



# RESERVE ANALYSIS REPORT

## LEVEL 2: RESERVE STUDY UPDATE

### Hidden Lake Estates

Oregon City, OR

Report Period: Jan 01, 2023 - Dec 31, 2023

Prepared Date: Oct 13, 2022

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

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

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

The report includes the following:

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

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

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

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

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

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

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

## Reserve Study Introduction

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

## How Do I Read My Reserve Study?

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

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

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

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

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

## What Does Percent Funded Mean?

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

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

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

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

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

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

## Reserve Study Introduction

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

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

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

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

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

## Disclosure

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

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

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

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

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

Construction pricing, costs, and life expectancies included in the reserve study may have been obtained from numerous vendors,

contractors, historical data and costs, proposals and quotes obtained; and our general experience in the field with similar components or projects. Data and information obtained from previous reserve studies provided by the client were not audited and the client is considered to have deemed previous reserve studies accurate and reliable.

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

## Glossary of Terms:

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

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

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

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

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

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

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

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

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

**Remaining Useful Life (RUL):** Remaining useful life is how many remaining years of use a component should have left before it has

## Reserve Study Introduction

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to be replaced. For example, if the useful life of your roof is 20 years and it is five years old, the remaining useful life would be 15 years.

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

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

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

Property Description		Financial Summary	
<b>Property Name:</b>	Hidden Lake Estates	<b>Starting Reserve Balance:</b>	\$121,956
<b>Location:</b>	Oregon City, OR	<b>Fully Funded Reserve Balance:</b>	\$118,278
<b>Project Type:</b>	Planned Unit Development	<b>Percent Funded:</b>	103%
<b>Number of Units:</b>	27	<b>Current Replacement Cost:</b>	\$200,403
<b>Age of Project:</b>	20 Year(s)	<b>Deficit/Surplus vs. Fully Funded Reserve:</b>	\$3,678 or \$136.22 Per Unit Avg

A 27-lot Planned Community located in Oregon City, OR with a common area lake.

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

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

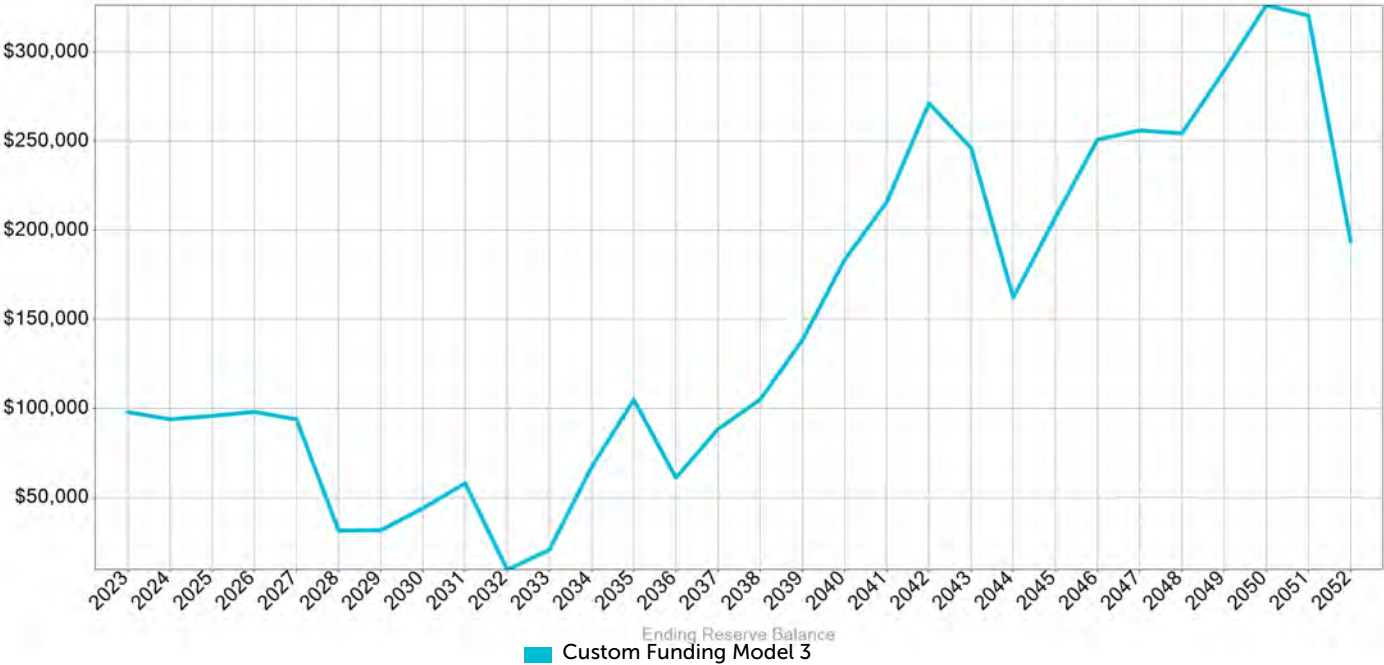
<b>Inflation:</b> <b>4.00 %</b> <small>Applied to the anticipated expenditures</small>	<b>Interest:</b> <b>0.20 %</b> <small>Applied to the average annual reserve balance</small>	<b>Annual Reserve Contribution Increase:</b> <b>Varies</b> <small>See individual funding models</small>
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### Summary of Funding Plans

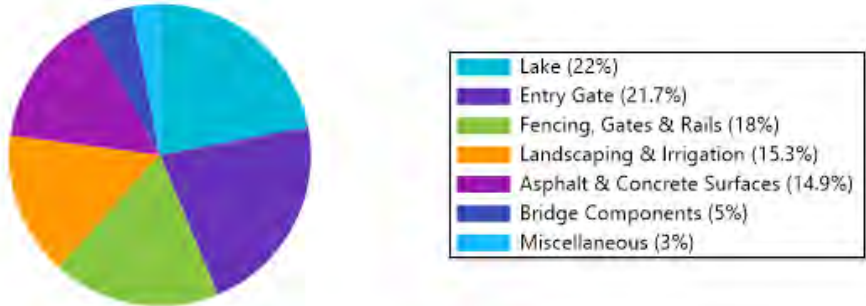
★ Recommended funding plan

Funding Plans	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Meet All Anticipated Expenditures During Next 30 Years	1st Year of Reserve Deficit (if Applicable)	Average Reserve Balance Over 30 Years	Average Percent Funded Over 30 Years
Custom Funding Model 3 ★	\$15,000	\$46.30	Yes	N/A	\$147,302	60%



### Expenditures by Category

Current Replacement Cost: \$200,403.00



	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Asphalt & Concrete Surfaces	8-8	5-5	\$29,839	\$11,537	\$3,730	\$11,189	\$677
Bridge Components	25-35	4-14	\$10,100	\$6,934	\$320	\$6,724	\$58
Entry Gate	7-40	0-20	\$43,516	\$22,033	\$2,246	\$21,368	\$408
Fencing, Gates & Rails	30-30	9-9	\$36,156	\$26,096	\$1,205	\$25,309	\$219
Lake	1-10	0-7	\$44,169	\$29,297	\$15,379	\$28,414	\$2,790
Landscaping & Irrigation	2-5	0-4	\$30,568	\$21,689	\$8,961	\$21,035	\$1,626
Miscellaneous	30-30	9-9	\$6,055	\$4,370	\$202	\$4,238	\$37
<b>Totals</b>			<b>\$200,403</b>	<b>\$121,956</b>	<b>\$32,044</b>	<b>\$118,278</b>	<b>\$5,813</b>

Component Inventory

Current Replacement Cost: \$200,403

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
<b>Asphalt &amp; Concrete Surfaces</b>									
Asphalt - Repair & Seal			8	5	\$0.60 / SF	186,010	\$27,902	\$33,946	Inspector
Contingency for asphalt repairs and striping assumes 25% of total square footage will be addressed.									
Pricing based on 2014 invoice from Leggett Asphalt for same scope of work. Pricing increased \$2,036 to include cost of striping and signage. \$20k repair contingency added to address future repairs.									
Concrete - Repair			8	5	\$1,937.08 / Total	1	\$1,937	\$2,357	Inspector
Contingency									
<b>Totals</b>							<b>\$29,839</b>	<b>\$36,303</b>	
<b>Bridge Components</b>									
Bridge Inspection			25	4	\$2,767.26 / Total	1	\$2,767	\$3,237	Inspector
Replacement of Guardrails - W Beams			35	14	\$29.33 / LF	250	\$7,333	\$12,699	Inspector
<b>Totals</b>							<b>\$10,100</b>	<b>\$15,936</b>	
<b>Entry Gate</b>									
Callbox Replacement			15	13	\$6,641.43 / Total	1	\$6,641	\$11,058	Inspector
Pricing and remaining useful life obtained from Metro Overhead Gates.									
Entrance Monument & Rock Pillars - Repair, Clean & Seal			25	4	\$4,427.62 / Total	1	\$4,428	\$5,180	Inspector
Lamp Post			8	7	\$830.18 / Total	1	\$830	\$1,092	Inspector
Signage - Replacement			20	5	\$5,222.00 / Total	1	\$5,222	\$6,353	Inspector
Swing Gates - Mechanical System Replacement			15	13	\$5,534.53 / Total	1	\$5,535	\$9,215	Inspector
Swing Gates - Painting			7	0	\$3,150.00 / Total	1	\$3,150	\$3,150	Inspector
Swing Gates - Replace Ironwork			40	20	\$17,710.49 / Total	1	\$17,710	\$38,806	Inspector
<b>Totals</b>							<b>\$43,516</b>	<b>\$74,855</b>	
<b>Fencing, Gates &amp; Rails</b>									
Fencing - Vinyl			30	9	\$15.23 / LF	2,374	\$36,156	\$51,461	Inspector
<b>Totals</b>							<b>\$36,156</b>	<b>\$51,461</b>	
<b>Lake</b>									
Aeration System - Compressor Replacement			8	5	\$12,500.00 / Total	1	\$12,500	\$15,208	Inspector
Brush Clearing			3	0	\$2,500.00 / Total	1	\$2,500	\$2,500	Inspector
Brush and blackberries cleared along dam and Abernathy Creek at a cost of \$1825 in 2020.									
Emergency Exit Road- Repair Contingency			1	1	\$2,600.00 / Total	1	\$2,600	\$2,704	Inspector
The useful life has been decreased to 1 year to allow for more routine maintenance of the emergency exit road.									
Erosion Control & Excavation Contingency			1	0	\$8,000.00 / Total	1	\$8,000	\$8,000	Inspector
Site observations noted signs of erosion at the SE Bridge, along sections of the inlet road adjacent hill, and along Hidden Lake Road and South Lake Ridge Way. On-going efforts should be documented here for future budgetary adjustments.									
The useful life has been reduced to annually to allow for increased erosion control efforts. The contingency amount has been increased to \$10,000.00									
Inlet Pipe Fish Screen			5	1	\$2,500.00 / Total	1	\$2,500	\$2,600	Inspector
Riprap and Island Restoration - East Island			8	7	\$5,534.53 / Total	1	\$5,535	\$7,283	Inspector
Riprap and Island Restoration - West Island			8	0	\$5,534.53 / Total	1	\$5,535	\$5,535	Inspector
Wood Bridge at Outflow - Replacement			10	0	\$5,000.00 / Total	1	\$5,000	\$5,000	Inspector
The Board intends to replace the temporary bridge located along the outflow stream. Once the design and scope of the bridge is determined, cost estimates should be updated in this study for future replacement and repair planning.									

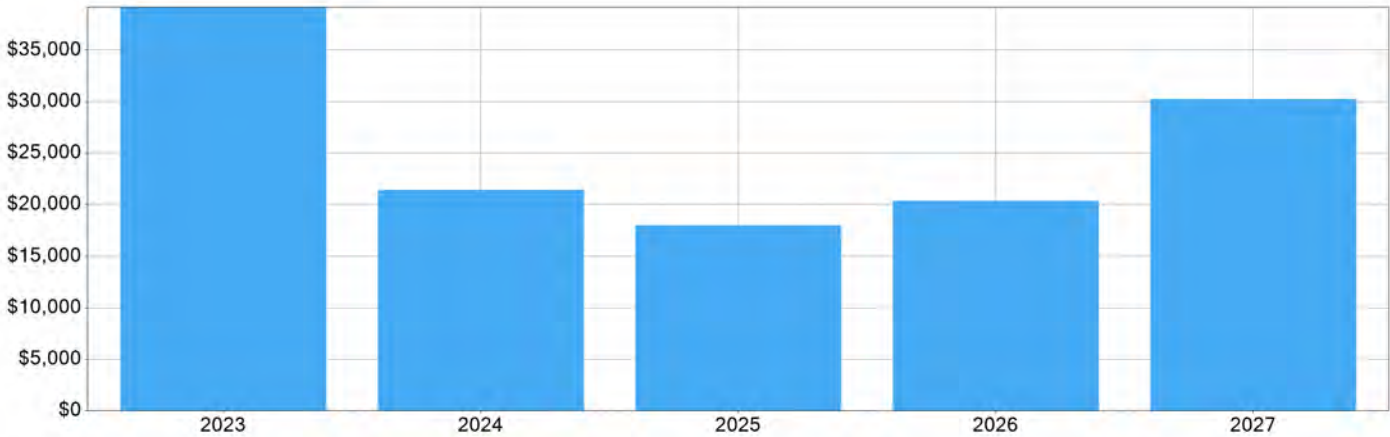
Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
<b>Totals</b>							<b>\$44,169</b>	<b>\$48,830</b>	
<b>Landscaping &amp; Irrigation</b>									
Barkdust Application			2	2	\$286.69 / Unit(s)	21	\$6,020	\$6,512	Inspector
Unit pricing based on Red Bark Inc. proposal for 2019 bark installation.									
Irrigation - System Upgrades			5	4	\$2,047.78 / Total	1	\$2,048	\$2,396	Inspector
Landscape - Tree Maintenance			4	1	\$7,500.00 / Total	1	\$7,500	\$7,800	Inspector
Tree work completed in 2020 at an expense of \$1500.									
Landscape - Upgrades & Vegetation Restoration			5	0	\$10,000.00 / Total	1	\$10,000	\$10,000	Inspector
Sediment Ponds - Clean out			3	0	\$700.00 / EA	5	\$3,500	\$3,500	Inspector
Storm Drains - Clean out & Repair			3	0	\$1,500.00 / Total	1	\$1,500	\$1,500	Inspector
<b>Totals</b>							<b>\$30,568</b>	<b>\$31,707</b>	
<b>Miscellaneous</b>									
Mailboxes			30	9	\$3,027.39 / EA	2	\$6,055	\$8,618	Inspector
Pricing is based on pedestal style private commercial mailboxes offered on Mailboxes.com, a large supplier of commercial mailbox systems.									
<b>Totals</b>							<b>\$6,055</b>	<b>\$8,618</b>	

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

Anticipated Expenditures (5 Years)

Report as of: 10/13/2022 | Start Date: 1/1/2023



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
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**2023**

Brush Clearing				Lake	\$2,500	\$2,500
Erosion Control & Excavation Contingency				Lake	\$8,000	\$8,000
Landscape - Upgrades & Vegetation Restoration				Landscaping & Irrigation	\$10,000	\$10,000
Riprap and Island Restoration - West Island				Lake	\$5,535	\$5,535
Sediment Ponds - Clean out				Landscaping & Irrigation	\$3,500	\$3,500
Storm Drains - Clean out & Repair				Landscaping & Irrigation	\$1,500	\$1,500
Swing Gates - Painting				Entry Gate	\$3,150	\$3,150
Wood Bridge at Outflow - Replacement				Lake	\$5,000	\$5,000
<b>Total for 2023:</b>						<b>\$39,185</b>

**2024**

Emergency Exit Road- Repair Contingency				Lake	\$2,600	\$2,704
Erosion Control & Excavation Contingency				Lake	\$8,000	\$8,320
Inlet Pipe Fish Screen				Lake	\$2,500	\$2,600
Landscape - Tree Maintenance				Landscaping & Irrigation	\$7,500	\$7,800
<b>Total for 2024:</b>						<b>\$21,424</b>

**2025**

Barkdust Application				Landscaping & Irrigation	\$6,020	\$6,512
Emergency Exit Road- Repair Contingency				Lake	\$2,600	\$2,812
Erosion Control & Excavation Contingency				Lake	\$8,000	\$8,653
<b>Total for 2025:</b>						<b>\$17,977</b>

**2026**

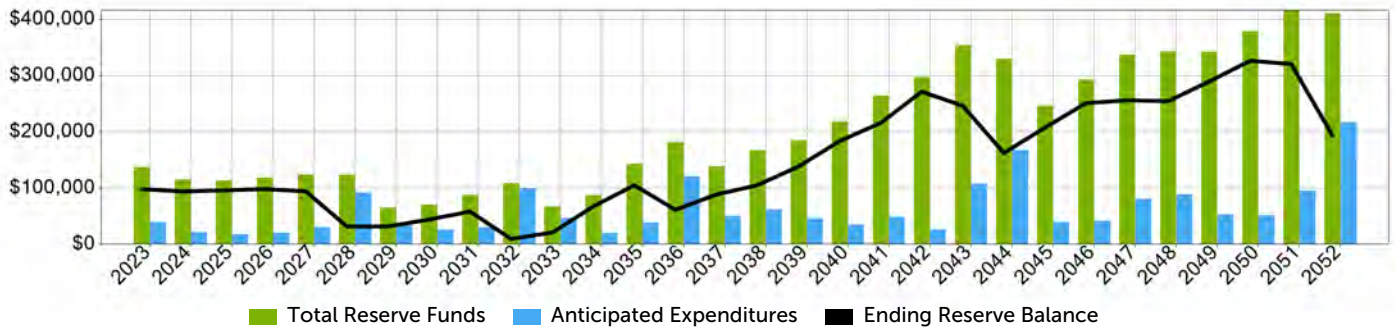
Brush Clearing				Lake	\$2,500	\$2,812
Emergency Exit Road- Repair Contingency				Lake	\$2,600	\$2,925
Erosion Control & Excavation Contingency				Lake	\$8,000	\$8,999
Sediment Ponds - Clean out				Landscaping & Irrigation	\$3,500	\$3,937
Storm Drains - Clean out & Repair				Landscaping & Irrigation	\$1,500	\$1,687

Anticipated Expenditures (5 Years)

Report as of: 10/13/2022 | Start Date: 1/1/2023

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures	
Repair							
						<b>Total for 2026:</b>	<b>\$20,360</b>
<b>2027</b>							
Barkdust Application				Landscaping & Irrigation	\$6,020	\$7,043	
Bridge Inspection				Bridge Components	\$2,767	\$3,237	
Emergency Exit Road- Repair Contingency				Lake	\$2,600	\$3,042	
Entrance Monument & Rock Pillars - Repair, Clean & Seal				Entry Gate	\$4,428	\$5,180	
Erosion Control & Excavation Contingency				Lake	\$8,000	\$9,359	
Irrigation - System Upgrades				Landscaping & Irrigation	\$2,048	\$2,396	
						<b>Total for 2027:</b>	<b>\$30,256</b>

This plan represents first-year reserve contribution of \$15,000 or \$46.30 monthly per unit and incorporates the following variable annual increases in funding: 14.5% in years 1-12, 1% in years 13-30. If maintained, this plan will meet all anticipated expenditures as they occur over the projected 30 years. If designated future year increases are not maintained the association may be unable to meet all future expense requirements. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all funding goals and expectations are being met.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
<b>Duration: 12 years</b>			<b>Rate of Annual Reserve Contribution Increases: 14.50%</b>			<b>Additional Funds To Reserves: \$0.00</b>			
2023	\$15,000	\$46.30	\$121,956	\$220	\$137,176	\$39,185	\$97,991	\$115,583	85%
2024	\$17,175	\$53.01	\$97,991	\$192	\$115,358	\$21,424	\$93,934	\$132,585	71%
2025	\$19,665	\$60.70	\$93,934	\$190	\$113,789	\$17,977	\$95,812	\$155,238	62%
2026	\$22,517	\$69.50	\$95,812	\$194	\$118,523	\$20,360	\$98,163	\$177,761	55%
2027	\$25,782	\$79.57	\$98,163	\$192	\$124,136	\$30,256	\$93,880	\$192,392	49%
2028	\$29,520	\$91.11	\$93,880	\$125	\$123,526	\$92,053	\$31,473	\$144,899	22%
2029	\$33,801	\$104.32	\$31,473	\$63	\$65,337	\$33,683	\$31,653	\$157,833	20%
2030	\$38,702	\$119.45	\$31,653	\$76	\$70,430	\$26,470	\$43,961	\$180,473	24%
2031	\$44,313	\$136.77	\$43,961	\$102	\$88,376	\$30,321	\$58,056	\$201,768	29%
2032	\$50,739	\$156.60	\$58,056	\$67	\$108,862	\$99,431	\$9,431	\$153,864	6%
2033	\$58,096	\$179.31	\$9,431	\$30	\$67,557	\$46,806	\$20,751	\$160,671	13%
2034	\$66,520	\$205.31	\$20,751	\$88	\$87,359	\$20,167	\$67,192	\$197,429	34%
<b>Duration: 18 years</b>			<b>Rate of Annual Reserve Contribution Increases: 1.00%</b>			<b>Additional Funds To Reserves: \$0.00</b>			
2035	\$76,165	\$235.08	\$67,192	\$172	\$143,530	\$38,618	\$104,912	\$218,520	48%
2036	\$76,927	\$237.43	\$104,912	\$166	\$182,005	\$120,909	\$61,096	\$157,007	39%
2037	\$77,696	\$239.80	\$61,096	\$149	\$138,942	\$50,481	\$88,461	\$168,497	52%
2038	\$78,473	\$242.20	\$88,461	\$193	\$167,127	\$62,069	\$105,058	\$170,704	62%
2039	\$79,258	\$244.62	\$105,058	\$243	\$184,559	\$46,178	\$138,381	\$191,926	72%
2040	\$80,050	\$247.07	\$138,381	\$322	\$218,753	\$35,257	\$183,496	\$227,852	81%
2041	\$80,851	\$249.54	\$183,496	\$399	\$264,746	\$48,864	\$215,883	\$253,661	85%
2042	\$81,659	\$252.04	\$215,883	\$487	\$298,029	\$26,647	\$271,382	\$306,307	89%
2043	\$82,476	\$254.56	\$271,382	\$517	\$354,375	\$108,090	\$246,285	\$279,168	88%
2044	\$83,301	\$257.10	\$246,285	\$408	\$329,994	\$167,691	\$162,303	\$191,878	85%
2045	\$84,134	\$259.67	\$162,303	\$369	\$246,806	\$39,389	\$207,417	\$237,569	87%
2046	\$84,975	\$262.27	\$207,417	\$458	\$292,850	\$41,813	\$251,037	\$285,726	88%
2047	\$85,825	\$264.89	\$251,037	\$507	\$337,368	\$81,264	\$256,105	\$298,066	86%
2048	\$86,683	\$267.54	\$256,105	\$510	\$343,298	\$88,831	\$254,467	\$306,446	83%
2049	\$87,550	\$270.22	\$254,467	\$543	\$342,560	\$53,011	\$289,549	\$355,969	81%
2050	\$88,426	\$272.92	\$289,549	\$615	\$378,590	\$52,189	\$326,401	\$412,023	79%
2051	\$89,310	\$275.65	\$326,401	\$646	\$416,357	\$95,798	\$320,560	\$428,810	75%
2052	\$90,203	\$278.40	\$320,560	\$514	\$411,276	\$217,312	\$193,965	\$323,891	60%

## Percent Funded Analysis

Current Percent Funded: 103%

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
<b>ASPHALT &amp; CONCRETE SURFACES</b>								
Asphalt - Repair & Seal	8	5	3	\$27,902	\$10,788	\$3,488	\$10,463	\$633
Concrete - Repair Contingency	8	5	3	\$1,937	\$749	\$242	\$726	\$44
			<b>Total</b>	<b>\$29,839</b>	<b>\$11,537</b>	<b>\$3,730</b>	<b>\$11,189</b>	<b>\$677</b>
<b>BRIDGE COMPONENTS</b>								
Bridge Inspection	25	4	21	\$2,767	\$2,397	\$111	\$2,325	\$20
Replacement of Guardrails - W Beams	35	14	21	\$7,333	\$4,537	\$210	\$4,400	\$38
			<b>Total</b>	<b>\$10,100</b>	<b>\$6,934</b>	<b>\$320</b>	<b>\$6,724</b>	<b>\$58</b>
<b>ENTRY GATE</b>								
Callbox Replacement	15	13	2	\$6,641	\$913	\$443	\$886	\$80
Entrance Monument & Rock Pillars - Repair, Clean & Seal	25	4	21	\$4,428	\$3,835	\$177	\$3,719	\$32
Lamp Post	8	7	1	\$830	\$107	\$104	\$104	\$19
Signage - Replacement	20	5	15	\$5,222	\$4,038	\$261	\$3,917	\$47
Swing Gates - Mechanical System Replacement	15	13	2	\$5,535	\$761	\$369	\$738	\$67
Swing Gates - Painting	7	0	7	\$3,150	\$3,248	\$450	\$3,150	\$82
Swing Gates - Replace Ironwork	40	20	20	\$17,710	\$9,131	\$443	\$8,855	\$80
			<b>Total</b>	<b>\$43,516</b>	<b>\$22,033</b>	<b>\$2,246</b>	<b>\$21,368</b>	<b>\$408</b>
<b>FENCING, GATES &amp; RAILS</b>								
Fencing - Vinyl	30	9	21	\$36,156	\$26,096	\$1,205	\$25,309	\$219
			<b>Total</b>	<b>\$36,156</b>	<b>\$26,096</b>	<b>\$1,205</b>	<b>\$25,309</b>	<b>\$219</b>
<b>LAKE</b>								
Aeration System - Compressor Replacement	8	5	3	\$12,500	\$4,833	\$1,563	\$4,688	\$283
Brush Clearing	3	0	3	\$2,500	\$2,578	\$833	\$2,500	\$151
Emergency Exit Road- Repair Contingency	1	1	0	\$2,600	\$0	\$2,600	\$0	\$472
Erosion Control & Excavation Contingency	1	0	1	\$8,000	\$8,249	\$8,000	\$8,000	\$1,451
Inlet Pipe Fish Screen	5	1	4	\$2,500	\$2,062	\$500	\$2,000	\$91
Riprap and Island Restoration - East Island	8	7	1	\$5,535	\$713	\$692	\$692	\$125
Riprap and Island Restoration - West Island	8	0	8	\$5,535	\$5,707	\$692	\$5,535	\$125
Wood Bridge at Outflow - Replacement	10	0	10	\$5,000	\$5,155	\$500	\$5,000	\$91
			<b>Total</b>	<b>\$44,169</b>	<b>\$29,297</b>	<b>\$15,379</b>	<b>\$28,414</b>	<b>\$2,790</b>
<b>LANDSCAPING &amp; IRRIGATION</b>								
Barkdust Application	2	2	0	\$6,020	\$0	\$3,010	\$0	\$546
Irrigation - System Upgrades	5	4	1	\$2,048	\$422	\$410	\$410	\$74
Landscape - Tree Maintenance	4	1	3	\$7,500	\$5,800	\$1,875	\$5,625	\$340
Landscape - Upgrades & Vegetation Restoration	5	0	5	\$10,000	\$10,311	\$2,000	\$10,000	\$363
Sediment Ponds - Clean out	3	0	3	\$3,500	\$3,609	\$1,167	\$3,500	\$212
Storm Drains - Clean out & Repair	3	0	3	\$1,500	\$1,547	\$500	\$1,500	\$91
			<b>Total</b>	<b>\$30,568</b>	<b>\$21,689</b>	<b>\$8,961</b>	<b>\$21,035</b>	<b>\$1,626</b>
<b>MISCELLANEOUS</b>								
Mailboxes	30	9	21	\$6,055	\$4,370	\$202	\$4,238	\$37
			<b>Total</b>	<b>\$6,055</b>	<b>\$4,370</b>	<b>\$202</b>	<b>\$4,238</b>	<b>\$37</b>
			<b>Totals</b>	<b>\$200,403</b>	<b>\$121,956</b>	<b>\$32,044</b>	<b>\$118,278</b>	<b>\$5,813</b>

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

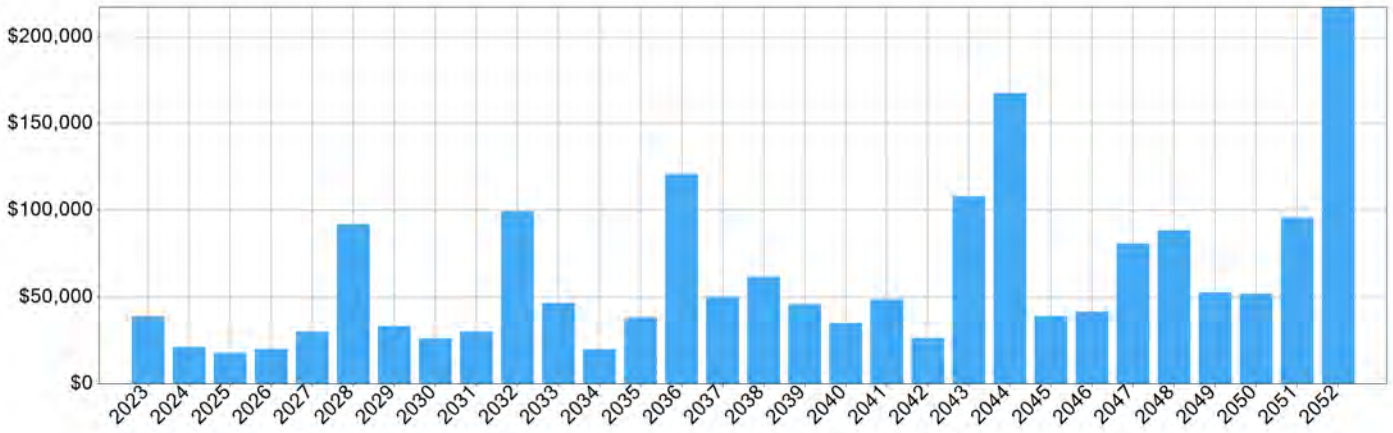


Reserve Allocation Report

Component	GL Code	Custom Funding Model 3
<b>ASPHALT &amp; CONCRETE SURFACES</b>		
Asphalt - Repair & Seal		\$1,633
Concrete - Repair Contingency		\$113
	<b>Total</b>	\$1,746
<b>BRIDGE COMPONENTS</b>		
Bridge Inspection		\$52
Replacement of Guardrails - W Beams		\$98
	<b>Total</b>	\$150
<b>ENTRY GATE</b>		
Callbox Replacement		\$207
Entrance Monument & Rock Pillars - Repair, Clean & Seal		\$83
Lamp Post		\$49
Signage - Replacement		\$122
Swing Gates - Mechanical System Replacement		\$173
Swing Gates - Painting		\$211
Swing Gates - Replace Ironwork		\$207
	<b>Total</b>	\$1,052
<b>FENCING, GATES &amp; RAILS</b>		
Fencing - Vinyl		\$564
	<b>Total</b>	\$564
<b>LAKE</b>		
Aeration System - Compressor Replacement		\$731
Brush Clearing		\$390
Emergency Exit Road- Repair Contingency		\$1,217
Erosion Control & Excavation Contingency		\$3,745
Inlet Pipe Fish Screen		\$234
Riprap and Island Restoration - East Island		\$324
Riprap and Island Restoration - West Island		\$324
Wood Bridge at Outflow - Replacement		\$234
	<b>Total</b>	\$7,199
<b>LANDSCAPING &amp; IRRIGATION</b>		
Barkdust Application		\$1,409
Irrigation - System Upgrades		\$192
Landscape - Tree Maintenance		\$878
Landscape - Upgrades & Vegetation Restoration		\$936
Sediment Ponds - Clean out		\$546
Storm Drains - Clean out & Repair		\$234
	<b>Total</b>	\$4,195
<b>MISCELLANEOUS</b>		
Mailboxes		\$94
	<b>Total</b>	\$94
	<b>Totals</b>	\$15,000

Anticipated Expenditures (30 Years)

Report as of: 10/13/2022 | Start Date: 1/1/2023



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
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2023						
Brush Clearing				Lake	\$2,500	\$2,500
Erosion Control & Excavation Contingency				Lake	\$8,000	\$8,000
Landscape - Upgrades & Vegetation Restoration				Landscaping & Irrigation	\$10,000	\$10,000
Riprap and Island Restoration - West Island				Lake	\$5,535	\$5,535
Sediment Ponds - Clean out				Landscaping & Irrigation	\$3,500	\$3,500
Storm Drains - Clean out & Repair				Landscaping & Irrigation	\$1,500	\$1,500
Swing Gates - Painting				Entry Gate	\$3,150	\$3,150
Wood Bridge at Outflow - Replacement				Lake	\$5,000	\$5,000
					<b>Total for 2023:</b>	<b>\$39,185</b>

2024						
Emergency Exit Road- Repair Contingency				Lake	\$2,600	\$2,704
Erosion Control & Excavation Contingency				Lake	\$8,000	\$8,320
Inlet Pipe Fish Screen				Lake	\$2,500	\$2,600
Landscape - Tree Maintenance				Landscaping & Irrigation	\$7,500	\$7,800
					<b>Total for 2024:</b>	<b>\$21,424</b>

2025						
Barkdust Application				Landscaping & Irrigation	\$6,020	\$6,512
Emergency Exit Road- Repair Contingency				Lake	\$2,600	\$2,812
Erosion Control & Excavation Contingency				Lake	\$8,000	\$8,653
					<b>Total for 2025:</b>	<b>\$17,977</b>

2026						
Brush Clearing				Lake	\$2,500	\$2,812
Emergency Exit Road- Repair Contingency				Lake	\$2,600	\$2,925
Erosion Control & Excavation Contingency				Lake	\$8,000	\$8,999
Sediment Ponds - Clean out				Landscaping & Irrigation	\$3,500	\$3,937
Storm Drains - Clean out &				Landscaping & Irrigation	\$1,500	\$1,687

## Anticipated Expenditures (30 Years)

Report as of: 10/13/2022 | Start Date: 1/1/2023

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Repair						
<b>Total for 2026:</b>						<b>\$20,360</b>
<b>2027</b>						
Barkdust Application				Landscaping & Irrigation	\$6,020	\$7,043
Bridge Inspection				Bridge Components	\$2,767	\$3,237
Emergency Exit Road- Repair Contingency				Lake	\$2,600	\$3,042
Entrance Monument & Rock Pillars - Repair, Clean & Seal				Entry Gate	\$4,428	\$5,180
Erosion Control & Excavation Contingency				Lake	\$8,000	\$9,359
Irrigation - System Upgrades				Landscaping & Irrigation	\$2,048	\$2,396
<b>Total for 2027:</b>						<b>\$30,256</b>
<b>2028</b>						
Aeration System - Compressor Replacement				Lake	\$12,500	\$15,208
Asphalt - Repair & Seal				Asphalt & Concrete Surfaces	\$27,902	\$33,946
Concrete - Repair Contingency				Asphalt & Concrete Surfaces	\$1,937	\$2,357
Emergency Exit Road- Repair Contingency				Lake	\$2,600	\$3,163
Erosion Control & Excavation Contingency				Lake	\$8,000	\$9,733
Landscape - Tree Maintenance				Landscaping & Irrigation	\$7,500	\$9,125
Landscape - Upgrades & Vegetation Restoration				Landscaping & Irrigation	\$10,000	\$12,167
Signage - Replacement				Entry Gate	\$5,222	\$6,353
<b>Total for 2028:</b>						<b>\$92,053</b>
<b>2029</b>						
Barkdust Application				Landscaping & Irrigation	\$6,020	\$7,618
Brush Clearing				Lake	\$2,500	\$3,163
Emergency Exit Road- Repair Contingency				Lake	\$2,600	\$3,290
Erosion Control & Excavation Contingency				Lake	\$8,000	\$10,123
Inlet Pipe Fish Screen				Lake	\$2,500	\$3,163
Sediment Ponds - Clean out				Landscaping & Irrigation	\$3,500	\$4,429
Storm Drains - Clean out & Repair				Landscaping & Irrigation	\$1,500	\$1,898
<b>Total for 2029:</b>						<b>\$33,683</b>
<b>2030</b>						
Emergency Exit Road- Repair Contingency				Lake	\$2,600	\$3,421
Erosion Control & Excavation Contingency				Lake	\$8,000	\$10,527
Lamp Post				Entry Gate	\$830	\$1,092
Riprap and Island Restoration - East Island				Lake	\$5,535	\$7,283
Swing Gates - Painting				Entry Gate	\$3,150	\$4,145
<b>Total for 2030:</b>						<b>\$26,470</b>
<b>2031</b>						
Barkdust Application				Landscaping & Irrigation	\$6,020	\$8,239
Emergency Exit Road- Repair				Lake	\$2,600	\$3,558

## Anticipated Expenditures (30 Years)

Report as of: 10/13/2022 | Start Date: 1/1/2023

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Contingency						
Erosion Control & Excavation				Lake	\$8,000	\$10,949
Contingency						
Riprap and Island Restoration - West Island				Lake	\$5,535	\$7,574
<b>Total for 2031:</b>						<b>\$30,321</b>
<b>2032</b>						
Brush Clearing				Lake	\$2,500	\$3,558
Emergency Exit Road- Repair				Lake	\$2,600	\$3,701
Contingency						
Erosion Control & Excavation				Lake	\$8,000	\$11,386
Contingency						
Fencing - Vinyl				Fencing, Gates & Rails	\$36,156	\$51,461
Irrigation - System Upgrades				Landscaping & Irrigation	\$2,048	\$2,915
Landscape - Tree Maintenance				Landscaping & Irrigation	\$7,500	\$10,675
Mailboxes				Miscellaneous	\$6,055	\$8,618
Sediment Ponds - Clean out				Landscaping & Irrigation	\$3,500	\$4,982
Storm Drains - Clean out & Repair				Landscaping & Irrigation	\$1,500	\$2,135
<b>Total for 2032:</b>						<b>\$99,431</b>
<b>2033</b>						
Barkdust Application				Landscaping & Irrigation	\$6,020	\$8,912
Emergency Exit Road- Repair				Lake	\$2,600	\$3,849
Contingency						
Erosion Control & Excavation				Lake	\$8,000	\$11,842
Contingency						
Landscape - Upgrades & Vegetation Restoration				Landscaping & Irrigation	\$10,000	\$14,802
Wood Bridge at Outflow - Replacement				Lake	\$5,000	\$7,401
<b>Total for 2033:</b>						<b>\$46,806</b>
<b>2034</b>						
Emergency Exit Road- Repair				Lake	\$2,600	\$4,003
Contingency						
Erosion Control & Excavation				Lake	\$8,000	\$12,316
Contingency						
Inlet Pipe Fish Screen				Lake	\$2,500	\$3,849
<b>Total for 2034:</b>						<b>\$20,167</b>
<b>2035</b>						
Barkdust Application				Landscaping & Irrigation	\$6,020	\$9,639
Brush Clearing				Lake	\$2,500	\$4,003
Emergency Exit Road- Repair				Lake	\$2,600	\$4,163
Contingency						
Erosion Control & Excavation				Lake	\$8,000	\$12,808
Contingency						
Sediment Ponds - Clean out				Landscaping & Irrigation	\$3,500	\$5,604
Storm Drains - Clean out & Repair				Landscaping & Irrigation	\$1,500	\$2,402
<b>Total for 2035:</b>						<b>\$38,618</b>
<b>2036</b>						
Aeration System - Compressor Replacement				Lake	\$12,500	\$20,813

## Anticipated Expenditures (30 Years)

Report as of: 10/13/2022 | Start Date: 1/1/2023

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Asphalt - Repair & Seal				Asphalt & Concrete Surfaces	\$27,902	\$46,458
Callbox Replacement				Entry Gate	\$6,641	\$11,058
Concrete - Repair Contingency				Asphalt & Concrete Surfaces	\$1,937	\$3,225
Emergency Exit Road- Repair Contingency				Lake	\$2,600	\$4,329
Erosion Control & Excavation Contingency				Lake	\$8,000	\$13,321
Landscape - Tree Maintenance				Landscaping & Irrigation	\$7,500	\$12,488
Swing Gates - Mechanical System Replacement				Entry Gate	\$5,535	\$9,215
<b>Total for 2036:</b>						<b>\$120,909</b>
<b>2037</b>						
Barkdust Application				Landscaping & Irrigation	\$6,020	\$10,425
Emergency Exit Road- Repair Contingency				Lake	\$2,600	\$4,502
Erosion Control & Excavation Contingency				Lake	\$8,000	\$13,853
Irrigation - System Upgrades				Landscaping & Irrigation	\$2,048	\$3,546
Replacement of Guardrails - W Beams				Bridge Components	\$7,333	\$12,699
Swing Gates - Painting				Entry Gate	\$3,150	\$5,455
<b>Total for 2037:</b>						<b>\$50,481</b>
<b>2038</b>						
Brush Clearing				Lake	\$2,500	\$4,502
Emergency Exit Road- Repair Contingency				Lake	\$2,600	\$4,682
Erosion Control & Excavation Contingency				Lake	\$8,000	\$14,408
Lamp Post				Entry Gate	\$830	\$1,495
Landscape - Upgrades & Vegetation Restoration				Landscaping & Irrigation	\$10,000	\$18,009
Riprap and Island Restoration - East Island				Lake	\$5,535	\$9,967
Sediment Ponds - Clean out				Landscaping & Irrigation	\$3,500	\$6,303
Storm Drains - Clean out & Repair				Landscaping & Irrigation	\$1,500	\$2,701
<b>Total for 2038:</b>						<b>\$62,069</b>
<b>2039</b>						
Barkdust Application				Landscaping & Irrigation	\$6,020	\$11,276
Emergency Exit Road- Repair Contingency				Lake	\$2,600	\$4,870
Erosion Control & Excavation Contingency				Lake	\$8,000	\$14,984
Inlet Pipe Fish Screen				Lake	\$2,500	\$4,682
Riprap and Island Restoration - West Island				Lake	\$5,535	\$10,366
<b>Total for 2039:</b>						<b>\$46,178</b>
<b>2040</b>						
Emergency Exit Road- Repair Contingency				Lake	\$2,600	\$5,065
Erosion Control & Excavation Contingency				Lake	\$8,000	\$15,583

## Anticipated Expenditures (30 Years)

Report as of: 10/13/2022 | Start Date: 1/1/2023

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Landscape - Tree Maintenance				Landscaping & Irrigation	\$7,500	\$14,609
					<b>Total for 2040:</b>	<b>\$35,257</b>
<b>2041</b>						
Barkdust Application				Landscaping & Irrigation	\$6,020	\$12,196
Brush Clearing				Lake	\$2,500	\$5,065
Emergency Exit Road- Repair Contingency				Lake	\$2,600	\$5,267
Erosion Control & Excavation Contingency				Lake	\$8,000	\$16,207
Sediment Ponds - Clean out				Landscaping & Irrigation	\$3,500	\$7,090
Storm Drains - Clean out & Repair				Landscaping & Irrigation	\$1,500	\$3,039
					<b>Total for 2041:</b>	<b>\$48,864</b>
<b>2042</b>						
Emergency Exit Road- Repair Contingency				Lake	\$2,600	\$5,478
Erosion Control & Excavation Contingency				Lake	\$8,000	\$16,855
Irrigation - System Upgrades				Landscaping & Irrigation	\$2,048	\$4,314
					<b>Total for 2042:</b>	<b>\$26,647</b>
<b>2043</b>						
Barkdust Application				Landscaping & Irrigation	\$6,020	\$13,192
Emergency Exit Road- Repair Contingency				Lake	\$2,600	\$5,697
Erosion Control & Excavation Contingency				Lake	\$8,000	\$17,529
Landscape - Upgrades & Vegetation Restoration				Landscaping & Irrigation	\$10,000	\$21,911
Swing Gates - Replace Ironwork				Entry Gate	\$17,710	\$38,806
Wood Bridge at Outflow - Replacement				Lake	\$5,000	\$10,956
					<b>Total for 2043:</b>	<b>\$108,090</b>
<b>2044</b>						
Aeration System - Compressor Replacement				Lake	\$12,500	\$28,485
Asphalt - Repair & Seal				Asphalt & Concrete Surfaces	\$27,902	\$63,581
Brush Clearing				Lake	\$2,500	\$5,697
Concrete - Repair Contingency				Asphalt & Concrete Surfaces	\$1,937	\$4,414
Emergency Exit Road- Repair Contingency				Lake	\$2,600	\$5,925
Erosion Control & Excavation Contingency				Lake	\$8,000	\$18,230
Inlet Pipe Fish Screen				Lake	\$2,500	\$5,697
Landscape - Tree Maintenance				Landscaping & Irrigation	\$7,500	\$17,091
Sediment Ponds - Clean out				Landscaping & Irrigation	\$3,500	\$7,976
Storm Drains - Clean out & Repair				Landscaping & Irrigation	\$1,500	\$3,418
Swing Gates - Painting				Entry Gate	\$3,150	\$7,178
					<b>Total for 2044:</b>	<b>\$167,691</b>
<b>2045</b>						
Barkdust Application				Landscaping & Irrigation	\$6,020	\$14,268
Emergency Exit Road- Repair				Lake	\$2,600	\$6,162

Anticipated Expenditures (30 Years)

Report as of: 10/13/2022 | Start Date: 1/1/2023

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Contingency						
Erosion Control & Excavation				Lake	\$8,000	\$18,959
Contingency						
<b>Total for 2045:</b>						<b>\$39,389</b>
<b>2046</b>						
Emergency Exit Road- Repair				Lake	\$2,600	\$6,408
Contingency						
Erosion Control & Excavation				Lake	\$8,000	\$19,718
Contingency						
Lamp Post				Entry Gate	\$830	\$2,046
Riprap and Island Restoration - East Island				Lake	\$5,535	\$13,641
<b>Total for 2046:</b>						<b>\$41,813</b>
<b>2047</b>						
Barkdust Application				Landscaping & Irrigation	\$6,020	\$15,432
Brush Clearing				Lake	\$2,500	\$6,408
Emergency Exit Road- Repair				Lake	\$2,600	\$6,665
Contingency						
Erosion Control & Excavation				Lake	\$8,000	\$20,506
Contingency						
Irrigation - System Upgrades				Landscaping & Irrigation	\$2,048	\$5,249
Riprap and Island Restoration - West Island				Lake	\$5,535	\$14,187
Sediment Ponds - Clean out				Landscaping & Irrigation	\$3,500	\$8,972
Storm Drains - Clean out & Repair				Landscaping & Irrigation	\$1,500	\$3,845
<b>Total for 2047:</b>						<b>\$81,264</b>
<b>2048</b>						
Emergency Exit Road- Repair				Lake	\$2,600	\$6,931
Contingency						
Erosion Control & Excavation				Lake	\$8,000	\$21,327
Contingency						
Landscape - Tree Maintenance				Landscaping & Irrigation	\$7,500	\$19,994
Landscape - Upgrades & Vegetation Restoration				Landscaping & Irrigation	\$10,000	\$26,658
Signage - Replacement				Entry Gate	\$5,222	\$13,921
<b>Total for 2048:</b>						<b>\$88,831</b>
<b>2049</b>						
Barkdust Application				Landscaping & Irrigation	\$6,020	\$16,692
Emergency Exit Road- Repair				Lake	\$2,600	\$7,208
Contingency						
Erosion Control & Excavation				Lake	\$8,000	\$22,180
Contingency						
Inlet Pipe Fish Screen				Lake	\$2,500	\$6,931
<b>Total for 2049:</b>						<b>\$53,011</b>
<b>2050</b>						
Brush Clearing				Lake	\$2,500	\$7,208
Emergency Exit Road- Repair				Lake	\$2,600	\$7,497
Contingency						
Erosion Control & Excavation				Lake	\$8,000	\$23,067
Contingency						
Sediment Ponds - Clean out				Landscaping & Irrigation	\$3,500	\$10,092

Anticipated Expenditures (30 Years)

Report as of: 10/13/2022 | Start Date: 1/1/2023

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Storm Drains - Clean out & Repair				Landscaping & Irrigation	\$1,500	\$4,325
<b>Total for 2050:</b>						<b>\$52,189</b>
<b>2051</b>						
Barkdust Application				Landscaping & Irrigation	\$6,020	\$18,054
Callbox Replacement				Entry Gate	\$6,641	\$19,916
Emergency Exit Road- Repair Contingency				Lake	\$2,600	\$7,797
Erosion Control & Excavation Contingency				Lake	\$8,000	\$23,990
Swing Gates - Mechanical System Replacement				Entry Gate	\$5,535	\$16,596
Swing Gates - Painting				Entry Gate	\$3,150	\$9,446
<b>Total for 2051:</b>						<b>\$95,798</b>
<b>2052</b>						
Aeration System - Compressor Replacement				Lake	\$12,500	\$38,983
Asphalt - Repair & Seal				Asphalt & Concrete Surfaces	\$27,902	\$87,015
Bridge Inspection				Bridge Components	\$2,767	\$8,630
Concrete - Repair Contingency				Asphalt & Concrete Surfaces	\$1,937	\$6,041
Emergency Exit Road- Repair Contingency				Lake	\$2,600	\$8,108
Entrance Monument & Rock Pillars - Repair, Clean & Seal				Entry Gate	\$4,428	\$13,808
Erosion Control & Excavation Contingency				Lake	\$8,000	\$24,949
Irrigation - System Upgrades				Landscaping & Irrigation	\$2,048	\$6,386
Landscape - Tree Maintenance				Landscaping & Irrigation	\$7,500	\$23,390
<b>Total for 2052:</b>						<b>\$217,312</b>



Component Photos & Details

Asphalt & Concrete Surfaces



Asphalt - Repair & Seal			Reserve Component
Useful Life	8 Year(s)	Replacement %	25.00%
Remaining Life	5 Year(s)	Quantity / Units	186,010 SF
Date in Service	2014	Unit Price	\$0.60 / SF
Effective Age	3	Current Cost	\$27,902
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$10,788
Cost Center		Annual Fully Funding Requirement	\$3,488
Project Number		Fully Funded Reserve Balance	\$10,463
Owner		Annual Reserve Contribution	\$633

Description: Cleaning, targeted repair, and sealcoat of all common area private drives located within the Association including Hidden Lake Drive, Lakeridge Way, Lakeside Ct. Total area of 186,010 square feet.

Notes: Contingency for asphalt repairs and striping assumes 25% of total square footage will be addressed. Pricing based on 2014 invoice from Leggett Asphalt for same scope of work. Pricing increased \$2,036 to include cost of striping and signage. \$20k repair contingency added to address future repairs.



Concrete - Repair Contingency			Reserve Component
Useful Life	8 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 Total
Date in Service	2020	Unit Price	\$1,937.08 / Total
Effective Age	3	Current Cost	\$1,937
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$749
Cost Center		Annual Fully Funding Requirement	\$242
Project Number		Fully Funded Reserve Balance	\$726
Owner		Annual Reserve Contribution	\$44

Description: Contingency for repair/replacement of concrete parking area located at mailboxes.

Bridge Components



Bridge Inspection			Reserve Component
Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 Total
Date in Service	2002	Unit Price	\$2,767.26 / Total
Effective Age	21	Current Cost	\$2,767
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$2,397
Cost Center		Annual Fully Funding Requirement	\$111
Project Number		Fully Funded Reserve Balance	\$2,325
Owner		Annual Reserve Contribution	\$20

Description: Inspection of bridge by a licensed engineer to determine future repair or replacement needs. Items to be added to reserve study if determined to be within the 30 year planning horizon.



Replacement of Guardrails - W Beams			Reserve Component
Useful Life	35 Year(s)	Replacement %	100.00%
Remaining Life	14 Year(s)	Quantity / Units	250 LF
Date in Service	2002	Unit Price	\$29.33 / LF
Effective Age	21	Current Cost	\$7,333
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$4,537
Cost Center		Annual Fully Funding Requirement	\$210
Project Number		Fully Funded Reserve Balance	\$4,400
Owner		Annual Reserve Contribution	\$38

Description: Replacement of existing w-beam guardrails with rusted style w-beam guardrails.

Entry Gate



Callbox Replacement			Reserve Component
Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	13 Year(s)	Quantity / Units	1 Total
Date in Service	2021	Unit Price	\$6,641.43 / Total
Effective Age	2	Current Cost	\$6,641
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$913
Cost Center		Annual Fully Funding Requirement	\$443
Project Number		Fully Funded Reserve Balance	\$886
Owner		Annual Reserve Contribution	\$80

Description: Replacement of entrance gate callbox system.  
 Notes: Pricing and remaining useful life obtained from Metro Overhead Gates.



Entrance Monument & Rock Pillars - Repair, Clean & Seal			Reserve Component
Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 Total
Date in Service	2002	Unit Price	\$4,427.62 / Total
Effective Age	21	Current Cost	\$4,428
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$3,835
Cost Center		Annual Fully Funding Requirement	\$177
Project Number		Fully Funded Reserve Balance	\$3,719
Owner		Annual Reserve Contribution	\$32

Description: Contingency for targeted repair and clean & seal of entrance monument and gate system pillars.



Component Photos & Details



<b>Lamp Post</b>			<i>Reserve Component</i>
Useful Life	8 Year(s)	Replacement %	100.00%
Remaining Life	7 Year(s)	Quantity / Units	1 Total
Date in Service	2002	Unit Price	\$830.18 / Total
Effective Age	1	Current Cost	\$830
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$107
Cost Center		Annual Fully Funding Requirement	\$104
Project Number		Fully Funded Reserve Balance	\$104
Owner		Annual Reserve Contribution	\$19

Description: Contingency to refinish paint on lamp post exterior and/or replace electrical equipment.



<b>Signage - Replacement</b>			<i>Reserve Component</i>
Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 Total
Date in Service	2002	Unit Price	\$5,222.00 / Total
Effective Age	15	Current Cost	\$5,222
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$4,038
Cost Center		Annual Fully Funding Requirement	\$261
Project Number		Fully Funded Reserve Balance	\$3,917
Owner		Annual Reserve Contribution	\$47

Description: Replacement of "Hidden Lake Estates" signage located on entrance monument.

Component Photos & Details



Swing Gates - Mechanical System Replacement			Reserve Component
Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	13 Year(s)	Quantity / Units	1 Total
Date in Service	2021	Unit Price	\$5,534.53 / Total
Effective Age	2	Current Cost	\$5,535
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$761
Cost Center		Annual Fully Funding Requirement	\$369
Project Number		Fully Funded Reserve Balance	\$738
Owner		Annual Reserve Contribution	\$67

Description: Replacement of swing gate actuator located at entrance to community.



Swing Gates - Painting			Reserve Component
Useful Life	7 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service	2013	Unit Price	\$3,150.00 / Total
Effective Age	7	Current Cost	\$3,150
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$3,248
Cost Center		Annual Fully Funding Requirement	\$450
Project Number		Fully Funded Reserve Balance	\$3,150
Owner		Annual Reserve Contribution	\$82

Description: Painting of metal swing gates located at entrance to community.



Swing Gates - Replace Ironwork			Reserve Component
Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	20 Year(s)	Quantity / Units	1 Total
Date in Service	2003	Unit Price	\$17,710.49 / Total
Effective Age	20	Current Cost	\$17,710
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$9,131
Cost Center		Annual Fully Funding Requirement	\$443
Project Number		Fully Funded Reserve Balance	\$8,855
Owner		Annual Reserve Contribution	\$80

Description: Replacement of metal swing gates.

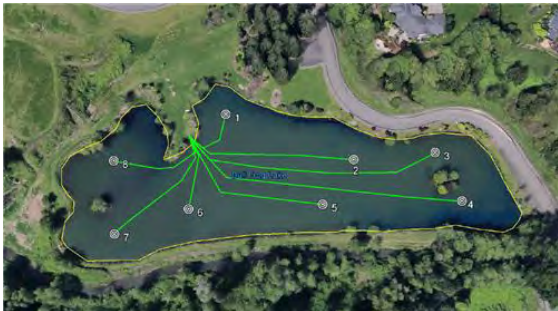
Fencing, Gates & Rails



Fencing - Vinyl			Reserve Component
Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	9 Year(s)	Quantity / Units	2,374 LF
Date in Service	2002	Unit Price	\$15.23 / LF
Effective Age	21	Current Cost	\$36,156
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$26,096
Cost Center		Annual Fully Funding Requirement	\$1,205
Project Number		Fully Funded Reserve Balance	\$25,309
Owner		Annual Reserve Contribution	\$219

Description: Replacement of vinyl split-rail fence along entryway and Hidden Lake Drive.

Lake



Aeration System - Compressor Replacement			Reserve Component
Useful Life	8 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 Total
Date in Service	2020	Unit Price	\$12,500.00 / Total
Effective Age	3	Current Cost	\$12,500
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$4,833
Cost Center		Annual Fully Funding Requirement	\$1,563
Project Number		Fully Funded Reserve Balance	\$4,688
Owner		Annual Reserve Contribution	\$283

Description: Replacement of four pond aeration system compressors (Brookwood rocking piston system).





<b>Brush Clearing</b>			<i>Reserve Component</i>
Useful Life	3 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service	2017	Unit Price	\$2,500.00 / Total
Effective Age	3	Current Cost	\$2,500
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$2,578
Cost Center		Annual Fully Funding Requirement	\$833
Project Number		Fully Funded Reserve Balance	\$2,500
Owner		Annual Reserve Contribution	\$151

Description: Brush clearing around Hidden Lake and south side of Abernathy Creek.  
 Notes: Brush and blackberries cleared along dam and Abernathy Creek at a cost of \$1825 in 2020.



NO IMAGE AVAILABLE

<b>Emergency Exit Road- Repair Contingency</b>			<i>Reserve Component</i>
Useful Life	1 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	1 Total
Date in Service	2021	Unit Price	\$2,600.00 / Total
Effective Age	0	Current Cost	\$2,600
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$0
Cost Center		Annual Fully Funding Requirement	\$2,600
Project Number		Fully Funded Reserve Balance	\$0
Owner		Annual Reserve Contribution	\$472

Description: Repair contingency for maintenance of the emergency exit road. Event includes erosion control efforts and clearing of road.  
 Notes: The useful life has been decreased to 1 year to allow for more routine maintenance of the emergency exit road.



Erosion Control & Excavation Contingency			Reserve Component
Useful Life	1 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service	2018	Unit Price	\$8,000.00 / Total
Effective Age	1	Current Cost	\$8,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$8,249
Cost Center		Annual Fully Funding Requirement	\$8,000
Project Number		Fully Funded Reserve Balance	\$8,000
Owner		Annual Reserve Contribution	\$1,451

Description: Contingency for erosion control, excavation/dredging as needed to maintain lake shoreline and outflow.

Notes: Site observations noted signs of erosion at the SE Bridge, along sections of the inlet road adjacent hill, and along Hidden Lake Road and South Lake Ridge Way. On-going efforts should be documented here for future budgetary adjustments. The useful life has been reduced to annually to allow for increased erosion control efforts. The contingency amount has been increased to \$10,000.00



Inlet Pipe Fish Screen			Reserve Component
Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	1 Total
Date in Service	2017	Unit Price	\$2,500.00 / Total
Effective Age	4	Current Cost	\$2,500
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$2,062
Cost Center		Annual Fully Funding Requirement	\$500
Project Number		Fully Funded Reserve Balance	\$2,000
Owner		Annual Reserve Contribution	\$91

Description: Contingency for replacement of inlet pipe fish screen.





<b>Riprap and Island Restoration - East Island</b>			<i>Reserve Component</i>
Useful Life	8 Year(s)	Replacement %	100.00%
Remaining Life	7 Year(s)	Quantity / Units	1 Total
Date in Service	2021	Unit Price	\$5,534.53 / Total
Effective Age	1	Current Cost	\$5,535
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$713
Cost Center		Annual Fully Funding Requirement	\$692
Project Number		Fully Funded Reserve Balance	\$692
Owner		Annual Reserve Contribution	\$125

Description: Contingency for installation of riprap, erosion control, and restoration of vegetation located on the East island.



<b>Riprap and Island Restoration - West Island</b>			<i>Reserve Component</i>
Useful Life	8 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service	2012	Unit Price	\$5,534.53 / Total
Effective Age	8	Current Cost	\$5,535
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$5,707
Cost Center		Annual Fully Funding Requirement	\$692
Project Number		Fully Funded Reserve Balance	\$5,535
Owner		Annual Reserve Contribution	\$125

Description: Contingency for installation of riprap, erosion control, and restoration of vegetation located on the West island.



<b>Wood Bridge at Outflow - Replacement</b>			<i>Reserve Component</i>
Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service	2010	Unit Price	\$5,000.00 / Total
Effective Age	10	Current Cost	\$5,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$5,155
Cost Center		Annual Fully Funding Requirement	\$500
Project Number		Fully Funded Reserve Balance	\$5,000
Owner		Annual Reserve Contribution	\$91

Description: Provision for replacement of temporary wood bridge spanning outflow of lake.

Notes: The Board intends to replace the temporary bridge located along the outflow stream. Once the design and scope of the bridge is determined, cost estimates should be updated in this study for future replacement and repair planning.

Landscaping & Irrigation



Barkdust Application			Reserve Component
Useful Life	2 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	21 Unit(s)
Date in Service	2020	Unit Price	\$286.69 / Unit(s)
Effective Age	0	Current Cost	\$6,020
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$0
Cost Center		Annual Fully Funding Requirement	\$3,010
Project Number		Fully Funded Reserve Balance	\$0
Owner		Annual Reserve Contribution	\$546

Description: Installation of 21 units of barkdust along Hidden View Drive.  
 Notes: Unit pricing based on Red Bark Inc. proposal for 2019 bark installation.



Irrigation - System Upgrades			Reserve Component
Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 Total
Date in Service	2017	Unit Price	\$2,047.78 / Total
Effective Age	1	Current Cost	\$2,048
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$422
Cost Center		Annual Fully Funding Requirement	\$410
Project Number		Fully Funded Reserve Balance	\$410
Owner		Annual Reserve Contribution	\$74

Description: Contingency for irrigation or lighting system upgrades, major repairs, or replacement at entryway.



Landscape - Tree Maintenance			Reserve Component
Useful Life	4 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	1 Total
Date in Service	2017	Unit Price	\$7,500.00 / Total
Effective Age	3	Current Cost	\$7,500
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$5,800
Cost Center		Annual Fully Funding Requirement	\$1,875
Project Number		Fully Funded Reserve Balance	\$5,625
Owner		Annual Reserve Contribution	\$340

Description: Tree maintenance to include pruning of common area trees, as well as removal/replacement as needed.

Notes: Tree work completed in 2020 at an expense of \$1500.



Landscape - Upgrades & Vegetation Restoration			Reserve Component
Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service	2010	Unit Price	\$10,000.00 / Total
Effective Age	5	Current Cost	\$10,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$10,311
Cost Center		Annual Fully Funding Requirement	\$2,000
Project Number		Fully Funded Reserve Balance	\$10,000
Owner		Annual Reserve Contribution	\$363

Description: Contingency for upgrades to existing landscaping around entryway and at planters near bridge. Event includes provisions for vegetation restoration efforts around the Association common grounds and the lake.



Component Photos & Details



Sediment Ponds - Clean out

Reserve Component

Useful Life	3 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	5 EA
Date in Service	2020	Unit Price	\$700.00 / EA
Effective Age	3	Current Cost	\$3,500
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$3,609
Cost Center		Annual Fully Funding Requirement	\$1,167
Project Number		Fully Funded Reserve Balance	\$3,500
Owner		Annual Reserve Contribution	\$212

Description: Clean out and restoration of 5 sediment ponds.



Storm Drains - Clean out & Repair

Reserve Component

Useful Life	3 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service	2020	Unit Price	\$1,500.00 / Total
Effective Age	3	Current Cost	\$1,500
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$1,547
Cost Center		Annual Fully Funding Requirement	\$500
Project Number		Fully Funded Reserve Balance	\$1,500
Owner		Annual Reserve Contribution	\$91

Description: Contingency for the cleaning, maintenance, and targeted repair of storm drains.

Miscellaneous



Mailboxes			Reserve Component
Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	9 Year(s)	Quantity / Units	2 EA
Date in Service	2002	Unit Price	\$3,027.39 / EA
Effective Age	21	Current Cost	\$6,055
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$4,370
Cost Center		Annual Fully Funding Requirement	\$202
Project Number		Fully Funded Reserve Balance	\$4,238
Owner		Annual Reserve Contribution	\$37

Description: Replacement of two common area mailbox pedestals.

Notes: Pricing is based on pedestal style private commercial mailboxes offered on Mailboxes.com, a large supplier of commercial mailbox systems.