



Williamsburg Plantation Homeowners Assoc -
Jacksonville, NC
Level of Service: Update "No-Site-Visit"

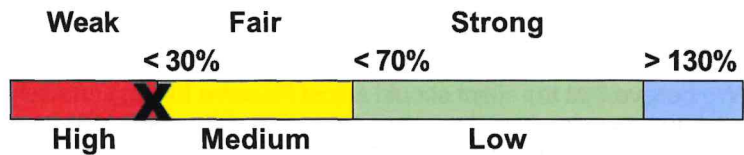
Report #: 55141-1
of Units: 652
December 1, 2026 through November 30, 2027

Findings & Recommendations

as of December 1, 2026

Projected Starting Reserve Balance	\$90,767
Projected "Fully Funded" (Ideal) Reserve Balance	\$316,158
Percent Funded	28.7 %
Recommended 2026 Reserve Transfers (Full Funding)	\$48,000
Alternate/Minimum 2026 Reserve Transfers (Baseline Funding)	\$47,250
Recommended 2026 Special Assessments for Reserves	\$0
Client's Budgeted 2025 Reserve Transfers	\$16,000

Reserve Fund Strength: 28.7%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	2.00 %
Annual Inflation Rate	3.00 %

General Information and Commentary:

This document is a No-Site-Visit" Reserve Study based on a prior Report prepared by Association Reserves for your 2025 - 2026 Fiscal Year. No site inspection was performed as part of this Reserve Study.

This analysis was verified by a credentialed Reserve Specialist (RS). No assets appropriate for Reserve designation were excluded. As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 28.7 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently High.

Based on this starting point, your anticipated future expenses, and your historical Reserve funding rate, our recommendation is to increase your Reserve funding amounts in the upcoming fiscal year. Going forward, the funding rate recommended here should be increased as illustrated on the 30-yr Summary Table.

Component cost estimates, life expectancies, and recommended reserve funding amounts are subject to change in subsequent years. As such, this Reserve Study analysis expires at the end of the initial fiscal year (November, 30, 2027). Please contact our office to discuss options for updating your Reserve Study in future years.

Reserve Funding Goals and Methodology:

Special Assessments:

There are no recommendations for any special assessments for Reserve funding included in the Reserve Study at this time.

Recommended Reserve Transfers (Full Funding):

This Reserve Study has been prepared using the "pooled" method of Reserve funding (also known as the cash flow method). The terms "full funding" and/or "fully funding" as used in this Reserve Study are based on

the Community Association Institute's Reserve Study Standards (RSS) definition of full funding: "Setting a Reserve funding goal to attain and maintain Reserves at or near 100 percent funded." (The definition and means of calculating percent-funded are addressed later in this report.)

In our opinion, the Reserve Study Standards definition of fully funding not only complies with all relevant jurisdictional requirements, but is also more likely to provide an adequate "cushion" of accumulated funds, which will help mitigate financial risks in the event of higher-than-expected component costs, reduced component life expectancies, or other unforeseen negative circumstances. In our experience, Clients that choose to fund their Reserves using a baseline (or threshold) funding goal are significantly more likely to experience special assessments and deferred maintenance in the event of these circumstances.

Minimum/Alternative Reserve Transfers (Baseline Funding):

The Community Association Institute's Reserve Study Standards (RSS) characterizes baseline funding as "establishing a reserve funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection. This is the funding goal with the greatest risk due to the variabilities encountered in the timing of component replacements and repair and replacement costs."

Our projection of the minimum reserve funding required (taken together with any projected special assessments) is designed to maintain this pooled fund balance above \$0 throughout the forecast period.

Annual Increases to Reserve Funding:

We believe that the client should adjust Reserve funding annually to take into account an inflation adjustment and any changes in estimates or extension of the useful life on a reserve item caused by deferred maintenance. As such, we recommend increasing the Reserve funding annually as illustrated in the 30-Year Reserve Plan Summary Tables shown later in this document, or in accordance with subsequent Reserve Study updates. Industry recommendation is for a "With Site Visit" Reserve Study update to be completed once every three years.

For additional questions or to request more information about reserve funding goals and methods, please contact our office.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site and Grounds			
2123 Asphalt - Seal/Repair	4	1	\$4,730
2125 Asphalt - Resurface	20	17	\$30,600
2139 Wood Fencing - Replace Allowance (5%)	1	0	\$11,600
2141 Vinyl Fencing - Replace	30	17	\$8,590
2143 Chain Link Fencing - Ponds - Replace	30	5	\$146,000
2160 Retention Ponds - Repair/Refurbish	10	4	\$49,400
2169 Entry Signs - Refurbish/Renovate	30	7	\$31,200
2169 Subdivision Signs - Refurbish/Renovate	30	7	\$72,800
Pavilion			
2154 Columns - Wood - Repair/Replace	20	0	\$4,680
2181 Picnic Tables - Metal - Replace	15	9	\$3,120
2356 Soffit Ceiling - Replace	40	15	\$10,900
2381 Asphalt Shingle Roofing - Replace	20	18	\$6,190
Concession Stand			
2367 Doors - Solid/Utility - Replace	40	17	\$17,200
2381 Asphalt Shingle Roofing - Replace	20	18	\$4,420
2501 Door Entry Systems - Replace	15	13	\$5,200
2543 Surveillance System - Replace	10	6	\$3,740
2749 Bathrooms - Remodel	20	4	\$3,640
2965 Concession Stand - Remodel/Renovate	25	4	\$8,110
Playground & Dog Park			
2143 Fencing - Chain Link - Replace	30	26	\$10,800
2801 Dog Park Obstacles/Benches - Replace	15	11	\$10,400
2801 Playground Equipment - Replace	15	6	\$36,400

21 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

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Williamsburg Plantation Homeowners Assoc
Jacksonville, NC



Report #: 55141-1
Beginning: December 1, 2026
Expires: November 30, 2027

RESERVE STUDY
Update "No-Site-Visit"

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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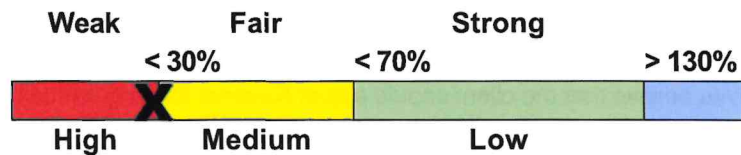
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2160 Retention Ponds - Repair/Refurbish	10	4	\$49,400
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2169 Subdivision Signs - Refurbish/Renovate	30	7	\$72,800
Pavilion			
2154 Columns - Wood - Repair/Replace	20	0	\$4,680
2181 Picnic Tables - Metal - Replace	15	9	\$3,120
2356 Soffit Ceiling - Replace	40	15	\$10,900
2381 Asphalt Shingle Roofing - Replace	20	18	\$6,190
Concession Stand			
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Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve funding is not "for the future". Ongoing Reserve transfers are intended to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology

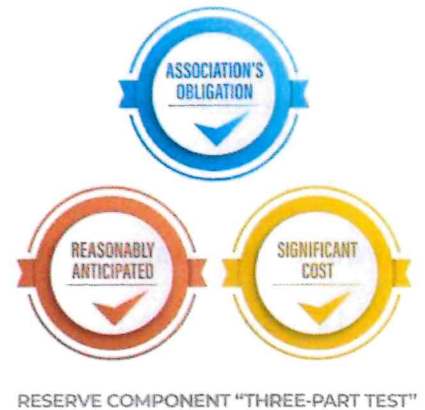


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we transfer to Reserves?



According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study's component list needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Cash Flow Detail table.



Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$90,767 as-of the start of your Fiscal Year on 12/1/2026. Your Reserve fund balance comes from the information we were provided on the reserve study information form. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$316,158. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 28.7 % Funded. In our experience, approximately **35%** of Clients funded in this range require special assessments as part of their recommended Reserve funding plans.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted funding of \$48,000 in the upcoming fiscal year. At minimum, the Association must budget \$47,250 for Reserves in the upcoming year to maintain a Reserve balance above \$0 through the totality of the cash flow projection. Either funding plan would also require a special assessment of \$0 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

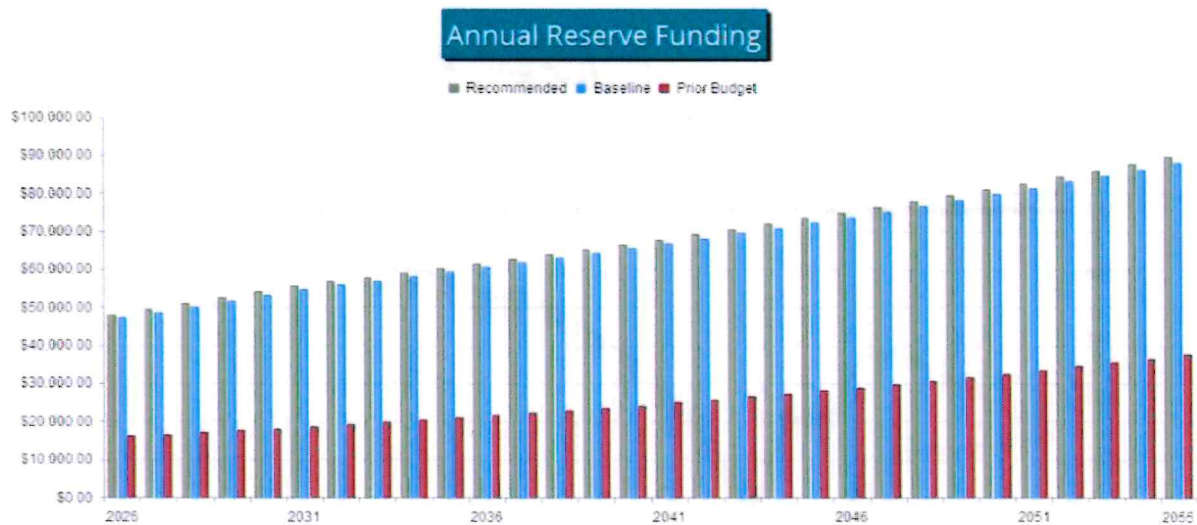


Figure 2

The following chart shows your Reserve balance under our recommended plan, the minimum funding plan and at the Association's current funding rate, all compared to your always-changing Fully Funded Balance target.

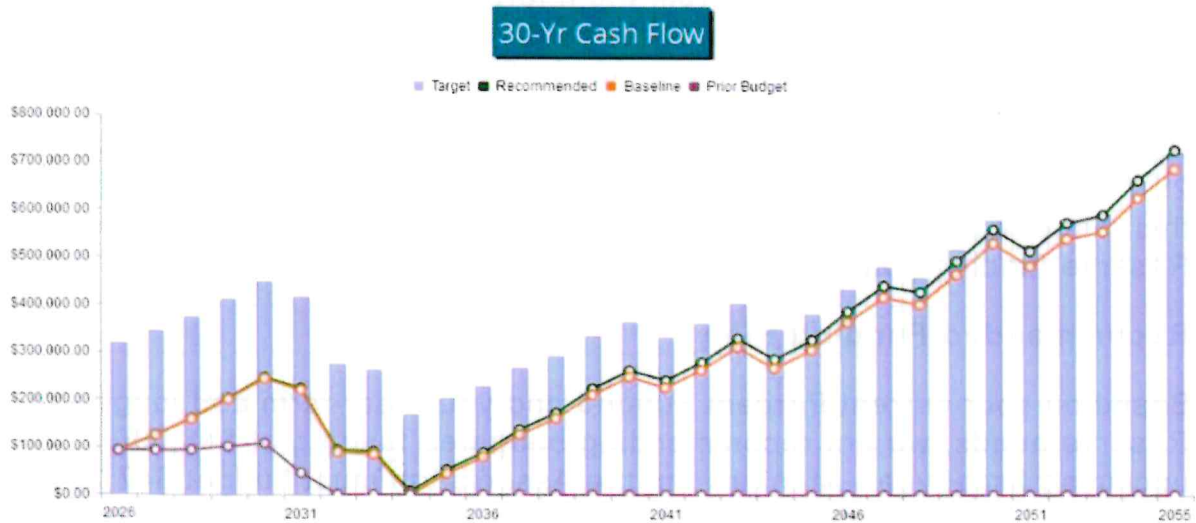


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

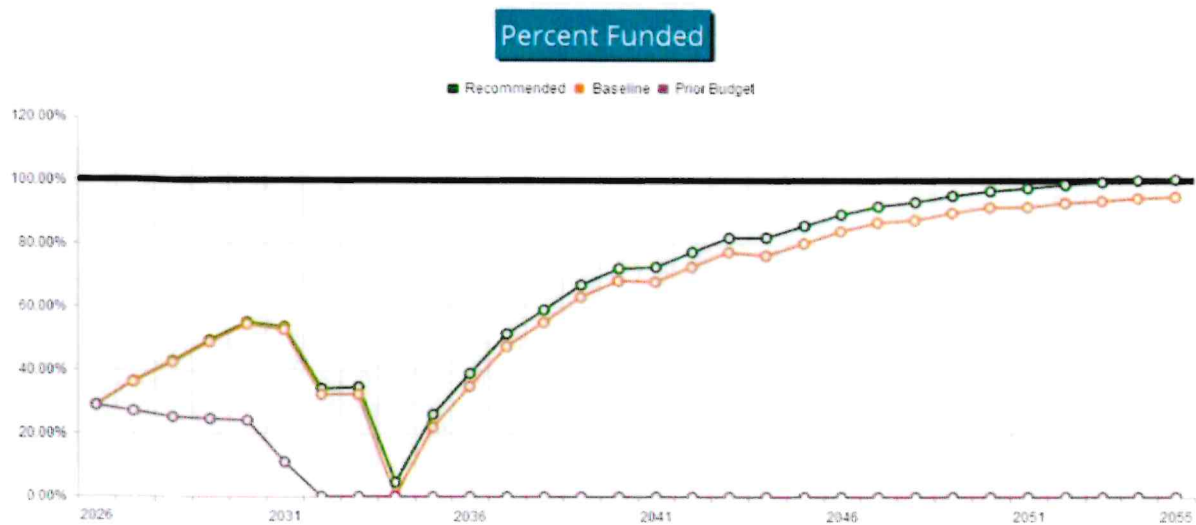


Figure 4



Executive Summary is a summary of your Reserve Components

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their specific proportion related to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve funding requirements. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
						Lower Estimate	Higher Estimate
Site and Grounds							
2123	Asphalt - Seal/Repair	1,400	GSY	4	1	\$4,260	\$5,200
2125	Asphalt - Resurface	1,400	GSY	20	17	\$27,500	\$33,700
2139	Wood Fencing - Replace Allowance (5%)	6,400	LF	1	0	\$10,400	\$12,800
2141	Vinyl Fencing - Replace	295	LF	30	17	\$7,730	\$9,450
2143	Chain Link Fencing - Ponds - Replace	5,600	LF	30	5	\$131,000	\$161,000
2160	Retention Ponds - Repair/Refurbish	1	Allowance	10	4	\$44,500	\$54,300
2169	Entry Signs - Refurbish/Renovate	2	Signs	30	7	\$28,100	\$34,300
2169	Subdivision Signs - Refurbish/Renovate	14	Signs	30	7	\$65,500	\$80,100
Pavilion							
2154	Columns - Wood - Repair/Replace	18	Columns	20	0	\$4,210	\$5,150
2181	Picnic Tables - Metal - Replace	1	Lump Sum	15	9	\$2,810	\$3,430
2356	Soffit Ceiling - Replace	1,050	GSF	40	15	\$9,810	\$12,000
2381	Asphalt Shingle Roofing - Replace	1,400	GSF	20	18	\$5,570	\$6,810
Concession Stand							
2367	Doors - Solid/Utility - Replace	1	Lump Sum	40	17	\$15,500	\$18,900
2381	Asphalt Shingle Roofing - Replace	1,000	GSF	20	18	\$3,980	\$4,860
2501	Door Entry Systems - Replace	2	Keypads	15	13	\$4,680	\$5,720
2543	Surveillance System - Replace	4	Cameras	10	6	\$3,370	\$4,110
2749	Bathrooms - Remodel	2	Bathrooms	20	4	\$3,280	\$4,000
2965	Concession Stand - Remodel/Renovate	1	Structure	25	4	\$7,300	\$8,920
Playground & Dog Park							
2143	Fencing - Chain Link - Replace	415	LF	30	26	\$9,720	\$11,900
2801	Dog Park Obstacles/Benches - Replace	1	Allowance	15	11	\$9,360	\$11,400
2801	Playground Equipment - Replace	1	System	15	6	\$32,800	\$40,000
21	Total Funded Components						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site and Grounds								
2123	Asphalt - Seal/Repair	\$4,730	X	3	/	4	=	\$3,548
2125	Asphalt - Resurface	\$30,600	X	3	/	20	=	\$4,590
2139	Wood Fencing - Replace Allowance (5%)	\$11,600	X	1	/	1	=	\$11,600
2141	Vinyl Fencing - Replace	\$8,590	X	13	/	30	=	\$3,722
2143	Chain Link Fencing - Ponds - Replace	\$146,000	X	25	/	30	=	\$121,667
2160	Retention Ponds - Repair/Refurbish	\$49,400	X	6	/	10	=	\$29,640
2169	Entry Signs - Refurbish/Renovate	\$31,200	X	23	/	30	=	\$23,920
2169	Subdivision Signs - Refurbish/Renovate	\$72,800	X	23	/	30	=	\$55,813
Pavilion								
2154	Columns - Wood - Repair/Replace	\$4,680	X	20	/	20	=	\$4,680
2181	Picnic Tables - Metal - Replace	\$3,120	X	6	/	15	=	\$1,248
2356	Soffit Ceiling - Replace	\$10,900	X	25	/	40	=	\$6,813
2381	Asphalt Shingle Roofing - Replace	\$6,190	X	2	/	20	=	\$619
Concession Stand								
2367	Doors - Solid/Utility - Replace	\$17,200	X	23	/	40	=	\$9,890
2381	Asphalt Shingle Roofing - Replace	\$4,420	X	2	/	20	=	\$442
2501	Door Entry Systems - Replace	\$5,200	X	2	/	15	=	\$693
2543	Surveillance System - Replace	\$3,740	X	4	/	10	=	\$1,496
2749	Bathrooms - Remodel	\$3,640	X	16	/	20	=	\$2,912
2965	Concession Stand - Remodel/Renovate	\$8,110	X	21	/	25	=	\$6,812
Playground & Dog Park								
2143	Fencing - Chain Link - Replace	\$10,800	X	4	/	30	=	\$1,440
2801	Dog Park Obstacles/Benches - Replace	\$10,400	X	4	/	15	=	\$2,773
2801	Playground Equipment - Replace	\$36,400	X	9	/	15	=	\$21,840
								\$316,158

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site and Grounds					
2123	Asphalt - Seal/Repair	4	\$4,730	\$1,183	3.45 %
2125	Asphalt - Resurface	20	\$30,600	\$1,530	4.47 %
2139	Wood Fencing - Replace Allowance (5%)	1	\$11,600	\$11,600	33.86 %
2141	Vinyl Fencing - Replace	30	\$8,590	\$286	0.84 %
2143	Chain Link Fencing - Ponds - Replace	30	\$146,000	\$4,867	14.21 %
2160	Retention Ponds - Repair/Refurbish	10	\$49,400	\$4,940	14.42 %
2169	Entry Signs - Refurbish/Renovate	30	\$31,200	\$1,040	3.04 %
2169	Subdivision Signs - Refurbish/Renovate	30	\$72,800	\$2,427	7.08 %
Pavilion					
2154	Columns - Wood - Repair/Replace	20	\$4,680	\$234	0.68 %
2181	Picnic Tables - Metal - Replace	15	\$3,120	\$208	0.61 %
2356	Soffit Ceiling - Replace	40	\$10,900	\$273	0.80 %
2381	Asphalt Shingle Roofing - Replace	20	\$6,190	\$310	0.90 %
Concession Stand					
2367	Doors - Solid/Utility - Replace	40	\$17,200	\$430	1.26 %
2381	Asphalt Shingle Roofing - Replace	20	\$4,420	\$221	0.65 %
2501	Door Entry Systems - Replace	15	\$5,200	\$347	1.01 %
2543	Surveillance System - Replace	10	\$3,740	\$374	1.09 %
2749	Bathrooms - Remodel	20	\$3,640	\$182	0.53 %
2965	Concession Stand - Remodel/Renovate	25	\$8,110	\$324	0.95 %
Playground & Dog Park					
2143	Fencing - Chain Link - Replace	30	\$10,800	\$360	1.05 %
2801	Dog Park Obstacles/Benches - Replace	15	\$10,400	\$693	2.02 %
2801	Playground Equipment - Replace	15	\$36,400	\$2,427	7.08 %
21	Total Funded Components			\$34,254	100.00 %

Fiscal Year Start: 2026				Net After Tax Interest:2.00 %		Avg 30-Yr Inflation: 3.00 %		
Reserve Fund Strength (as-of Fiscal Year Start)				Projected Reserve Balance Changes				
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	\$90,767	\$316,158	28.7 %	High	\$48,000	\$0	\$2,152	\$16,280
2027	\$124,640	\$344,157	36.2 %	Medium	\$49,440	\$0	\$2,845	\$16,820
2028	\$160,105	\$373,497	42.9 %	Medium	\$50,923	\$0	\$3,621	\$12,306
2029	\$202,343	\$409,457	49.4 %	Medium	\$52,451	\$0	\$4,486	\$12,676
2030	\$246,604	\$447,238	55.1 %	Medium	\$54,024	\$0	\$4,696	\$81,881
2031	\$223,444	\$416,028	53.7 %	Medium	\$55,645	\$0	\$3,172	\$188,185
2032	\$94,076	\$275,580	34.1 %	Medium	\$56,758	\$0	\$1,848	\$61,780
2033	\$90,902	\$262,342	34.7 %	Medium	\$57,893	\$0	\$984	\$142,173
2034	\$7,606	\$167,166	4.6 %	High	\$59,051	\$0	\$601	\$14,695
2035	\$52,564	\$201,739	26.1 %	High	\$60,232	\$0	\$1,413	\$25,378
2036	\$88,831	\$227,687	39.0 %	Medium	\$61,437	\$0	\$2,256	\$15,589
2037	\$136,934	\$265,877	51.5 %	Medium	\$62,665	\$0	\$3,089	\$30,453
2038	\$172,236	\$291,325	59.1 %	Medium	\$63,919	\$0	\$3,955	\$16,539
2039	\$223,570	\$333,333	67.1 %	Medium	\$65,197	\$0	\$4,852	\$31,618
2040	\$262,001	\$362,579	72.3 %	Low	\$66,501	\$0	\$5,028	\$92,268
2041	\$241,263	\$331,788	72.7 %	Low	\$67,831	\$0	\$5,201	\$35,054
2042	\$279,240	\$360,603	77.4 %	Low	\$69,188	\$0	\$6,086	\$24,616
2043	\$329,898	\$402,684	81.9 %	Low	\$70,572	\$0	\$6,158	\$120,195
2044	\$286,432	\$349,279	82.0 %	Low	\$71,983	\$0	\$6,126	\$37,811
2045	\$326,730	\$380,877	85.8 %	Low	\$73,423	\$0	\$7,131	\$20,341
2046	\$386,943	\$433,219	89.3 %	Low	\$74,891	\$0	\$8,269	\$29,403
2047	\$440,700	\$479,653	91.9 %	Low	\$76,389	\$0	\$8,676	\$98,093
2048	\$427,671	\$458,641	93.2 %	Low	\$77,917	\$0	\$9,194	\$22,227
2049	\$492,556	\$517,111	95.3 %	Low	\$79,475	\$0	\$10,513	\$22,894
2050	\$559,650	\$578,676	96.7 %	Low	\$81,064	\$0	\$10,724	\$137,742
2051	\$513,696	\$525,882	97.7 %	Low	\$82,686	\$0	\$10,858	\$34,191
2052	\$573,049	\$580,314	98.7 %	Low	\$84,339	\$0	\$11,623	\$78,802
2053	\$590,209	\$592,646	99.6 %	Low	\$86,026	\$0	\$12,521	\$25,767
2054	\$662,989	\$662,257	100.1 %	Low	\$87,747	\$0	\$13,880	\$38,437
2055	\$726,179	\$723,256	100.4 %	Low	\$89,502	\$0	\$14,979	\$57,594

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 55141-1
No-Site-Visit

Fiscal Year Start: 2026				Net After Tax Interest: 2.00 %		Avg 30-Yr Inflation: 3.00 %		
Reserve Fund Strength (as-of Fiscal Year Start)				Projected Reserve Balance Changes				
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	\$90,767	\$316,158	28.7 %	High	\$47,250	\$0	\$2,145	\$16,280
2027	\$123,882	\$344,157	36.0 %	Medium	\$48,668	\$0	\$2,822	\$16,820
2028	\$158,552	\$373,497	42.5 %	Medium	\$50,128	\$0	\$3,582	\$12,306
2029	\$199,955	\$409,457	48.8 %	Medium	\$51,631	\$0	\$4,429	\$12,676
2030	\$243,339	\$447,238	54.4 %	Medium	\$53,180	\$0	\$4,622	\$81,881
2031	\$219,261	\$416,028	52.7 %	Medium	\$54,776	\$0	\$3,079	\$188,185
2032	\$88,931	\$275,580	32.3 %	Medium	\$55,871	\$0	\$1,735	\$61,780
2033	\$84,757	\$262,342	32.3 %	Medium	\$56,989	\$0	\$851	\$142,173
2034	\$424	\$167,166	0.3 %	High	\$58,128	\$0	\$447	\$14,695
2035	\$44,304	\$201,739	22.0 %	High	\$59,291	\$0	\$1,237	\$25,378
2036	\$79,454	\$227,687	34.9 %	Medium	\$60,477	\$0	\$2,057	\$15,589
2037	\$126,398	\$265,877	47.5 %	Medium	\$61,686	\$0	\$2,866	\$30,453
2038	\$160,498	\$291,325	55.1 %	Medium	\$62,920	\$0	\$3,708	\$16,539
2039	\$210,587	\$333,333	63.2 %	Medium	\$64,178	\$0	\$4,579	\$31,618
2040	\$247,727	\$362,579	68.3 %	Medium	\$65,462	\$0	\$4,730	\$92,268
2041	\$225,650	\$331,788	68.0 %	Medium	\$66,771	\$0	\$4,875	\$35,054
2042	\$262,242	\$360,603	72.7 %	Low	\$68,107	\$0	\$5,732	\$24,616
2043	\$311,465	\$402,684	77.3 %	Low	\$69,469	\$0	\$5,775	\$120,195
2044	\$266,513	\$349,279	76.3 %	Low	\$70,858	\$0	\$5,713	\$37,811
2045	\$305,273	\$380,877	80.2 %	Low	\$72,275	\$0	\$6,686	\$20,341
2046	\$363,894	\$433,219	84.0 %	Low	\$73,721	\$0	\$7,792	\$29,403
2047	\$416,004	\$479,653	86.7 %	Low	\$75,195	\$0	\$8,166	\$98,093
2048	\$401,271	\$458,641	87.5 %	Low	\$76,699	\$0	\$8,649	\$22,227
2049	\$464,393	\$517,111	89.8 %	Low	\$78,233	\$0	\$9,932	\$22,894
2050	\$529,664	\$578,676	91.5 %	Low	\$79,798	\$0	\$10,106	\$137,742
2051	\$481,826	\$525,882	91.6 %	Low	\$81,394	\$0	\$10,202	\$34,191
2052	\$539,230	\$580,314	92.9 %	Low	\$83,022	\$0	\$10,927	\$78,802
2053	\$554,377	\$592,646	93.5 %	Low	\$84,682	\$0	\$11,784	\$25,767
2054	\$625,076	\$662,257	94.4 %	Low	\$86,376	\$0	\$13,101	\$38,437
2055	\$686,115	\$723,256	94.9 %	Low	\$88,103	\$0	\$14,157	\$57,594

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$90,767	\$124,640	\$160,105	\$202,343	\$246,604
Annual Reserve Funding	\$48,000	\$49,440	\$50,923	\$52,451	\$54,024
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,152	\$2,845	\$3,621	\$4,486	\$4,696
Total Income	\$140,920	\$176,925	\$214,649	\$259,279	\$305,325
# Component					
Site and Grounds					
2123 Asphalt - Seal/Repair	\$0	\$4,872	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2139 Wood Fencing - Replace Allowance (5%)	\$11,600	\$11,948	\$12,306	\$12,676	\$13,056
2141 Vinyl Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2143 Chain Link Fencing - Ponds - Replace	\$0	\$0	\$0	\$0	\$0
2160 Retention Ponds - Repair/Refurbish	\$0	\$0	\$0	\$0	\$55,600
2169 Entry Signs - Refurbish/Renovate	\$0	\$0	\$0	\$0	\$0
2169 Subdivision Signs - Refurbish/Renovate	\$0	\$0	\$0	\$0	\$0
Pavilion					
2154 Columns - Wood - Repair/Replace	\$4,680	\$0	\$0	\$0	\$0
2181 Picnic Tables - Metal - Replace	\$0	\$0	\$0	\$0	\$0
2356 Soffit Ceiling - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$0	\$0
Concession Stand					
2367 Doors - Solid/Utility - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2501 Door Entry Systems - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$4,097
2965 Concession Stand - Remodel/Renovate	\$0	\$0	\$0	\$0	\$9,128
Playground & Dog Park					
2143 Fencing - Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
2801 Dog Park Obstacles/Benches - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$16,280	\$16,820	\$12,306	\$12,676	\$81,881
Ending Reserve Balance	\$124,640	\$160,105	\$202,343	\$246,604	\$223,444

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$223,444	\$94,076	\$90,902	\$7,606	\$52,564
Annual Reserve Funding	\$55,645	\$56,758	\$57,893	\$59,051	\$60,232
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,172	\$1,848	\$984	\$601	\$1,413
Total Income	\$282,261	\$152,683	\$149,780	\$67,259	\$114,209
# Component					
Site and Grounds					
2123 Asphalt - Seal/Repair	\$5,483	\$0	\$0	\$0	\$6,172
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2139 Wood Fencing - Replace Allowance (5%)	\$13,448	\$13,851	\$14,267	\$14,695	\$15,135
2141 Vinyl Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2143 Chain Link Fencing - Ponds - Replace	\$169,254	\$0	\$0	\$0	\$0
2160 Retention Ponds - Repair/Refurbish	\$0	\$0	\$0	\$0	\$0
2169 Entry Signs - Refurbish/Renovate	\$0	\$0	\$38,372	\$0	\$0
2169 Subdivision Signs - Refurbish/Renovate	\$0	\$0	\$89,535	\$0	\$0
Pavilion					
2154 Columns - Wood - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2181 Picnic Tables - Metal - Replace	\$0	\$0	\$0	\$0	\$4,071
2356 Soffit Ceiling - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$0	\$0
Concession Stand					
2367 Doors - Solid/Utility - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2501 Door Entry Systems - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$4,466	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2965 Concession Stand - Remodel/Renovate	\$0	\$0	\$0	\$0	\$0
Playground & Dog Park					
2143 Fencing - Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
2801 Dog Park Obstacles/Benches - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$43,464	\$0	\$0	\$0
Total Expenses	\$188,185	\$61,780	\$142,173	\$14,695	\$25,378
Ending Reserve Balance	\$94,076	\$90,902	\$7,606	\$52,564	\$88,831

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$88,831	\$136,934	\$172,236	\$223,570	\$262,001
Annual Reserve Funding	\$61,437	\$62,665	\$63,919	\$65,197	\$66,501
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,256	\$3,089	\$3,955	\$4,852	\$5,028
Total Income	\$152,524	\$202,689	\$240,109	\$293,619	\$333,531
# Component					
Site and Grounds					
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$6,946	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2139 Wood Fencing - Replace Allowance (5%)	\$15,589	\$16,057	\$16,539	\$17,035	\$17,546
2141 Vinyl Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2143 Chain Link Fencing - Ponds - Replace	\$0	\$0	\$0	\$0	\$0
2160 Retention Ponds - Repair/Refurbish	\$0	\$0	\$0	\$0	\$74,722
2169 Entry Signs - Refurbish/Renovate	\$0	\$0	\$0	\$0	\$0
2169 Subdivision Signs - Refurbish/Renovate	\$0	\$0	\$0	\$0	\$0
Pavilion					
2154 Columns - Wood - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2181 Picnic Tables - Metal - Replace	\$0	\$0	\$0	\$0	\$0
2356 Soffit Ceiling - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$0	\$0
Concession Stand					
2367 Doors - Solid/Utility - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2501 Door Entry Systems - Replace	\$0	\$0	\$0	\$7,636	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2965 Concession Stand - Remodel/Renovate	\$0	\$0	\$0	\$0	\$0
Playground & Dog Park					
2143 Fencing - Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
2801 Dog Park Obstacles/Benches - Replace	\$0	\$14,396	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$15,589	\$30,453	\$16,539	\$31,618	\$92,268
Ending Reserve Balance	\$136,934	\$172,236	\$223,570	\$262,001	\$241,263

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$241,263	\$279,240	\$329,898	\$286,432	\$326,730
Annual Reserve Funding	\$67,831	\$69,188	\$70,572	\$71,983	\$73,423
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,201	\$6,086	\$6,158	\$6,126	\$7,131
Total Income	\$314,294	\$354,514	\$406,627	\$364,541	\$407,284
# Component					
Site and Grounds					
2123 Asphalt - Seal/Repair	\$0	\$0	\$7,818	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$50,577	\$0	\$0
2139 Wood Fencing - Replace Allowance (5%)	\$18,072	\$18,615	\$19,173	\$19,748	\$20,341
2141 Vinyl Fencing - Replace	\$0	\$0	\$14,198	\$0	\$0
2143 Chain Link Fencing - Ponds - Replace	\$0	\$0	\$0	\$0	\$0
2160 Retention Ponds - Repair/Refurbish	\$0	\$0	\$0	\$0	\$0
2169 Entry Signs - Refurbish/Renovate	\$0	\$0	\$0	\$0	\$0
2169 Subdivision Signs - Refurbish/Renovate	\$0	\$0	\$0	\$0	\$0
Pavilion					
2154 Columns - Wood - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2181 Picnic Tables - Metal - Replace	\$0	\$0	\$0	\$0	\$0
2356 Soffit Ceiling - Replace	\$16,982	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$10,538	\$0
Concession Stand					
2367 Doors - Solid/Utility - Replace	\$0	\$0	\$28,429	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$7,525	\$0
2501 Door Entry Systems - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$6,002	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2965 Concession Stand - Remodel/Renovate	\$0	\$0	\$0	\$0	\$0
Playground & Dog Park					
2143 Fencing - Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
2801 Dog Park Obstacles/Benches - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$35,054	\$24,616	\$120,195	\$37,811	\$20,341
Ending Reserve Balance	\$279,240	\$329,898	\$286,432	\$326,730	\$386,943

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$386,943	\$440,700	\$427,671	\$492,556	\$559,650
Annual Reserve Funding	\$74,891	\$76,389	\$77,917	\$79,475	\$81,064
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,269	\$8,676	\$9,194	\$10,513	\$10,724
Total Income	\$470,103	\$525,765	\$514,782	\$582,544	\$651,439
# Component					
Site and Grounds					
2123 Asphalt - Seal/Repair	\$0	\$8,799	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2139 Wood Fencing - Replace Allowance (5%)	\$20,951	\$21,579	\$22,227	\$22,894	\$23,580
2141 Vinyl Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2143 Chain Link Fencing - Ponds - Replace	\$0	\$0	\$0	\$0	\$0
2160 Retention Ponds - Repair/Refurbish	\$0	\$0	\$0	\$0	\$100,420
2169 Entry Signs - Refurbish/Renovate	\$0	\$0	\$0	\$0	\$0
2169 Subdivision Signs - Refurbish/Renovate	\$0	\$0	\$0	\$0	\$0
Pavilion					
2154 Columns - Wood - Repair/Replace	\$8,453	\$0	\$0	\$0	\$0
2181 Picnic Tables - Metal - Replace	\$0	\$0	\$0	\$0	\$6,342
2356 Soffit Ceiling - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$0	\$0
Concession Stand					
2367 Doors - Solid/Utility - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2501 Door Entry Systems - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$7,399
2965 Concession Stand - Remodel/Renovate	\$0	\$0	\$0	\$0	\$0
Playground & Dog Park					
2143 Fencing - Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
2801 Dog Park Obstacles/Benches - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$67,715	\$0	\$0	\$0
Total Expenses	\$29,403	\$98,093	\$22,227	\$22,894	\$137,742
Ending Reserve Balance	\$440,700	\$427,671	\$492,556	\$559,650	\$513,696

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$513,696	\$573,049	\$590,209	\$662,989	\$726,179
Annual Reserve Funding	\$82,686	\$84,339	\$86,026	\$87,747	\$89,502
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,858	\$11,623	\$12,521	\$13,880	\$14,979
Total Income	\$607,240	\$669,011	\$688,756	\$764,616	\$830,660
# Component					
Site and Grounds					
2123 Asphalt - Seal/Repair	\$9,904	\$0	\$0	\$0	\$11,147
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2139 Wood Fencing - Replace Allowance (5%)	\$24,288	\$25,016	\$25,767	\$26,540	\$27,336
2141 Vinyl Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2143 Chain Link Fencing - Ponds - Replace	\$0	\$0	\$0	\$0	\$0
2160 Retention Ponds - Repair/Refurbish	\$0	\$0	\$0	\$0	\$0
2169 Entry Signs - Refurbish/Renovate	\$0	\$0	\$0	\$0	\$0
2169 Subdivision Signs - Refurbish/Renovate	\$0	\$0	\$0	\$0	\$0
Pavilion					
2154 Columns - Wood - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2181 Picnic Tables - Metal - Replace	\$0	\$0	\$0	\$0	\$0
2356 Soffit Ceiling - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$0	\$0
Concession Stand					
2367 Doors - Solid/Utility - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2501 Door Entry Systems - Replace	\$0	\$0	\$0	\$11,897	\$0
2543 Surveillance System - Replace	\$0	\$8,066	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2965 Concession Stand - Remodel/Renovate	\$0	\$0	\$0	\$0	\$19,112
Playground & Dog Park					
2143 Fencing - Chain Link - Replace	\$0	\$23,291	\$0	\$0	\$0
2801 Dog Park Obstacles/Benches - Replace	\$0	\$22,429	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$34,191	\$78,802	\$25,767	\$38,437	\$57,594
Ending Reserve Balance	\$573,049	\$590,209	\$662,989	\$726,179	\$773,065



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Robert M. Nordlund, P.E., R.S., company Founder/CEO, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, 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. As such, information provided to us has not been audited or independently verified. Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely.

When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing.

Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
UOM	Unit of Measure
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the three-part criteria for reserve funding:

- 1) Common area repair & replacement responsibility
- 2) Need and schedule for the project can be reasonably anticipated, and
- 3) The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above three criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed "Best Cost" and "Worst Cost". There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Site and Grounds

Comp #: 2123 Asphalt - Seal/Repair **Approx Quantity: 1,400 GSY**
Location: Pavilion/Playground Parking Lot
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: Asphalt parking lot installed/constructed in approximately 2024 (per information provided)
Comments: No project history reported by the client since the prior engagement (2025).
Useful Life: 4 years **Remaining Life:** 1 years
Lower Estimate: \$ 4,260 **Higher Estimate:** \$5,200
Cost Source: AR Cost Database

Comp #: 2125 Asphalt - Resurface **Approx Quantity: 1,400 GSY**
Location: Pavilion/Playground Parking Lot
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: Asphalt parking lot installed/constructed in approximately 2024 (per information provided)
Comments: No project history reported by the client since the prior engagement (2025).
Useful Life: 20 years **Remaining Life:** 17 years
Lower Estimate: \$ 27,500 **Higher Estimate:** \$33,700
Cost Source: AR Cost Database

Comp #: 2139 Wood Fencing - Replace Allowance (5%) **Approx Quantity: 6,400 LF**
Location: Throughout development
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: (Listed Below)
Comments: No project history reported by the client since the prior engagement (2025).
Useful Life: 1 years **Remaining Life:** 0 years
Lower Estimate: \$ 10,400 **Higher Estimate:** \$12,800
Cost Source: AR Cost Database

Comp #: 2141 Vinyl Fencing - Replace **Approx Quantity: 295 LF**
Location: Perimeter of pavilion parking area
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: Installed in approximately 2013-2014 (per satellite imagery)
Comments: No project history reported by the client since the prior engagement (2025).
Useful Life: 30 years **Remaining Life:** 17 years
Lower Estimate: \$ 7,730 **Higher Estimate:** \$9,450
Cost Source: AR Cost Database

Comp #: 2143 Chain Link Fencing - Ponds - Replace **Approx Quantity: 5,600 LF**
Location: Around Ponds
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: Installed in approximately 2002-2006 (per satellite imagery)
Comments: No project history reported by the client since the prior engagement (2025).
Useful Life: 30 years **Remaining Life:** 5 years
Lower Estimate: \$ 131,000 **Higher Estimate:** \$161,000
Cost Source: AR Cost Database

Comp #: 2160 Retention Ponds - Repair/Refurbish **Approx Quantity: 1 Allowance**
Location: Throughout property
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: Retention ponds installed/constructed between approximately 2002-2006 (per satellite imagery)
Comments: No project history reported by the client since the prior engagement (2025).
Useful Life: 10 years **Remaining Life:** 4 years
Lower Estimate: \$ 44,500 **Higher Estimate:** \$54,300
Cost Source: Client Cost History, plus Inflation

Comp #: 2169 Entry Signs - Refurbish/Renovate **Approx Quantity: 2 Signs**
Location: Main entrance to property
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: Presumed to be original to the construction of the property (2001-2006, per information provided/satellite imagery)
Comments: No project history reported by the client since the prior engagement (2025).
Useful Life: 30 years **Remaining Life:** 7 years
Lower Estimate: \$ 28,100 **Higher Estimate:** \$34,300
Cost Source: AR Cost Database

Comp #: 2169 Subdivision Signs - Refurbish/Renovate

Approx Quantity: 14 Signs

Location: Throughout property

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: (Listed below)

Comments: No project history reported by the client since the prior engagement (2025).

Useful Life: 30 years

Remaining Life: 7 years

Lower Estimate: \$ 65,500

Higher Estimate: \$80,100

Cost Source: AR Cost Database

Comp #: 2181 Dog Waste Stations - Replace

Approx Quantity: 1 Informational Component

Location: Throughout property

Funded?: No. Individual/partial replacements too small for Reserve designation.

History:

Comments:

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Pavilion

Comp #: 2105 Concrete Pads - Repair/Replace**Approx Quantity: 3,200 GSF****Location:** Pavilion**Funded?:** No. Too indeterminate for Reserve designation.**History:****Comments:****Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 2154 Columns - Wood - Repair/Replace**Approx Quantity: 18 Columns****Location:** Pavillion**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Built in approximately 2003-2005 (per satellite imagery)**Comments:** No project history reported by the client since the prior engagement (2025).**Useful Life:** 20 years**Remaining Life:** 0 years**Lower Estimate:** \$ 4,210**Higher Estimate:** \$5,150**Cost Source:** AR Cost Database

Comp #: 2181 Picnic Tables - Metal - Replace**Approx Quantity: 1 Lump Sum****Location:** Pavillion**Funded?:** Yes. Too small for Reserve designation.**History:****Comments:** No project history reported by the client since the prior engagement (2025).**Useful Life:** 15 years**Remaining Life:** 9 years**Lower Estimate:** \$ 2,810**Higher Estimate:** \$3,430**Cost Source:** AR Cost Database

Comp #: 2356 Soffit Ceiling - Replace**Approx Quantity: 1,050 GSF****Location:** Pavilion**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the property 2003-2005 (per satellite imagery)**Comments:** No project history reported by the client since the prior engagement (2025).**Useful Life:** 40 years**Remaining Life:** 15 years**Lower Estimate:** \$ 9,810**Higher Estimate:** \$12,000**Cost Source:** AR Cost Database

Comp #: 2381 Asphalt Shingle Roofing - Replace**Approx Quantity: 1,400 GSF****Location:** Pavillion Rooftop**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** (Listed Below)**Comments:** No project history reported by the client since the prior engagement (2025).**Useful Life:** 20 years**Remaining Life:** 18 years**Lower Estimate:** \$ 5,570**Higher Estimate:** \$6,810**Cost Source:** Client Cost History, plus Inflation

Concession Stand

Comp #: 2358 Masonry Siding - Re-Point

Approx Quantity: 1 Informational Component

Location: Building exterior (Concession Stand)
Funded?: No. Too small/indeterminate for Reserve designation.

History:

Comments:

Useful Life:	Remaining Life:
Lower Estimate:	Higher Estimate:
Cost Source:	

Comp #: 2367 Doors - Solid/Utility - Replace

Approx Quantity: 1 Lump Sum

Location: Concession Stand Building
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: Presumed to be original to the construction of the Concession Stand building (2003-2005, per satellite imagery)
Comments: No project history reported by the client since the prior engagement (2025).

Useful Life: 40 years	Remaining Life: 17 years
Lower Estimate: \$ 15,500	Higher Estimate: \$18,900
Cost Source: AR Cost Database	

Comp #: 2381 Asphalt Shingle Roofing - Replace

Approx Quantity: 1,000 GSF

Location: Concession Stand Rooftop
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: (Listed Below)

Comments: No project history reported by the client since the prior engagement (2025).

Useful Life: 20 years	Remaining Life: 18 years
Lower Estimate: \$ 3,980	Higher Estimate: \$4,860
Cost Source: Client Cost History, plus Inflation	

Comp #: 2501 Door Entry Systems - Replace

Approx Quantity: 2 Keypads

Location: Concession Stand Building Bathrooms
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: (Listed Below)

Comments: No project history reported by the client since the prior engagement (2025).

Useful Life: 15 years	Remaining Life: 13 years
Lower Estimate: \$ 4,680	Higher Estimate: \$5,720
Cost Source: Client Cost History, plus Inflation	

Comp #: 2543 Surveillance System - Replace

Approx Quantity: 4 Cameras

Location: Concession Stand Building
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: (Listed below)

Comments: No project history reported by the client since the prior engagement (2025).

Useful Life: 10 years	Remaining Life: 6 years
Lower Estimate: \$ 3,370	Higher Estimate: \$4,110
Cost Source: AR Cost Database	

Comp #: 2749 Bathrooms - Remodel

Approx Quantity: 2 Bathrooms

Location: Concession Stand Building
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: Presumed to be original to the construction of the concession stand building (2003-2005, per satellite imagery)
Comments: No project history reported by the client since the prior engagement (2025).

Useful Life: 20 years	Remaining Life: 4 years
Lower Estimate: \$ 3,280	Higher Estimate: \$4,000
Cost Source: AR Cost Database	

Comp #: 2965 Concession Stand - Remodel/Renovate

Approx Quantity: 1 Structure

Location: Concession Stand Building
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: Presumed to be original to the construction of the concession stand building (2003-2005, per satellite imagery)
Comments: No project history reported by the client since the prior engagement (2025).

Useful Life: 25 years	Remaining Life: 4 years
Lower Estimate: \$ 7,300	Higher Estimate: \$8,920
Cost Source: AR Cost Database	

Playground & Dog Park

Comp #: 2143 Fencing - Chain Link - Replace**Approx Quantity: 415 LF****Location:** Perimeter of Dog Park**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** (Listed Below)**Comments:** No project history reported by the client since the prior engagement (2025).**Useful Life:** 30 years**Remaining Life:** 26 years**Lower Estimate:** \$ 9,720**Higher Estimate:** \$11,900**Cost Source:** AR Cost Database

Comp #: 2798 Playground Ground Cover - Replace**Approx Quantity: 5,100 GSF****Location:** Playground**Funded?:** No. Expected to be handled through the client's Operating budget.**History:****Comments:****Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 2801 Dog Park Obstacles/Benches - Replace**Approx Quantity: 1 Allowance****Location:** Dog Park**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** (Listed below)**Comments:** No project history reported by the client since the prior engagement (2025).**Useful Life:** 15 years**Remaining Life:** 11 years**Lower Estimate:** \$ 9,360**Higher Estimate:** \$11,400**Cost Source:** AR Cost Database

Comp #: 2801 Playground Equipment - Replace**Approx Quantity: 1 System****Location:** Playground**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** (Listed below)**Comments:** No project history reported by the client since the prior engagement (2025).**Useful Life:** 15 years**Remaining Life:** 6 years**Lower Estimate:** \$ 32,800**Higher Estimate:** \$40,000**Cost Source:** AR Cost Database