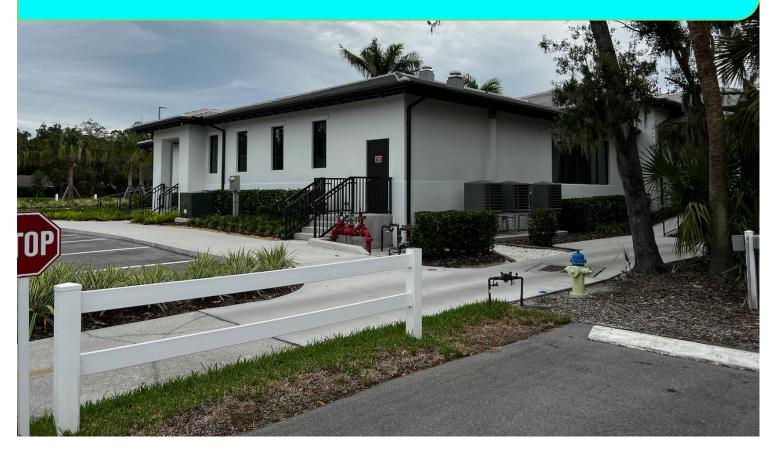


Reserve Study for the Fiscal Year 03/01/2024 – 02/28/2025 Meadows Community Association Sarasota, Florida



Staebler Appraisal and Consulting Services Patricia Staebler, SRA, RS | State-Certified General Appraiser RZ 2890

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Information for the Client

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This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, specialist and independent contractors, and various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and McGraw-Hill Professional. Additionally, costs are obtained from numerous vendor catalogues, actual quotations or historical costs, and our own experience in the field of property management and reserve study preparation.

Any information provided to us by official representatives of the association regarding financial, physical, quantity, or historical issues is deemed reliable. Additionally, information provided about reserve projects, both by the client and by the reserve provider, are considered reliable. Any on-site inspection conducted by the provider should not be considered a project audit or quality inspection.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the association. The decision for the inclusion of these as well as all assets considered is left to the client.

We recommend that your reserve analysis study be updated on an annual basis due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the lives of many of the assets under consideration. All of the information collected during our inspection of the association and computations made subsequently in preparing this reserve analysis study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year.

Staebler Appraisal and Consulting would like to thank you for using our services. We invite you to call us at any time, should you have questions, comments or need assistance. In addition, any of the parameters and estimates used in this study may be changed at your request, after which we will provide a revised study. Updates and revisions will be provided on an hourly consulting basis.

This reserve analysis study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described.

Introduction

Preparing the annual budget and overseeing the association's finances are perhaps the most important responsibilities of board members. The annual operating and reserve budgets reflect the planning and goals of the association and set the level and quality of service for all of the association's activities.

Please keep in mind, a reserve study aides and guides the association in making decisions for the future upkeep of the property. However, major components like roof and waterproofing/painting are less likely to be changed than other components like fences or landscape for example. The replacement of a fence can be a cosmetic decision and the board might decide together with the analyst to postpone a replacement.

Funding Options

When a major repair or replacement is required in a community, an association essentially has four options available to address the expenditure:

The first, and only logical means that the Board of Directors has to ensure its ability to maintain the assets for which it is obligated, is to assess an adequate level of reserves as part of the regular membership assessment, thereby distributing the cost of the replacements uniformly over the entire membership. The community is not only comprised of present members, but also future members. Any decision by the Board of Directors to adopt a calculation method or funding plan which would disproportionately burden future members in order to make up for past reserve deficits, would be a breach of its fiduciary responsibility to those future members. Unlike individuals determining their own course of action, the board is responsible to the "community" as a whole.

Whereas, if the association was setting aside reserves for this purpose, using the vehicle of the regularly assessed membership dues, it would have had the full term of the life of e.g. the roof to accumulate the necessary funds. Additionally, those contributions would have been evenly distributed over the entire membership (past, present and future members) and would have earned interest as part of that contribution.

The second option is for the association to acquire a loan from a lending institution in order to affect the required repairs. In many cases, banks will lend to an association using "future homeowner assessments" as collateral for the loan. With this method, the current board is pledging the future assets of an association. They are also incurring the additional expense of interest fees along with the original principal amount.

The third option, too often used, is simply to defer the required repair or replacement. This option, which is not recommended, can create an environment of declining property values due to expanding lists of deferred maintenance items and the association's financial inability to keep pace with the normal aging process of the common area components. This, in turn, can have a seriously negative impact on sellers in the association by making it difficult, or even impossible, for potential buyers to obtain financing from lenders. Increasingly, lending institutions request copies of the association's most recent reserve study before granting loans, either for the association itself, a prospective purchaser, or for an individual within such an association.

The fourth option is to pass a "special assessment" to the membership in an amount required to cover the expenditure. When a special assessment is passed, the association has the authority and responsibility to collect the assessments, even by means of foreclosure, if necessary. However, an association considering a special assessment cannot guarantee that an assessment, when needed, will be passed. Consequently, the association cannot guarantee its ability to perform the required repairs or replacements to those major components for which it is obligated when the need arises. Additionally, while relatively new communities require very little in the way of major "reserve" expenditures, associations reaching 12 to 15 years of age and older, find many components reaching the end of their effective useful lives. These required expenditures, all accruing at the same time, could be devastating to an association's overall budget.

Types of Reserve Studies

Most reserve studies fit into one of three categories:

- Full Reserve Study (Level I Study)
- Update <u>with</u> site inspection (Level II Study)
- Update without site inspection (Level III Study)
- Reserve Study for Developer planning, while construction is in progress (Level IV Study)
- Turnover Reserve Study

In a Full Reserve Study, the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a "funding status" and "funding plan". A full reserve study conducted by Staebler Appraisal and Consulting always entails the following physical analysis and on-site observations:

- Dimension take-off of all structures included in the study, verified with construction plans and/or public records when available
- Physical inspection and photographic documentation of all structures and components included in the study
- Destructive testing, if deemed necessary, is outsourced to appropriate professionals such as an engineer

In an Update <u>with</u> site inspection, the reserve provider conducts a component inventory (verification with new photographs only, no quantification unless new components have been added to the inventory), a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both the "fund status and "funding plan."

In an Update <u>without</u> site inspection, the reserve provider conducts life and valuation estimates to determine the "fund status" and "funding plan."

Reserve studies for developers during the construction phase is also called a life-cycle analysis. Usually these studies are based on blueprints and the to-be-built structure.

Many associations start with reserve funds as soon as the community is turned over from the developer. Developers must provide turnover studies for the process; however, developers most often underestimate their reserve responsibilities and associations should order their own turnover reserve study from an independent reserve specialist.

The Reserve Study: A Physical and a Financial Analysis

There are two components of a reserve study: a physical analysis and a financial analysis.

Physical Analysis

During the physical analysis, a reserve study provider evaluates information regarding the physical status and repair/replacement cost of the association's major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates.

Developing a Component List

The budget process begins with full inventory of all the major components for which the association is responsible. The determination of whether an expense should be labeled as operational, reserve, or excluded altogether is sometimes subjective. Since this labeling may have a major impact on the financial plans of the association, subjective determinations should be minimized. We suggest the following considerations when labeling an expense.

Operational Expenses

Occur at least annually, no matter how large the expense, and can be budgeted for effectively each year. They are characterized as being reasonably predictable, both in terms of frequency and cost. Operational expenses include all minor expenses, which would not otherwise adversely affect an operational budget from one year to the next. Examples of operational expenses include:

Utilities, Bank Service Charges, Accounting, Electricity, Dues & Publications, Reserve Study, Gas Licenses, Permits & Fees, Repair Expenses, Water, Insurance(s), Tile Roof Repairs, Telephone Services, Equipment Repairs, Cable, TV, Landscaping, Minor Concrete Repairs, Administrative, Pool, Maintenance Operating Contingency, Supplies and Street Sweeping.

Reserve Expenses

These are major expenses that occur other than annually, and which must be budgeted for in advance in order to ensure the availability of the necessary funds in time for their use. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets that have an indeterminable but potential liability that may be demonstrated as a likely occurrence. They are expenses that, when incurred, would have a significant effect on the smooth operation of the budgetary process from one year to the next, if they were not reserved for in advance. Examples of reserve expenses include:

- Roof Replacements
- Exterior Paint/Waterproofing
- MEP Services
- Fire Safety Equipment
- Access control/security
- Park/Play Equipment
- Pool resurfacing
- Spa resurfacing
- Deck Resurfacing
- Pool Equipment Replacement

- Fencing Replacement
- Pool Furniture Replacement
- Asphalt Seal Coating
- Tennis Court Resurfacing
- Asphalt Repairs
- Lighting Replacement
- Asphalt Overlays
- Equipment Replacement
- Reserve Study/Milestone Report
- Interior Furnishings

Budgeting is Normally Excluded for:

Repairs or replacements of assets which are deemed to have an estimated useful life equal to or exceeding the estimated useful life of the facility or community itself, or exceeding the legal life of the community as defined in an association's governing documents. Examples include seawalls, insignificant expenses that may be covered either

by an operating account, expenses that are necessitated by acts of nature, accidents or other occurrences that are more properly insured for, rather than reserved for.

Financial Analysis

The financial analysis assesses the association's reserve balance or "funding status" (measured in cash or as percent fully funded) to determine a recommendation for the appropriate reserve contribution rate in the future, known as the "funding plan".

Preparing the Reserve Study

Once the reserve assets have been identified and quantified, their respective replacement costs, useful lives and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides, however, Staebler Appraisal and Consulting exclusively uses past invoices, future quotes, (all client records if available), data from comparable properties and direct quoting from the trades. Remaining lives are calculated from the useful lives and ages of assets and adjusted according to conditions such as design, manufactured quality, usage, exposure to the elements and maintenance history.

By following the recommendations of an effective reserve study, the association should avoid any major shortfalls. However, to remain accurate, the report should be updated on an annual basis to reflect such changes as shifts in economic parameters, additions of phases or assets, or expenditures of reserve funds. The association can assist in simplifying the reserve analysis update process by keeping accurate records of these changes throughout the year.

When And Why A Reserve Study Should Be Updated

Does the association's reserve study need updating? If the answer to one or more of the following questions is yes, the association should strongly consider updating the study:

- Has the association added or replaced any significant common element in the last year?
- Has unseasonable weather, lack of maintenance or other circumstances damaged or caused extreme wear and tear on any common elements?
- Has the association deviated from the scheduled replacements?
- Has the association contributed to or drawn on reserve funds other than as scheduled?
- Is the association's objective baseline funding?
- Have there been any technological advances or improved product development that might result in a component change? (also: law changes, for example sprinkler retrofitting)
- Does the current reserve fund balance does not match what was projected?
- Have any components reached the end of their useful lives earlier than projected?

Users' Guide to your Reserve Analysis Study

Part II of your report contains the reserve analysis study for your association. There are seven types of reports in the study as described below.

Report Summaries

The Report Summary for all funding models lists all of the parameters that were used in calculating the report as well as the summary of your reserve analysis study.

Index Reports

The Distribution of Accumulated Reserves report lists all assets in remaining life order. It also identifies the ideal level of reserves that should have accumulated for the association as well as the actual reserves available. This information is valid only for the "Component Funding Model" calculation.

The Component Listing/Summary lists all assets by category (i.e. roofing, painting, lighting, etc.) together with their remaining life, current cost, monthly reserve contribution, and net monthly allocation.

Detail Reports

The Detail Report itemizes each asset and lists all measurements, current and future costs, and calculations for that asset. Provisions for percentage replacements, salvage values, and one-time replacements can also be utilized. These reports can be sorted by category or group.

The numerical listings for each asset are enhanced by extensive narrative detailing factors such as design, manufactured quality, usage, exposure to elements and maintenance history.

The Reserve Analyst© Detail Index is an alphabetical listing of all assets, together with the page number of the asset's detail report, the projected replacement year, and the asset number.

Projections

Thirty-year projections add to the usefulness of your reserve analysis study.

Definitions

Budget Year Beginning/Ending

The budgetary year for which the report is prepared. For associations with fiscal years ending December 31st, the monthly contribution figures indicated are for the 12-month period beginning 1/1/20xx and ending 12/31/20xx.

Inflation

This figure is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement, and the total is used in calculating the monthly reserve contribution that will be necessary to accumulate the required funds in time for replacement.

Annual Assessment Increase

This represents the percentage rate at which the association will increase its assessment to reserves at the end of each year. For example, in order to accumulate \$10,000 in 10 years, you could set aside \$1,000 per year. As an alternative, you could set aside \$795 the first year and increase that amount by 5% each year until the year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this figure should be equal to the rate of inflation. It can, however, be used to aide those associations that have not set aside appropriate reserves in the past, by making the initial year's allocation less formidable.

Investment Yield Before Taxes

The average interest rate anticipated by the association based upon its current investment practices.

Taxes on Interest Yield

The estimated percentage of interest income that will be set aside to pay income taxes on the interest earned.

Projected Reserve Balance

The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. This is based upon information provided and not audited.

Percent Fully Funded

The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage. Please keep in mind the "percent funded" information reflects just the current fiscal year.

Phase Increment Detail and/or Age

Comments regarding aging of the components on the basis of construction date or date of acceptance by the association.

Interest Contribution (After Taxes)

The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.

Group and Category

The report may be prepared and sorted either by group (location, building, phase, etc.) or by category (roofing, painting, etc.). The standard report printing format is by category.

Percentage of Replacement or Repairs

In some cases, an asset may not be replaced in its entirety, or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period of time or sharing the expense to replace a common wall with a neighboring party.

Placed-In-Service Date

The month and year that the asset was placed-in-service. This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement. If the placed-in service date is not known, the date can also be used by the analyst to estimate the effective age. For example, if a component is estimated to be 15 years and we write the year 2013, the components placed-in-service date would be 1998.

Estimated Useful Life

The estimated useful life of an asset based upon industry standards, manufacturer specifications, visual inspection, location, usage, association standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset.

Adjustment to Useful Life

Once the useful life is determined, it may be adjusted, up or down, by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimated replacement cycles for future replacements.

Estimated Remaining Life

This calculation is completed internally based upon the report's fiscal year date and the date the asset was placed-in-service.

Replacement Year

The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

Annual Fixed Reserves

An optional figure which, if used, will override the normal process of allocating reserves to each asset.

Fixed Assessment

An optional figure which, if used, will override all calculations and set the assessment at this amount. This assessment can be set for monthly, quarterly or annually as necessary.

Salvage Value

The salvage value of the asset at the time of replacement, if applicable.

One-Time Replacement

Notation if the asset is to be replaced on a one-time basis.

Current Replacement Cost

The estimated replacement cost effective at the beginning of the fiscal year for which the report is being prepared

Future Replacement Cost

The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

Component Inventory

The task of selecting and qualifying reserve components. This task can be accomplished through on-site visual, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s).

A Multi-Purpose Tool

Your Report is an important part of your association's budgetary process. Following its recommendations should ensure the association's smooth budgetary transitions from one fiscal year to the next, and either decrease or eliminate the need for "special assessments".

In addition, your reserve study serves a variety of useful purposes:

Following the recommendations of a reserve study performed by a professional consultant can protect the Board of Directors in a community from personal liability concerning reserve components and reserve funding. A reserve analysis study is required by your accountant during the preparation of the association's annual audit.

The reserve study is often requested by lending institutions during the process of loan applications, both for the community and, in many cases, the individual owners.

Loans secured by the Federal Housing Administration (FHA) are underwritten only if associations with at least 50% owner occupancy assign at least 10% of their yearly assessments to the reserve fund, and associations with at least 35% owner occupancy assign at least 20% of their yearly assessments to reserve fund. Whether a community has sufficient reserves in place or not can make or break a sale of a residential unit.

Your report is also a detailed inventory of the association's major assets and serves as a management tool for scheduling, coordinating, and planning future repairs and replacements. Your report is a tool that can assist the board in fulfilling its legal and fiduciary obligations for maintaining the community in a state of good repair. If a community is operating on a special assessment basis, it cannot guarantee that an assessment, when needed, will be passed. Therefore, it cannot guarantee its ability to perform the required repairs or replacements to those major components for which the association is obligated.

Since the reserve analysis study includes measurements and cost estimates of the client's assets, the detail reports may be used to evaluate the accuracy and price of contractor bids when assets are due to be repaired or replaced.

The reserve study is an annual disclosure to the membership concerning the financial condition of the association and may be used as a "consumers' guide" by prospective purchasers.

Your report provides a record of the time, cost, and quantities of past reserve replacements. At times, the association's management company and board of directors are transitory, which may result in the loss of these important records.

Funding Methods

From the simplest to the most complex, reserve analysis providers use many different computational processes to calculate reserve requirements. However, there are two basic processes identified as industry standards: the cash flow method and the component method.

The cash flow method (also called pooling or threshold funding) develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a "window" in which all future anticipated replacement costs are computed, based upon the individual lives of the components under consideration. The Threshold and the Current Assessment funding models are based upon the cash flow method.

The component method (also called straight-line of fully funded method) develops a reserve-funding plan where the total contribution is based upon the sum of contributions for individual components. The component method is the more conservative of the two funding options and assures that the association will achieve and maintain an ideal level of reserve over time. This method also allows for computations on individual components in the analysis. The Component Funding model is based upon the component methodology.

Funding Strategies, Models and Goals:

Once an association has established its funding goals, the association can select an appropriate funding plan. There are four basic strategies from which most associations select. It is recommended that associations consult professionals to determine the best strategy or combination of plans that best suit the association's need. Additionally, associations should consult with their financial advisor to determine the tax implications of selecting a particular plan. Further, consultation with the American Institute of Certified Public Accountants (AICPA) for their reporting requirements is advisable.

Full Funding---Given that the basis of funding for reserves is to distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves would be proportionately related to those lives and costs. If an association has a component with an expected estimated useful life of ten years, it would set aside approximately one-tenth of the replacement cost each year. At the end of three years, one would expect three-tenths of the replacement cost to have accumulated, and if so, that component would be "fully-funded." This model is important in that it is a measure of the adequacy of an association's reserves at any one point of time and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. This formula represents a snapshot in time and is based upon current replacement cost, independent of future inflationary or investment factors: Fully Funded Reserves = Age <u>divided by</u> Useful Life, <u>the results multiplied by</u> Current Replacement Cost.

When an association's total accumulated reserves for all components meet this criterion, its reserves are considered "fully-funded."

Funding Models:

The Current Assessment Funding Model (displays the current financial situation)

This method is based upon the cash flow funding concept. The initial reserve assessment is set at the association's current fiscal year funding level and a 30-year projection is calculated to illustrate the adequacy of the current funding over time.

The Threshold Funding Model (Baseline Funding, Cash, or Pooling Method)

The goal of this funding method is to keep the reserve cash balance above zero. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period. An association using this funding method must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance. This method is based upon the cash flow funding concept.

The Component Funding Model (Full Funding or Straight-Line Method)

This is a straight-line funding model. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments, hence the name "Component Funding Model". This is the most conservative funding model.

Statutory Funding for the State of Florida:

The Reserve Analyst© software program performs the calculations for the three model (current, pooling and fully funded) to the actual month the component was placed-inservice. The program projects that the accumulation of necessary reserves for repairs or replacements will be available on the first day of the fiscal year in which they are scheduled to occur.

The next step the program performs is to arrange all of the assets used in the study in ascending order by remaining life, and alphabetically within each grouping of remaining life items. These assets are then assigned their respective ideal level of reserves until the amount of funds available is depleted, or until all assets are appropriately funded.

If any assets are assigned a zero remaining life (scheduled for replacement in the current fiscal year), then the amount assigned equals the current replacement cost and funding begins for the next cycle of replacement. If there are insufficient funds available to accomplish this, then the software automatically adjusts the zero remaining life items to one year, and that asset assumes its new grouping position alphabetically in the final printed report.

If, at the completion of this task, there are additional moneys that have not been distributed, the remaining reserves are then assigned, in ascending order, to a level equal to, but not exceeding, the current replacement cost for each component. If there are sufficient moneys available to fund all assets at their current replacement cost levels, then any excess funds are designated as such and are not factored into any of the report computations. If, at the end of this assignment process there are designated excess

funds, they can be used to offset the monthly contribution requirements recommended or used in any other manner the client may desire.

Assigning the reserves in this manner defers the make-up period for any under-funding over the longest remaining life of all assets under consideration, thereby minimizing the impact of any deficiency. For example, if the report indicates an under funding of \$50,000, this under-funding will be assigned to components with the longest remaining lives in order to give more time to "replenish" the account. If the \$50,000 under-funding were to be assigned to short remaining life items, the impact would be felt immediately. If the reserves are under-funded, the monthly contribution requirements, as outlined in this report, can be expected to be higher than normal. In future years, as individual assets are replaced, the funding requirements will return to their normal levels. In the case of a large deficiency, a special assessment may be considered. The program can easily generate revised reports outlining how the monthly contributions would be affected by such an adjustment, or by any other changes that may be under consideration.

Funding Reserves

Three assessment and contribution figures are provided in the report, the "Monthly Reserve Assessment Required", the "Average Net Monthly Interest Earned" contribution and the "Total Monthly Allocation to Reserves." The association should allocate the "Monthly Reserve Assessment Required" amount to reserves each month when the interest earned on the reserves is left in the reserve accounts as part of the contribution. Any interest earned on reserve deposits, must be left in reserves and only amounts set aside for taxes should be removed.

The second alternative is to allocate the "Total Monthly Allocation" to reserves (this is the member assessment plus the anticipated interest earned for the fiscal year). This method assumes that all interest earned will be assigned directly as operating income. This allocation takes into consideration the anticipated interest earned on accumulated reserves regardless of whether or not it is actually earned. When taxes are paid, the amount due will be taken directly from the association's operating accounts as the reserve accounts are allocated only those moneys net of taxes.

Executive Summary and Preparer's Opinion of Funding Status

Description of Property

The Meadows is a large subdivision in Sarasota, Sarasota County, Florida. No residential buildings are included in this report as the focus of this reserve study are the common elements of the community association. The subject property contains a country club, several buildings supporting the golf course operation, maintenance buildings, pool building, center court lounge, office/community center, the Lifestyle/Wellness Center, equipment such as fountains and pumps, diesel and ESD for the golf courses, pool and tennis, and multiple vehicles.

To better recognize the different buildings within the category section, we applied ID codes to the buildings as follows:

Building ID Codes						
CC	Country Club	LR	Locker Room			
MCLWF	Lifestyle/Wellness Center	GPS	Golf Pro Shop			
OF	Office/Community Center	MGRO 1	Maintenance Groves			
CCL	Center Court Lounge	MGRO 2	Maintenance Groves			
TM	Tennis Maintenance	2600	MCA Office Building Maintenance			
Р0	Pool Restroom Building	VM MCA	MCA Vehicle Maintenance			
HI	Highlands Cart Barn	CS	Comfort Stations			
ME	Meadows Cart Barn					

Property Information and Starting Reserve Fund Balance

Fiscal Year 3/1/2024 – 02/28/2025

Expected reserve cash balance (as of 03/01/2024) \$4,000,000*)

Level of Service Update Study with site visit

Preparer's Opinion of Current Reserve Fund Status

Current Annual Contribution \$50,000
Required Contribution Pooling \$517,976
Required Contribution Straight-line \$937,061
Current Percent Funded 66%

Current Total Liability \$2,034,607
Total Recognized Assets \$11,560,855

^{*)} The amount presented is based upon information provided and was not audited.

The total assets of the subject property increase by about 3.5 million since the last study in 2019 (for the fiscal year 2020). The pandemic caused a widespread construction cost increase which ranges from 30% – 40% depending on the component. Some of the trades have doubled their cost (HVAC and electrical), roof cost and asphalt are among other high-priced items which increased during the past four years.

That cost increase together with some deferred items which now come online all together in the short-term future, contribute to the necessary adjustment in annual contribution. The association should reserve \$517,976/annual to cover the current estimated cost for the next 30 years.

The straight-line contribution shows a contribution of \$937,061; however, the association is pooling, therefore this amount is provided for information purposes. The higher the difference between pooling/threshold and straight-line/component funding is, the higher is the financial risk for an association.

The funding status with 66% is just a snapshot of the upcoming fiscal year. The "percent funded" column on page 23, shows an average of 51% funding status over the next 30 years if the association follows the pooled contribution schedule.

Completeness

There are no material issues we are aware of, which would cause a distortion of the association's situation.

Interest and Inflation

We computed 0.0% interest for the reserve bank accounts and used 3% inflation.

Identification of Cost Estimate Sources

We used local contractor information, past invoices, and future quotes for the subject property.

Patricia E. Staebler, SRA, RS

FL State Certified General Appraiser RZ2890

Reserve Specialist, RS 350 Date of Study: 10/31/2023





Meadows Community Association

Sarasota, Florida

Current Assessment Funding Model Summary

		Report Parameters	· ·
October 26, 2023		Inflation	3.00%
		Annual Assessment Increase	3.00%
March 1, 2024		Interest Rate on Reserve Deposit	0.00%
February 28, 2025		Contingency	3.00%
1		2024 Beginning Balance	\$4,000,000
	March 1, 2024 February 28, 2025	March 1, 2024 February 28, 2025	October 26, 2023 Inflation Annual Assessment Increase Interest Rate on Reserve Deposit Contingency

Current Assessment Funding Model Summary of Calculations

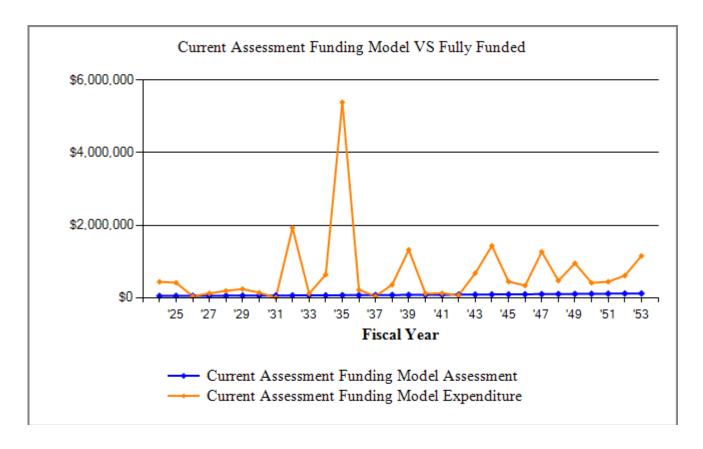
Required Annual Contribution\$50,000.00\$50,000.00 per unit annually\$0.00Average Net Annual Interest Earned\$0.00Total Annual Allocation to Reserves\$50,000.00

Meadows Community Association Current Assessment Funding Model Projection

Beginning Balance: \$4,000,000

Degiiiii	ing balance. 94,0	000,000			Projected	l Fully	
	Current	Annual	Annual	Annual	Ending	Funded	Percent
Year	Cost	Contribution	Interest	Expenditures	_		Funded
2024	11,560,855	50,000		438,955	3,611,045	6,249,139	58%
2025	11,907,681	51,500		413,442	3,249,103	6,517,630	50%
2026	12,264,911	53,045		40,420	3,261,728	7,205,720	45%
2027	12,632,858	54,636		119,872	3,196,492	7,846,553	41%
2028	13,011,844	56,275		189,930	3,062,838	8,448,842	36%
2029	13,402,199	57,964		239,738	2,881,064	9,033,410	32%
2030	13,804,265	59,703		138,391	2,802,376	9,761,506	29%
2031	14,218,393	61,494		9,839	2,854,030	10,665,942	27%
2032	14,644,945	63,339		1,923,907	993,462	9,585,537	10%
2033	15,084,294	65,239		114,168	944,533	10,411,893	9%
2034	15,536,822	67,196		635,948	375,781	10,729,281	4%
2035	16,002,927	69,212		5,385,777	-4,940,785	6,037,487	
2036	16,483,015	71,288		216,003	-5,085,500	6,710,556	
2037	16,977,505	73,427		43,322	-5,055,395	7,608,648	
2038	17,486,830	75,629		360,753	-5,340,518	8,219,203	
2039	18,011,435	77,898		1,321,312	-6,583,932	7,851,966	
2040	18,551,778	80,235		114,737	-6,618,433	8,777,408	
2041	19,108,332	82,642		122,311	-6,658,101	9,746,926	
2042	19,681,582	85,122		71,928	-6,644,907	10,824,059	
2043	20,272,029	87 <i>,</i> 675		675,451	-7,232,683	11,319,060	
2044	20,880,190	90,306		1,432,616	-8,574,993	11,052,240	
2045	21,506,596	93,015		445,634	-8,927,612	11,851,909	
2046	22,151,794	95,805		335,318	-9,167,125	12,820,828	
2047	22,816,347	98,679		1,267,043	-10,335,488	12,859,422	
2048	23,500,838	101,640		470,592	-10,704,441	13,774,073	
2049	24,205,863	104,689		949,110	-11,548,861	14,239,347	
2050	24,932,039	107,830		409,429	-11,850,460	15,322,896	
2051	25,680,000	111,064		441,148	-12,180,544	16,438,023	
2052	26,450,400	114,396		608,474	-12,674,622	17,442,790	
2053	27,243,912	117,828		1,151,771	-13,708,565	17,936,032	

Meadows Community Association Current Assessment Funding Model VS Fully Funded Chart



The Current Assessment Funding Model is based on the <u>current</u> annual assessment, parameters, and reserve fund balance. Because it is calculated using the current annual assessment, it will give the accurate projection of how well the association is funded for the next 30 years of planned reserve expenditures.

Meadows Community Association

Sarasota, Florida

Threshold Funding Model Summary

Report Date	October 26, 2023
Budget Year Beginning Budget Year Ending	March 1, 2024 February 28, 2025
Total Units	1

3.00% 3.00%
0.00%
3.00%
\$4,000,000

Threshold Funding Model Summary of Calculations

Required Annual Contribution \$517,976.07
\$517,976.07 per unit annually
Average Net Annual Interest Earned \$0.00

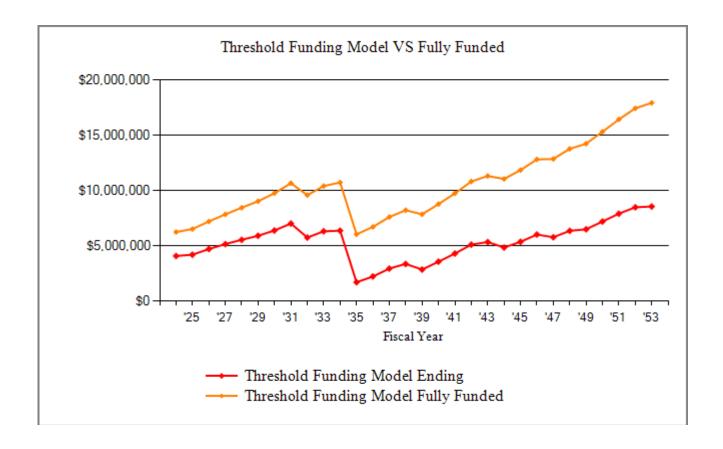
Total Annual Allocation to Reserves \$517,976.07

Meadows Community Association Threshold Funding Model Projection

Beginning Balance: \$4,000,000

					Projected	l Fully	
	Current	Annual	Annual	Annual	Ending	Funded	Percent
Year	Cost	Contribution	Interest	Expenditures	Reserves	Reserves	Funded
2024	11,560,855	517,976		438,955	4,079,021	6,249,139	65%
2025	11,907,681	533,515		413,442	4,199,094	6,517,630	64%
2026	12,264,911	549,521		40,420	4,708,195	7,205,720	65%
2027	12,632,858	566,006		119,872	5,154,329	7,846,553	66%
2028	13,011,844	582,987		189,930	5,547,386	8,448,842	66%
2029	13,402,199	600,476		239,738	5,908,125	9,033,410	65%
2030	13,804,265	618,491		138,391	6,388,224	9,761,506	65%
2031	14,218,393	637,045		9,839	7,015,431	10,665,942	66%
2032	14,644,945	656,157		1,923,907	5,747,680	9,585,537	60%
2033	15,084,294	675,841		114,168	6,309,354	10,411,893	61%
2034	15,536,822	696,117		635,948	6,369,522	10,729,281	59%
2035	16,002,927	717,000		5,385,777	1,700,745	6,037,487	28%
2036	16,483,015	738,510		216,003	2,223,253	6,710,556	33%
2037	16,977,505	760,665		43,322	2,940,596	7,608,648	39%
2038	17,486,830	783,485		360,753	3,363,329	8,219,203	41%
2039	18,011,435	806,990		1,321,312	2,849,006	7,851,966	36%
2040	18,551,778	831,200		114,737	3,565,469	8,777,408	41%
2041	19,108,332	856,136		122,311	4,299,294	9,746,926	44%
2042	19,681,582	881,820		71,928	5,109,186	10,824,059	47%
2043	20,272,029	908,274		675,451	5,342,010	11,319,060	47%
2044	20,880,190	935,522		1,432,616	4,844,916	11,052,240	44%
2045	21,506,596	963,588		445,634	5,362,870	11,851,909	45%
2046	22,151,794	992,496		335,318	6,020,048	12,820,828	47%
2047	22,816,347	1,022,271		1,267,043	5,775,276	12,859,422	45%
2048	23,500,838	1,052,939		470,592	6,357,623	13,774,073	46%
2049	24,205,863	1,084,527		949,110	6,493,040	14,239,347	46%
2050	24,932,039	1,117,063		409,429	7,200,674	15,322,896	47%
2051	25,680,000	1,150,575		441,148	7,910,100	16,438,023	48%
2052	26,450,400	1,185,092		608,474	8,486,718	17,442,790	49%
2053	27,243,912	1,220,645		1,151,771	8,555,591	17,936,032	48%

Meadows Community Association Threshold Funding Model VS Fully Funded Chart



The **Threshold Funding Model** calculates the minimum reserve assessments, with the restriction that the reserve balance is not allowed to go below \$0 or other predetermined threshold, during the period of time examined. All funds for planned reserve expenditures will be available on the first day of each fiscal year. The **Threshold Funding Model** allows the client to choose the level of conservative funding they desire by choosing the threshold dollar amount.

Meadows Community Association

Sarasota, Florida

Component Funding Model Summary

Report Date	October 26, 2023
Budget Year Beginning Budget Year Ending	March 1, 2024 February 28, 2025
Total Units	1
	Budget Year Beginning Budget Year Ending

3.00%
0.00%
3.00%
\$4,000,000

Component Funding Model Summary of Calculations

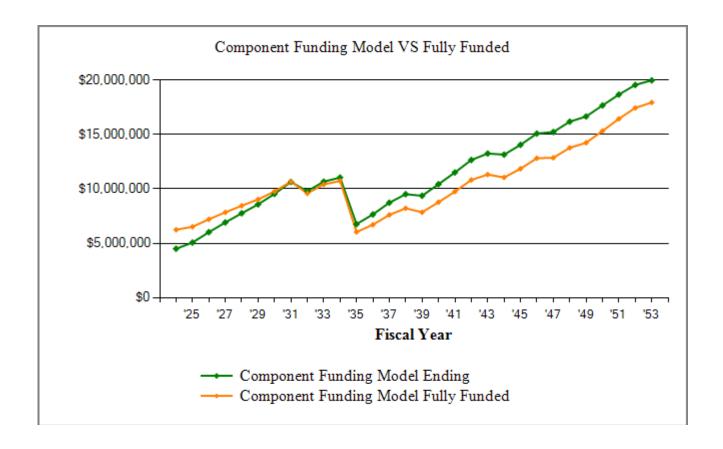
Required Annual Contribution\$937,060.87\$937,060.87 per unit annually\$0.00Average Net Annual Interest Earned\$0.00Total Annual Allocation to Reserves\$937,060.87

Meadows Community Association Component Funding Model Projection

Beginning Balance: \$4,000,000

					Projected	Fully	
	Current	Annual	Annual	Annual	Ending	Funded	Percent
Year	Cost	Contribution	Interest	Expenditures	Reserves	Reserves	Funded
2024	11,560,855	937,061		438,955	4,498,106	6,249,139	72%
2025	11,907,681	985,680		413,442	5,070,344	6,517,630	78%
2026	12,264,911	994,787		40,420	6,024,710	7,205,720	84%
2027	12,632,858	1,011,378		119,872	6,916,216	7,846,553	88%
2028	13,011,844	1,032,163		189,930	7,758,450	8,448,842	92%
2029	13,402,199	1,060,704		239,738	8,579,416	9,033,410	95%
2030	13,804,265	1,098,243		138,391	9,539,268	9,761,506	98%
2031	14,218,393	1,108,220		9,839	10,637,649	10,665,942	100%
2032	14,644,945	1,074,870		1,923,907	9,788,612	9,585,537	102%
2033	15,084,294	994,768		114,168	10,669,212	10,411,893	102%
2034	15,536,822	1,007,476		635,948	11,040,741	10,729,281	103%
2035	16,002,927	1,107,715		5,385,777	6,762,679	6,037,487	112%
2036	16,483,015	1,107,707		216,003	7,654,383	6,710,556	114%
2037	16,977,505	1,116,683		43,322	8,727,745	7,608,648	115%
2038	17,486,830	1,145,763		360,753	9,512,755	8,219,203	116%
2039	18,011,435	1,174,226		1,321,312	9,365,669	7,851,966	119%
2040	18,551,778	1,180,326		114,737	10,431,259	8,777,408	119%
2041	19,108,332	1,199,906		122,311	11,508,854	9,746,926	118%
2042	19,681,582	1,220,468		71,928	12,657,394	10,824,059	117%
2043	20,272,029	1,267,401		675 <i>,</i> 451	13,249,345	11,319,060	117%
2044	20,880,190	1,329,296		1,432,616	13,146,025	11,052,240	119%
2045	21,506,596	1,348,844		445,634	14,049,235	11,851,909	119%
2046	22,151,794	1,369,711		335,318	15,083,627	12,820,828	118%
2047	22,816,347	1,407,757		1,267,043	15,224,342	12,859,422	118%
2048	23,500,838	1,421,437		470,592	16,175,186	13,774,073	117%
2049	24,205,863	1,424,739		949,110	16,650,816	14,239,347	117%
2050	24,932,039	1,424,879		409,429	17,666,266	15,322,896	115%
2051	25,680,000	1,441,523		441,148	18,666,641	16,438,023	114%
2052	26,450,400	1,492,055		608,474	19,550,221	17,442,790	112%
2053	27,243,912	1,572,983		1,151,771	19,971,433	17,936,032	111%

Meadows Community Association Component Funding Model VS Fully Funded Chart



The Component Funding Model's long-term objective is to provide a plan to a fully funded reserve position over the longest period of time practical. This is the most conservative funding model.

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	Pople Company		; ;;; ;;	transition of			
Description	€ ₀ ,7€	3, 2,	40.	δε.	<u> </u>	₽2, 60,	रू रू
Country Club							
ADA Elevator CC	2027	30	5	3	10,000	9,143	9,143
Air Handler units CC	2027	12	0	11	360,000	30,000	30,000
Banquet Kitchen CC	2033	40	0	8	500,000	400,000	400,000
Chiller 1 - 60 Ton CC	2044	25	0	20	90,000	400,000	18,000
Chiller 2 - 60 Ton CC	2044	25	0	20	90,000	0	18,000
Electric Reserve CC	2052	60	0	28	150,000	0	80,000
Elevator Kitchen CC	2024	25	23	0	175,000	175,000	175,000
Elevator Reception CC	2048	25	0	24	75,000	0	3,000
Exterior Paint/Waterproofing CC	2033	10	0	9	70,000	7,000	7,000
Fire Alarm Panel CC	2030	20	10	6	25,000	20,000	20,000
Fountain View Lounge Remodel Allowance	2032	40	0	8	150,000	120,000	120,000
Ground Floor Kitchen CC	2032	40	0	8	250,000	200,000	200,000
Regency Ballroom Remodel Allowance CC	2047	25	0	23	250,000	, 0	20,000
Rheem Hot Water Heater-87 Gal CC	2028	10	0	4	7,000	4,200	4,200
Roof CC	2025	20	13	1	68,250	66,182	66,182
Roof, modified CC	2025	20	13	1	115,500	112,000	112,000
Structural Reserve CC	2032	40	0	8	250,000	200,000	200,000
Window Replacement CC	2032	40	0	8	300,000	240,000	240,000
Country Club - Total					\$2,935,750	\$1,583,525	\$1,722,525
Locker Room							
Exterior Paint/Waterproofing LR	2024	10	7	0	9,000	9,000	9,000
HVAC - 3 Ton LR	2027	10	0	3	5,500	3,850	3,850
HVAC - 5 Ton LR	2027	10	0	3	9,000	6,300	6,300
Interior Remodel Allowance LR	2032	40	0	8	25,000	20,000	20,000
Roof, shingles asphalt LR	2028	25	0	4	33,800	28,392	28,392
Roof, shingles asphalt Walkways LR	2028	25	0	4	22,100	18,564	18,564
Locker Room - Total					\$104,400	\$86,106	\$86,106
Calf Dua Chan							
Golf Pro Shop	2020	4.0	•	_	7.000	2.522	2.500
Exterior Awning GPS	2029	10	0	5	7,200	3,600	3,600
Exterior Paint/Waterproofing GPS	2024	10	7	0	6,000	6,000	6,000
HVAC-7.5 Ton GPS	2034	12	0	10	15,000	2,500	2,500
Interior Remodel Allowance GPS	2032	40	0	8	10,000	8,000	8,000
Roof, shingles asphalt GPS Golf Pro Shop - Total	2028	25	0	4	<u>12,000</u> \$50,200	<u>10,080</u> \$30,180	<u>10,080</u> \$30,180
commo enop note.					400 ,200	400/200	400 ,200
Cart Barns							
Exterior Paint/Waterproofing ME	2024	10	4	0	6,705	6,705	6,705
Exterior and Interior Paint/Waterproofing HI	2033	10	0	9	10,000	1,000	1,000
Garage Doors HI	2028	25	0	4	9,000	7,560	7,560
HVAC-3 Ton, Pro Shop HI	2031	10	0	7	8,000	2,400	2,400
Interior Remodel Allowance Pro Shop HI	2053	30	0	29	70,000	0	2,333
Roof, asphalt shingles ME	2048	25	0	24	55,000	0	2,200

Description		Š	·		žú	-\$o		
Cart Barns continued Roof, shingles asphalt HI 2025 25 2 1 50,600 48,726 48,726 48,726 Cart Barns - Total \$209,305 \$66,391 \$70,924 \$209,305 \$66,391 \$70,924 \$209,305 \$66,391 \$209,924 \$209,305 \$209	Description	A CALL	50 %	s kilig				
Roof, shingles asphalt HI	Cart Parns continued							
Maintenance Buildings Exterior Paint/Waterproofing TM 2025 10 5 1 2,300 2,147 2,147 1,476		2025	25	2	1	50,600	48.726	48.726
Exterior Paint/Waterproofing TM				_	_			
HVAC A ton Bldg 2600	Maintenance Buildings							
HVAC MGRO	Exterior Paint/Waterproofing TM	2025	10	5	1	2,300	2,147	2,147
Maintenance Sheds Meadows 2039 20 0 15 20,000 0 5,000 Open area roof replacement VM MCA 2024 30 0 0 141,750 141,750 141,750 100,09 100,09 100,09 100,09 100,09 100,09 100,09 100,09 100,09 806, 510,00 100,09 100,09 100,09 36,66 3,690 3,690 3,5	HVAC 4-ton Bldg 2600	2030	12	0	6	•	-	
Open area roof replacement VM MCA 2024 30 0 0 141,750 141,750 141,750 Roof 2600 2025 25 3 1 10,400 10,029 10,029 Roof, shingles asphalt MGRO 1 2027 25 5 3 35,200 31,680 31,680 Total Replacement WM MCA 2064 70 0 40 967,500 0 414,643 Maintenance Buildings - Total 2064 70 0 40 967,500 0 414,643 Pool Building Exterior Paint/Waterproofing PO 2024 10 9 0 7,500 7,500 7,500 Roof, shingles asphalt PO 2030 25 0 6 20,900 15,884 15,884 Pool Building 2025 10 4 1 15,000 7,500 7,500 Roof, shingles asphalt PO 2030 25 0 6 20,900 15,884 15,884 19,884 19,884 19,884				_		-	-	•
Roof 2600 2025 25 3 1 10,400 10,029 10,029 Roof, shinges asphalt TM 2025 25 0 1 3,850 3,696 3,696 Roof, shinges asphalt MGRO 1 2027 25 5 3 35,200 31,680 31,680 Total Replacement MGRO 2 2029 55 0 5 70,000 63,636 63,636 Total Replacement VM MCA 2064 70 0 40 967,500 0 414,643 Maintenance Buildings - Total 8 8 1,265,500 \$262,973 \$682,616 Pool Building Exterior Paint/Waterproofing PO 2024 10 9 0 7,500 7,500 7,500 Roof, shingles asphalt PO 2030 25 0 6 20,900 15,884 15,884 15,884 Pool Building Total 10 9 0 7,500 7,500 7,500 7,500 8,23,384				-		-	_	•
Roof, shinges asphalt TM	·			-		•	-	•
Roof, shingles asphalt MGRO 1 2027 25 5 3 35,200 31,680 31,680 31,680 31,680 31,680 31,680 31,680 31,680 31,680 31,680 31,680 31,680 31,680 31,680 36,636 63,			_	_		•	-	
Total Replacement MGRO 2 2029 55 0 5 70,000 63,636 63,636 Total Replacement VM MCA 2064 70 0 40 967,500 0 414,643 Maintenance Buildings - Total V \$1,265,500 \$262,973 \$682,616 Pool Building Exterior Paint/Waterproofing PO 2024 10 9 0 7,500 7	= :			-		-		•
Total Replacement VM MCA Maintenance Buildings - Total							-	
Maintenance Buildings - Total	·			_		-	-	•
Pool Building Exterior Paint/Waterproofing PO 2024 10 9 0 7,500	•	2064	70	U	40			
Exterior Paint/Waterproofing PO	Maintenance buildings - Total					\$1,205,500	\$202,973	\$082,010
Roof, shingles asphalt PO Pool Building - Total 2030 25 0 6 20,900 25,840 15,884 \$23,384 Center Court Lounge Exterior Paint/Waterproofing CCL 2025 10 4 1 15,000 13,929 13,929 HVAC-10 Ton CCL 2036 15 0 12 17,500 0 3,500 HVAC-3 Ton CCL 2024 12 4 0 8,500 8,500 8,500 HVAC-5 Ton CCL 2024 12 4 0 8,500 8,500 8,500 HVAC-5 Ton CCL 2035 12 0 11 10,000 833 833 Interior Remodel Allowance CCL 2036 25 0 12 100,000 0 52,000 Kitchen/Bar Remodel Allowance CCL 2039 40 0 15 250,000 0 156,250 Restroom Remodel Allowance CCL 2051 30 0 27 150,000 0 15,000 Roof, shingles asphalt CCL 2028	_							
Center Court Lounge Exterior Paint/Waterproofing CCL 2025 10 4 1 15,000 13,929 13,929 HVAC-10 Ton CCL 2036 15 0 12 17,500 0 3,500 HVAC-3 Ton CCL 2024 12 4 0 8,500 8,500 8,500 HVAC-3 Ton CCL 2024 12 4 0 8,500 8,500 8,500 HVAC-5 Ton CCL 2035 12 0 11 10,000 0 52,000 HVAC-5 Ton CCL 2036 25 0 12 100,000 0 52,000 HVAC-5 Ton CCL 2036 25 0 12 100,000 0 52,000 HVAC-5 Ton CCL 2036 25 0 12 100,000 0 52,000 Kitchen/Bar Remodel Allowance CCL 2039 40 0 15 250,000 0 156,250 Restroom Remodel Allowance CCL 2051 30 0 27	·					•	-	•
Center Court Lounge Exterior Paint/Waterproofing CCL 2025 10 4 1 15,000 13,929 13,929 HVAC-10 Ton CCL 2036 15 0 12 17,500 0 3,500 HVAC-3 Ton CCL 2024 12 4 0 8,500 8,500 8,500 HVAC-3 Ton CCL 2035 12 0 11 10,000 833 833 Interior Remodel Allowance CCL 2035 12 0 11 10,000 833 833 Interior Remodel Allowance CCL 2036 25 0 12 100,000 0 52,000 Kitchen/Bar Remodel Allowance CCL 2039 40 0 15 250,000 0 156,250 Restroom Remodel Allowance CCL 2031 30 0 27 150,000 0 15,000 Roof, shingles asphalt CCL 2028 25 0 4 42,350 35,574 35,574 Center Court Lounge - Total 2032		2030	25	0	6			
Exterior Paint/Waterproofing CCL 2025 10 4 1 15,000 13,929 13,929 HVAC-10 Ton CCL 2036 15 0 12 17,500 0 3,500 HVAC-3 Ton CCL 2024 12 4 0 8,500 8,500 8,500 HVAC-3 Ton CCL 2024 12 4 0 8,500 8,500 8,500 HVAC-3 Ton CCL 2024 12 4 0 8,500 8,500 8,500 HVAC-5 Ton CCL 2035 12 0 11 10,000 833 833 Interior Remodel Allowance CCL 2036 25 0 12 100,000 0 52,000 Kitchen/Bar Remodel Allowance CCL 2039 40 0 15 250,000 0 156,250 Restroom Remodel Allowance CCL 2051 30 0 27 150,000 0 15,000 Roof, shingles asphalt CCL 2028 25 0 4 42,350 35,574 35,574 Center Court Lounge - Total \$\$ 601,850 \$67,336 \$294,086 \$\$ MCLWF \$\$ 2057 35 0 33 253,500 0 14,486 MCLWF - Total \$\$ 8 33,750 \$6,750 \$21,236 \$\$ Fountain and Pumps \$\$ 17th Street Irrigation Pump 7.5HP 2026 7 0 2 7,500 5,357 5,357 Fountain 1 15 HP 2028 10 0 4 10,500 6,300 6,300 Fountain 2 7.5 HP 2029 10 0 5 8,500 4,250 4,250 Fountain 3 7.5 HP 2025 10 15 1 8,500 8,160 8,160 Waterfall Submersible Pump 15 HP 2026 15 5 2 7,500 6,750 6,750 6,750	Pool Building - Total					\$28,400	\$23,384	\$23,384
HVAC-10 Ton CCL 2036 15 0 12 17,500 0 3,500 HVAC-3 Ton CCL 2024 12 4 0 8,500 8,500 8,500 HVAC-3 Ton CCL 2024 12 4 0 8,500 8,500 8,500 HVAC-5 Ton CCL 2035 12 0 11 10,000 833 833 HVAC-5 Ton CCL 2036 25 0 12 100,000 0 52,000 Kitchen/Bar Remodel Allowance CCL 2039 40 0 15 250,000 0 156,250 Restroom Remodel Allowance CCL 2051 30 0 27 150,000 0 15,000 Roof, shingles asphalt CCL 2028 25 0 4 42,350 35,574 35,574 35,574 Center Court Lounge - Total \$601,850 \$67,336 \$294,086 \$MCLWF 2057 35 0 33 253,500 0 14,486 MCLWF - Total \$287,250 \$6,750 \$21,236 \$Fountain and Pumps 2026 7 0 2 7,500 5,357 5,357 Fountain 1 15 HP 2028 10 0 4 10,500 6,300 6,300 Fountain 2 7.5 HP 2029 10 0 5 8,500 4,250 4,250 6,750 Fountain 3 7.5 HP 2025 10 15 1 8,500 8,160 8,160 Waterfall Submersible Pump 15 HP 2026 15 5 2 7,500 6,750 6,750 6,750 6,750 6,750 4,250 6,7	Center Court Lounge							
HVAC-3 Ton CCL 2024 12	Exterior Paint/Waterproofing CCL	2025	10	4	1	15,000	13,929	13,929
HVAC-3 Ton CCL 2024 12 4 0 8,500 8,500 8,500 HVAC-5 Ton CCL 2035 12 0 11 10,000 833 833 Interior Remodel Allowance CCL 2036 25 0 12 100,000 0 52,000 Kitchen/Bar Remodel Allowance CCL 2039 40 0 15 250,000 0 156,250 Restroom Remodel Allowance CCL 2051 30 0 27 150,000 0 15,000 Roof, shingles asphalt CCL 2028 25 0 4 42,350 35,574 35,574 Center Court Lounge - Total 8601,850 \$67,336 \$294,086 MCLWF Exterior Paint/Waterproofing MCLWF 2032 10 0 8 33,750 6,750 6,750 Roof MCLWF 2057 35 0 33 253,500 0 14,486 MCLWF - Total 2057 35 0 33 253,500 0	HVAC-10 Ton CCL	2036	15	0	12	17,500	0	3,500
HVAC-5 Ton CCL 2035 12 0 11 10,000 833 833	HVAC-3 Ton CCL	2024	12	4	0	8,500	8,500	8,500
Interior Remodel Allowance CCL 2036 25 0 12 100,000 0 52,000	HVAC-3 Ton CCL	2024	12	4	0	8,500	8,500	8,500
Kitchen/Bar Remodel Allowance CCL 2039 40 0 15 250,000 0 156,250 Restroom Remodel Allowance CCL 2051 30 0 27 150,000 0 15,000 Roof, shingles asphalt CCL 2028 25 0 4 42,350 35,574 35,574 Center Court Lounge - Total 5601,850 \$67,336 \$294,086 MCLWF Exterior Paint/Waterproofing MCLWF 2032 10 0 8 33,750 6,750 6,750 Roof MCLWF 2057 35 0 33 253,500 0 14,486 MCLWF - Total 2057 35 0 33 253,500 0 14,486 Fountain and Pumps 17th Street Irrigation Pump 7.5HP 2026 7 0 2 7,500 5,357 5,357 Fountain 1 15 HP 2028 10 0 4 10,500 6,300 6,300 Fountain 2 7.5 HP	HVAC-5 Ton CCL	2035	12	0	11		833	833
Restroom Remodel Allowance CCL 2051 30 0 27 150,000 0 15,000 Roof, shingles asphalt CCL 2028 25 0 4 42,350 35,574 35,574 Center Court Lounge - Total \$601,850 \$67,336 \$294,086 MCLWF Exterior Paint/Waterproofing MCLWF 2032 10 0 8 33,750 6,750 6,750 Roof MCLWF 2057 35 0 33 253,500		2036	25	0	12		0	52,000
Roof, shingles asphalt CCL Center Court Lounge - Total 2028 25 0 4 42,350 \$601,850 35,574 \$601,850 35,574 \$67,336 35,574 \$294,086 MCLWF Exterior Paint/Waterproofing MCLWF 2032 10 0 8 33,750 6,750 6,750 Roof MCLWF MCLWF - Total 2057 35 0 33 253,500 \$287,250 0 14,486 \$228,7250 MCLWF - Total 2026 7 0 2 7,500 \$287,250 5,357 \$357 5,357 \$200 Fountain and Pumps 2026 7 0 2 7,500 \$200 5,357 \$357 5,357 \$357 Fountain 1 15 HP 2028 10 0 4 10,500 \$3,000 6,300 \$3,000 6,300 \$3,000 Fountain 2 7.5 HP 2029 10 0 5 8,500 \$4,250 4,250 \$4,250 Fountain 3 7.5 HP 2025 10 15 1 8,500 \$4,250 6,750 \$6,750 6,750	Kitchen/Bar Remodel Allowance CCL	2039	40	0	15	250,000	0	
Center Court Lounge - Total \$601,850 \$67,336 \$294,086 MCLWF Exterior Paint/Waterproofing MCLWF 2032 10 0 8 33,750 6,750 6,750 Roof MCLWF 2057 35 0 33 253,500 0 14,486 MCLWF - Total \$287,250 \$6,750 \$21,236 Fountain and Pumps 17th Street Irrigation Pump 7.5HP 2026 7 0 2 7,500 5,357 5,357 Fountain 1 15 HP 2028 10 0 4 10,500 6,300 6,300 Fountain 2 7.5 HP 2029 10 0 5 8,500 4,250 4,250 Fountain 3 7.5 HP 2025 10 15 1 8,500 8,160 8,160 Waterfall Submersible Pump 15 HP 2026 15 5 2 7,500 6,750 6,750								
MCLWF Exterior Paint/Waterproofing MCLWF 2032 10 0 8 33,750 6,750 6,750 Roof MCLWF 2057 35 0 33 253,500 0 0 14,486 MCLWF - Total \$287,250 \$6,750 \$21,236 Fountain and Pumps 17th Street Irrigation Pump 7.5HP 2026 7 0 2 7,500 5,357 5,357 Fountain 1 15 HP 2028 10 0 4 10,500 6,300 6,300 Fountain 2 7.5 HP 2029 10 0 5 8,500 4,250 4,250 Fountain 3 7.5 HP 2025 10 15 1 8,500 8,160 8,160 Waterfall Submersible Pump 15 HP 2026 15 5 2 7,500 6,750 6,750		2028	25	0	4			
Exterior Paint/Waterproofing MCLWF Roof MCLWF ROOF MCLWF - Total Fountain and Pumps 17th Street Irrigation Pump 7.5HP 2026 Fountain 1 15 HP 2028 Fountain 2 7.5 HP 2029 Fountain 3 7.5 HP 2026 Fountain 3 7.5 HP 2026 Fountain 3 7.5 HP 2026 Fountain Submersible Pump 15 HP 2026 Fountain Submersible Pump 15 HP 2027 Fountain Submersible Pump 15 HP 2028 Fountain Submersible Pump 15 HP 2029 Fountain Submersible Pump 15 HP 2020 Fountain Submersible Pump 15 HP	Center Court Lounge - Total					\$601,850	\$67,336	\$294,086
Roof MCLWF 2057 35 0 33 253,500 \$287,250 0 14,486 \$21,236 Fountain and Pumps 17th Street Irrigation Pump 7.5HP 2026 7 0 2 7,500 5,357 5,357 Fountain 1 15 HP 2028 10 0 4 10,500 6,300 6,300 Fountain 2 7.5 HP 2029 10 0 5 8,500 4,250 4,250 Fountain 3 7.5 HP 2025 10 15 1 8,500 8,160 8,160 Waterfall Submersible Pump 15 HP 2026 15 5 2 7,500 6,750 6,750	MCLWF							
MCLWF - Total \$287,250 \$6,750 \$21,236 Fountain and Pumps 17th Street Irrigation Pump 7.5HP 2026 7 0 2 7,500 5,357 5,357 Fountain 1 15 HP 2028 10 0 4 10,500 6,300 6,300 Fountain 2 7.5 HP 2029 10 0 5 8,500 4,250 4,250 Fountain 3 7.5 HP 2025 10 15 1 8,500 8,160 8,160 Waterfall Submersible Pump 15 HP 2026 15 5 2 7,500 6,750 6,750	Exterior Paint/Waterproofing MCLWF	2032	10	0	8	33,750	6,750	6,750
Fountain and Pumps 17th Street Irrigation Pump 7.5HP 2026 7 0 2 7,500 5,357 5,357 Fountain 1 15 HP 2028 10 0 4 10,500 6,300 6,300 Fountain 2 7.5 HP 2029 10 0 5 8,500 4,250 4,250 Fountain 3 7.5 HP 2025 10 15 1 8,500 8,160 8,160 Waterfall Submersible Pump 15 HP 2026 15 5 2 7,500 6,750 6,750	Roof MCLWF	2057	35	0	33	253,500	0	14,486
17th Street Irrigation Pump 7.5HP 2026 7 0 2 7,500 5,357 5,357 Fountain 1 15 HP 2028 10 0 4 10,500 6,300 6,300 Fountain 2 7.5 HP 2029 10 0 5 8,500 4,250 4,250 Fountain 3 7.5 HP 2025 10 15 1 8,500 8,160 8,160 Waterfall Submersible Pump 15 HP 2026 15 5 2 7,500 6,750 6,750	MCLWF - Total					\$287,250	\$6,750	\$21,236
17th Street Irrigation Pump 7.5HP 2026 7 0 2 7,500 5,357 5,357 Fountain 1 15 HP 2028 10 0 4 10,500 6,300 6,300 Fountain 2 7.5 HP 2029 10 0 5 8,500 4,250 4,250 Fountain 3 7.5 HP 2025 10 15 1 8,500 8,160 8,160 Waterfall Submersible Pump 15 HP 2026 15 5 2 7,500 6,750 6,750	Fountain and Pumps							
Fountain 1 15 HP 2028 10 0 4 10,500 6,300 6,300 Fountain 2 7.5 HP 2029 10 0 5 8,500 4,250 4,250 Fountain 3 7.5 HP 2025 10 15 1 8,500 8,160 8,160 Waterfall Submersible Pump 15 HP 2026 15 5 2 7,500 6,750 6,750	-	2026	7	0	2	7.500	5.357	5.357
Fountain 2 7.5 HP 2029 10 0 5 8,500 4,250 4,250 Fountain 3 7.5 HP 2025 10 15 1 8,500 8,160 8,160 Waterfall Submersible Pump 15 HP 2026 15 5 2 7,500 6,750 6,750								
Fountain 3 7.5 HP 2025 10 15 1 8,500 8,160 8,160 Waterfall Submersible Pump 15 HP 2026 15 5 2 7,500 6,750 6,750				0				
Waterfall Submersible Pump 15 HP 2026 15 5 2 <u>7,500</u> <u>6,750</u> <u>6,750</u>				15				
	Waterfall Submersible Pump 15 HP			5				
	Fountain and Pumps - Total					\$42,500	\$30,817	\$30,817

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Description	4 1	~ ~	Y-	~	· 00	4.4	~ ~
Site Development							
Asphalt, mill/repave - Parking Lots	2035	20	0	11	820,000	369,000	369,000
Asphalt, mill/repave - Streets	2035	20	0	11	2,580,000	794,715	1,161,000
Bulkheads	2039	65	0	15	350,000	0	269,231
Golf Course Bridges	2038	15	0	14	75,000	0	5,000
Irrigation in general	2034	15	0	10	250,000	83,333	83,333
Stormwater Retention	2044	70	0	20	500,000	0	357,143
Site Development - Total			•		\$4,575,000	\$1,247,048	\$2,244,707
·							
Diesel and ESD							
Diesel Gas Station Groves 1500 Gal	2034	35	0	10	35,000	25,000	25,000
Diesel Gas Station Meadows 1500 Gal	2034	35	0	10	35,000	25,000	25,000
ESD Waste to Water Groves	2025	25	0	1	65,000	62,400	62,400
ESD Waste to Water Meadows 800 Gal	2035	25	0	11	65,000	36,400	36,400
Diesel and ESD - Total					\$200,000	\$148,800	\$148,800
Support Buildings							
Restroom remodel allowance CS	2050	45	0	26	35,000	0	14,778
Roof, asphalt shingles CS	2026	25	2	2	23,100	21,389	21,389
Support Buildings - Total					\$58,100	\$21,389	\$36,167
Dool and Dlay							
Pool and Play	2042	20	0	10	227 500	0	44.275
Deck at Centre Court, redeck	2043	20	0	19	227,500	2.500	11,375
Pickleball Courts, resurface	2030	8	0	6	10,000	2,500	2,500
Playground Equipment	2037	15	0	13	15,000	20,000	2,000
Pool heaters	2024	10	4	0	39,000	39,000	39,000
Pool, resurface	2043	20 15	0 0	19	77,700	0	3,885
Tennis Courts	2038	15 25	0	14 22	136,000	0	9,067 18,000
Tennis Lights Pool and Play - Total	2046	25	U	22	<u>150,000</u> \$655,200	<u> </u>	<u>18,000</u> \$85,827
Fooi and Flay - lotal					3033,200	341,300	303,027
Vehicles							
Patrol Truck 1 - 2016 Toyota Tacoma	2027	7	0	3	25,000	14,286	14,286
Patrol Truck 2 - 2016 Toyota Tacoma	2027	7	0	3	25,000	14,286	14,286
Tractor with attachments	2030	25	5	6	45,000	36,000	36,000
Truck 1 - 2015 Toyota Tacoma 4x4	2025	10	0	1	30,000	27,000	27,000
Truck 2 - 2011 Toyota Tundra 4x2	2024	10	3	0	20,000	20,000	20,000
Utility Carts Maintenance	2025	15	0	1	26,000	24,267	24,267
Water Buffalo Trailer	2030	30	0	6	6,500	5,200	5,200
Vehicles - Total					\$177,500	\$141,038	\$141,038
Office (Commercial Commercial Com							
Office/Community Center			_	_			
Exterior Paint/Waterproofing OF	2029	10	0	5	12,600	6,300	6,300
HVAC 1 OF	2028	12	0	4	7,500	5,000	5,000
HVAC 2 OF	2028	12	0	4	7,500	5,000	5,000

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Description	The state of the s	50 30	POINT	Renail Control	r Jest	15. 15. 15. 15. 15. 15. 15. 15. 15. 15.	
Office/Community Center continued							
HVAC 3A OF	2028	12	0	4	8,500	5,667	5,667
HVAC 3B OF	2028	12	0	4	8,500	5,667	5,667
HVAC 4 OF	2024	12	1	0	8,500	8,500	8,500
HVAC 6A OF	2024	12	1	0	8,500	8,500	8,500
HVAC 6B OF	2029	12	0	5	8,500	4,958	4,958
Interior Remodel Common Areas	2029	25	0	5	75,000	60,000	60,000
Interior Remodel Offices	2029	15	0	5	25,000	16,667	16,667
Roof Standing Seam	2039	35	0	15	199,800	0	<u> 114,171</u>
Office/Community Center - Total					\$369,900	\$126,258	\$240,430
	Total Asset Summary \$11,560,855 Contingency at 3.00%					\$3,883,495 \$116,505	\$5,858,842 \$175,765
		Summar	y Tota	II		\$4,000,000	\$6,034,607
	Percen	t Fully Fu	nded	669	%		

Percent Fully Funded 66%

Current Average Liability per Unit (Total Units: 1) -\$2,034,607

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Description	Popology Key General	5 4	, kill	Though the state of the state o			
Streets/Asphalt							
Asphalt, mill/repave - Parking Lots	2035	20	0	11	820,000	369,000	369,000
Asphalt, mill/repave - Streets	2035	20	0	11	2,580,000	794,715	1,161,000
Golf Course Bridges	2038	15	0	14	75,000	0	5,000
Streets/Asphalt - Total					\$3,475,000	\$1,163,715	\$1,535,000
Roofing							
Open area roof replacement VM MCA	2024	30	0	0	141,750	141,750	141,750
Roof 2600	2025	25	3	1	10,400	10,029	10,029
Roof CC	2025	20	13	1	68,250	66,182	66,182
Roof MCLWF	2057	35	0	33	253,500	0	14,486
Roof Standing Seam	2039	35	0	15	199,800	0	114,171
Roof, asphalt shingles CS	2026	25	2	2	23,100	21,389	21,389
Roof, asphalt shingles ME	2048	25	0	24	55,000	0	2,200
Roof, modified CC	2025	20	13	1	115,500	112,000	112,000
Roof, shinges asphalt TM	2025	25	0	1	3,850	3,696	3,696
Roof, shingles asphalt CCL	2028	25	0	4	42,350	35,574	35,574
Roof, shingles asphalt GPS	2028	25	0	4	12,000	10,080	10,080
Roof, shingles asphalt HI	2025	25	2	1	50,600	48,726	48,726
Roof, shingles asphalt LR	2028	25	0	4	33,800	28,392	28,392
Roof, shingles asphalt MGRO 1	2027	25	5	3	35,200	31,680	31,680
Roof, shingles asphalt PO	2030	25	0	6	20,900	15,884	15,884
Roof, shingles asphalt Walkways LR	2028	25	0	4	22,100	18,564	18,564
Roofing - Total					\$1,088,100	\$543,945	\$674,802
Painting							
Exterior Paint/Waterproofing CC	2033	10	0	9	70,000	7,000	7,000
Exterior Paint/Waterproofing CCL	2025	10	4	1	15,000	13,929	13,929
Exterior Paint/Waterproofing GPS	2024	10	7	0	6,000	6,000	6,000
Exterior Paint/Waterproofing LR	2024	10	7	0	9,000	9,000	9,000
Exterior Paint/Waterproofing MCLWF	2032	10	0	8	33,750	6,750	6,750
Exterior Paint/Waterproofing ME	2024	10	4	0	6,705	6,705	6,705
Exterior Paint/Waterproofing OF	2029	10	0	5	12,600	6,300	6,300
Exterior Paint/Waterproofing PO	2024	10	9	0	7,500	7,500	7,500
Exterior Paint/Waterproofing TM	2025	10	5	1	2,300	2,147	2,147
Exterior and Interior Paint/Waterproofing HI	2033	10	0	9	10,000	1,000	1,000
Painting - Total					\$172,855	\$66,330	\$66,330
Lighting							
Tennis Lights	2046	25	0	22	150,000	0	_18,000
Lighting - Total					\$150,000		\$18,000
Recreation/Pool							
Pool heaters	2024	10	4	0	39,000	39,000	39,000
Pool, resurface	2043	20	0	19	77,700	0	3,885
Recreation/Pool - Total					\$116,700	\$39,000	\$42,885

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Description		3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	, killy			15.50 10.00	
Interior Furnishings							
Interior Remodel Common Areas	2029	25	0	5	75,000	60,000	60,000
Interior Remodel Offices	2029	15	0	5	25,000	<u>16,667</u>	<u>16,667</u>
Interior Furnishings - Total					\$100,000	\$76,667	\$76,667
Equipment							
Diesel Gas Station Groves 1500 Gal	2034	35	0	10	35,000	25,000	25,000
Diesel Gas Station Meadows 1500 Gal	2034	35	0	10	35,000	25,000	25,000
ESD Waste to Water Groves	2025	25	0	1	65,000	62,400	62,400
ESD Waste to Water Meadows 800 Gal	2035	25	0	11	65,000	36,400	36,400
Patrol Truck 1 - 2016 Toyota Tacoma	2027	7	0	3	25,000	14,286	14,286
Patrol Truck 2 - 2016 Toyota Tacoma	2027	7	0	3	25,000	14,286	14,286
Playground Equipment	2037	15	0	13	15,000	0	2,000
Tractor with attachments	2030	25	5	6	45,000	36,000	36,000
Truck 1 - 2015 Toyota Tacoma 4x4	2025	10	0	1	30,000	27,000	27,000
Truck 2 - 2011 Toyota Tundra 4x2	2024	10	3	0	20,000	20,000	20,000
Utility Carts Maintenance	2025	15	0	1	26,000	24,267	24,267
Water Buffalo Trailer	2030	30	0	6	6,500	5,200	5,200
Equipment - Total					\$392,500	\$289,838	\$291,838
Building Components							
Electric Reserve CC	2052	60	0	28	150,000	0	80,000
Exterior Awning GPS	2029	10	0	5	7,200	3,600	3,600
Building Components - Total					\$157,200	\$3,600	\$83,600
Grounds Components							
17th Street Irrigation Pump 7.5HP	2026	7	0	2	7,500	5,357	5,357
Bulkheads	2039	65	0	15	350,000	0	269,231
Fountain 1 15 HP	2028	10	0	4	10,500	6,300	6,300
Fountain 2 7.5 HP	2029	10	0	5	8,500	4,250	4,250
Fountain 3 7.5 HP	2025	10	15	1	8,500	8,160	8,160
Irrigation in general	2034	15	0	10	250,000	83,333	83,333
Stormwater Retention	2044	70	0	20	500,000	, 0	357,143
Waterfall Submersible Pump 15 HP	2026	15	5	2	7,500	6,750	6,750
Grounds Components - Total					\$1,142,500	\$114,150	\$740,524
Doors							
Garage Doors HI	2028	25	0	4	_9,000	<u>_7,560</u>	7,560
Doors - Total	2020	23	Ü	•	\$9,000	\$7,560	\$7,560
Fire Safety							
Fire Alarm Panel CC	2030	20	10	6	_25,000	20,000	20,000
Fire Safety - Total	2030	20	10	J	<u>25,000</u> \$25,000	\$20,000 \$20,000	\$20,000 \$20,000
The Surety Total					723,000	720,000	720,000

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Description	€ ₅ ,7€ ₀	5 3	40,	6 _{0, 1}	§ 0.00	£2, €2,	42, 42,
Plumbing							
Rheem Hot Water Heater-87 Gal CC	2028	10	0	4	_7,000	4,200	4,200
Plumbing - Total	2028	10	U	4	\$7,000 \$7,000	\$4,200 \$4,200	\$4,200 \$4,200
					, ,	, ,	, ,
HVAC							
Air Handler units CC	2035	12	0	11	360,000	30,000	30,000
Chiller 1 - 60 Ton CC	2044	25	0	20	90,000	0	18,000
Chiller 2 - 60 Ton CC	2044	25	0	20	90,000	0	18,000
HVAC - 3 Ton LR	2027	10	0	3	5,500	3,850	3,850
HVAC - 5 Ton LR	2027	10	0	3	9,000	6,300	6,300
HVAC 1 OF	2028	12	0	4	7,500	5,000	5,000
HVAC 2 OF	2028	12	0	4	7,500	5,000	5,000
HVAC 3A OF	2028	12	0	4	8,500	5,667	5,667
HVAC 3B OF	2028	12	0	4	8,500	5,667	5,667
HVAC 4 OF	2024	12	1	0	8,500	8,500	8,500
HVAC 4-ton Bldg 2600	2030	12	0	6	8,500	4,250	4,250
HVAC 6A OF	2024	12	1	0	8,500	8,500	8,500
HVAC 6B OF	2029	12	0	5	8,500	4,958	4,958
HVAC MGRO	2025	15	13	1	6,000	5,786	5,786
HVAC-10 Ton CCL	2036	15	0	12	17,500	0	3,500
HVAC-3 Ton CCL	2024	12	4	0	8,500	8,500	8,500
HVAC-3 Ton CCL	2024	12	4	0	8,500	8,500	8,500
HVAC-3 Ton, Pro Shop HI	2031	10	0	7	8,000	2,400	2,400
HVAC-5 Ton CCL	2035	12	0	11	10,000	833	833
HVAC-7.5 Ton GPS	2034	12	0	10	15,000	2,500	2,500
HVAC - Total					\$694,000	\$116,211	\$155,711
Conveying System							
ADA Elevator CC	2027	30	5	3	10,000	9,143	9,143
Elevator Kitchen CC	2024	25	23	0	175,000	175,000	175,000
Elevator Reception CC	2048	25	0	24	75,000	0	3,000
Conveying System - Total					\$260,000	\$184,143	\$187,143
Remodel/Rehab/Replacement							
Banquet Kitchen CC	2032	40	0	8	500,000	400,000	400,000
Fountain View Lounge Remodel Allowance	2032	40	0	8	150,000	120,000	120,000
Ground Floor Kitchen CC	2032	40	0	8	250,000	200,000	200,000
Interior Remodel Allowance CCL	2036	25	0	12	100,000	0	52,000
Interior Remodel Allowance GPS	2032	40	0	8	10,000	8,000	8,000
Interior Remodel Allowance LR	2032	40	0	8	25,000	20,000	20,000
Interior Remodel Allowance Pro Shop HI	2053	30	0	29	70,000	0	2,333
Kitchen/Bar Remodel Allowance CCL	2039	40	0	15	250,000	0	156,250
Maintenance Sheds Meadows	2039	20	0	15	20,000	0	5,000
Regency Ballroom Remodel Allowance CC	2047	25	0	23	250,000	0	20,000
Restroom Remodel Allowance CCL	2051	30	0	27	150,000	0	15,000

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Description	A Canada A	5 19	Pálist Ringt	Thou of		15. 15. 15. 15. 15. 15. 15. 15. 15. 15.	
Remodel/Rehab/Replacement continued							
Restroom remodel allowance CS	2050	45	0	26	35,000	0	14,778
Structural Reserve CC	2032	40	0	8	250,000	200,000	200,000
Total Replacement MGRO 2	2029	55	0	5	70,000	63,636	63,636
Total Replacement VM MCA	2064	70	0	40	967,500	0	414,643
Window Replacement CC	2032	40	0	8	300,000	240,000	240,000
Remodel/Rehab/Replacement - Total					\$3,397,500	\$1,251,636	\$1,931,640
Tennis/Pickleball							
Deck at Centre Court, redeck	2043	20	0	19	227,500	0	11,375
Pickleball Courts, resurface	2030	8	0	6	10,000	2,500	2,500
Tennis Courts	2038	15	0	14	136,000	0	9,067
Tennis/Pickleball - Total					\$373,500	\$2,500	\$22,942
	Total	Asset Sur	mmary	/	\$11,560,855	\$3,883,495	\$5,858,842
	Conti	ngency at	3.00%	6		<u>\$116,505</u>	<u>\$175,765</u>
		Summar	y Tota	I		\$4,000,000	\$6,034,607

Percent Fully Funded 66%

Current Average Liability per Unit (Total Units: 1) -\$2,034,607

Meadows Community Association Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Exterior Paint/Waterproofing GPS	0	2024	6,000	6,000
Exterior Paint/Waterproofing ME	0	2024	6,705	6,705
Exterior Paint/Waterproofing PO	0	2024	7,500	7,500
HVAC 4 OF	0	2024	8,500	8,500
HVAC 6A OF	0	2024	8,500	8,500
HVAC-3 Ton CCL	0	2024	8,500	8,500
HVAC-3 Ton CCL	0	2024	8,500	8,500
Exterior Paint/Waterproofing LR	0	2024	9,000	9,000
Truck 2 - 2011 Toyota Tundra 4x2	0	2024	20,000	20,000
Pool heaters	0	2024	39,000	39,000
Open area roof replacement VM MCA	0	2024	141,750	141,750
Elevator Kitchen CC	0	2024	175,000	175,000
Exterior Paint/Waterproofing TM	1	2025	2,147	2,147
Roof, shinges asphalt TM	1	2025	3,696	3,696
HVAC MGRO	1	2025	5,786	5,786
Fountain 3 7.5 HP	1	2025	8,160	8,160
Roof 2600	1	2025	10,029	10,029
Exterior Paint/Waterproofing CCL	1	2025	13,929	13,929
Utility Carts Maintenance	1	2025	24,267	24,267
Truck 1 - 2015 Toyota Tacoma 4x4	1	2025	27,000	27,000
Roof, shingles asphalt HI	1	2025	48,726	48,726
ESD Waste to Water Groves	1	2025	62,400	62,400
Roof CC	1	2025	66,182	66,182
Roof, modified CC	1	2025	112,000	112,000
17th Street Irrigation Pump 7.5HP	2	2026	5,357	5,357
Waterfall Submersible Pump 15 HP	2	2026	6,750	6,750
Roof, asphalt shingles CS	2	2026	21,389	21,389
HVAC - 3 Ton LR	3	2027	3,850	3,850
HVAC - 5 Ton LR	3	2027	6,300	6,300
ADA Elevator CC	3	2027	9,143	9,143
Patrol Truck 1 - 2016 Toyota Tacoma	3	2027	14,286	14,286
Patrol Truck 2 - 2016 Toyota Tacoma	3	2027	14,286	14,286
Roof, shingles asphalt MGRO 1	3	2027	31,680	31,680
Rheem Hot Water Heater-87 Gal CC	4	2028	4,200	4,200
HVAC 1 OF	4	2028	5,000	5,000
HVAC 2 OF	4	2028	5,000	5,000
HVAC 3A OF	4	2028	5,667	5,667
HVAC 3B OF	4	2028	5,667	5,667
Fountain 1 15 HP	4	2028	6,300	6,300
Garage Doors HI	4	2028	7,560	7,560

Meadows Community Association Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Roof, shingles asphalt GPS	4	2028	10,080	10,080
Roof, shingles asphalt Walkways LR	4	2028	18,564	18,564
Roof, shingles asphalt LR	4	2028	28,392	28,392
Roof, shingles asphalt CCL	4	2028	35,574	35,574
Exterior Awning GPS	5	2029	3,600	3,600
Fountain 2 7.5 HP	5	2029	4,250	4,250
HVAC 6B OF	5	2029	4,958	4,958
Exterior Paint/Waterproofing OF	5	2029	6,300	6,300
Interior Remodel Offices	5	2029	16,667	16,667
Interior Remodel Common Areas	5	2029	60,000	60,000
Total Replacement MGRO 2	5	2029	63,636	63,636
Pickleball Courts, resurface	6	2030	2,500	2,500
HVAC 4-ton Bldg 2600	6	2030	4,250	4,250
Water Buffalo Trailer	6	2030	5,200	5,200
Roof, shingles asphalt PO	6	2030	15,884	15,884
Fire Alarm Panel CC	6	2030	20,000	20,000
Tractor with attachments	6	2030	36,000	36,000
HVAC-3 Ton, Pro Shop HI	7	2031	2,400	2,400
Exterior Paint/Waterproofing MCLWF	8	2032	6,750	6,750
Interior Remodel Allowance GPS	8	2032	8,000	8,000
Interior Remodel Allowance LR	8	2032	20,000	20,000
Fountain View Lounge Remodel Allowance CO		2032	120,000	120,000
Ground Floor Kitchen CC	8	2032	200,000	200,000
Structural Reserve CC	8	2032	200,000	200,000
Window Replacement CC	8	2032	240,000	240,000
Banquet Kitchen CC	8	2032	400,000	400,000
Exterior and Interior Paint/Waterproofing HI	9	2033	1,000	1,000
Exterior Paint/Waterproofing CC	9	2033	7,000	7,000
HVAC-7.5 Ton GPS	10	2034	2,500	2,500
Diesel Gas Station Groves 1500 Gal	10	2034	25,000	25,000
Diesel Gas Station Meadows 1500 Gal	10	2034	25,000	25,000
Irrigation in general	10	2034	83,333	83,333
HVAC-5 Ton CCL	11	2035	833	833
Air Handler units CC	11	2035	30,000	30,000
ESD Waste to Water Meadows 800 Gal	11	2035	36,400	36,400
Asphalt, mill/repave - Parking Lots	11	2035	369,000	369,000
Asphalt, mill/repave - Streets	11	2035	* 794 <i>,</i> 715	1,161,000
HVAC-10 Ton CCL	12	2036		3,500
Interior Remodel Allowance CCL	12	2036		52,000
Playground Equipment	13	2037		2,000

Meadows Community Association Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Golf Course Bridges	14	2038		5,000
Tennis Courts	14	2038		9,067
Maintenance Sheds Meadows	15	2039		5,000
Roof Standing Seam	15	2039		114,171
Kitchen/Bar Remodel Allowance CCL	15	2039		156,250
Bulkheads	15	2039		269,231
Pool, resurface	19	2043		3,885
Deck at Centre Court, redeck	19	2043		11,375
Chiller 1 - 60 Ton CC	20	2044		18,000
Chiller 2 - 60 Ton CC	20	2044		18,000
Stormwater Retention	20	2044		357,143
Tennis Lights	22	2046		18,000
Regency Ballroom Remodel Allowance CC	23	2047		20,000
Roof, asphalt shingles ME	24	2048		2,200
Elevator Reception CC	24	2048		3,000
Restroom remodel allowance CS	26	2050		14,778
Restroom Remodel Allowance CCL	27	2051		15,000
Electric Reserve CC	28	2052		80,000
Interior Remodel Allowance Pro Shop HI	29	2053		2,333
Roof MCLWF	33	2057		14,486
Total Replacement VM MCA	40	2064		414,643
Total Asset Su	ımmary		\$3,883,495	\$5,858,842
Contingency a	•		\$116,505	\$175,765
Summa			\$4,000,000	\$6,034,607

Percent Fully Funded 66%

Current Average Liability per Unit (Total Units: 1) -\$2,034,607

^{&#}x27;*' Indicates Partially Funded

Description	Expenditures
Replacement Year 2024	
Elevator Kitchen CC	175,000
Exterior Paint/Waterproofing GPS	6,000
Exterior Paint/Waterproofing LR	9,000
Exterior Paint/Waterproofing ME	6,705
Exterior Paint/Waterproofing PO	7,500
HVAC 4 OF	8,500
HVAC 6A OF	8,500
HVAC-3 Ton CCL	8,500
HVAC-3 Ton CCL	8,500
Open area roof replacement VM MCA	141,750
Pool heaters	39,000
Truck 2 - 2011 Toyota Tundra 4x2	20,000
Total for 2024	\$438,955
Replacement Year 2025	
ESD Waste to Water Groves	66,950
Exterior Paint/Waterproofing CCL	15,450
Exterior Paint/Waterproofing TM	2,369
Fountain 3 7.5 HP	8,755
HVAC MGRO	6,180
Roof 2600	10,712
Roof CC	70,297
Roof, modified CC	118,965
Roof, shinges asphalt TM	3,965
Roof, shingles asphalt HI	52,118
Truck 1 - 2015 Toyota Tacoma 4x4	30,900
Utility Carts Maintenance	26,780
Total for 2025	\$413,442
	Ψ ·) · ·
Replacement Year 2026	
17th Street Irrigation Pump 7.5HP	7,957
Roof, asphalt shingles CS	24,507
Waterfall Submersible Pump 15 HP	7,957
Total for 2026	\$40,420
10tal 101 2020	740,420
Replacement Year 2027	
ADA Elevator CC	10,927
HVAC - 3 Ton LR	6,010
	3,520

Description	Expenditures
Replacement Year 2027 continued	
HVAC - 5 Ton LR	9,835
Patrol Truck 1 - 2016 Toyota Tacoma	27,318
Patrol Truck 2 - 2016 Toyota Tacoma	27,318
Roof, shingles asphalt MGRO 1	38,464
Total for 2027	\$119,872
Replacement Year 2028	
Fountain 1 15 HP	11,818
Garage Doors HI	10,130
HVAC 1 OF	8,441
HVAC 2 OF	8,441
HVAC 3A OF	9,567
HVAC 3B OF	9,567
Rheem Hot Water Heater-87 Gal CC	7,879
Roof, shingles asphalt CCL	47,665
Roof, shingles asphalt GPS	13,506
Roof, shingles asphalt LR	38,042
Roof, shingles asphalt Walkways LR	24,874
Total for 2028	\$189,930
Replacement Year 2029	
Exterior Awning GPS	8,347
Exterior Paint/Waterproofing OF	14,607
Fountain 2 7.5 HP	9,854
HVAC 6B OF	9,854
Interior Remodel Common Areas	86,946
Interior Remodel Offices	28,982
Total Replacement MGRO 2	81,149
Total for 2029	\$239,738
Replacement Year 2030	
Fire Alarm Panel CC	29,851
HVAC 4-ton Bldg 2600	10,149
Pickleball Courts, resurface	11,941
Roof, shingles asphalt PO	24,956
Tractor with attachments	53,732
Water Buffalo Trailer	7,761
Total for 2030	\$138,391

Description	Expenditures
Replacement Year 2031	
HVAC-3 Ton, Pro Shop HI	9,839
Total for 2031	\$9,839
Replacement Year 2032	
Banquet Kitchen CC	633,385
Exterior Paint/Waterproofing MCLWF	42,753
Fountain View Lounge Remodel Allowance CC	190,016
Ground Floor Kitchen CC	316,693
Interior Remodel Allowance GPS	12,668
Interior Remodel Allowance LR	31,669
Structural Reserve CC	316,693
Window Replacement CC	380,031
Total for 2032	\$1,923,907
Replacement Year 2033	
17th Street Irrigation Pump 7.5HP	9,786
Exterior Paint/Waterproofing CC	91,334
Exterior and Interior Paint/Waterproofing HI	13,048
Total for 2033	\$114,168
Replacement Year 2034	
Diesel Gas Station Groves 1500 Gal	47,037
Diesel Gas Station Meadows 1500 Gal	47,037
Exterior Paint/Waterproofing GPS	8,063
Exterior Paint/Waterproofing LR	12,095
Exterior Paint/Waterproofing ME	9,011
Exterior Paint/Waterproofing PO	10,079
HVAC-7.5 Ton GPS	20,159
Irrigation in general	335,979
Patrol Truck 1 - 2016 Toyota Tacoma	33,598
Patrol Truck 2 - 2016 Toyota Tacoma	33,598
Pool heaters	52,413
Truck 2 - 2011 Toyota Tundra 4x2	26,878
Total for 2034	\$635,948
Replacement Year 2035	
Air Handler units CC	498,324

Description	Expenditures
Replacement Year 2035 continued	
Asphalt, mill/repave - Parking Lots	1,135,072
Asphalt, mill/repave - Streets	3,571,323
ESD Waste to Water Meadows 800 Gal	89,975
Exterior Paint/Waterproofing CCL	20,764
Exterior Paint/Waterproofing TM	3,184
Fountain 3 7.5 HP	11,766
HVAC-5 Ton CCL	13,842
Truck 1 - 2015 Toyota Tacoma 4x4	41,527
Total for 2035	\$5,385,777
Replacement Year 2036	
HVAC 4 OF	12,119
HVAC 6A OF	12,119
HVAC-10 Ton CCL	24,951
HVAC-3 Ton CCL	12,119
HVAC-3 Ton CCL	12,119
Interior Remodel Allowance CCL	142,576
Total for 2036	\$216,003
Total for 2036 Replacement Year 2037	\$216,003
	\$216,003 8,077
Replacement Year 2037	
Replacement Year 2037 HVAC - 3 Ton LR	8,077
Replacement Year 2037 HVAC - 3 Ton LR HVAC - 5 Ton LR	8,077 13,217
Replacement Year 2037 HVAC - 3 Ton LR HVAC - 5 Ton LR Playground Equipment	8,077 13,217 22,028
Replacement Year 2037 HVAC - 3 Ton LR HVAC - 5 Ton LR Playground Equipment Total for 2037	8,077 13,217 22,028
Replacement Year 2037 HVAC - 3 Ton LR HVAC - 5 Ton LR Playground Equipment Total for 2037 Replacement Year 2038	8,077 13,217 22,028 \$43,322
Replacement Year 2037 HVAC - 3 Ton LR HVAC - 5 Ton LR Playground Equipment Total for 2037 Replacement Year 2038 Fountain 1 15 HP	8,077 13,217 22,028 \$43,322
Replacement Year 2037 HVAC - 3 Ton LR HVAC - 5 Ton LR Playground Equipment Total for 2037 Replacement Year 2038 Fountain 1 15 HP Golf Course Bridges	8,077 13,217 22,028 \$43,322 15,882 113,444
Replacement Year 2037 HVAC - 3 Ton LR HVAC - 5 Ton LR Playground Equipment Total for 2037 Replacement Year 2038 Fountain 1 15 HP Golf Course Bridges Pickleball Courts, resurface	8,077 13,217 22,028 \$43,322 15,882 113,444 15,126
Replacement Year 2037 HVAC - 3 Ton LR HVAC - 5 Ton LR Playground Equipment Total for 2037 Replacement Year 2038 Fountain 1 15 HP Golf Course Bridges Pickleball Courts, resurface Rheem Hot Water Heater-87 Gal CC	8,077 13,217 22,028 \$43,322 15,882 113,444 15,126 10,588
Replacement Year 2037 HVAC - 3 Ton LR HVAC - 5 Ton LR Playground Equipment Total for 2037 Replacement Year 2038 Fountain 1 15 HP Golf Course Bridges Pickleball Courts, resurface Rheem Hot Water Heater-87 Gal CC Tennis Courts	8,077 13,217 22,028 \$43,322 15,882 113,444 15,126 10,588 205,712
Replacement Year 2037 HVAC - 3 Ton LR HVAC - 5 Ton LR Playground Equipment Total for 2037 Replacement Year 2038 Fountain 1 15 HP Golf Course Bridges Pickleball Courts, resurface Rheem Hot Water Heater-87 Gal CC Tennis Courts Total for 2038	8,077 13,217 22,028 \$43,322 15,882 113,444 15,126 10,588 205,712
Replacement Year 2037 HVAC - 3 Ton LR HVAC - 5 Ton LR Playground Equipment Total for 2037 Replacement Year 2038 Fountain 1 15 HP Golf Course Bridges Pickleball Courts, resurface Rheem Hot Water Heater-87 Gal CC Tennis Courts Total for 2038 Replacement Year 2039	8,077 13,217 22,028 \$43,322 15,882 113,444 15,126 10,588 205,712 \$360,753

Description	Expenditures
Replacement Year 2039 continued	
Fountain 2 7.5 HP	13,243
Kitchen/Bar Remodel Allowance CCL	389,492
Maintenance Sheds Meadows	31,159
Roof Standing Seam	311,282
Total for 2039	\$1,321,312
Replacement Year 2040	
17th Street Irrigation Pump 7.5HP	12,035
HVAC 1 OF	12,035
HVAC 2 OF	12,035
HVAC 3A OF	13,640
HVAC 3B OF	13,640
HVAC MGRO	9,628
Utility Carts Maintenance	41,722
Total for 2040	\$114,737
Replacement Year 2041	
HVAC 6B OF	14,049
HVAC-3 Ton, Pro Shop HI	13,223
Patrol Truck 1 - 2016 Toyota Tacoma	41,321
Patrol Truck 2 - 2016 Toyota Tacoma	41,321
Waterfall Submersible Pump 15 HP	12,396
Total for 2041	\$1 22,311
Replacement Year 2042	
Exterior Paint/Waterproofing MCLWF	57,457
HVAC 4-ton Bldg 2600	14,471
_	
Total for 2042	\$71,928
Replacement Year 2043	
Deck at Centre Court, redeck	398,923
Exterior Paint/Waterproofing CC	122,745
Exterior and Interior Paint/Waterproofing HI	17,535
Pool, resurface	136,247
Total for 2043	\$675,451
Replacement Year 2044	
Chiller 1 - 60 Ton CC	162,550

Replacement Year 2044 continued Chiller 2 - 60 Ton CC 162,550 Exterior Paint/Waterproofing GPS 10,837 Exterior Paint/Waterproofing LR 16,255 Exterior Paint/Waterproofing ME 12,110 Exterior Paint/Waterproofing PO 13,546 Interior Remodel Offices 45,153 Pool heaters 70,345 Stormwater Retention 903,056 Truck 2 - 2011 Toyota Tundra 4x2 36,122 Total for 2044 \$1,432,616 Replacement Year 2045 Exterior Paint/Waterproofing CCL 27,904 Exterior Paint/Waterproofing TM 4,279 Fountain 3 7.5 HP 15,813 Roof, CC 126,965 Roof, modified CC 214,864 Truck 1 - 2015 Toyota Tacoma 4x4 55,809 Total for 2045 Replacement Year 2046 HVAC-7.5 Ton GPS 28,742 Pickleball Courts, resurface 19,161 Tennis Lights 287,416 Total for 2046 \$335,318 Replacement Year 2047	Description	Expenditures
Chiller 2 - 60 Ton CC 162,550 Exterior Paint/Waterproofing LR 10,837 Exterior Paint/Waterproofing ME 12,110 Exterior Paint/Waterproofing ME 12,110 Exterior Paint/Waterproofing PO 13,546 Interior Remodel Offices 45,153 Pool heaters 70,438 Stormwater Retention 903,056 Truck 2 - 2011 Toyota Tundra 4x2 36,122 Total for 2044 Replacement Year 2045 Exterior Paint/Waterproofing CCL 27,904 Exterior Paint/Waterproofing TM 4,279 Fountain 3 7.5 HP 15,813 Roof CC 126,965 Roof, modified CC 214,864 Truck 1 - 2015 Toyota Tacoma 4x4 55,809 Total for 2045 Replacement Year 2046 HVAC-7.5 Ton GPS 28,742 Pickleball Courts, resurface 19,161 Tennis Lights 287,416 Total for 2046 Replacement Year 2047 17th Street Irrigation Pump 7.5HP 14,802 Al	Renlacement Vear 2014 continued	
Exterior Paint/Waterproofing LR 10,837 Exterior Paint/Waterproofing LR 16,255 Exterior Paint/Waterproofing ME 12,110 Exterior Paint/Waterproofing PO 13,546 Interior Remodel Offices 45,153 Pool heaters 70,438 Stormwater Retention 903,056 Truck 2 - 2011 Toyota Tundra 4x2 36,122 Total for 2044 \$1,432,616 Replacement Year 2045 27,904 Exterior Paint/Waterproofing CCL 27,904 Exterior Paint/Waterproofing TM 4,279 Fountain 3 7.5 HP 15,813 Roof CC 126,965 Roof, modified CC 214,864 Truck 1 - 2015 Toyota Tacoma 4x4 55,809 Total for 2045 \$445,634 Replacement Year 2046 19,161 HVAC-7.5 Ton GPS 28,742 Pickleball Courts, resurface 19,161 Tennis Lights 287,416 Total for 2046 \$335,318 Replacement Year 2047 17th Street Irrigation Pump 7.5HP 14,802 Air Handler units CC 710,491 <td>•</td> <td>162 550</td>	•	162 550
Exterior Paint/Waterproofing ME 16,255 Exterior Paint/Waterproofing ME 12,110 Exterior Paint/Waterproofing PO 13,546 Interior Remodel Offices 45,153 Pool heaters 70,438 Stormwater Retention 903,056 Truck 2 - 2011 Toyota Tundra 4x2 36,122 Total for 2044 \$1,432,616 Replacement Year 2045 Exterior Paint/Waterproofing CCL 27,904 Exterior Paint/Waterproofing TM 4,279 Fountain 3 7.5 HP 15,813 Roof CC 126,965 Roof, modified CC 124,864 Truck 1 - 2015 Toyota Tacoma 4x4 55,809 Total for 2045 Replacement Year 2046 HVAC-7.5 Ton GPS 28,742 Pickleball Courts, resurface 19,161 Tennis Lights 287,416 Total for 2046 \$335,318 Replacement Year 2047 17th Street Irrigation Pump 7.5HP 14,802 Air Handler units CC 710,491 HVAC - 3 Ton LR 10,855 </td <td></td> <td></td>		
Exterior Paint/Waterproofing ME 12,110 Exterior Paint/Waterproofing PO 13,546 Interior Remodel Offices 45,153 Pool heaters 70,438 Stormwater Retention 903,056 Truck 2 - 2011 Toyota Tundra 4x2 36,122 Total for 2044 \$1,432,616 Replacement Year 2045 Exterior Paint/Waterproofing CCL 27,904 Exterior Paint/Waterproofing TM 4,279 Fountain 3 7.5 HP 15,813 Roof CC 214,864 Truck 1 - 2015 Toyota Tacoma 4x4 55,809 Total for 2045 Replacement Year 2046 HVAC-7.5 Ton GPS 28,742 Pickleball Courts, resurface 19,161 Tennis Lights 287,416 Total for 2046 \$335,318 Replacement Year 2047 17th Street Irrigation Pump 7.5HP 14,802 Air Handler units CC 710,491 HVAC - 3 Ton LR 10,855 HVAC - 5 Ton LR 10,855 HVAC - 5 Ton CL 293,397		·
Exterior Paint/Waterproofing PO 13,546 Interior Remodel Offices 45,153 Pool heaters 70,438 Stormwater Retention 903,056 Truck 2 - 2011 Toyota Tundra 4x2 36,122 Total for 2044 \$1,432,616 Replacement Year 2045 27,904 Exterior Paint/Waterproofing CCL 27,904 Exterior Paint/Waterproofing TM 4,279 Fountain 3 7.5 HP 15,813 Roof CC 126,965 Roof, modified CC 214,864 Truck 1 - 2015 Toyota Tacoma 4x4 55,809 Total for 2045 \$445,634 Replacement Year 2046 4445,634 HVAC-7.5 Ton GPS 28,742 Pickleball Courts, resurface 19,161 Total for 2046 \$335,318 Replacement Year 2047 17th Street Irrigation Pump 7.5HP 14,802 Air Handler units CC 710,491 HVAC - 3 Ton LR 10,855 HVAC - 5 Ton CL 19,736 HVAC - 5 Ton CL 493,397 Total for 2047 \$1,267,043 Replace		
Interior Remodel Offices 45,153 Pool heaters 70,438 Stormwater Retention 903,056 Truck 2 - 2011 Toyota Tundra 4x2 36,122 Total for 2044 \$1,432,616 \$1,43		
Stormwater Retention 903,056 Truck 2 - 2011 Toyota Tundra 4x2 36,122 Total for 2044 \$1,432,616 Replacement Year 2045 Exterior Paint/Waterproofing CCL 27,904 Exterior Paint/Waterproofing TM 4,279 Fountain 3 7.5 HP 15,813 Roof CC 126,965 Roof, modified CC 214,864 Truck 1 - 2015 Toyota Tacoma 4x4 55,809 Total for 2045 Replacement Year 2046 \$445,634 HVAC-7.5 Ton GPS 28,742 Pickleball Courts, resurface 19,161 Tennis Lights 287,416 Total for 2046 \$335,318 Replacement Year 2047 17th Street Irrigation Pump 7.5HP 14,802 Air Handler units CC 710,491 HVAC - 3 Ton LR 10,855 HVAC - 5 Ton CL 19,736 Regency Ballroom Remodel Allowance CC 493,397 Total for 2047 \$1,267,043 Replacement Year 2048	·	
Truck 2 - 2011 Toyota Tundra 4x2 36,122 Total for 2044 \$1,432,616 Replacement Year 2045 *** Exterior Paint/Waterproofing CCL 27,904 Exterior Paint/Waterproofing TM 4,279 Fountain 3 7.5 HP 15,813 Roof CC 126,965 Roof, modified CC 214,864 Truck 1 - 2015 Toyota Tacoma 4x4 55,809 Total for 2045 \$445,634 Replacement Year 2046 *** HVAC-7.5 Ton GPS 28,742 Pickleball Courts, resurface 19,161 Tennis Lights 287,416 Total for 2046 \$335,318 Replacement Year 2047 *** 17th Street Irrigation Pump 7.5HP 14,802 Air Handler units CC 710,491 HVAC - 3 Ton LR 10,855 HVAC - 5 Ton CL 19,736 Regency Ballroom Remodel Allowance CC 493,397 Total for 2047 \$1,267,043	Pool heaters	
Total for 2044 \$1,432,616 Replacement Year 2045 Exterior Paint/Waterproofing CCL 27,904 Exterior Paint/Waterproofing TM 4,279 Fountain 3 7.5 HP 15,813 Roof CC 126,965 Roof, modified CC 214,864 Truck 1 - 2015 Toyota Tacoma 4x4 55,809 Total for 2045 Replacement Year 2046 HVAC-7.5 Ton GPS 28,742 Pickleball Courts, resurface 19,161 Tennis Lights 287,416 Total for 2046 \$335,318 Replacement Year 2047 1 17th Street Irrigation Pump 7.5HP 14,802 Air Handler units CC 710,491 HVAC - 3 Ton LR 10,855 HVAC - 5 Ton CL 19,736 Regency Ballroom Remodel Allowance CC 493,397 Total for 2047 \$1,267,043 Replacement Year 2048	Stormwater Retention	903,056
Replacement Year 2045 Exterior Paint/Waterproofing CCL 27,904 Exterior Paint/Waterproofing TM 4,279 Fountain 3 7.5 HP 15,813 Roof CC 126,965 Roof, modified CC 214,864 Truck 1 - 2015 Toyota Tacoma 4x4 55,809 Total for 2045 Replacement Year 2046 HVAC-7.5 Ton GPS 28,742 Pickleball Courts, resurface 19,161 Tennis Lights 287,416 Total for 2046 \$335,318 Replacement Year 2047 17th Street Irrigation Pump 7.5HP 14,802 Air Handler units CC 710,491 HVAC - 3 Ton LR 10,855 HVAC - 5 Ton LR 17,762 HVAC - 5 Ton CCL 19,736 Regency Ballroom Remodel Allowance CC 493,397 Total for 2047 \$1,267,043	Truck 2 - 2011 Toyota Tundra 4x2	36,122
Exterior Paint/Waterproofing TM 27,904 Exterior Paint/Waterproofing TM 4,279 Fountain 3 7.5 HP 15,813 Roof CC 126,965 Roof, modified CC 214,864 Truck 1 - 2015 Toyota Tacoma 4x4 55,809 Total for 2045 Replacement Year 2046 HVAC-7.5 Ton GPS 28,742 Pickleball Courts, resurface 19,161 Tennis Lights 287,416 Total for 2046 \$335,318 Replacement Year 2047 17th Street Irrigation Pump 7.5HP 14,802 Air Handler units CC 710,491 HVAC - 3 Ton LR 10,855 HVAC - 5 Ton CL 19,736 Regency Ballroom Remodel Allowance CC 493,397 Total for 2047 \$1,267,043 Replacement Year 2048	Total for 2044	\$1,432,616
Exterior Paint/Waterproofing TM 27,904 Exterior Paint/Waterproofing TM 4,279 Fountain 3 7.5 HP 15,813 Roof CC 126,965 Roof, modified CC 214,864 Truck 1 - 2015 Toyota Tacoma 4x4 55,809 Total for 2045 Replacement Year 2046 HVAC-7.5 Ton GPS 28,742 Pickleball Courts, resurface 19,161 Tennis Lights 287,416 Total for 2046 \$335,318 Replacement Year 2047 17th Street Irrigation Pump 7.5HP 14,802 Air Handler units CC 710,491 HVAC - 3 Ton LR 10,855 HVAC - 5 Ton CL 19,736 Regency Ballroom Remodel Allowance CC 493,397 Total for 2047 \$1,267,043 Replacement Year 2048	Replacement Vear 2045	
Exterior Paint/Waterproofing TM 4,279 Fountain 3 7.5 HP 15,813 Roof CC 126,965 Roof, modified CC 214,864 Truck 1 - 2015 Toyota Tacoma 4x4 55,809 Total for 2045 HVAC-7.5 Ton GPS 28,742 Pickleball Courts, resurface 19,161 Tennis Lights 287,416 Total for 2046 \$335,318 Replacement Year 2047 17th Street Irrigation Pump 7.5HP 14,802 Air Handler units CC 710,491 HVAC - 3 Ton LR 10,855 HVAC - 5 Ton CL 19,736 Regency Ballroom Remodel Allowance CC 493,397 Total for 2047 \$1,267,043 Replacement Year 2048	•	27 904
Fountain 3 7.5 HP 15,813 Roof CC 126,965 Roof, modified CC 214,864 Truck 1 - 2015 Toyota Tacoma 4x4 55,809 Total for 2045 \$445,634 Replacement Year 2046 HVAC-7.5 Ton GPS 28,742 Pickleball Courts, resurface 19,161 Tennis Lights 287,416 Total for 2046 \$335,318 Replacement Year 2047 17th Street Irrigation Pump 7.5HP 14,802 Air Handler units CC 710,491 HVAC - 3 Ton LR 10,855 HVAC - 5 Ton LR 17,762 HVAC-5 Ton CCL 19,736 Regency Ballroom Remodel Allowance CC 493,397 Total for 2047 \$1,267,043		•
Roof CC 126,965 Roof, modified CC 214,864 Truck 1 - 2015 Toyota Tacoma 4x4 55,809 Total for 2045 \$445,634 Replacement Year 2046 HVAC-7.5 Ton GPS 28,742 Pickleball Courts, resurface 19,161 Tennis Lights 287,416 Total for 2046 \$335,318 Replacement Year 2047 17th Street Irrigation Pump 7.5HP 14,802 Air Handler units CC 710,491 HVAC - 3 Ton LR 10,855 HVAC - 5 Ton LR 17,762 HVAC-5 Ton CCL 19,736 Regency Ballroom Remodel Allowance CC 493,397 Total for 2047 \$1,267,043 Replacement Year 2048		
Truck 1 - 2015 Toyota Tacoma 4x4 55,809 Total for 2045 \$445,634 Replacement Year 2046 \$28,742 Pickleball Courts, resurface 19,161 Tennis Lights 287,416 Total for 2046 \$335,318 Replacement Year 2047 \$17th Street Irrigation Pump 7.5HP 14,802 Air Handler units CC 710,491 HVAC - 3 Ton LR 10,855 HVAC - 5 Ton LR 17,762 HVAC - 5 Ton CCL 19,736 Regency Ballroom Remodel Allowance CC 493,397 Total for 2047 \$1,267,043 Replacement Year 2048		•
Total for 2045 \$445,634 Replacement Year 2046 HVAC-7.5 Ton GPS 28,742 Pickleball Courts, resurface 19,161 Tennis Lights 287,416 Total for 2046 \$335,318 Replacement Year 2047 *** 17th Street Irrigation Pump 7.5HP 14,802 Air Handler units CC 710,491 HVAC - 3 Ton LR 10,855 HVAC - 5 Ton LR 17,762 HVAC - 5 Ton CCL 19,736 Regency Ballroom Remodel Allowance CC 493,397 Total for 2047 \$1,267,043 Replacement Year 2048	Roof, modified CC	214,864
Replacement Year 2046 HVAC-7.5 Ton GPS 28,742 Pickleball Courts, resurface 19,161 Tennis Lights 287,416 Total for 2046 \$335,318 Replacement Year 2047 17th Street Irrigation Pump 7.5HP 14,802 Air Handler units CC 710,491 HVAC - 3 Ton LR 10,855 HVAC - 5 Ton LR 17,762 HVAC-5 Ton CCL 19,736 Regency Ballroom Remodel Allowance CC 493,397 Total for 2047 \$1,267,043 Replacement Year 2048	Truck 1 - 2015 Toyota Tacoma 4x4	55,809
HVAC-7.5 Ton GPS 28,742 Pickleball Courts, resurface 19,161 Tennis Lights 287,416 Total for 2046 \$335,318 Replacement Year 2047 17th Street Irrigation Pump 7.5HP 14,802 Air Handler units CC 710,491 HVAC - 3 Ton LR 10,855 HVAC - 5 Ton LR 17,762 HVAC-5 Ton CCL 19,736 Regency Ballroom Remodel Allowance CC 493,397 Total for 2047 \$1,267,043	Total for 2045	\$445,634
HVAC-7.5 Ton GPS 28,742 Pickleball Courts, resurface 19,161 Tennis Lights 287,416 Total for 2046 \$335,318 Replacement Year 2047 17th Street Irrigation Pump 7.5HP 14,802 Air Handler units CC 710,491 HVAC - 3 Ton LR 10,855 HVAC - 5 Ton LR 17,762 HVAC-5 Ton CCL 19,736 Regency Ballroom Remodel Allowance CC 493,397 Total for 2047 \$1,267,043	Replacement Year 2046	
Pickleball Courts, resurface 19,161 Tennis Lights 287,416 Total for 2046 \$335,318 Replacement Year 2047 17th Street Irrigation Pump 7.5HP 14,802 Air Handler units CC 710,491 HVAC - 3 Ton LR 10,855 HVAC - 5 Ton LR 17,762 HVAC-5 Ton CCL 19,736 Regency Ballroom Remodel Allowance CC 493,397 Total for 2047 \$1,267,043 Replacement Year 2048	•	28.742
Tennis Lights 287,416 Total for 2046 \$335,318 Replacement Year 2047 17th Street Irrigation Pump 7.5HP 14,802 Air Handler units CC 710,491 HVAC - 3 Ton LR 10,855 HVAC - 5 Ton LR 17,762 HVAC-5 Ton CCL 19,736 Regency Ballroom Remodel Allowance CC 493,397 Total for 2047 \$1,267,043		
Total for 2046 Replacement Year 2047 17th Street Irrigation Pump 7.5HP 14,802 Air Handler units CC 710,491 HVAC - 3 Ton LR 10,855 HVAC - 5 Ton LR 17,762 HVAC-5 Ton CCL 19,736 Regency Ballroom Remodel Allowance CC 493,397 Total for 2047 \$1,267,043 Replacement Year 2048		•
17th Street Irrigation Pump 7.5HP 14,802 Air Handler units CC 710,491 HVAC - 3 Ton LR 10,855 HVAC - 5 Ton LR 17,762 HVAC-5 Ton CCL 19,736 Regency Ballroom Remodel Allowance CC 493,397 Total for 2047 \$1,267,043	_	
17th Street Irrigation Pump 7.5HP 14,802 Air Handler units CC 710,491 HVAC - 3 Ton LR 10,855 HVAC - 5 Ton LR 17,762 HVAC-5 Ton CCL 19,736 Regency Ballroom Remodel Allowance CC 493,397 Total for 2047 \$1,267,043	Poplacement Veer 2017	
Air Handler units CC 710,491 HVAC - 3 Ton LR 10,855 HVAC - 5 Ton LR 17,762 HVAC-5 Ton CCL 19,736 Regency Ballroom Remodel Allowance CC 493,397 Total for 2047 \$1,267,043	•	14 802
HVAC - 3 Ton LR HVAC - 5 Ton LR HVAC - 5 Ton CCL Regency Ballroom Remodel Allowance CC Total for 2047 Replacement Year 2048 10,855 17,762 19,736 493,397 \$1,267,043	· ·	·
HVAC - 5 Ton LR 17,762 HVAC-5 Ton CCL 19,736 Regency Ballroom Remodel Allowance CC 493,397 Total for 2047 \$1,267,043 Replacement Year 2048		·
HVAC-5 Ton CCL Regency Ballroom Remodel Allowance CC Total for 2047 Replacement Year 2048 19,736 493,397 \$1,267,043		
Regency Ballroom Remodel Allowance CC 493,397 Total for 2047 \$1,267,043 Replacement Year 2048		
Replacement Year 2048	Regency Ballroom Remodel Allowance CC	
	Total for 2047	\$1,267,043
	Replacement Year 2048	
	-	152,460

Description	Expenditures
Replacement Year 2048 continued	
Fountain 1 15 HP	21,344
HVAC 4 OF	17,279
HVAC 6A OF	17,279
HVAC-3 Ton CCL	17,279
HVAC-3 Ton CCL	17,279
Patrol Truck 1 - 2016 Toyota Tacoma	50,820
Patrol Truck 2 - 2016 Toyota Tacoma	50,820
Rheem Hot Water Heater-87 Gal CC	14,230
Roof, asphalt shingles ME	111,804
Total for 2048	\$470,592
Replacement Year 2049	
Elevator Kitchen CC	366,411
Exterior Awning GPS	15,075
Exterior Paint/Waterproofing OF	26,382
Fountain 2 7.5 HP	17,797
Irrigation in general	523,444
Total for 2049	\$949,110
Replacement Year 2050	
ESD Waste to Water Groves	140,178
Fire Alarm Panel CC	53,915
Restroom remodel allowance CS	75,481
Roof 2600	22,429
Roof, shinges asphalt TM	8,303
Roof, shingles asphalt HI	109,124
Total for 2050	\$409,429
Replacement Year 2051	
HVAC-10 Ton CCL	38,873
HVAC-3 Ton, Pro Shop HI	17,770
Restroom Remodel Allowance CCL	333,193
Roof, asphalt shingles CS	51,312
Total for 2051	\$441,148
Replacement Year 2052	
Electric Reserve CC	343,189

Description	Expenditures
Replacement Year 2052 continued	
Exterior Paint/Waterproofing MCLWF	77,218
HVAC 1 OF	17,159
HVAC 2 OF	17,159
HVAC 3A OF	19,447
HVAC 3B OF	19,447
Playground Equipment	34,319
Roof, shingles asphalt MGRO 1	80,535
Total for 2052	\$608,474
Replacement Year 2053	
Exterior Paint/Waterproofing CC	164,960
Exterior and Interior Paint/Waterproofing HI	23,566
Garage Doors HI	21,209
Golf Course Bridges	176,742
HVAC 6B OF	20,031
Interior Remodel Allowance Pro Shop HI	164,960
Roof, shingles asphalt CCL	99,801
Roof, shingles asphalt GPS	28,279
Roof, shingles asphalt LR	79,652
Roof, shingles asphalt Walkways LR	52,080
Tennis Courts	320,493
Total for 2053	\$1,151,771

Asphalt, mill/repave	- Parking Lots - 2035	41,000 SY	@ \$20.00
Asset ID	1078	Asset Actual Cost	\$820,000.00
	Site Development	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$1,135,071.77
Placed in Service	March 2015	Assigned Reserves	\$369,000.00
Useful Life	20		
Replacement Year	2035	Annual Assessment	\$61,062.3 <u>5</u>
Remaining Life	11	Reserve Allocation	\$61,062.35



Quantity estimated off Google Earth, pending confirmation from an asphalt contractor.

Asphalt, mill/repave	- Streets - 2035	129,000 SY	@ \$20.00
Asset ID	1079	Asset Actual Cost	\$2,580,000.00
	Site Development	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$3,571,323.39
Placed in Service	March 2015	Assigned Reserves	\$794,714.53
Useful Life	20		
Replacement Year	2035	Annual Assessment	\$220,076.50
Remaining Life	11	Reserve Allocation	\$220,076.50



Golf Course Bridges - 2	038	1 lumpsum	@ \$75,000.00
Asset ID	1113	Asset Actual Cost	\$75,000.00
	Site Development	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$113,444.23
Placed in Service	March 2023	Assigned Reserves	none
Useful Life	15		
Replacement Year	2038	Annual Assessment	\$6,981.18
Remaining Life	14	Reserve Allocation	\$6,981.18

Open area roof replacement VM MCA - 2024

		4,500 SF	@ \$31.50
Asset ID	1091	Asset Actual Cost	\$141,750.00
	Maintenance Buildings	Percent Replacement	100%
Category	Roofing	Future Cost	\$141,750.00
Placed in Service	March 1994	Assigned Reserves	\$141,750.00
Useful Life	30		
Replacement Year	2024	Annual Assessment	<u>\$9,805.84</u>
Remaining Life	0	Reserve Allocation	\$9,805.84

oof 2600 - 2025		16 SQ	@ \$650.00
Asset ID	1121	Asset Actual Cost	\$10,400.00
Mainte	nance Buildings	Percent Replacement	100%
Category	Roofing	Future Cost	\$10,712.00
Placed in Service	March 1997	Assigned Reserves	\$10,028.57
Useful Life	25		
Adjustment	3	Annual Assessment	<u>\$975.52</u>
Replacement Year	2025	Reserve Allocation	\$975.52
Remaining Life	1		



Roof CC - 2025		105 SQ	@ \$650.00
Asset ID	1001	Asset Actual Cost	\$68,250.00
	Country Club	Percent Replacement	100%
Category	Roofing	Future Cost	\$70,297.50
Placed in Service	March 1992	Assigned Reserves	\$66,181.82
Useful Life	20		
Adjustment	13	Annual Assessment	\$6,043.31
Replacement Year	2025	Reserve Allocation	\$6,043.31
Remaining Life	1		



D (1401)4/E 20E7			
Roof MCLWF - 2057)	169 SQ	@ \$1,500.00
Asset ID	1118	Asset Actual Cost	\$253,500.00
	MCLWF	Percent Replacement	100%
Category	Roofing	Future Cost	\$672,366.98
Placed in Service	March 2022	Assigned Reserves	none
Useful Life	35		
Replacement Year	2057	Annual Assessment	<u>\$17,418.62</u>
Remaining Life	33	Reserve Allocation	\$17,418.62



Roof Standing Seam - 2039

@ \$1,800.00	111 SQ		or starraing scarri
\$199,800.00	Asset Actual Cost	1120	Asset ID
100%	Percent Replacement	Community Center	Offic
\$311,281.89	Future Cost	Roofing	Category
none	Assigned Reserves	March 2004	Placed in Service
		35	Useful Life
\$17,862.88	Annual Assessment	2039	Replacement Year
\$17,862.88	Reserve Allocation	15	Remaining Life



Roof, asphalt shingles	CS - 2026	42 SQ	@ \$550.00
Asset ID	1093	Asset Actual Cost	\$23,100.00
	Support Buildings	Percent Replacement	100%
Category	Roofing	Future Cost	\$24,506.79
Placed in Service	March 1999	Assigned Reserves	\$21,388.89
Useful Life	25		
Adjustment	2	Annual Assessment	\$1,735.77
Replacement Year	2026	Reserve Allocation	\$1,735.77
Remaining Life	2		



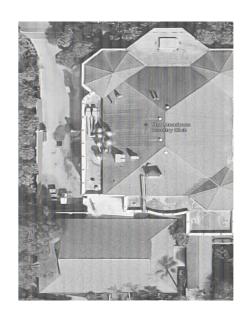
Seven buildings at 6 SQ

Roof, asphalt shingles ME - 2048

@ \$550.00	100 SQ	2040	oi, aspirait stilligies ivi
\$55,000.00	Asset Actual Cost	1036	Asset ID
100%	Percent Replacement	Cart Barns	
\$111,803.67	Future Cost	Roofing	Category
none	Assigned Reserves	March 2023	Placed in Service
		25	Useful Life
\$3,991.15	Annual Assessment	2048	Replacement Year
\$3,991.15	Reserve Allocation	24	Remaining Life



Roof, modified CC - 2025		33 SQ	@ \$3,500.00
Asset ID	1002	Asset Actual Cost	\$115,500.00
	Country Club	Percent Replacement	100%
Category	Roofing	Future Cost	\$118,965.00
Placed in Service	March 1992	Assigned Reserves	\$112,000.00
Useful Life	20		
Adjustment	13	Annual Assessment	\$10,227.14
Replacement Year	2025	Reserve Allocation	\$10,227.14
Remaining Life	1		



Roof	. shin	ges a	spha	lt TM	- 2025
11001	,	5 C J G	20114		2023

@ \$550.00	7 SQ	t 11vi - 2023	oi, siiiliges aspiia
\$3,850.00	Asset Actual Cost	1038	Asset ID
100%	Percent Replacement	Maintenance Buildings	
\$3,965.50	Future Cost	Roofing	Category
\$3,696.00	Assigned Reserves	March 2000	Placed in Service
		25	Useful Life
<u>\$377.15</u>	Annual Assessment	2025	Replacement Year
\$377.15	Reserve Allocation	1	Remaining Life



Roof, shingles aspha	It CCL - 2028	77 SQ	@ \$550.00
Asset ID	1042	Asset Actual Cost	\$42,350.00
	Center Court Lounge	Percent Replacement	100%
Category	Roofing	Future Cost	\$47,665.30
Placed in Service	March 2003	Assigned Reserves	\$35,574.00
Useful Life	25		
Replacement Year	2028	Annual Assessment	\$2,920.18
Remaining Life	4	Reserve Allocation	\$2,920.18



Roof, shingles asphalt GPS - 2028

oi, simigies aspirait of	3 2020	30 SQ	@ \$400.00
Asset ID	1025	Asset Actual Cost	\$12,000.00
	Golf Pro Shop	Percent Replacement	100%
Category	Roofing	Future Cost	\$13,506.11
Placed in Service	March 2003	Assigned Reserves	\$10,080.00
Useful Life	25		
Replacement Year	2028	Annual Assessment	<u>\$827.44</u>
Remaining Life	4	Reserve Allocation	\$827.44



Roof, shingles asphalt HI - 2	2025	92 SQ	@ \$550.00
Asset ID	1030	Asset Actual Cost	\$50,600.00
	Cart Barns	Percent Replacement	100%
Category	Roofing	Future Cost	\$52,118.00
Placed in Service	March 1998	Assigned Reserves	\$48,725.93
Useful Life	25		
Adjustment	2	Annual Assessment	\$4,811.28
Replacement Year	2025	Reserve Allocation	\$4,811.28

1

Remaining Life



Roof, shingles asphalt LR	- 2028	52 SQ	@ \$650.00
Asset ID	1019	Asset Actual Cost	\$33,800.00
	Locker Room	Percent Replacement	100%
Category	Roofing	Future Cost	\$38,042.20
Placed in Service	March 2003	Assigned Reserves	\$28,392.00
Useful Life	25		
Replacement Year	2028	Annual Assessment	\$2,330.63
Remaining Life	4	Reserve Allocation	\$2,330.63



Roof, shingles aspha	lt MGRO 1 - 2027	64 SQ	@ \$550.00
Asset ID	1088	Asset Actual Cost	\$35,200.00
N	Maintenance Buildings	Percent Replacement	100%
Category	Roofing	Future Cost	\$38,463.99
Placed in Service	March 1997	Assigned Reserves	\$31,680.00
Useful Life	25		
Adjustment	5	Annual Assessment	\$2,318.96
Replacement Year	2027	Reserve Allocation	\$2,318.96
Remaining Life	3		



Roof, shingles asphalt PO - 2030		38 SQ	@ \$550.00
Asset ID	1040	Asset Actual Cost	\$20,900.00
	Pool Building	Percent Replacement	100%
Category	Roofing	Future Cost	\$24,955.69
Placed in Service	March 2005	Assigned Reserves	\$15,884.00

25

Useful Life

Replacement Year	2030	Annual Assessment	<u>\$1,393.14</u>
Remaining Life	6	Reserve Allocation	\$1,393.14



Roof, shingles asphalt V	Valkways LR - 2028	34 SQ	@ \$650.00
Asset ID	1020	Asset Actual Cost	\$22,100.00
	Locker Room	Percent Replacement	100%
Category	Roofing	Future Cost	\$24,873.74
Placed in Service	March 2003	Assigned Reserves	\$18,564.00
Useful Life	25		
Replacement Year	2028	Annual Assessment	\$1,523.87
Remaining Life	4	Reserve Allocation	\$1,523.87



Exterior Paint/Waterpr	oofing CC - 2033	14,000 SF	@ \$5.00
Asset ID	1003	Asset Actual Cost	\$70,000.00
	Country Club	Percent Replacement	100%
Category	Painting	Future Cost	\$91,334.12
Placed in Service	March 2023	Assigned Reserves	\$7,000.00
Useful Life	10		
Replacement Year	2033	Annual Assessment	\$8,152.1 <u>9</u>
Remaining Life	9	Reserve Allocation	\$8,152.19



Due to the location of the building close to a body of water, the labor is expected to be higher than for projects which are easily accessible.

The building presented in deteriorated condition and the client can expext an even higher cost for this component than indiated here.

Additional funds necessary for this project should be taken from "Structural Reserves", as this component covers all structural issues from stucco remediation to concrete repair.

Exterior Paint/Wate	rproofing CCL - 2025	6,000 SF	@ \$2.50
Asset ID	1043	Asset Actual Cost	\$15,000.00
	Center Court Lounge	Percent Replacement	100%
Category	Painting	Future Cost	\$15,450.00
Placed in Service	March 2011	Assigned Reserves	\$13,928.57
Useful Life	10		
Adjustment	4	Annual Assessment	\$1,927.12
Replacement Year	2025	Reserve Allocation	\$1,927.12
Remaining Life	1		



Exterior Paint/Waterpro	oofing GPS - 2024	4,000 SF	@ \$1.50
Asset ID	1026	Asset Actual Cost	\$6,000.00
	Golf Pro Shop	Percent Replacement	100%
Category	Painting	Future Cost	\$6,000.00
Placed in Service	March 2007	Assigned Reserves	\$6,000.00
Useful Life	10		
Adjustment	7	Annual Assessment	\$697.4 <u>9</u>
Replacement Year	2024	Reserve Allocation	\$697.49
Remaining Life	0		



	C:		
Exterior Paint/Waterpro	ofing LR - 2024	3,000 SF	@ \$3.00
Asset ID	1021	Asset Actual Cost	\$9,000.00
	Locker Room	Percent Replacement	100%
Category	Painting	Future Cost	\$9,000.00
Placed in Service	March 2007	Assigned Reserves	\$9,000.00
Useful Life	10		
Adjustment	7	Annual Assessment	<u>\$1,046.24</u>
Replacement Year	2024	Reserve Allocation	\$1,046.24
Remaining Life	0		



Exterior Paint/Waterproofing MCLWF - 2032

		7,500 SF	@ \$4.50
Asset ID	1119	Asset Actual Cost	\$33,750.00
	MCLWF	Percent Replacement	100%
Category	Painting	Future Cost	\$42,753.49
Placed in Service	March 2022	Assigned Reserves	\$6,750.00
Useful Life	10		
Replacement Year	2032	Annual Assessment	<u>\$3,937.23</u>
Remaining Life	8	Reserve Allocation	\$3,937.23



Exterior Paint/Waterproofing ME - 2024		4,470 SF	@ \$1.50
Asset ID	1037	Asset Actual Cost	\$6,705.00
	Cart Barns	Percent Replacement	100%
Category	Painting	Future Cost	\$6,705.00
Placed in Service	March 2010	Assigned Reserves	\$6,705.00
Useful Life	10		
Adjustment	4	Annual Assessment	<u>\$779.45</u>
Replacement Year	2024	Reserve Allocation	\$779.45
Remaining Life	0		



Exterior Paint/Waterproofing OF - 2029

@ \$12,600.00	1 lumpsum		
\$12,600.00	Asset Actual Cost	1122	Asset ID
100%	Percent Replacement	Office/Community Center	
\$14,606.85	Future Cost	Painting	Category
\$6,300.00	Assigned Reserves	March 2019	Placed in Service
		10	Useful Life
\$1,497.64	Annual Assessment	2029	Replacement Year
\$1,497.64	Reserve Allocation	5	Remaining Life



Exterior Paint/Waterpro	ofing PO - 2024	2,500 SF	@ \$3.00
Asset ID	1041	Asset Actual Cost	\$7,500.00
	Pool Building	Percent Replacement	100%
Category	Painting	Future Cost	\$7,500.00
Placed in Service	March 2005	Assigned Reserves	\$7,500.00
Useful Life	10		
Adjustment	9	Annual Assessment	\$871.87
Replacement Year	2024	Reserve Allocation	\$871.87
Remaining Life	0		



rior Paint/Waterproofing TM - 2025	920 SF	@ \$2.50
Asset ID 1039	Asset Actual Cost	\$2,300.00
Maintenance Buildings	Percent Replacement	100%
Category Painting	Future Cost	\$2,369.00
Placed in Service March 2010	Assigned Reserves	\$2,146.67
Useful Life 10		
Adjustment 5	Annual Assessment	<u>\$284.86</u>
Replacement Year 2025	Reserve Allocation	\$284.86
Remaining Life 1		



Exterior and Interior Paint/Waterproofing HI - 2033

		4,000 SF	@ \$2.50
Asset ID	1031	Asset Actual Cost	\$10,000.00
	Cart Barns	Percent Replacement	100%
Category	Painting	Future Cost	\$13,047.73
Placed in Service	March 2023	Assigned Reserves	\$1,000.00
Useful Life	10		
Replacement Year	2033	Annual Assessment	\$1,164.60
Remaining Life	9	Reserve Allocation	\$1,164.60





Tennis Lights - 2046		1 lumpsum	@ \$150,000.00
Asset ID	1116	Asset Actual Cost	\$150,000.00
	Pool and Play	Percent Replacement	100%
Category	Lighting	Future Cost	\$287,415.51
Placed in Service	March 2021	Assigned Reserves	none
Useful Life	25		
Replacement Year	2046	Annual Assessment	\$11,200.82
Remaining Life	22	Reserve Allocation	\$11,200.82



Pool heaters - 2024		6 each	@ \$6,500.00
Asset ID	1096	Asset Actual Cost	\$39,000.00
	Pool and Play	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$39,000.00
Placed in Service	March 2010	Assigned Reserves	\$39,000.00
Useful Life	10		
Adjustment	4	Annual Assessment	\$4,533.70
Replacement Year	2024	Reserve Allocation	\$4,533.70
Remaining Life	0		



Pool, resurface - 2043		3,700 SF	@ \$21.00
Asset ID	1095	Asset Actual Cost	\$77,700.00
	Pool and Play	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$136,247.42
Placed in Service	March 2023	Assigned Reserves	none
Useful Life	20		
Replacement Year	2043	Annual Assessment	\$6,156.34
Remaining Life	19	Reserve Allocation	\$6,156.34



Interior Remodel Common Areas - 2029

		1 lumpsum	@ \$75,000.00
Asset ID	1131	Asset Actual Cost	\$75,000.00
Offic	e/Community Center	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$86,945.56
Placed in Service	March 2004	Assigned Reserves	\$60,000.00
Useful Life	25		
Replacement Year	2029	Annual Assessment	\$5,061.28
Remaining Life	5	Reserve Allocation	\$5,061.28



Interior Remodel Offices - 2029

erior Remodel Offi	ices - 2029	1 lumpsum	@ \$25,000.00
Asset ID	1132	Asset Actual Cost	\$25,000.00
Offic	ce/Community Center	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$28,981.85
Placed in Service	March 2014	Assigned Reserves	\$16,666.67
Useful Life	15		
Replacement Year	2029	Annual Assessment	<u>\$2,257.95</u>
Remaining Life	5	Reserve Allocation	\$2,257.95



Diesel Gas Station Groves 1500 Gal - 2034

@ \$35,000.00	1 each		
\$35,000.00	Asset Actual Cost	1083	Asset ID
100%	Percent Replacement	Diesel and ESD	
\$47,037.07	Future Cost	Equipment	Category
\$25,000.00	Assigned Reserves	March 1999	Placed in Service
		35	Useful Life
\$1,971.7 <u>3</u>	Annual Assessment	2034	Replacement Year
\$1,971.73	Reserve Allocation	10	Remaining Life



Diesel Gas Station Meadows 1500 Gal - 2034

@ \$35,000.00	1 each		
\$35,000.00	Asset Actual Cost	1081	Asset ID
100%	Percent Replacement	Diesel and ESD	
\$47,037.07	Future Cost	Equipment	Category
\$25,000.00	Assigned Reserves	March 1999	Placed in Service
		35	Useful Life
\$1,971.7 <u>3</u>	Annual Assessment	2034	Replacement Year
\$1,971.73	Reserve Allocation	10	Remaining Life



ESD Waste to Water	Groves - 2025	1 each	@ \$65,000.00
Asset ID	1084	Asset Actual Cost	\$65,000.00
	Diesel and ESD	Percent Replacement	100%
Category	Equipment	Future Cost	\$66,950.00
Placed in Service	March 2000	Assigned Reserves	\$62,400.00
Useful Life	25		
Replacement Year	2025	Annual Assessment	<u>\$6,367.48</u>
Remaining Life	1	Reserve Allocation	\$6,367.48



Based on comparable work files, date in service assumed

ESD Waste to Water Meadows 800 Gal - 2035

@ \$65,000.00	1 each		
\$65,000.00	Asset Actual Cost	1082	Asset ID
100%	Percent Replacement	Diesel and ESD	
\$89,975.20	Future Cost	Equipment	Category
\$36,400.00	Assigned Reserves	March 2010	Placed in Service
		25	Useful Life
\$4,294.6 <u>5</u>	Annual Assessment	2035	Replacement Year
\$4,294.65	Reserve Allocation	11	Remaining Life



Based on comparable work files

Patrol Truck 1 - 2016 Toyota Tacoma - 2027

		1 each	@ \$25,000.00
Asset ID	1108	Asset Actual Cost	\$25,000.00
	Vehicles	Percent Replacement	100%
Category	Equipment	Future Cost	\$27,318.17
Placed in Service	March 2020	Assigned Reserves	\$14,285.71
Useful Life	7		
Replacement Year	2027	Annual Assessment	\$4,046.68
Remaining Life	3	Reserve Allocation	\$4,046.68

Patrol Truck 2 - 2016 Toyota Tacoma - 2027

		1 each	@ \$25,000.00
Asset ID	1109	Asset Actual Cost	\$25,000.00
	Vehicles	Percent Replacement	100%
Category	Equipment	Future Cost	\$27,318.17
Placed in Service	March 2020	Assigned Reserves	\$14,285.71
Useful Life	7		
Replacement Year	2027	Annual Assessment	\$4,046.68
Remaining Life	3	Reserve Allocation	\$4,046.68

Playground Equipment - 2037

@ \$15,000.00	1 lumpsum	2037	ayground Equipment
\$15,000.00	Asset Actual Cost	1115	Asset ID
100%	Percent Replacement	Pool and Play	
\$22,028.01	Future Cost	Equipment	Category
none	Assigned Reserves	March 2022	Placed in Service
		15	Useful Life
\$1,461.34	Annual Assessment	2037	Replacement Year
\$1,461.34	Reserve Allocation	13	Remaining Life



@ \$45,000.00	1 each	1113 - 2030	actor with attaching
\$45,000.00	Asset Actual Cost	1103	Asset ID
100%	Percent Replacement	Vehicles	
\$53,732.35	Future Cost	Equipment	Category
\$36,000.00	Assigned Reserves	March 2000	Placed in Service
		25	Useful Life
\$2,744.24	Annual Assessment	5	Adjustment
\$2,744.24	Reserve Allocation	2030	Replacement Year
		6	Remaining Life



Truck 1 - 2015 Toyota T	acoma 4x4 - 2025	1 each	@ \$30,000.00
Asset ID	1100	Asset Actual Cost	\$30,000.00
	Vehicles	Percent Replacement	100%
Category	Equipment	Future Cost	\$30,900.00
Placed in Service	March 2015	Assigned Reserves	\$27,000.00
Useful Life	10		
Replacement Year	2025	Annual Assessment	\$4,686.41
Remaining Life	1	Reserve Allocation	\$4,686.41

Truck 2 - 2011 Toyota Tu	ndra 4x2 - 2024	1 each	@ \$20,000.00
Asset ID	1101	Asset Actual Cost	\$20,000.00
	Vehicles	Percent Replacement	100%
Category	Equipment	Future Cost	\$20,000.00
Placed in Service	March 2011	Assigned Reserves	\$20,000.00
Useful Life	10		
Adjustment	3	Annual Assessment	<u>\$2,324.98</u>
Replacement Year	2024	Reserve Allocation	\$2,324.98
Remaining Life	0		

Utility Cart	s Maintenance	- 2025
---------------------	---------------	--------

@ \$6,500.00	4 each	TICE - 2025	unity Carts Maintena
\$26,000.00	Asset Actual Cost	1104	Asset ID
100%	Percent Replacement	Vehicles	
\$26,780.00	Future Cost	Equipment	Category
\$24,266.67	Assigned Reserves	March 2010	Placed in Service
		15	Useful Life
\$3,220.13	Annual Assessment	2025	Replacement Year
\$3,220.13	Reserve Allocation	1	Remaining Life

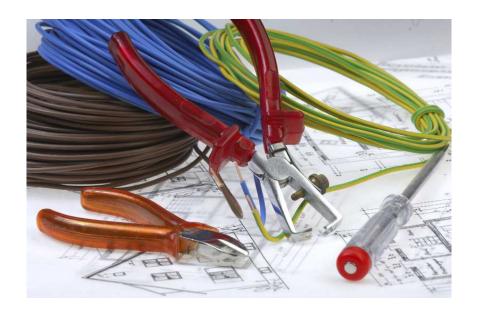


\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			
Water Buffalo Trailer - 2030		1 each	@ \$6,500.00
Asset ID	1102	Asset Actual Cost	\$6,500.00
	Vehicles	Percent Replacement	100%
Category	Equipment	Future Cost	\$7,761.34
Placed in Service	March 2000	Assigned Reserves	\$5,200.00
Useful Life	30		
Replacement Year	2030	Annual Assessment	\$396.39
Remaining Life	6	Reserve Allocation	\$396.39



Electric Reserve CC - 2052

eti ie nesei ve ee	2032	1 lumpsum	@ \$150,000.00
Asset ID	1011	Asset Actual Cost	\$150,000.00
	Country Club	Percent Replacement	100%
Category	Building Components	Future Cost	\$343,189.15
Placed in Service	March 1992	Assigned Reserves	none
Useful Life	60		
Replacement Year	2052	Annual Assessment	\$10,489.16
Remaining Life	28	Reserve Allocation	\$10,489.16



Exterior Awning GPS - 2029

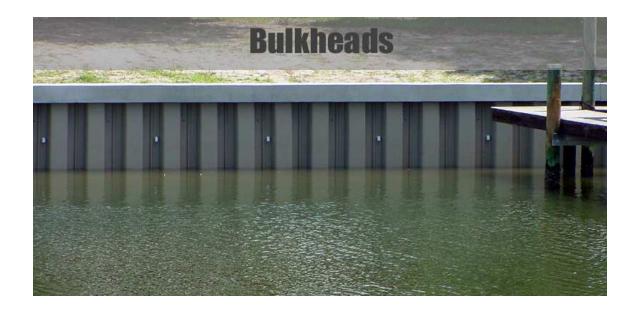
@ \$7,200.00	1 each	5 - 2029	terior Awriling GPS
\$7,200.00	Asset Actual Cost	1029	Asset ID
100%	Percent Replacement	Golf Pro Shop	
\$8,346.77	Future Cost	Building Components	Category
\$3,600.00	Assigned Reserves	March 2019	Placed in Service
		10	Useful Life
<u>\$855.80</u>	Annual Assessment	2029	Replacement Year
\$855.80	Reserve Allocation	5	Remaining Life



`			
17th Street Irrigatio	n Pump 7.5HP - 2026	1 each	@ \$7,500.00
Asset ID	1073	Asset Actual Cost	\$7,500.00
	Fountain and Pumps	Percent Replacement	100%
Category	Grounds Components	Future Cost	\$7,956.75
Placed in Service	March 2019	Assigned Reserves	\$5,357.14
Useful Life	7		
Replacement Year	2026	Annual Assessment	<u>\$1,278.62</u>
Remaining Life	2	Reserve Allocation	\$1,278.62



D. II.II - 2020			
Bulkheads - 2039		1 lumpsum	@ \$350,000.00
Asset ID	1077	Asset Actual Cost	\$350,000.00
	Site Development	Percent Replacement	100%
Category	Grounds Components	Future Cost	\$545,288.60
Placed in Service	March 1974	Assigned Reserves	none
Useful Life	65		
Replacement Year	2039	Annual Assessment	\$31,291.33
Remaining Life	15	Reserve Allocation	\$31,291.33



Fountain 1 15 HP -	2028	1 each	@ \$10,500.00
Asset ID	1070	Asset Actual Cost	\$10,500.00
	Fountain and Pumps	Percent Replacement	100%
Category	Grounds Components	Future Cost	\$11,817.84
Placed in Service	March 2018	Assigned Reserves	\$6,300.00
Useful Life	10		
Replacement Year	2028	Annual Assessment	<u>\$1,268.26</u>
Remaining Life	4	Reserve Allocation	\$1,268.26



Fountain and subdrive

- 2029	1 each	@ \$8,500.00
1071	Asset Actual Cost	\$8,500.00
Fountain and Pumps	Percent Replacement	100%
Grounds Components	Future Cost	\$9,853.83
March 2019	Assigned Reserves	\$4,250.00
10		
2029	Annual Assessment	\$1,010.31
5	Reserve Allocation	\$1,010.31
	Fountain and Pumps Grounds Components March 2019 10 2029	1071 Asset Actual Cost Fountain and Pumps Percent Replacement Grounds Components Future Cost March 2019 Assigned Reserves 10 2029 Annual Assessment



Fountain and subdrive

Farmetain 2 7 F LID	2025		
Fountain 3 7.5 HP	- 2025	1 each	@ \$8,500.00
Asset ID	1072	Asset Actual Cost	\$8,500.00
	Fountain and Pumps	Percent Replacement	100%
Category	Grounds Components	Future Cost	\$8,755.00
Placed in Service	March 2000	Assigned Reserves	\$8,160.00
Useful Life	10		
Adjustment	15	Annual Assessment	\$832.67
Replacement Year	2025	Reserve Allocation	\$832.67
Remaining Life	1		



Fountain and subdrive

Irrigation in general - 2034

Bation in Scheral	2034	1 lumpsum	@ \$250,000.00
Asset ID	1075	Asset Actual Cost	\$250,000.00
	Site Development	Percent Replacement	100%
Category	Grounds Components	Future Cost	\$335,979.09
Placed in Service	March 2019	Assigned Reserves	\$83,333.33
Useful Life	15		
Replacement Year	2034	Annual Assessment	\$22,092.27
Remaining Life	10	Reserve Allocation	\$22,092.27



This number is an assumption due to missing information

Stormwater Retention - 2044

@ \$500,000.00	1 lumpsum	011 2044	offitivater neterition
\$500,000.00	Asset Actual Cost	1076	Asset ID
100%	Percent Replacement	Site Development	
\$903,055.62	Future Cost	Grounds Components	Category
none	Assigned Reserves	March 1974	Placed in Service
		70	Useful Life
<u>\$38,745.21</u>	Annual Assessment	2044	Replacement Year
\$38,745.21	Reserve Allocation	20	Remaining Life



Waterfall Submersible Pump 15 HP - 2026

Asset ID	1074	1 each Asset Actual Cost	@ \$7,500.00 \$7,500.00
	Fountain and Pumps	Percent Replacement	100%
Category	Grounds Components	Future Cost	\$7,956.75
Placed in Service	March 2006	Assigned Reserves	\$6,750.00
Useful Life	15		
Adjustment	5	Annual Assessment	<u>\$651.16</u>
Replacement Year	2026	Reserve Allocation	\$651.16
Remaining Life	2		



Garage Doors HI - 2028		6 each	@ \$1,500.00
Asset ID	1035	Asset Actual Cost	\$9,000.00
	Cart Barns	Percent Replacement	100%
Category	Doors	Future Cost	\$10,129.58
Placed in Service	March 2003	Assigned Reserves	\$7,560.00
Useful Life	25		
Replacement Year	2028	Annual Assessment	\$620. <u>58</u>
Remaining Life	4	Reserve Allocation	\$620.58



Fire Alarm Panel CC - 2030		1 each	@ \$25,000.00
Asset ID	1012	Asset Actual Cost	\$25,000.00
	Country Club	Percent Replacement	100%
Category	Fire Safety	Future Cost	\$29,851.31
Placed in Service	March 2000	Assigned Reserves	\$20,000.00
Useful Life	20		
Adjustment	10	Annual Assessment	<u>\$1,524.58</u>
Replacement Year	2030	Reserve Allocation	\$1,524.58
Remaining Life	6		



General fire alarm upgrade is difficult to determine due to code changes.

Rheem Hot Water Heater-87 Gal CC - 2028

		1 each	@ \$7,000.00
Asset ID	1010	Asset Actual Cost	\$7,000.00
	Country Club	Percent Replacement	100%
Category	Plumbing	Future Cost	\$7,878.56
Placed in Service	March 2018	Assigned Reserves	\$4,200.00
Useful Life	10		
Replacement Year	2028	Annual Assessment	<u>\$845.50</u>
Remaining Life	4	Reserve Allocation	\$845.50



Air Handler units CC - 2035

@ \$3,000.00	120 tons		Thanuler units CC - 2035
\$360,000.00	Asset Actual Cost	1006	Asset ID
100%	Percent Replacement	Country Club	
\$498,324.19	Future Cost	HVAC	Category
\$30,000.00	Assigned Reserves	March 2023	Placed in Service
		12	Useful Life
\$36,881.59	Annual Assessment	2035	Replacement Year
\$36,881.59	Reserve Allocation	11	Remaining Life



Chiller 1 - 60 Ton CC - 2044

@ \$90,000.00	1 each	2011	mici i do for ce
\$90,000.00	Asset Actual Cost	1004	Asset ID
100%	Percent Replacement	Country Club	
\$162,550.01	Future Cost	HVAC	Category
none	Assigned Reserves	March 2019	Placed in Service
		25	Useful Life
\$6,974.14	Annual Assessment	2044	Replacement Year
\$6,974.14	Reserve Allocation	20	Remaining Life



Chiller 2 - 60 Ton CC - 2044

iller 2 - 60 Ton CC - 2044		1 each	@ \$90,000.00
Asset ID	1005	Asset Actual Cost	\$90,000.00
	Country Club	Percent Replacement	100%
Category	HVAC	Future Cost	\$162,550.01
Placed in Service	March 2019	Assigned Reserves	none
Useful Life	25		
Replacement Year	2044	Annual Assessment	<u>\$6,974.14</u>
Remaining Life	20	Reserve Allocation	\$6,974.14



HVAC - 3 Ton LR -	2027
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VAC - 3 1011 LN - 2027		1 each	@ \$5,500.00
Asset ID	1024	Asset Actual Cost	\$5,500.00
	Locker Room	Percent Replacement	100%
Category	HVAC	Future Cost	\$6,010.00
Placed in Service	March 2017	Assigned Reserves	\$3,850.00
Useful Life	10		
Replacement Year	2027	Annual Assessment	\$683.69
Remaining Life	3	Reserve Allocation	\$683.69



HVAC - 5 Ton LR - 2027		1 each	@ \$9,000.00
Asset ID	1023	Asset Actual Cost	\$9,000.00
Asset ID	Locker Room	Percent Replacement	100%
		•	
Category	HVAC	Future Cost	\$9,834.54
Placed in Service	March 2017	Assigned Reserves	\$6,300.00
Useful Life	10		
Replacement Year	2027	Annual Assessment	\$1,118.7 <u>6</u>
Remaining Life	3	Reserve Allocation	\$1,118.76



HVAC 1 OF - 2028		1 each	@ \$7,500.00
Asset ID	1123	Asset Actual Cost	\$7,500.00
Offi	ce/Community Center	Percent Replacement	100%
Category	HVAC	Future Cost	\$8,441.32
Placed in Service	March 2016	Assigned Reserves	\$5,000.00
Useful Life	12		
Replacement Year	2028	Annual Assessment	<u>\$797.91</u>
Remaining Life	4	Reserve Allocation	\$797.91



HVAC 2 OF - 2028		1	e 67 F00 00
111/16 2 01 2020	,	1 each	@ \$7,500.00
Asset ID	1124	Asset Actual Cost	\$7,500.00
Offi	ce/Community Center	Percent Replacement	100%
Category	HVAC	Future Cost	\$8,441.32
Placed in Service	March 2016	Assigned Reserves	\$5,000.00
Useful Life	12		
Replacement Year	2028	Annual Assessment	<u>\$797.91</u>
Remaining Life	4	Reserve Allocation	\$797.91



HVAC 3A OF - 2028		1 each	@ \$8,500.00
Asset ID	1125	Asset Actual Cost	\$8,500.00
Office/Co	ommunity Center	Percent Replacement	100%
Category	HVAC	Future Cost	\$9,566.82
Placed in Service	March 2016	Assigned Reserves	\$5,666.67
Useful Life	12		

2028

Replacement Year

Remaining Life 4 Reserve Allocation \$904.30

Annual Assessment



\$904.30

HVAC 3B OF - 2028		1 each	@ \$8,500.00
Asset ID	1126	Asset Actual Cost	\$8,500.00
Office	e/Community Center	Percent Replacement	100%
Category	HVAC	Future Cost	\$9,566.82
Placed in Service	March 2016	Assigned Reserves	\$5,666.67
Useful Life	12		
Replacement Year	2028	Annual Assessment	\$904.30

Annual Assessment Reserve Allocation

Remaining Life



\$904.30

@ \$8,500.00	1 each	J	HVAC 4 OF - 2024
\$8,500.00	Asset Actual Cost	1128	Asset ID
100%	Percent Replacement	ice/Community Center	Off
\$8,500.00	Future Cost	HVAC	Category
\$8,500.00	Assigned Reserves	March 2011	Placed in Service
		12	Useful Life
<u>\$871.05</u>	Annual Assessment	1	Adjustment
\$871.05	Reserve Allocation	2024	Replacement Year
		0	Remaining Life



HVAC 4-ton Bldg 2600 - 2030

@ \$8,500.00	1 each	00 - 2030	AC 4-ton blug 26
\$8,500.00	Asset Actual Cost	1130	Asset ID
100%	Percent Replacement	Maintenance Buildings	
\$10,149.44	Future Cost	HVAC	Category
\$4,250.00	Assigned Reserves	March 2018	Placed in Service
		12	Useful Life
\$880.11	Annual Assessment	2030	Replacement Year
\$880.11	Reserve Allocation	6	Remaining Life



HVAC 6	SA OF-	2024

@ \$8,500.00	1 each		710 071 01 2024
\$8,500.00	Asset Actual Cost	1129	Asset ID
100%	Percent Replacement	/Community Center	Offic
\$8,500.00	Future Cost	HVAC	Category
\$8,500.00	Assigned Reserves	March 2011	Placed in Service
		12	Useful Life
\$871.0 <u>5</u>	Annual Assessment	1	Adjustment
\$871.05	Reserve Allocation	2024	Replacement Year
		0	Remaining Life



HVAC 6B OF - 2029		1 each	@ \$8,500.00
Asset ID	1127	Asset Actual Cost	\$8,500.00
Office	e/Community Center	Percent Replacement	100%
Category	HVAC	Future Cost	\$9,853.83
Placed in Service	March 2017	Assigned Reserves	\$4,958.33
Useful Life	12		
Replacement Year	2029	Annual Assessment	<u>\$889.01</u>
Remaining Life	5	Reserve Allocation	\$889.01



HVAC MGRO - 2025		1 each	@ \$6,000.00
Asset ID	1089	Asset Actual Cost	\$6,000.00
М	aintenance Buildings	Percent Replacement	100%
Category	HVAC	Future Cost	\$6,180.00
Placed in Service	March 1997	Assigned Reserves	\$5,785.71
Useful Life	15		
Adjustment	13	Annual Assessment	<u>\$562.80</u>
Replacement Year	2025	Reserve Allocation	\$562.80
Remaining Life	1		



Tonnage unknown

HVAC-10 Ton CCL - 203	36	1 each	@ \$17,500.00
Asset ID	1045	Asset Actual Cost	\$17,500.00
(Center Court Lounge	Percent Replacement	100%
Category	HVAC	Future Cost	\$24,950.81
Placed in Service	March 2021	Assigned Reserves	none
Useful Life	15		
Replacement Year	2036	Annual Assessment	\$1,795.31

12

Reserve Allocation

\$1,795.31

Remaining Life



HVAC-3 Ton CCL - 2024

AC 3 TOTT CCL 20	724	1 each	@ \$8,500.00
Asset ID	1046	Asset Actual Cost	\$8,500.00
	Center Court Lounge	Percent Replacement	100%
Category	HVAC	Future Cost	\$8,500.00
Placed in Service	March 2008	Assigned Reserves	\$8,500.00
Useful Life	12		
Adjustment	4	Annual Assessment	<u>\$871.05</u>
Replacement Year	2024	Reserve Allocation	\$871.05
Remaining Life	0		



HVAC-3 Ton CCL - 2024

AC 3 TOTT CCL 20	724	1 each	@ \$8,500.00
Asset ID	1047	Asset Actual Cost	\$8,500.00
	Center Court Lounge	Percent Replacement	100%
Category	HVAC	Future Cost	\$8,500.00
Placed in Service	March 2008	Assigned Reserves	\$8,500.00
Useful Life	12		
Adjustment	4	Annual Assessment	<u>\$871.05</u>
Replacement Year	2024	Reserve Allocation	\$871.05
Remaining Life	0		



HVAC-3 Ton, Pro Shop HI - 2031

1111 - 2031	1 each	@ \$8,000.00	
1033	Asset Actual Cost	\$8,000.00	
Cart Barns	Percent Replacement	100%	
HVAC	Future Cost	\$9,838.99	
March 2021	Assigned Reserves	\$2,400.00	
10			
2031	Annual Assessment	\$936.40	
7	Reserve Allocation	\$936.40	
	1033 Cart Barns HVAC March 2021 10	1033 Asset Actual Cost Cart Barns Percent Replacement HVAC Future Cost March 2021 Assigned Reserves 10 2031 Annual Assessment	



HVAC-5 Ton CCL - 2035

@ \$10,000.00	1 each	33	AC-3 1011 CCL - 20
\$10,000.00	Asset Actual Cost	1044	Asset ID
100%	Percent Replacement	Center Court Lounge	
\$13,842.34	Future Cost	HVAC	Category
\$833.33	Assigned Reserves	March 2023	Placed in Service
		12	Useful Life
\$1,024.4 <u>9</u>	Annual Assessment	2035	Replacement Year
\$1,024.49	Reserve Allocation	11	Remaining Life



HVAC-7.5 Ton GPS - 2034

@ \$15,000.00	1 each		VAC-7.5 1011 GP3 - 2054
\$15,000.00	Asset Actual Cost	1027	Asset ID
100%	Percent Replacement	Golf Pro Shop	
\$20,158.75	Future Cost	HVAC	Category
\$2,500.00	Assigned Reserves	March 2022	Placed in Service
		12	Useful Life
\$1,535.7 <u>6</u>	Annual Assessment	2034	Replacement Year
\$1,535.76	Reserve Allocation	10	Remaining Life



ADA Elevator CC - 2027

7 Cicvator CC 202		1 each	@ \$10,000.00
Asset ID	1009	Asset Actual Cost	\$10,000.00
	Country Club	Percent Replacement	100%
Category	Conveying System	Future Cost	\$10,927.27
Placed in Service	March 1992	Assigned Reserves	\$9,142.86
Useful Life	30		
Adjustment	5	Annual Assessment	\$617.06
Replacement Year	2027	Reserve Allocation	\$617.06
Remaining Life	3		



	1711	00 0004
 DV2tOr	Kitchan	CC - 2024
 Cvator	NILLILLI	CC ZUZT

vator kitchen ee	2024	1 each	@ \$175,000.00
Asset ID	1008	Asset Actual Cost	\$175,000.00
	Country Club	Percent Replacement	100%
Category	Conveying System	Future Cost	\$175,000.00
Placed in Service	March 1976	Assigned Reserves	\$175,000.00
Useful Life	25		
Adjustment	23	Annual Assessment	<u>\$12,545.92</u>
Replacement Year	2024	Reserve Allocation	\$12,545.92
Remaining Life	0		



Elevator Reception CC - 2048

@ \$75,000.00	1 each	2040	icvator neception ee
\$75,000.00	Asset Actual Cost	1007	Asset ID
100%	Percent Replacement	Country Club	
\$152,459.56	Future Cost	Conveying System	Category
none	Assigned Reserves	March 2023	Placed in Service
		25	Useful Life
<u>\$5,442.47</u>	Annual Assessment	2048	Replacement Year
\$5,442.47	Reserve Allocation	24	Remaining Life



Banquet Kitchen CC - 2032

riquet raterier	100 2002		1 lumpsum	@ \$500,000.00
Asse	t ID	1014	Asset Actual Cost	\$500,000.00
		Country Club	Percent Replacement	100%
Ca Regoog lel/Rehab/Replacement			Future Cost	\$633,385.04
Placed in Ser	vice	March 1992	Assigned Reserves	\$400,000.00
Useful	Life	40		
Replacement Y	⁄ear	2032	Annual Assessment	\$26,650.77
Remaining	Life	8	Reserve Allocation	\$26,650.77



Fountain View Lounge Remodel Allowance CC - 2032

@ \$150,000.00	1 lumpsum			
\$150,000.00	Asset Actual Cost	1016	Asset ID	
100%	Percent Replacement	Country Club		
\$190,015.51	Future Cost	ehab/Replacement	Ca Regoog lel/Rehab/Replacement	
\$120,000.00	Assigned Reserves	March 1992	Placed in Service	
		40	Useful Life	
<u>\$7,995.23</u>	Annual Assessment	2032	Replacement Year	
\$7,995.23	Reserve Allocation	8	Remaining Life	



Ground Floor Kitchen CC - 2032

@ \$250 <i>,</i> 000.00	1 lumpsum	.C - 2032	outiu Floor Kitchell CC - 2032	
\$250,000.00	Asset Actual Cost	1013	Asset ID	
100%	Percent Replacement	Country Club		
\$316,692.52	Future Cost	ehab/Replacement	Ca Regoog lel/Rehab/Replacement	
\$200,000.00	Assigned Reserves	March 1992	Placed in Service	
		40	Useful Life	
<u>\$13,325.39</u>	Annual Assessment	2032	Replacement Year	
\$13,325.39	Reserve Allocation	8	Remaining Life	



Interior Remodel Allowance CCL - 2036

@ \$100,000.00	1 lumpsum		
\$100,000.00	Asset Actual Cost	1048	Asset ID
100%	Percent Replacement	Center Court Lounge	
\$142,576.09	Future Cost	l/Rehab/Replacement	Ca Regoor ple
none	Assigned Reserves	March 2011	Placed in Service
		25	Useful Life
\$10,258.92	Annual Assessment	2036	Replacement Year
\$10,258.92	Reserve Allocation	12	Remaining Life



Interior Remodel Allowance GPS - 2032

@ \$10,000.00	1 lumpsum		
\$10,000.00	Asset Actual Cost	1028	Asset ID
100%	Percent Replacement	Golf Pro Shop	
\$12,667.70	Future Cost	Rehab/Replacement	Ca Regoory lel,
\$8,000.00	Assigned Reserves	March 1992	Placed in Service
		40	Useful Life
<u>\$533.02</u>	Annual Assessment	2032	Replacement Year
\$533.02	Reserve Allocation	8	Remaining Life



Interior Remodel Allowance LR - 2032

		1 lumpsum	@ \$25,000.00
Asset ID	1022	Asset Actual Cost	\$25,000.00
	Locker Room	Percent Replacement	100%
Ca Regroorp lel/Re	hab/Replacement	Future Cost	\$31,669.25
Placed in Service	March 1992	Assigned Reserves	\$20,000.00
Useful Life	40		
Replacement Year	2032	Annual Assessment	\$1,332.54
Remaining Life	8	Reserve Allocation	\$1,332.54



Interior Remodel Allowance Pro Shop HI - 2053

		1 lumpsum	@ \$70,000.00
Asset ID	1034	Asset Actual Cost	\$70,000.00
	Cart Barns	Percent Replacement	100%
Ca Regoord el/Re	hab/Replacement	Future Cost	\$164,959.58
Placed in Service	March 2023	Assigned Reserves	none
Useful Life	30		
Replacement Year	2053	Annual Assessment	\$4,866.80
Remaining Life	29	Reserve Allocation	\$4,866.80



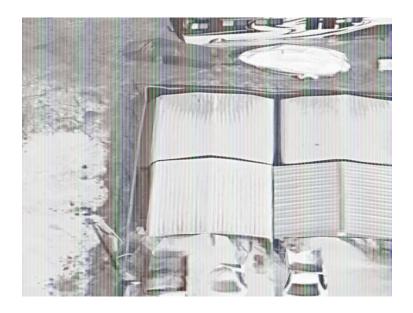
Kitchen/Bar Remodel Allowance CCL - 2039

@ \$250,000.00	1 lumpsum		
\$250,000.00	Asset Actual Cost	1049	Asset ID
100%	Percent Replacement	Center Court Lounge	
\$389,491.85	Future Cost	l/Rehab/Replacement	Ca Regoor ple
none	Assigned Reserves	March 1999	Placed in Service
		40	Useful Life
<u>\$22,350.95</u>	Annual Assessment	2039	Replacement Year
\$22,350.95	Reserve Allocation	15	Remaining Life



Maintenance Sheds Meadows - 2039

@ \$20,000.00	1 lumpsum		
\$20,000.00	Asset Actual Cost	1080	Asset ID
100%	Percent Replacement	laintenance Buildings	1
\$31,159.35	Future Cost	/Rehab/Replacement	Ca Regoo ryle
none	Assigned Reserves	March 2019	Placed in Service
		20	Useful Life
\$1,788.08	Annual Assessment	2039	Replacement Year
\$1,788.08	Reserve Allocation	15	Remaining Life



Regency Ballroom Remodel Allowance CC - 2047

@ \$250,000.00	1 lumpsum		
\$250,000.00	Asset Actual Cost	1015	Asset ID
100%	Percent Replacement	Country Club	
\$493,396.63	Future Cost	Rehab/Replacement	Ca Regoor plel/I
none	Assigned Reserves	March 2022	Placed in Service
		25	Useful Life
\$18,385.24	Annual Assessment	2047	Replacement Year
\$18,385.24	Reserve Allocation	23	Remaining Life



Restroom Remodel Allowance CCL - 2051

@ \$150,000.00	1 lumpsum		
\$150,000.00	Asset Actual Cost	1117	Asset ID
100%	Percent Replacement	Center Court Lounge	
\$333,193.35	Future Cost	/Rehab/Replacement	Ca Regroory le
none	Assigned Reserves	March 2021	Placed in Service
		30	Useful Life
\$10,563.4 <u>6</u>	Annual Assessment	2051	Replacement Year
\$10,563.46	Reserve Allocation	27	Remaining Life

Restroom remodel allowance CS - 2050

@ \$5,000.00	/ lumpsum		
\$35,000.00	Asset Actual Cost	1094	Asset ID
100%	Percent Replacement	Support Buildings	
\$75,480.69	Future Cost	l/Rehab/Replacement	Ca Regoord
none	Assigned Reserves	March 2005	Placed in Service
		45	Useful Life
\$2,485.72	Annual Assessment	2050	Replacement Year
\$2,485.72	Reserve Allocation	26	Remaining Life



Does not include ADA compliance

Structural Reserve CC - 2032

ructural Reserve CC - 20	032	1 lumpsum	@ \$250,000.00
Asset ID	1018	Asset Actual Cost	\$250,000.00
	Country Club	Percent Replacement	100%
Ca Regood el/Rehab/Replacement		Future Cost	\$316,692.52
Placed in Service	March 1992	Assigned Reserves	\$200,000.00
Useful Life	40		
Replacement Year	2032	Annual Assessment	\$13,325.3 <u>9</u>
Remaining Life	8	Reserve Allocation	\$13,325.39



This is a base amount for structural repair/rehab of the building.

Total Replacement MGRO 2 - 202	29	1 lumpsum	@ \$70,000.00
Asset ID	1092	Asset Actual Cost	\$70,000.00
Maintenance Buildings		Percent Replacement	100%
Ca Regwy lel/Rehab/Replacement		Future Cost	\$81,149.19
Placed in Service Mar	ch 1974	Assigned Reserves	\$63,636.36
Useful Life	55		
Replacement Year	2029	Annual Assessment	<u>\$3,416.09</u>
Remaining Life	5	Reserve Allocation	\$3,416.09



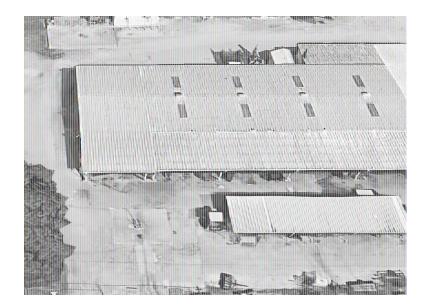
Replace with industrial building

Total Replacement VM MCA - 2064		10,750 SF	@ \$90.00
Asset ID	1090	Asset Actual Cost	\$967,500.00
Maintenance Buildings		Percent Replacement	100%
C-D	1/D - - /D	F 1 C1	62.456.024.56

Ca**Regrow**del/Rehab/Replacement Future Cost \$3,156,021.56
Placed in Service March 1994 Assigned Reserves *none*

Useful Life 70 acement Year 2064

Replacement Year 2064 Annual Assessment \$67,385.33 Remaining Life 40 Reserve Allocation \$67,385.33



Window Replacement CC - 2032

	indow Replacement CC - 20	1 lumpsum	@ \$300,000.00
17	Asset ID	Asset Actual Cost	\$300,000.00
ub	C	Percent Replacement	100%
ent	Ca Regoord el/Rehab/R	Future Cost	\$380,031.02
92	Placed in Service	Assigned Reserves	\$240,000.00
40	Useful Life		
32	Replacement Year	Annual Assessment	<u>\$15,990.46</u>
8	Remaining Life	Reserve Allocation	\$15,990.46



Just in the banquet area there are 19 windows at about 114 SF surface each. After 2023, 16 windows are left = 1,824 SF at \$115/SF = \$210,000 rounded. And this amount is JUST for the banquet area windows. We round that amount up to 300k to have a base amount for all openings.

Deck at Centre Court	, redeck - 2043	9,100 SF	@ \$25.00
Asset ID	1099	Asset Actual Cost	\$227,500.00
	Pool and Play	Percent Replacement	100%
Category	Tennis/Pickleball	Future Cost	\$398,922.63
Placed in Service	March 2023	Assigned Reserves	none
Useful Life	20		
Replacement Year	2043	Annual Assessment	\$18,025.32
Remaining Life	19	Reserve Allocation	\$18,025.32



Pickleball Courts, resu	irface - 2030	2 each	@ \$5,000.00
Asset ID	1114	Asset Actual Cost	\$10,000.00
	Pool and Play	Percent Replacement	100%
Category	Tennis/Pickleball	Future Cost	\$11,940.52
Placed in Service	March 2022	Assigned Reserves	\$2,500.00
Useful Life	8		

Replacement Year 2030 Annual Assessment \$1,390.08
Remaining Life 6 Reserve Allocation \$1,390.08



Tennis Courts - 2038		17 each	@ \$8,000.00
Asset ID	1097	Asset Actual Cost	\$136,000.00
	Pool and Play	Percent Replacement	100%
Category	Tennis/Pickleball	Future Cost	\$205,712.20
Placed in Service	March 2023	Assigned Reserves	none
Useful Life	15		
Replacement Year	2038	Annual Assessment	\$12,659.21
Remaining Life	14	Reserve Allocation	\$12,659.21

Component for resurfacing, releveling, etc.

Detail Report Summary

Total of All Assets

Assigned Reserves	\$3,883,495.15
Annual Contribution	\$909,767.83
Annual Interest	\$0.00
Annual Allocation	\$909,767.83

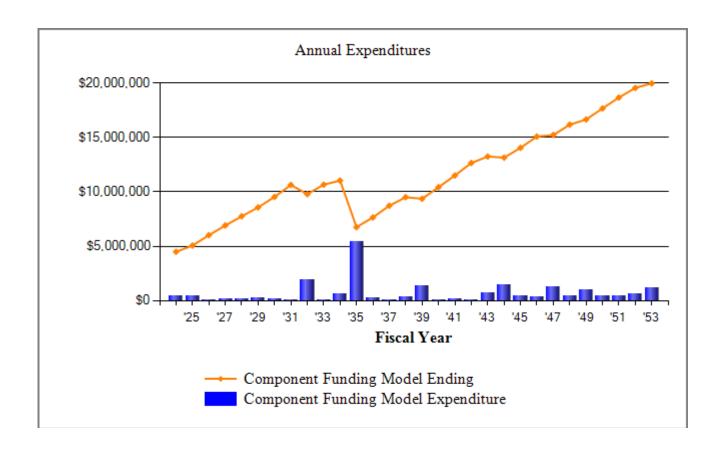
Contingency at 3.00%

Assigned Reserves	\$116,504.85
Annual Contribution	\$27,293.03
Annual Interest	\$0.00
Annual Allocation	\$27,293.03

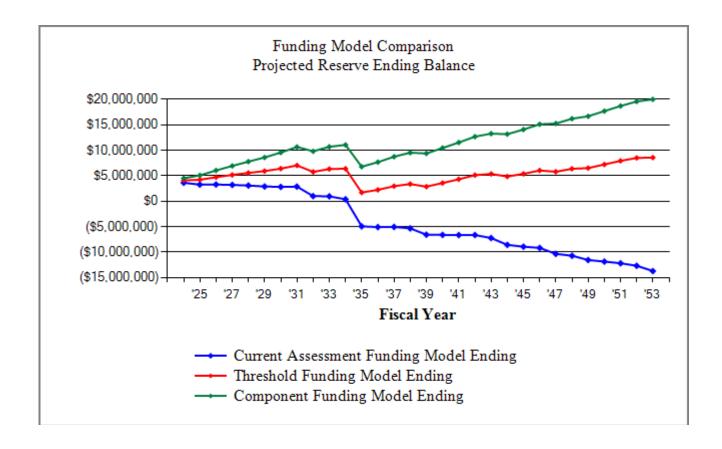
Grand Total

Assigned Reserves	\$4,000,000.00
Annual Contribution	\$937,060.87
Annual Interest	\$0.00
Annual Allocation	\$937,060.87

Meadows Community Association Annual Expenditure Chart

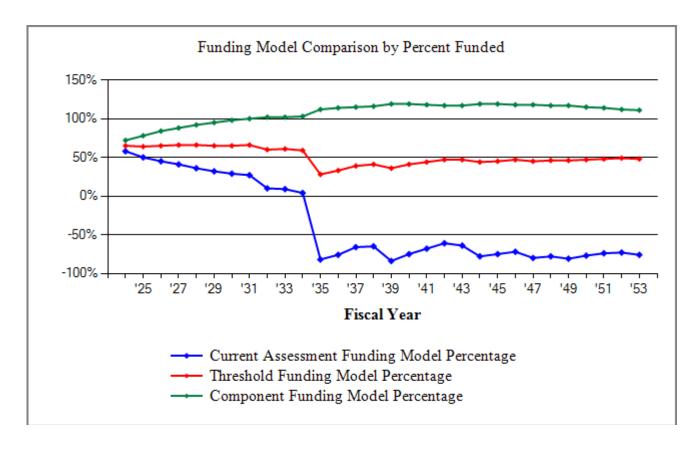


Meadows Community Association Funding Model Reserve Ending Balance Comparison Chart



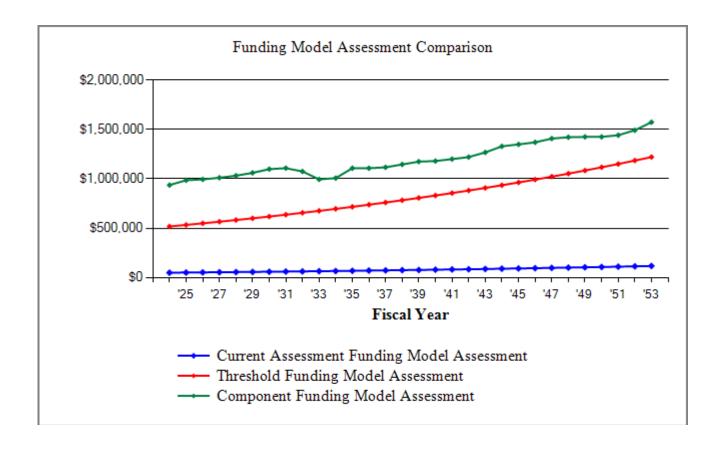
The chart above compares the projected reserve ending balances of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

Meadows Community Association Funding Model Comparison by Percent Funded



The chart above compares the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) by the percentage fully funded over 30 years. This allows your association to view and then choose the funding model that might best fit your community's needs.

Meadows Community Association Funding Model Assessment Comparison Chart



The chart above compares the annual assessment of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Description										
17th Street Irrigation Pump 7.5HP ADA Elevator CC			7,957	10,927						9,786
Air Handler units CC										
Asphalt, mill/repave - Parking Lots										
Asphalt, mill/repave - Streets										
Banquet Kitchen CC									633,385	
Bulkheads										
Chiller 1 - 60 Ton CC										
Chiller 2 - 60 Ton CC										
Deck at Centre Court, redeck										
Diesel Gas Station Groves 1500 Gal										
Diesel Gas Station Meadows 1500 Gal		66.050								
ESD Waste to Water Groves		66,950								
ESD Waste to Water Meadows 800 Gal Electric Reserve CC										
Elevator Kitchen CC	175,000									
Elevator Reception CC	173,000									
Exterior Awning GPS						8,347				
Exterior Paint/Waterproofing CC						0,547				91,334
Exterior Paint/Waterproofing CCL		15,450								31,334
Exterior Paint/Waterproofing GPS	6,000	13, 130								
Exterior Paint/Waterproofing LR	9,000									
Exterior Paint/Waterproofing MCLWF	,								42,753	
Exterior Paint/Waterproofing ME	6,705									
Exterior Paint/Waterproofing OF						14,607				
Exterior Paint/Waterproofing PO	7,500									
Exterior Paint/Waterproofing TM		2,369								
Exterior and Interior Paint/Waterproofing HI										13,048
Fire Alarm Panel CC							29,851			
Fountain 1 15 HP					11,818					
Fountain 2 7.5 HP						9,854				
Fountain 3 7.5 HP		8,755								
Fountain View Lounge Remodel Allowance CC					40.400				190,016	
Garage Doors HI					10,130					
Golf Course Bridges										

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Description										
Ground Floor Kitchen CC									316,693	
HVAC - 3 Ton LR				6,010						
HVAC - 5 Ton LR				9,835						
HVAC 1 OF					8,441					
HVAC 2 OF					8,441					
HVAC 3A OF					9,567					
HVAC 3B OF					9,567					
HVAC 4 OF	8,500									
HVAC 4-ton Bldg 2600							10,149			
HVAC 6A OF	8,500									
HVAC 6B OF						9,854				
HVAC MGRO		6,180								
HVAC-10 Ton CCL										
HVAC-3 Ton CCL	8,500									
HVAC-3 Ton CCL	8,500									
HVAC-3 Ton, Pro Shop HI								9,839		
HVAC-5 Ton CCL										
HVAC-7.5 Ton GPS										
Interior Remodel Allowance CCL										
Interior Remodel Allowance GPS									12,668	
Interior Remodel Allowance LR									31,669	
Interior Remodel Allowance Pro Shop HI										
Interior Remodel Common Areas						86,946				
Interior Remodel Offices						28,982				
Irrigation in general										
Kitchen/Bar Remodel Allowance CCL										
Maintenance Sheds Meadows										
Open area roof replacement VM MCA	141,750									
Patrol Truck 1 - 2016 Toyota Tacoma				27,318						
Patrol Truck 2 - 2016 Toyota Tacoma				27,318						
Pickleball Courts, resurface							11,941			
Playground Equipment										
Pool heaters	39,000									
Pool, resurface										
Regency Ballroom Remodel Allowance CC										

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Description										
Restroom Remodel Allowance CCL										
Restroom remodel allowance CS										
Rheem Hot Water Heater-87 Gal CC					7,879					
Roof 2600		10,712								
Roof CC		70,297								
Roof MCLWF										
Roof Standing Seam										
Roof, asphalt shingles CS			24,507							
Roof, asphalt shingles ME										
Roof, modified CC		118,965								
Roof, shinges asphalt TM		3,965								
Roof, shingles asphalt CCL					47,665					
Roof, shingles asphalt GPS					13,506					
Roof, shingles asphalt HI		52,118								
Roof, shingles asphalt LR					38,042					
Roof, shingles asphalt MGRO 1				38,464						
Roof, shingles asphalt PO							24,956			
Roof, shingles asphalt Walkways LR					24,874					
Stormwater Retention										
Structural Reserve CC									316,693	
Tennis Courts										
Tennis Lights										
Total Replacement MGRO 2						81,149				
Total Replacement VM MCA										
Tractor with attachments							53,732			
Truck 1 - 2015 Toyota Tacoma 4x4		30,900								
Truck 2 - 2011 Toyota Tundra 4x2	20,000									
Utility Carts Maintenance		26,780								
Water Buffalo Trailer							7,761			
Waterfall Submersible Pump 15 HP			7,957							
Window Replacement CC									380,031	
Year Total:	438,955	413,442	40,420	119,872	189,930	239,738	138,391	9,839	1,923,907	114,168

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Description										
17th Street Irrigation Pump 7.5HP							12,035			
ADA Elevator CC										
Air Handler units CC		498,324								
Asphalt, mill/repave - Parking Lots		1,135,072								
Asphalt, mill/repave - Streets		3,571,323								
Banquet Kitchen CC										
Bulkheads						545,289				
Chiller 1 - 60 Ton CC										
Chiller 2 - 60 Ton CC										
Deck at Centre Court, redeck										398,923
Diesel Gas Station Groves 1500 Gal	47,037									
Diesel Gas Station Meadows 1500 Gal	47,037									
ESD Waste to Water Groves										
ESD Waste to Water Meadows 800 Gal		89,975								
Electric Reserve CC										
Elevator Kitchen CC										
Elevator Reception CC										
Exterior Awning GPS						11,217				
Exterior Paint/Waterproofing CC										122,745
Exterior Paint/Waterproofing CCL		20,764								
Exterior Paint/Waterproofing GPS	8,063									
Exterior Paint/Waterproofing LR	12,095									
Exterior Paint/Waterproofing MCLWF									57,457	
Exterior Paint/Waterproofing ME	9,011									
Exterior Paint/Waterproofing OF						19,630				
Exterior Paint/Waterproofing PO	10,079									
Exterior Paint/Waterproofing TM		3,184								
Exterior and Interior Paint/Waterproofing HI										17,535
Fire Alarm Panel CC										
Fountain 1 15 HP					15,882					
Fountain 2 7.5 HP						13,243				
Fountain 3 7.5 HP		11,766								
Fountain View Lounge Remodel Allowance CC										
Garage Doors HI										
Golf Course Bridges					113,444					

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Description										
Ground Floor Kitchen CC										
HVAC - 3 Ton LR				8,077						
HVAC - 5 Ton LR				13,217						
HVAC 1 OF							12,035			
HVAC 2 OF							12,035			
HVAC 3A OF							13,640			
HVAC 3B OF							13,640			
HVAC 4 OF			12,119							
HVAC 4-ton Bldg 2600									14,471	
HVAC 6A OF			12,119							
HVAC 6B OF								14,049		
HVAC MGRO							9,628			
HVAC-10 Ton CCL			24,951							
HVAC-3 Ton CCL			12,119							
HVAC-3 Ton CCL			12,119							
HVAC-3 Ton, Pro Shop HI								13,223		
HVAC-5 Ton CCL		13,842								
HVAC-7.5 Ton GPS	20,159									
Interior Remodel Allowance CCL			142,576							
Interior Remodel Allowance GPS										
Interior Remodel Allowance LR										
Interior Remodel Allowance Pro Shop HI										
Interior Remodel Common Areas										
Interior Remodel Offices										
Irrigation in general	335,979									
Kitchen/Bar Remodel Allowance CCL						389,492				
Maintenance Sheds Meadows						31,159				
Open area roof replacement VM MCA										
Patrol Truck 1 - 2016 Toyota Tacoma	33,598							41,321		
Patrol Truck 2 - 2016 Toyota Tacoma	33,598				45.426			41,321		
Pickleball Courts, resurface				22.020	15,126					
Playground Equipment	F2 442			22,028						
Pool heaters	52,413									126 247
Pool, resurface										136,247
Regency Ballroom Remodel Allowance CC										

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Description										
Restroom Remodel Allowance CCL										
Restroom remodel allowance CS										
Rheem Hot Water Heater-87 Gal CC					10,588					
Roof 2600										
Roof CC										
Roof MCLWF										
Roof Standing Seam						311,282				
Roof, asphalt shingles CS										
Roof, asphalt shingles ME										
Roof, modified CC										
Roof, shinges asphalt TM										
Roof, shingles asphalt CCL										
Roof, shingles asphalt GPS										
Roof, shingles asphalt HI										
Roof, shingles asphalt LR										
Roof, shingles asphalt MGRO 1										
Roof, shingles asphalt PO										
Roof, shingles asphalt Walkways LR Stormwater Retention										
Structural Reserve CC										
Tennis Courts					205,712					
Tennis Lights					203,712					
Total Replacement MGRO 2										
Total Replacement VM MCA										
Tractor with attachments										
Truck 1 - 2015 Toyota Tacoma 4x4		41,527								
Truck 2 - 2011 Toyota Tundra 4x2	26,878	71,321								
Utility Carts Maintenance	20,070						41,722			
Water Buffalo Trailer							,,			
Waterfall Submersible Pump 15 HP								12,396		
Window Replacement CC								,		
:										
Year Total:	635,948	5,385,777	216,003	43,322	360,753	1,321,312	114,737	122,311	71,928	675,451

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Description										
17th Street Irrigation Pump 7.5HP ADA Elevator CC				14,802						
Air Handler units CC				710,491						
Asphalt, mill/repave - Parking Lots										
Asphalt, mill/repave - Streets										
Banquet Kitchen CC										
Bulkheads										
Chiller 1 - 60 Ton CC	162,550									
Chiller 2 - 60 Ton CC	162,550									
Deck at Centre Court, redeck										
Diesel Gas Station Groves 1500 Gal										
Diesel Gas Station Meadows 1500 Gal										
ESD Waste to Water Groves							140,178			
ESD Waste to Water Meadows 800 Gal										
Electric Reserve CC									343,189	
Elevator Kitchen CC						366,411				
Elevator Reception CC					152,460					
Exterior Awning GPS						15,075				
Exterior Paint/Waterproofing CC										164,960
Exterior Paint/Waterproofing CCL		27,904								
Exterior Paint/Waterproofing GPS	10,837									
Exterior Paint/Waterproofing LR	16,255									
Exterior Paint/Waterproofing MCLWF									77,218	
Exterior Paint/Waterproofing ME	12,110					26.202				
Exterior Paint/Waterproofing OF	42.546					26,382				
Exterior Paint/Waterproofing PO	13,546	4 270								
Exterior Paint/Waterproofing TM		4,279								22.566
Exterior and Interior Paint/Waterproofing HI Fire Alarm Panel CC							F2 04F			23,566
Fountain 1 15 HP					21 244		53,915			
					21,344	17 707				
Fountain 2 7.5 HP Fountain 3 7.5 HP		15,813				17,797				
Fountain View Lounge Remodel Allowance CC		13,013								
Garage Doors HI										21,209
Golf Course Bridges										176,742
doil course bridges										1/0,/42

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Description										
Ground Floor Kitchen CC										
HVAC - 3 Ton LR				10,855						
HVAC - 5 Ton LR				17,762						
HVAC 1 OF									17,159	
HVAC 2 OF									17,159	
HVAC 3A OF									19,447	
HVAC 3B OF									19,447	
HVAC 4 OF					17,279					
HVAC 4-ton Bldg 2600										
HVAC 6A OF					17,279					
HVAC 6B OF										20,031
HVAC MGRO										
HVAC-10 Ton CCL								38,873		
HVAC-3 Ton CCL					17,279					
HVAC-3 Ton CCL					17,279					
HVAC-3 Ton, Pro Shop HI								17,770		
HVAC-5 Ton CCL				19,736						
HVAC-7.5 Ton GPS			28,742							
Interior Remodel Allowance CCL										
Interior Remodel Allowance GPS										
Interior Remodel Allowance LR										
Interior Remodel Allowance Pro Shop HI										164,960
Interior Remodel Common Areas	45 450									
Interior Remodel Offices	45,153					522 444				
Irrigation in general						523,444				
Kitchen/Bar Remodel Allowance CCL Maintenance Sheds Meadows										
Open area roof replacement VM MCA					FO 020					
Patrol Truck 1 - 2016 Toyota Tacoma					50,820					
Patrol Truck 2 - 2016 Toyota Tacoma Pickleball Courts, resurface			10.161		50,820					
Playground Equipment			19,161						34,319	
Pool heaters	70,438								34,319	
Pool, resurface	70,436									
Regency Ballroom Remodel Allowance CC				493,397						
regency bannoom remodel Anowance CC				433,337						

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Description										
Restroom Remodel Allowance CCL								333,193		
Restroom remodel allowance CS							75,481			
Rheem Hot Water Heater-87 Gal CC					14,230					
Roof 2600							22,429			
Roof CC		126,965								
Roof MCLWF										
Roof Standing Seam								54 242		
Roof, asphalt shingles CS					444.004			51,312		
Roof, asphalt shingles ME		244.064			111,804					
Roof, modified CC		214,864					0.202			
Roof, shinges asphalt CCI							8,303			00.901
Roof, shingles asphalt CCL Roof, shingles asphalt GPS										99,801 28,279
Roof, shingles asphalt HI							109,124			20,279
Roof, shingles asphalt LR							103,124			79,652
Roof, shingles asphalt MGRO 1									80,535	73,032
Roof, shingles asphalt PO									00,333	
Roof, shingles asphalt Walkways LR										52,080
Stormwater Retention	903,056									02,000
Structural Reserve CC	,									
Tennis Courts										320,493
Tennis Lights			287,416							ŕ
Total Replacement MGRO 2										
Total Replacement VM MCA										
Tractor with attachments										
Truck 1 - 2015 Toyota Tacoma 4x4		55,809								
Truck 2 - 2011 Toyota Tundra 4x2	36,122									
Utility Carts Maintenance										
Water Buffalo Trailer										
Waterfall Submersible Pump 15 HP										
Window Replacement CC										
-										
Year Total:	1,432,616	445,634	335,318	1,267,043	470,592	949,110	409,429	441,148	608,474	1,151,771



Addenda Preparer's Qualifications

Patricia E. Staebler, SRA, RS State Certified General Appraiser RZ 2890

Sarasota/Bradenton, Florida | 941.705-0123. | patricia@staeblerappraisal.com

career summary

An extensive background in cost estimation and construction project management in civil engineering built the foundation for the combination of conventional appraisal techniques and the specialization for insurable value and the 50% FEMA Rule valuation. The familiarity with construction of all trades is vital for my work in the reserve study industry.

professional experience

2006 - current	Independent Practice Staebler Appraisal and Consulting
2011 - 2014	Special Magistrate Manatee County
2006 - 2011	Senior Project Manager Valupoint Consulting/Southeast Market Analysts
2004 - 2005	Resident Review Adjuster IMS Claims Services
2001 - 2005	Erickson Appraisers, Staff Appraiser Eminent Domain
1999 - 2000	Independent Consultant for Management and Staff Training
1993 - 1999	MLT Real Estate Management
1988 - 1997	Allied Consulting Engineers Berlin, Project Control Management
1987 - 1988	IBS Engineering Office, Management Intern, Pre-Construction Estimation
1983 - 1986	SRS Hotels, Director Housekeeping

expertise

Insurable Value Appraisal

50% FEMA Rule Appraisal

50% FEMA Consulting/Expert Witness

Reserve Studies and Life-Cycle Analysis/SIRS

As-Built value vs. Up-to-Code for Ordinance of Law

Cost Segregation Analysis

Pre-Construction Consulting for accelerated depreciation

Construction Cost Estimating

Construction bidding process

Project Control/Management

Site Development Supervision

Eminent Domain

Subdivision Development

Highest and Best Use Studies

Market Analysis

Due Diligence/Entitlements

valuation disciplines

Insurance Appraisals:

Condominium buildings
Highrise Buildings
Homeowner's associations – common elements
Subdivisions
Mobile home parks
Yacht clubs
Golf and Country clubs
Marinas
Historical buildings
Special use property
Sport centers
CDD districts

Reserve Studies:

Condominium Associations
Homeowner's Associations
Cooperatives
CDD Districts
Special use properties
Churches, cathedrals
Church parishes
Golf and Country Clubs
Marinas

Selection of mid- and high-rise clients:

Crystal Sands
One Hundred Central
Aquarius Club, LBK
Longboat Cove, LBK
Sarabande, Sarasota
Plymouth Harbor, Sarasota
Longboat Key Towers
Dolphin Tower
Plaza at Five Points
Rivo at Ringling
Gull Harbor

50% FEMA Rule Appraisal

Residential single and multi-family property Subdivision Mass Appraisal Approach Condominium Buildings Mobile Home Parks Hotels and resorts Office buildings

Marinas

Restaurants and Country Clubs Industrial property, water treatment plant, waste transfer station Expert Testimony for FEMA valuation and FEMA related issues

Cost Segregation

Hotels
Multifamily apartment buildings
Surgical centers
Medical Office buildings
Mobile home parks
Restaurants

education

2017	RS Designation Community Association Institute
2010	SRA Designation Appraisal Institute
2006	Florida State Certified General Appraiser
2005	Accredited Insurance Adjuster, University of Central Florida
2001	Licensed Real Estate Broker
1985	Professional Trainer, Institute for Commerce and Industry Germany
1983	Degree in Hotel Management, Steigenberger Academy

education and training

Basic Income Capitalization Advanced Income Capitalization	Appraisal Institute Appraisal Institute
Advanced Applications	Appraisal Institute
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15-hour USPAP	Appraisal Institute
Residential Market Analysis and Highest and Best Use	Appraisal Institute
Residential Site Valuation and Cost Approach	Appraisal Institute
Real Estate Finance Statistics and Valuation Modeling	Appraisal Institute
Advanced Residential Applications and Case Studies	Appraisal Institute
Advanced Residential Report Writing	Appraisal Institute
Analyzing Distressed Real Estate	Appraisal Institute
Florida Supervisor Trainee Roles and Rules	Appraisal Institute
Florida State Law Update for Real Estate Appraisers	Appraisal Institute
Business Practices and Ethics	Appraisal Institute
Appraisal of Residential Property Foreclosure	Appraisal Institute

An Introduction to Valuing Green Buildings General Market Analysis and Highest and Best Use

The New Residential Market Conditions Form

Subdivision Valuation

The Discounted Cash Flow Model Analyzing Tenant Credit Risk Commercial Lease Analysis

Fundamentals of Separating Assets Advanced Spreadsheet Modeling Evaluating Commercial Construction

Residential Cost Estimating Commercial Cost Estimating Building Envelope Symposium

Seminars/Education during Annual Convention

Appraisal Institute R. S. Means

R. S. Means IIBEC IICEC

professional affiliations

The Appraisal Institute
GCBX, Gulf Coast Builders Exchange
IIBEC, International Institute of Building Enclosure Consultants
CAI, Community Association Institute
Florida Flood Plain Manager's Association
Association of State Flood Plain Managers

Current:

2023 Chair of the Nominating Committee Florida Gulf Coast Chapter, Appraisal Institute

Past:

2022 President Florida Gulf Coast Chapter, Appraisal Institute

2021 Vice-President Florida Gulf Coast Chapter, Appraisal Institute

2020 Appraisal Institute, National Nominating Committee for Region X

2020 Treasurer, Florida Gulf Coast Chapter, Appraisal Institute

2019 Secretary, Gulf Coast Chapter of the Appraisal Institute

2015-2018 Region X Representative Appraisal Institute

2015-2017 Delegate Leadership and Advisory Council of the Appraisal Institute

2011-2014 Board Member Appraisal Institute Florida Gulf Coast Chapter

2011-2014 Board Member CAI Community Association Institute

2011-2013 Treasurer CAI Community Association Institute

Past Florida Delegate Legislative Alliance Community Association Institute, CAI

2011 Graduate of Public Leadership Institute

Board Member Habitat for Humanity

Chair Junior Leadership Manatee

2003 Graduate Manatee Leadership

Lieutenant Governor Kiwanis District Berlin

Member Kiwanis Club of Bradenton

Member Kiwanis Club of Lakewood Ranch

speaking engagements, among multiple others

Manatee Association of Realtors, Commercial Brokers: "Cost Segregation Analysis and its advantages for your commercial clients"

Community Association Institute: "Florida Law Changes for Condominium Associations"

Multiple Seminars and Presentations

Multiple Flood Expert Panels

The 50% FEMA Rule, 2020 Virtual Conference FFMA

Multiple presentations and educational seminars for municipalities throughout Florida

Publications

2021 The Appraisal Journal: "Capital Reserve Studies", peer reviewed article

2017 The Appraisal Journal: "The 50% FEMA Rule Appraisal", peer reviewed article

2017 Swango Award Recipient for "The 50% FEMA Rule Appraisal"

2018 The 50% FEMA Rule In the Hurricane Aftermath, Community Magazine, CAI

The 50% FEMA Rule, 5/2019 The Insider, ASFPM

The West Florida Wire: Accurate Insurance Appraisal Reports

Community (CAI Magazine): The Underfunded Association

2016 The Underfunded Association, Community Magazine, CAI

Reserve Study and Insurance Appraisal Handbook for Managers and Board Members

seminars (Authored and Taught by Patricia Staebler)

"The 50% FEMA Rule Appraisal" – a national webinar for the Appraisal Institute

"The 50% FEMA Appraisal" registered in Florida for Appraiser CEU credits

"Flood Zones and their Influence on Coastal Communities and their Construction Projects" registered in Florida for Community Association Managers CEU credits

Reserve Studies – Overview and Discussion

Insurance Appraisals – Minimum Contents

Insurance Appraisals and their Complexity

Reserves – From Measuring the Component to Pooling or Non-Pooling

Insurance Replacement Valuation - a national webinar for the Appraisal Institute

Al Connect Seminar: Insurance Appraisal – An Emerging Appraisal Discipline

"Insurance Appraisal" registered in Florida for Appraiser CEU credits

litigation support and expert testimony

- 50% FEMA Rule Substantial Improvement/Substantial Damage
- Construction Replacement Value Litigation support and expert witness for construction defects and insurance issues
- Reserve Studies Retrospective Studies for Turnover issues (underfunded, underinsured)
- Association vs. Developer litigation Turnover/Construction defect
- Commercial Building Owner vs. Condominium Association Reserve budget and operating cost participation

languages

Bilingual German/English

Fluent Italian Conversational French







