

Cameron Station Community Association-FY24

Alexandria, VA

PM+ Level III Updated Reserve Study Revision 1

September 1, 2023

Cameron Station Community Association
C/o Mr. Steven P. Philbin, M ed., CMCA, ARM PCAM
General Manager
200 Cameron Station Boulevard
Alexandria, VA 22304

Dear Mr. Philbin:

Enclosed please find the revised Level III Updated Reserve Study (Financial Analysis Only) for Cameron Station Community Association. This is the Final Report, if there are questions or concerns please let us know. Also, please let us know if the cash on hand at the start of the fiscal year changes, we will issue a no cost change if it does.

Commonwealth of Virginia requirements for reserve studies are shown on page ii. Executive summary of study findings can be found on page 1.

For boards who need assistance in determining annual owner contribution for years between Level I and II studies, **PM+** is offering lower cost Level III reserve studies (financial reviews). Proposal provided upon request.

We thank the Board of Directors and CAMP Management for selecting **PM+** for this study and hope you call upon us for your next study.

Sincerely,



Mario B. "Ben" Ginnetti, PRA, RS, P.E.
President

Enclosure: Study - PDF File

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Prepared for:

Board of Directors



Mario B. "Ben" Ginnetti, PRA, RS, P.E.

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Summary (page 1) begin onA1

VIRGINIA REQUIREMENTS FOR RESERVE STUDIES

§ 55.1- 1965 (Condo's) & 55.1-1826 (POA's), Annual budget; reserves for capital components
(Enacted October 1, 2019)

- A. Except to the extent provided in the condominium instruments, the executive board shall, prior to the commencement of the fiscal year, make available to unit owners either (i) the annual budget of the unit owners' association or (ii) a summary of such annual budget.
- B. Except to the extent otherwise provided in the condominium instruments, the executive board shall:
 - 1. Conduct a study at least once every five years to determine the necessity and amount of reserves required to repair, replace, and restore the capital components as defined in § 55.1-1900;
 - 2. Review the results of that study at least annually to determine if reserves are sufficient; and
 - 3. Make any adjustments the executive board deems necessary to maintain reserves, as appropriate.
- C. To the extent that the reserve study conducted in accordance with this section indicates a need to budget for reserves, the unit owners' association budget shall include:
 - 1. The current estimated replacement cost, estimated remaining life, and estimated useful life of the capital components as defined in § 55.1-1900;
 - 2. As of the beginning of the fiscal year for which the budget is prepared, the current amount of accumulated cash reserves set aside to repair, replace, or restore the capital components and the amount of the expected contribution to the reserve fund for that fiscal year;
 - 3. A statement describing the procedures used for estimation and accumulation of cash reserves pursuant to this section; and
 - 4. A statement of the amount of reserves recommended in the study and the amount of current cash for replacement reserves.

EXECUTIVE SUMMARY

KEY TO UNDERSTANDING STUDY RESULTS – Purpose of a reserve study is to establish a financial plan for keeping the property’s common and limited common elements in good repair. The plan is developed by identifying the component, assessing its condition, and estimating both the time when work will be needed and cost of work. In a **PM+** study these entries can be found beginning on page A1, columns (1), (4) and (5). Those entries combined with reserve savings, current reserve contribution, interest, and inflation rates and how much of a contingency should be preserved to fund unforeseen events are the factors that determine the reserve contribution.

RELEVANT DATA

1st Study Year FY24	\$395,010 Contribution FY23
FY Begins 1-Jan-24	2.47% Inflation
Inspection Date(s) NA	0.00% Interest
# Units 1,769	

Accumulated Cash at Start of FY (COH) and **Current Year Contribution** were provided to **PM+** and were best estimates available when provided, they are not audited amounts.

INTEREST AND INFLATION¹ rates best project future property needs. Inflation is based on the last 10-year Consumer Price Index (CPI) average; interest on savings is not applied to the reserves at his property. Even at relatively low levels, inflation is a primary driver for the contribution and has a large impact over the period of the study. If inflation increases at a materially higher rate than indicated, the study should be updated more frequently to maintain adequate reserves and avoid large future assessment increases.

STUDY SUMMARY

Cash Flow

Reserve Contribution Recommended for FY24	\$424,470
Accumulated Cash on Hand (COH) Start of FY24	1,367,500
Current Estimated Replacement Cost	5,591,060
Average Useful Life Years (All Components) ²	23.6
Average Remaining Life Years (All Components) ²	7.2

Additional Study Values

Average Yearly Owner Contribution	240
30 Year Income	22,733,070
30 Year Income From Interest	0
30 Year Income From Assessments	22,733,070
Years 1-30 Minimum Threshold \$ ³	474,590
%	8.5%
Years 31-50 Minimum Threshold \$ ³	359,530
%	6.4%

OUR ANALYSIS, based on study assumptions, indicates the association will need to:

- Contribute the highlighted (Cash Flow) amount in FY24 to meet the reserve needs of the property.
- The recommended FY24 amount will need to be increased, year over year, through FY27, by 7.5% to build up the reserves to pay for future work. (Note – to avoid significant annual increases in the contribution, between study updates, keep the yearly contribution adjusted for inflation).

1. Although factors used may not prove to be precise they should be reasonable predictors of future costs and return on savings.
 2. See columns (3) & (4) starting on Page A1 for average and remaining useful life of each component.
 3. Minimum Threshold - 30 and 50 years shown. If 50-year is high at this time, it will adjust with future updates.

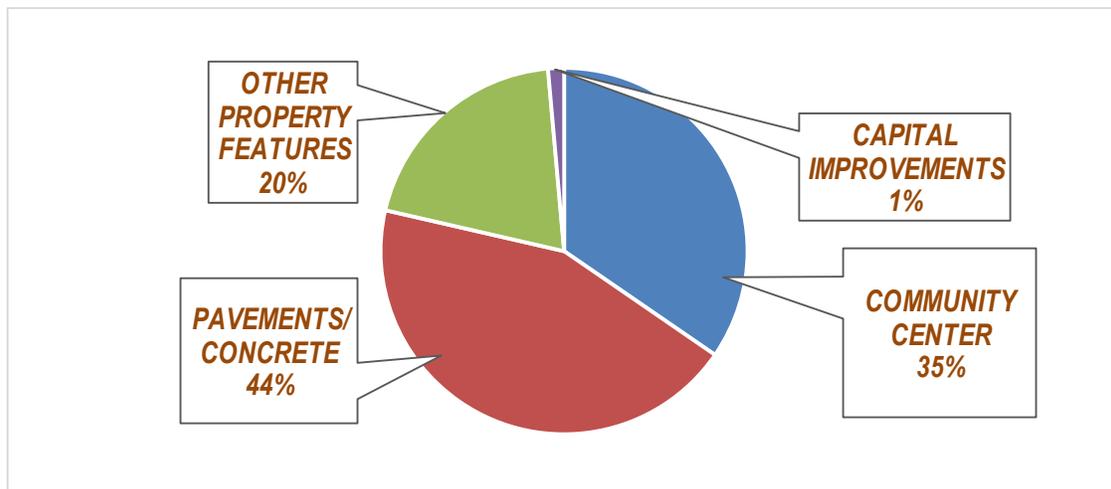
- For projections of the **Cash Flow** contributions needed, over life of this study, see 30 & 50-Year Financial Plan tables in appendix A, column (14), and column (15) for contributions and year end year end balances the contributions should provide. If the **Component** method is used to fund the reserves see same financial plan tables, columns (17) and (18), for yearly contributions and year end balances.

OBJECTIVE OF THE ANNUAL CONTRIBUTION: 1) funds should always be available to pay for needed work, 2) preserve a minimum threshold for contingencies, and 3) long range projections of expenses and contributions should not show a need for special assessments or loans. To achieve those objectives, **PM+** studies consider the first thirty-years and an additional twenty-years, making the "look at" period a total of 50-years. This projection assures the recommended contribution is based on a sound long-range analysis of the property's reserve needs. Contributions in future studies will vary with accrued savings, useful lives, inflation, interest, and cost for work.

FOR VIRGINIA PROPERTIES – Information the executive board is to make available to unit owners, prior to commencement of the fiscal year, is listed in Study Summary. For statement required PM suggest: "The association expected contribution to the reserves in FY ____ will be \$____. Procedures the association uses for estimation and accumulation of cash reserves was provided by an independent reserve study professional."

RECOMMENDATION - Fund the reserves to the recommended amount using the Cash Flow method. Failure to fund could be a violation of State Statute, where enacted, that requires funding to the reserve study recommendation, and/or, result in insufficient funds to pay for work. Insufficient funds can result in a special assessment, a loan or significant future increase in annual contribution to build up the reserves to where they should be – any of these can place financial hardships on owners. Least cost option to owners is to fund the recommendation.

WHERE CONTRIBUTIONS TO THE RESERVES GO OVER 30-YEARS:



READING and UNDERSTANDING TABLES/CHARTS

(Some information may not appear in this study).

RELEVANT DATA

Study fiscal year, inspection date(s), number of homes, association’s financial data, and interest/inflation rates.

SUMMARY OF THE ASSOCIATION’S RESERVE FINANCIAL PLAN

Financial summary of study results.

TABLE OF REPAIR & REPLACEMENT RESERVES

The Repair and Replacement Table shows the common and/or limited common elements, average and remaining useful life, and estimated cost for work (actual cost can vary from estimated based on many factors). This information, for the most part, is self-explanatory; however, when we believe more information is needed, we provide comments or use photographs.

Column

- (1) The property components the association should include in the reserves. Where a 15%, 30%, etc., is shown it means total replacement of the item is not anticipated. If we have omitted or added components that are not common or limited common area responsibility, please inform us so we can provide a revised table. It also applies if the association accomplishes the work from their annual operating expense and a reserve set-aside is not needed. If components are included that are operating expenses, we leave it to others to determine the correct tax consequence of the component.

- (2) Approximate quantity and unit of measure. The following abbreviations are used; however, they may not all appear in this study:

AC – Acres	LF - Linear Feet	SY - Square Yards
AnAvg - Annual Average	LS - Lump Sum	TN - Tons
BLD - Building	HP - Horsepower	UN - Units
EA - Each	RC - Replacement Cost	> - Greater Than
CY - Cubic Yards	SF - Square Feet	< - Less Than

- (3) The components’ average useful life (Avg). Leading publications on useful life data, our own experiences and historical trends are used to determine average useful life.
- (4) Our best estimate of the remaining useful life (RUL). Some components in the table may not fail precisely as shown. We use the remaining useful life in conjunction with the estimated cost to calculate the annual contribution needed to fund the component. Actual remaining useful life can be significantly different.
- (5) Estimated costs are in current dollars. Estimates are based on similar work in the greater Washington area, association experience, industry publications, such as R.S. Means and HomeTech, contractors and other reliable sources. It assumes the association will competitively seek bids and obtain a fair price in today's market. Some work, such as balconies, roofing, garages, façade, boilers, utility systems ,chiller replacements, etc., may need the services of an engineer or architect to determine scope and oversee repairs. Those estimates take precedence over those shown in the table. Some costs can be more predictable than others, i.e., when roofs and pavements are replaced the entire component will most likely be replaced - total replacement cost is used. Other components, i.e., closed loop piping, plumbing, electrical and fire protection systems may not need total replacement and will continue to perform with spot repairs. For these components, we reserve a reasonable amount for this work.
- (6) Distribution of the funds the association had (is projected to have) at the start of their fiscal year or the amount we were requested to use. The program distributes a prorated amount to each component.

- (7) The amount needed to fund the balance of the requirement.
- (8) The contribution needed to fund the 1st year applying the cash flow method. Contributions from year to year are mainly adjustments for inflation.
- (9) The contribution needed to fund the 1st year applying the component method. Contributions from year to year can vary significantly.

30 and 50-Year Comparison of Financial Plans

Column

- (10) - Fiscal Year.
- (11) - Projected annual expenses.
- (12) - Cumulative expenses over 30-years.
- (13) and (16) - Interest earned per funding plan based on previous year-end balance.
- (14) and (17) - Contribution needed per funding plan.
- (15) and (18) - Projected year-end balance per funding plan.

GRAPHS

Graphs depict the projected contributions and year end balances for each plan. The contribution objective should be to have a consistent contribution, year after year, which can be maintained with inflation adjustments. Avoid fluctuating contributions as they can impose financial hardships on owners. The plot objective for the reserve balance is to have the year end balances always above the “X” axis. If it falls below, it indicates a special assessment or loan will be needed to support the reserves.

SUMMARY

- 30-Year Income - projected from interest and owners.
- 30 & 50-Year Minimum/Maximum Balances - includes contingency for unforeseen events.

PROPERTY COMPARISON

The “Property Comparison” chart compares the property’s current funding to the last 100 properties we have studied. The comparison shows the maximums, minimums, property averages and medians compared to your property. Property features differ from one property to another so consider these as averages only and not a true comparison on your property to another similar property. Four comparisons are made:

- % Funded - Ratio of the current to the ideal Reserve Balance for each component in the Reserve Table. The ratio is a product of the “used-up” life, useful life, and component cost.
- Reserve Depletion Factor - Number of years amount-on-hand will fund (It is the same as the “go broke” date if no more money is added to the reserves).
- Accumulated cash at start of fiscal year – dedicated reserve funds the association had or is estimated to have when their fiscal year begins.
- Average annual contribution per owner – Average contribution per owner needed to meet the reserve requirement. Dollar amounts will vary from property to property based on construction features, common/limited common elements, past contributions to the reserves and other factors that may not result in a true comparison.

APPENDIX A

TABLE OF REPAIR/REPLACEMENT RESERVES and YEARS 1-10 EXPENSES

COMPONENT	APPROX'MT QUANTITY	USEFUL LIFE AVG REM (YRS)	ESTIMATED COST IN CURRENT \$	DISTR'BTN OF COH AS OF 1-Jan-24	BALANCE NEEDED TO FUND RESERVE	FY24 CONTRIBUTION		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
						CASH FLOW	COMPONENT METHODS											
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)										
COMMUNITY CENTER																		
EXTERIOR																		
ROOFING-SHINGLES	7,869	SF	20	2	43,280	10,590	32,690	4,600	16,350	0	44,350	0	0	0	0	0	0	0
ROOFING-METAL	92	SF	40	22	4,160	1,020	3,140	40	140	0	0	0	0	0	0	0	0	0
ROOFING FLAT	1,800	SF	20	3	41,390	10,120	31,270	2,940	10,420	0	0	43,460	0	0	0	0	0	0
GUTTERS/DOWNSPOUTS	875	LF	30	6	13,130	3,210	9,920	470	1,650	0	0	0	0	14,830	0	0	0	0
FAÇADE																		
FACADE/CAULK/WATERPROOFING		LS	5	1	6,060	1,480	4,580	1,290	4,580	6,060	0	0	0	0	6,850	0	0	0
EXTERIOR PAINTING																		
PAINT/DETERIORATED WOOD REPLACEMENT		LS	6	1	13,560	3,320	10,240	2,880	10,240	13,560	0	0	0	0	0	15,700	0	0
WINDOWS/DOORS/HARDWARE																		
BUILDING EXTERIOR DOORS	9	EA	25	3	38,650	9,450	29,200	2,740	9,730	0	0	40,580	0	0	0	0	0	0
WINDOWS	69	EA	40	18	74,070	18,120	55,950	880	3,110	0	0	0	0	0	0	0	0	0
LOGO ENTRY MATS	1	EA	6	5	34,650	8,480	26,170	1,470	5,230	0	0	0	0	38,200	0	0	0	0
NEW HANDICAP/ADA DOORS	4	EA	20	18	16,400	4,010	12,390	190	690	0	0	0	0	0	0	0	0	0
MISC. DOOR REPLACEMENT		LS	10	5	4,500	1,100	3,400	190	680	0	0	0	0	4,960	0	0	0	0
INTERIOR DECORATION AND FEATURES																		
FLOORING-CARPET (INCLUDES STAIRWAYS)	598	SY	8	1	39,880	9,750	30,130	8,480	30,130	39,880	0	0	0	0	0	0	48,480	0
STAIRWAY (RUBBER TILE)	380	SF	20	9	3,420	840	2,580	80	290	0	0	0	0	0	0	0	4,160	0
CEILING TILE-FOYER CLOSET	39	SF	30	1	390	100	290	80	290	390	0	0	0	0	0	0	0	0
FURNISHINGS/TV'S		LS	15	4	35,350	8,650	26,700	1,880	6,680	0	0	0	38,030	0	0	0	0	0
CEILING LIGHTING FIXTURES		LS	30	8	19,610	4,800	14,810	520	1,850	0	0	0	0	0	0	23,260	0	0
PAINT COMMON AREAS		LS	7	6	27,000	6,600	20,400	960	3,400	0	0	0	0	0	30,500	0	0	0
INTERIOR DOOR REPLACEMENTS		LS	5	1	3,000	730	2,270	640	2,270	3,000	0	0	0	0	3,390	0	0	0
MANAGEMENT OFFICE EQUIPMENT																		
DESK & CHAIR	8	LS	15	4	11,200	2,740	8,460	600	2,120	0	0	0	12,050	0	0	0	0	0
COMPUTERS & PERIPHERALS	8	LS	5	1	21,600	5,280	16,320	4,600	16,320	21,600	0	0	0	0	24,400	0	0	0
TABLES/CHAIRS/TELEPHONE/MISCELLANEOUS		LS	20	4	38,000	9,290	28,710	2,020	7,180	0	0	0	40,890	0	0	0	0	0
BATHROOM RENOVATION		LS	15	6	9,000	2,200	6,800	320	1,130	0	0	0	0	0	10,170	0	0	0
LIGHTING TO LED CLUBHOUSE & HALLWAYS		LS	30	29	26,800	6,560	20,240	200	700	0	0	0	0	0	0	0	0	0
CONCIERGE																		
DESK/EQUIPMENT		LS	15	4	4,300	1,050	3,250	230	810	0	0	0	4,630	0	0	0	0	0
KITCHEN																		
RENOVATION		LS	15	6	20,000	4,890	15,110	710	2,520	0	0	0	0	0	22,600	0	0	0
FITNESS ROOM																		
PELTON	2	EA	4	4	5,800	1,420	4,380	310	1,100	0	0	0	6,240	0	0	0	6,880	0
EXERCISE EQUIPMENT	10	EA	9	1	30,000	7,340	22,660	6,380	22,660	30,000	0	0	0	0	0	0	0	37,370
EXERCISE EQUIPMENT	9	EA	9	2	30,000	7,340	22,660	3,190	11,330	0	30,740	0	0	0	0	0	0	0
EXERCISE EQUIPMENT	10	EA	9	3	30,000	7,340	22,660	2,130	7,550	0	0	31,500	0	0	0	0	0	0
EXERCISE EQUIPMENT	9	EA	9	4	30,000	7,340	22,660	1,600	5,670	0	0	0	32,280	0	0	0	0	0
EXERCISE EQUIPMENT	10	EA	9	5	30,000	7,340	22,660	1,280	4,530	0	0	0	0	33,080	0	0	0	0
EXERCISE EQUIPMENT	2	EA	9	7	30,000	7,340	22,660	910	3,240	0	0	0	0	0	0	34,730	0	0
RUBBER FLOOR TILES	2,900	EA	8	6	32,000	7,830	24,170	1,130	4,030	0	0	0	0	0	36,150	0	0	0
LIGHTING TO LED		LS	30	29	12,000	2,940	9,060	90	310	0	0	0	0	0	0	0	0	0
BASKETBALL COURT																		
REPLACE FLOOR		LS	40	18	44,910	10,980	33,930	530	1,890	0	0	0	0	0	0	0	0	0
LIGHTING TO LED	1	LS	30	29	2,000	490	1,510	10	50	0	0	0	0	0	0	0	0	0
BASKETBALL STANDARD	1	EA	30	18	5,000	1,220	3,780	60	210	0	0	0	0	0	0	0	0	0
MECHANICAL/PLUMBING/ELECTRICAL SYSTEMS																		
MECHANICAL																		
BOILER-DOMESTIC HOT WATER	1,260	MBU	20	2	50,400	12,330	38,070	5,360	19,040	0	51,640	0	0	0	0	0	0	0
HOT WATER STORAGE TANK	1	EA	30	28	5,000	1,220	3,780	40	140	0	0	0	0	0	0	0	0	0
HVAC	20	TN	15	1	68,000	16,630	51,370	14,470	51,370	68,000	0	0	0	0	0	0	0	0
HVAC	20	TN	15	5	68,000	16,630	51,370	2,890	10,270	0	0	0	0	74,970	0	0	0	0
HVAC	30	TN	15	13	102,000	24,950	77,050	1,670	5,930	0	0	0	0	0	0	0	0	0

TABLE OF REPAIR/REPLACEMENT RESERVES and YEARS 1-10 EXPENSES

COMPONENT (1)	APPROX'MT QUANTITY (2)	USEFUL LIFE (3)	ESTIMATED AVG REM (YRS) (4)	COST IN CURRENT \$ (5)	DISTR'BTN OF COH AS OF 1-Jan-24 (6)	BALANCE NEEDED TO FUND RESERVE (7)	FY24 CONTRIBUTION		2024-2033													
							CASH FLOW METHODS (8)	COMPONENT (9)	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033				
EXHAUST FANS-1/2	LS	15	1	3,000	730	2,270	640	2,270	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0
EXHAUST FANS-1/2	LS	15	3	3,000	730	2,270	210	760	0	0	3,150	0	0	0	0	0	0	0	0	0	0	0
PLUMBING																						
PLUMBING/SANITARY/CONDENSATE PIPE	LS	50	28	43,000	10,520	32,480	330	1,160	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ELECTRICAL																						
ELECTRICAL SYSTEMS	LS	40	18	40,000	9,780	30,220	470	1,680	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CARRIAGE LIGHTS AT DOORS	11 EA	30	8	3,580	880	2,700	100	340	0	0	0	0	0	0	0	0	0	4,250	0	0	0	0
BATTERY BACKUP/EXIT LIGHT FIXTURES	40 EA	15	1	10,000	2,450	7,550	2,130	7,550	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0
FIRE PROTECTION/SECURITY																						
FIRE ALARM SYSTEM REPAIRS	LS	40	18	72,200	17,660	54,540	850	3,030	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FIRE SPRINKLER SYSTEM REPAIRS	LS	10	5	19,950	4,880	15,070	850	3,010	0	0	0	0	22,000	0	0	0	0	0	0	0	0	0
ACCESS SECURITY SYSTEM	LS	15	13	57,000	13,940	43,060	930	3,310	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FIRE HYDRANT REPLACEMENT	LS	10	8	14,000	3,420	10,580	370	1,320	0	0	0	0	0	0	0	0	16,610	0	0	0	0	0
FIRE HYDRANT PAINTING	LS	6	5	5,570	1,360	4,210	240	840	0	0	0	0	6,140	0	0	0	0	0	0	0	0	0
FIRE HYDRANT PAINTING	LS	6	6	5,570	1,360	4,210	200	700	0	0	0	0	0	6,290	0	0	0	0	0	0	0	0
FIRE HYDRANT SERVICING	LS	1	1	3,500	860	2,640	740	2,640	3,500	3,590	3,680	3,770	3,860	3,950	4,050	4,150	4,250	4,250	4,360	4,360	4,360	4,360
MISC. MECHANICAL/PLUMBING/ELECTRICAL/FIRE	LS	3	1	5,250	1,280	3,970	1,120	3,970	5,250	0	0	5,650	0	0	6,080	0	0	0	0	0	6,540	6,540
ELEVATOR																						
ELEVATOR/CAB-HYDRAULIC	1 EA	25	3	200,000	48,920	151,080	14,180	50,360	0	0	210,000	0	0	0	0	0	0	0	0	0	0	0
MEN'S & LADIES LOCKER ROOMS																						
RENOVATION	2 EA	15	13	142,000	34,730	107,270	2,320	8,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LOCKERS	84 EA	15	5	10,080	2,470	7,610	430	1,520	0	0	0	0	11,110	0	0	0	0	0	0	0	0	0
FLOOR MATS	1,194 SF	15	5	11,940	2,920	9,020	510	1,800	0	0	0	0	13,160	0	0	0	0	0	0	0	0	0
POOL(S)																						
WHITECOAT-ADULT POOL	2,747 SF	5	1	24,720	6,050	18,670	5,260	18,670	24,720	0	0	0	0	0	27,930	0	0	0	0	0	0	0
WHITECOAT-WADING POOL	288 SF	5	1	3,740	910	2,830	800	2,830	3,740	0	0	0	0	0	4,230	0	0	0	0	0	0	0
FILTER/PUMPS/PIPING/CHEMICAL EQUIPMENT	LS	10	3	16,000	3,910	12,090	1,130	4,030	0	0	16,800	0	0	0	0	0	0	0	0	0	0	0
COPING/TILES/WALLS & GENERAL REPAIRS	LS	10	5	37,730	9,230	28,500	1,610	5,700	0	0	0	0	41,600	0	0	0	0	0	0	0	0	0
POOL DECK/COPING & TILE-PRIOR TO POOL OPEN	LS	1	1	3,910	960	2,950	830	2,950	3,910	4,010	4,110	4,210	4,310	4,420	4,530	4,640	4,750	4,870	4,870	4,870	4,870	4,870
POOL FURNITURE	LS	8	2	56,270	13,760	42,510	5,990	21,260	0	57,660	0	0	0	0	0	0	0	0	0	0	70,090	70,090
UMBRELLAS	LS	8	4	54,240	13,270	40,970	2,880	10,240	0	0	0	58,360	0	0	0	0	0	0	0	0	0	0
SHADE AWNING	LS	10	6	3,400	830	2,570	120	430	0	0	0	0	0	3,840	0	0	0	0	0	0	0	0
REPLACE CONCRETE DECK	6,865 SF	50	28	130,440	31,900	98,540	990	3,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6' METAL FENCE	295 LF	30	8	32,450	7,940	24,510	860	3,060	0	0	0	0	0	0	0	0	38,490	0	0	0	0	0
3' METAL FENCE	80 LF	30	8	6,800	1,660	5,140	180	640	0	0	0	0	0	0	0	0	8,070	0	0	0	0	0
ADULT POOL COVER	2,747 SF	10	8	12,360	3,020	9,340	330	1,170	0	0	0	0	0	0	0	14,660	0	0	0	0	0	0
WADING POOL COVER	288 SF	10	1	3,310	810	2,500	700	2,500	3,310	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL BUILDING(S)				2,159,520	528,200	1,631,320	129,360	459,340														
PAVEMENTS/CONCRETE																						
PAVEMENTS																						
PREVENTIVE MAINTENANCE	22,069 SY	4	2	50,760	12,420	38,340	5,400	19,170	0	52,010	0	0	0	0	57,350	0	0	0	0	0	63,230	63,230
PAVEMENT OVERLAY	22,069 SY	15	13	408,280	99,860	308,420	6,680	23,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BASE/SUB-BASE/REPAIRS	1,103 SY	15	13	32,000	7,830	24,170	520	1,860	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CONSULTANT	1 LS	15	13	35,050	8,570	26,480	570	2,040	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PREVENTIVE MAINTENANCE	34,754 SY	4	3	79,930	19,550	60,380	5,670	20,130	0	0	83,930	0	0	0	0	92,530	0	0	0	0	0	0
PAVEMENT OVERLAY	34,754 SY	15	14	660,330	161,510	498,820	10,030	35,630	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BASE/SUB-BASE/REPAIRS	1,738 SY	15	14	50,390	12,330	38,060	770	2,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CONSULTANT	1 LS	15	14	56,730	13,880	42,850	860	3,060	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PREVENTIVE MAINTENANCE	34,754 SY	4	1	79,930	19,550	60,380	17,000	60,380	0	0	0	0	88,120	0	0	0	0	0	97,160	0	0	0
PAVEMENT OVERLAY	34,754 SY	15	1	660,330	161,510	498,820	140,470	498,820	660,330	0	0	0	0	0	0	0	0	0	0	0	0	0
BASE/SUB-BASE/REPAIRS	1,738 SY	15	1	50,390	12,330	38,060	10,720	38,060	50,390	0	0	0	0	0	0	0	0	0	0	0	0	0
CONSULTANT	LS	15	1	56,730	13,880	42,850	12,070	42,850	56,730	0	0	0	0	0	0	0	0	0	0	0	0	0
ANNUAL REPAIR COSTS (POTHOLE,ETC)	LS	1	1	7,000	1,710	5,290	1,490	5,290	7,000	7,170	7,350	7,530	7,720	7,910	8,100	8,300	8,510	8,720	8,720	8,720	8,720	8,720

TABLE OF REPAIR/REPLACEMENT RESERVES and YEARS 1-10 EXPENSES

COMPONENT	APPROX'MT QUANTITY	USEFUL LIFE ESTIMATED		DISTR'BTN OF COH AS OF 1-Jan-24	BALANCE NEEDED TO FUND RESERVE	FY24 CONTRIBUTION				2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
		AVG REM (YRS)	COST IN CURRENT \$			CASH FLOW	COMPONENT METHODS													
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)												
CONCRETE/PAVERS																				
SIDEWALKS-BRICK PAVERS	LS	1	1	27,000	6,600	20,400	5,740	20,400	27,000	27,670	28,350	29,050	29,770	30,500	31,260	32,030	32,820	33,630		
CURBS/GUTTERS OTHER CONCRETE	LS	4	1	18,630	4,560	14,070	3,960	14,070	0	19,090	0	0	0	21,050	0	0	0	23,210		
CONSULTANT																				
ASPHALT	LS	15	13	28,250	6,910	21,340	460	1,640	0	28,950	0	0	0	31,920	0	0	0	35,190		
485910-796320-832800																				
TOTAL PAVEMENTS/CONCRETE				2,301,730	563,000	1,738,730	222,410	789,840												
OTHER PROPERTY FEATURES																				
ENTRANCE FEATURE WALLS/SIGNAGE	LS	5	2	1,600	390	1,210	170	610	0	1,640	0	0	0	0	1,850	0	0	0		
TREES/SHRUBBERY-DISEASED/DEAD	LS	1	1	31,000	7,580	23,420	6,600	23,420	31,000	31,770	32,550	33,350	34,180	35,020	35,890	36,770	37,680	38,610		
PROPERTY LINE FENCE BETWEEN COMERCIAL STORES	2,990 LF	20	18	180,000	44,030	135,970	2,130	7,550	0	0	0	0	0	0	0	0	0	0		
PROPERTY LINE FENCE-REPAIRS & SEAL COAT	5,980 SF	6	4	20,930	5,120	15,810	1,110	3,950	0	0	0	22,520	0	0	0	0	0	26,070		
FENCE CONSULTANT	LS	20	18	6,500	1,590	4,910	80	270	0	0	0	0	0	0	0	0	0	0		
DUKE STREET COLUMNS/FENCE REPAIRS PAINT	100 LF	6	1	3,390	830	2,560	720	2,560	3,390	0	0	0	0	0	3,920	0	0	0		
GAZEBO/ARBORS																				
CAMERON STATION BOULEVARD GAZEBO																				
ROOFING	1,200 SF	38	16	27,600	6,750	20,850	370	1,300	0	0	0	0	0	0	0	0	0	0		
RAILING	100 SF	30	8	6,000	1,470	4,530	160	570	0	0	0	0	0	0	0	7,120	0	0		
PAINT/STAINING/STRUCTURAL REPAIRS	LS	6	1	3,900	950	2,950	830	2,950	3,900	0	0	0	0	0	4,510	0	0	0		
JOHN TIGER DRIVE GAZEBO																				
ROOFING	166 SF	38	16	5,480	1,340	4,140	70	260	0	0	0	0	0	0	0	0	0	0		
PAINT/STAINING/STRUCTURAL REPAIRS	LS	6	1	2,800	680	2,120	600	2,120	2,800	0	0	0	0	0	3,240	0	0	0		
DONOVAN DRIVE ARBOR																				
STRUCTURE REPAIRS	1,000 SF	40	18	38,000	9,290	28,710	450	1,600	0	0	0	0	0	0	0	0	0	0		
DONOVAN DRIVE FOUNTAIN																				
WATERPROOF BASIN	LS	8	2	2,700	660	2,040	290	1,020	0	2,770	0	0	0	0	0	0	0	3,360		
PUMP/PIPINGGENERAL REPAIRS	LS	10	3	1,100	270	830	80	280	0	0	1,160	0	0	0	0	0	0	0		
LANDSCAPE ENHANCEMENTS	LS	20	19	27,000	6,600	20,400	300	1,070	0	0	0	0	0	0	0	0	0	0		
SITE LIGHTING																				
STREET LIGHT RETROFIT TO LED	LS	NA	1	40,000	9,780	30,220	8,510	30,220	40,000	0	0	0	0	0	0	0	0	0		
STREET LIGHT RETROFIT TO LED	LS	NA	2	40,000	9,780	30,220	4,250	15,110	0	40,990	0	0	0	0	0	0	0	0		
STREET LIGHT RETROFIT TO LED	LS	NA	3	40,000	9,780	30,220	2,840	10,070	0	0	42,000	0	0	0	0	0	0	0		
STREET LIGHT RETROFIT TO LED	LS	NA	4	40,000	9,780	30,220	2,130	7,560	0	0	0	43,040	0	0	0	0	0	0		
STREET LIGHT RETROFIT TO LED	LS	NA	5	40,000	9,780	30,220	1,700	6,040	0	0	0	0	44,100	0	0	0	0	0		
STREET LIGHT RETROFIT TO LED	LS	NA	6	40,000	9,780	30,220	1,420	5,040	0	0	0	0	0	45,190	0	0	0	0		
STREET LIGHT RETROFIT TO LED	LS	NA	7	40,000	9,780	30,220	1,220	4,320	0	0	0	0	0	0	46,310	0	0	0		
STREET LIGHT RETROFIT TO LED	LS	NA	8	40,000	9,780	30,220	1,060	3,780	0	0	0	0	0	0	0	47,450	0	0		
STREET LIGHT RETROFIT TO LED	LS	NA	9	40,000	9,780	30,220	950	3,360	0	0	0	0	0	0	0	0	48,620	0		
STREET LIGHT RETROFIT TO LED	LS	NA	10	40,000	9,780	30,220	850	3,020	0	0	0	0	0	0	0	0	0	49,820		
TABLES/BENCHES/GRILLS/TRASH/DOGGIE POSTS																				
BEASLEY POCKET PARK FURNITURE	LS	20	18	3,700	900	2,800	40	160	0	0	0	0	0	0	0	0	0	0		
PARK BENCHES REPAIRS	LS	40	1	8,500	2,080	6,420	1,810	6,420	8,500	0	0	0	0	0	0	0	0	0		
PARK BENCHES REPAIRS	LS	40	2	8,500	2,080	6,420	900	3,210	0	8,710	0	0	0	0	0	0	0	0		
PARK BENCHES REPAIRS	LS	40	3	8,500	2,080	6,420	600	2,140	0	0	8,930	0	0	0	0	0	0	0		
PARK BENCHES REPAIRS	LS	40	4	8,500	2,080	6,420	450	1,610	0	0	0	9,150	0	0	0	0	0	0		
PARK BENCHES REPAIRS	LS	40	5	8,500	2,080	6,420	360	1,280	0	0	0	0	9,370	0	0	0	0	0		
PARK BENCHES REPAIRS	LS	40	6	8,500	2,080	6,420	300	1,070	0	0	0	0	0	9,600	0	0	0	0		
PARK BENCHES REPAIRS	LS	40	7	8,500	2,080	6,420	260	920	0	0	0	0	0	0	9,840	0	0	0		
PARK BENCHES REPAIRS	LS	40	8	8,500	2,080	6,420	230	800	0	0	0	0	0	0	0	10,080	0	0		
PARK BENCHES REPAIRS	LS	40	9	8,500	2,080	6,420	200	710	0	0	0	0	0	0	0	0	10,330	0		
PARK BENCHES REPAIRS	LS	40	10	8,500	2,080	6,420	180	640	0	0	0	0	0	0	0	0	0	10,590		
PARK BENCHES REPAIRS	LS	40	11	8,100	1,980	6,120	160	560	0	0	0	0	0	0	0	0	0	0		
PARK BENCH REPLACEMENT	73 EA	20	20	103,440	25,300	78,140	1,100	3,910	0	0	0	0	0	0	0	0	0	0		
METAL TRASH CONTAINER	40 EA	15	6	21,000	5,140	15,860	740	2,640	0	0	0	0	0	23,720	0	0	0	0		

TABLE OF REPAIR/REPLACEMENT RESERVES and YEARS 1-10 EXPENSES

COMPONENT (1)	APPROX'MT QUANTITY (2)	USEFUL LIFE AVG REM (YRS) (3)	ESTIMATED COST IN CURRENT \$ (4)	DISTR'BTN OF COH AS OF 1-Jan-24 (5)	BALANCE NEEDED TO FUND RESERVE (6)	FY24 CONTRIBUTION CASH FLOW COMPONENT METHODS (7)		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033		
							(9)												
DOGGIE STATIONS PARTIAL REPLACEMENT	7	EA	10	2	3,420	840	2,580	360	1,290	0	3,500	0	0	0	0	0	0	0	
DOGGIE STATIONS PARTIAL REPLACEMENT	7	EA	10	4	3,250	790	2,460	170	620	0	0	3,500	0	0	0	0	0	0	
DOGGIE STATIONS PARTIAL REPLACEMENT	7	EA	10	6	3,100	760	2,340	110	390	0	0	0	3,500	0	0	0	0	0	
STORM WATER FACILITIES																			
STORM WATER RUN OFF		LS	1	1	20,000	4,890	15,110	4,250	15,110	20,000	20,490	21,000	21,520	22,050	22,600	23,150	23,730	24,310	24,910
SANITARY SEWER SYSTEM																			
AS NEEDED REPAIRS		LS	3	2	18,000	4,400	13,600	1,910	6,800	0	18,440	0	0	19,850	0	0	21,350	0	0
OTHER SITE FEATURES																			
IRRIGATION SYSTEM UPKEEP		LS	1	1	8,000	1,960	6,040	1,700	6,040	8,000	8,200	8,400	8,610	8,820	9,040	9,260	9,490	9,720	9,960
SITE ITEMS		LS	1	1	2,800	680	2,120	600	2,120	2,800	2,870	2,940	3,010	3,090	3,160	3,240	3,320	3,400	3,490
VEHICLE																			
GOLF CART REPLACEMENT		LS	10	7	12,000	2,940	9,060	360	1,290	0	0	0	0	0	0	13,890	0	0	0
TOTAL OTHER PROPERTY FEATURES					1,049,810	256,730	793,080	55,680	197,780										
CAPITAL IMPROVEMENTS																			
EV CHARGING STATIONS		LS	10	1	80,000	19,570	60,430	17,020	60,430	80,000	0	0	0	0	0	0	0	0	0
					80,000	19,570	60,430	17,020	60,430										
TOTAL RESERVES					\$5,591,060	\$1,367,500	\$4,223,560	\$424,470	\$1,507,390	\$1,241,760	\$466,260	\$589,890	\$387,390	\$520,460	\$500,110	\$352,080	\$320,650	\$334,190	\$454,020

Notes:
 All dollars rounded to nearest \$10. Totals may not add due to rounding.
 One year remaining useful life indicates component useful life is used up.

YEARS 11-30 EXPENSES

COMPONENT	USEFUL LIFE		ESTIMATED COST IN CURRENT \$	YEARS 11-30 EXPENSES																				
	AVG REM (YRS)	(4)		2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	
(1)	(3)	(4)	(5)																					
COMMUNITY CENTER																								
EXTERIOR																								
ROOFING-SHINGLES	20	2	43,280	0	0	0	0	0	0	0	0	0	0	0	72,250	0	0	0	0	0	0	0	0	
ROOFING-METAL	40	22	4,160	0	0	0	0	0	0	0	0	0	0	0	6,940	0	0	0	0	0	0	0	0	
ROOFING FLAT	20	3	41,390	0	0	0	0	0	0	0	0	0	0	0	0	70,800	0	0	0	0	0	0	0	0
GUTTERS/DOWNSPOUTS	30	6	13,130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FAÇADE																								
FACADE/CAULK/WATERPROOFING	5	1	6,060	7,730	0	0	0	0	8,740	0	0	0	0	9,870	0	0	0	0	11,150	0	0	0	0	
EXTERIOR PAINTING																								
PAINT/DETERIORATED WOOD REPLACEMENT	6	1	13,560	0	0	18,170	0	0	0	0	0	21,040	0	0	0	0	0	24,350	0	0	0	0	0	
WINDOWS/DOORS/HARDWARE																								
BUILDING EXTERIOR DOORS	25	3	38,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74,690	0	0	
WINDOWS	40	18	74,070	0	0	0	0	0	0	112,150	0	0	0	0	0	0	0	0	0	0	0	0	0	
LOGO ENTRY MATS	6	5	34,650	44,230	0	0	0	0	0	51,200	0	0	0	0	0	59,270	0	0	0	0	0	0	68,610	
NEW HANDICAP/ADA DOORS	20	18	16,400	0	0	0	0	0	0	0	24,830	0	0	0	0	0	0	0	0	0	0	0	0	
MISC. DOOR REPLACEMENT	10	5	4,500	0	0	0	0	6,330	0	0	0	0	0	0	0	0	0	8,080	0	0	0	0	0	
INTERIOR DECORATION AND FEATURES																								
FLOORING-CARPET (INCLUDES STAIRWAYS)	8	1	39,880	0	0	0	0	0	0	58,930	0	0	0	0	0	0	0	71,630	0	0	0	0	0	
STAIRWAY (RUBBER TILE)	20	9	3,420	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,770	0	
CEILING TILE-FOYER CLOSET	30	1	390	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
FURNISHINGS/TVS	15	4	35,350	0	0	0	0	0	0	0	54,840	0	0	0	0	0	0	0	0	0	0	0	0	
CEILING LIGHTING FIXTURES	30	8	19,610	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PAINT COMMON AREAS	7	6	27,000	0	0	36,180	0	0	0	0	0	0	42,920	0	0	0	0	0	50,920	0	0	0	0	
INTERIOR DOOR REPLACEMENTS	5	1	3,000	3,830	0	0	0	0	4,330	0	0	0	0	4,890	0	0	0	0	5,520	0	0	0	0	
MANAGEMENT OFFICE EQUIPMENT																								
DESK & CHAIR	15	4	11,200	0	0	0	0	0	0	0	17,380	0	0	0	0	0	0	0	0	0	0	0	0	
COMPUTERS & PERIPHERALS	5	1	21,600	27,570	0	0	0	0	31,150	0	0	0	35,190	0	0	0	0	39,750	0	0	0	0	0	
TABLES/CHAIRS/TELEPHONE/MISCELLANEOUS	20	4	38,000	0	0	0	0	0	0	0	0	0	0	0	0	66,610	0	0	0	0	0	0	0	
BATHROOM RENOVATION	15	6	9,000	0	0	0	0	0	0	0	0	0	14,660	0	0	0	0	0	0	0	0	0	0	
LIGHTING TO LED CLUBHOUSE & HALLWAYS	30	29	26,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53,070	0	
CONCIERGE																								
DESK/EQUIPMENT	15	4	4,300	0	0	0	0	0	0	0	6,670	0	0	0	0	0	0	0	0	0	0	0	0	
KITCHEN																								
RENOVATION	15	6	20,000	0	0	0	0	0	0	0	0	0	32,580	0	0	0	0	0	0	0	0	0	0	
FITNESS ROOM																								
PELTON	4	4	5,800	0	7,590	0	0	0	8,360	0	0	9,220	0	0	0	10,170	0	0	0	0	11,210	0	0	
EXERCISE EQUIPMENT	9	1	30,000	0	0	0	0	0	0	0	46,540	0	0	0	0	0	0	0	0	0	57,970	0	0	
EXERCISE EQUIPMENT	9	2	30,000	38,290	0	0	0	0	0	0	0	47,690	0	0	0	0	0	0	0	0	0	59,410	0	
EXERCISE EQUIPMENT	9	3	30,000	0	39,240	0	0	0	0	0	0	0	48,870	0	0	0	0	0	0	0	0	0	60,870	
EXERCISE EQUIPMENT	9	4	30,000	0	0	40,210	0	0	0	0	0	0	0	0	50,080	0	0	0	0	0	0	0	0	
EXERCISE EQUIPMENT	9	5	30,000	0	0	0	41,200	0	0	0	0	0	0	0	0	51,320	0	0	0	0	0	0	0	
EXERCISE EQUIPMENT	9	7	30,000	0	0	0	0	0	43,260	0	0	0	0	0	0	0	0	53,880	0	0	0	0	0	
RUBBER FLOOR TILES	8	6	32,000	0	0	0	43,940	0	0	0	0	0	0	0	53,420	0	0	0	0	0	0	0	64,930	
LIGHTING TO LED	30	29	12,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23,760	0	
BASKETBALL COURT																								
REPLACE FLOOR	40	18	44,910	0	0	0	0	0	0	68,000	0	0	0	0	0	0	0	0	0	0	0	0	0	
LIGHTING TO LED	30	29	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,960	0	
BASKETBALL STANDARD	30	18	5,000	0	0	0	0	0	0	7,570	0	0	0	0	0	0	0	0	0	0	0	0	0	
MECHANICAL/PLUMBING/ELECTRICAL SYSTEMS																								
MECHANICAL																								
BOILER-DOMESTIC HOT WATER	20	2	50,400	0	0	0	0	0	0	0	0	0	0	84,130	0	0	0	0	0	0	0	0	0	
HOT WATER STORAGE TANK	30	28	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,660	0	0	
HVAC	15	1	68,000	0	0	0	0	0	98,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HVAC	15	5	68,000	0	0	0	0	0	0	0	0	108,110	0	0	0	0	0	0	0	0	0	0	0	
HVAC	15	13	102,000	0	0	136,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	197,110	0	0	
EXHAUST FANS-1/2	15	1	3,000	0	0	0	0	0	4,330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXHAUST FANS-1/2	15	3	3,000	0	0	0	0	0	0	0	4,540	0	0	0	0	0	0	0	0	0	0	0	0	
PLUMBING																								
PLUMBING/SANITARY/CONDENSATE PIPE	50	28	43,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	83,100	0	0	
ELECTRICAL																								
ELECTRICAL SYSTEMS	40	18	40,000	0	0	0	0	0	0	60,560	0	0	0	0	0	0	0	0	0	0	0	0	0	
CARRIAGE LIGHTS AT DOORS	30	8	3,580	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BATTERY BACKUP/EXIT LIGHT FIXTURES	15	1	10,000	0	0	0	0	0	14,420	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
FIRE PROTECTION/SECURITY																								

YEARS 11-30 EXPENSES

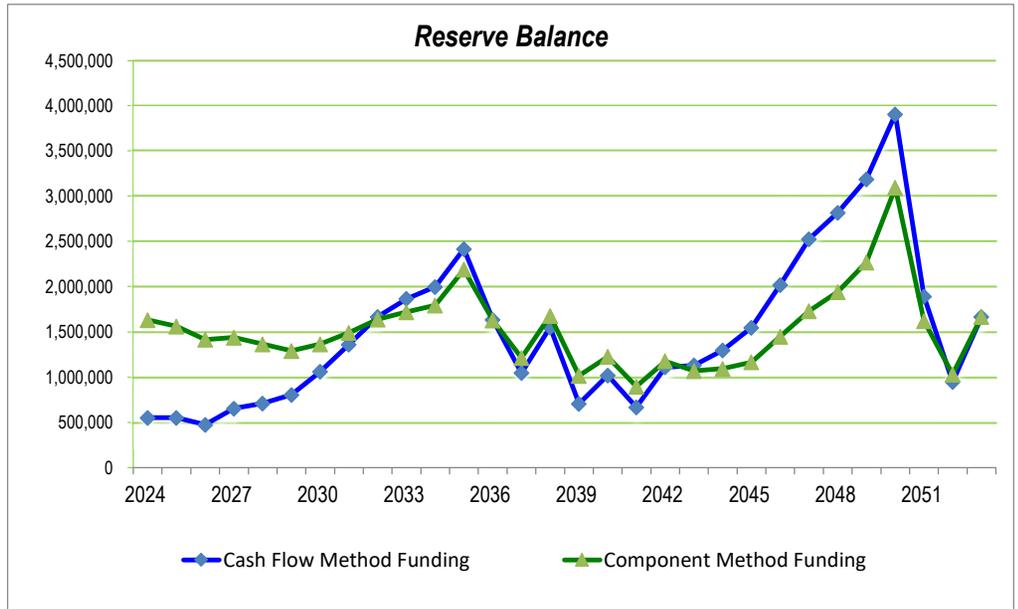
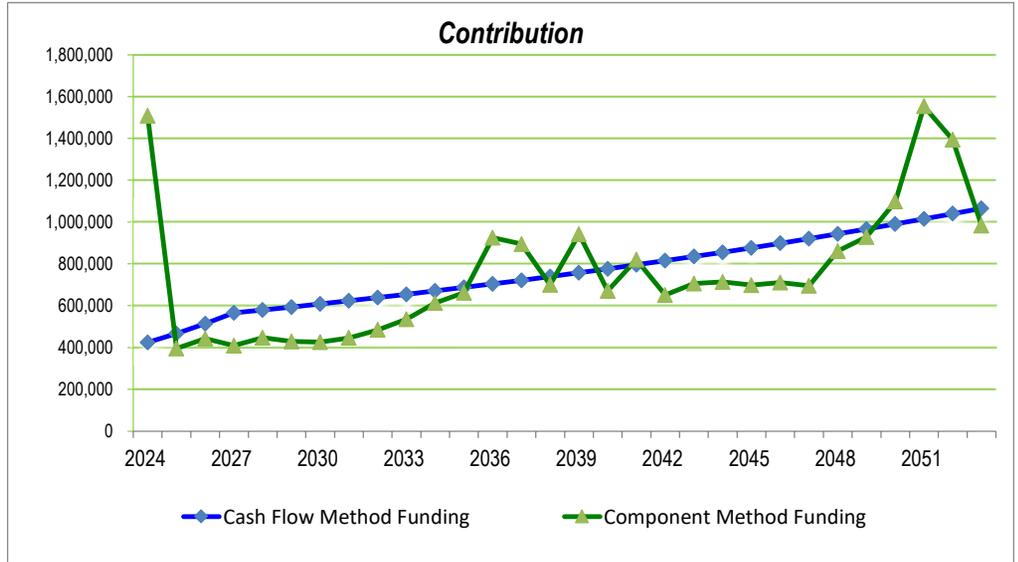
COMPONENT	USEFUL LIFE		ESTIMATED COST IN CURRENT \$	YEARS 11-30 EXPENSES																			
	AVG REM (YRS)	(4)		2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
(1)	(3)	(4)	(5)																				
FIRE ALARM SYSTEM REPAIRS	40	18	72,200	0	0	0	0	0	0	109,320	0	0	0	0	0	0	0	0	0	0	0	0	0
FIRE SPRINKLER SYSTEM REPAIRS	10	5	19,950	0	0	0	0	28,070	0	0	0	0	0	0	0	0	0	35,830	0	0	0	0	0
ACCESS SECURITY SYSTEM	15	13	57,000	0	0	76,390	0	0	0	0	0	0	0	0	0	0	0	0	0	0	110,150	0	0
FIRE HYDRANT REPLACEMENT	10	8	14,000	0	0	0	0	0	0	21,200	0	0	0	0	0	0	0	0	0	0	27,050	0	0
FIRE HYDRANT PAINTING	6	5	5,570	7,110	0	0	0	0	0	8,230	0	0	0	0	0	9,530	0	0	0	0	0	11,030	0
FIRE HYDRANT PAINTING	6	6	5,570	0	7,280	0	0	0	0	8,430	0	0	0	0	0	9,760	0	0	0	0	0	0	11,300
FIRE HYDRANT SERVICING	1	1	3,500	4,470	4,580	4,690	4,810	4,930	5,050	5,170	5,300	5,430	5,560	5,700	5,840	5,990	6,130	6,290	6,440	6,600	6,760	6,930	7,100
MISC. MECHANICAL/PLUMBING/ELECTRICAL/FIRE	3	1	5,250	0	0	7,040	0	0	7,570	0	0	8,150	0	0	8,760	0	0	9,430	0	0	10,150	0	0
ELEVATOR																							
ELEVATOR/CAB-HYDRAULIC	25	3	200,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	386,490	0	0
MEN'S & LADIES LOCKER ROOMS																							
RENOVATION	15	13	142,000	0	0	190,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	274,410	0	0
LOCKERS	15	5	10,080	0	0	0	0	0	0	0	0	16,030	0	0	0	0	0	0	0	0	0	0	0
FLOOR MATS	15	5	11,940	0	0	0	0	0	0	0	0	18,980	0	0	0	0	0	0	0	0	0	0	0
POOL(S)																							
WHITECOAT-ADULT POOL	5	1	24,720	31,550	0	0	0	0	35,650	0	0	0	40,270	0	0	0	0	45,500	0	0	0	0	0
WHITECOAT-WADING POOL	5	1	3,740	4,770	0	0	0	0	5,390	0	0	0	6,090	0	0	0	0	6,880	0	0	0	0	0
FILTER/PUMPS/PIPING/CHEMICAL EQUIPMENT	10	3	16,000	0	0	21,440	0	0	0	0	0	0	0	0	27,370	0	0	0	0	0	0	0	0
COPING/TILES/WALLS & GENERAL REPAIRS	10	5	37,730	0	0	0	0	53,090	0	0	0	0	0	0	0	0	0	67,770	0	0	0	0	0
POOL DECK/COPING & TILE-PRIOR TO POOL OPEN	1	1	3,910	4,990	5,110	5,240	5,370	5,500	5,640	5,780	5,920	6,070	6,220	6,370	6,530	6,690	6,850	7,020	7,200	7,370	7,560	7,740	7,930
POOL FURNITURE	8	2	56,270	0	0	0	0	0	0	85,200	0	0	0	0	0	0	0	103,560	0	0	0	0	0
UMBRELLAS	8	4	54,240	0	70,940	0	0	0	0	0	0	86,230	0	0	0	0	0	0	0	0	104,820	0	0
SHADE AWNING	10	6	3,400	0	0	0	0	0	4,900	0	0	0	0	0	0	0	0	6,260	0	0	0	0	0
REPLACE CONCRETE DECK	50	28	130,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	252,070	0	0
6' METAL FENCE	30	8	32,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3' METAL FENCE	30	8	6,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ADULT POOL COVER	10	8	12,360	0	0	0	0	0	0	18,710	0	0	0	0	0	0	0	0	0	0	23,890	0	0
WADING POOL COVER	10	1	3,310	4,220	0	0	0	0	0	0	0	0	5,390	0	0	0	0	0	0	0	0	0	0
TOTAL BUILDING(S)			2,159,520																				
PAVEMENTS/CONCRETE																							
PAVEMENTS																							
PREVENTIVE MAINTENANCE	4	2	50,760	0	0	0	0	0	75,000	0	0	0	82,690	0	0	0	91,170	0	0	0	0	0	0
PAVEMENT OVERLAY	15	13	408,280	0	0	547,170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	788,990	0	0
BASE/SUB-BASE/REPAIRS	15	13	32,000	0	0	42,890	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61,840	0	0
CONSULTANT	15	13	35,050	0	0	46,970	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67,730	0	0
PREVENTIVE MAINTENANCE	4	3	79,930	102,020	0	0	0	0	0	121,020	0	0	0	133,430	0	0	0	147,110	0	0	0	0	0
PAVEMENT OVERLAY	15	14	660,330	0	0	0	906,810	0	0	0	0	0	0	0	0	0	0	0	0	0	1,307,580	0	0
BASE/SUB-BASE/REPAIRS	15	14	50,390	0	0	0	69,200	0	0	0	0	0	0	0	0	0	0	0	0	0	99,780	0	0
CONSULTANT	15	14	56,730	0	0	0	77,910	0	0	0	0	0	0	0	0	0	0	0	0	0	112,340	0	0
PREVENTIVE MAINTENANCE	4	1	79,930	0	0	107,120	0	0	0	0	0	127,070	0	0	0	140,100	0	0	0	0	154,460	0	0
PAVEMENT OVERLAY	15	1	660,330	0	0	0	0	952,160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BASE/SUB-BASE/REPAIRS	15	1	50,390	0	0	0	0	72,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CONSULTANT	15	1	56,730	0	0	0	0	81,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ANNUAL REPAIR COSTS (POTHOLE,ETC)	1	1	7,000	8,930	9,160	9,380	9,610	9,850	10,090	10,340	10,600	10,860	11,130	11,400	11,690	11,970	12,270	12,570	12,880	13,200	13,530	13,860	14,200
CONCRETE/PAVERS																							
SIDEWALKS-BRICK PAVERS	1	1	27,000	34,460	35,310	36,180	37,080	37,990	38,930	39,890	40,880	41,890	42,920	43,980	45,070	46,180	47,320	48,490	49,690	50,920	52,180	53,470	54,790
CURBS/GUTTERS- OTHER CONCRETE	4	1	18,630	0	0	24,970	0	0	0	27,530	0	0	0	30,350	0	0	33,460	0	0	36,000	0	0	0
CONSULTANT																							
ASPHALT	15	13	28,250	0	0	37,860	0	0	0	41,740	0	0	0	46,020	0	0	50,740	0	0	54,590	0	0	0
485910-796320-832800																							
TOTAL PAVEMENTS/CONCRETE			2,301,730																				
OTHER PROPERTY FEATURES																							
ENTRANCE FEATURE WALLS/SIGNAGE	5	2	1,600	0	2,090	0	0	0	2,360	0	0	0	0	2,670	0	0	0	0	3,020	0	0	0	0
TREES/SHRUBBERY-DISEASED/DEAD	1	1	31,000	39,570	40,540	41,550	42,570	43,620	44,700	45,800	46,940	48,100	49,280	50,500	51,750	53,030	54,340	55,680	57,050	58,460	59,910	61,390	62,900
PROPERTY LINE FENCE BETWEEN COMMERCIAL STORES	20	18	180,000	0	0	0	0	0	0	272,530	0	0	0	0	0	0	0	0	0	0	0	0	0
PROPERTY LINE FENCE-REPAIRS & SEAL COAT	6	4	20,930	0	0	0	0	0	30,180	0	0	0	0	34,940	0	0	0	0	0	0	40,450	0	0
FENCE CONSULTANT	20	18	6,500	0	0	0	0	0	0	9,840	0	0	0	0	0	0	0	0	0	0	0	0	0
DUKE STREET COLUMNS/FENCE REPAIRS PAINT	6	1	3,390	0	0	4,540	0	0	0	0	5,260	0	0	0	0	0	6,090	0	0	0	0	0	0
GAZEBOS/ARBORS																							
CAMERON STATION BOULEVARD GAZEBO																							
ROOFING	38	16	27,600	0	0	0	0	0	39,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0

YEARS 11-30 EXPENSES

COMPONENT	USEFUL LIFE		ESTIMATED COST IN CURRENT \$	YEARS 11-30 EXPENSES																			
	AVG REM (YRS)			2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
(1)	(3)	(4)	(5)																				
RAILING	30	8	6,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PAINT/STAINING/STRUCTURAL REPAIRS	6	1	3,900	0	0	5,230	0	0	0	0	0	6,050	0	0	0	0	0	7,000	0	0	0	0	0
JOHN TIGER DRIVE GABEZO																							
ROOFING	38	16	5,480	0	0	0	0	0	7,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PAINT/STAINING/STRUCTURAL REPAIRS	6	1	2,800	0	0	3,750	0	0	0	0	4,340	0	0	0	0	0	5,030	0	0	0	0	0	0
DONOVAN DRIVE ARBOR																							
STRUCTURE REPAIRS	40	18	38,000	0	0	0	0	0	0	57,530	0	0	0	0	0	0	0	0	0	0	0	0	0
DONOVAN DRIVE FOUNTAIN																							
WATERPROOF BASIN	8	2	2,700	0	0	0	0	0	0	4,090	0	0	0	0	0	0	0	4,970	0	0	0	0	0
PUMP/PIPING GENERAL REPAIRS	10	3	1,100	0	0	1,470	0	0	0	0	0	0	0	0	1,880	0	0	0	0	0	0	0	0
LANDSCAPE ENHANCEMENTS	20	19	27,000	0	0	0	0	0	0	0	41,890	0	0	0	0	0	0	0	0	0	0	0	0
SITE LIGHTING																							
STREET LIGHT RETROFIT TO LED	NA	1	40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STREET LIGHT RETROFIT TO LED	NA	2	40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STREET LIGHT RETROFIT TO LED	NA	3	40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STREET LIGHT RETROFIT TO LED	NA	4	40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STREET LIGHT RETROFIT TO LED	NA	5	40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STREET LIGHT RETROFIT TO LED	NA	6	40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STREET LIGHT RETROFIT TO LED	NA	7	40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STREET LIGHT RETROFIT TO LED	NA	8	40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STREET LIGHT RETROFIT TO LED	NA	9	40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STREET LIGHT RETROFIT TO LED	NA	10	40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TABLES/BENCHES/GRILLS/TRASH/DOGGIE POSTS																							
BEASLEY POCKET PARK FURNITURE	20	18	3,700	0	0	0	0	0	0	5,600	0	0	0	0	0	0	0	0	0	0	0	0	0
PARK BENCHES REPAIRS	40	1	8,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PARK BENCHES REPAIRS	40	2	8,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PARK BENCHES REPAIRS	40	3	8,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PARK BENCHES REPAIRS	40	4	8,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PARK BENCHES REPAIRS	40	5	8,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PARK BENCHES REPAIRS	40	6	8,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PARK BENCHES REPAIRS	40	7	8,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PARK BENCHES REPAIRS	40	8	8,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PARK BENCHES REPAIRS	40	9	8,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PARK BENCHES REPAIRS	40	10	8,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PARK BENCHES REPAIRS	40	11	8,100	10,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PARK BENCH REPLACEMENT	20	20	103,440	0	0	0	0	0	0	0	0	164,450	0	0	0	0	0	0	0	0	0	0	0
METAL TRASH CONTAINER	15	6	21,000	0	0	0	0	0	0	0	0	0	34,210	0	0	0	0	0	0	0	0	0	0
DOGGIE STATIONS PARTIAL REPLACEMENT	10	2	3,420	0	4,470	0	0	0	0	0	0	0	0	5,710	0	0	0	0	0	0	0	0	0
DOGGIE STATIONS PARTIAL REPLACEMENT	10	4	3,250	0	0	0	4,460	0	0	0	0	0	0	0	5,700	0	0	0	0	0	0	0	0
DOGGIE STATIONS PARTIAL REPLACEMENT	10	6	3,100	0	0	0	0	0	4,470	0	0	0	0	0	0	0	5,710	0	0	0	0	0	0
STORM WATER FACILITIES																							
STORM WATER RUN OFF	1	1	20,000	25,530	26,160	26,800	27,470	28,140	28,840	29,550	30,280	31,030	31,800	32,580	33,390	34,210	35,060	35,920	36,810	37,720	38,650	39,600	40,580
SANITARY SEWER SYSTEM																							
AS NEEDED REPAIRS	3	2	18,000	22,970	0	0	24,720	0	0	26,600	0	0	28,620	0	0	30,790	0	0	33,130	0	0	35,640	0
OTHER SITE FEATURES																							
IRRIGATION SYSTEM UPKEEP	1	1	8,000	10,210	10,460	10,720	10,990	11,260	11,540	11,820	12,110	12,410	12,720	13,030	13,350	13,680	14,020	14,370	14,720	15,090	15,460	15,840	16,230
SITE ITEMS	1	1	2,800	3,570	3,660	3,750	3,850	3,940	4,040	4,140	4,240	4,340	4,450	4,560	4,670	4,790	4,910	5,030	5,150	5,280	5,410	5,540	5,680
VEHICLE																							
GOLF CART REPLACEMENT	10	7	12,000	0	0	0	0	0	0	17,730	0	0	0	0	0	0	0	0	0	22,630	0	0	0
TOTAL OTHER PROPERTY FEATURES			1,049,810																				
CAPITAL IMPROVEMENTS																							
EV CHARGING STATIONS	10	1	80,000	102,110	0	0	0	0	0	0	0	0	130,320	0	0	0	0	0	0	0	0	0	0
TOTAL RESERVES			\$5,591,060	\$538,470	\$266,590	\$1,486,710	\$1,309,990	\$232,720	\$1,603,950	\$461,810	\$1,147,390	\$372,290	\$813,400	\$689,520	\$624,620	\$427,500	\$413,240	\$649,830	\$599,480	\$271,210	\$3,026,290	\$1,986,320	\$346,510

30 YEAR FINANCIAL PLAN(S)

FY (10)	Expenses		Cash Flow Method Funding			Component Method Funding		
	Annual* (11)	Cumulative (12)	Interest (13)	Contr'btn (14)	Balance (15)	Interest (16)	Contr'btn (17)	Balance (18)
COH					\$1,367,500			\$1,367,500
2024	1,241,760	1,241,760	0	424,470	550,210	0	1,507,390	1,633,130
2025	466,260	1,708,020	0	466,920	550,870	0	395,540	1,562,410
2026	589,890	2,297,910	0	513,610	474,590	0	442,510	1,415,030
2027	387,390	2,685,300	0	564,970	652,170	0	409,140	1,436,780
2028	520,460	3,205,760	0	578,920	710,630	0	446,720	1,363,040
2029	500,110	3,705,870	0	593,220	803,740	0	428,730	1,291,660
2030	352,080	4,057,950	0	607,870	1,059,530	0	425,370	1,364,950
2031	320,650	4,378,600	0	622,880	1,361,760	0	445,940	1,490,240
2032	334,190	4,712,790	0	638,270	1,665,840	0	483,980	1,640,030
2033	454,020	5,166,810	0	654,040	1,865,860	0	534,410	1,720,420
2034	538,470	5,705,280	0	670,190	1,997,580	0	612,700	1,794,650
2035	266,590	5,971,870	0	686,740	2,417,730	0	661,900	2,189,960
2036	1,486,710	7,458,580	0	703,700	1,634,720	0	924,500	1,627,750
2037	1,309,990	8,768,570	0	721,080	1,045,810	0	895,040	1,212,800
2038	232,720	9,001,290	0	738,890	1,551,980	0	698,860	1,678,940
2039	1,603,950	10,605,240	0	757,140	705,170	0	941,940	1,016,930
2040	461,810	11,067,050	0	775,840	1,019,200	0	670,240	1,225,360
2041	1,147,390	12,214,440	0	795,000	666,810	0	819,500	897,470
2042	372,290	12,586,730	0	814,640	1,109,160	0	650,690	1,175,870
2043	813,400	13,400,130	0	834,760	1,130,520	0	706,150	1,068,620
2044	689,520	14,089,650	0	855,380	1,296,380	0	713,620	1,092,720
2045	624,620	14,714,270	0	876,510	1,548,270	0	697,250	1,165,350
2046	427,500	15,141,770	0	898,160	2,018,930	0	710,800	1,448,650
2047	413,240	15,555,010	0	920,340	2,526,030	0	694,780	1,730,190
2048	649,830	16,204,840	0	943,070	2,819,270	0	860,540	1,940,900
2049	599,480	16,804,320	0	966,360	3,186,150	0	927,270	2,268,690
2050	271,210	17,075,530	0	990,230	3,905,170	0	1,097,670	3,095,150
2051	3,026,290	20,101,820	0	1,014,690	1,893,570	0	1,552,970	1,621,830
2052	1,986,320	22,088,140	0	1,039,750	947,000	0	1,393,860	1,029,370
2053	346,510	22,434,650	0	1,065,430	1,665,920	0	983,060	1,665,920
SUMMARY								
30-Year Income			0	22,733,070		0	22,733,070	
Years 1-30 Minimum Threshold					474,590			897,470
Years 1-30 Maximum Threshold					3,905,170			3,095,150
Years 31-50 Minimum Threshold					359,530			652,910
Years 31-50 Maximum Threshold					5,307,020			3,684,200



Notes:

* An annual average cost. Expenditures can change from year-to-year depending on when actual work is done.

Contribution and projections are based on the study fiscal year and will change if estimated cost, useful life, amount-on-hand, contribution and contingency to be preserved change.

Data should be considered a more accurate projection for years 1 - 5 than the out-years.

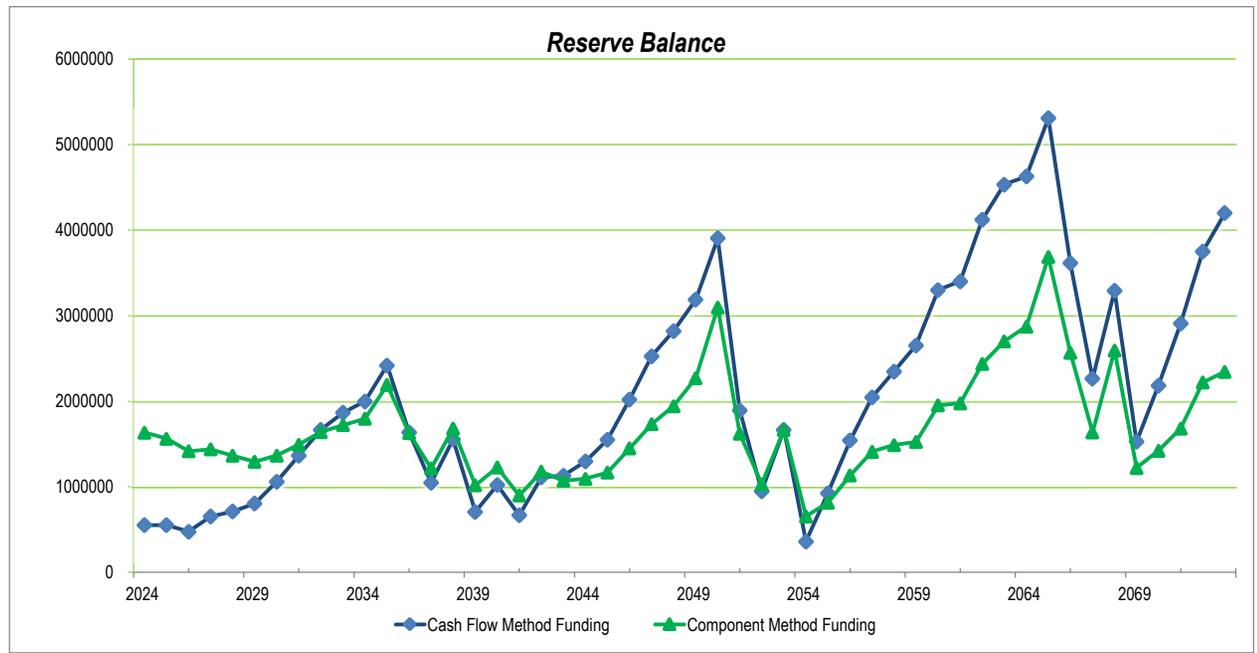
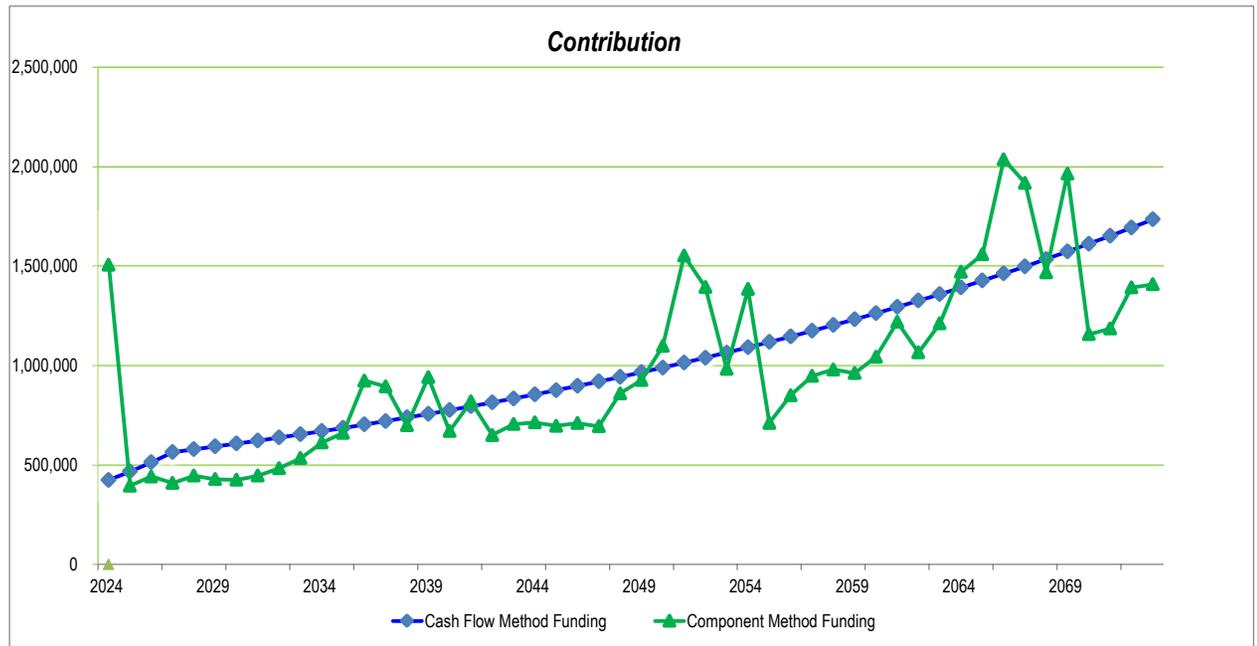
Minimum balance does not include the first year.

If component method calculations are included note how column (17) contributions vary from one year to the next.

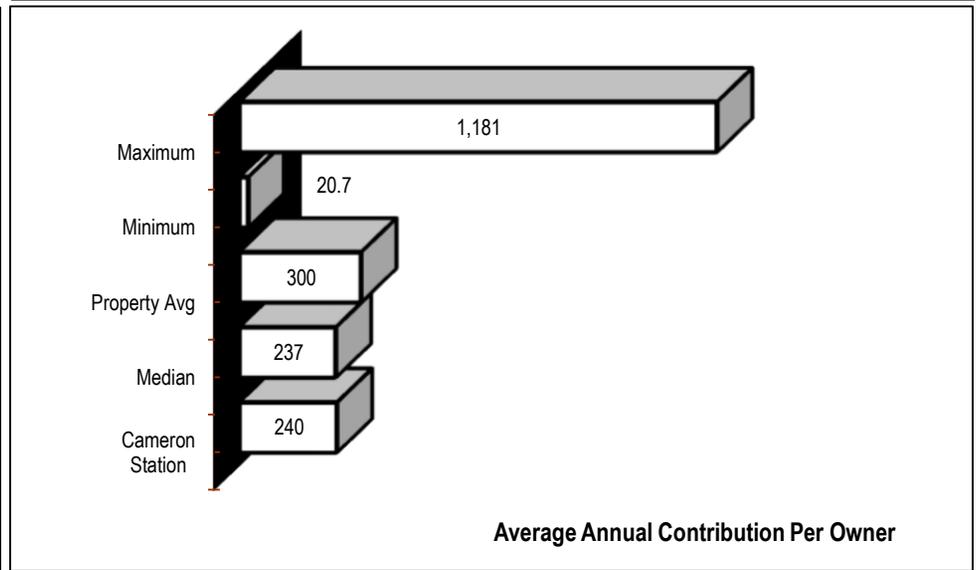
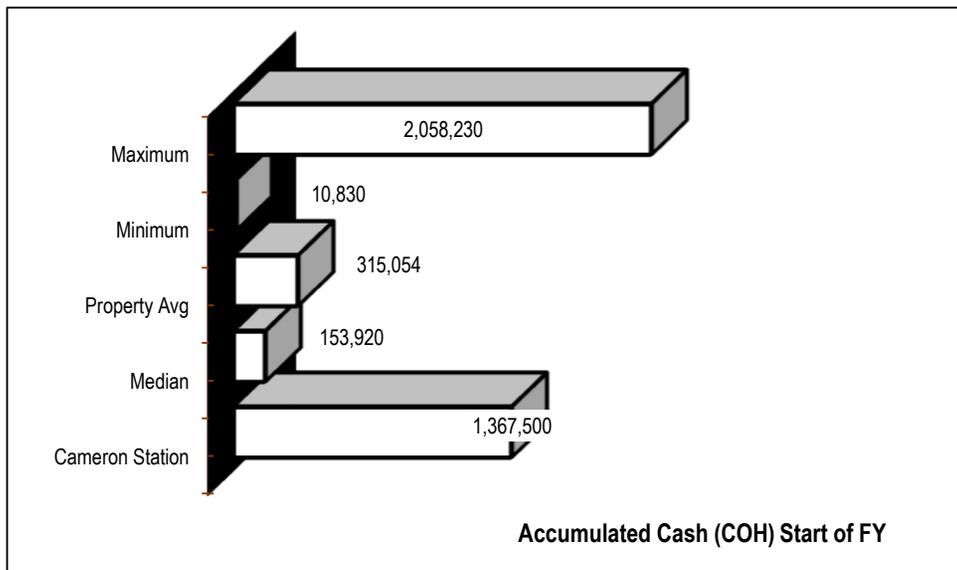
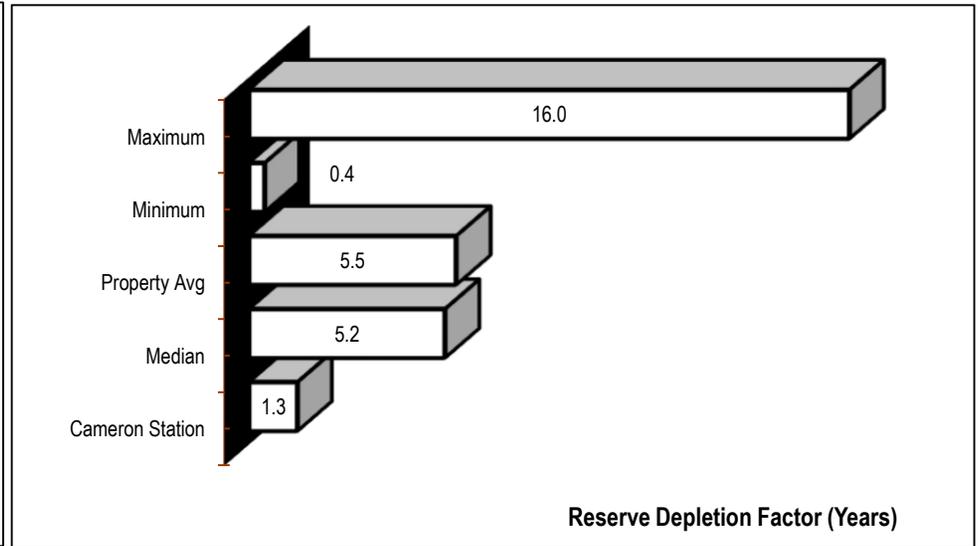
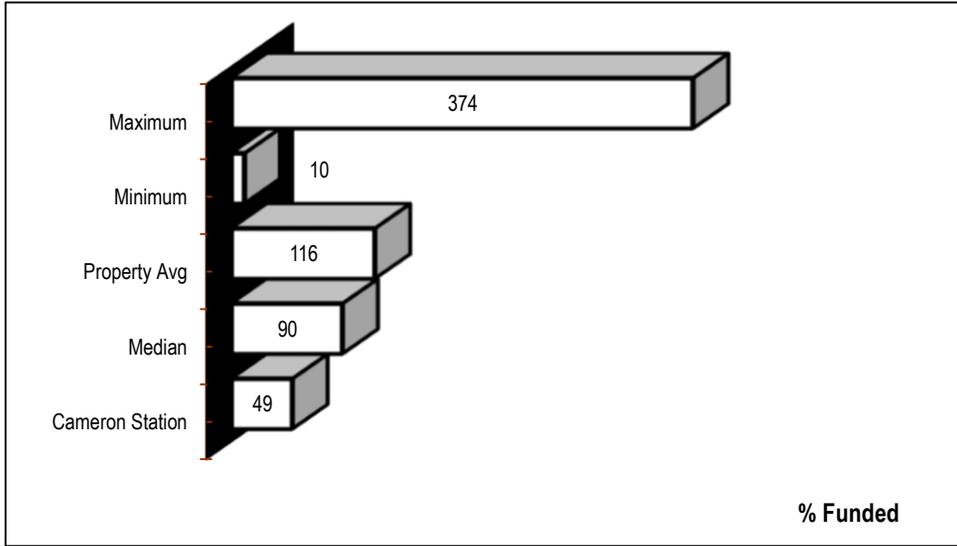
A highlighted cell in column (14) indicates future contributions from that year on will vary from past contributions, either due to inflation or work accomplished.

50 YEAR FINANCIAL PLAN(S)

FY (10)	Expenses		Cash Flow Method Funding			Component Method Funding		
	Annual* (11)	Cumulative (12)	Interest (13)	Contr'b'n (14)	Balance (15)	Interest (16)	Contr'b'n (17)	Balance (18)
COH					\$1,367,500			\$1,367,500
2024	1,241,760	1,241,760	0	424,470	550,210	0	1,507,390	1,633,130
2025	466,260	1,708,020	0	466,920	550,870	0	395,540	1,562,410
2026	589,890	2,297,910	0	513,610	474,590	0	442,510	1,415,030
2027	387,390	2,685,300	0	564,970	652,170	0	409,140	1,436,780
2028	520,460	3,205,760	0	578,920	710,630	0	446,720	1,363,040
2029	500,110	3,705,870	0	593,220	803,740	0	428,730	1,291,660
2030	352,080	4,057,950	0	607,870	1,059,530	0	425,370	1,364,950
2031	320,650	4,378,600	0	622,880	1,361,760	0	445,940	1,490,240
2032	334,190	4,712,790	0	638,270	1,665,840	0	483,980	1,640,030
2033	454,020	5,166,810	0	654,040	1,865,860	0	534,410	1,720,420
2034	538,470	5,705,280	0	670,190	1,997,580	0	612,700	1,794,650
2035	266,590	5,971,870	0	686,740	2,417,730	0	661,900	2,189,960
2036	1,486,710	7,458,580	0	703,700	1,634,720	0	924,500	1,627,750
2037	1,309,990	8,768,570	0	721,080	1,045,810	0	895,040	1,212,800
2038	232,720	9,001,290	0	738,890	1,551,980	0	698,860	1,448,940
2039	1,603,950	10,605,240	0	757,140	705,170	0	941,940	1,016,930
2040	461,810	11,067,050	0	775,840	1,019,200	0	670,240	1,225,360
2041	1,147,390	12,214,440	0	795,000	666,810	0	819,500	897,470
2042	372,290	12,586,730	0	814,640	1,109,160	0	650,690	1,175,870
2043	813,400	13,400,130	0	834,760	1,130,520	0	706,150	1,068,620
2044	689,520	14,089,650	0	855,380	1,296,380	0	713,620	1,092,720
2045	624,620	14,714,270	0	876,510	1,548,270	0	697,250	1,165,350
2046	427,500	15,141,770	0	898,160	2,018,930	0	710,800	1,448,650
2047	413,240	15,555,010	0	920,340	2,526,030	0	694,780	1,730,190
2048	649,830	16,204,840	0	943,070	2,819,270	0	860,540	1,940,900
2049	599,480	16,804,320	0	966,360	3,186,150	0	927,270	2,268,690
2050	271,210	17,075,530	0	990,230	3,905,170	0	1,097,670	3,095,170
2051	3,026,290	20,101,820	0	1,014,690	1,893,570	0	1,552,970	1,621,830
2052	1,986,320	22,088,140	0	1,039,750	947,000	0	1,393,860	1,029,370
2053	346,510	22,434,650	0	1,065,430	1,665,920	0	983,060	1,665,920
2054	2,398,140	24,832,790	0	1,091,750	359,530	0	1,385,130	652,910
2055	553,260	25,386,050	0	1,118,720	924,990	0	711,610	811,260
2056	530,780	25,916,830	0	1,146,350	1,540,560	0	850,930	1,131,410
2057	669,910	26,586,740	0	1,174,660	2,045,310	0	947,240	1,408,740
2058	902,180	27,488,920	0	1,203,670	2,346,800	0	980,660	1,487,220
2059	928,350	28,417,270	0	1,233,400	2,651,850	0	962,760	1,521,630
2060	615,330	29,032,600	0	1,263,860	3,300,380	0	1,044,320	1,950,620
2061	1,195,300	30,227,900	0	1,295,080	3,400,160	0	1,220,230	1,975,550
2062	606,940	30,834,840	0	1,327,070	4,120,290	0	1,065,920	2,434,530
2063	948,590	31,783,430	0	1,359,850	4,531,550	0	1,212,260	2,698,200
2064	1,298,150	33,081,580	0	1,393,440	4,626,840	0	1,472,150	2,872,200
2065	747,680	33,829,260	0	1,427,860	5,307,020	0	1,559,680	3,684,200
2066	3,155,040	36,984,300	0	1,463,130	3,615,110	0	2,037,090	2,566,250
2067	2,850,900	39,835,200	0	1,499,270	2,263,480	0	1,918,390	1,633,740
2068	508,780	40,343,980	0	1,536,300	3,291,000	0	1,468,460	2,593,420
2069	3,339,770	43,683,750	0	1,574,250	1,525,480	0	1,965,360	1,219,010
2070	955,990	44,639,740	0	1,613,130	2,182,620	0	1,157,910	1,420,930
2071	926,690	45,566,430	0	1,652,970	2,908,900	0	1,186,880	1,681,120
2072	854,080	46,420,510	0	1,693,800	3,748,620	0	1,392,250	2,219,290
2073	1,284,630	47,705,140	0	1,735,640	4,199,630	0	1,408,810	2,343,470



COMPARISON TO OTHER PROPERTIES
Sample Size = 100 HOA's/POA'S



Legend:

- This comparison only compares the first study year to other properties.
- % Funded -- Used-up life divided by Useful Life times Current Cost.
- Reserve Depletion Factor -- Number of years the amount-on-hand will fund if no more is contributed to the reserves.
- AOH - Reserve funds available at start of fiscal year.
- Cost Per Owner - The average cost per owner to meet the reserve requirement compared to other properties.