work scopes (e.g. roof or siding inspections, moisture testing, etc.) beyond typical visual inspection and quantity measurement, are included in the analysis evaluation.

Revisions

Many Capital Reserve Replacement Analyses are revised one or more times to reflect changes in assumptions, new information, or alternative funding goals. The revision entries indicate dates that The Falcon Group has revised the current analysis and include short descriptions of the revisions made and initials of the editor in The Falcon Group who performed the revision(s).

Analysis Calculation Constants

These entries list the constants used in the analysis, including the time window (industry standard time window is thirty years), the assumed annual rate of cost inflation (The Falcon Group, unless otherwise directed by the Association, will assume this to be zero), and the assumed annual rate of investment return (The Falcon Group, unless otherwise directed by the Association, will assume this to be zero).

Immediately below the Analysis Calculation Constants is a statement regarding the adequacy or inadequacy of the current annual funding over the analysis time window, assuming the projected expenditures hold, with “adequacy” being read as “maintaining non-negative fund balances”.

Summary of Funding Schedules Over Time Window

These entries indicate the funding schedules (the various scenarios) considered in the analysis, along with relevant notes regarding these funding schedules, the contribution required in the initial fiscal year to comply with the funding schedule as calculated, and the maximum and minimum end of year fund balances projected to occur in each of the funding schedules.

Line Item Schedules

There are two distinct line item schedules, the reserve schedule, which displays life cycle and estimated cost information that is used to develop the expenditure projection, and the depreciation schedule, which displays the depreciation and fund allocation information that is used to develop the full funding scenario projection.

Line Item

These entries name the individual projects/expenditures that are expected to be funded through the Association’s capital reserve fund and are therefore being considered in the analysis. Each line item name is compounded of a category (typical categories are ANCILLARY, BUILDING, and SITE), a type (such as Pavement, Roof, Swimming Pool, or Utility, among others), a description (such as asphalt, concrete, metal railing, seal coating, wood deck, or so forth), and, in some cases a miscellaneous component including secondary descriptions (such as street names, building numbers, or phase numbers) and notes (typically in the form of one or more numbers in parenthesis that reference the notes in the narrative section of the report), with all components being separated by hyphens. The line item names are constructed in this fashion so that they can be easily organized into related categories. The organization of the individual line items in a systematic fashion (arranging similar or related line items in close proximity to each other) tends to make the Line Item Schedules and Expenditure Projection of the analysis more easily read, cross-referenced, and checked.

Always be mindful of notes – due to the tabular nature of the Calculation Sheets, important qualifications, disclosures, and observations regarding individual line items typically cannot be expected to fit within the space limitations of the Calculation Sheets, so the line item notes often include vital explanatory material.

Life Cycle [Reserve Schedule]

The typically expected life cycle is the number of years that The Falcon Group would expect to see between occurrences of the line item expenditure. The condition assessed remaining life cycle is the number of years that The Falcon Group expects to elapse before the next occurrence of the line item expenditure.

Estimated Cost [Reserve Schedule]

The total line item cost per occurrence of the line item expenditure in the initial year is determined by multiplying the line item quantity by the line item unit cost. Please note that each line item has also been given a unit of measure – this is very important, in that a both quantity and unit cost entries cannot be appropriately interpreted without knowing the unit of measurement (for instance, there is a vast difference between a square foot of concrete and a cubic yard of concrete, and quantities and unit costs based upon cubic yards will be very different from those based upon square feet).

It must be understood that estimated costs are shown for the initial fiscal year of the analysis. If inflation is assumed to be zero, than the estimated line item cost per occurrence will be constant over the time window – otherwise estimated line item costs will change over the time window.

The individual line item unit costs (the estimated cost for which the components represented by the line item can be realistically replaced, reconstructed, or refurbished as the case may be, per unit of measurement) are based upon the cost information available to us as of the time the analysis is performed, as well as various assumptions in regards to non-visible construction details and material characteristics. The Falcon Group bases unit costs upon current R.S. Means on-line data (R.S. Means is a commercially available cost estimating reference published by Gordian), contractor bids for similar scopes of work with which The Falcon Group has been involved, industry/manufacturer specific information, and whatever historical expenditure information that the Association has supplied to The Falcon Group for review.

The Association should remain aware that these are estimated costs. Market forces can alter individual costs significantly in comparatively short periods of time due to material price increases, labor shortages, regulatory environment changes, etc. Actual costs can also be significantly altered by design requirements (e.g. use of unusual materials or design details), project or community specific requirements (e.g. unusually restricted hours of work), or other factors that are not determined until the actual project designs and specifications are created. The actual cost that the Association will see can be expected to vary to a greater or lesser degree from what has been estimated for the purposes of this Capital Reserve Replacement Analysis.

Please note that the Line Item Occurrence Cost is not necessarily identical to the Total Line Item Cost (q.v.), in that line items, for various reasons, may not be showing the entire quantity of the common element considered in the analysis (this is typically done to allow more accurate modeling of items such as concrete pedestrian walks, where replacement is often performed on an as-needed basis for comparatively small portions of the total, and is generally combined with a very short life cycle to reflect many small expenditures rather than a single large expenditure).

Total Line Item Cost

This line item entry is simply the total quantity of the common element multiplied by the unit cost. Please note that, for various reasons, the analysis tables may not be showing the total quantity of the common element in question (q.v., Estimated Cost), in which case this entry will not agree with the Line Item Occurrence Cost entry under the Reserve Schedule heading. These entries have been included for the use of accounting professionals and community managers, and do not necessarily appear elsewhere in the analysis, as expenditure projections are based upon the Line Item Occurrence Cost entries.

Current Theoretical Full Funding Line Item Balance [Full Funding Schedule]

This line item entry is essentially the difference between the estimated line item occurrence cost and the depreciated value at the beginning of the initial fiscal year of the analysis (based upon simple straight-line depreciation of the occurrence cost over the typically expected life cycle with an assumed residual value of zero), and thus represents both the value of the common element(s) represented by the line item that has been lost to senescence (aging), wear, weathering, and other forms of deterioration since the installation of said element(s) and the theoretical “ideal” level of funding expected if the Association was attempting to maintain full funding.

Initial Fund Allocation [Full Funding Schedule]

This line item entry is the portion of the initial fund balance that has been allocated to the line item for calculation purposes. The process of determining this allocation is called “pooling”, and tends to become a complex issue, especially in regards

to fund distribution in severely under-funded situations. The Falcon Group uses an algorithm that preferentially directs funding allocation to cover expenditures occurring in the initial fiscal year and allocates the remainder based upon the individual line item current cumulative depreciations. Note the sum of all line item initial fund allocations, by definition, is equal to the initial fund balance.

The Association should remember that pooling is essentially an accounting convenience that is used to allow the component methodology calculations, not an intrinsic characteristic of the typical capital reserve fund. It is rare for an Association to explicitly divide their capital reserve fund into separate savings or investment accounts for each individual line item of their Capital Reserve Replacement Analysis, and the line item initial fund allocation is therefore not normally reflected in any administrative or fiscal structure within an Association.

Current Coverage (+) or Shortage (-) [Full Funding Schedule]

This line item entry is simply the difference between the initial fund allocation and the current theoretical full funding line item balance. Positive numbers indicate overages (the initial fund allocation is greater than the current theoretical full funding line item balance) while negative numbers indicates shortages (the initial fund allocation is less than the current theoretical full funding line item balance). An Association that is fully funded will have neither overages nor shortages.

Effective Age of Component [Full Funding Schedule]

This line item entry is essentially the numerical representation of the estimated number of full years of “typical” deterioration experienced by the components of the line item up to the initial year of the analysis. Thus, if a line item has an expected life cycle of 15 years and a condition assessed remaining life of 10 years, it has an effective age of 4, because the line item is in the midst of its 5th year.

Current Theoretical Full Funding Line Item Annual Contribution [Full Funding Schedule]

This line item entry is the estimated value of the common element(s) represented by the line item that is lost each year to senescence (aging), wear, weathering, and other forms of deterioration, and is therefore a form of depreciation. This analysis assumes all depreciation to be a linear function of the line item life cycle and occurrence cost for budgeting purposes. Depreciation is an accounting convention and mathematical construction, not necessarily a true reflection of the actual physical deterioration of many common elements. Many objects tend to experience a gradually increasing rate of deterioration as they age, and their actual value often more closely resembles a logarithmic or exponential function than a linear function. The difficulties in attempting to more accurately model actual material degradation mathematically make depreciation via linear functions the favored basis of calculation for full funding analyses.

Expenditure Projection

The expenditure projection sheets essentially cycle the line item life cycles, including various non-cyclical or meta-cyclical factors, over the analysis time window and generate the predicted cash-outflow from the Association’s capital reserve fund over the course of the analysis time window.

The majority of the expenditure projection takes the form of an array or grid that cross-references each line item (the rows) with each fiscal year (the columns) in the analysis time window, with line item expenditure occurrences in each fiscal year being summed to produce the nominal expenditure (in future dollars) for each fiscal year.

Line Item

These entries are identical to the entries in the line item schedules.

Fiscal Year

These entries indicate the fiscal year in which the entries below are occurring. Please note that, depending upon the start/end date of the Association’s fiscal year, these years may or may not match calendar periods. The Falcon Group will generally use the calendar year numeral in which the fiscal year starts as the fiscal year numeral – for instance, if an Association’s fiscal year runs from April 1 to March 1, then The Falcon Group would indicate the fiscal year from April 1, 2020 to March 1, 2021 as the 2020 fiscal year.

Nominal Expenditure (in Future Dollars) in Fiscal Year

These entries are the sums of the expenditures projected to occur in each individual fiscal year. These entries reflect the effects of any assumed rate of cost inflation, and are therefore in terms of future dollars for the fiscal year in which they appear.

Present Value of Line Item Expenditures in Time Window

These entries are the summation of the projected expenditures for each individual line item. These entries reflect the effects of any assumed rate of cost inflation and rate of return on investment, and are therefore an estimate of the current dollar sum (present value) that is theoretically equivalent to the cash-flow represented for the line item. In other words, if the Association has an initial reserve fund balance equal to the sum of all of the present value of line item expenditures in time window entries, then it would theoretically be able to fund all of the expenditures projected to occur within the current time window out of the reserve fund and its investment earnings without any contributions from the Association, with the last expenditures in the time window reducing the fund balance to zero. The Falcon Group has never observed such a situation, and would never advise an Association to attempt such a strategy; these entries have been included to give the Association an index by which it can determine which line items are likely to have the most influence on threshold funding scenario projections (and thus where changes are most likely to materially alter recommended annual contributions).

Annual Funding Projection

The annual funding projection sheets display the projected expenditures from the capital reserve fund, contributions to the capital reserve fund, and the resulting start of year and end of year fund balances for the various funding scenarios considered in the analysis. Each sheet takes the form of an array or grid that cross-references each fiscal year (the rows) with the projected expenditures in that fiscal year, and the starting and ending fund balances, projected contribution, and (in the case of threshold funding scenarios) the nominal threshold (initial year threshold corrected for cost inflation) for each scenario considered in the analysis. Please note that each scenario is represented by the columns underneath the title of the scenario (located along the top of the sheet), and that these scenarios are each independently calculated.

Fiscal Year and Nominal Expenditure (in Future Dollars) in Fiscal Year

These entries have identical values to the entries in the expenditure projection, although they have been transposed, which is to say that these entries are displayed horizontally from left to right in the expenditure projection but are displayed vertically from top to bottom in the annual funding projection.

Start of Year Fund Balance

These entries are the projected capital reserve fund balance on the first day of the given fiscal year for the given scenario projection. Please observe that the start of year fund balance for all considered funding scenarios is the same in the initial fiscal year, and equals the initial fund balance.

The start of year fund balance for fiscal years after the initial year is equal to preceding fiscal years end of year fund balance for the given scenario plus any return on investment.

Projected Contribution

These entries are the per annum contributions to the capital reserve fund for the given fiscal year and given scenario projection.

End of Year Fund Balance

These entries are the projected capital reserve fund balances on the last day of the given fiscal year for the given scenario projection; it is essentially the sum of that fiscal year's start of year fund balance and projected contribution, less the expenditure in that fiscal year.

Nominal Threshold in Year

These entries are initial year threshold (which is shown directly below the threshold scenario title), corrected for the estimated cumulative cost inflation since the initial fiscal year. Where the assumed rate of cost inflation is zero, all of these entries should be identical within a given funding scenario.

Projection Graphs

These sheets contain graphic representations of subsets of the information within the annual funding projection.

The end of fiscal year fund project graph is a graphical comparison of the various scenario projections tabulated in the annual funding projection. This graph contains information given in the annual funding projection in a more accessible format that often proves helpful for qualitative judgments of the merits of the various funding scenarios offered in the Capital Reserve Replacement Analysis. This graph displays the end of year fund balances for the various funding scenarios, as well as the various non-zero threshold balances so as to allow for relatively simple comparison between the various scenarios over the analysis time window.

Expenditure Calendar

These sheets display the total (nominal) expenditure within each fiscal year of the analysis time window, along with the list of line items and their associated expenditures (in order from greatest to least expenditure) occurring in the given fiscal year.

The expenditure calendar essentially displays the same basic information set as the expenditure projection, but organizes the information in a different format that many users find more accessible. While the expenditure projection predominantly organizes information by line item and only secondarily by year, the expenditure calendar organizes information predominantly by year.