



THE COLONIES AT WILDE LAKE

HENRICO, VIRGINIA

INTERACTIVE RESERVE ANALYSIS



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DMA does not support the validity of this report until a Working Session has been conducted with the Board of Directors and the final report issued.



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This is a printout of a dynamic reserve analysis that will change over time. The analysis is made up of information sheets and spreadsheets, whose contents may change each time the analysis is updated. If comparing this report to other copies, verify the latest issue date on the front cover. Summary descriptions of the spreadsheets are provided below. Some spreadsheets, which are continuous in Excel, are divided up into several pages in this report for legibility.

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STANDARDS, LIMITATIONS AND CONDITIONS DISCLOSURE AND LEGAL RESTRICTIONS

STUDY STANDARDS

This study was conducted in accordance with the Community Associations Institute National Reserve Study Standards. A summary of the standards is contained in our information article entitled "National Standards" which is included in the Appendix.

The data and analysis information that forms a part of this report was formatted in Microsoft Excel but contains proprietary programming and program coding that is not available for distribution to outside parties. Copies of the data and analysis information have been made available in Adobe's Portable Document Format and included as part of this report. Limited program versions can also be provided, upon request, in Excel format for easier viewing and navigating through the data.

STUDY LIMITATIONS AND CONDITIONS

1. No destructive testing, lab analysis or other investigative methods were used to determine the condition of the components. Due to these limitations, as set forth in the reserve study guidelines that we subscribe to, the limited visual observations that were made are not sufficient to be considered a qualified architectural or engineering assessment of the state or condition of the components.
2. All common areas on the property were observed unless access was limited or not made available to us at the time of the inspection. The observations and opinions expressed herein with regard to the useful life of the components are based on our general professional knowledge of construction and our knowledge of the typical replacement experience of many communities and other entities with the same component types.
3. The inventory included taking field measurements, measurements from aerial and satellite imagery, digitized measurement over photo imagery and takeoffs and measurements from design and as-built drawings as there were deemed to be reliable. In the case of a Level II Update the quantities provided by the Client from previous studies was utilized when it was deemed to be reliable and accurate. In the case of a Level III Update all inventory data from previous studies provided by the Client was deemed accurate and reliable.
4. Our projections of remaining useful life are not architectural or engineering recommendations for executing specific projects. As the end of the remaining useful life approaches, as set forth in this study, the association should seek professional architectural, engineering, contractor, service providers or qualified product manufacturer or supplier assistance, as appropriate, and as to the need for and the scheduling of each specific replacement project. Particularly those of any significant magnitude.
5. An asset can be made up of several components that need to be maintained, repaired and replaced. Other elements of the asset may be considered permanent with respect to the asset. The schedule of components provided herein, is based upon information received from the client regarding the common elements and/or assets that the client is responsible for. It is the client's responsibility to verify that the schedule of components is complete.
6. Financial information including the present fund balance, interest from funds on deposit, and recent capital expenditures, were provided by the Association and are deemed reliable and complete by Design/Management Associates, Inc.

7. Information provided by the Association about prior reserve replacement projects is considered to be reliable and complete. No inspection by Design/Management Associates, Inc. should be interpreted as a project audit or quality inspection.
8. Industry Life Expectancy is based on printed product literature, product or material warranties, industry standards literature, and on the opinions of manufacturers, installers, or maintenance contractors based on their experience with these products and materials.
9. Unit prices are based on published unit price standards such as R. S. Means "Residential Cost Data", Facilities Maintenance and Repair Cost Data, and "Facilities Construction Cost Data", latest editions, and on pricing obtained from contractors, installers, or manufacturers. All prices are given in present dollars unless noted otherwise. Prices listed are not guaranteed as exact quotes for work included.
10. This analysis incorporates assumptions about the future rate of inflation, and the future interest income on your account deposits. If significant changes occur in either of these rates, this calculation should be re-run with current information.
11. The results of this analysis are predicated on your contributing the recommended amount in each previous year and on expenses occurring generally as predicted. The Reserve Study should be updated at least every 3 to 5 years, which may depend on statutory requirements, to correct for normal variations. However if significant changes occur in your present funding or in major expenses, in a shorter period of time, the account should be re-run.
12. DMA's Capital Replacement Reserve Studies are designed to be used as planning tools. They are a reflection of information provided by the Association and our analytical inputs, and are assembled for the Association's use. This reserve study should not be used for the purpose of performing an audit, quality/forensic analysis, or for background checks of historical records.

DISCLOSURE

DMA does not have any financial interest in this community, its management company or any vendor mentioned or used in this study beyond this work. This study represents all facts known to DMA at the time of its preparation that if purposefully omitted would cause a distortion of the Association's situation regarding its capital reserve plan.

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EXECUTIVE SUMMARY

THE COLONIES AT WILDE LAKE

RESERVE SPECIALIST AND STAFF RESPONSIBLE FOR THIS ANALYSIS

This study was prepared under the direct supervision of:

Lynette Wuensch, a Reserve Specialist certified by the Community Association Institute and a registered Professional Engineer in Virginia, Florida and North Carolina. Ms. Wuensch holds a BS degree in Civil Engineering.

The field survey, inventory, and condition assessment was conducted by:

Rita Hull, a Reserve Analyst and a registered Professional Engineer. Ms. Hull holds a BS degree in Civil Engineering and a Master of Science in Energy Resources.

The cost estimating data was prepared by:

Tim R. Gebott, who has over 40 years construction contract estimating and programming experience. Mr. Gebott holds a BS degree in Civil Engineering.

COMMUNITY INFORMATION

THE COLONIES AT WILDE LAKE

Study Level:	Level 1
Association Name:	The Colonies at Wilde Lake Association (CWLA)
Community Location / Address:	Causeway Drive, Henrico, Virginia 23233
Community Size (Number of Units):	318
Unit Type(s):	Single Family
Management:	Landmark Property Services
Represented by:	Charles Tribble
Telephone and E-mail:	804-360-4460, treasurer@colonieshome.com
Year(s) constructed:	1989
Scope of Reserves:	See Schedule of Components

FINANCIAL SUMMARY

Current Reserve Account Balance Information:

Average annual income rate on reserve deposit accounts:	<u>0.10%</u>		
Balance on account:	<u>\$43,197</u>	as of	<u>9/28/2018</u>
Less contributions already made this year:			
Plus expenditures already made and/or scheduled:			
Money held in investment accounts:	<u>\$0</u>		
Total balance:	<u>\$43,197</u>	as of	<u>9/30/2018</u>

Reserve Account Contribution in Study Year:

Current budgeted contribution for study year:	<u>\$165,000</u>	for	<u>2018</u>
Recommended contribution for study year from Reserve Funding Navigator worksheet:	<u>\$165,000</u>		
Remaining contribution to be made for study year:	<u>\$165,000</u>		

INTERACTIVE ANALYSIS - WORKING DRAFT

Using the Cash Flow funding method and relying on the information that we have obtained in the Schedule of Components, and our projections in our Component Lifecycle and Costing analysis, we have developed a preliminary 30-year funding plan for initial review. It includes an assumption about future inflation and also makes assumptions about future escalation or reduction of the annual contribution. The assumptions and decisions preliminarily made need to be discussed and corrections, revisions and adjustments made prior to the final determination of the reserve plan for this community. The next step is to conduct the working session with you, as described in the proposal and contract. During the working session, all aspects of the analysis will be reviewed and alternate funding and/or expenditure scenarios can be explored, in order to develop the plan that works for you. Contact DMA to set up this session.

CASH FLOW FUNDING MODEL (current as of the latest date on the cover of this report):

Projected Inflation and Escalation Rates (from Reserve Funding Navigator):

The projected inflation rate used in this printout is:	<u>2.49%</u>
The projected annual contribution escalation rate in this printout is:	<u>0.00%</u>

Reserve Funding Projections for next Four Years (from Reserve Funding Navigator):

<u>Amount</u>	<u>Year</u>
<u>\$165,000.00</u>	<u>2019</u>
<u>\$165,000.00</u>	<u>2020</u>
<u>\$165,000.00</u>	<u>2021</u>
<u>\$165,000.00</u>	<u>2022</u>



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SCHEDULE OF COMPONENTS THE COLONIES AT WILDE LAKE

BASIC COMPONENT INFORMATION			SITE VISIT INFORMATION				AGE
LINE NUMBER	COMPONENT NAME	LOCATION	FIELD MEASURED QUANTITY OR COUNT	UNITS	% QUANTITY TO BE REPLACED EACH OCCURRENCE	COMMENTS AND DESCRIPTION OF SPECIAL CONDITIONS	LAST IN-SERVICE DATE
							1989
1.00	CLUB HOUSE						
1.01	1" asphalt overlay	Club house exterior	5050	SY	100%		2006
1.02	Asphalt street milling	Club house exterior	5050	SY	100%		2006
1.03	Asphalt seal coating	Club house exterior	5050	SY	100%		2006
1.04	Asphalt patching	Club house exterior	5050	SY	2%		2006
1.05	Exterior lighting controllers	Club house	1	EA	100%		2006
1.06	Landscape lighting	Club house	2	EA	100%		2006
1.07	Entrance sign structure	Club house	66	SF	100%		2006
1.08	Entrance sign face	Club house	40	SF	100%		2006
1.09	Irrigation controllers	Club house	1	EA	100%		2006
1.10	Irrigation backflow preventors	Club house	1	EA	100%		2006
1.11	Flag poles	Club house	3	EA	100%		1989
1.12	Shingled roof, hvy. wt. full-dimensional asphalt shingles	Club House Exterior	30	SQ	100%		2006
1.13	Rain gutters and downspouts	Club House Exterior	170	LF	100%		2006
1.14	Recessed lights	Club House Exterior	16	EA	100%		1989
1.15	Ceiling fans	Club House Exterior	2	EA	100%		1989
1.16	Decking, composite	Club House Exterior	3800	SF	100%	porch @ 1580 sf plus stairs @ 350 sf plus amphitheater @ 1400 sf plus deck adjacent to	2001
1.17	Wood Deck Structure	Club House Exterior	3800	SF	100%		1989
1.18	Aggregate	Club House Exterior	5800	SF	5%	front area @ 3590 sf plus walkway to pool @ 780 sf plus walkway to tennis court @ 780 sf	1989
1.19	Railing-decorative vinyl	Club House Exterior	50	LF	100%		1989
1.20	Railing-docorative wood	Club House Exterior	230	LF	100%	36 inch high with 5 1/2 inch flat board topper	1989
1.21	Columns, wood	Club House Exterior	161	VLF	100%	23 - 8 inch square x 7 feet high	1989
1.22	Brick/stone washing and re-pointing	Club House Exterior	90	SF	5%	Front porch	1989
1.23	Exterior painting	Club House Exterior	975	SF	100%	Stucco	2017
1.24	Vinyl Siding	Club House Exterior	1500	SF	100%	Front porch	2001
1.25	Soffits, vinyl	Club House Exterior	504	SF	100%	Entire perimeter of clubhouse	2001
1.26	Fascia and trim, PVC	Club House Exterior	252	LF	100%	Entire perimeter of clubhouse	1989
1.27	French double entrance doors, w/crash bars	Club House Exterior	5	PR	100%		1989
1.28	Lighting, double bulb	Club House Exterior	2	EA	100%		1989
1.29	Lighting, single bulb	Club House Exterior	1	EA	100%		1989



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							1989
1.30	Lattice	Club House Exterior	75	LF	100%		1989
1.31	Windows, wood with vinyl encased frames	Club House Exterior	21	EA	100%	18 @30 inch x 56 inch plus 3@45 inch arch	1989
1.32	Panel wood doors: single interior doors	Club House Interior	5	EA	100%		1989
1.33	Kitchen cabinets	Club House Interior	22	LF	100%		1989
1.34	Laminate Countertops, kitchen	Club House Interior	20	SF	100%		1989
1.35	Hardwood flooring	Club House Interior	1100	SF	100%		1989
1.36	Vinyl tile flooring	Club House Interior	290	SF	100%	120 sf in bathrooms, 170 sf in kitchen	1988
1.37	Water coolers, HAD	Club House Interior	1	EA	100%		1988
1.38	Refrigerator	Club House Interior	1	EA	100%		1988
1.39	Microwave	Club House Interior	1	EA	100%		1988
1.40	Double sink	Club House Interior	1	EA	100%		1988
1.41	Garbage Disposal	Club House Interior	1	EA	100%		1988
1.42	Area rugs	Club House Interior	1	EA	100%		2006
1.43	Sofas, full size	Club House Interior	2	EA	100%		2006
1.44	Dining/game tables	Club House Interior	4	EA	100%	48 inches square	1989
1.45	Upholstered dining chairs	Club House Interior	16	EA	100%		1989
1.46	Wicker Arm Chairs w/ upholstered cushions	Club House Interior	4	EA	100%		1989
1.47	Wood arm chairs	Club House Interior	4	EA	100%		1989
1.48	Window drapes	Club House Interior	60	SF	100%		2006
1.49	Loveseat	Club House Interior	1	EA	100%		2006
1.50	Cube ottomons/ leather and wicker	Club House Interior	3	EA	100%		2006
1.51	Chandeliers	Club House Interior	3	EA	100%		1989
1.52	Curio cabinets	Club House Interior	1	EA	100%		1989
1.53	Entertainment cabinet	Club House Interior	1	EA	100%		2006
1.54	Wood burning fireplace tile surround	Club House Interior	36	SF	100%		2006
1.55	Padded folding chairs	Club House Interior	31	EA	100%		2006
1.56	Poly folding tables	Club House Interior	7	EA	100%		2006
1.57	Painting and wall finish allowance	Club House Interior	1	LS	100%		2006
1.58	50" Television	Club House Interior	1	EA	100%		2015
1.59	Mirrors	Club House Interior	2	EA	100%		1989



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							1989
1.60	Dispensers, soap	Club House Interior	2	EA	100%		1989
1.61	Dispensers, towel	Club House Interior	2	EA	100%		1989
1.62	Dispensers, toilet paper	Club House Interior	2	EA	100%		1989
1.63	Lavatory counter, laminate	Club House Interior	52	SF	100%		1989
1.64	Handicap grab rails	Club House Interior	2	EA	100%	48 inch tubes	1989
1.65	Fluorescent light fixtures, single tube	Club House Interior	2	EA	100%		1989
1.66	Toilet partitions	Club House Interior	2	EA	100%		1989
1.67	Toilets	Club House Interior	2	EA	100%		1989
1.68	Light fixtures	Club House Interior	2	EA	100%		1989
1.69	Sinks, porcelain	Club House Interior	2	EA	100%		1989
1.70	Replace bath faucets/fittings	Club House Interior	2	EA	100%		1989
1.71	Small exhaust fans	Club House Interior	2	EA	100%		1989
1.72	Mop sink	Club House Interior	1	EA	100%		1989
1.73	Chandeliers	Club House Interior	3	EA	100%		1989
1.74	Ceiling fans	Club House Interior	2	EA	100%		1989
1.75	Hot water heater	Club House Interior	1	EA	100%		2016
1.76	Hvac condensers and tubing	Club House Interior	2	EA	100%		2016
1.77	Hvac air handlers/evaporators	Club House Interior	2	EA	100%		2016
1.78	Temperature control systems	Club House Interior	2	EA	100%		1989
1.79	Fire extinguishers	Club House Interior	1	EA	100%		2017
1.80	Emergency lighting	Club House Interior	1	EA	100%		1989
1.81	Lighted exit signs	Club House Interior	2	EA	100%		1989
1.82	Punch code locks	Club house Exterior	2	EA	100%		2015
2.00	AMENITIES						
2.01	Asphalt play court base	Tennis Courts	1550	SY	100%		1989
2.02	Asphalt play court base	Tennis Courts	1550	SY	100%		1989
2.03	Reseal Tennis Court	Tennis Courts	1550	SY	100%		1989
2.04	Reseal Tennis Court	Tennis Courts	1550	SY	100%		1989
2.05	Tennis court post	Tennis Courts	2	PR	100%		1989
2.06	Tennis court post	Tennis Courts	2	PR	100%		1989



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							1989
2.07	Tennis court net	Tennis Courts	2	EA	100%		1989
2.08	Tennis court net	Tennis Courts	2	EA	100%		1989
2.09	Fencing,coated chain link 10 feet	Tennis Courts	900	LF	100%	10 feet high	1989
2.10	Gates	Tennis Courts	4	EA	100%	1 @ 7 ft x 7 ft plus 3 @ 4 ft x 7 ft	1989
2.11	Light Poles, single light	Tennis Courts	6	EA	100%		1989
2.12	Light Poles, double lights	Tennis Courts	2	EA	100%		1989
2.13	Light Poles, quad lights	Tennis Courts	1	EA	100%		1989
2.14	Locks with keypads	Tennis Courts	3	EA	100%		2016
2.15	Mulch	Playground Area	33	SY	100%		2018
2.16	Timber Perimeter Edging	Playground Area	240	LF	100%	6 x 6 inch treated timbers	1989
2.17	Benches	Playground Area	2	EA	100%	6 ft wood	1989
2.18	Playset	Playground Area	1	EA	100%		1989
2.19	Gazebo roof	Pool	200	SQ	100%		2018
2.20	Gazebo replacement	Pool	120	SF	100%		1989
2.21	Rebuild pool, per sq ft. of surface area	Pool	6000	SSF	100%	Remove and replaster entire pool, 400 sf baby pool plus 5600 sf big pool	1989
2.22	Coping	Pool	450	LF	100%	82 lf baby pool plus 362 ft big pool	1989
2.23	Scum line tile	Pool	450	LF	100%		1989
2.24	Plaster Resurfacing, per sq. ft. of surface area	Pool	6000	SF	100%		2004
2.25	Caulk main pool joint	Pool	450	LF	100%		1989
2.26	Railings	Pool	1	EA	100%		1989
2.27	Pool covers	Pool	6000	SF	100%		2016
2.28	Safety equipment , per sf of pool surface	Pool	6000	SSF	100%		2016
2.29	Defibrillator	Pool	1	EA	100%		2016
2.30	Sand Filter	Pool	1	EA	100%		1989
2.31	Replace Sand, Filter gravel, and laterals	Pool	1	EA	100%		1989
2.32	Chlorination System	Pool	1	LS	100%		1989
2.33	Pumps	Pool	2	EA	100%	baby pool and big pool	1989
2.34	Pump Motors	Pool	2	EA	100%	baby pool and big pool	1989
2.35	Strainer, skimmer system	Pool	2	EA	100%	baby pool and big pool	2014
2.36	Strainer Baskets	Pool	2	EA	100%	baby pool and big pool	2014



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							1989
2.37	Umbrellas	Pool	22	EA	10%	20 table, 2 lifequard,	1989
2.38	Umbrella stands	Pool	20	EA	10%		1989
2.39	Tables, poly top	Pool	37	EA	10%		1989
2.40	Cocktail tables, poly top	Pool	28	EA	10%		1989
2.41	Chairs, vinyl strap	Pool	129	EA	10%		1989
2.42	Lounge chairs, vinyl strap	Pool	69	EA	10%		1989
2.43	Lifequard stands	Pool	2	EA	100%		1989
2.44	Swim team benches	Pool	12	EA	100%	Painted wood, 12 @ 8 ft x 2 ft	1989
2.45	Lane Rope Dispensers	Pool	2	EA	100%		1989
2.46	Lane Lines	Pool	1	LS	100%		1989
2.47	Water cooler	Pool	1	EA	100%		1989
2.48	Lift chair	Pool	1	EA	100%		2015
2.49	Fluorescent lighting fixtures, double tube @ 4ft	Pool	4	EA	100%		1989
2.50	Fluorescent lighting fixtures, double tube @ 8ft	Pool	1	EA	100%		1989
2.51	Overhead exterior light fixtures	Pool	3	EA	100%		1989
2.52	Mop sink	Pool	1	EA	100%		1989
2.53	Timer for outdoor lights	Pool	1	EA	100%		1989
2.54	Breaker boxes	Pool	6	EA	100%		1989
2.55	Announcement Board, plexiglass	Pool	1	EA	100%		2016
2.56	Fencing, baby pool, 50 inches high	Pool	220	LF	100%		1989
2.57	Fencing, big pool, 68 inches high	Pool	350	LF	100%		1989
2.58	Gates, 50 inch, single door	Pool	2	EA	100%		1989
2.59	Gates, 68 inch, single door	Pool	1	EA	100%		1989
2.60	Gates, 68 inch, double door	Pool	2	EA	100%		1989
2.61	Diving Boards	Pool	2	EA	100%		1989
2.62	Ladder structures	Pool	5	EA	100%		1989
2.63	Outdoor electrical receptacles	Pool	4	EA	100%		1989
2.64	Outdoor speakers	Pool	4	EA	100%		1989
2.65	Benches, painted wood	Pool	4	EA	100%	4 @ 12 ft x 2 ft	1989
2.66	Porcelain sinks, single	Pool	4	EA	100%		1989



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							1989
2.67	Replace bath faucets/fittings	Pool	4	EA	100%		1989
2.68	Towel Dispensers	Pool	2	EA	100%		1989
2.69	Soap Dispensers	Pool	2	EA	100%		1989
2.70	Diaper Changing Stations	Pool	2	EA	100%		1989
2.71	Toilets	Pool	5	EA	100%		1989
2.72	Partitions	Pool	11	EA	100%		1989
2.73	Urinals	Pool	1	EA	100%		1989
2.74	Laminate Countertop	Pool	1	EA	100%		1989
2.75	Wall Cabinets	Pool	11	LF	100%		1989
2.76	Flourescent lighting fixtures, double tube, 48 inches	Pool	12	EA	100%		1989
2.77	Vinyl Siding	Pool	850	SF	100%	300 sf along tennis courts plus 550 sf along retaining wall	1989
2.78	Wood railing	Pool	170	LF	100%		1989
2.79	Painting - wood railing	Pool	170	SF	100%		1989
2.80	Wood Deck Structure	Pool	5200	SF	100%		1989
2.81	Wood decking	Pool	3000	SF	100%	From pool entrance to gazebo to diving boards	1989
2.82	Painting - wood decking	Pool	3000	SF	100%	From pool entrance to gazebo to diving boards	1989
2.83	Composite decking	Pool	2200	SF	100%	Near baby pool and stairs to patios	1989
2.84	Aggregate paving	Pool	2300	SF	2%		1989
2.85	Concrete paving	Pool	9400	SF	2%		1989
2.86	Light poles, large, with quad lights	Pool	2	EA	100%		1989
2.87	Light poles, small, with five lights	Pool	5	EA	100%		1989
2.88	Lattice panels	Pool	900	SF	100%		1989
2.89	Wood posts, 5 1/2 inch square timbers	Pool	33	EA	100%	7 ft x 27 posts plus 4 ft x 6 posts	1989
2.90	Painting - wood posts, 5 1/2 inch square timbers	Pool	1704	SF	100%	7 ft x 27 posts plus 4 ft x 6 posts	1989
2.91	Retaining wall, 5 1/2 inch square timbers	Pool	1500	SF	100%	400 sf along entrance plus 550 sf along club house plus 200 sf between patios plus 300 sf	1989



COMPONENT LIFECYCLE AND COSTING THE COLONIES AT WILDE LAKE

BASIC COMPONENT INFORMATION			LIFE CYCLE				REPLACEMENT COST				
LINE NUMBER	COMPONENT NAME	LOCATION	CURRENT ESTIMATED USEFUL LIFE (EUL)	REPLACEMENT INTERVAL AFTER FIRST REPLACEMENT	REMAINING USEFUL LIFE OR YEARS PAST DUE	NEXT REPLACEMENT YEAR	% OF TOTAL QUANTITY TO BE REPLACED	UNITS	QUANTITY OR COUNT	UNIT COST	REPLACEMENT COST, PER OCCURRENCE
			DEFAULT	DEFAULT	2018	AUTO CALC	NO EDITING	NO EDITING	NO EDITING	NO EDITING	NO EDITING
1.00	CLUB HOUSE										
1.01	1" asphalt overlay	Club house exterior	25	25	13	2031	100%	SY	5,050	\$8.09	\$40,854.50
1.02	Asphalt street milling	Club house exterior	25	25	13	2031	100%	SY	5,050	\$4.47	\$22,573.50
1.03	Asphalt seal coating	Club house exterior	7	7	4	2022	100%	SY	5,050	\$0.97	\$4,898.50
1.04	Asphalt patching	Club house exterior	7	7	4	2022	2%	SY	5,050	\$91.71	\$9,262.71
1.05	Exterior lighting controllers	Club house	30	30	18	2036	100%	EA	1	\$1,343.90	\$1,343.90
1.06	Landscape lighting	Club house	20	20	8	2026	100%	EA	2	\$568.13	\$1,136.26
1.07	Entrance sign structure	Club house	40	40	28	2046	100%	SF	66	\$113.40	\$7,484.40
1.08	Entrance sign face	Club house	20	20	8	2026	100%	SF	40	\$75.00	\$3,000.00
1.09	Irrigation controllers	Club house	10	10	2	2020	100%	EA	1	\$3,862.62	\$3,862.62
1.10	Irrigation backflow preventors	Club house	20	20	8	2026	100%	EA	1	\$938.37	\$938.37
1.11	Flag poles	Club house	50	50	20	2038	100%	EA	3	\$3,452.79	\$10,358.37
1.12	Shingled roof, hvy. wt. full-dimensional asphalt shingles	Club House Exterior	25	25	13	2031	100%	SQ	30	\$377.39	\$11,321.70
1.13	Rain gutters and downspouts	Club House Exterior	25	25	13	2031	100%	LF	170	\$9.71	\$1,650.70
1.14	Recessed lights	Club House Exterior	25	25	7	2025	100%	EA	16	\$810.91	\$12,974.56
1.15	Ceiling fans	Club House Exterior	30	30	7	2025	100%	EA	2	\$523.66	\$1,047.32
1.16	Decking, composite	Club House Exterior	40	40	1	2019	100%	SF	3,800	\$10.40	\$39,520.00
1.17	Wood Deck Structure	Club House Exterior	35	35	1	2019	100%	SF	3,800	\$9.72	\$36,936.00
1.18	Aggregate	Club House Exterior	30	5	2	2020	5%	SF	5,800	\$13.30	\$3,857.00
1.19	Railing-decorative vinyl	Club House Exterior	50	50	20	2038	100%	LF	50	\$91.69	\$4,584.50
1.20	Railing-docorative wood	Club House Exterior	35	35	6	2024	100%	LF	230	\$42.89	\$9,864.70
1.21	Columns, wood	Club House Exterior	50	50	21	2039	100%	VLF	161	\$70.96	\$11,424.56
1.22	Brick/stone washing and re-pointing	Club House Exterior	40	10	11	2029	5%	SF	90	\$13.38	\$60.21
1.23	Exterior painting	Club House Exterior	10	10	9	2027	100%	SF	975	\$1.98	\$1,930.50
1.24	Vinyl Siding	Club House Exterior	40	40	23	2041	100%	SF	1,500	\$6.39	\$9,585.00
1.25	Soffits, vinyl	Club House Exterior	40	40	23	2041	100%	SF	504	\$8.82	\$4,445.28
1.26	Fascia and trim, PVC	Club House Exterior	40	40	11	2029	100%	LF	252	\$5.50	\$1,386.00
1.27	French double entrance doors, w/crash bars	Club House Exterior	35	35	6	2024	100%	PR	5	\$1,632.06	\$8,160.30
1.28	Lighting, double bulb	Club House Exterior	25	25	7	2025	100%	EA	2	\$187.73	\$375.46
1.29	Lighting, single bulb	Club House Exterior	25	25	7	2025	100%	EA	1	\$122.01	\$122.01



COMPONENT LIFECYCLE AND COSTING THE COLONIES AT WILDE LAKE

BASIC COMPONENT INFORMATION			LIFE CYCLE				REPLACEMENT COST				
LINE NUMBER	COMPONENT NAME	LOCATION	CURRENT ESTIMATED USEFUL LIFE (EUL)	REPLACEMENT INTERVAL AFTER FIRST REPLACEMENT	REMAINING USEFUL LIFE OR YEARS PAST DUE	NEXT REPLACEMENT YEAR	% OF TOTAL QUANTITY TO BE REPLACED	UNITS	QUANTITY OR COUNT	UNIT COST	REPLACEMENT COST, PER OCCURRENCE
			DEFAULT	DEFAULT	2018	AUTO CALC	NO EDITING	NO EDITING	NO EDITING	NO EDITING	NO EDITING
1.30	Lattice	Club House Exterior	25	25	1	2019	100%	LF	75	\$62.04	\$4,653.00
1.31	Windows, wood with vinyl encased frames	Club House Exterior	40	40	11	2029	100%	EA	21	\$570.16	\$11,973.36
1.32	Panel wood doors: single interior doors	Club House Interior	40	40	11	2029	100%	EA	5	\$853.52	\$4,267.60
1.33	Kitchen cabinets	Club House Interior	40	40	11	2029	100%	LF	22	\$529.30	\$11,644.60
1.34	Laminate Countertops, kitchen	Club House Interior	30	30	3	2021	100%	SF	20	\$34.16	\$683.20
1.35	Hardwood flooring	Club House Interior	30	30	3	2021	100%	SF	1,100	\$9.56	\$10,516.00
1.36	Vinyl tile flooring	Club House Interior	40	40	10	2028	100%	SF	290	\$25.78	\$7,476.20
1.37	Water coolers, HAD	Club House Interior	35	35	5	2023	100%	EA	1	\$1,740.99	\$1,740.99
1.38	Refrigerator	Club House Interior	15	15	3	2021	100%	EA	1	\$2,825.57	\$2,825.57
1.39	Microwave	Club House Interior	15	15	3	2021	100%	EA	1	\$1,045.07	\$1,045.07
1.40	Double sink	Club House Interior	30	30	3	2021	100%	EA	1	\$1,397.29	\$0.00
1.41	Garbage Disposal	Club House Interior	15	15	3	2021	100%	EA	1	\$543.42	\$0.00
1.42	Area rugs	Club House Interior	15	15	3	2021	100%	EA	1	\$500.00	\$500.00
1.43	Sofas, full size	Club House Interior	15	15	3	2021	100%	EA	2	\$2,110.00	\$4,220.00
1.44	Dining/game tables	Club House Interior	25	25	3	2021	100%	EA	4	\$3,584.00	\$14,336.00
1.45	Upholstered dining chairs	Club House Interior	15	15	3	2021	100%	EA	16	\$440.32	\$7,045.12
1.46	Wicker Arm Chairs w/ upholstered cushions	Club House Interior	15	15	3	2021	100%	EA	4	\$645.12	\$2,580.48
1.47	Wood arm chairs	Club House Interior	25	25	3	2021	100%	EA	4	\$305.15	\$1,220.60
1.48	Window drapes	Club House Interior	20	20	3	2021	100%	SF	60	\$17.46	\$1,047.60
1.49	Loveseat	Club House Interior	15	15	3	2021	100%	EA	1	\$2,944.00	\$2,944.00
1.50	Cube ottomons/ leather and wicker	Club House Interior	15	15	3	2021	100%	EA	3	\$440.32	\$1,320.96
1.51	Chandeliers	Club House Interior	40	40	3	2021	100%	EA	3	\$580.86	\$1,742.58
1.52	Curio cabinets	Club House Interior	25	25	3	2021	100%	EA	1	\$2,735.83	\$2,735.83
1.53	Entertainment cabinet	Club House Interior	40	40	28	2046	100%	EA	1	\$490.92	\$490.92
1.54	Wood burning fireplace tile surround	Club House Interior	50	50	38	2056	100%	SF	36	\$29.85	\$1,074.60
1.55	Padded folding chairs	Club House Interior	20	20	8	2026	100%	EA	31	\$62.46	\$1,936.26
1.56	Poly folding tables	Club House Interior	20	20	8	2026	100%	EA	7	\$322.56	\$2,257.92
1.57	Painting and wall finish allowance	Club House Interior	10	10	3	2021	100%	LS	1	\$15,000.00	\$15,000.00
1.58	50" Television	Club House Interior	10	10	7	2025	100%	EA	1	\$385.00	\$385.00
1.59	Mirrors	Club House Interior	25	25	3	2021	100%	EA	2	\$426.37	\$852.74



COMPONENT LIFECYCLE AND COSTING THE COLONIES AT WILDE LAKE

BASIC COMPONENT INFORMATION			LIFE CYCLE				REPLACEMENT COST				
LINE NUMBER	COMPONENT NAME	LOCATION	CURRENT ESTIMATED USEFUL LIFE (EUL)	REPLACEMENT INTERVAL AFTER FIRST REPLACEMENT	REMAINING USEFUL LIFE OR YEARS PAST DUE	NEXT REPLACEMENT YEAR	LOCATION CCI	89.5	BASE CCI	89.5	REPLACEMENT COST, PER OCCURRENCE
			DEFAULT	DEFAULT	2018	AUTO CALC	% OF TOTAL QUANTITY TO BE REPLACED	UNITS	QUANTITY OR COUNT	UNIT COST	
			NO EDITING	NO EDITING	NO EDITING	NO EDITING	NO EDITING	NO EDITING	NO EDITING	NO EDITING	
1.60	Dispensers, soap	Club House Interior	25	25	3	2021	100%	EA	2	\$254.72	\$0.00
1.61	Dispensers, towel	Club House Interior	25	25	3	2021	100%	EA	2	\$91.85	\$183.70
1.62	Dispensers, toilet paper	Club House Interior	25	25	3	2021	100%	EA	2	\$58.94	\$117.88
1.63	Lavatory counter, laminate	Club House Interior	30	30	3	2021	100%	SF	52	\$34.16	\$1,776.32
1.64	Handicap grab rails	Club House Interior	30	30	3	2021	100%	EA	2	\$176.54	\$353.08
1.65	Fluoresent light fixtrures, single tube	Club House Interior	40	40	11	2029	100%	EA	2	\$162.58	\$325.16
1.66	Toilet partitions	Club House Interior	40	40	11	2029	100%	EA	2	\$945.11	\$1,890.22
1.67	Toilets	Club House Interior	30	30	3	2021	100%	EA	2	\$550.87	\$1,101.74
1.68	Light fixtures	Club House Interior	40	40	11	2029	100%	EA	2	\$852.29	\$1,704.58
1.69	Sinks, porcelain	Club House Interior	30	30	3	2021	100%	EA	2	\$949.87	\$1,899.74
1.70	Replace bath faucets/fittings	Club House Interior	30	30	3	2021	100%	EA	2	\$468.71	\$937.42
1.71	Small exhaust fans	Club House Interior	30	30	3	2021	100%	EA	2	\$180.69	\$361.38
1.72	Mop sink	Club House Interior	30	30	3	2021	100%	EA	1	\$557.62	\$557.62
1.73	Chandeliers	Club House Interior	40	40	11	2029	100%	EA	3	\$580.86	\$1,742.58
1.74	Ceiling fans	Club House Interior	40	40	11	2029	100%	EA	2	\$523.66	\$1,047.32
1.75	Hot water heater	Club House Interior	15	15	13	2031	100%	EA	1	\$2,064.68	\$2,064.68
1.76	Hvac condensors and tubing	Club House Interior	15	15	13	2031	100%	EA	2	\$3,322.13	\$6,644.26
1.77	Hvac air handlers/evaporators	Club House Interior	20	20	18	2036	100%	EA	2	\$1,224.13	\$2,448.26
1.78	Temperature control systems	Club House Interior	15	15	3	2021	100%	EA	2	\$975.00	\$1,950.00
1.79	Fire extinguishers	Club House Interior	10	10	9	2027	100%	EA	1	\$86.22	\$0.00
1.80	Emergency lighting	Club House Interior	40	40	11	2029	100%	EA	1	\$502.35	\$502.35
1.81	Lighted exit signs	Club House Interior	40	40	11	2029	100%	EA	2	\$236.88	\$473.76
1.82	Punch code locks	Club house Exterior	30	30	27	2045	100%	EA	2	\$264.21	\$528.42
2.00	AMENITIES										
2.01	Asphalt play court base	Tennis Courts	50	50	2	2020	100%	SY	1,550	\$45.96	\$71,238.00
2.02	Asphalt play court base	Tennis Courts	50	50	4	2022	100%	SY	1,550	\$45.96	\$71,238.00
2.03	Reseal Tennis Court	Tennis Courts	5	5	2	2020	100%	SY	1,550	\$12.21	\$18,925.50
2.04	Reseal Tennis Court	Tennis Courts	5	5	4	2022	100%	SY	1,550	\$12.21	\$18,925.50
2.05	Tennis court post	Tennis Courts	30	30	2	2020	100%	PR	2	\$864.16	\$1,728.32
2.06	Tennis court post	Tennis Courts	30	30	4	2022	100%	PR	2	\$864.16	\$1,728.32



COMPONENT LIFECYCLE AND COSTING THE COLONIES AT WILDE LAKE

BASIC COMPONENT INFORMATION			LIFE CYCLE				REPLACEMENT COST				
LINE NUMBER	COMPONENT NAME	LOCATION	CURRENT ESTIMATED USEFUL LIFE (EUL)	REPLACEMENT INTERVAL AFTER FIRST REPLACEMENT	REMAINING USEFUL LIFE OR YEARS PAST DUE	NEXT REPLACEMENT YEAR	% OF TOTAL QUANTITY TO BE REPLACED	UNITS	QUANTITY OR COUNT	UNIT COST	REPLACEMENT COST, PER OCCURRENCE
			DEFAULT	DEFAULT	2018	AUTO CALC	NO EDITING	NO EDITING	NO EDITING	NO EDITING	NO EDITING
2.07	Tennis court net	Tennis Courts	7	7	2	2020	100%	EA	2	\$310.96	\$621.92
2.08	Tennis court net	Tennis Courts	7	7	4	2022	100%	EA	2	\$310.96	\$621.92
2.09	Fencing,coated chain link 10 feet	Tennis Courts	40	40	20	2038	100%	LF	900	\$45.57	\$41,013.00
2.10	Gates	Tennis Courts	40	40	20	2038	100%	EA	4	\$641.46	\$2,565.84
2.11	Light Poles, single light	Tennis Courts	35	35	6	2024	100%	EA	6	\$626.29	\$3,757.74
2.12	Light Poles, double lights	Tennis Courts	35	35	6	2024	100%	EA	2	\$626.29	\$1,252.58
2.13	Light Poles, quad lights	Tennis Courts	35	35	6	2024	100%	EA	1	\$626.29	\$626.29
2.14	Locks with keypads	Tennis Courts	30	30	28	2046	100%	EA	3	\$264.21	\$792.63
2.15	Mulch	Playground Area	5	5	5	2023	100%	SY	33	\$3.99	\$131.67
2.16	Timber Perimeter Edging	Playground Area	40	40	11	2029	100%	LF	240	\$16.56	\$3,974.40
2.17	Benches	Playground Area	40	40	11	2029	100%	EA	2	\$1,161.45	\$2,322.90
2.18	Playset	Playground Area	25	25	7	2025	100%	EA	1	\$5,887.64	\$5,887.64
2.19	Gazebo roof	Pool	25	25	25	2043	100%	SQ	200	\$377.39	\$75,478.00
2.20	Gazebo replacement	Pool	40	40	11	2029	100%	SF	120	\$39.78	\$4,773.60
2.21	Rebuild pool, per sq ft. of surface area	Pool	50	50	21	2039	100%	SSF	6,000	\$48.00	\$288,000.00
2.22	Coping	Pool	40	40	5	2023	100%	LF	450	\$58.19	\$26,185.50
2.23	Scum line tile	Pool	30	30	5	2023	100%	LF	450	\$25.40	\$11,430.00
2.24	Plaster Resurfacing, per sq. ft. of surface area	Pool	15	15	5	2023	100%	SF	6,000	\$6.10	\$36,600.00
2.25	Caulk main pool joint	Pool	10	10	5	2023	100%	LF	450	\$3.34	\$1,503.00
2.26	Railings	Pool	40	40	11	2029	100%	EA	1	\$225.72	\$225.72
2.27	Pool covers	Pool	10	10	8	2026	100%	SF	6,000	\$3.10	\$18,600.00
2.28	Safety equipment , per sf of pool surface	Pool	5	5	3	2021	100%	SSF	6,000	\$1.86	\$11,160.00
2.29	Defibrillator	Pool	7	7	5	2023	100%	EA	1	\$1,275.00	\$1,275.00
2.30	Sand Filter	Pool	40	40	2	2020	100%	EA	1	\$21,500.00	\$21,500.00
2.31	Replace Sand, Filter gravel, and laterals	Pool	7	7	9	2027	100%	EA	1	\$6,000.00	\$6,000.00
2.32	Chlorination System	Pool	10	10	2	2020	100%	LS	1	\$2,920.56	\$2,920.56
2.33	Pumps	Pool	15	15	2	2020	100%	EA	2	\$6,090.38	\$12,180.76
2.34	Pump Motors	Pool	5	5	7	2025	100%	EA	2	\$2,500.00	\$5,000.00
2.35	Strainer, skimmer system	Pool	40	40	36	2054	100%	EA	2	\$2,500.00	\$5,000.00
2.36	Strainer Baskets	Pool	4	4	2	2020	100%	EA	2	\$1,000.00	\$2,000.00



COMPONENT LIFECYCLE AND COSTING THE COLONIES AT WILDE LAKE

BASIC COMPONENT INFORMATION			LIFE CYCLE				REPLACEMENT COST				
LINE NUMBER	COMPONENT NAME	LOCATION	CURRENT ESTIMATED USEFUL LIFE (EUL)	REPLACEMENT INTERVAL AFTER FIRST REPLACEMENT	REMAINING USEFUL LIFE OR YEARS PAST DUE	NEXT REPLACEMENT YEAR	% OF TOTAL QUANTITY TO BE REPLACED	UNITS	QUANTITY OR COUNT	UNIT COST	REPLACEMENT COST, PER OCCURRENCE
			DEFAULT	DEFAULT	2018	AUTO CALC	NO EDITING	NO EDITING	NO EDITING	NO EDITING	NO EDITING
2.37	Umbrellas	Pool	15	1	5	2023	10%	EA	22	\$100.00	\$220.00
2.38	Umbrella stands	Pool	25	1	5	2023	10%	EA	20	\$215.00	\$430.00
2.39	Tables, poly top	Pool	25	1	5	2023	10%	EA	37	\$230.00	\$851.00
2.40	Cocktail tables, poly top	Pool	25	1	4	2022	10%	EA	28	\$629.76	\$1,763.33
2.41	Chairs, vinyl strap	Pool	15	1	4	2022	10%	EA	129	\$140.00	\$1,806.00
2.42	Lounge chairs, vinyl strap	Pool	15	1	4	2022	10%	EA	69	\$180.00	\$1,242.00
2.43	Lifeguard stands	Pool	40	40	11	2029	100%	EA	2	\$4,625.35	\$9,250.70
2.44	Swim team benches	Pool	15	15	4	2022	100%	EA	12	\$175.00	\$2,100.00
2.45	Lane Rope Dispensers	Pool	15	15	4	2022	100%	EA	2	\$1,225.00	\$2,450.00
2.46	Lane Lines	Pool	15	15	4	2022	100%	LS	1	\$12,000.00	\$12,000.00
2.47	Water cooler	Pool	35	35	7	2025	100%	EA	1	\$1,740.99	\$1,740.99
2.48	Lift chair	Pool	15	15	12	2030	100%	EA	1	\$7,785.16	\$7,785.16
2.49	Fluorescent lighting fixtures, double tube @ 4ft	Pool	40	40	11	2029	100%	EA	4	\$200.98	\$803.92
2.50	Fluorescent lighting fixtures, double tube @ 8ft	Pool	40	40	11	2029	100%	EA	1	\$200.60	\$200.60
2.51	Overhead exterior light fixtures	Pool	40	40	11	2029	100%	EA	3	\$922.15	\$2,766.45
2.52	Mop sink	Pool	35	35	6	2024	100%	EA	1	\$557.62	\$557.62
2.53	Timer for outdoor lights	Pool	30	30	4	2022	100%	EA	1	\$1,343.90	\$1,343.90
2.54	Breaker boxes	Pool	50	50	20	2038	100%	EA	6	\$2,643.00	\$15,858.00
2.55	Announcement Board, plexiglass	Pool	20	20	18	2036	100%	EA	1	\$1,545.48	\$0.00
2.56	Fencing, baby pool, 50 inches high	Pool	40	40	10	2028	100%	LF	220	\$21.07	\$4,635.40
2.57	Fencing, big pool, 68 inches high	Pool	40	40	10	2028	100%	LF	350	\$28.88	\$10,108.00
2.58	Gates, 50 inch, single door	Pool	40	40	10	2028	100%	EA	2	\$311.05	\$622.10
2.59	Gates, 68 inch, single door	Pool	40	40	10	2028	100%	EA	1	\$404.52	\$404.52
2.60	Gates, 68 inch, double door	Pool	40	40	10	2028	100%	EA	2	\$404.52	\$809.04
2.61	Diving Boards	Pool	20	20	4	2022	100%	EA	2	\$4,280.92	\$8,561.84
2.62	Ladder structures	Pool	40	40	11	2029	100%	EA	5	\$1,539.11	\$7,695.55
2.63	Outdoor electrical receptacles	Pool	10	10	2	2020	100%	EA	4	\$472.30	\$1,889.20
2.64	Outdoor speakers	Pool	10	10	2	2020	100%	EA	4	\$284.68	\$1,138.72
2.65	Benches, painted wood	Pool	35	35	6	2024	100%	EA	4	\$1,161.45	\$4,645.80
2.66	Porcelain sinks, single	Pool	30	30	1	2019	100%	EA	4	\$949.87	\$3,799.48



COMPONENT LIFECYCLE AND COSTING THE COLONIES AT WILDE LAKE

BASIC COMPONENT INFORMATION			LIFE CYCLE				REPLACEMENT COST				
LINE NUMBER	COMPONENT NAME	LOCATION	CURRENT ESTIMATED USEFUL LIFE (EUL)	REPLACEMENT INTERVAL AFTER FIRST REPLACEMENT	REMAINING USEFUL LIFE OR YEARS PAST DUE	NEXT REPLACEMENT YEAR	LOCATION CCI	89.5	BASE CCI	89.5	REPLACEMENT COST, PER OCCURRENCE
			DEFAULT	DEFAULT	2018	AUTO CALC	% OF TOTAL QUANTITY TO BE REPLACED	UNITS	QUANTITY OR COUNT	UNIT COST	
			NO EDITING	NO EDITING	NO EDITING	NO EDITING	NO EDITING	NO EDITING	NO EDITING	NO EDITING	
2.67	Replace bath faucets/fittings	Pool	30	30	1	2019	100%	EA	4	\$468.71	\$1,874.84
2.68	Towel Dispensers	Pool	25	25	1	2019	100%	EA	2	\$91.85	\$183.70
2.69	Soap Dispensers	Pool	25	25	1	2019	100%	EA	2	\$254.72	\$509.44
2.70	Diaper Changing Stations	Pool	25	25	1	2019	100%	EA	2	\$349.71	\$699.42
2.71	Toilets	Pool	30	30	1	2019	100%	EA	5	\$550.87	\$2,754.35
2.72	Partitions	Pool	40	40	1	2019	100%	EA	11	\$945.11	\$10,396.21
2.73	Urinals	Pool	30	30	1	2019	100%	EA	1	\$1,035.98	\$1,035.98
2.74	Laminate Countertop	Pool	30	30	1	2019	100%	EA	1	\$580.07	\$580.07
2.75	Wall Cabinets	Pool	40	40	1	2019	100%	LF	11	\$529.30	\$5,822.30
2.76	Flourescent lighting fixtures, double tube, 48 inches	Pool	40	40	1	2019	100%	EA	12	\$200.60	\$2,407.20
2.77	Vinyl Siding	Pool	40	40	1	2019	100%	SF	850	\$6.39	\$5,431.50
2.78	Wood railing	Pool	20	20	4	2022	100%	LF	170	\$26.79	\$4,554.30
2.79	Painting - wood railing	Pool	20	10	4	2022	100%	SF	170	\$1.31	\$222.70
2.80	Wood Deck Structure	Pool	35	35	4	2022	100%	SF	5,200	\$9.72	\$50,544.00
2.81	Wood decking	Pool	20	20	4	2022	100%	SF	3,000	\$4.13	\$12,390.00
2.82	Painting - wood decking	Pool	20	10	4	2022	100%	SF	3,000	\$1.31	\$3,930.00
2.83	Composite decking	Pool	40	40	1	2019	100%	SF	2,200	\$10.40	\$22,880.00
2.84	Aggregate paving	Pool	35	5	6	2024	2%	SF	2,300	\$13.30	\$611.80
2.85	Concrete paving	Pool	40	5	11	2029	2%	SF	9,400	\$8.91	\$1,675.08
2.86	Light poles, large, with quad lights	Pool	35	35	6	2024	100%	EA	2	\$626.29	\$1,252.58
2.87	Light poles, small, with five lights	Pool	35	35	6	2024	100%	EA	5	\$626.29	\$3,131.45
2.88	Lattice panels	Pool	15	15	1	2019	100%	SF	900	\$3.01	\$2,709.00
2.89	Wood posts, 5 1/2 inch square timbers	Pool	35	35	1	2019	100%	EA	33	\$225.68	\$7,447.44
2.90	Painting - wood posts, 5 1/2 inch square timbers	Pool	20	10	1	2019	100%	SF	1,704	\$1.31	\$2,232.24
2.91	Retaining wall, 5 1/2 inch square timbers	Pool	30	5	1	2019	100%	SF	1,500	\$65.15	\$97,725.00



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2018

Sum of 2018			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
2.15	Mulch	Playground Area	\$132
2.19	Gazebo roof	Pool	\$75,478
Grand Total			\$75,610

EXPENDITURE SUMMARY THE COLONIES AT WILDE LAKE

/alues in the tables below include an inflation factor of 2.49%

2019

Sum of 2019			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.16	Decking, composite	Club house exterior	\$40,505
1.17	Wood Deck Structure	Club house exterior	\$37,856
1.3	Lattice	Club house exterior	\$4,769
2.66	Porcelain sinks, single	Pool	\$3,894
2.67	Replace bath faucets/fittings	Pool	\$1,922
2.68	Towel Dispensers	Pool	\$188
2.69	Soap Dispensers	Pool	\$522
2.7	Diaper Changing Stations	Pool	\$717
2.71	Toilets	Pool	\$2,823
2.72	Partitions	Pool	\$10,655
2.73	Urinals	Pool	\$1,062
2.74	Laminate Countertop	Pool	\$595
2.75	Wall Cabinets	Pool	\$5,967
2.76	Flourescent lighting fixtures, doubl	Pool	\$2,467
2.77	Vinyl Siding	Pool	\$5,567
2.83	Composite decking	Pool	\$23,450
2.88	Lattice panels	Pool	\$2,776
2.89	Wood posts, 5 1/2 inch square timt	Pool	\$7,633
2.9	Painting - wood posts, 5 1/2 inch st	Pool	\$2,288
2.91	Retaining wall, 5 1/2 inch square ti	Pool	\$100,160
Grand Total			\$255,816

EXPENDITURE SUMMARY

THE COLONIES AT WILDE LAKE

Values in the tables below include an inflation factor of 2.49%

2020

Sum of 2020			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.09	Irrigation controllers	Club house	\$4,057
1.18	Aggregate	Club house exterior	\$4,052
2.01	Asphalt play court base	Tennis Courts	\$74,832
2.03	Reseal Tennis Court	Tennis Courts	\$19,880
2.05	Tennis court post	Tennis Courts	\$1,816
2.07	Tennis court net	Tennis Courts	\$653
2.3	Sand Filter	Pool	\$22,585
2.32	Chlorination System	Pool	\$3,068
2.33	Pumps	Pool	\$12,795
2.36	Strainer Baskets	Pool	\$2,101
2.63	Outdoor electrical receptacles	Pool	\$1,985
2.64	Outdoor speakers	Pool	\$1,196
Grand Total			\$149,019

2021

Sum of 2021			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.34	Laminate Countertops, kitchen	Club House Interior	\$736
1.35	Hardwood flooring	Club House Interior	\$11,322
1.38	Refrigerator	Club House Interior	\$3,042
1.39	Microwave	Club House Interior	\$1,125
1.42	Area rugs	Club House Interior	\$538
1.43	Sofas, full size	Club House Interior	\$4,543
1.44	Dining/game tables	Club House Interior	\$15,434
1.45	Upholstered dining chairs	Club House Interior	\$7,585
1.46	Wicker Arm Chairs w/ upholstered	Club House Interior	\$2,778
1.47	Wood arm chairs	Club House Interior	\$1,314
1.48	Window drapes	Club House Interior	\$1,128
1.49	Love seat	Club House Interior	\$3,170
1.5	Cube ottomons/ leather and wicker	Club House Interior	\$1,422
1.51	Chandeliers	Club House Interior	\$1,876
1.52	Curio cabinets	Club House Interior	\$2,945
1.57	Painting and wall finish allowance	Club House Interior	\$16,149
1.59	Mirrors	Club House Interior	\$918
1.61	Dispensers, towel	Club House Interior	\$198
1.62	Dispensers, toilet paper	Club House Interior	\$127
1.63	Lavatory counter, laminate	Club House Interior	\$1,912
1.64	Handicap grab rails	Club House Interior	\$380
1.67	Toilets	Club House Interior	\$1,186
1.69	Sinks, porcelain	Club House Interior	\$2,045
1.7	Replace bath faucets/fittings	Club House Interior	\$1,009
1.71	Small exhaust fans	Club House Interior	\$389
1.72	Mop sink	Club House Interior	\$600
1.78	Temperature control systems	Club House Interior	\$2,099
2.28	Safety equipment , per sf of pool surface	Pool	\$12,015
Grand Total			\$97,988

EXPENDITURE SUMMARY

THE COLONIES AT WILDE LAKE

Values in the tables below include an inflation factor of 2.49%

2022

Sum of 2022			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.03	Asphalt seal coating	Club house exterior	\$5,405
1.04	Asphalt patching	Club house exterior	\$10,221
2.02	Asphalt play court base	Tennis Courts	\$78,607
2.04	Reseal Tennis Court	Tennis Courts	\$20,883
2.06	Tennis court post	Tennis Courts	\$1,907
2.08	Tennis court net	Tennis Courts	\$686
2.4	Cocktail tables, poly top	Pool	\$1,946
2.41	Chairs, vinyl strap	Pool	\$1,993
2.42	Lounge chairs, vinyl strap	Pool	\$1,370
2.44	Swim team benches	Pool	\$2,317
2.45	Lane Rope Dispensers	Pool	\$2,703
2.46	Lane Lines	Pool	\$13,241
2.53	Timer for outdoor lights	Pool	\$1,483
2.61	Diving Boards	Pool	\$9,448
2.78	Wood railing	Pool	\$5,025
2.79	Painting - wood railing	Pool	\$246
2.8	Wood Deck Structure	Pool	\$55,772
2.81	Wood decking	Pool	\$13,672
2.82	Painting - wood decking	Pool	\$4,337
Grand Total			\$231,263

2023

Sum of 2023			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.37	Water coolers, HAD	Club House Interior	\$1,969
2.15	Mulch	Playground Area	\$149
2.22	Coping	Pool	\$29,614
2.23	Scum line tile	Pool	\$12,927
2.24	Plaster Resurfacing, per sq. ft. of	Pool	\$41,392
2.25	Caulk main pool joint	Pool	\$1,700
2.29	Defibrillator	Pool	\$1,442
2.37	Umbrellas	Pool	\$249
2.38	Umbrella stands	Pool	\$486
2.39	Tables, poly top	Pool	\$962
2.4	Cocktail tables, poly top	Pool	\$1,994
2.41	Chairs, vinyl strap	Pool	\$2,042
2.42	Lounge chairs, vinyl strap	Pool	\$1,405
Grand Total			\$96,331

EXPENDITURE SUMMARY

THE COLONIES AT WILDE LAKE

Values in the tables below include an inflation factor of 2.49%

2024

Sum of 2024			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.2	Railing-dcorative wood	Club house exterior	\$11,434
1.27	French double entrance doors, w/c	Club house exterior	\$9,459
2.11	Light Poles, single light	Tennis Courts	\$4,356
2.12	Light Poles, double lights	Tennis Courts	\$1,452
2.13	Light Poles, quad lights	Tennis Courts	\$726
2.36	Strainer Baskets	Pool	\$2,318
2.37	Umbrellas	Pool	\$255
2.38	Umbrella stands	Pool	\$498
2.39	Tables, poly top	Pool	\$986
2.4	Cocktail tables, poly top	Pool	\$2,044
2.41	Chairs, vinyl strap	Pool	\$2,093
2.42	Lounge chairs, vinyl strap	Pool	\$1,440
2.52	Mop sink	Pool	\$646
2.65	Benches, painted wood	Pool	\$5,385
2.84	Aggregate paving	Pool	\$709
2.86	Light poles, large, with quad lights	Pool	\$1,452
2.87	Light poles, small, with five lights	Pool	\$3,630
2.91	Retaining wall, 5 1/2 inch square ti	Pool	\$113,274
Grand Total			\$162,157

2025

Sum of 2025			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.14	Recessed lights	Club house exterior	\$15,414
1.15	Ceiling fans	Club house exterior	\$1,244
1.18	Aggregate	Club house exterior	\$4,582
1.28	Lighting, double bulb	Club house exterior	\$446
1.29	Lighting, single bulb	Club house exterior	\$145
1.58	50" Television	Club House Interior	\$457
2.03	Reseal Tennis Court	Tennis Courts	\$22,483
2.18	Playset	Playground Area	\$6,994
2.34	Pump Motors	Pool	\$5,940
2.37	Umbrellas	Pool	\$261
2.38	Umbrella stands	Pool	\$511
2.39	Tables, poly top	Pool	\$1,011
2.4	Cocktail tables, poly top	Pool	\$2,095
2.41	Chairs, vinyl strap	Pool	\$2,146
2.42	Lounge chairs, vinyl strap	Pool	\$1,475
2.47	Water cooler	Pool	\$2,068
Grand Total			\$67,273

EXPENDITURE SUMMARY THE COLONIES AT WILDE LAKE

/alues in the tables below include an inflation factor of 2.49%

2026

Sum of 2026			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.06	Landscape lighting	Club house	\$1,383
1.08	Entrance sign face	Club house	\$3,653
1.1	Irrigation backflow preventors	Club house	\$1,143
1.55	Padded folding chairs	Club House Interior	\$2,358
1.56	Poly folding tables	Club House Interior	\$2,749
2.27	Pool covers	Pool	\$22,647
2.28	Safety equipment , per sf of pool su	Pool	\$13,588
2.37	Umbrellas	Pool	\$268
2.38	Umbrella stands	Pool	\$524
2.39	Tables, poly top	Pool	\$1,036
2.4	Cocktail tables, poly top	Pool	\$2,147
2.41	Chairs, vinyl strap	Pool	\$2,199
2.42	Lounge chairs, vinyl strap	Pool	\$1,512
Grand Total			\$55,207

2027

Sum of 2027			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.23	Exterior painting	Club house exterior	\$2,409
2.04	Reseal Tennis Court	Tennis Courts	\$23,618
2.07	Tennis court net	Tennis Courts	\$776
2.31	Replace Sand, Filter gravel, and lat	Pool	\$7,488
2.37	Umbrellas	Pool	\$275
2.38	Umbrella stands	Pool	\$537
2.39	Tables, poly top	Pool	\$1,062
2.4	Cocktail tables, poly top	Pool	\$2,200
2.41	Chairs, vinyl strap	Pool	\$2,254
2.42	Lounge chairs, vinyl strap	Pool	\$1,550
Grand Total			\$42,168

EXPENDITURE SUMMARY

THE COLONIES AT WILDE LAKE

Values in the tables below include an inflation factor of 2.49%

2028

Sum of 2028			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.36	Vinyl tile flooring	Club House Interior	\$9,562
2.15	Mulch	Playground Area	\$168
2.36	Strainer Baskets	Pool	\$2,558
2.37	Umbrellas	Pool	\$281
2.38	Umbrella stands	Pool	\$550
2.39	Tables, poly top	Pool	\$1,088
2.4	Cocktail tables, poly top	Pool	\$2,255
2.41	Chairs, vinyl strap	Pool	\$2,310
2.42	Lounge chairs, vinyl strap	Pool	\$1,589
2.56	Fencing, baby pool, 50 inches high	Pool	\$5,929
2.57	Fencing, big pool, 68 inches high	Pool	\$12,928
2.58	Gates, 50 inch, single door	Pool	\$796
2.59	Gates, 68 inch, single door	Pool	\$517
2.6	Gates, 68 inch, double door	Pool	\$1,035
Grand Total			\$41,567

2029

Sum of 2029			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.03	Asphalt seal coating	Club house exterior	\$6,421
1.04	Asphalt patching	Club house exterior	\$12,142
1.22	Brick/stone washing and re-pointin	Club house exterior	\$79
1.26	Fascia and trim, PVC	Club house exterior	\$1,817
1.31	Windows, wood with vinyl encased	Club house exterior	\$15,696
1.32	Panel wood doors: single interior d	Club House Interior	\$5,594
1.33	Kitchen cabinets	Club House Interior	\$15,265
1.65	Fluorescent light fixtrures, single tul	Club House Interior	\$426
1.66	Toilet partitions	Club House Interior	\$2,478
1.68	Light fixtures	Club House Interior	\$2,234
1.73	Chandeliers	Club House Interior	\$2,284
1.74	Ceiling fans	Club House Interior	\$1,373
1.8	Emergency lighting	Club House Interior	\$659
1.81	Lighted exit signs	Club House Interior	\$621
2.08	Tennis court net	Tennis Courts	\$815
2.16	Timber Perimeter Edging	Playground Area	\$5,210
2.17	Benches	Playground Area	\$3,045
2.2	Gazebo replacement	Pool	\$6,258
2.26	Railings	Pool	\$296
2.37	Umbrellas	Pool	\$288
2.38	Umbrella stands	Pool	\$564
2.39	Tables, poly top	Pool	\$1,116
2.4	Cocktail tables, poly top	Pool	\$2,312
2.41	Chairs, vinyl strap	Pool	\$2,367
2.42	Lounge chairs, vinyl strap	Pool	\$1,628
2.43	Lifeguard stands	Pool	\$12,127
2.49	Fluorescent lighting fixtures, doub	Pool	\$1,054
2.5	Fluorescent lighting fixtures, doub	Pool	\$263
2.51	Overhead exterior light fixtures	Pool	\$3,626
2.62	Ladder structures	Pool	\$10,088
2.84	Aggregate paving	Pool	\$802
2.85	Concrete paving	Pool	\$2,196
2.9	Painting - wood posts, 5 1/2 inch st	Pool	\$2,926
2.91	Retaining wall, 5 1/2 inch square ti	Pool	\$128,106
Grand Total			\$252,175

EXPENDITURE SUMMARY

THE COLONIES AT WILDE LAKE

Values in the tables below include an inflation factor of 2.49%

2030

Sum of 2030			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.09	Irrigation controllers	Club house	\$5,190
1.18	Aggregate	Club house exterior	\$5,182
2.03	Reseal Tennis Court	Tennis Courts	\$25,427
2.29	Defibrillator	Pool	\$1,713
2.32	Chlorination System	Pool	\$3,924
2.34	Pump Motors	Pool	\$6,718
2.37	Umbrellas	Pool	\$296
2.38	Umbrella stands	Pool	\$578
2.39	Tables, poly top	Pool	\$1,143
2.4	Cocktail tables, poly top	Pool	\$2,369
2.41	Chairs, vinyl strap	Pool	\$2,426
2.42	Lounge chairs, vinyl strap	Pool	\$1,669
2.48	Lift chair	Pool	\$10,460
2.63	Outdoor electrical receptacles	Pool	\$2,538
2.64	Outdoor speakers	Pool	\$1,530
Grand Total			\$71,162

2031

Sum of 2031			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.01	1" asphalt overlay	Club house exterior	\$56,257
1.02	Asphalt street milling	Club house exterior	\$31,084
1.12	Shingled roof, hvy. wt. full-dimensi	Club house exterior	\$15,590
1.13	Rain gutters and downspouts	Club house exterior	\$2,273
1.57	Painting and wall finish allowance	Club House Interior	\$20,655
1.75	Hot water heater	Club House Interior	\$2,843
1.76	Hvac condensers and tubing	Club House Interior	\$9,149
2.28	Safety equipment , per sf of pool st	Pool	\$15,367
2.37	Umbrellas	Pool	\$303
2.38	Umbrella stands	Pool	\$592
2.39	Tables, poly top	Pool	\$1,172
2.4	Cocktail tables, poly top	Pool	\$2,428
2.41	Chairs, vinyl strap	Pool	\$2,487
2.42	Lounge chairs, vinyl strap	Pool	\$1,710
Grand Total			\$161,911

EXPENDITURE SUMMARY

THE COLONIES AT WILDE LAKE

Values in the tables below include an inflation factor of 2.49%

2032

Sum of 2032			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
2.04	Reseal Tennis Court	Tennis Courts	\$26,710
2.36	Strainer Baskets	Pool	\$2,823
2.37	Umbrellas	Pool	\$310
2.38	Umbrella stands	Pool	\$607
2.39	Tables, poly top	Pool	\$1,201
2.4	Cocktail tables, poly top	Pool	\$2,489
2.41	Chairs, vinyl strap	Pool	\$2,549
2.42	Lounge chairs, vinyl strap	Pool	\$1,753
2.79	Painting - wood railing	Pool	\$314
2.82	Painting - wood decking	Pool	\$5,546
Grand Total			\$44,302

2033

Sum of 2033			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
2.15	Mulch	Playground Area	\$190
2.25	Caulk main pool joint	Pool	\$2,174
2.37	Umbrellas	Pool	\$318
2.38	Umbrella stands	Pool	\$622
2.39	Tables, poly top	Pool	\$1,231
2.4	Cocktail tables, poly top	Pool	\$2,551
2.41	Chairs, vinyl strap	Pool	\$2,612
2.42	Lounge chairs, vinyl strap	Pool	\$1,797
Grand Total			\$11,495

EXPENDITURE SUMMARY

THE COLONIES AT WILDE LAKE

Values in the tables below include an inflation factor of 2.49%

2034

Sum of 2034			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
2.07	Tennis court net	Tennis Courts	\$922
2.31	Replace Sand, Filter gravel, and lat	Pool	\$8,895
2.37	Umbrellas	Pool	\$326
2.38	Umbrella stands	Pool	\$637
2.39	Tables, poly top	Pool	\$1,262
2.4	Cocktail tables, poly top	Pool	\$2,614
2.41	Chairs, vinyl strap	Pool	\$2,677
2.42	Lounge chairs, vinyl strap	Pool	\$1,841
2.84	Aggregate paving	Pool	\$907
2.85	Concrete paving	Pool	\$2,483
2.88	Lattice panels	Pool	\$4,016
2.91	Retaining wall, 5 1/2 inch square ti	Pool	\$144,879
Grand Total			\$171,461

2035

Sum of 2035			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.18	Aggregate	Club house exterior	\$5,861
1.58	50" Television	Club House Interior	\$585
2.03	Reseal Tennis Court	Tennis Courts	\$28,756
2.33	Pumps	Pool	\$18,508
2.34	Pump Motors	Pool	\$7,597
2.37	Umbrellas	Pool	\$334
2.38	Umbrella stands	Pool	\$653
2.39	Tables, poly top	Pool	\$1,293
2.4	Cocktail tables, poly top	Pool	\$2,679
2.41	Chairs, vinyl strap	Pool	\$2,744
2.42	Lounge chairs, vinyl strap	Pool	\$1,887
Grand Total			\$70,899

EXPENDITURE SUMMARY

THE COLONIES AT WILDE LAKE

Values in the tables below include an inflation factor of 2.49%

2036

Sum of 2036			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.03	Asphalt seal coating	Club house exterior	\$7,628
1.04	Asphalt patching	Club house exterior	\$14,425
1.05	Exterior lighting controllers	Club house	\$2,093
1.38	Refrigerator	Club House Interior	\$4,400
1.39	Microwave	Club House Interior	\$1,627
1.42	Area rugs	Club House Interior	\$779
1.43	Sofas, full size	Club House Interior	\$6,572
1.45	Upholstered dining chairs	Club House Interior	\$10,971
1.46	Wicker Arm Chairs w/ upholstered	Club House Interior	\$4,019
1.49	Loveseat	Club House Interior	\$4,585
1.5	Cube ottomons/ leather and wicker	Club House Interior	\$2,057
1.77	Hvac air handlers/evaporators	Club House Interior	\$3,813
1.78	Temperature control systems	Club House Interior	\$3,037
2.08	Tennis court net	Tennis Courts	\$969
2.27	Pool covers	Pool	\$28,966
2.28	Safety equipment , per sf of pool st	Pool	\$17,380
2.36	Strainer Baskets	Pool	\$3,115
2.37	Umbrellas	Pool	\$343
2.38	Umbrella stands	Pool	\$670
2.39	Tables, poly top	Pool	\$1,325
2.4	Cocktail tables, poly top	Pool	\$2,746
2.41	Chairs, vinyl strap	Pool	\$2,812
2.42	Lounge chairs, vinyl strap	Pool	\$1,934
Grand Total			\$126,265

2037

Sum of 2037			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.23	Exterior painting	Club house exterior	\$3,081
2.04	Reseal Tennis Court	Tennis Courts	\$30,207
2.29	Defibrillator	Pool	\$2,035
2.37	Umbrellas	Pool	\$351
2.38	Umbrella stands	Pool	\$686
2.39	Tables, poly top	Pool	\$1,358
2.4	Cocktail tables, poly top	Pool	\$2,814
2.41	Chairs, vinyl strap	Pool	\$2,883
2.42	Lounge chairs, vinyl strap	Pool	\$1,982
2.44	Swim team benches	Pool	\$3,352
2.45	Lane Rope Dispensers	Pool	\$3,910
2.46	Lane Lines	Pool	\$19,153
Grand Total			\$71,814

EXPENDITURE SUMMARY

THE COLONIES AT WILDE LAKE

/alues in the tables below include an inflation factor of 2.49%

2038

Sum of 2038

LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.11	Flag poles	Club house	\$16,945
1.19	Railing-decorative vinyl	Club house exterior	\$7,500
2.09	Fencing,coated chain link 10 feet	Tennis Courts	\$67,092
2.1	Gates	Tennis Courts	\$4,197
2.15	Mulch	Playground Area	\$215
2.24	Plaster Resurfacing, per sq. ft. of s	Pool	\$59,873
2.37	Umbrellas	Pool	\$360
2.38	Umbrella stands	Pool	\$703
2.39	Tables, poly top	Pool	\$1,392
2.4	Cocktail tables, poly top	Pool	\$2,885
2.41	Chairs, vinyl strap	Pool	\$2,954
2.42	Lounge chairs, vinyl strap	Pool	\$2,032
2.54	Breaker boxes	Pool	\$25,942
Grand Total			\$192,090

2039

Sum of 2039

LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.21	Columns, wood	Club house exterior	\$19,155
1.22	Brick/stone washing and re-pointin	Club house exterior	\$101
2.21	Rebuild pool, per sq ft. of surface a	Pool	\$482,869
2.37	Umbrellas	Pool	\$369
2.38	Umbrella stands	Pool	\$721
2.39	Tables, poly top	Pool	\$1,427
2.4	Cocktail tables, poly top	Pool	\$2,956
2.41	Chairs, vinyl strap	Pool	\$3,028
2.42	Lounge chairs, vinyl strap	Pool	\$2,082
2.84	Aggregate paving	Pool	\$1,026
2.85	Concrete paving	Pool	\$2,808
2.9	Painting - wood posts, 5 1/2 inch st	Pool	\$3,743
2.91	Retaining wall, 5 1/2 inch square ti	Pool	\$163,849
Grand Total			\$684,134

EXPENDITURE SUMMARY

THE COLONIES AT WILDE LAKE

/alues in the tables below include an inflation factor of 2.49%

2040

Sum of 2040			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.09	Irrigation controllers	Club house	\$6,638
1.18	Aggregate	Club house exterior	\$6,628
2.03	Reseal Tennis Court	Tennis Courts	\$32,522
2.32	Chlorination System	Pool	\$5,019
2.34	Pump Motors	Pool	\$8,592
2.36	Strainer Baskets	Pool	\$3,437
2.37	Umbrellas	Pool	\$378
2.38	Umbrella stands	Pool	\$739
2.39	Tables, poly top	Pool	\$1,462
2.4	Cocktail tables, poly top	Pool	\$3,030
2.41	Chairs, vinyl strap	Pool	\$3,103
2.42	Lounge chairs, vinyl strap	Pool	\$2,134
2.63	Outdoor electrical receptacles	Pool	\$3,246
2.64	Outdoor speakers	Pool	\$1,957
Grand Total			\$78,885

2041

Sum of 2041			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.24	Vinyl Siding	Club house exterior	\$16,881
1.25	Soffits, vinyl	Club house exterior	\$7,829
1.48	Window drapes	Club House Interior	\$1,845
1.57	Painting and wall finish allowance	Club House Interior	\$26,418
2.07	Tennis court net	Tennis Courts	\$1,095
2.28	Safety equipment , per sf of pool su	Pool	\$19,655
2.31	Replace Sand, Filter gravel, and lat	Pool	\$10,567
2.37	Umbrellas	Pool	\$387
2.38	Umbrella stands	Pool	\$757
2.39	Tables, poly top	Pool	\$1,499
2.4	Cocktail tables, poly top	Pool	\$3,106
2.41	Chairs, vinyl strap	Pool	\$3,181
2.42	Lounge chairs, vinyl strap	Pool	\$2,187
Grand Total			\$95,409

EXPENDITURE SUMMARY

THE COLONIES AT WILDE LAKE

/values in the tables below include an inflation factor of 2.49%

2042

Sum of 2042			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
2.04	Reseal Tennis Court	Tennis Courts	\$34,162
2.37	Umbrellas	Pool	\$397
2.38	Umbrella stands	Pool	\$776
2.39	Tables, poly top	Pool	\$1,536
2.4	Cocktail tables, poly top	Pool	\$3,183
2.41	Chairs, vinyl strap	Pool	\$3,260
2.42	Lounge chairs, vinyl strap	Pool	\$2,242
2.61	Diving Boards	Pool	\$15,455
2.78	Wood railing	Pool	\$8,221
2.79	Painting - wood railing	Pool	\$402
2.81	Wood decking	Pool	\$22,365
2.82	Painting - wood decking	Pool	\$7,094
Grand Total			\$99,094

2043

Sum of 2043			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.03	Asphalt seal coating	Club house exterior	\$9,063
1.04	Asphalt patching	Club house exterior	\$17,137
2.08	Tennis court net	Tennis Courts	\$1,151
2.15	Mulch	Playground Area	\$244
2.19	Gazebo roof	Pool	\$139,639
2.25	Caulk main pool joint	Pool	\$2,781
2.37	Umbrellas	Pool	\$407
2.38	Umbrella stands	Pool	\$796
2.39	Tables, poly top	Pool	\$1,574
2.4	Cocktail tables, poly top	Pool	\$3,262
2.41	Chairs, vinyl strap	Pool	\$3,341
2.42	Lounge chairs, vinyl strap	Pool	\$2,298
Grand Total			\$181,691

EXPENDITURE SUMMARY

THE COLONIES AT WILDE LAKE

Values in the tables below include an inflation factor of 2.49%

2044

Sum of 2044			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.3	Lattice	Club house exterior	\$8,823
2.29	Defibrillator	Pool	\$2,418
2.36	Strainer Baskets	Pool	\$3,792
2.37	Umbrellas	Pool	\$417
2.38	Umbrella stands	Pool	\$815
2.39	Tables, poly top	Pool	\$1,614
2.4	Cocktail tables, poly top	Pool	\$3,344
2.41	Chairs, vinyl strap	Pool	\$3,424
2.42	Lounge chairs, vinyl strap	Pool	\$2,355
2.68	Towel Dispensers	Pool	\$348
2.69	Soap Dispensers	Pool	\$966
2.7	Diaper Changing Stations	Pool	\$1,326
2.84	Aggregate paving	Pool	\$1,160
2.85	Concrete paving	Pool	\$3,176
2.91	Retaining wall, 5 1/2 inch square ti	Pool	\$185,302
Grand Total			\$219,281

2045

Sum of 2045			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.18	Aggregate	Club house exterior	\$7,496
1.58	50" Television	Club House Interior	\$748
1.82	Punch code locks	Club house exterior	\$1,027
2.03	Reseal Tennis Court	Tennis Courts	\$36,780
2.34	Pump Motors	Pool	\$9,717
2.37	Umbrellas	Pool	\$428
2.38	Umbrella stands	Pool	\$836
2.39	Tables, poly top	Pool	\$1,654
2.4	Cocktail tables, poly top	Pool	\$3,427
2.41	Chairs, vinyl strap	Pool	\$3,510
2.42	Lounge chairs, vinyl strap	Pool	\$2,414
2.48	Lift chair	Pool	\$15,130
Grand Total			\$83,165

EXPENDITURE SUMMARY

THE COLONIES AT WILDE LAKE

Values in the tables below include an inflation factor of 2.49%

2046

Sum of 2046			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.06	Landscape lighting	Club house	\$2,263
1.07	Entrance sign structure	Club house	\$14,908
1.08	Entrance sign face	Club house	\$5,975
1.1	Irrigation backflow preventors	Club house	\$1,869
1.44	Dining/game tables	Club House Interior	\$28,555
1.47	Wood arm chairs	Club House Interior	\$2,431
1.52	Curio cabinets	Club House Interior	\$5,449
1.53	Entertainment cabinet	Club House Interior	\$978
1.55	Padded folding chairs	Club House Interior	\$3,857
1.56	Poly folding tables	Club House Interior	\$4,497
1.59	Mirrors	Club House Interior	\$1,699
1.61	Dispensers, towel	Club House Interior	\$366
1.62	Dispensers, toilet paper	Club House Interior	\$235
1.75	Hot water heater	Club House Interior	\$4,112
1.76	Hvac condensers and tubing	Club House Interior	\$13,234
2.14	Locks with keypads	Tennis Courts	\$1,579
2.27	Pool covers	Pool	\$37,048
2.28	Safety equipment , per sf of pool st	Pool	\$22,229
2.37	Umbrellas	Pool	\$438
2.38	Umbrella stands	Pool	\$856
2.39	Tables, poly top	Pool	\$1,695
2.4	Cocktail tables, poly top	Pool	\$3,512
2.41	Chairs, vinyl strap	Pool	\$3,597
2.42	Lounge chairs, vinyl strap	Pool	\$2,474
Grand Total			\$163,856

2047

Sum of 2047			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.23	Exterior painting	Club house exterior	\$3,941
2.04	Reseal Tennis Court	Tennis Courts	\$38,635
2.37	Umbrellas	Pool	\$449
2.38	Umbrella stands	Pool	\$878
2.39	Tables, poly top	Pool	\$1,737
2.4	Cocktail tables, poly top	Pool	\$3,600
2.41	Chairs, vinyl strap	Pool	\$3,687
2.42	Lounge chairs, vinyl strap	Pool	\$2,535
Grand Total			\$55,463



RESERVE FUNDING NAVIGATOR

CASH FLOW METHODOLOGY

THE COLONIES AT WILDE LAKE



EXPENDITURE | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047

Inflation rate historical period; select year:

Anticipated annual construction inflation rate:

10
2.49%

years
per year

Annual escalation to the contribution per year, if any:

0.0%

0

Threshold Balance to be Maintained in Account:

A selected minimum balance of:

\$0

OR

Total of the next 30 years of expenditures, times:

5.0%

50

Annual Contribution in Year:

2018

\$165,000

\$165,000

2019

\$165,000

\$165,000

2020

\$165,000

2021

\$165,000

2022

\$165,000

The graph above is a pictorial representation of the cash flow funding model used for this analysis. It illustrates the projected reserve account balance in each of the next 30 years (green bars) as it is impacted by the projected reserve expenditures over the same period (red bars). The yellow line is a designated threshold or "floor" of the reserve account - a line that allows the plan to keep the account balance equal to or greater than in the lowest balance year(s). It essentially represents a contingency balance that the account will always be available over and above the amounts required to fund all of the components when the funding model projects them to be replaced. This threshold value is not prescribed by law or standards, and can be adjusted to a level desired by the community.

The graph is called a "navigator" because the funding model can be adjusted from this sheet to react to varying inflation rates, interest rates, actual adjusted account balances, and variations in reserve expenditures and project schedules based on your community's actual experience, and in response to changes in priorities. These adjustments are typically performed in real time during a live working session, where the participants can see the impact of any and all changes on the account, and determine how to respond to them.

If this navigator shows an inflation rate of 0.0% and an annual escalation to the contribution of 0.0% then all numbers in the analysis shown are in current dollars only. These rates will be adjusted in the live working session.

CASH FLOW SPREADSHEET THE COLONIES AT WILDE LAKE

YEAR	1	2	3	4	5
CALENDAR YEAR	2018	2019	2020	2021	2022
BEGINNING YEAR BALANCE	\$43,197	\$132,631	\$41,948	\$57,970	\$125,040

FINANCIAL ANALYSIS SUMMARY

INCOME					
CONTRIBUTION TO RESERVES	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000
LOAN DEPOSITS	\$0	\$0	\$0	\$0	\$0
PLUS SPECIAL ASSESSMENTS	\$0	\$0	\$0	\$0	\$0
PLUS OTHER FUNDS COMING DUE	\$0	\$0	\$0	\$0	\$0
PLUS INVESTMENT INCOME ON PRIOR YEAR'S ENDING BALANCE	\$43	\$133	\$42	\$58	\$125
INVESTMENT 1	\$0	\$0	\$0	\$0	\$0
INVESTMENT 2	\$0	\$0	\$0	\$0	\$0
TOTAL INCOME	\$165,043	\$165,133	\$165,042	\$165,058	\$165,125

EXPENDITURES, FUTURE VALUES					
SCHEDULE OF REPAIRS AND REPLACEMENTS	\$75,610	\$255,816	\$149,019	\$97,988	\$231,263
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0
FINANCIAL LOAN PAYMENT	\$0	\$0	\$0	\$0	\$0
OTHER DISBURSEMENTS	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$75,610	\$255,816	\$149,019	\$97,988	\$231,263

END OF YEAR BALANCE	\$132,631	\$41,948	\$57,970	\$125,040	\$58,902
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MINIMUM ACCOUNT THRESHOLD					
THRESHOLD = % OF TOTAL PER-OCCURRENCE COSTS	\$76,987	\$78,906	\$80,871	\$82,886	\$84,951
FUNDING OBJECTIVE MET?	YES	NO	NO	YES	NO
MINIMUM REQUIRED CASH TRANSFER	\$0	\$36,958	\$22,901	\$0	\$26,049

ESCALATION, INFLATION, EARNINGS RATES					
ANNUAL CONTRIBUTION ESCALATION:	N/A	0.00%	0.00%	0.00%	0.00%
ANNUAL CONSTRUCTION COST ESCALATION:	N/A	2.49%	2.49%	2.49%	2.49%
ANNUAL RESERVE ACCOUNT INCOME RATE	0.10%	0.10%	0.10%	0.10%	0.10%



YEAR	6	7	8	9	10
CALENDAR YEAR	2023	2024	2025	2026	2027
BEGINNING YEAR BALANCE	\$58,902	\$127,630	\$130,600	\$228,458	\$338,479

FINANCIAL ANALYSIS SUMMARY

INCOME					
CONTRIBUTION TO RESERVES	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000
LOAN DEPOSITS	\$0	\$0	\$0	\$0	\$0
PLUS SPECIAL ASSESSMENTS	\$0	\$0	\$0	\$0	\$0
PLUS OTHER FUNDS COMING DUE	\$0	\$0	\$0	\$0	\$0
PLUS INVESTMENT INCOME ON PRIOR YEAR'S ENDING BALANCE	\$59	\$128	\$131	\$228	\$338
INVESTMENT 1	\$0	\$0	\$0	\$0	\$0
INVESTMENT 2	\$0	\$0	\$0	\$0	\$0
TOTAL INCOME	\$165,059	\$165,128	\$165,131	\$165,228	\$165,338

EXPENDITURES, FUTURE VALUES					
SCHEDULE OF REPAIRS AND REPLACEMENTS	\$96,331	\$162,157	\$67,273	\$55,207	\$42,168
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0
FINANCIAL LOAN PAYMENT	\$0	\$0	\$0	\$0	\$0
OTHER DISBURSEMENTS	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$96,331	\$162,157	\$67,273	\$55,207	\$42,168

END OF YEAR BALANCE	\$127,630	\$130,600	\$228,458	\$338,479	\$461,650
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MINIMUM ACCOUNT THRESHOLD					
THRESHOLD = % OF TOTAL PER-OCCURRENCE COSTS	\$87,068	\$89,237	\$91,460	\$93,739	\$96,074
FUNDING OBJECTIVE MET?	YES	YES	YES	YES	YES
MINIMUM REQUIRED CASH TRANSFER	\$0	\$0	\$0	\$0	\$0

ESCALATION, INFLATION, EARNINGS RATES					
ANNUAL CONTRIBUTION ESCALATION:	0.00%	0.00%	0.00%	0.00%	0.00%
ANNUAL CONSTRUCTION COST ESCALATION:	2.49%	2.49%	2.49%	2.49%	2.49%
ANNUAL RESERVE ACCOUNT INCOME RATE	0.10%	0.10%	0.10%	0.10%	0.10%



YEAR	11	12	13	14	15
CALENDAR YEAR	2028	2029	2030	2031	2032
BEGINNING YEAR BALANCE	\$461,650	\$585,545	\$498,955	\$593,292	\$596,975

FINANCIAL ANALYSIS SUMMARY

INCOME					
CONTRIBUTION TO RESERVES	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000
LOAN DEPOSITS	\$0	\$0	\$0	\$0	\$0
PLUS SPECIAL ASSESSMENTS	\$0	\$0	\$0	\$0	\$0
PLUS OTHER FUNDS COMING DUE	\$0	\$0	\$0	\$0	\$0
PLUS INVESTMENT INCOME ON PRIOR YEAR'S ENDING BALANCE	\$462	\$586	\$499	\$593	\$597
INVESTMENT 1	\$0	\$0	\$0	\$0	\$0
INVESTMENT 2	\$0	\$0	\$0	\$0	\$0
TOTAL INCOME	\$165,462	\$165,586	\$165,499	\$165,593	\$165,597

EXPENDITURES, FUTURE VALUES					
SCHEDULE OF REPAIRS AND REPLACEMENTS	\$41,567	\$252,175	\$71,162	\$161,911	\$44,302
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0
FINANCIAL LOAN PAYMENT	\$0	\$0	\$0	\$0	\$0
OTHER DISBURSEMENTS	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$41,567	\$252,175	\$71,162	\$161,911	\$44,302

END OF YEAR BALANCE	\$585,545	\$498,955	\$593,292	\$596,975	\$718,270
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MINIMUM ACCOUNT THRESHOLD					
THRESHOLD = % OF TOTAL PER-OCCURRENCE COSTS	\$98,468	\$100,921	\$103,436	\$106,013	\$108,654
FUNDING OBJECTIVE MET?	YES	YES	YES	YES	YES
MINIMUM REQUIRED CASH TRANSFER	\$0	\$0	\$0	\$0	\$0

ESCALATION, INFLATION, EARNINGS RATES					
ANNUAL CONTRIBUTION ESCALATION:	0.00%	0.00%	0.00%	0.00%	0.00%
ANNUAL CONSTRUCTION COST ESCALATION:	2.49%	2.49%	2.49%	2.49%	2.49%
ANNUAL RESERVE ACCOUNT INCOME RATE	0.10%	0.10%	0.10%	0.10%	0.10%



YEAR	16	17	18	19	20
CALENDAR YEAR	2033	2034	2035	2036	2037
BEGINNING YEAR BALANCE	\$718,270	\$872,493	\$866,905	\$961,873	\$1,001,570

FINANCIAL ANALYSIS SUMMARY

INCOME					
CONTRIBUTION TO RESERVES	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000
LOAN DEPOSITS	\$0	\$0	\$0	\$0	\$0
PLUS SPECIAL ASSESSMENTS	\$0	\$0	\$0	\$0	\$0
PLUS OTHER FUNDS COMING DUE	\$0	\$0	\$0	\$0	\$0
PLUS INVESTMENT INCOME ON PRIOR YEAR'S ENDING BALANCE	\$718	\$872	\$867	\$962	\$1,002
INVESTMENT 1	\$0	\$0	\$0	\$0	\$0
INVESTMENT 2	\$0	\$0	\$0	\$0	\$0
TOTAL INCOME	\$165,718	\$165,872	\$165,867	\$165,962	\$166,002

EXPENDITURES, FUTURE VALUES					
SCHEDULE OF REPAIRS AND REPLACEMENTS	\$11,495	\$171,461	\$70,899	\$126,265	\$71,814
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0
FINANCIAL LOAN PAYMENT	\$0	\$0	\$0	\$0	\$0
OTHER DISBURSEMENTS	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$11,495	\$171,461	\$70,899	\$126,265	\$71,814

END OF YEAR BALANCE	\$872,493	\$866,905	\$961,873	\$1,001,570	\$1,095,757
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MINIMUM ACCOUNT THRESHOLD					
THRESHOLD = % OF TOTAL PER-OCCURRENCE COSTS	\$111,361	\$114,135	\$116,979	\$119,893	\$122,880
FUNDING OBJECTIVE MET?	YES	YES	YES	YES	YES
MINIMUM REQUIRED CASH TRANSFER	\$0	\$0	\$0	\$0	\$0

ESCALATION, INFLATION, EARNINGS RATES					
ANNUAL CONTRIBUTION ESCALATION:	0.00%	0.00%	0.00%	0.00%	0.00%
ANNUAL CONSTRUCTION COST ESCALATION:	2.49%	2.49%	2.49%	2.49%	2.49%
ANNUAL RESERVE ACCOUNT INCOME RATE	0.10%	0.10%	0.10%	0.10%	0.10%



YEAR	21	22	23	24	25
CALENDAR YEAR	2038	2039	2040	2041	2042
BEGINNING YEAR BALANCE	\$1,095,757	\$1,069,763	\$551,699	\$638,366	\$708,596

FINANCIAL ANALYSIS SUMMARY

INCOME					
CONTRIBUTION TO RESERVES	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000
LOAN DEPOSITS	\$0	\$0	\$0	\$0	\$0
PLUS SPECIAL ASSESSMENTS	\$0	\$0	\$0	\$0	\$0
PLUS OTHER FUNDS COMING DUE	\$0	\$0	\$0	\$0	\$0
PLUS INVESTMENT INCOME ON PRIOR YEAR'S ENDING BALANCE	\$1,096	\$1,070	\$552	\$638	\$709
INVESTMENT 1	\$0	\$0	\$0	\$0	\$0
INVESTMENT 2	\$0	\$0	\$0	\$0	\$0
TOTAL INCOME	\$166,096	\$166,070	\$165,552	\$165,638	\$165,709

EXPENDITURES, FUTURE VALUES					
SCHEDULE OF REPAIRS AND REPLACEMENTS	\$192,090	\$684,134	\$78,885	\$95,409	\$99,094
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0
FINANCIAL LOAN PAYMENT	\$0	\$0	\$0	\$0	\$0
OTHER DISBURSEMENTS	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$192,090	\$684,134	\$78,885	\$95,409	\$99,094

END OF YEAR BALANCE	\$1,069,763	\$551,699	\$638,366	\$708,596	\$775,211
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MINIMUM ACCOUNT THRESHOLD					
THRESHOLD = % OF TOTAL PER-OCCURRENCE COSTS	\$125,942	\$129,079	\$132,295	\$135,591	\$138,970
FUNDING OBJECTIVE MET?	YES	YES	YES	YES	YES
MINIMUM REQUIRED CASH TRANSFER	\$0	\$0	\$0	\$0	\$0

ESCALATION, INFLATION, EARNINGS RATES					
ANNUAL CONTRIBUTION ESCALATION:	0.00%	0.00%	0.00%	0.00%	0.00%
ANNUAL CONSTRUCTION COST ESCALATION:	2.49%	2.49%	2.49%	2.49%	2.49%
ANNUAL RESERVE ACCOUNT INCOME RATE	0.10%	0.10%	0.10%	0.10%	0.10%



YEAR	26	27	28	29	30
CALENDAR YEAR	2043	2044	2045	2046	2047
BEGINNING YEAR BALANCE	\$775,211	\$759,295	\$705,773	\$788,314	\$790,246

FINANCIAL ANALYSIS SUMMARY

INCOME					
CONTRIBUTION TO RESERVES	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000
LOAN DEPOSITS	\$0	\$0	\$0	\$0	\$0
PLUS SPECIAL ASSESSMENTS	\$0	\$0	\$0	\$0	\$0
PLUS OTHER FUNDS COMING DUE	\$0	\$0	\$0	\$0	\$0
PLUS INVESTMENT INCOME ON PRIOR YEAR'S ENDING BALANCE	\$775	\$759	\$706	\$788	\$790
INVESTMENT 1	\$0	\$0	\$0	\$0	\$0
INVESTMENT 2	\$0	\$0	\$0	\$0	\$0
TOTAL INCOME	\$165,775	\$165,759	\$165,706	\$165,788	\$165,790

EXPENDITURES, FUTURE VALUES					
SCHEDULE OF REPAIRS AND REPLACEMENTS	\$181,691	\$219,281	\$83,165	\$163,856	\$55,463
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0
FINANCIAL LOAN PAYMENT	\$0	\$0	\$0	\$0	\$0
OTHER DISBURSEMENTS	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$181,691	\$219,281	\$83,165	\$163,856	\$55,463

END OF YEAR BALANCE	\$759,295	\$705,773	\$788,314	\$790,246	\$900,574
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MINIMUM ACCOUNT THRESHOLD					
THRESHOLD = % OF TOTAL PER-OCCURRENCE COSTS	\$142,432	\$145,980	\$149,617	\$153,345	\$157,165
FUNDING OBJECTIVE MET?	YES	YES	YES	YES	YES
MINIMUM REQUIRED CASH TRANSFER	\$0	\$0	\$0	\$0	\$0

ESCALATION, INFLATION, EARNINGS RATES					
ANNUAL CONTRIBUTION ESCALATION:	0.00%	0.00%	0.00%	0.00%	0.00%
ANNUAL CONSTRUCTION COST ESCALATION:	2.49%	2.49%	2.49%	2.49%	2.49%
ANNUAL RESERVE ACCOUNT INCOME RATE	0.10%	0.10%	0.10%	0.10%	0.10%