



Reserve Study
Full Study

Homestead Owners Association Inc.

Draft 1

Published - January 10, 2023

Prepared for the Jan 1, 2023 Fiscal Year

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Reserve Study Summary

A Reserve Study was conducted of Homestead Owners Association Inc. (the Planned Urban Development, or "**PUD**"). A **Full Study** includes an on-site review upon where the following tasks are performed:

- Development of a reserve component inventory;
- Condition assessment based upon on-site visual observation;
- Useful life and valuation estimates;
- Evaluation of fund status and creation of a funding plan.

Homestead Owners Association Inc. is a community with a total of 372 Units.

Physical Inspection

North Star Reserves ("**NSR**") conducted a physical inspection of the PUD. The inspection encompassed those major components that the PUD is required to maintain. For this study components are determined to be major components if:

1. As of the date of the study, they have a remaining useful life of less than 30 years, and a value greater than \$500.
2. Such additional components, if any, determined by the Board of Directors.

During the inspection, NSR utilized the services of our own construction cost estimator. In addition, independent contractors were retained to render opinions on selected components.

Supplemental information to the physical inspection may have been obtained from the following sources:

1. Project plans where available.
2. Maintenance records of the reserve components where available.
3. PUD board members, management and staff.

Summary of Reserves

For the first year of the Reserve Study, the reserve contribution is based upon the existing budget and conversations with the property manager and/or appointed Association representative. In addition NSR relied on the PUD to provide an accurate Beginning Reserve Balance.

The status of the PUD's reserves, as reflected in the following Reserve Study, is as follows:

1. The Expenditure Forecast of the following Reserve Study identifies the major components which the PUD is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:
 - Its current estimated replacement cost;
 - Its estimated useful life; and
 - Its estimated remaining useful life.
2. It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$8,879,963.58.
 - [For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Future Cost ÷ Useful Life × Effective Age, including a provision for interest and inflation in future years.)]
 - See "FULLY FUNDED BALANCE" in the Glossary of Reserve Study Terms on the final pages of this study.
 - Inflation Rate for the this study is calculated at **3.50 %**.
3. The estimated amount of accumulated cash reserves set aside to repair, replace, restore, or maintain such major components by the fiscal year ending Dec 31, 2023 is projected to be \$106,354.00, constituting 15.70 % of the total expenditures anticipated for all such major components through their first end of useful life replacement.
4. Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$14,054.00 for the fiscal year ending Dec 31, 2023 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.

Funding Assessment

Based on the 30 year cash flow projection, the PUD's reserves appear **inadequately** funded as the reserve fund ending balances remain **negative** throughout the replacement of most major components during the next 30 years. **For this reason, increased contributions and one Special Assessment contribution have been outlined to meet future expenditures.**

Idaho statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the PUD's reserves are inadequately funded.

Percent Funded Status

Based on the paragraphs above, the PUD is **inadequately** funded.

The following illustrates the next fiscal year recommended contribution and ending balance:

	Annual Contributions	End Balance	% Funded
<i>Year 1:</i>	\$14,054.00	\$106,354.00	15.70 %
<i>Year 2:</i>	\$167,400.00	\$257,841.91	11.59 %

Methodology

The above recommended reserve contribution for the next fiscal year (and future fiscal years as outlined in the Cash Flow - Annual forecast report) was developed using the cash flow method. This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Funding Goals

The funding goal employed for Homestead Owners Association Inc. is

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding".

Limitations

The intention of the Reserve Study is to forecast the PUD's ability to repair or replace major components as they wear out in future years. The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

Statutory Disclosures

Compliance

The Reserve Study complies with or exceeds all applicable statutes, if any.

Supplemental Disclosures

General:

NSR has no other involvement(s) with the PUD which could result in actual or perceived conflicts of interest.

Completeness:

NSR has found no material issues which, if not disclosed, would cause a distortion of the PUD's situation.

Reliance on Client Data:

Information provided by the official representative of the PUD regarding financial, physical, quantity, or historical issues are deemed reliable by NSR.

Scope:

This Reserve Study is a reflection of information provided to NSR and assembled for the PUD's use, not for the purpose of performing an audit, quality/forensic analysis, health and safety inspection, or background checks of historical records.

Reserve Balance:

The actual beginning reserve fund balance in this Reserve Study is based upon information provided and was not audited.

Reserve Projects:

Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit, quality inspection, or health and safety review.



Homestead Owners Association Inc.
Analysis Date - January 1, 2023

Expenditures

SUBCATEGORY RESERVE ITEM	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Access Control										
Access Control: South Pool House										\$4,770.14
Security Cameras: South Pool House										\$1,839.91
Total Access Control										\$6,610.05
Buildings										
Contingency - Buildings: Mailbox Stations					\$2,295.05					\$2,725.80
Contingency - Buildings: North Pool House					\$2,295.05					\$2,725.80
Contingency - Buildings: Pavilions					\$2,295.05					\$2,725.80
Contingency - Buildings: South Pool House					\$2,295.05					\$2,725.80
Water Heater: South Pool (50 Gal)							\$983.40			
Total Buildings					\$9,180.20		\$983.40			\$10,903.20

SUBCATEGORY RESERVE ITEM	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Fencing										
Total Fencing										
Irrigation										
Flow Meter: Phase 6 Irrigation Station										\$1,635.48
Irrigation Vault		\$2,070.00								\$2,725.80
Pump - 10 HP: Phase 2 Irrigation Station							\$10,571.60			
Pump - 20 HP (Rebuild): Phase 2 Irrigation Station					\$6,885.14					
Pump - 20 HP (Rebuild): Phase 6 Irrigation Station										\$12,266.08
Pump - Suction Filters (Clearwater): Phase 2 Irrigation Station					\$2,065.54					
Pump - Suction Filters (Clearwater): Phase 6 Irrigation Station										\$2,453.22
Variable Frequency Drive: Phase 2 Irrigation Station										\$3,407.24
Total Irrigation		\$2,070.00			\$8,950.68		\$10,571.60			\$22,487.82
Landscaping										
Bench: Phase 2							\$8,850.64			
Landscaping - Beds & Shrubs			\$6,962.96			\$7,719.96			\$8,559.26	
Landscaping - Contingency	\$4,000.00	\$4,140.00	\$4,284.90	\$4,434.87	\$4,590.09	\$4,750.74	\$4,917.02	\$5,089.12	\$5,267.24	\$5,451.59

SUBCATEGORY RESERVE ITEM	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Trees - Maintenance	\$4,500.00	\$4,657.50	\$4,820.51	\$4,989.23	\$5,163.85	\$5,344.59	\$5,531.65	\$5,725.26	\$5,925.64	\$6,133.04
Trees - Replacement		\$2,328.75		\$2,494.61		\$2,672.30		\$2,862.63		\$3,066.52
Total Landscaping	\$8,500.00	\$11,126.25	\$16,068.37	\$11,918.71	\$9,753.94	\$20,487.59	\$19,299.31	\$13,677.01	\$19,752.14	\$14,651.15
Mailboxes										
Total Mailboxes										
Painting										
Painting - Building Exterior: Central Pavilion								\$1,786.28		
Painting - Building Exterior: Mailbox Stations								\$2,547.10		
Painting - Building Exterior: North Pool House								\$3,307.93		
Painting - Building Exterior: South Pavilion								\$3,307.93		
Painting - Building Exterior: South Pool House								\$3,307.93		
Painting - Lamp Posts								\$4,325.74		
Painting - Wood Fencing			\$56,960.12							
Painting - Wood Fencing										\$72,461.40
Painting - Wrought Iron								\$412,010.53		
Total Painting			\$56,960.12					\$430,593.44		\$72,461.40

SUBCATEGORY RESERVE ITEM	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Paving										
Asphalt Parking Lot - Sealing				\$1,402.09				\$1,607.66		
Asphalt Pathways - Sealing						\$4,562.68				
Concrete Repair						\$4,156.90				
Pavers									\$2,633.62	
Total Paving				\$1,402.09		\$8,719.58		\$1,607.66	\$2,633.62	
Pool										
Pool - Epoxy Coating: North Pool										\$44,525.94
Pool - Epoxy Coating: South Pool					\$29,995.65					
Pool - General Repairs: North Pool							\$2,458.51			
Pool - General Repairs: South Pool		\$2,070.00							\$2,633.62	
Pool Cover: North Pool										\$11,584.63
Pool Cover: South Pool					\$9,753.95					
Pool Deck - Repairs: North Pool			\$4,094.93			\$4,540.15			\$5,033.80	
Pool Deck - Repairs: South Pool			\$3,569.51			\$3,957.60			\$4,387.91	
Pool Deck - Sealing: North Pool			\$3,547.51			\$3,934.88			\$4,363.03	
Pool Deck - Sealing: South Pool			\$3,092.33			\$3,430.00			\$3,803.21	
Pool Equipment - Chemical Controls: North Pool						\$1,425.22				
Pool Equipment - Chemical Controls: South Pool	\$1,200.00							\$1,475.11		

SUBCATEGORY	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
RESERVE ITEM										
Pool Equipment - Pump: North Pool										\$1,362.90
Pool Equipment - Pump: South Pool					\$1,147.52					
Pool Equipment - Sand Filter: South Pool										\$2,180.64
Pool Furniture: North Pool								\$7,048.43		
Pool Furniture: South Pool			\$2,670.56							
Total Pool	\$1,200.00	\$2,070.00	\$16,974.84		\$40,897.12	\$17,287.85	\$3,933.62	\$7,048.43	\$20,221.57	\$59,654.11
Recreation										
Bark Replenishment - Tot Lot					\$3,442.57					\$4,088.69
Total Recreation					\$3,442.57					\$4,088.69
Reserve Study										
Reserve Study Update: Financial Update		\$645.84								
Reserve Study Update: Financial Update			\$668.44							
Reserve Study Update: Financial Update				\$691.84						
Reserve Study Update: Financial Update					\$716.05					
Reserve Study Update: Financial Update							\$767.06			

SUBCATEGORY RESERVE ITEM	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Reserve Study Update: Financial Update								\$793.90		
Reserve Study Update: Financial Update									\$821.69	
Reserve Study Update: Financial Update										\$850.45
Reserve Study Update: Full Study						\$4,940.78				
Total Reserve Study		\$645.84	\$668.44	\$691.84	\$716.05	\$4,940.78	\$767.06	\$793.90	\$821.69	\$850.45
Signage										
Entry Monument - Rehab									\$9,876.07	
Entry Monument - Repair			\$2,678.06			\$2,969.22			\$3,292.02	
Total Signage			\$2,678.06			\$2,969.22			\$13,168.09	
Utility Infrastructure										
Utility Infrastructure				\$6,652.31						
Total Utility Infrastructure				\$6,652.31						
Waterway & Pond										
Pond - Maintenance									\$2,633.62	
Total Waterway & Pond									\$2,633.62	
Total	\$9,700.00	\$15,912.09	\$93,349.83	\$20,664.95	\$72,940.56	\$54,405.02	\$35,554.99	\$453,720.44	\$59,230.73	\$191,706.87

Homestead Owners Association Inc.
 Analysis Date - January 1, 2023

Expenditures

SUBCATEGORY RESERVE ITEM	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Access Control										
Access Control: North Pool House					\$5,665.43					
Security Cameras: North Pool House					\$2,185.24					
Total Access Control					\$7,850.67					
Buildings										
Contingency - Buildings: Mailbox Stations					\$3,237.39					\$3,845.00
Contingency - Buildings: North Pool House					\$3,237.39					\$3,845.00
Contingency - Buildings: Pavilions					\$3,237.39					\$3,845.00
Contingency - Buildings: South Pool House					\$3,237.39					\$3,845.00
Water Heater: North Pool (19 Gal)		\$875.98								
Water Heater: South Pool (50 Gal)								\$1,485.99		
Total Buildings		\$875.98			\$12,949.56			\$1,485.99		\$15,380.00

SUBCATEGORY RESERVE ITEM	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Fencing										
Fencing - Wood 6: Phase 3							\$130,483.50			
Fencing - Wood 6: Phase 5							\$91,381.80			
Fencing - Wood 6: Phase 6							\$29,391.30			
Fencing - Wood 6: Phase 7							\$54,404.25			
Fencing - Wood 6: Phase 8							\$16,559.70			
Fencing - Wood 6: Phases 1, 2, 4							\$189,959.70			
Total Fencing							\$512,180.25			
Irrigation										
Flow Meter: Phase 6 Irrigation Station										\$2,307.00
Irrigation Vault								\$3,589.35		
Pump - 10 HP: Phase 2 Irrigation Station									\$15,974.41	
Pump - 10 HP: Phase 6 Irrigation Station		\$12,555.74								
Pump - 20 HP (Replace): Phase 2 Irrigation Station					\$40,467.36					
Pump - 20 HP (Replace): Phase 6 Irrigation Station										\$72,093.80
Pump - Suction Filters (Clearwater): Phase 2 Irrigation Station					\$2,913.65					

SUBCATEGORY	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
RESERVE ITEM										
Pump - Suction Filters (Clearwater): Phase 6 Irrigation Station										\$3,460.50
Variable Frequency Drive: Phase 6 Irrigation Station					\$4,046.74					
Total Irrigation		\$12,555.74			\$47,427.75			\$3,589.35	\$15,974.41	\$77,861.30
Landscaping										
Bench: Phase 2									\$13,373.92	
Bench: Phase 7		\$2,335.95								
Bench: Phase 8		\$4,671.90								
Landscaping - Beds & Shrubs		\$9,489.80			\$10,521.51			\$11,665.39		
Landscaping - Contingency	\$5,642.40	\$5,839.88	\$6,044.28	\$6,255.82	\$6,474.78	\$6,701.40	\$6,935.94	\$7,178.70	\$7,429.96	\$7,690.00
Trees - Maintenance	\$6,347.69	\$6,569.86	\$6,799.81	\$7,037.80	\$7,284.12	\$7,539.07	\$7,802.94	\$8,076.04	\$8,358.70	\$8,651.26
Trees - Replacement		\$3,284.93		\$3,518.90		\$3,769.54		\$4,038.02		\$4,325.63
Total Landscaping	\$11,990.09	\$32,192.32	\$12,844.09	\$16,812.52	\$24,280.41	\$18,010.01	\$14,738.88	\$30,958.15	\$29,162.58	\$20,666.89
Mailboxes										
Mailbox Cluster: Phase 2										\$36,912.02
Total Mailboxes										\$36,912.02
Painting										
Painting - Building Exterior: Central Pavilion						\$2,352.19				

SUBCATEGORY RESERVE ITEM	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Painting - Building Exterior: Mailbox Stations						\$3,354.05				
Painting - Building Exterior: North Pool House						\$4,355.91				
Painting - Building Exterior: South Pavilion						\$4,355.91				
Painting - Building Exterior: South Pool House						\$4,355.91				
Painting - Lamp Posts						\$5,696.19				
Painting - Wrought Iron						\$542,546.65				
Total Painting						\$567,016.81				
Paving										
Asphalt Parking Lot - Repairs						\$2,318.19				
Asphalt Parking Lot - Sealing		\$1,844.85				\$2,118.94				\$2,429.93
Asphalt Pathways - Repairs						\$24,176.69				
Asphalt Pathways - Sealing		\$5,607.14						\$6,898.99		
Concrete Repair		\$5,109.89						\$6,281.36		
Pavers				\$3,127.91					\$3,714.98	
Total Paving		\$12,561.88		\$3,127.91		\$28,613.82		\$13,180.35	\$3,714.98	\$2,429.93
Pool										
Pool - Epoxy Coating: North Pool										\$62,808.08

SUBCATEGORY RESERVE ITEM	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Pool - Epoxy Coating: South Pool					\$42,312.82					
Pool - General Repairs: North Pool				\$3,127.91						
Pool - General Repairs: South Pool						\$3,350.70				
Pool Cover: North Pool										\$16,341.26
Pool Cover: South Pool					\$13,758.90					
Pool Deck - Repairs: North Pool		\$5,581.22			\$6,187.76			\$6,860.56		
Pool Deck - Repairs: South Pool		\$4,865.08			\$5,393.80			\$5,980.28		
Pool Deck - Sealing: North Pool		\$4,837.05			\$5,362.04			\$5,948.20		
Pool Deck - Sealing: South Pool		\$4,216.41			\$4,674.04			\$5,184.98		
Pool Equipment - Chemical Controls: North Pool		\$1,751.96						\$2,153.61		
Pool Equipment - Chemical Controls: South Pool			\$1,813.28						\$2,228.99	
Pool Equipment - Heater: North Pool										\$11,535.01
Pool Equipment - Heater: South Pool					\$9,712.17					
Pool Equipment - Pump: North Pool										\$1,922.50
Pool Equipment - Pump: South Pool					\$1,618.69					
Pool Equipment - Sand Filter: North Pool					\$2,589.91					
Pool Furniture: North Pool						\$9,281.43				
Pool Furniture: South Pool	\$3,516.62								\$4,630.72	

SUBCATEGORY RESERVE ITEM	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Total Pool	\$3,516.62	\$21,251.72	\$1,813.28	\$3,127.91	\$91,610.13	\$12,632.13		\$26,127.63	\$6,859.71	\$92,606.85
Recreation										
Bark Replenishment - Tot Lot					\$4,856.08					\$5,767.50
Total Recreation					\$4,856.08					\$5,767.50
Reserve Study										
Reserve Study Update: Financial Update		\$911.02								
Reserve Study Update: Financial Update			\$942.91							
Reserve Study Update: Financial Update				\$975.91						
Reserve Study Update: Financial Update					\$1,010.07					
Reserve Study Update: Financial Update							\$1,082.01			
Reserve Study Update: Financial Update								\$1,119.88		
Reserve Study Update: Financial Update									\$1,159.07	
Reserve Study Update: Financial Update										\$1,199.64
Reserve Study Update: Full Study	\$5,868.09					\$6,969.45				
Total Reserve Study	\$5,868.09	\$911.02	\$942.91	\$975.91	\$1,010.07	\$6,969.45	\$1,082.01	\$1,119.88	\$1,159.07	\$1,199.64

SUBCATEGORY RESERVE ITEM	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Signage										
Entry Monument - Repair		\$3,649.92			\$4,046.74			\$4,486.69		
Total Signage		\$3,649.92			\$4,046.74			\$4,486.69		
Utility Infrastructure										
Utility Infrastructure				\$9,383.74						
Total Utility Infrastructure				\$9,383.74						
Waterway & Pond										
Pond - Maintenance				\$3,127.91					\$3,714.98	
Total Waterway & Pond				\$3,127.91					\$3,714.98	
Total	\$21,374.80	\$83,998.58	\$15,600.28	\$36,555.90	\$194,031.41	\$633,242.22	\$528,001.14	\$79,462.05	\$62,071.72	\$252,824.13

Homestead Owners Association Inc.
 Analysis Date - January 1, 2023

Expenditures

SUBCATEGORY RESERVE ITEM	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Access Control										
Access Control: North Pool House										\$9,491.57
Access Control: South Pool House					\$7,991.65					
Security Cameras: North Pool House										\$3,661.04
Security Cameras: South Pool House					\$3,082.49					
Total Access Control					\$11,074.14					\$13,152.61
Buildings										
Contingency - Buildings: Mailbox Stations					\$4,566.66					\$5,423.76
Contingency - Buildings: North Pool House					\$4,566.66					\$5,423.76
Contingency - Buildings: Pavilions					\$4,566.66					\$5,423.76
Contingency - Buildings: South Pool House					\$4,566.66					\$5,423.76
Rehab - Bathroom: North Pool										\$11,389.84

SUBCATEGORY RESERVE ITEM	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Rehab - Bathroom: South Pool					\$9,590.00					
Water Heater: North Pool (19 Gal)				\$1,323.67						
Total Buildings				\$1,323.67	\$27,856.64					\$33,084.88
Fencing										
Fencing - Wrought Iron 6': North Pool										\$62,224.02
Fencing - Wrought Iron 6': Phase 1				\$98,800.53						
Fencing - Wrought Iron 6': Phase 2					\$660,896.45					
Fencing - Wrought Iron 6': Phase 3						\$263,135.64				
Fencing - Wrought Iron 6': Phase 4							\$223,217.75			
Fencing - Wrought Iron 6': Phase 5										\$573,941.63
Fencing - Wrought Iron 6': Phase 6										\$1,139,422.21
Fencing - Wrought Iron 6': Phase 7										\$568,829.74
Fencing - Wrought Iron 6': Phase 8										\$896,519.39
Fencing - Wrought Iron 6': South Pool				\$49,041.77						
Total Fencing				\$147,842.30	\$660,896.45	\$263,135.64	\$223,217.75			\$3,240,936.99
Irrigation										
Flow Meter: Phase 6 Irrigation Station										\$3,254.25
Irrigation Filter: Amiad SAF-4500 (Phase 2 Station)										\$14,101.76
Irrigation Vault							\$4,726.49			

SUBCATEGORY RESERVE ITEM	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Pump - 10 HP: Phase 6 Irrigation Station				\$18,972.58						
Pump - 20 HP (Rebuild): Phase 2 Irrigation Station					\$13,699.97					
Pump - 20 HP (Rebuild): Phase 6 Irrigation Station										\$24,406.90
Pump - Suction Filters (Clearwater): Phase 2 Irrigation Station					\$4,109.99					
Pump - Suction Filters (Clearwater): Phase 6 Irrigation Station										\$4,881.38
Variable Frequency Drive: Phase 2 Irrigation Station					\$5,708.32					
Variable Frequency Drive: Phase 6 Irrigation Station										\$6,779.70
Total Irrigation				\$18,972.58	\$23,518.28	\$4,726.49				\$53,423.99
Landscaping										
Bench: Phase 7				\$3,529.78						
Bench: Phase 8				\$7,059.57						
Landscaping - Beds & Shrubs	\$12,933.63			\$14,339.74			\$15,898.73			\$17,627.21
Landscaping - Contingency	\$7,959.16	\$8,237.73	\$8,526.05	\$8,824.46	\$9,133.31	\$9,452.98	\$9,783.83	\$10,126.27	\$10,480.69	\$10,847.51
Trees - Maintenance	\$8,954.05	\$9,267.44	\$9,591.80	\$9,927.52	\$10,274.98	\$10,634.60	\$11,006.81	\$11,392.05	\$11,790.77	\$12,203.45
Trees - Replacement		\$4,633.72		\$4,963.76		\$5,317.30		\$5,696.02		\$6,101.72
Total Landscaping	\$29,846.84	\$22,138.89	\$18,117.85	\$48,644.83	\$19,408.29	\$25,404.88	\$36,689.37	\$27,214.34	\$22,271.46	\$46,779.89

SUBCATEGORY RESERVE ITEM	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Mailboxes										
Mailbox Cluster: Phase 6					\$14,613.30					
Mailbox Cluster: Phase 7					\$21,919.96					
Total Mailboxes					\$36,533.26					
Painting										
Painting - Building Exterior: Central Pavilion				\$3,097.38						
Painting - Building Exterior: Mailbox Stations				\$4,416.64						
Painting - Building Exterior: North Pool House				\$5,735.90						
Painting - Building Exterior: South Pavilion				\$5,735.90						
Painting - Building Exterior: South Pool House				\$5,735.90						
Painting - Lamp Posts				\$7,500.82						
Painting - Wood Fencing				\$117,299.32						
Total Painting				\$149,521.86						
Paving										
Asphalt Parking Lot - Repairs				\$3,052.44						
Asphalt Parking Lot - Sealing				\$2,788.36				\$3,204.77		

SUBCATEGORY RESERVE ITEM	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Asphalt Pathways - Repairs				\$31,834.29						
Asphalt Pathways - Sealing				\$8,493.17						\$10,444.68
Concrete Repair				\$7,721.40						\$9,491.57
Pavers				\$4,412.23					\$5,240.34	
Total Paving				\$58,301.89				\$3,204.77	\$5,240.34	\$19,936.25
Pool										
Pool - General Repairs: North Pool	\$3,979.58							\$5,063.13		
Pool - General Repairs: South Pool			\$4,263.02							\$5,423.76
Pool - Plaster: North Pool										\$230,352.90
Pool - Plaster: South Pool					\$155,185.34					
Pool Cover: North Pool										\$23,050.96
Pool Cover: South Pool					\$19,408.29					
Pool Deck - Repairs: North Pool	\$7,606.51			\$8,433.50			\$9,350.19			\$10,366.79
Pool Deck - Repairs: South Pool	\$6,630.51			\$7,351.39			\$8,150.46			\$9,036.62
Pool Deck - Sealing: North Pool	\$6,590.42			\$7,309.10			\$8,104.23			\$8,986.01
Pool Deck - Sealing: South Pool	\$5,744.80			\$6,371.26			\$7,064.37			\$7,833.01
Pool Equipment - Chemical Controls: North Pool				\$2,647.34						\$3,254.25
Pool Equipment - Chemical Controls: South Pool					\$2,739.99					
Pool Equipment - Pump: North Pool										\$2,711.88

SUBCATEGORY	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
RESERVE ITEM										
Pool Equipment - Pump: South Pool					\$2,283.33					
Pool Equipment - Sand Filter: North Pool										\$4,339.00
Pool Equipment - Sand Filter: South Pool					\$3,653.33					
Pool Furniture: North Pool				\$12,221.87						
Pool Furniture: South Pool							\$6,097.77			
Total Pool	\$30,551.82		\$4,263.02	\$44,334.46	\$183,270.28		\$38,767.02	\$5,063.13		\$305,355.18
Recreation										
Bark Replenishment - Tot Lot					\$6,849.98					\$8,135.63
Tot Lot: Phase 2					\$148,416.35					
Tot Lot: Phase 7										\$176,272.07
Tot Lot: Phase 8										\$176,272.07
Total Recreation					\$155,266.33					\$360,679.77
Reserve Study										
Reserve Study Update: Financial Update		\$1,285.09								
Reserve Study Update: Financial Update			\$1,330.06							
Reserve Study Update: Financial Update				\$1,376.62						

SUBCATEGORY	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Reserve Study Update: Financial Update					\$1,424.80					
Reserve Study Update: Financial Update							\$1,526.28			
Reserve Study Update: Financial Update								\$1,579.70		
Reserve Study Update: Financial Update									\$1,634.99	
Reserve Study Update: Financial Update										\$1,692.21
Reserve Study Update: Full Study	\$8,277.52					\$9,831.10				
Total Reserve Study	\$8,277.52	\$1,285.09	\$1,330.06	\$1,376.62	\$1,424.80	\$9,831.10	\$1,526.28	\$1,579.70	\$1,634.99	\$1,692.21
Signage										
Entry Monument - Rehab				\$16,545.86						
Entry Monument - Repair	\$4,974.47			\$5,515.29			\$6,114.90			\$6,779.70
Total Signage	\$4,974.47			\$22,061.15			\$6,114.90			\$6,779.70
Utility Infrastructure										
Utility Infrastructure				\$13,236.69						
Total Utility Infrastructure				\$13,236.69						
Waterway & Pond										
Pond - Maintenance				\$4,412.23					\$5,240.34	

SUBCATEGORY RESERVE ITEM	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Waterway & Stream - Liner					\$39,620.40					
Total Waterway & Pond				\$4,412.23	\$39,620.40				\$5,240.34	
Total	\$73,650.65	\$23,423.98	\$23,710.93	\$510,028.28	\$1,158,868.87	\$303,098.11	\$306,315.32	\$37,061.94	\$34,387.13	\$4,081,821.47

Homestead Owners Association Inc.

Analysis Date - January 1, 2023

Expenditures - Year Over Year (5 Years)

NAME	COST PER MEASURE	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2023 (Year 1)					
Landscaping - Contingency	\$4,000.00	1 Allow	\$4,000.00	1yr	2024
Pool Equipment - Chemical Controls: South Pool	\$1,200.00	1 Allow	\$1,200.00	6yr	2028
Trees - Maintenance	\$4,500.00	1 Allow	\$4,500.00	1yr	2024
2023 (Year 1) Total			\$9,700.00		
2024 (Year 2)					
Irrigation Vault	\$2,070.00	1 Allow	\$2,070.00	8yr	2032
Landscaping - Contingency	\$4,140.00	1 Allow	\$4,140.00	1yr	2025
Pool - General Repairs: South Pool	\$2,070.00	1 Allow	\$2,070.00	7yr	2029
Reserve Study Update: Financial Update	\$4,305.60	0.15 LS	\$645.84	1yr	2025
Trees - Maintenance	\$4,657.50	1 Allow	\$4,657.50	1yr	2025
Trees - Replacement	\$776.25	3 Ea	\$2,328.75	2yr	2026
2024 (Year 2) Total			\$15,912.09		
2025 (Year 3)					
Entry Monument - Repair	\$2,678.06	1 Allow	\$2,678.06	3yr	2028
Landscaping - Beds & Shrubs	\$6,962.96	1 Allow	\$6,962.96	3yr	2028
Landscaping - Contingency	\$4,284.90	1 Allow	\$4,284.90	1yr	2026
Painting - Wood Fencing	\$4.821	11815 LF	\$56,960.12	N/A	2032
Pool Deck - Repairs: North Pool	\$16.068	254.85 SF	\$4,094.93	3yr	2028

NAME	COST PER MEASURE	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
Pool Deck - Repairs: South Pool	\$16.068	222.15 SF	\$3,569.51	3yr	2028
Pool Deck - Sealing: North Pool	\$0.696	5097 SF	\$3,547.51	3yr	2028
Pool Deck - Sealing: South Pool	\$0.696	4443 SF	\$3,092.33	3yr	2028
Pool Furniture: South Pool	\$5,934.578	0.45 Allow	\$2,670.56	8yr	2030
Reserve Study Update: Financial Update	\$4,456.267	0.15 LS	\$668.44	2yr	2026
Trees - Maintenance	\$4,820.51	1 Allow	\$4,820.51	1yr	2026
2025 (Year 3) Total			\$93,349.83		
2026 (Year 4)					
Asphalt Parking Lot - Sealing	\$0.266	5271 SF	\$1,402.09	4yr	2030
Landscaping - Contingency	\$4,434.87	1 Allow	\$4,434.87	1yr	2027
Reserve Study Update: Financial Update	\$4,612.267	0.15 LS	\$691.84	3yr	2027
Trees - Maintenance	\$4,989.23	1 Allow	\$4,989.23	1yr	2027
Trees - Replacement	\$831.537	3 Ea	\$2,494.61	2yr	2028
Utility Infrastructure	\$6,652.31	1 Allow	\$6,652.31	10yr	2036
2026 (Year 4) Total			\$20,664.95		
2027 (Year 5)					
Bark Replenishment - Tot Lot	\$3,442.57	1 Allow	\$3,442.57	5yr	2032
Contingency - Buildings: Mailbox Stations	\$2,295.05	1 Allow	\$2,295.05	5yr	2032
Contingency - Buildings: North Pool House	\$2,295.05	1 Allow	\$2,295.05	5yr	2032
Contingency - Buildings: Pavilions	\$2,295.05	1 Allow	\$2,295.05	5yr	2032
Contingency - Buildings: South Pool House	\$2,295.05	1 Allow	\$2,295.05	5yr	2032
Landscaping - Contingency	\$4,590.09	1 Allow	\$4,590.09	1yr	2028
Pool - Epoxy Coating: South Pool	\$11.475	2614 SF	\$29,995.65	N/A	2032
Pool Cover: South Pool	\$9,753.95	1 Ea	\$9,753.95	10yr	2032

NAME	COST PER MEASURE	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
Pool Equipment - Pump: South Pool	\$573.76	2 Ea	\$1,147.52	10yr	2032
Pump - 20 HP (Rebuild): Phase 2 Irrigation Station	\$3,442.57	2 Ea	\$6,885.14	20yr	2032
Pump - Suction Filters (Clearwater): Phase 2 Irrigation Station	\$2,065.54	1 Allow	\$2,065.54	10yr	2032
Reserve Study Update: Financial Update	\$4,773.667	0.15 LS	\$716.05	4yr	2028
Trees - Maintenance	\$5,163.85	1 Allow	\$5,163.85	1yr	2028
2027 (Year 5) Total			\$72,940.56		

Homestead Owners Association Inc.
 Analysis Date - January 1, 2023

Cash Flow - Annual

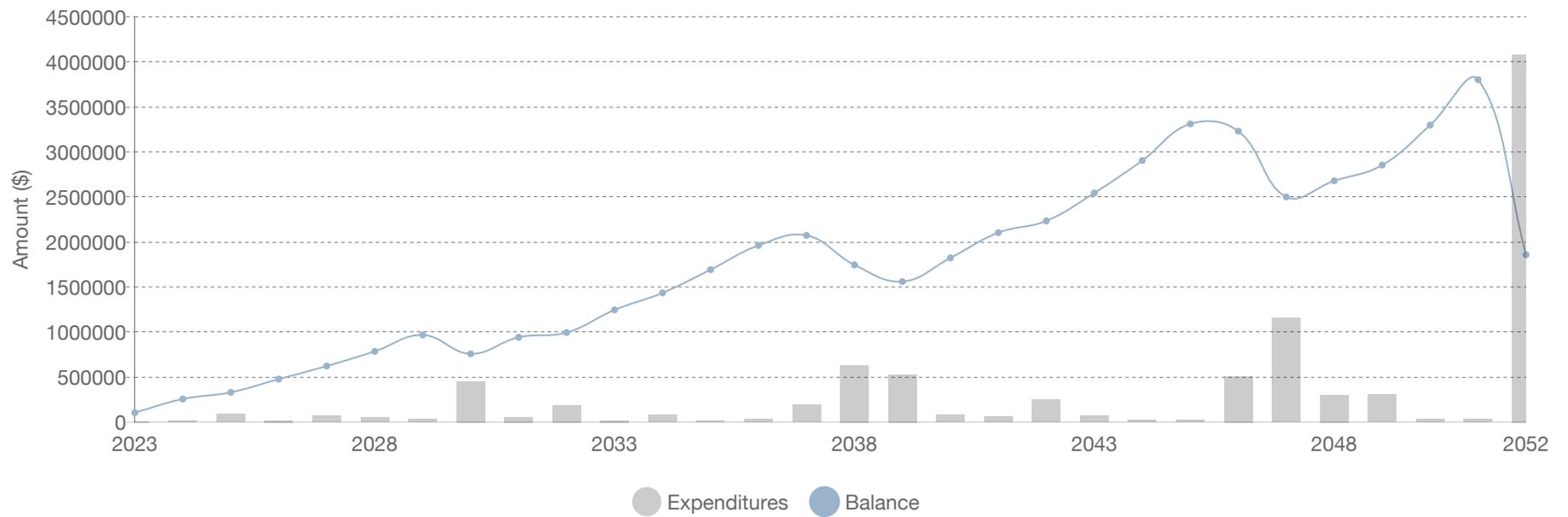
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Begin Balance	\$102,000.00	\$106,354.00	\$257,841.91	\$331,892.08	\$478,627.13	\$623,306.57	\$786,521.55	\$968,586.56	\$758,599.88	\$943,102.91
Contribution	\$14,054.00	\$167,400.00	\$167,400.00	\$167,400.00	\$217,620.00	\$217,620.00	\$217,620.00	\$243,733.76	\$243,733.76	\$243,733.76
Average Per Unit	\$37.78	\$450.00	\$450.00	\$450.00	\$585.00	\$585.00	\$585.00	\$655.20	\$655.20	\$655.20
Percent Change	0.00 %	1,091.12 %	0.00 %	0.00 %	30.00 %	0.00 %	0.00 %	12.00 %	0.00 %	0.00 %
Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Less Expenditures	\$9,700.00	\$15,912.09	\$93,349.83	\$20,664.95	\$72,940.56	\$54,405.02	\$35,554.99	\$453,720.44	\$59,230.73	\$191,706.87
Ending Balance	\$106,354.00	\$257,841.91	\$331,892.08	\$478,627.13	\$623,306.57	\$786,521.55	\$968,586.56	\$758,599.88	\$943,102.91	\$995,129.80

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Begin Balance	\$995,129.80	\$1,246,737.13	\$1,435,720.68	\$1,693,102.53	\$1,962,287.13	\$2,073,996.22	\$1,746,494.50	\$1,560,923.12	\$1,823,890.83	\$2,104,248.87
Contribution	\$272,982.13	\$272,982.13	\$272,982.13	\$305,740.50	\$305,740.50	\$305,740.50	\$342,429.76	\$342,429.76	\$342,429.76	\$383,521.11
Average Per Unit	\$733.82	\$733.82	\$733.82	\$821.88	\$821.88	\$821.88	\$920.51	\$920.51	\$920.51	\$1,030.97
Percent Change	12.00 %	0.00 %	0.00 %	12.00 %	0.00 %	0.00 %	12.00 %	0.00 %	0.00 %	12.00 %
Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Less Expenditures	\$21,374.80	\$83,998.58	\$15,600.28	\$36,555.90	\$194,031.41	\$633,242.22	\$528,001.14	\$79,462.05	\$62,071.72	\$252,824.13
Ending Balance	\$1,246,737.13	\$1,435,720.68	\$1,693,102.53	\$1,962,287.13	\$2,073,996.22	\$1,746,494.50	\$1,560,923.12	\$1,823,890.83	\$2,104,248.87	\$2,234,945.85

	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Begin Balance	\$2,234,945.85	\$2,544,816.31	\$2,904,913.44	\$3,310,746.87	\$3,230,262.95	\$2,500,938.44	\$2,678,929.70	\$2,853,703.75	\$3,297,731.18	\$3,802,164.79
Contribution	\$383,521.11	\$383,521.11	\$429,544.36	\$429,544.36	\$429,544.36	\$481,089.37	\$481,089.37	\$481,089.37	\$538,820.74	\$538,820.74
Average Per Unit	\$1,030.97	\$1,030.97	\$1,154.69	\$1,154.69	\$1,154.69	\$1,293.25	\$1,293.25	\$1,293.25	\$1,448.44	\$1,448.44
Percent Change	0.00 %	0.00 %	12.00 %	0.00 %	0.00 %	12.00 %	0.00 %	0.00 %	12.00 %	0.00 %
Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Less Expenditures	\$73,650.65	\$23,423.98	\$23,710.93	\$510,028.28	\$1,158,868.87	\$303,098.11	\$306,315.32	\$37,061.94	\$34,387.13	\$4,081,821.47
Ending Balance	\$2,544,816.31	\$2,904,913.44	\$3,310,746.87	\$3,230,262.95	\$2,500,938.44	\$2,678,929.70	\$2,853,703.75	\$3,297,731.18	\$3,802,164.79	\$1,859,164.06

Homestead Owners Association Inc.
Analysis Date - January 1, 2023

Cash Flow - Chart (30 Year in View)



Homestead Owners Association Inc.
 Analysis Date - January 1, 2023

Percent Funded - Cash Flow - Annual

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
100% Funded	\$649,520.48	\$917,672.28	\$1,236,627.22	\$1,423,697.89	\$1,714,123.68	\$1,924,301.32	\$2,154,991.41	\$2,817,974.74	\$2,652,836.88	\$3,002,124.94
Percent Funded	15.70 %	11.59 %	20.85 %	23.31 %	27.92 %	32.39 %	36.50 %	34.37 %	28.60 %	31.41 %
Begin Balance	\$102,000.00	\$106,354.00	\$257,841.91	\$331,892.08	\$478,627.13	\$623,306.57	\$786,521.55	\$968,586.56	\$758,599.88	\$943,102.91
Contribution	\$14,054.00	\$167,400.00	\$167,400.00	\$167,400.00	\$217,620.00	\$217,620.00	\$217,620.00	\$243,733.76	\$243,733.76	\$243,733.76
Average Per Unit	\$37.78	\$450.00	\$450.00	\$450.00	\$585.00	\$585.00	\$585.00	\$655.20	\$655.20	\$655.20
Percent Change	0.00 %	1,091.12 %	0.00 %	0.00 %	30.00 %	0.00 %	0.00 %	12.00 %	0.00 %	0.00 %
Special Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Less Expenditures	\$9,700.00	\$15,912.09	\$93,349.83	\$20,664.95	\$72,940.56	\$54,405.02	\$35,554.99	\$453,720.44	\$59,230.73	\$191,706.87
Ending Balance	\$106,354.00	\$257,841.91	\$331,892.08	\$478,627.13	\$623,306.57	\$786,521.55	\$968,586.56	\$758,599.88	\$943,102.91	\$995,129.80

Homestead Owners Association Inc.
 Analysis Date - January 1, 2023

Percent Funded - Cash Flow - Annual

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
100% Funded	\$3,104,407.87	\$3,377,802.46	\$3,591,744.43	\$3,874,651.50	\$4,180,284.60	\$4,835,065.68	\$4,513,226.01	\$4,321,158.34	\$4,580,525.00	\$4,922,549.64
Percent Funded	32.06 %	36.91 %	39.97 %	43.70 %	46.94 %	42.89 %	38.70 %	36.12 %	39.82 %	42.75 %
Begin Balance	\$995,129.80	\$1,246,737.13	\$1,435,720.68	\$1,693,102.53	\$1,962,287.13	\$2,073,996.22	\$1,746,494.50	\$1,560,923.12	\$1,823,890.83	\$2,104,248.87
Contribution	\$272,982.13	\$272,982.13	\$272,982.13	\$305,740.50	\$305,740.50	\$305,740.50	\$342,429.76	\$342,429.76	\$342,429.76	\$383,521.11
Average Per Unit	\$733.82	\$733.82	\$733.82	\$821.88	\$821.88	\$821.88	\$920.51	\$920.51	\$920.51	\$1,030.97
Percent Change	12.00 %	0.00 %	0.00 %	12.00 %	0.00 %	0.00 %	12.00 %	0.00 %	0.00 %	12.00 %
Special Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Less Expenditures	\$21,374.80	\$83,998.58	\$15,600.28	\$36,555.90	\$194,031.41	\$633,242.22	\$528,001.14	\$79,462.05	\$62,071.72	\$252,824.13
Ending Balance	\$1,246,737.13	\$1,435,720.68	\$1,693,102.53	\$1,962,287.13	\$2,073,996.22	\$1,746,494.50	\$1,560,923.12	\$1,823,890.83	\$2,104,248.87	\$2,234,945.85

Homestead Owners Association Inc.
 Analysis Date - January 1, 2023

Percent Funded - Cash Flow - Annual

	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
100% Funded	\$5,019,804.30	\$5,298,900.77	\$5,629,053.25	\$6,077,062.27	\$5,939,943.54	\$5,221,233.28	\$5,375,590.54	\$5,543,182.90	\$5,981,360.51	\$6,423,444.98
Percent Funded	44.52 %	48.03 %	51.61 %	54.48 %	54.38 %	47.90 %	49.84 %	51.48 %	55.13 %	59.19 %
Begin Balance	\$2,234,945.85	\$2,544,816.31	\$2,904,913.44	\$3,310,746.87	\$3,230,262.95	\$2,500,938.44	\$2,678,929.70	\$2,853,703.75	\$3,297,731.18	\$3,802,164.79
Contribution	\$383,521.11	\$383,521.11	\$429,544.36	\$429,544.36	\$429,544.36	\$481,089.37	\$481,089.37	\$481,089.37	\$538,820.74	\$538,820.74
Average Per Unit	\$1,030.97	\$1,030.97	\$1,154.69	\$1,154.69	\$1,154.69	\$1,293.25	\$1,293.25	\$1,293.25	\$1,448.44	\$1,448.44
Percent Change	0.00 %	0.00 %	12.00 %	0.00 %	0.00 %	12.00 %	0.00 %	0.00 %	12.00 %	0.00 %
Special Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,600,000.00
Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Less Expenditures	\$73,650.65	\$23,423.98	\$23,710.93	\$510,028.28	\$1,158,868.87	\$303,098.11	\$306,315.32	\$37,061.94	\$34,387.13	\$4,081,821.47
Ending Balance	\$2,544,816.31	\$2,904,913.44	\$3,310,746.87	\$3,230,262.95	\$2,500,938.44	\$2,678,929.70	\$2,853,703.75	\$3,297,731.18	\$3,802,164.79	\$1,859,164.06

Homestead Owners Association Inc.
 Analysis Date - January 1, 2023

Item Parameters - Detail

SUBCATEGORY NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	COST PER MEASURE	QTY	CURRENT COST
Access Control							
Access Control: North Pool House	1/1/2037	15y 0m	15y 0m	14y 0m	\$3,500.00	1 Allow	\$3,500.00
Access Control: South Pool House	1/1/2032	15y 0m	15y 0m	9y 0m	\$3,500.00	1 Allow	\$3,500.00
Security Cameras: North Pool House	1/1/2037	15y 0m	15y 0m	14y 0m	\$450.00	3 Ea	\$1,350.00
Security Cameras: South Pool House	1/1/2032	15y 0m	15y 0m	9y 0m	\$450.00	3 Ea	\$1,350.00
							\$9,700.00
Buildings							
Contingency - Buildings: Mailbox Stations	1/1/2027	5y 0m	10y 0m	4y 0m	\$2,000.00	1 Allow	\$2,000.00
Contingency - Buildings: North Pool House	1/1/2027	5y 0m	5y 0m	4y 0m	\$2,000.00	1 Allow	\$2,000.00
Contingency - Buildings: Pavilions	1/1/2027	5y 0m	10y 0m	4y 0m	\$2,000.00	1 Allow	\$2,000.00
Contingency - Buildings: South Pool House	1/1/2027	5y 0m	10y 0m	4y 0m	\$2,000.00	1 Allow	\$2,000.00
Rehab - Bathroom: North Pool	1/1/2052	30y 0m	30y 0m	29y 0m	\$30.00	140 SF	\$4,200.00
Rehab - Bathroom: South Pool	1/1/2047	30y 0m	30y 0m	24y 0m	\$30.00	140 SF	\$4,200.00
Water Heater: North Pool (19 Gal)	1/1/2034	12y 0m	12y 0m	11y 0m	\$800.00	0.75 Ea	\$600.00
Water Heater: South Pool (50 Gal)	1/1/2029	12y 0m	12y 0m	6y 0m	\$800.00	1 Ea	\$800.00
							\$17,800.00
Fencing							
Fencing - Wood 6': Phase 3	1/1/2039	20y 0m	21y 0m	16y 0m	\$25.00	3010 LF	\$75,250.00
Fencing - Wood 6': Phase 5	1/1/2039	20y 0m	17y 0m	16y 0m	\$25.00	2108 LF	\$52,700.00
Fencing - Wood 6': Phase 6	1/1/2039	20y 0m	17y 0m	16y 0m	\$25.00	678 LF	\$16,950.00
Fencing - Wood 6': Phase 7	1/1/2039	20y 0m	17y 0m	16y 0m	\$25.00	1255 LF	\$31,375.00

SUBCATEGORY NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	COST PER MEASURE	QTY	CURRENT COST
Fencing - Wood 6': Phase 8	1/1/2039	20y 0m	17y 0m	16y 0m	\$25.00	382 LF	\$9,550.00
Fencing - Wood 6': Phases 1, 2, 4	1/1/2039	20y 0m	20y 0m	16y 0m	\$25.00	4382 LF	\$109,550.00
Fencing - Wrought Iron 6': North Pool	1/1/2052	30y 0m	30y 0m	29y 0m	\$65.00	353 LF	\$22,945.00
Fencing - Wrought Iron 6': Phase 1	1/1/2046	30y 0m	30y 0m	23y 0m	\$65.00	689 LF	\$44,785.00
Fencing - Wrought Iron 6': Phase 2	1/1/2047	30y 0m	30y 0m	24y 0m	\$65.00	4453 LF	\$289,445.00
Fencing - Wrought Iron 6': Phase 3	1/1/2048	30y 0m	30y 0m	25y 0m	\$65.00	1713 LF	\$111,345.00
Fencing - Wrought Iron 6': Phase 4	1/1/2049	30y 0m	30y 0m	26y 0m	\$65.00	1404 LF	\$91,260.00
Fencing - Wrought Iron 6': Phase 5	1/1/2052	30y 0m	30y 0m	29y 0m	\$65.00	3256 LF	\$211,640.00
Fencing - Wrought Iron 6': Phase 6	1/1/2052	30y 0m	30y 0m	29y 0m	\$65.00	6464 LF	\$420,160.00
Fencing - Wrought Iron 6': Phase 7	1/1/2052	30y 0m	30y 0m	29y 0m	\$65.00	3227 LF	\$209,755.00
Fencing - Wrought Iron 6': Phase 8	1/1/2052	30y 0m	30y 0m	29y 0m	\$65.00	5086 LF	\$330,590.00
Fencing - Wrought Iron 6': South Pool	1/1/2046	30y 0m	30y 0m	23y 0m	\$65.00	342 LF	\$22,230.00
							\$2,049,530.00

Irrigation

Flow Meter: Phase 6 Irrigation Station	1/1/2032	10y 0m	10y 0m	9y 0m	\$1,200.00	1 Ea	\$1,200.00
Irrigation Filter: Amiad SAF-4500 (Phase 2 Station)	1/1/2052	35y 0m	35y 0m	29y 0m	\$5,200.00	1 Ea	\$5,200.00
Irrigation Filter: VAF V-1000 (Phase 6 Station)	1/1/2057	35y 0m	35y 0m	34y 0m	\$5,200.00	1 Ea	\$5,200.00
Irrigation Vault	1/1/2024	8y 0m	8y 0m	1y 0m	\$2,000.00	1 Allow	\$2,000.00
Pump - 10 HP: Phase 2 Irrigation Station	1/1/2029	12y 0m	12y 0m	6y 0m	\$8,600.00	1 Ea	\$8,600.00
Pump - 10 HP: Phase 6 Irrigation Station	1/1/2034	12y 0m	12y 0m	11y 0m	\$8,600.00	1 Ea	\$8,600.00
Pump - 20 HP (Rebuild): Phase 2 Irrigation Station	1/1/2027	20y 0m	10y 0m	4y 0m	\$3,000.00	2 Ea	\$6,000.00
Pump - 20 HP (Rebuild): Phase 6 Irrigation Station	1/1/2032	20y 0m	10y 0m	9y 0m	\$3,000.00	3 Ea	\$9,000.00
Pump - 20 HP (Replace): Phase 2 Irrigation Station	1/1/2037	20y 0m	20y 0m	14y 0m	\$12,500.00	2 Ea	\$25,000.00
Pump - 20 HP (Replace): Phase 6 Irrigation Station	1/1/2042	20y 0m	20y 0m	19y 0m	\$12,500.00	3 Ea	\$37,500.00
Pump - Suction Filters (Clearwater): Phase 2 Irrigation Station	1/1/2027	10y 0m	10y 0m	4y 0m	\$1,800.00	1 Allow	\$1,800.00
Pump - Suction Filters (Clearwater): Phase 6 Irrigation Station	1/1/2032	10y 0m	10y 0m	9y 0m	\$1,800.00	1 Allow	\$1,800.00
Variable Frequency Drive: Phase 2 Irrigation Station	1/1/2032	15y 0m	15y 0m	9y 0m	\$2,500.00	1 Allow	\$2,500.00
Variable Frequency Drive: Phase 6 Irrigation Station	1/1/2037	15y 0m	15y 0m	14y 0m	\$2,500.00	1 Allow	\$2,500.00

SUBCATEGORY NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	COST PER MEASURE	QTY	CURRENT COST
							\$116,900.00
Landscaping							
Bench: Phase 2	1/1/2029	12y 0m	12y 0m	6y 0m	\$800.00	9 Ea	\$7,200.00
Bench: Phase 7	1/1/2034	12y 0m	12y 0m	11y 0m	\$800.00	2 Ea	\$1,600.00
Bench: Phase 8	1/1/2034	12y 0m	12y 0m	11y 0m	\$800.00	4 Ea	\$3,200.00
Landscaping - Beds & Shrubs	1/1/2025	3y 0m	3y 0m	2y 0m	\$6,500.00	1 Allow	\$6,500.00
Landscaping - Contingency	1/1/2023	1y 0m	1y 0m	0y 0m	\$4,000.00	1 Allow	\$4,000.00
Trees - Maintenance	1/1/2023	1y 0m	1y 0m	0y 0m	\$4,500.00	1 Allow	\$4,500.00
Trees - Replacement	1/1/2024	2y 0m	2y 0m	1y 0m	\$750.00	3 Ea	\$2,250.00
							\$29,250.00
Lighting							
Lamp Post	1/1/2057	35y 0m	35y 0m	34y 0m	\$450.00	31 Ea	\$13,950.00
Street Light	1/1/2057	35y 0m	35y 0m	34y 0m	\$1,500.00	54 Ea	\$81,000.00
							\$94,950.00
Mailboxes							
Mailbox Cluster: Phase 2	1/1/2042	25y 0m	25y 0m	19y 0m	\$1,600.00	12 Ea	\$19,200.00
Mailbox Cluster: Phase 6	1/1/2047	25y 0m	25y 0m	24y 0m	\$1,600.00	4 Ea	\$6,400.00
Mailbox Cluster: Phase 7	1/1/2047	25y 0m	25y 0m	24y 0m	\$1,600.00	6 Ea	\$9,600.00
							\$35,200.00
Painting							
Painting - Building Exterior: Central Pavilion	1/1/2030	8y 0m	8y 0m	7y 0m	\$2,600.00	0.54 Allow	\$1,404.00
Painting - Building Exterior: Mailbox Stations	1/1/2030	8y 0m	14y 0m	7y 0m	\$2,600.00	0.77 Allow	\$2,002.00
Painting - Building Exterior: North Pool House	1/1/2030	8y 0m	8y 0m	7y 0m	\$2,600.00	1 Allow	\$2,600.00
Painting - Building Exterior: South Pavilion	1/1/2030	8y 0m	14y 0m	7y 0m	\$2,600.00	1 Allow	\$2,600.00
Painting - Building Exterior: South Pool House	1/1/2030	8y 0m	14y 0m	7y 0m	\$2,600.00	1 Allow	\$2,600.00
Painting - Lamp Posts	1/1/2030	8y 0m	8y 0m	7y 0m	\$40.00	85 Ea	\$3,400.00
Painting - Wood Fencing	1/1/2025	N/A	N/A	N/A	\$4.50	11815 LF	\$53,167.50

SUBCATEGORY NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	COST PER MEASURE	QTY	CURRENT COST
Painting - Wood Fencing	1/1/2032	N/A	N/A	N/A	\$4.50	11815 LF	\$53,167.50
Painting - Wood Fencing	1/1/2046	N/A	N/A	N/A	\$4.50	11815 LF	\$53,167.50
Painting - Wrought Iron	1/1/2030	N/A	N/A	N/A	\$12.00	26987 LF	\$323,844.00
Painting - Wrought Iron	1/1/2038	N/A	N/A	N/A	\$12.00	26987 LF	\$323,844.00
							\$821,796.50

Paving

Asphalt Parking Lot - Overlay	1/1/2057	35y 0m	35y 0m	34y 0m	\$2.70	5271 SF	\$14,231.70
Asphalt Parking Lot - Repairs	1/1/2038	8y 0m	16y 0m	15y 0m	\$5.25	263.55 SF	\$1,383.64
Asphalt Parking Lot - Sealing	1/1/2026	4y 0m	4y 0m	3y 0m	\$0.24	5271 SF	\$1,265.04
Asphalt Pathways - Overlay	1/1/2057	35y 0m	35y 0m	34y 0m	\$2.70	27486 SF	\$74,212.20
Asphalt Pathways - Repairs	1/1/2038	8y 0m	16y 0m	15y 0m	\$5.25	2748.6 SF	\$14,430.15
Asphalt Pathways - Sealing	1/1/2028	6y 0m	6y 0m	5y 0m	\$0.14	27486 SF	\$3,848.04
Concrete Repair	1/1/2028	6y 0m	6y 0m	5y 0m	\$3,500.00	1 Allow	\$3,500.00
Pavers	1/1/2031	5y 0m	15y 0m	8y 0m	\$2,000.00	1 Allow	\$2,000.00
							\$114,870.77

Pool

Pool - Epoxy Coating: North Pool	1/1/2032	N/A	N/A	N/A	\$10.00	3267 SF	\$32,670.00
Pool - Epoxy Coating: North Pool	1/1/2042	N/A	N/A	N/A	\$10.00	3267 SF	\$32,670.00
Pool - Epoxy Coating: South Pool	1/1/2027	N/A	N/A	N/A	\$10.00	2614 SF	\$26,140.00
Pool - Epoxy Coating: South Pool	1/1/2037	N/A	N/A	N/A	\$10.00	2614 SF	\$26,140.00
Pool - General Repairs: North Pool	1/1/2029	7y 0m	7y 0m	6y 0m	\$2,000.00	1 Allow	\$2,000.00
Pool - General Repairs: South Pool	1/1/2024	7y 0m	7y 0m	1y 0m	\$2,000.00	1 Allow	\$2,000.00
Pool - Plaster: North Pool	1/1/2052	30y 0m	30y 0m	29y 0m	\$26.00	3267 SF	\$84,942.00
Pool - Plaster: South Pool	1/1/2047	30y 0m	30y 0m	24y 0m	\$26.00	2614 SF	\$67,964.00
Pool Cover: North Pool	1/1/2032	10y 0m	10y 0m	9y 0m	\$8,500.00	1 Ea	\$8,500.00
Pool Cover: South Pool	1/1/2027	10y 0m	10y 0m	4y 0m	\$8,500.00	1 Ea	\$8,500.00
Pool Deck - Repairs: North Pool	1/1/2025	3y 0m	3y 0m	2y 0m	\$15.00	254.85 SF	\$3,822.75
Pool Deck - Repairs: South Pool	1/1/2025	3y 0m	8y 0m	2y 0m	\$15.00	222.15 SF	\$3,332.25

SUBCATEGORY NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	COST PER MEASURE	QTY	CURRENT COST
Pool Deck - Sealing: North Pool	1/1/2025	3y 0m	3y 0m	2y 0m	\$0.65	5097 SF	\$3,313.05
Pool Deck - Sealing: South Pool	1/1/2025	3y 0m	8y 0m	2y 0m	\$0.65	4443 SF	\$2,887.95
Pool Equipment - Chemical Controls: North Pool	1/1/2028	6y 0m	6y 0m	5y 0m	\$1,200.00	1 Allow	\$1,200.00
Pool Equipment - Chemical Controls: South Pool	1/1/2023	6y 0m	6y 0m	0y 0m	\$1,200.00	1 Allow	\$1,200.00
Pool Equipment - Heater: North Pool	1/1/2042	20y 0m	20y 0m	19y 0m	\$3,000.00	2 Ea	\$6,000.00
Pool Equipment - Heater: South Pool	1/1/2037	20y 0m	20y 0m	14y 0m	\$3,000.00	2 Ea	\$6,000.00
Pool Equipment - Pump: North Pool	1/1/2032	10y 0m	10y 0m	9y 0m	\$500.00	2 Ea	\$1,000.00
Pool Equipment - Pump: South Pool	1/1/2027	10y 0m	10y 0m	4y 0m	\$500.00	2 Ea	\$1,000.00
Pool Equipment - Sand Filter: North Pool	1/1/2037	15y 0m	15y 0m	14y 0m	\$800.00	2 Ea	\$1,600.00
Pool Equipment - Sand Filter: South Pool	1/1/2032	15y 0m	15y 0m	9y 0m	\$800.00	2 Ea	\$1,600.00
Pool Furniture: North Pool	1/1/2030	8y 0m	8y 0m	7y 0m	\$5,540.00	1 Allow	\$5,540.00
Pool Furniture: South Pool	1/1/2025	8y 0m	8y 0m	2y 0m	\$5,540.00	0.45 Allow	\$2,493.00
							\$332,515.00

Recreation

Bark Replenishment - Tot Lot	1/1/2027	5y 0m	5y 0m	4y 0m	\$3,000.00	1 Allow	\$3,000.00
Tot Lot: Phase 2	1/1/2047	30y 0m	30y 0m	24y 0m	\$65,000.00	1 Allow	\$65,000.00
Tot Lot: Phase 7	1/1/2052	30y 0m	30y 0m	29y 0m	\$65,000.00	1 Allow	\$65,000.00
Tot Lot: Phase 8	1/1/2052	30y 0m	30y 0m	29y 0m	\$65,000.00	1 Allow	\$65,000.00
							\$198,000.00

Reserve Study

Reserve Study Update: Financial Update	1/1/2026	5y 0m	3y 0m	N/A	\$4,160.00	0.15 LS	\$624.00
Reserve Study Update: Financial Update	1/1/2025	5y 0m	2y 0m	N/A	\$4,160.00	0.15 LS	\$624.00
Reserve Study Update: Financial Update	1/1/2027	5y 0m	4y 0m	N/A	\$4,160.00	0.15 LS	\$624.00
Reserve Study Update: Financial Update	1/1/2024	5y 0m	1y 0m	N/A	\$4,160.00	0.15 LS	\$624.00
Reserve Study Update: Full Study	1/1/2028	5y 0m	5y 0m	N/A	\$4,160.00	1 LS	\$4,160.00
							\$6,656.00

Signage

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SUBCATEGORY NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	COST PER MEASURE	QTY	CURRENT COST
Entry Monument - Rehab	1/1/2031	15y 0m	15y 0m	8y 0m	\$7,500.00	1 Allow	\$7,500.00
Entry Monument - Repair	1/1/2025	3y 0m	3y 0m	2y 0m	\$2,500.00	1 Allow	\$2,500.00
							\$10,000.00
Utility Infrastructure							
Utility Infrastructure	1/1/2026	10y 0m	10y 0m	3y 0m	\$6,000.00	1 Allow	\$6,000.00
							\$6,000.00
Waterway & Pond							
Pond - Maintenance	1/1/2031	5y 0m	15y 0m	8y 0m	\$2,000.00	1 Allow	\$2,000.00
Waterway & Stream - Liner	1/1/2047	25y 0m	25y 0m	24y 0m	\$1.20	14460 SF	\$17,352.00
							\$19,352.00

Homestead Owners Association Inc.
 Analysis Date - January 1, 2023

Item Parameters - Full Detail

Access Control

Basic Info

Type of Cost: Replacement
Category: Interior - Equipment
Subcategory: Access Control
Condition: Good

Comments/Notes

This component replaces the access control system. This is an aggregate replacement/upgrade of the access control system components, including keycard scanners, mag locks, controller, etc. Security cameras are listed in a separate component. Counts are approximate by NSR.

Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 15yr
Remaining Useful Life: 14yr
Next Activity Date: 1/1/2037

Financial Data

Estimate Date: 1/1/2023
Cost Per Allow: \$3,500.00
Total Quantity: 2 Allow
Total Current Cost: \$7,000.00
Inflation Rate: 3.50 %
Total Expenditures: \$27,918.79



Asphalt Parking Lot - Overlay

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Exterior - Materials
Subcategory:	Paving
Condition:	Good

Comments/Notes

This component funds grinding out approx. 2" of asphalt top coat in the **parking lot** and resurfacing the area with an asphalt "overlay" in lieu of full replacement. This component may extend beyond the scope of this study if regular crackfill and seal coating are followed, however, it was included as it represents a significant future expense. This ensures funds are available if the asphalt should need overlayment at the end of its Useful Life. The Quantity is calculated at 100% of the total asphalt surface area. Measurements are approximate by NSR.



Useful Life

Last Activity Date:	1/1/2022
Est. Useful Life:	35yr
Remaining Useful Life:	34yr
Next Activity Date:	1/1/2057

Financial Data

Estimate Date:	1/1/2023
Cost Per SF:	\$2.70
Total Quantity:	5271 SF
Total Current Cost:	\$14,231.70
Inflation Rate:	3.50 %
Total Expenditures:	\$0.00

Asphalt Parking Lot - Repairs

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Materials
Subcategory: Paving
Condition: Good

Comments/Notes

This component includes minor dig and fill of potholes or failing asphalt in the **parking lot**. This also includes crackfill, which involves blowing out and filling cracks with hot rubber. This component ensures that ongoing funds are available for repairs and mitigation when needed. This component Quantity is calculated at **5%** of the total asphalt surface area. Time will dictate if the Quantity needs to be adjusted. This component runs in conjunction with *Asphalt - Sealing*. Measurements are approximate by NSR. This component runs on a delayed start.



Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 8yr
Remaining Useful Life: 15yr
Next Activity Date: 1/1/2038

Financial Data

Estimate Date: 1/1/2023
Cost Per SF: \$5.25
Total Quantity: 5271 SF
Percent of Total to Maintain: 5%
Quantity to Maintain: 263.55 SF
Total Current Cost: \$1,383.64
Inflation Rate: 3.50 %
Total Expenditures: \$5,370.63



Asphalt Parking Lot - Sealing

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Materials
Subcategory: Paving
Condition: Good

Comments/Notes

This component funds application of two coats of an asphalt polymer emulsion product to the **parking lot**. This funding also includes re-stripping following application. A Seal Coat will help ensure the asphalt reaches its full Useful Life. This component runs in conjunction with *Asphalt - Repairs*. Measurements are approximate by NSR.

Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 4yr
Remaining Useful Life: 3yr
Next Activity Date: 1/1/2026

Financial Data

Estimate Date: 1/1/2023
Cost Per SF: \$0.24
Total Quantity: 5271 SF
Total Current Cost: \$1,265.04
Inflation Rate: 3.50 %
Total Expenditures: \$15,396.60



Asphalt Pathways - Overlay

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Materials
Subcategory: Paving
Condition: Good

Comments/Notes

This component funds grinding out approx. 2" of asphalt top coat in the **pathways** and resurfacing the area with an asphalt "overlay" in lieu of full replacement. This component may extend beyond the scope of this study if regular crackfill and seal coating are followed, however, it was included as it represents a significant future expense. This ensures funds are available if the asphalt should need overlayment at the end of its Useful Life. The Quantity is calculated at 100% of the total asphalt surface area. Measurements are approximate by NSR.

Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 35yr
Remaining Useful Life: 34yr
Next Activity Date: 1/1/2057

Financial Data

Estimate Date: 1/1/2023
Cost Per SF: \$2.70
Total Quantity: 27486 SF
Total Current Cost: \$74,212.20
Inflation Rate: 3.50 %
Total Expenditures: \$0.00



Asphalt Pathways - Repairs

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Materials
Subcategory: Paving
Condition: Good

Comments/Notes

This component includes minor dig and fill of potholes or failing asphalt in the **pathways**. This also includes crackfill, which involves blowing out and filling cracks with hot rubber. This component ensures that ongoing funds are available for repairs and mitigation when needed. This component Quantity is calculated at **10%** of the total asphalt surface area. Time will dictate if the Quantity needs to be adjusted. Measurements are approximate by NSR. This component runs on a delayed start.



Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 8yr
Remaining Useful Life: 15yr
Next Activity Date: 1/1/2038

Financial Data

Estimate Date: 1/1/2023
Cost Per SF: \$5.25
Total Quantity: 27486 SF
Percent of Total to Maintain: 10%
Quantity to Maintain: 2748.6 SF
Total Current Cost: \$14,430.15
Inflation Rate: 3.50 %
Total Expenditures: \$56,010.98



Asphalt Pathways - Sealing

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Materials
Subcategory: Paving
Condition: Good

Comments/Notes

This component funds application of two coats of an asphalt polymer emulsion product to the asphalt **pathways** throughout the community. A Seal Coat will help ensure the asphalt reaches its full Useful Life. Measurements are approximate by NSR.

Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 6yr
Remaining Useful Life: 5yr
Next Activity Date: 1/1/2028

Financial Data

Estimate Date: 1/1/2023
Cost Per SF: \$0.14
Total Quantity: 27486 SF
Total Current Cost: \$3,848.04
Inflation Rate: 3.50 %
Total Expenditures: \$36,006.66



Bark Replenishment - Tot Lot

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Landscape & Grounds
Subcategory: Recreation
Condition: Good

Comments/Notes

This component funds bark replenishment in the Tot Lots (3) with an additional 2" per square foot, including installation. Time will dictate if this rate needs to be adjusted in the future. Measurements are approximate by NSR.



Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 5yr
Remaining Useful Life: 4yr
Next Activity Date: 1/1/2027

Financial Data

Estimate Date: 1/1/2023
Cost Per Allow: \$3,000.00
Total Quantity: 1 Allow
Total Current Cost: \$3,000.00
Inflation Rate: 3.50 %
Total Expenditures: \$33,140.45

Bench

Basic Info

Type of Cost: Replacement
Category: Exterior - Equipment
Subcategory: Landscaping
Condition: Good

Comments/Notes

This component replaces the park benches throughout the common area. Counts are approximate by NSR.

Useful Life

Last Activity Date: 1/1/2017
Est. Useful Life: 12yr
Remaining Useful Life: 6yr
Next Activity Date: 1/1/2029

Financial Data

Estimate Date: 1/1/2023
Cost Per Ea: \$800.00
Total Quantity: 15 Ea
Total Current Cost: \$12,000.00
Inflation Rate: 3.50 %
Total Expenditures: \$39,821.76



Concrete Repair

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Exterior - Materials
Subcategory:	Paving
Condition:	Good

Comments/Notes

This component funds lifting, patching, grinding or general repairs to concrete throughout the community, including walkways, ramps, and curbing. This component ensures funds are available on a periodic basis to repair trip hazards and mitigate tree root damage. The Useful Life of the concrete as a whole may extend beyond the scope of this study; however, due to the volume of common area concrete, it is requisite that funds be available for maintenance and repairs that fall outside of the operating budget. This is an allowance only. Time will dictate if more or less is needed as weather and landscaping continue to have an impact on the life of the concrete.

Useful Life

Last Activity Date:	1/1/2022
Est. Useful Life:	6yr
Remaining Useful Life:	5yr
Next Activity Date:	1/1/2028

Financial Data

Estimate Date:	1/1/2023
Cost Per Allow:	\$3,500.00
Total Quantity:	1 Allow
Total Current Cost:	\$3,500.00
Inflation Rate:	3.50 %
Total Expenditures:	\$32,761.12



Contingency - Buildings

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Materials
Subcategory: Buildings
Condition: Good

Comments/Notes

This component provides ongoing funds as a contingency to supplement the operating budget as it relates to miscellaneous building repairs and maintenance not provided for in another component. *This includes, but is not limited to, caulking, doors, masonry repairs, outdoor showers, roofing and gutter repairs, siding and trim repair, soffit and fascia repair, vents and louvers, window sealing, window replacement, and more as directed by the BOD.* The funding here is intended to be an allowance only, which supplements the budget against unplanned and/or unexpected repairs. This funding covers the South Pool House, North Pool House, Pavilions (2), and Mailbox Station structures (3).

Useful Life

Last Activity Date: 1/1/2017
Est. Useful Life: 5yr
Remaining Useful Life: 4yr
Next Activity Date: 1/1/2027

Financial Data

Estimate Date: 1/1/2023
Cost Per Allow: \$2,000.00
Total Quantity: 4 Allow
Total Current Cost: \$8,000.00
Inflation Rate: 3.50 %
Total Expenditures: \$88,374.64



Entry Monument - Rehab

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Materials
Subcategory: Signage
Condition: Good

Comments/Notes

This component provides funds for significant repairs the main entry monument. Though the monument as a whole may endure beyond the scope of this study, this component was included to ensure that funds are available should a rehab, upgrade, or major repair be needed. Regular maintenance and repairs to all entry monuments are outlined in a separate component.

Useful Life

Last Activity Date: 1/1/2016
Est. Useful Life: 15yr
Remaining Useful Life: 8yr
Next Activity Date: 1/1/2031

Financial Data

Estimate Date: 1/1/2023
Cost Per Allow: \$7,500.00
Total Quantity: 1 Allow
Total Current Cost: \$7,500.00
Inflation Rate: 3.50 %
Total Expenditures: \$26,421.93



Entry Monument - Repair

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Materials
Subcategory: Signage
Condition: Good

Comments/Notes

This component funds repairs, repainting, and ongoing maintenance of the entry monuments. Though the monuments may survive the scope of this study, ongoing inspections and repairs will help prevent long-term damage due to the freeze/thaw cycle, weathering, etc. This includes both the main water tower style monument (1) and the smaller community entry signs (4). For the main monument, more extensive repairs are outlined in a separate component to fund on a less frequent basis.

Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 3yr
Remaining Useful Life: 2yr
Next Activity Date: 1/1/2025

Financial Data

Estimate Date: 1/1/2023
Cost Per Allow: \$2,500.00
Total Quantity: 1 Allow
Total Current Cost: \$2,500.00
Inflation Rate: 3.50 %
Total Expenditures: \$44,507.01



Fencing - Wood 6'

Basic Info

Type of Cost:	Replacement
Category:	Exterior - Materials
Subcategory:	Fencing
Condition:	Good

Comments/Notes

This component replaces the 6' wood fencing throughout the community. The Basis Cost includes removal and disposal of old fencing materials. Ongoing painting and maintenance promote a full Useful Life; however, the wood will continue to degrade and weather, and as trees and landscape encroach, this component provides for eventual replacement. Measurements are approximate by NSR. This component runs on a delayed start.

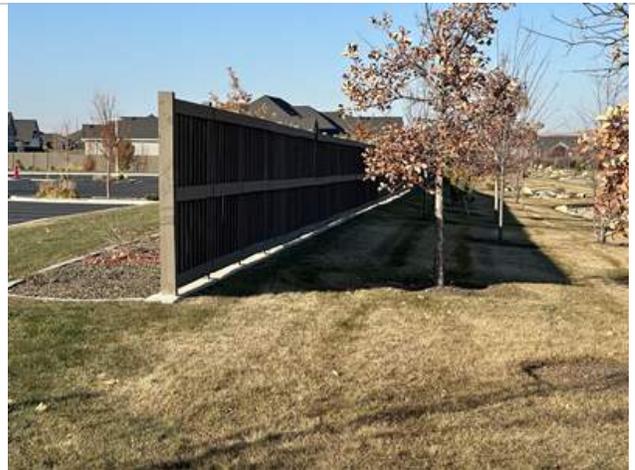


Useful Life

Last Activity Date:	1/1/2018
Est. Useful Life:	20yr
Remaining Useful Life:	16yr
Next Activity Date:	1/1/2039

Financial Data

Estimate Date:	1/1/2023
Cost Per LF:	\$25.00
Total Quantity:	11815 LF
Total Current Cost:	\$295,375.00
Inflation Rate:	3.50 %
Total Expenditures:	\$512,180.25



Fencing - Wrought Iron 6'

Basic Info

Type of Cost:	Replacement
Category:	Exterior - Materials
Subcategory:	Fencing
Condition:	Good

Comments/Notes

This component replaces the 6' wrought iron fencing throughout the community. Ongoing painting and maintenance will promote a full Useful Life; however, the wrought iron will continue to weather, and as trees and landscape encroach, this component provides for eventual replacement. Measurements are approximate by NSR.



Useful Life

Last Activity Date:	1/1/2022
Est. Useful Life:	30yr
Remaining Useful Life:	29yr
Next Activity Date:	1/1/2052

Financial Data

Estimate Date:	1/1/2023
Cost Per LF:	\$65.00
Total Quantity:	26987 LF
Total Current Cost:	\$1,754,155.00
Inflation Rate:	3.50 %
Total Expenditures:	\$4,536,029.13

Flow Meter

Basic Info

Type of Cost: Replacement
Category: Exterior - Equipment
Subcategory: Irrigation
Condition: Good

Comments/Notes

This component replaces the flow meter. Counts are approximate by NSR.

Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 10yr
Remaining Useful Life: 9yr
Next Activity Date: 1/1/2032

Financial Data

Estimate Date: 1/1/2023
Cost Per Ea: \$1,200.00
Total Quantity: 1 Ea
Total Current Cost: \$1,200.00
Inflation Rate: 3.50 %
Total Expenditures: \$7,196.73



Irrigation Filter

Basic Info

Type of Cost: Replacement
Category: Interior - Equipment
Subcategory: Irrigation
Condition: Good

Comments/Notes

This component replaces the Amiad and VAF self-cleaning filters, in separate line items. If properly maintained, cleaned and flushed, this component could endure beyond the scope of this study. However, it was included in the event replacement becomes necessary.

Useful Life

Last Activity Date: 1/1/2017
Est. Useful Life: 35yr
Remaining Useful Life: 29yr
Next Activity Date: 1/1/2052

Financial Data

Estimate Date: 1/1/2023
Cost Per Ea: \$5,200.00
Total Quantity: 2 Ea
Total Current Cost: \$10,400.00
Inflation Rate: 3.50 %
Total Expenditures: \$14,101.76



Irrigation Vault

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Materials
Subcategory: Irrigation
Condition: Good

Comments/Notes

This component provides funds for the maintenance and repair of irrigation vaults throughout the community, as needed.

Useful Life

Last Activity Date: 1/1/2016
Est. Useful Life: 8yr
Remaining Useful Life: 1yr
Next Activity Date: 1/1/2024

Financial Data

Estimate Date: 1/1/2023
Cost Per Allow: \$2,000.00
Total Quantity: 1 Allow
Total Current Cost: \$2,000.00
Inflation Rate: 3.50 %
Total Expenditures: \$13,111.64



Lamp Post

Basic Info

Type of Cost:	Replacement
Category:	Exterior - Equipment
Subcategory:	Lighting
Condition:	Good

Comments/Notes

This component replaces the tops of the common area lampposts with upgraded LED lamppost fixtures. The lamps/fixtures were included as an aggregate replacement to maintain community aesthetics. Though the Useful Life of this component should extend beyond the scope of this study, they were included in the event replacement becomes necessary. It is assumed that the post and electrical components will be in working condition and reused for the purpose of this component and otherwise not included in this replacement cost. Maintenance and/or painting is outlined in a separate component. This component includes both pole-mounted and wall-mounted decorative lamp posts; street lights are outlined in a separate component. Counts are approximate by NSR.

Useful Life

Last Activity Date:	1/1/2022
Est. Useful Life:	35yr
Remaining Useful Life:	34yr
Next Activity Date:	1/1/2057

Financial Data

Estimate Date:	1/1/2023
Cost Per Ea:	\$450.00
Total Quantity:	31 Ea
Total Current Cost:	\$13,950.00
Inflation Rate:	3.50 %
Total Expenditures:	\$0.00



Landscaping - Beds & Shrubs

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Landscape & Grounds
Subcategory: Landscaping
Condition: Good

Comments/Notes

This is an allowance to rehab the flower beds, shrubs and water management within the landscaped areas. Some small rehab is needed every year to keep the community in top aesthetical condition and to prevent additional problems from the overgrowth of current shrubbery. Time and weather will also continue to have a direct impact on the aesthetics of the flower beds and shrubbery.



Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 3yr
Remaining Useful Life: 2yr
Next Activity Date: 1/1/2025

Financial Data

Estimate Date: 1/1/2023
Cost Per Allow: \$6,500.00
Total Quantity: 1 Allow
Total Current Cost: \$6,500.00
Inflation Rate: 3.50 %
Total Expenditures: \$115,718.19



Landscaping - Contingency

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Landscape & Grounds
Subcategory: Landscaping
Condition: Good

Comments/Notes

This component provides ongoing funds as a contingency to supplement the operating budget as it relates to miscellaneous landscaping needs not provided for in another component. This includes backflow preventers, bike racks, covers and grates, landscape lighting, pet stations, signage, sprinklers, timers, valves and boxes, water mitigation, and more as directed by the BOD. The funding here is intended to be an allowance only, which supplements the budget against unplanned and/or unexpected needs.



Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 1yr
Remaining Useful Life: 0yr
Next Activity Date: 1/1/2023

Financial Data

Estimate Date: 1/1/2023
Cost Per Allow: \$4,000.00
Total Quantity: 1 Allow
Total Current Cost: \$4,000.00
Inflation Rate: 3.50 %
Total Expenditures: \$206,490.72



Mailbox Cluster

Basic Info

Type of Cost: Replacement
Category: Exterior - Equipment
Subcategory: Mailboxes
Condition: Good

Comments/Notes

This component replaces the mailbox clusters in the common area. Counts are approximate by NSR.

Useful Life

Last Activity Date: 1/1/2017
Est. Useful Life: 25yr
Remaining Useful Life: 19yr
Next Activity Date: 1/1/2042

Financial Data

Estimate Date: 1/1/2023
Cost Per Ea: \$1,600.00
Total Quantity: 22 Ea
Total Current Cost: \$35,200.00
Inflation Rate: 3.50 %
Total Expenditures: \$73,445.28



Painting - Building Exterior

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Materials
Subcategory: Painting
Condition: Good

Comments/Notes

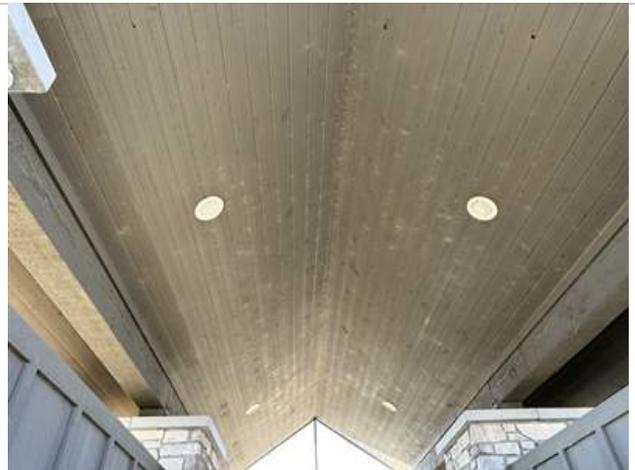
This component funds an allowance for painting the building exterior with a high quality exterior paint. Time and wear will dictate if this allowance needs to be adjusted. **This funding covers the South Pool House, North Pool House, South Pavilion, Central Pavilion (at Fountainhead Way and Estuary Street), and Mailbox Stations.** The Quantity of each line item is a factor of the Basis Cost.

Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 8yr
Remaining Useful Life: 7yr
Next Activity Date: 1/1/2030

Financial Data

Estimate Date: 1/1/2023
Cost Per Allow: \$2,600.00
Total Quantity: 4.31 Allow
Total Current Cost: \$11,206.00
Inflation Rate: 3.50 %
Total Expenditures: \$57,752.86



Painting - Lamp Posts

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Materials
Subcategory: Painting
Condition: Good

Comments/Notes

This component paints the lamp posts and streetlights throughout the community. The posts themselves may endure beyond the scope of this study if properly maintained and painted. The Basis Cost includes surface preparation. Counts are approximate by NSR.

Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 8yr
Remaining Useful Life: 7yr
Next Activity Date: 1/1/2030

Financial Data

Estimate Date: 1/1/2023
Cost Per Ea: \$40.00
Total Quantity: 85 Ea
Total Current Cost: \$3,400.00
Inflation Rate: 3.50 %
Total Expenditures: \$17,522.75



Painting - Wood Fencing

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Materials
Subcategory: Painting
Condition: Good

Comments/Notes

This component paints the wood fencing throughout the community. This component consists of a series of **one-time** line items leading up to and following replacement. The Basis Cost includes surface preparation, including scraping, sanding and minor repairs. Ongoing maintenance will maximize the Useful Life. Measurements are approximate by NSR.



Useful Life

Last Activity Date: N/A
Est. Useful Life: N/A
Remaining Useful Life: N/A
Next Activity Date: 1/1/2025

Financial Data

Estimate Date: 1/1/2023
Cost Per LF: \$4.50
Total Quantity: 35445 LF
Total Current Cost: \$159,502.50
Inflation Rate: 3.50 %
Total Expenditures: \$246,720.84



Painting - Wrought Iron

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Materials
Subcategory: Painting
Condition: Good

Comments/Notes

This component paints the wrought iron fencing in the community. This component consists of a series of **one-time** line items leading up to and following replacement. As the fencing is subject to extreme temperature variances, this component serves as a strategic allowance for repair, repainting or maintenance. The Basis Cost includes surface preparation including sanding, scraping, etc. The wrought iron as a whole may endure beyond the scope of this study with proper maintenance and paint touch-up when needed. Measurements are approximate by NSR.

Useful Life

Last Activity Date: N/A
Est. Useful Life: N/A
Remaining Useful Life: N/A
Next Activity Date: 1/1/2030

Financial Data

Estimate Date: 1/1/2023
Cost Per LF: \$12.00
Total Quantity: 53974 LF
Total Current Cost: \$647,688.00
Inflation Rate: 3.50 %
Total Expenditures: \$954,557.18



Pavers

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Landscape & Grounds
Subcategory: Paving
Condition: Good

Comments/Notes

This component funds repair or replacement of brick pavers, as necessary. This component runs on a delayed start.

Useful Life

Last Activity Date: 1/1/2016
Est. Useful Life: 5yr
Remaining Useful Life: 8yr
Next Activity Date: 1/1/2031

Financial Data

Estimate Date: 1/1/2023
Cost Per Allow: \$2,000.00
Total Quantity: 1 Allow
Total Current Cost: \$2,000.00
Inflation Rate: 3.50 %
Total Expenditures: \$19,129.08



Pond - Maintenance

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Landscape & Grounds
Subcategory: Waterway & Pond
Condition: Good

Comments/Notes

This component funds general maintenance, embankment improvements, water management and cleaning of the retention pond and surrounding area. In particular, this component is to ensure the retention ponds are watched, maintained and repaired to ensure banks and inlets are properly holding and/or moving water. This component runs on a delayed start.

Useful Life

Last Activity Date: 1/1/2016
Est. Useful Life: 5yr
Remaining Useful Life: 8yr
Next Activity Date: 1/1/2031

Financial Data

Estimate Date: 1/1/2023
Cost Per Allow: \$2,000.00
Total Quantity: 1 Allow
Total Current Cost: \$2,000.00
Inflation Rate: 3.50 %
Total Expenditures: \$19,129.08



Pool - Epoxy Coating

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Materials
Subcategory: Pool
Condition: Good

Comments/Notes

This component funds the surface prep and install of an epoxy coating which is installed over the existing pool plaster surface. Time will dictate if the Useful Life of the pool can be extended on account of the surface coating based on usage, weather, current plaster conditions and ongoing maintenance coating. NSR recommends a formal inspection of the plaster prior to install of the protective surface coat. This component consists of a series of **one-time** line items in order to align with *Pool - Plaster*. If surface coating is periodically installed the plaster UL should extend by approximately 10 years. Measurements are approximate by NSR.



Useful Life

Last Activity Date: N/A
Est. Useful Life: N/A
Remaining Useful Life: N/A
Next Activity Date: 1/1/2032

Financial Data

Estimate Date: 1/1/2023
Cost Per SF: \$10.00
Total Quantity: 11762 SF
Total Current Cost: \$117,620.00
Inflation Rate: 3.50 %
Total Expenditures: \$179,642.49

Pool - General Repairs

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Materials
Subcategory: Pool
Condition: Good

Comments/Notes

This component is an allowance for general pool repairs, including handrails, ADA chair replacement, coping and edge repair, gate repair or replacement, and more as directed by the BOD.

Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 7yr
Remaining Useful Life: 6yr
Next Activity Date: 1/1/2029

Financial Data

Estimate Date: 1/1/2023
Cost Per Allow: \$2,000.00
Total Quantity: 2 Allow
Total Current Cost: \$4,000.00
Inflation Rate: 3.50 %
Total Expenditures: \$32,370.23



Pool - Plaster

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Materials
Subcategory: Pool
Condition: Good

Comments/Notes

This component funds the resurfacing of the pools, including the waterline tile and step tiles. Time will dictate if the Useful Life of the pool can be extended based on usage, weather and ongoing maintenance coating. This component funds the re-plastering early in order to ensure proper funds are available at the time of resurfacing. Measurements are approximate by NSR. This component aligns with *Pool - Epoxy Coating*. The Useful Life of the plaster has been extended in light of the periodic application of epoxy over the plaster surface.



Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 30yr
Remaining Useful Life: 29yr
Next Activity Date: 1/1/2052

Financial Data

Estimate Date: 1/1/2023
Cost Per SF: \$26.00
Total Quantity: 5881 SF
Total Current Cost: \$152,906.00
Inflation Rate: 3.50 %
Total Expenditures: \$385,538.24

Pool Cover

Basic Info

Type of Cost: Replacement
Category: Exterior - Equipment
Subcategory: Pool
Condition: Good

Comments/Notes

This component replaces the pool cover. Counts are approximate by NSR.

Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 10yr
Remaining Useful Life: 9yr
Next Activity Date: 1/1/2032

Financial Data

Estimate Date: 1/1/2023
Cost Per Ea: \$8,500.00
Total Quantity: 2 Ea
Total Current Cost: \$17,000.00
Inflation Rate: 3.50 %
Total Expenditures: \$93,897.99



Pool Deck - Repairs

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Exterior - Materials
Subcategory:	Pool
Condition:	Good

Comments/Notes

This component provides funds for the maintenance and repair of the pool deck area. The funds are intended for concrete grinding, patching, lifting and replacement where needed. Ongoing maintenance will promote the maximum Useful Life of the pool deck as a whole. The Quantity is calculated at **5%** of the total deck area. Measurements are approximate by NSR.



Useful Life

Last Activity Date:	1/1/2022
Est. Useful Life:	3yr
Remaining Useful Life:	2yr
Next Activity Date:	1/1/2025

Financial Data

Estimate Date:	1/1/2023
Cost Per SF:	\$15.00
Total Quantity:	9540 SF
Percent of Total to Maintain:	5%
Quantity to Maintain:	477.00 SF
Total Current Cost:	\$7,155.00
Inflation Rate:	3.50 %
Total Expenditures:	\$127,378.57

Pool Deck - Sealing

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Exterior - Materials
Subcategory:	Pool
Condition:	Good

Comments/Notes

This component periodically funds the sealing of the pool deck with a silicon-based sealant with silica additive to aid in the prevention of slipping. Ongoing sealing will promote a full Useful Life of the pool deck and deter damage that can occur from the freeze/thaw cycle. Measurements are approximate by NSR.



Useful Life

Last Activity Date:	1/1/2022
Est. Useful Life:	3yr
Remaining Useful Life:	2yr
Next Activity Date:	1/1/2025

Financial Data

Estimate Date:	1/1/2023
Cost Per SF:	\$0.65
Total Quantity:	9540 SF
Total Current Cost:	\$6,201.00
Inflation Rate:	3.50 %
Total Expenditures:	\$110,396.88

Pool Equipment - Chemical Controls

Basic Info

Type of Cost: Replacement
Category: Interior - Equipment
Subcategory: Pool
Condition: Good

Comments/Notes

This component replaces the pool chemical system which monitor and regulate the pool chemical levels. The Basis Cost includes the peristaltic pump, chlorine/bromine feeder, sensors, tubing and fittings.

Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 6yr
Remaining Useful Life: 5yr
Next Activity Date: 1/1/2028

Financial Data

Estimate Date: 1/1/2023
Cost Per Allow: \$1,200.00
Total Quantity: 2 Allow
Total Current Cost: \$2,400.00
Inflation Rate: 3.50 %
Total Expenditures: \$20,689.75



Pool Equipment - Heater

Basic Info

Type of Cost: Replacement
Category: Interior - Equipment
Subcategory: Pool
Condition: Good

Comments/Notes

This component replaces the pool heater. Counts are approximate by NSR.

Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 20yr
Remaining Useful Life: 19yr
Next Activity Date: 1/1/2042

Financial Data

Estimate Date: 1/1/2023
Cost Per Ea: \$3,000.00
Total Quantity: 4 Ea
Total Current Cost: \$12,000.00
Inflation Rate: 3.50 %
Total Expenditures: \$21,247.18



Pool Equipment - Pump

Basic Info

Type of Cost: Replacement
Category: Interior - Equipment
Subcategory: Pool
Condition: Good

Comments/Notes

This component replaces a pool pump. Counts are approximate by NSR.

Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 10yr
Remaining Useful Life: 9yr
Next Activity Date: 1/1/2032

Financial Data

Estimate Date: 1/1/2023
Cost Per Ea: \$500.00
Total Quantity: 4 Ea
Total Current Cost: \$2,000.00
Inflation Rate: 3.50 %
Total Expenditures: \$11,046.82



Pool Equipment - Sand Filter

Basic Info

Type of Cost: Replacement
Category: Interior - Equipment
Subcategory: Pool
Condition: Good

Comments/Notes

This component replaces the pool sand filter.
Counts are approximate by NSR.

Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 15yr
Remaining Useful Life: 14yr
Next Activity Date: 1/1/2037

Financial Data

Estimate Date: 1/1/2023
Cost Per Ea: \$800.00
Total Quantity: 4 Ea
Total Current Cost: \$3,200.00
Inflation Rate: 3.50 %
Total Expenditures: \$12,762.88



Pool Furniture

Basic Info

Type of Cost: Replacement
Category: Exterior - Equipment
Subcategory: Pool
Condition: Good

Comments/Notes

This component replaces the pool furniture, including **chairs** (10 at south pool, 22 at north pool), **lounge chairs** (9 at south pool, 22 at north pool), and **tables** (3 at south pool, 6 at north pool). The Quantity of each line item is a factor of the Basis Cost. Counts are approximate by NSR.

Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 8yr
Remaining Useful Life: 7yr
Next Activity Date: 1/1/2030

Financial Data

Estimate Date: 1/1/2023
Cost Per Allow: \$5,540.00
Total Quantity: 1.45 Allow
Total Current Cost: \$8,033.00
Inflation Rate: 3.50 %
Total Expenditures: \$45,467.40



Pump - 10 HP

Basic Info

Type of Cost: Replacement
Category: Exterior - Equipment
Subcategory: Irrigation
Condition: Good

Comments/Notes

This component replaces the jockey pumps at the irrigation stations. The pumps are assumed to be 10 HP. Counts are approximate by NSR.

Useful Life

Last Activity Date: 1/1/2017
Est. Useful Life: 12yr
Remaining Useful Life: 6yr
Next Activity Date: 1/1/2029

Financial Data

Estimate Date: 1/1/2023
Cost Per Ea: \$8,600.00
Total Quantity: 2 Ea
Total Current Cost: \$17,200.00
Inflation Rate: 3.50 %
Total Expenditures: \$58,074.33



Pump - 20 HP (Rebuild)

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Equipment
Subcategory: Irrigation
Condition: Good

Comments/Notes

This component funds a motor rebuild for the main pumps at the irrigation stations. The pumps are assumed to be 20 HP. This component is staggered with a corresponding pump replacement, which is outlined in a separate component.

Useful Life

Last Activity Date: 1/1/2017
Est. Useful Life: 20yr
Remaining Useful Life: 4yr
Next Activity Date: 1/1/2027

Financial Data

Estimate Date: 1/1/2023
Cost Per Ea: \$3,000.00
Total Quantity: 5 Ea
Total Current Cost: \$15,000.00
Inflation Rate: 3.50 %
Total Expenditures: \$57,258.09



Pump - 20 HP (Replace)

Basic Info

Type of Cost: Replacement
Category: Exterior - Equipment
Subcategory: Irrigation
Condition: Good

Comments/Notes

This component funds the replacement of the main pumps at the irrigation stations. The pumps are assumed to be 20 HP. This component is staggered with a corresponding motor rebuilding, which is outlined in a separate component.

Useful Life

Last Activity Date: 1/1/2017
Est. Useful Life: 20yr
Remaining Useful Life: 14yr
Next Activity Date: 1/1/2037

Financial Data

Estimate Date: 1/1/2023
Cost Per Ea: \$12,500.00
Total Quantity: 5 Ea
Total Current Cost: \$62,500.00
Inflation Rate: 3.50 %
Total Expenditures: \$112,561.16



Pump - Suction Filters (Clearwater)

Basic Info

Type of Cost: Replacement
Category: Interior - Equipment
Subcategory: Irrigation
Condition: Good

Comments/Notes

This component replaces the pump suction filter with a galvanized Clemons Clearwater Self-Cleaning Screen filter or equivalent. Price includes removal and disposal of the old filter and installation. To function properly this filter requires pressurized, filtered water delivered via a separate supply line from the pressure side of the pump.



Useful Life

Last Activity Date: 1/1/2017
Est. Useful Life: 10yr
Remaining Useful Life: 4yr
Next Activity Date: 1/1/2027

Financial Data

Estimate Date: 1/1/2023
Cost Per Allow: \$1,800.00
Total Quantity: 2 Allow
Total Current Cost: \$3,600.00
Inflation Rate: 3.50 %
Total Expenditures: \$19,884.28

Rehab - Bathroom

Basic Info

Type of Cost: Repairs & Maintenance
Category: Interior - Materials
Subcategory: Buildings
Condition: Good

Comments/Notes

This component is an allowance to perform a full renovation, updating and/or replacement of various materials in both bathrooms, effectively replacing or refurbishing the flooring, paint, equipment, decor, etc. Measurements are approximate by NSR.

Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 30yr
Remaining Useful Life: 29yr
Next Activity Date: 1/1/2052

Financial Data

Estimate Date: 1/1/2023
Cost Per SF: \$30.00
Total Quantity: 280 SF
Total Current Cost: \$8,400.00
Inflation Rate: 3.50 %
Total Expenditures: \$20,979.84



Reserve Study Update

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Reserve Study
Subcategory:	Reserve Study
Condition:	Excellent

Comments/Notes

This is an alternating line item for an updated Reserve Study. The reserve costs for a 5-year full study, which includes a visual observation of the accessible reserve components, is alternately interspersed with an annual financial update.

Useful Life

Last Activity Date:	1/1/2023
Est. Useful Life:	5yr
Remaining Useful Life:	N/A
Next Activity Date:	1/1/2026

Financial Data

Estimate Date:	1/1/2023
Cost Per LS:	\$4,160.00
Total Quantity:	1.60 LS
Total Current Cost:	\$6,656.00
Inflation Rate:	3.50 %
Total Expenditures:	\$62,092.47



Security Cameras

Basic Info

Type of Cost:	Replacement
Category:	Exterior - Equipment
Subcategory:	Access Control
Condition:	Good

Comments/Notes

This component replaces the security cameras found in and around the pool houses. This Basis Cost includes removal of old cameras and install of new cameras. Other components of the Access Control system are found in a separate component. Counts are approximate by NSR.

Useful Life

Last Activity Date:	1/1/2022
Est. Useful Life:	15yr
Remaining Useful Life:	14yr
Next Activity Date:	1/1/2037

Financial Data

Estimate Date:	1/1/2023
Cost Per Ea:	\$450.00
Total Quantity:	6 Ea
Total Current Cost:	\$2,700.00
Inflation Rate:	3.50 %
Total Expenditures:	\$10,768.68



Street Light

Basic Info

Type of Cost:	Replacement
Category:	Exterior - Equipment
Subcategory:	Lighting
Condition:	Good

Comments/Notes

This component replaces the streetlights throughout the community. Though the Useful Life of this component should extend beyond the scope of this study, they were included in the event replacement becomes necessary. Maintenance and/or painting is outlined in a separate component. Counts are approximate by NSR.



Useful Life

Last Activity Date:	1/1/2022
Est. Useful Life:	35yr
Remaining Useful Life:	34yr
Next Activity Date:	1/1/2057

Financial Data

Estimate Date:	1/1/2023
Cost Per Ea:	\$1,500.00
Total Quantity:	54 Ea
Total Current Cost:	\$81,000.00
Inflation Rate:	3.50 %
Total Expenditures:	\$0.00

Tot Lot

Basic Info

Type of Cost: Replacement
Category: Exterior - Equipment
Subcategory: Recreation
Condition: Good

Comments/Notes

This component repairs or replaces the tot lots found throughout the common area playgrounds. Though the tot lots may survive beyond the scope of this study, they were included as their Useful Life will terminate in or around the end of this study's scope. The Replacement Cost represents significant reserves that require the proper time to plan and save. Time will dictate if the reserve expense needs to advance or extend based on the aging of the tot lots themselves.

Useful Life

Last Activity Date: 1/1/2017
Est. Useful Life: 30yr
Remaining Useful Life: 24yr
Next Activity Date: 1/1/2047

Financial Data

Estimate Date: 1/1/2023
Cost Per Allow: \$65,000.00
Total Quantity: 3 Allow
Total Current Cost: \$195,000.00
Inflation Rate: 3.50 %
Total Expenditures: \$500,960.49



Trees - Maintenance

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Landscape & Grounds
Subcategory: Landscaping
Condition: Good

Comments/Notes

This allowance funds structural pruning of trees as needed to enhance the landscaping and to avoid branch and root damage to nearby objects and structures. Time will dictate if the Basis Cost and Useful Life will need to be adjusted as trees continue to mature.

Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 1yr
Remaining Useful Life: 0yr
Next Activity Date: 1/1/2023

Financial Data

Estimate Date: 1/1/2023
Cost Per Allow: \$4,500.00
Total Quantity: 1 Allow
Total Current Cost: \$4,500.00
Inflation Rate: 3.50 %
Total Expenditures: \$232,302.03



Trees - Replacement

Basic Info

Type of Cost: Replacement
Category: Exterior - Landscape & Grounds
Subcategory: Landscaping
Condition: Good

Comments/Notes

This component funds the removal and replacement of trees as needed to enhance the landscaping and to avoid branch and root damage to buildings, streets and walkways. Time will dictate if the Basis Cost needs to be adjusted as trees continue to mature. The Quantity represents the number of trees projected to be in potential need of replacement over this component's Useful Life, and does not represent the full number of trees present in the community.

Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 2yr
Remaining Useful Life: 1yr
Next Activity Date: 1/1/2024

Financial Data

Estimate Date: 1/1/2023
Cost Per Ea: \$750.00
Total Quantity: 3 Ea
Total Current Cost: \$2,250.00
Inflation Rate: 3.50 %
Total Expenditures: \$59,074.35



Utility Infrastructure

Basic Info

Type of Cost: Repairs & Maintenance
Category: Exterior - Materials
Subcategory: Utility Infrastructure
Condition: Good

Comments/Notes

This component provides funds to maintain and repair the utility infrastructure. Having some funds budgeted for unexpected infrastructure needs is fiscally prudent. Time will dictate if this allowance needs to be adjusted as the community ages and as needs emerge.



Useful Life

Last Activity Date: 1/1/2016
Est. Useful Life: 10yr
Remaining Useful Life: 3yr
Next Activity Date: 1/1/2026

Financial Data

Estimate Date: 1/1/2023
Cost Per Allow: \$6,000.00
Total Quantity: 1 Allow
Total Current Cost: \$6,000.00
Inflation Rate: 3.50 %
Total Expenditures: \$29,272.74

Variable Frequency Drive

Basic Info

Type of Cost: Replacement
 Category: Exterior - Equipment
 Subcategory: Irrigation
 Condition: Good

Comments/Notes

This component replaces the variable frequency drives.

Useful Life

Last Activity Date: 1/1/2017
 Est. Useful Life: 15yr
 Remaining Useful Life: 9yr
 Next Activity Date: 1/1/2032

Financial Data

Estimate Date: 1/1/2023
 Cost Per Allow: \$2,500.00
 Total Quantity: 2 Allow
 Total Current Cost: \$5,000.00
 Inflation Rate: 3.50 %
 Total Expenditures: \$19,942.00



Water Heater

Basic Info

Type of Cost: Replacement
Category: Interior - Equipment
Subcategory: Buildings
Condition: Good

Comments/Notes

This component replaces the water heater. Proper maintenance and inspection will promote a full Useful Life. The Quantity of each line item is a factor of the Basis Cost. Counts are approximate by NSR.

Useful Life

Last Activity Date: 1/1/2022
Est. Useful Life: 12yr
Remaining Useful Life: 11yr
Next Activity Date: 1/1/2034

Financial Data

Estimate Date: 1/1/2023
Cost Per Ea: \$800.00
Total Quantity: 1.75 Ea
Total Current Cost: \$1,400.00
Inflation Rate: 3.50 %
Total Expenditures: \$4,669.04



Waterway & Stream - Liner

Basic Info

Type of Cost:	Replacement
Category:	Exterior - Materials
Subcategory:	Waterway & Pond
Condition:	Good

Comments/Notes

This component replaces the polymer liner of the stream/waterway. This funding includes an associated rehab of the stream area following installation. Measurements are approximate by NSR.



Useful Life

Last Activity Date:	1/1/2022
Est. Useful Life:	25yr
Remaining Useful Life:	24yr
Next Activity Date:	1/1/2047

Financial Data

Estimate Date:	1/1/2023
Cost Per SF:	\$1.20
Total Quantity:	14460 SF
Total Current Cost:	\$17,352.00
Inflation Rate:	3.50 %
Total Expenditures:	\$39,620.40



Homestead Owners Association Inc.

Items Removed or Left Out of the Study

The following items were either left out of the study due to their inclusion or appurtenance to the annual operating budget, OR subsequently removed upon the Board of Directors (BOD) request. Though each item holds a replacement value, it was determined that the below listed components were not Capital Expenses as traditionally defined.

1. Asphalt Streets, Concrete Curbing, Sidewalks & Utilities - this component falls to the responsibility of the municipality to maintain and replace.
2. Instant Water Heater - this component falls below the minimum threshold of the reserve study.
3. Metal Roofing - this component's replacement extends beyond the scope of this study.
4. Pool Deck Shade Structures - this component's replacement extends beyond the scope of this study.



Glossary of Reserve Study Terms

Homestead Owners Association Inc.
Prepared for the Jan 1, 2023 Fiscal Year

Terms & Definitions CAI

CASH FLOW METHOD: A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

COMPONENT: The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

COMPONENT INVENTORY: The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate representative(s) of the association or cooperative.

COMPONENT METHOD: A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. See "Cash Flow Method".

CONDITION ASSESSMENT: The task of evaluating the current condition of the component based on observed or reported characteristics.

CURRENT REPLACEMENT COST: See "Replacement Cost."

DEFICIT: An actual (or projected) Reserve Balance less than the Fully Funded Balance. The opposite would be a Surplus.

EFFECTIVE AGE: The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS: The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

FULLY FUNDED: 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

FULLY FUNDED BALANCE (FFB): Total Accrued Depreciation. An indicator against which

Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulae can be utilized, depending on the provider’s sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

1. $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$ or
2. $FFB = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate}) ^ \text{Remaining Life}]$

FUND STATUS: The status of the reserve fund as compared to an established benchmark such as percent funding.

FUNDING GOALS: Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

Baseline Funding: Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.

Full Funding: Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.

Statutory Funding: Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statutes.

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than “Fully Funding.”

FUNDING PLAN: An association’s plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

FUNDING PRINCIPLES: x Stable Contribution Rate over the Years x Fiscally Responsible

LIFE AND VALUATION ESTIMATES: The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

PERCENT FUNDED: The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

PHYSICAL ANALYSIS: The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

REMAINING USEFUL LIFE (RUL): Also referred to as “Remaining Life” (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have “zero” Remaining Useful Life.

REPLACEMENT COST: The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

RESERVE BALANCE: Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts and Cash Reserves. Based upon information provided and not audited.

RESERVE PROVIDER: An individual that prepares Reserve Studies.

RESERVE STUDY: A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis.

RESPONSIBLE CHARGE: A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a reserve study of which he was in responsible charge. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein: 1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project; 2. The failure to personally inspect or review the work of subordinates where necessary and appropriate; 3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review; 4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

SURPLUS: An actual (or projected) Reserve Balance greater than the Fully Funded Balance. See "Deficit."

USEFUL LIFE (UL): Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

The above terms and definitions are from the Community Associations Institute (CAI) national standards.