



Reserve Study
Full Study

Bridgetower Owners Association, LLC

First Draft

Published - April 7, 2017

Prepared for the December 31, 2017 Fiscal Year

Contact: Association Management, Inc.

North Star Reserves
/ Boise, ID 83713
Office (208) 365-0977
Aaron@NorthStarReserves.com



Bridgetower Owners Association, LLC

Table of Contents

<u>Section</u>	<u>Report</u>	<u>Page</u>
Section I		3
Reserve Study Summary		3
Expenditures - Subcategory		7
Cash Flow - Chart		22
Expenditures - Items		23
Cash Flow - Annual		38
Cash Flow - Chart		40
Percent Funded - Cash Flow - Annual		41
Item Parameters - Detail		43
Item Parameters - Full Detail		47
Glossary of Reserve Study Terms		116

Bridgetower Owners Association, LLC

Published - April 7, 2017

Prepared for the December 31, 2017 Fiscal Year

Reserve Study Summary

A Reserve Study was conducted of Bridgetower Owners Association, LLC (the Planned Urban Development, or "**PUD**"). A **Financial Update** includes a review of the financials in prior years and the following tasks are performed:

- revision and review of reserve component inventory;
- update on life and valuation estimates;
- fund status;
- and a funding plan.

Bridgetower Owners Association, LLC is a community with a total of 985 Units.

Physical Inspection

North Star Reserves ("**NSR**") did not conduct a physical inspection of the PUD as this study is a "financial update" only. However, 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 \$1000.
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 may have been contacted to render opinions on selected components.

Supplemental information 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 unless otherwise noted in the Reserve Funding Plan. In addition NSR relied on the PUD to provide an accurate Beginning Reserve Balance.



The status of the PUD 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 \$412,723.
 - [For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Current Cost X Effective Age / Useful Life, including a provision for interest and inflation in future years.)]
3. The current amount of accumulated cash reserves actually set aside to repair, replace, restore, or maintain such major components as of the fiscal year ending December 31, 2017 is estimated to be \$358,195, constituting 86.79% 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 \$102,816 for the fiscal year ending December 31, 2017 (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 reserves appears **adequately** funded as the reserve fund ending balances remain **positive** throughout the replacement of all major components during the next 30 years. **However, a periodic increase in reserve contributions was needed to maintain the threshold funding and keep pace with inflation throughout the study.**

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 reserves are inadequately funded.

Percent Funded Status

Based on paragraphs 1 - 3 above, the PUD is **adequately** funded.

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

	Annual Contribution	-	End Balance
• Year 1:	\$100,800		\$329,508



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 Bridgetower Owners Association, LLC 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 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 situation.

Reliance on Client Data:

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



Scope:

This Reserve Study is a reflection of information provided to NSR and assembled for the PUD 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.



Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017

Expenditures - Subcategory

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
3 Year Update w/ Site Visit										
Reserve Study	405			4,301			456			4,843
	405			4,301			456			4,843
Appliances										
Refrigerator			1,054							
			1,054							
Concrete										
Concrete Repair (Pathways)	1,646					1,817				
Concrete Repair (Stamped)	1,000					1,104		1,193		
	2,646					2,922		1,193		
Contingency										
Contingency (General Mntc)	4,500			4,775			5,067			5,377
	4,500			4,775			5,067			5,377
Entrance Fountain										
Concrete Repair							13,122			
							13,122			
Exterior Doors										
Doors (Exterior Entry)	4,053			2,150		2,237		2,327	4,748	2,421
Doors (Tower)				4,677						
	4,053			6,828		2,237		2,327	4,748	2,421
Fencing										
Fencing (Vinyl)	6,079	6,201	6,325	6,451	6,580	6,712	6,846	6,983	7,123	7,265
	6,079	6,201	6,325	6,451	6,580	6,712	6,846	6,983	7,123	7,265
Flooring										
Flooring (Tile)						1,230				
						1,230				

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017

Expenditures - Subcategory

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
HVAC Equipment										
HVAC								6,750		
								6,750		
Interior Doors										
Doors								1,076		
								1,076		
Irrigation										
Irrigation Central Controller	7,599					8,390				
Irrigation Frequency Drive		13,436					14,834			
Irrigation Maintenance	6,586	6,718	6,852	6,989	7,129	7,271	7,417	7,565	7,716	7,871
Irrigation Maintenance (Misc.)		10,335	10,542				11,411	11,639		
Irrigation Pump Maintenance	16,212					17,900				
Irrigation Valves	3,258	3,323	3,390	3,458	3,527	3,597	3,669	3,743	3,817	3,894
	33,657	33,813	20,785	10,447	10,656	37,160	37,333	22,948	11,534	11,765
Landscaping										
Benches and Pottery	2,735					3,020				
Landscaping (Curbing)	1,114					1,230				
Landscaping Rock		2,273					2,510			
Landscaping Upgrades			9,277					10,242		
	3,850	2,273	9,277			4,251	2,510	10,242		
Lighting										
Bollard Lights			1,265					1,396		
			1,265					1,396		
Painting										
Paint Clubhouse & Pool Equipment B	6,586									
Paint Clubhouse Interior		2,067								

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017

Expenditures - Subcategory

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Paint Decorative Pottery					771					851
Paint Pergolas	2,735					3,020				
Paint Planter Walls	2,178									
Paint Pool Building	3,242									
Paint Pump Houses	2,735		1,423							
Paint Restroom			695							
Paint Shade Structures		3,307					1,825			1,937
Paint Touch-Up					723	1,230				
Paint Tower Doors & Juliettes								5,819		
Painting (Fencing)	4,562	4,286	8,930							
	22,041	9,661	11,049		1,495	4,251	1,825	5,819		2,789
Paving										
Asphalt Repair & Replacement			1,159					1,280		
Sealing (Parking Lot)	3,323				3,597				3,894	
Sealing (Pathways)	4,187							339	4,906	
	7,511		1,159		3,597			1,619	8,800	
Plumbing Equipment										
Water Heater	1,621	1,653								
	1,621	1,653								
Pool & Spa										
Pool Covers	10,031	5,684								
Pool Furniture		1,033		1,075		1,118		1,163		1,210
Pool Resurfacing		44,809		26,194						
	10,031	51,527		27,269		1,118		1,163		1,210
Pool & Spa Equipment										
Pool Equipment (Clubhouse)		3,100					3,423			
Pool Equipment (Main Pool)	8,714					9,621				

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017

Expenditures - Subcategory

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Pool Heaters	3,850	3,927	4,006							
	12,564	7,028	4,006			9,621	3,423			
Pool Decking										
Pool Deck Maintenance				2,822					3,116	
Pool Deck Sealing	6,079		10,753							
	6,079		10,753	2,822					3,116	
Roofing										
Roofing Maintenance				2,150					2,374	
				2,150					2,374	
Security & Access Control										
Access Control			4,216					1,862		
			4,216					1,862		
Signage										
Entry Monument			2,319					2,560		
			2,319					2,560		
Structural Repair										
Building Maintenance			948					1,047		
Pergolas Maintenance			1,054					1,163		
Shade Structures			1,475					1,629		
Storage Shed Maintenance					1,298					1,434
			3,478		1,298			3,841		1,434
Stucco										
Stucco Maintenance	1,500							1,723		
	1,500							1,723		
Tot Lot										
Soft Fall Playground Chips	2,000								2,343	

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017

Expenditures - Subcategory

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
	2,000								2,343	
Tree Maintenance										
Landscaping (Trees)	10,943	11,162	11,385	11,613	11,845	12,082	12,324	12,570	12,822	13,078
	10,943	11,162	11,385	11,613	11,845	12,082	12,324	12,570	12,822	13,078
Water Feature										
Water Feature Equipment		5,684					6,276			
		5,684					6,276			
	129,486	129,006	87,076	76,660	35,475	81,588	89,187	82,888	54,057	50,188

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017

Expenditures - Subcategory

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
3 Year Update w/ Site Visit										
Reserve Study			514			5,455			578	
			514			5,455			578	
Appliances										
Refrigerator								1,418		
								1,418		
Bathrooms										
Bathroom Rehab or Upgrade						8,550				
						8,550				
Concrete										
Concrete Repair (Pathways)	2,007					2,216				
Concrete Repair (Stamped)	1,218					1,345			1,454	
	3,226					3,561			1,454	
Contingency										
Contingency (General Mntc)			5,707			6,056			6,427	
			5,707			6,056			6,427	
Entrance Fountain										
Concrete Repair							15,996			
							15,996			
Exterior Doors										
Doors (Exterior Entry)		2,519		2,621		2,727	5,564	2,837		2,952
		2,519		2,621		2,727	5,564	2,837		2,952
Fencing										
Fencing (Aluminum)			26,717							
Fencing (Vinyl)	7,411	7,559	7,710	7,864	8,022	8,182	8,346	8,513	8,683	8,857
Fencing (Wrought Iron)			9,715					23,751		

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017

Expenditures - Subcategory

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	7,411	7,559	44,143	7,864	8,022	8,182	8,346	32,264	8,683	8,857
Flooring										
Flooring (Carpet)	1,182									
Flooring (Tile)	1,358					1,500				
	2,540					1,500				
Interior Doors										
Doors	1,142		1,188			1,261		1,312		
	1,142		1,188			1,261		1,312		
Irrigation										
Irrigation Central Controller	9,263					10,228				
Irrigation Filters (Commercial)								126,728		
Irrigation Frequency Drive		16,378					18,083			
Irrigation Maintenance	8,028	8,189	8,353	8,520	8,690	8,864	9,041	9,222	9,406	9,595
Irrigation Maintenance (Misc.)		12,598	12,850				13,910	14,188		
Irrigation Pump Maintenance	19,763					21,820				
Irrigation Pumps								39,727		41,332
Irrigation Valves	3,972	4,051	4,132	4,215	4,299	4,385	4,473	4,562	4,654	4,747
	41,028	41,218	25,336	12,735	12,990	45,298	45,508	194,430	14,061	55,675
Landscaping										
Benches and Pottery	3,335					3,682				
Landscaping (Curbing)	1,358					1,500				
Landscaping Rock		2,771					3,060			
Landscaping Upgrades			11,308					12,485		
	4,693	2,771	11,308			5,182	3,060	12,485		
Lighting										
Bollard Lights			1,542					1,702		

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017

Expenditures - Subcategory

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
			1,542					1,702		
Painting										
Paint Clubhouse & Pool Equipment B	8,028									
Paint Clubhouse Interior		2,519								
Paint Decorative Pottery					940					1,038
Paint Pergolas	3,335					3,682				
Paint Planter Walls	2,655									
Paint Pool Building	3,952									
Paint Pump Houses	3,335		1,734							
Paint Restroom			848							
Paint Shade Structures		2,015					2,225	2,270		
Paint Touch-Up					882	1,500				
Paint Tower Doors & Juliettes								7,094		
Painting (Fencing)	5,561	5,225	10,886							
	26,868	9,761	13,469		1,822	5,182	2,225	9,364		1,038
Park Equipment										
Outdoor Equipment	22,233									
	22,233									
Paving										
Asphalt Overlay & Grinding			130,126							
Asphalt Repair & Replacement			1,413					1,560		
Asphalt Replacement							89,825			
Sealing (Parking Lot)			4,215				4,562			
Sealing (Pathways)						397	5,749			
			135,755			397	100,137	1,560		
Plumbing Equipment										
Water Heater			2,056	2,097						

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017

Expenditures - Subcategory

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
			2,056	2,097						
Pool & Spa										
Pool Covers	12,228	6,929								
Pool Furniture		1,259		1,310		1,363		1,418		1,476
Pool Resurfacing				56,829		33,221				
	12,228	8,189		58,140		34,584		1,418		1,476
Pool & Spa Equipment										
Pool Equipment (Clubhouse)		3,779					4,173			
Pool Equipment (Main Pool)	10,622					11,728				
Pool Heaters	4,693	4,787	4,883							
	15,316	8,567	4,883			11,728	4,173			
Pool Decking										
Pool Deck Maintenance				3,440					3,798	
Pool Deck Sealing						8,182		14,472		
				3,440		8,182		14,472	3,798	
Roofing										
Roof Replace (Membrane)		1,511								
Roofing Maintenance				2,621					2,894	
		1,511		2,621					2,894	
Security & Access Control										
Access Control								5,675		
Security System	3,413									
	3,413							5,675		
Signage										
Entry Monument			2,827					3,121		
			2,827					3,121		

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017

Expenditures - Subcategory

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Structural Repair										
Building Maintenance			1,156					1,276		
Pergolas Maintenance			1,285					1,418		
Shade Structures			1,799					1,986		
Storage Shed Maintenance					1,583					1,748
			4,240		1,583			4,682		1,748
Stucco										
Stucco Maintenance					1,979					
					1,979					
Tot Lot										
Soft Fall Playground Chips							2,745			
							2,745			
Tree Maintenance										
Landscaping (Trees)	13,340	13,606	13,879	14,156	14,439	14,728	15,023	15,323	15,630	15,942
	13,340	13,606	13,879	14,156	14,439	14,728	15,023	15,323	15,630	15,942
Water Feature										
Water Feature Equipment		6,929					7,650			
		6,929					7,650			
	153,443	102,635	266,852	103,678	40,837	162,580	210,431	302,071	53,528	87,689

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017

Expenditures - Subcategory

Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
3 Year Update w/ Site Visit										
Reserve Study		6,143			651			6,918		
		6,143			651			6,918		
Concrete										
Concrete Repair (Pathways)	2,446					2,701				
Concrete Repair (Stamped)	1,485					1,640			1,772	
	3,932					4,342			1,772	
Contingency										
Contingency (General Mntc)		6,820			7,237			7,680		
		6,820			7,237			7,680		
Entrance Fountain										
Concrete Repair							19,500			
							19,500			
Exterior Doors										
Doors (Exterior Entry)		3,071		3,195	6,519	3,324		3,459		3,598
Doors (Tower)				6,950						
		3,071		10,146	6,519	3,324		3,459		3,598
Fencing										
Fencing (Vinyl)	9,034	9,214	9,399	9,587	9,778	9,974	10,173	10,377	10,584	10,796
Fencing (Wrought Iron)	19,446									
	28,480	9,214	9,399	9,587	9,778	9,974	10,173	10,377	10,584	10,796
Flooring										
Flooring (Tile)	1,656					1,828				
	1,656					1,828				
HVAC Equipment										
HVAC								10,031		

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017

Expenditures - Subcategory

Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
								10,031		
Interior Doors										
Doors	1,392		1,449			1,537		1,599		
	1,392		1,449			1,537		1,599		
Irrigation										
Irrigation Central Controller	11,292					12,468				
Irrigation Frequency Drive		19,965					22,043			
Irrigation Maintenance	9,787	9,982	10,182	10,386	10,593	10,805	11,021	11,242	11,467	11,696
Irrigation Maintenance (Misc.)		15,358	15,665				16,956	17,295		
Irrigation Pump Maintenance	24,091					26,598				
Irrigation Pumps		43,002		44,739		46,547		48,427		50,384
Irrigation Valves	4,842	4,938	5,037	5,138	5,241	5,346	5,453	5,562	5,673	5,786
	50,012	93,247	30,885	60,264	15,835	101,765	55,474	82,527	17,140	67,867
Landscaping										
Benches and Pottery	4,065					4,488				
Landscaping (Curbing)	1,656					1,828				
Landscaping Rock		3,378					3,730			
Landscaping Upgrades			13,785					15,220		
	5,721	3,378	13,785			6,317	3,730	15,220		
Lighting										
Bollard Lights			1,879					2,075		
			1,879					2,075		
Painting										
Paint Clubhouse & Pool Equipment B	9,787									
Paint Clubhouse Interior		3,071								
Paint Decorative Pottery					1,146					1,265

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017

Expenditures - Subcategory

Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Paint Pergolas	4,065					4,488				
Paint Planter Walls	3,237									
Paint Pool Building	4,818									
Paint Pump Houses	4,065		2,114							
Paint Restroom			1,033							
Paint Shade Structures		2,457				2,659	2,713			
Paint Touch-Up					1,075	1,828				
Paint Tower Doors & Juliettes								8,647		
Painting (Fencing)	6,779	6,370	13,270							
	32,753	11,898	16,419		2,222	8,977	2,713	8,647		1,265
Paving										
Asphalt Repair & Replacement			1,723					1,902		
Sealing (Parking Lot)	4,938				5,345				5,786	
Sealing (Pathways)				465	6,736					
	4,938		1,723	465	12,081			1,902	5,786	
Plumbing Equipment										
Water Heater					2,607	2,659				
					2,607	2,659				
Pool & Spa										
Pool Covers	14,906	8,446								
Pool Furniture		1,535		1,597		1,662		1,729		1,799
Pool Resurfacing						72,073		42,132		
	14,906	9,982		1,597		73,736		43,861		1,799
Pool & Spa Equipment										
Pool Equipment (Clubhouse)		4,607					5,086			
Pool Equipment (Main Pool)	12,948					14,296				
Pool Heaters	5,721	5,836	5,952							

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017

Expenditures - Subcategory

Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
	18,670	10,443	5,952			14,296	5,086			
Pool Decking										
Pool Deck Maintenance				4,194					4,630	
				4,194					4,630	
Roofing										
Roofing Maintenance				3,195					3,528	
				3,195					3,528	
Security & Access Control										
Access Control			2,506							
Security System			4,328							
			6,835							
Signage										
Entry Monument			3,446					3,805		
			3,446					3,805		
Structural Repair										
Building Maintenance			1,409					1,556		
Pergolas Maintenance			1,566					1,729		
Shade Structures			2,193					2,421		
Storage Shed Maintenance					1,930					2,131
			5,169		1,930			5,707		2,131
Stucco										
Stucco Maintenance		2,273							2,611	
		2,273							2,611	
Tot Lot										
Soft Fall Playground Chips					3,216					
					3,216					

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017

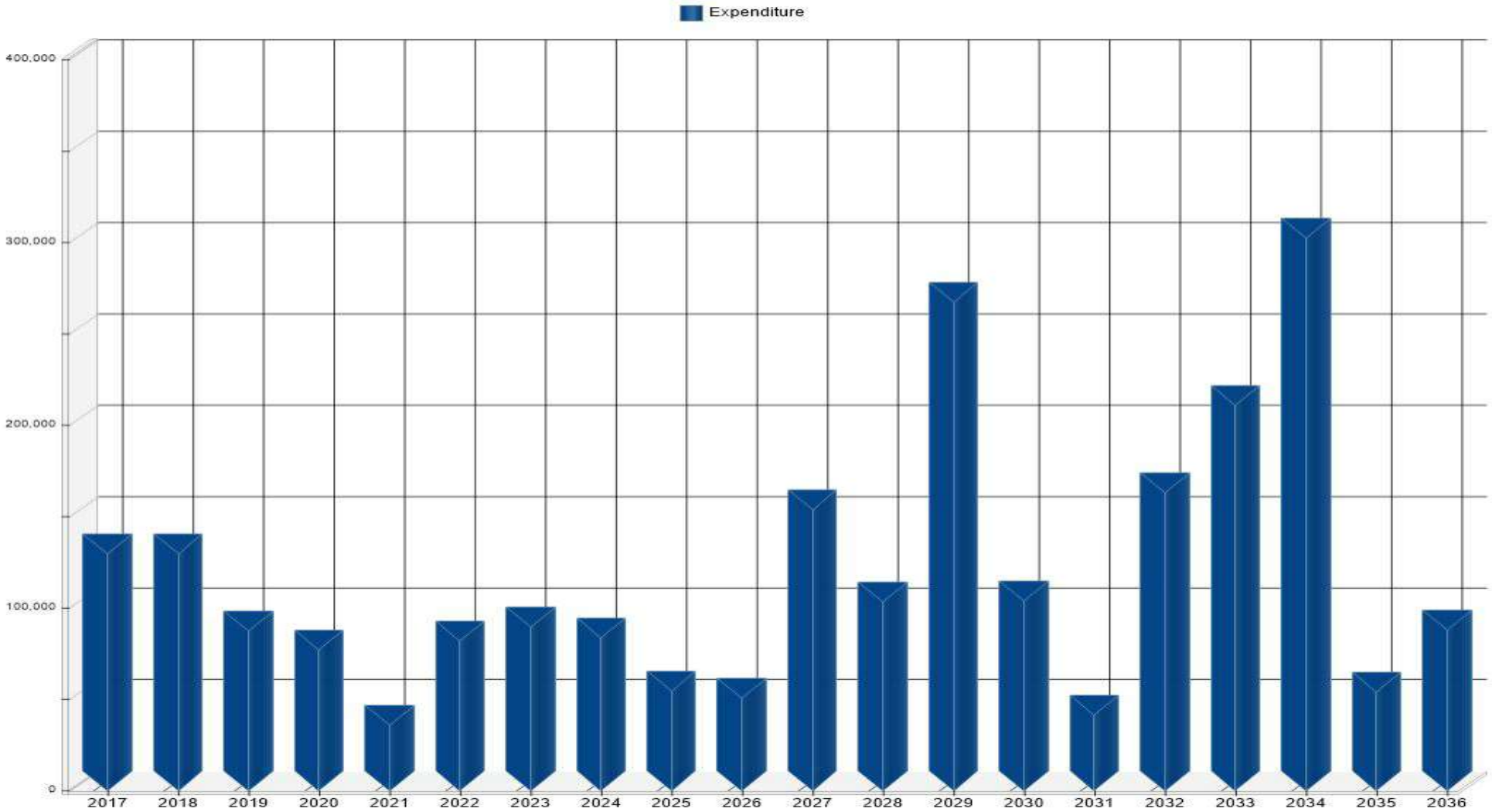
Expenditures - Subcategory

Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Tree Maintenance										
Landscaping (Trees)	16,261	16,586	16,918	17,256	17,601	17,954	18,313	18,679	19,052	19,434
	16,261	16,586	16,918	17,256	17,601	17,954	18,313	18,679	19,052	19,434
Water Feature										
Water Feature Equipment		8,446					9,326			
		8,446					9,326			
	178,726	181,509	113,863	106,708	79,683	246,714	124,318	222,495	65,108	106,893

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017

Cash Flow - Chart



Analysis Date - January 1, 2017
Expenditures - Items

Date	Description	Location	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Year --2017							
01/01/2017	Concrete Repair (Stamped)	Clubhouse	01/01/2012	5:00	\$ 1,000.00	\$ 0.00	\$ 1,000.00
01/01/2017	Contingency (General Mntc)	Common Area	01/01/2002	15:00	4,500.00	0.00	4,500.00
01/01/2017	Painting (Fencing)	Clubhouse	09/01/2007	9:04	3,444.00	0.00	3,444.00
01/01/2017	Soft Fall Playground Chips	Tot Lot	01/01/2002	15:00	2,000.00	0.00	2,000.00
01/01/2017	Stucco Maintenance	Common Area	01/01/2010	7:00	1,500.00	0.00	1,500.00
09/01/2017	Benches and Pottery	Common Area	09/01/2012	5:00	2,735.88	0.00	2,735.88
09/01/2017	Concrete Repair (Pathways)	Pathways	09/01/2012	5:00	1,646.60	0.00	1,646.60
09/01/2017	Doors (Exterior Entry)	Clubhouse	09/01/2009	8:00	4,053.16	0.00	4,053.16
09/01/2017	Fencing (Vinyl)	Common Area	09/01/2015	2:00	6,079.74	0.00	6,079.74
09/01/2017	Irrigation Central Controller	Common Area	09/01/2012	5:00	7,599.67	0.00	7,599.67
09/01/2017	Irrigation Maintenance	Common Area	09/01/2016	1:00	6,586.38	0.00	6,586.38
09/01/2017	Irrigation Pump Maintenance	Common Area	09/01/2012	5:00	16,212.63	0.00	16,212.63
09/01/2017	Landscaping (Curbing)	Common Area	09/01/2012	5:00	1,114.62	0.00	1,114.62
09/01/2017	Landscaping (Trees)	Common Area	09/01/2016	1:00	10,943.52	0.00	10,943.52
09/01/2017	Paint Clubhouse & Pool	Clubhouse	09/01/2007	10:00	6,586.38	0.00	6,586.38
09/01/2017	Paint Pergolas	Common Area	09/01/2012	5:00	2,735.88	0.00	2,735.88
09/01/2017	Paint Planter Walls	Common Area	09/01/2007	10:00	2,178.57	0.00	2,178.57
09/01/2017	Paint Pool Building	Pool	09/01/2006	11:00	3,242.53	0.00	3,242.53
09/01/2017	Paint Pump Houses	Main Pump Hou	09/01/2009	8:00	2,735.88	0.00	2,735.88
09/01/2017	Painting (Fencing)	Bridge Railings	09/01/2014	3:00	1,118.67	0.00	1,118.67
09/01/2017	Pool Covers	Main Pool	09/01/2008	9:00	10,031.56	0.00	10,031.56
09/01/2017	Pool Deck Sealing	Clubhouse	09/01/2000	17:00	6,079.74	0.00	6,079.74
09/01/2017	Pool Equipment (Main Pool)	Main Pool	09/01/2012	5:00	8,714.29	0.00	8,714.29
09/01/2017	Pool Heaters	Main Pool	09/01/2009	8:00	3,850.50	0.00	3,850.50
09/01/2017	Reserve Study	Reserve Study	09/01/2011	6:00	405.32	0.00	405.32
09/01/2017	Sealing (Parking Lot)	Clubhouse	09/01/2013	4:00	1,750.96	0.00	1,750.96
09/01/2017	Sealing (Parking Lot)	Main Pool	09/01/2013	4:00	1,572.62	0.00	1,572.62
09/01/2017	Sealing (Pathways)	Pathways	09/01/2007	10:00	4,187.92	0.00	4,187.92
09/01/2017	Water Heater	Clubhouse	09/01/2005	12:00	1,621.26	0.00	1,621.26
12/01/2017	Irrigation Valves	Common Area	09/01/2016	1:03	3,258.62	0.00	3,258.62
					\$ 129,486.90	\$ 0.00	\$ 129,486.90

Year --2018

01/01/2018	Painting (Fencing)	Cementary	01/01/2012	6:00	2,203.20	0.00	2,203.20
09/01/2018	Fencing (Vinyl)	Common Area	09/01/2017	1:00	6,201.33	0.00	6,201.33
09/01/2018	Irrigation Frequency Drive	Common Area	09/01/2013	5:00	13,436.22	0.00	13,436.22
09/01/2018	Irrigation Maintenance	Common Area	09/01/2017	1:00	6,718.11	0.00	6,718.11
09/01/2018	Irrigation Maintenance (Misc.)	Ustick Pump Ho	09/01/2013	5:00	10,335.55	0.00	10,335.55
09/01/2018	Landscaping (Trees)	Common Area	09/01/2017	1:00	11,162.39	0.00	11,162.39
09/01/2018	Landscaping Rock	Common Area	09/01/2013	5:00	2,273.82	0.00	2,273.82
09/01/2018	Paint Clubhouse Interior	Clubhouse	09/01/2008	10:00	2,067.11	0.00	2,067.11
09/01/2018	Paint Shade Structures	Clubhouse	09/01/2013	5:00	1,653.69	0.00	1,653.69

Analysis Date - January 1, 2017

Expenditures - Items

Date	Description	Location	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
09/01/2018	Paint Shade Structures	Main Pool	09/01/2010	8:00	\$ 1,653.69	\$ 0.00	\$ 1,653.69
09/01/2018	Painting (Fencing)	Entrance Founta	09/01/2004	14:00	2,083.65	0.00	2,083.65
09/01/2018	Pool Covers	Clubhouse	09/01/2008	10:00	5,684.55	0.00	5,684.55
09/01/2018	Pool Equipment (Clubhouse)	Clubhouse	09/01/2013	5:00	3,100.67	0.00	3,100.67
09/01/2018	Pool Furniture	Main Pool	09/01/2016	2:00	1,033.56	0.00	1,033.56
09/01/2018	Pool Heaters	Main Pool	09/01/2009	9:00	3,927.51	0.00	3,927.51
09/01/2018	Pool Resurfacing	Main Pool	09/01/2004	14:00	44,809.78	0.00	44,809.78
09/01/2018	Water Feature Equipment	Common Area	09/01/2013	5:00	5,684.55	0.00	5,684.55
09/01/2018	Water Heater	Main Pool	09/01/2004	14:00	1,653.69	0.00	1,653.69
12/01/2018	Irrigation Valves	Common Area	12/01/2017	1:00	3,323.79	0.00	3,323.79
					\$ 129,006.86	\$ 0.00	\$ 129,006.86

Year --2019

01/01/2019	Painting (Fencing)	Main Pool	01/01/2012	7:00	5,767.98	0.00	5,767.98
09/01/2019	Access Control	Clubhouse	09/01/2004	15:00	4,216.90	0.00	4,216.90
09/01/2019	Asphalt Repair & Replacement	Pathways	09/01/2014	5:00	1,159.65	0.00	1,159.65
09/01/2019	Bollard Lights	Common Area	09/01/2014	5:00	1,265.07	0.00	1,265.07
09/01/2019	Building Maintenance	Clubhouse	09/01/2014	5:00	948.80	0.00	948.80
09/01/2019	Entry Monument	Common Area	09/01/2014	5:00	2,319.30	0.00	2,319.30
09/01/2019	Fencing (Vinyl)	Common Area	09/01/2018	1:00	6,325.36	0.00	6,325.36
09/01/2019	Irrigation Maintenance	Common Area	09/01/2018	1:00	6,852.47	0.00	6,852.47
09/01/2019	Irrigation Maintenance (Misc.)	Well House	09/01/2014	5:00	10,542.26	0.00	10,542.26
09/01/2019	Landscaping (Trees)	Common Area	09/01/2018	1:00	11,385.64	0.00	11,385.64
09/01/2019	Landscaping Upgrades	Common Area	09/01/2014	5:00	9,277.19	0.00	9,277.19
09/01/2019	Paint Pump Houses	Ustick Pump Ho	09/01/2009	10:00	711.60	0.00	711.60
09/01/2019	Paint Pump Houses	Well House	09/01/2009	10:00	711.60	0.00	711.60
09/01/2019	Paint Restroom	Main Pool	09/01/2009	10:00	695.79	0.00	695.79
09/01/2019	Painting (Fencing)	Tot Lot	09/01/2009	10:00	3,162.68	0.00	3,162.68
09/01/2019	Pergolas Maintenance	Common Area	09/01/2014	5:00	1,054.23	0.00	1,054.23
09/01/2019	Pool Deck Sealing	Main Pool	09/01/2000	19:00	10,753.11	0.00	10,753.11
09/01/2019	Pool Heaters	Clubhouse	09/01/2009	10:00	4,006.06	0.00	4,006.06
09/01/2019	Refrigerator	Clubhouse	09/01/2004	15:00	1,054.23	0.00	1,054.23
09/01/2019	Shade Structures	Pool	09/01/2014	5:00	737.96	0.00	737.96
09/01/2019	Shade Structures	Clubhouse	09/01/2014	5:00	737.96	0.00	737.96
12/01/2019	Irrigation Valves	Common Area	12/01/2018	1:00	3,390.27	0.00	3,390.27
					\$ 87,076.11	\$ 0.00	\$ 87,076.11

Year --2020

01/01/2020	Contingency (General Mntc)	Common Area	01/01/2017	3:00	4,775.44	0.00	4,775.44
09/01/2020	Doors (Exterior Entry)	Main Pool	09/01/2013	7:00	2,150.62	0.00	2,150.62
09/01/2020	Doors (Tower)	Tower	09/01/2000	20:00	4,677.60	0.00	4,677.60
09/01/2020	Fencing (Vinyl)	Common Area	09/01/2019	1:00	6,451.86	0.00	6,451.86
09/01/2020	Irrigation Maintenance	Common Area	09/01/2019	1:00	6,989.52	0.00	6,989.52

Analysis Date - January 1, 2017

Expenditures - Items

Date	Description	Location	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
09/01/2020	Landscaping (Trees)	Common Area	09/01/2019	1:00	\$ 11,613.36	\$ 0.00	\$ 11,613.36
09/01/2020	Pool Deck Maintenance	Clubhouse	09/01/2015	5:00	1,612.97	0.00	1,612.97
09/01/2020	Pool Deck Maintenance	Main Pool	09/01/2015	5:00	1,209.72	0.00	1,209.72
09/01/2020	Pool Furniture	Main Pool	09/01/2018	2:00	1,075.31	0.00	1,075.31
09/01/2020	Pool Resurfacing	Clubhouse	09/01/2007	13:00	26,194.57	0.00	26,194.57
09/01/2020	Reserve Study	Reserve Study	09/01/2014	6:00	4,301.24	0.00	4,301.24
09/01/2020	Roofing Maintenance	Clubhouse	09/01/2015	5:00	1,075.31	0.00	1,075.31
09/01/2020	Roofing Maintenance	Main Pool	09/01/2015	5:00	1,075.31	0.00	1,075.31
12/01/2020	Irrigation Valves	Common Area	12/01/2019	1:00	3,458.07	0.00	3,458.07
					\$ 76,660.90	\$ 0.00	\$ 76,660.90
Year --2021							
01/01/2021	Storage Shed Maintenance	Common Area	01/01/2016	5:00	1,298.92	0.00	1,298.92
09/01/2021	Fencing (Vinyl)	Common Area	09/01/2020	1:00	6,580.90	0.00	6,580.90
09/01/2021	Irrigation Maintenance	Common Area	09/01/2020	1:00	7,129.31	0.00	7,129.31
09/01/2021	Landscaping (Trees)	Common Area	09/01/2020	1:00	11,845.62	0.00	11,845.62
09/01/2021	Paint Touch-Up	Pool Building	09/01/2011	10:00	723.90	0.00	723.90
09/01/2021	Sealing (Parking Lot)	Clubhouse	09/01/2017	4:00	1,895.30	0.00	1,895.30
09/01/2021	Sealing (Parking Lot)	Main Pool	09/01/2017	4:00	1,702.26	0.00	1,702.26
12/01/2021	Irrigation Valves	Common Area	12/01/2020	1:00	3,527.23	0.00	3,527.23
12/01/2021	Paint Decorative Pottery	Common Area	09/01/2014	7:03	771.58	0.00	771.58
					\$ 35,475.02	\$ 0.00	\$ 35,475.02
Year --2022							
01/01/2022	Concrete Repair (Stamped)	Clubhouse	01/01/2017	5:00	1,104.08	0.00	1,104.08
09/01/2022	Benches and Pottery	Common Area	09/01/2017	5:00	3,020.63	0.00	3,020.63
09/01/2022	Concrete Repair (Pathways)	Pathways	09/01/2017	5:00	1,817.97	0.00	1,817.97
09/01/2022	Doors (Exterior Entry)	Main Pool	09/01/2013	9:00	2,237.51	0.00	2,237.51
09/01/2022	Fencing (Vinyl)	Common Area	09/01/2021	1:00	6,712.52	0.00	6,712.52
09/01/2022	Flooring (Tile)	Clubhouse	09/01/2017	5:00	1,230.63	0.00	1,230.63
09/01/2022	Irrigation Central Controller	Common Area	09/01/2017	5:00	8,390.65	0.00	8,390.65
09/01/2022	Irrigation Maintenance	Common Area	09/01/2021	1:00	7,271.90	0.00	7,271.90
09/01/2022	Irrigation Pump Maintenance	Common Area	09/01/2017	5:00	17,900.05	0.00	17,900.05
09/01/2022	Landscaping (Curbing)	Common Area	09/01/2017	5:00	1,230.63	0.00	1,230.63
09/01/2022	Landscaping (Trees)	Common Area	09/01/2021	1:00	12,082.54	0.00	12,082.54
09/01/2022	Paint Pergolas	Common Area	09/01/2017	5:00	3,020.63	0.00	3,020.63
09/01/2022	Paint Touch-Up	Clubhouse	09/01/2012	10:00	1,230.63	0.00	1,230.63
09/01/2022	Pool Equipment (Main Pool)	Main Pool	09/01/2017	5:00	9,621.28	0.00	9,621.28
09/01/2022	Pool Furniture	Main Pool	09/01/2020	2:00	1,118.75	0.00	1,118.75
12/01/2022	Irrigation Valves	Common Area	12/01/2021	1:00	3,597.78	0.00	3,597.78
					\$ 81,588.18	\$ 0.00	\$ 81,588.18
Year --2023							

Analysis Date - January 1, 2017

Expenditures - Items

Date	Description	Location	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
01/01/2023	Contingency (General Mntc)	Common Area	01/01/2020	3:00	\$ 5,067.73	\$ 0.00	\$ 5,067.73
09/01/2023	Concrete Repair	Common Area	09/01/2013	10:00	13,122.98	0.00	13,122.98
09/01/2023	Fencing (Vinyl)	Common Area	09/01/2022	1:00	6,846.77	0.00	6,846.77
09/01/2023	Irrigation Frequency Drive	Common Area	09/01/2018	5:00	14,834.67	0.00	14,834.67
09/01/2023	Irrigation Maintenance	Common Area	09/01/2022	1:00	7,417.33	0.00	7,417.33
09/01/2023	Irrigation Maintenance (Misc.)	Ustick Pump Ho	09/01/2018	5:00	11,411.28	0.00	11,411.28
09/01/2023	Landscaping (Trees)	Common Area	09/01/2022	1:00	12,324.19	0.00	12,324.19
09/01/2023	Landscaping Rock	Common Area	09/01/2018	5:00	2,510.48	0.00	2,510.48
09/01/2023	Paint Shade Structures	Clubhouse	09/01/2018	5:00	1,825.81	0.00	1,825.81
09/01/2023	Pool Equipment (Clubhouse)	Clubhouse	09/01/2018	5:00	3,423.38	0.00	3,423.38
09/01/2023	Reserve Study	Reserve Study	09/01/2017	6:00	456.45	0.00	456.45
09/01/2023	Water Feature Equipment	Common Area	09/01/2018	5:00	6,276.21	0.00	6,276.21
12/01/2023	Irrigation Valves	Common Area	12/01/2022	1:00	3,669.73	0.00	3,669.73
					\$ 89,187.01	\$ 0.00	\$ 89,187.01

Year --2024

01/01/2024	Stucco Maintenance	Common Area	01/01/2017	7:00	1,723.03	0.00	1,723.03
09/01/2024	Access Control	Main Pool	09/01/2009	15:00	1,862.32	0.00	1,862.32
09/01/2024	Asphalt Repair & Replacement	Pathways	09/01/2019	5:00	1,280.35	0.00	1,280.35
09/01/2024	Bollard Lights	Common Area	09/01/2019	5:00	1,396.74	0.00	1,396.74
09/01/2024	Building Maintenance	Clubhouse	09/01/2019	5:00	1,047.56	0.00	1,047.56
09/01/2024	Doors	Main Pool	09/01/2019	5:00	1,076.65	0.00	1,076.65
09/01/2024	Doors (Exterior Entry)	Main Pool	09/01/2013	11:00	2,327.90	0.00	2,327.90
09/01/2024	Entry Monument	Common Area	09/01/2019	5:00	2,560.69	0.00	2,560.69
09/01/2024	Fencing (Vinyl)	Common Area	09/01/2023	1:00	6,983.71	0.00	6,983.71
09/01/2024	HVAC	Clubhouse	09/01/2004	20:00	6,750.92	0.00	6,750.92
09/01/2024	Irrigation Maintenance	Common Area	09/01/2023	1:00	7,565.68	0.00	7,565.68
09/01/2024	Irrigation Maintenance (Misc.)	Well House	09/01/2019	5:00	11,639.51	0.00	11,639.51
09/01/2024	Landscaping (Trees)	Common Area	09/01/2023	1:00	12,570.67	0.00	12,570.67
09/01/2024	Landscaping Upgrades	Common Area	09/01/2019	5:00	10,242.77	0.00	10,242.77
09/01/2024	Paint Tower Doors & Juliettes	Clubhouse	09/01/2014	10:00	5,819.75	0.00	5,819.75
09/01/2024	Pergolas Maintenance	Common Area	09/01/2019	5:00	1,163.95	0.00	1,163.95
09/01/2024	Pool Furniture	Main Pool	09/01/2022	2:00	1,163.95	0.00	1,163.95
09/01/2024	Sealing (Pathways)	Pathways	09/01/2016	8:00	339.29	0.00	339.29
09/01/2024	Shade Structures	Pool	09/01/2019	5:00	814.77	0.00	814.77
09/01/2024	Shade Structures	Clubhouse	09/01/2019	5:00	814.77	0.00	814.77
12/01/2024	Irrigation Valves	Common Area	12/01/2023	1:00	3,743.13	0.00	3,743.13
					\$ 82,888.11	\$ 0.00	\$ 82,888.11

Year --2025

01/01/2025	Soft Fall Playground Chips	Tot Lot	01/01/2017	8:00	2,343.32	0.00	2,343.32
09/01/2025	Doors (Exterior Entry)	Clubhouse	09/01/2017	8:00	4,748.92	0.00	4,748.92
09/01/2025	Fencing (Vinyl)	Common Area	09/01/2024	1:00	7,123.38	0.00	7,123.38

Analysis Date - January 1, 2017

Expenditures - Items

Date	Description	Location	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
09/01/2025	Irrigation Maintenance	Common Area	09/01/2024	1:00	\$ 7,716.99	\$ 0.00	\$ 7,716.99
09/01/2025	Landscaping (Trees)	Common Area	09/01/2024	1:00	12,822.08	0.00	12,822.08
09/01/2025	Pool Deck Maintenance	Clubhouse	09/01/2020	5:00	1,780.84	0.00	1,780.84
09/01/2025	Pool Deck Maintenance	Main Pool	09/01/2020	5:00	1,335.63	0.00	1,335.63
09/01/2025	Roofing Maintenance	Clubhouse	09/01/2020	5:00	1,187.23	0.00	1,187.23
09/01/2025	Roofing Maintenance	Main Pool	09/01/2020	5:00	1,187.23	0.00	1,187.23
09/01/2025	Sealing (Parking Lot)	Clubhouse	09/01/2021	4:00	2,051.53	0.00	2,051.53
09/01/2025	Sealing (Parking Lot)	Main Pool	09/01/2021	4:00	1,842.58	0.00	1,842.58
09/01/2025	Sealing (Pathways)	Pathways	09/01/2017	8:00	4,906.82	0.00	4,906.82
12/01/2025	Concrete Repair (Stamped)	Common Area	09/01/2015	10:03	1,193.12	0.00	1,193.12
12/01/2025	Irrigation Valves	Common Area	12/01/2024	1:00	3,817.99	0.00	3,817.99
					\$ 54,057.66	\$ 0.00	\$ 54,057.66
Year --2026							
01/01/2026	Contingency (General Mntc)	Common Area	01/01/2023	3:00	5,377.92	0.00	5,377.92
01/01/2026	Storage Shed Maintenance	Common Area	01/01/2021	5:00	1,434.11	0.00	1,434.11
09/01/2026	Doors (Exterior Entry)	Main Pool	09/01/2013	13:00	2,421.95	0.00	2,421.95
09/01/2026	Fencing (Vinyl)	Common Area	09/01/2025	1:00	7,265.85	0.00	7,265.85
09/01/2026	Irrigation Maintenance	Common Area	09/01/2025	1:00	7,871.33	0.00	7,871.33
09/01/2026	Landscaping (Trees)	Common Area	09/01/2025	1:00	13,078.52	0.00	13,078.52
09/01/2026	Paint Shade Structures	Main Pool	09/01/2018	8:00	1,937.56	0.00	1,937.56
09/01/2026	Pool Furniture	Main Pool	09/01/2024	2:00	1,210.97	0.00	1,210.97
09/01/2026	Reserve Study	Reserve Study	09/01/2020	6:00	4,843.90	0.00	4,843.90
12/01/2026	Irrigation Valves	Common Area	12/01/2025	1:00	3,894.35	0.00	3,894.35
12/01/2026	Paint Decorative Pottery	Common Area	12/01/2021	5:00	851.89	0.00	851.89
					\$ 50,188.35	\$ 0.00	\$ 50,188.35
Year --2027							
01/01/2027	Concrete Repair (Stamped)	Clubhouse	01/01/2022	5:00	1,218.99	0.00	1,218.99
01/01/2027	Painting (Fencing)	Clubhouse	01/01/2017	10:00	4,198.22	0.00	4,198.22
01/01/2027	Security System	Clubhouse	09/01/2014	12:04	1,706.59	0.00	1,706.59
01/01/2027	Security System	Main Pool	09/01/2014	12:04	1,706.59	0.00	1,706.59
09/01/2027	Benches and Pottery	Common Area	09/01/2022	5:00	3,335.02	0.00	3,335.02
09/01/2027	Concrete Repair (Pathways)	Pathways	09/01/2022	5:00	2,007.19	0.00	2,007.19
09/01/2027	Doors	Clubhouse	09/01/2022	5:00	1,142.55	0.00	1,142.55
09/01/2027	Fencing (Vinyl)	Common Area	09/01/2026	1:00	7,411.16	0.00	7,411.16
09/01/2027	Flooring (Carpet)	Clubhouse	09/01/2002	25:00	1,182.08	0.00	1,182.08
09/01/2027	Flooring (Tile)	Clubhouse	09/01/2022	5:00	1,358.71	0.00	1,358.71
09/01/2027	Irrigation Central Controller	Common Area	09/01/2022	5:00	9,263.95	0.00	9,263.95
09/01/2027	Irrigation Maintenance	Common Area	09/01/2026	1:00	8,028.76	0.00	8,028.76
09/01/2027	Irrigation Pump Maintenance	Common Area	09/01/2022	5:00	19,763.10	0.00	19,763.10
09/01/2027	Landscaping (Curbing)	Common Area	09/01/2022	5:00	1,358.71	0.00	1,358.71
09/01/2027	Landscaping (Trees)	Common Area	09/01/2026	1:00	13,340.09	0.00	13,340.09

Analysis Date - January 1, 2017

Expenditures - Items

Date	Description	Location	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
09/01/2027	Outdoor Equipment	Common Area	09/01/2002	25:00	\$ 22,233.49	\$ 0.00	\$ 22,233.49
09/01/2027	Paint Clubhouse & Pool	Clubhouse	09/01/2017	10:00	8,028.76	0.00	8,028.76
09/01/2027	Paint Pergolas	Common Area	09/01/2022	5:00	3,335.02	0.00	3,335.02
09/01/2027	Paint Planter Walls	Common Area	09/01/2017	10:00	2,655.67	0.00	2,655.67
09/01/2027	Paint Pool Building	Pool	09/01/2017	10:00	3,952.62	0.00	3,952.62
09/01/2027	Paint Pump Houses	Main Pump Hou	09/01/2017	10:00	3,335.02	0.00	3,335.02
09/01/2027	Painting (Fencing)	Bridge Railings	09/01/2017	10:00	1,363.65	0.00	1,363.65
09/01/2027	Pool Covers	Main Pool	09/01/2017	10:00	12,228.42	0.00	12,228.42
09/01/2027	Pool Equipment (Main Pool)	Main Pool	09/01/2022	5:00	10,622.67	0.00	10,622.67
09/01/2027	Pool Heaters	Main Pool	09/01/2017	10:00	4,693.74	0.00	4,693.74
12/01/2027	Irrigation Valves	Common Area	12/01/2026	1:00	3,972.24	0.00	3,972.24
					\$ 153,443.01	\$ 0.00	\$ 153,443.01
Year --2028							
01/01/2028	Painting (Fencing)	Cementary	01/01/2018	10:00	2,685.69	0.00	2,685.69
09/01/2028	Doors (Exterior Entry)	Main Pool	09/01/2020	8:00	2,519.80	0.00	2,519.80
09/01/2028	Fencing (Vinyl)	Common Area	09/01/2027	1:00	7,559.39	0.00	7,559.39
09/01/2028	Irrigation Frequency Drive	Common Area	09/01/2023	5:00	16,378.67	0.00	16,378.67
09/01/2028	Irrigation Maintenance	Common Area	09/01/2027	1:00	8,189.34	0.00	8,189.34
09/01/2028	Irrigation Maintenance (Misc.)	Ustick Pump Ho	09/01/2023	5:00	12,598.98	0.00	12,598.98
09/01/2028	Landscaping (Trees)	Common Area	09/01/2027	1:00	13,606.90	0.00	13,606.90
09/01/2028	Landscaping Rock	Common Area	09/01/2023	5:00	2,771.78	0.00	2,771.78
09/01/2028	Paint Clubhouse Interior	Clubhouse	09/01/2018	10:00	2,519.80	0.00	2,519.80
09/01/2028	Paint Shade Structures	Clubhouse	09/01/2023	5:00	2,015.84	0.00	2,015.84
09/01/2028	Painting (Fencing)	Entrance Founta	09/01/2018	10:00	2,539.95	0.00	2,539.95
09/01/2028	Pool Covers	Clubhouse	09/01/2018	10:00	6,929.44	0.00	6,929.44
09/01/2028	Pool Equipment (Clubhouse)	Clubhouse	09/01/2023	5:00	3,779.69	0.00	3,779.69
09/01/2028	Pool Furniture	Main Pool	09/01/2026	2:00	1,259.90	0.00	1,259.90
09/01/2028	Pool Heaters	Main Pool	09/01/2018	10:00	4,787.61	0.00	4,787.61
09/01/2028	Roof Replace (Membrane)	Common Area	09/01/2023	5:00	1,511.88	0.00	1,511.88
09/01/2028	Water Feature Equipment	Common Area	09/01/2023	5:00	6,929.44	0.00	6,929.44
12/01/2028	Irrigation Valves	Common Area	12/01/2027	1:00	4,051.68	0.00	4,051.68
					\$ 102,635.78	\$ 0.00	\$ 102,635.78
Year --2029							
01/01/2029	Contingency (General Mntc)	Common Area	01/01/2026	3:00	5,707.09	0.00	5,707.09
01/01/2029	Painting (Fencing)	Main Pool	01/01/2019	10:00	7,031.13	0.00	7,031.13
09/01/2029	Asphalt Overlay & Grinding	Pathways	09/01/2004	25:00	130,126.87	0.00	130,126.87
09/01/2029	Asphalt Repair & Replacement	Pathways	09/01/2024	5:00	1,413.61	0.00	1,413.61
09/01/2029	Bollard Lights	Common Area	09/01/2024	5:00	1,542.11	0.00	1,542.11
09/01/2029	Building Maintenance	Clubhouse	09/01/2024	5:00	1,156.59	0.00	1,156.59
09/01/2029	Doors	Main Pool	09/01/2024	5:00	1,188.71	0.00	1,188.71
09/01/2029	Entry Monument	Common Area	09/01/2024	5:00	2,827.21	0.00	2,827.21

Analysis Date - January 1, 2017

Expenditures - Items

Date	Description	Location	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
09/01/2029	Fencing (Aluminum)	Main Pool	09/01/2004	25:00	\$ 26,717.14	\$ 0.00	\$ 26,717.14
09/01/2029	Fencing (Vinyl)	Common Area	09/01/2028	1:00	7,710.57	0.00	7,710.57
09/01/2029	Fencing (Wrought Iron)	Entrance Founta	09/01/2004	25:00	9,715.32	0.00	9,715.32
09/01/2029	Irrigation Maintenance	Common Area	09/01/2028	1:00	8,353.12	0.00	8,353.12
09/01/2029	Irrigation Maintenance (Misc.)	Well House	09/01/2024	5:00	12,850.96	0.00	12,850.96
09/01/2029	Landscaping (Trees)	Common Area	09/01/2028	1:00	13,879.03	0.00	13,879.03
09/01/2029	Landscaping Upgrades	Common Area	09/01/2024	5:00	11,308.84	0.00	11,308.84
09/01/2029	Paint Pump Houses	Ustick Pump Ho	09/01/2019	10:00	867.44	0.00	867.44
09/01/2029	Paint Pump Houses	Well House	09/01/2019	10:00	867.44	0.00	867.44
09/01/2029	Paint Restroom	Main Pool	09/01/2019	10:00	848.16	0.00	848.16
09/01/2029	Painting (Fencing)	Tot Lot	09/01/2019	10:00	3,855.29	0.00	3,855.29
09/01/2029	Pergolas Maintenance	Common Area	09/01/2024	5:00	1,285.10	0.00	1,285.10
09/01/2029	Pool Heaters	Clubhouse	09/01/2019	10:00	4,883.36	0.00	4,883.36
09/01/2029	Reserve Study	Reserve Study	09/01/2023	6:00	514.04	0.00	514.04
09/01/2029	Sealing (Parking Lot)	Clubhouse	09/01/2025	4:00	2,220.65	0.00	2,220.65
09/01/2029	Sealing (Parking Lot)	Main Pool	09/01/2025	4:00	1,994.47	0.00	1,994.47
09/01/2029	Shade Structures	Pool	09/01/2024	5:00	899.57	0.00	899.57
09/01/2029	Shade Structures	Clubhouse	09/01/2024	5:00	899.57	0.00	899.57
09/01/2029	Water Heater	Clubhouse	09/01/2017	12:00	2,056.15	0.00	2,056.15
12/01/2029	Irrigation Valves	Common Area	12/01/2028	1:00	4,132.72	0.00	4,132.72
					\$ 266,852.26	\$ 0.00	\$ 266,852.26

Year --2030

09/01/2030	Doors (Exterior Entry)	Main Pool	09/01/2022	8:00	2,621.60	0.00	2,621.60
09/01/2030	Fencing (Vinyl)	Common Area	09/01/2029	1:00	7,864.79	0.00	7,864.79
09/01/2030	Irrigation Maintenance	Common Area	09/01/2029	1:00	8,520.19	0.00	8,520.19
09/01/2030	Landscaping (Trees)	Common Area	09/01/2029	1:00	14,156.62	0.00	14,156.62
09/01/2030	Pool Deck Maintenance	Clubhouse	09/01/2025	5:00	1,966.20	0.00	1,966.20
09/01/2030	Pool Deck Maintenance	Main Pool	09/01/2025	5:00	1,474.65	0.00	1,474.65
09/01/2030	Pool Furniture	Main Pool	09/01/2028	2:00	1,310.80	0.00	1,310.80
09/01/2030	Pool Resurfacing	Main Pool	09/01/2018	12:00	56,829.64	0.00	56,829.64
09/01/2030	Roofing Maintenance	Clubhouse	09/01/2025	5:00	1,310.80	0.00	1,310.80
09/01/2030	Roofing Maintenance	Main Pool	09/01/2025	5:00	1,310.80	0.00	1,310.80
09/01/2030	Water Heater	Main Pool	09/01/2018	12:00	2,097.28	0.00	2,097.28
12/01/2030	Irrigation Valves	Common Area	12/01/2029	1:00	4,215.37	0.00	4,215.37
					\$ 103,678.74	\$ 0.00	\$ 103,678.74

Year --2031

01/01/2031	Storage Shed Maintenance	Common Area	01/01/2026	5:00	1,583.37	0.00	1,583.37
01/01/2031	Stucco Maintenance	Common Area	01/01/2024	7:00	1,979.22	0.00	1,979.22
09/01/2031	Fencing (Vinyl)	Common Area	09/01/2030	1:00	8,022.08	0.00	8,022.08
09/01/2031	Irrigation Maintenance	Common Area	09/01/2030	1:00	8,690.59	0.00	8,690.59
09/01/2031	Landscaping (Trees)	Common Area	09/01/2030	1:00	14,439.75	0.00	14,439.75

Analysis Date - January 1, 2017

Expenditures - Items

Date	Description	Location	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
09/01/2031	Paint Touch-Up	Pool Building	09/01/2021	10:00	\$ 882.43	\$ 0.00	\$ 882.43
12/01/2031	Irrigation Valves	Common Area	12/01/2030	1:00	4,299.68	0.00	4,299.68
12/01/2031	Paint Decorative Pottery	Common Area	12/01/2026	5:00	940.55	0.00	940.55
					\$ 40,837.67	\$ 0.00	\$ 40,837.67
Year --2032							
01/01/2032	Concrete Repair (Stamped)	Clubhouse	01/01/2027	5:00	1,345.87	0.00	1,345.87
01/01/2032	Contingency (General Mntc)	Common Area	01/01/2029	3:00	6,056.41	0.00	6,056.41
09/01/2032	Bathroom Rehab or Upgrade	Clubhouse	09/01/2002	30:00	5,182.27	0.00	5,182.27
09/01/2032	Bathroom Rehab or Upgrade	Main Pool	09/01/2002	30:00	3,368.47	0.00	3,368.47
09/01/2032	Benches and Pottery	Common Area	09/01/2027	5:00	3,682.14	0.00	3,682.14
09/01/2032	Concrete Repair (Pathways)	Pathways	09/01/2027	5:00	2,216.10	0.00	2,216.10
09/01/2032	Doors	Clubhouse	09/01/2027	5:00	1,261.47	0.00	1,261.47
09/01/2032	Doors (Exterior Entry)	Main Pool	09/01/2024	8:00	2,727.51	0.00	2,727.51
09/01/2032	Fencing (Vinyl)	Common Area	09/01/2031	1:00	8,182.52	0.00	8,182.52
09/01/2032	Flooring (Tile)	Clubhouse	09/01/2027	5:00	1,500.13	0.00	1,500.13
09/01/2032	Irrigation Central Controller	Common Area	09/01/2027	5:00	10,228.15	0.00	10,228.15
09/01/2032	Irrigation Maintenance	Common Area	09/01/2031	1:00	8,864.40	0.00	8,864.40
09/01/2032	Irrigation Pump Maintenance	Common Area	09/01/2027	5:00	21,820.06	0.00	21,820.06
09/01/2032	Landscaping (Curbing)	Common Area	09/01/2027	5:00	1,500.13	0.00	1,500.13
09/01/2032	Landscaping (Trees)	Common Area	09/01/2031	1:00	14,728.54	0.00	14,728.54
09/01/2032	Paint Pergolas	Common Area	09/01/2027	5:00	3,682.14	0.00	3,682.14
09/01/2032	Paint Touch-Up	Clubhouse	09/01/2022	10:00	1,500.13	0.00	1,500.13
09/01/2032	Pool Deck Sealing	Clubhouse	09/01/2017	15:00	8,182.52	0.00	8,182.52
09/01/2032	Pool Equipment (Main Pool)	Main Pool	09/01/2027	5:00	11,728.28	0.00	11,728.28
09/01/2032	Pool Furniture	Main Pool	09/01/2030	2:00	1,363.75	0.00	1,363.75
09/01/2032	Pool Resurfacing	Clubhouse	09/01/2020	12:00	33,221.05	0.00	33,221.05
09/01/2032	Reserve Study	Reserve Study	09/01/2026	6:00	5,455.02	0.00	5,455.02
09/01/2032	Sealing (Pathways)	Pathways	09/01/2024	8:00	397.53	0.00	397.53
12/01/2032	Irrigation Valves	Common Area	12/01/2031	1:00	4,385.67	0.00	4,385.67
					\$ 162,580.26	\$ 0.00	\$ 162,580.26
Year --2033							
01/01/2033	Soft Fall Playground Chips	Tot Lot	01/01/2025	8:00	2,745.57	0.00	2,745.57
09/01/2033	Asphalt Replacement	Parking Lot - Clu	09/01/2003	30:00	47,322.81	0.00	47,322.81
09/01/2033	Asphalt Replacement	Parking Lot - Ma	09/01/2003	30:00	42,502.89	0.00	42,502.89
09/01/2033	Concrete Repair	Common Area	09/01/2023	10:00	15,996.83	0.00	15,996.83
09/01/2033	Doors (Exterior Entry)	Clubhouse	09/01/2025	8:00	5,564.12	0.00	5,564.12
09/01/2033	Fencing (Vinyl)	Common Area	09/01/2032	1:00	8,346.17	0.00	8,346.17
09/01/2033	Irrigation Frequency Drive	Common Area	09/01/2028	5:00	18,083.38	0.00	18,083.38
09/01/2033	Irrigation Maintenance	Common Area	09/01/2032	1:00	9,041.69	0.00	9,041.69
09/01/2033	Irrigation Maintenance (Misc.)	Ustick Pump Ho	09/01/2028	5:00	13,910.29	0.00	13,910.29
09/01/2033	Landscaping (Trees)	Common Area	09/01/2032	1:00	15,023.11	0.00	15,023.11

Analysis Date - January 1, 2017

Expenditures - Items

Date	Description	Location	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
09/01/2033	Landscaping Rock	Common Area	09/01/2028	5:00	\$ 3,060.26	\$ 0.00	\$ 3,060.26
09/01/2033	Paint Shade Structures	Clubhouse	09/01/2028	5:00	2,225.65	0.00	2,225.65
09/01/2033	Pool Equipment (Clubhouse)	Clubhouse	09/01/2028	5:00	4,173.09	0.00	4,173.09
09/01/2033	Sealing (Parking Lot)	Clubhouse	09/01/2029	4:00	2,403.70	0.00	2,403.70
09/01/2033	Sealing (Parking Lot)	Main Pool	09/01/2029	4:00	2,158.88	0.00	2,158.88
09/01/2033	Sealing (Pathways)	Pathways	09/01/2025	8:00	5,749.12	0.00	5,749.12
09/01/2033	Water Feature Equipment	Common Area	09/01/2028	5:00	7,650.66	0.00	7,650.66
12/01/2033	Irrigation Valves	Common Area	12/01/2032	1:00	4,473.38	0.00	4,473.38
					\$ 210,431.60	\$ 0.00	\$ 210,431.60
Year --2034							
01/01/2034	Irrigation Filters (Commercial)	Main Pump Hou	01/01/2002	32:00	72,812.55	0.00	72,812.55
09/01/2034	Access Control	Clubhouse	09/01/2019	15:00	5,675.40	0.00	5,675.40
09/01/2034	Asphalt Repair & Replacement	Pathways	09/01/2029	5:00	1,560.73	0.00	1,560.73
09/01/2034	Bollard Lights	Common Area	09/01/2029	5:00	1,702.62	0.00	1,702.62
09/01/2034	Building Maintenance	Clubhouse	09/01/2029	5:00	1,276.96	0.00	1,276.96
09/01/2034	Doors	Main Pool	09/01/2029	5:00	1,312.44	0.00	1,312.44
09/01/2034	Doors (Exterior Entry)	Main Pool	09/01/2026	8:00	2,837.70	0.00	2,837.70
09/01/2034	Entry Monument	Common Area	09/01/2029	5:00	3,121.47	0.00	3,121.47
09/01/2034	Fencing (Vinyl)	Common Area	09/01/2033	1:00	8,513.10	0.00	8,513.10
09/01/2034	Fencing (Wrought Iron)	Tot Lot	09/01/2004	30:00	15,962.06	0.00	15,962.06
09/01/2034	Fencing (Wrought Iron)	Common Area	09/01/2004	30:00	5,874.04	0.00	5,874.04
09/01/2034	Fencing (Wrought Iron)	Clubhouse	09/01/2004	30:00	1,915.45	0.00	1,915.45
09/01/2034	Irrigation Filters (Commercial)	Ustick Pump Ho	09/01/2004	30:00	53,916.29	0.00	53,916.29
09/01/2034	Irrigation Maintenance	Common Area	09/01/2033	1:00	9,222.52	0.00	9,222.52
09/01/2034	Irrigation Maintenance (Misc.)	Well House	09/01/2029	5:00	14,188.50	0.00	14,188.50
09/01/2034	Irrigation Pumps	Common Area	09/01/2032	2:00	39,727.79	0.00	39,727.79
09/01/2034	Landscaping (Trees)	Common Area	09/01/2033	1:00	15,323.58	0.00	15,323.58
09/01/2034	Landscaping Upgrades	Common Area	09/01/2029	5:00	12,485.88	0.00	12,485.88
09/01/2034	Paint Shade Structures	Main Pool	09/01/2026	8:00	2,270.16	0.00	2,270.16
09/01/2034	Paint Tower Doors & Juliettes	Clubhouse	09/01/2024	10:00	7,094.25	0.00	7,094.25
09/01/2034	Pergolas Maintenance	Common Area	09/01/2029	5:00	1,418.85	0.00	1,418.85
09/01/2034	Pool Deck Sealing	Main Pool	09/01/2019	15:00	14,472.27	0.00	14,472.27
09/01/2034	Pool Furniture	Main Pool	09/01/2032	2:00	1,418.85	0.00	1,418.85
09/01/2034	Refrigerator	Clubhouse	09/01/2019	15:00	1,418.85	0.00	1,418.85
09/01/2034	Shade Structures	Pool	09/01/2029	5:00	993.19	0.00	993.19
09/01/2034	Shade Structures	Clubhouse	09/01/2029	5:00	993.19	0.00	993.19
12/01/2034	Irrigation Valves	Common Area	12/01/2033	1:00	4,562.85	0.00	4,562.85
					\$ 302,071.54	\$ 0.00	\$ 302,071.54
Year --2035							
01/01/2035	Contingency (General Mntc)	Common Area	01/01/2032	3:00	6,427.11	0.00	6,427.11
09/01/2035	Fencing (Vinyl)	Common Area	09/01/2034	1:00	8,683.36	0.00	8,683.36

Analysis Date - January 1, 2017

Expenditures - Items

Date	Description	Location	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
09/01/2035	Irrigation Maintenance	Common Area	09/01/2034	1:00	\$ 9,406.97	\$ 0.00	\$ 9,406.97
09/01/2035	Landscaping (Trees)	Common Area	09/01/2034	1:00	15,630.05	0.00	15,630.05
09/01/2035	Pool Deck Maintenance	Clubhouse	09/01/2030	5:00	2,170.84	0.00	2,170.84
09/01/2035	Pool Deck Maintenance	Main Pool	09/01/2030	5:00	1,628.13	0.00	1,628.13
09/01/2035	Reserve Study	Reserve Study	09/01/2029	6:00	578.89	0.00	578.89
09/01/2035	Roofing Maintenance	Clubhouse	09/01/2030	5:00	1,447.23	0.00	1,447.23
09/01/2035	Roofing Maintenance	Main Pool	09/01/2030	5:00	1,447.23	0.00	1,447.23
12/01/2035	Concrete Repair (Stamped)	Common Area	12/01/2025	10:00	1,454.41	0.00	1,454.41
12/01/2035	Irrigation Valves	Common Area	12/01/2034	1:00	4,654.11	0.00	4,654.11
					\$ 53,528.33	\$ 0.00	\$ 53,528.33
Year --2036							
01/01/2036	Storage Shed Maintenance	Common Area	01/01/2031	5:00	1,748.17	0.00	1,748.17
09/01/2036	Doors (Exterior Entry)	Main Pool	09/01/2028	8:00	2,952.34	0.00	2,952.34
09/01/2036	Fencing (Vinyl)	Common Area	09/01/2035	1:00	8,857.03	0.00	8,857.03
09/01/2036	Irrigation Maintenance	Common Area	09/01/2035	1:00	9,595.11	0.00	9,595.11
09/01/2036	Irrigation Pumps	Common Area	09/01/2034	2:00	41,332.79	0.00	41,332.79
09/01/2036	Landscaping (Trees)	Common Area	09/01/2035	1:00	15,942.65	0.00	15,942.65
09/01/2036	Pool Furniture	Main Pool	09/01/2034	2:00	1,476.17	0.00	1,476.17
12/01/2036	Irrigation Valves	Common Area	12/01/2035	1:00	4,747.19	0.00	4,747.19
12/01/2036	Paint Decorative Pottery	Common Area	12/01/2031	5:00	1,038.45	0.00	1,038.45
					\$ 87,689.90	\$ 0.00	\$ 87,689.90
Year --2037							
01/01/2037	Concrete Repair (Stamped)	Clubhouse	01/01/2032	5:00	1,485.95	0.00	1,485.95
01/01/2037	Painting (Fencing)	Clubhouse	01/01/2027	10:00	5,117.60	0.00	5,117.60
09/01/2037	Benches and Pottery	Common Area	09/01/2032	5:00	4,065.38	0.00	4,065.38
09/01/2037	Concrete Repair (Pathways)	Pathways	09/01/2032	5:00	2,446.75	0.00	2,446.75
09/01/2037	Doors	Clubhouse	09/01/2032	5:00	1,392.77	0.00	1,392.77
09/01/2037	Fencing (Vinyl)	Common Area	09/01/2036	1:00	9,034.17	0.00	9,034.17
09/01/2037	Fencing (Wrought Iron)	Common Area	09/01/2002	35:00	19,446.05	0.00	19,446.05
09/01/2037	Flooring (Tile)	Clubhouse	09/01/2032	5:00	1,656.26	0.00	1,656.26
09/01/2037	Irrigation Central Controller	Common Area	09/01/2032	5:00	11,292.71	0.00	11,292.71
09/01/2037	Irrigation Maintenance	Common Area	09/01/2036	1:00	9,787.01	0.00	9,787.01
09/01/2037	Irrigation Pump Maintenance	Common Area	09/01/2032	5:00	24,091.11	0.00	24,091.11
09/01/2037	Landscaping (Curbing)	Common Area	09/01/2032	5:00	1,656.26	0.00	1,656.26
09/01/2037	Landscaping (Trees)	Common Area	09/01/2036	1:00	16,261.50	0.00	16,261.50
09/01/2037	Paint Clubhouse & Pool	Clubhouse	09/01/2027	10:00	9,787.01	0.00	9,787.01
09/01/2037	Paint Pergolas	Common Area	09/01/2032	5:00	4,065.38	0.00	4,065.38
09/01/2037	Paint Planter Walls	Common Area	09/01/2027	10:00	3,237.24	0.00	3,237.24
09/01/2037	Paint Pool Building	Pool	09/01/2027	10:00	4,818.22	0.00	4,818.22
09/01/2037	Paint Pump Houses	Main Pump Hou	09/01/2027	10:00	4,065.38	0.00	4,065.38
09/01/2037	Painting (Fencing)	Bridge Railings	09/01/2027	10:00	1,662.29	0.00	1,662.29

Analysis Date - January 1, 2017

Expenditures - Items

Date	Description	Location	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
09/01/2037	Pool Covers	Main Pool	09/01/2027	10:00	\$ 14,906.38	\$ 0.00	\$ 14,906.38
09/01/2037	Pool Equipment (Main Pool)	Main Pool	09/01/2032	5:00	12,948.97	0.00	12,948.97
09/01/2037	Pool Heaters	Main Pool	09/01/2027	10:00	5,721.64	0.00	5,721.64
09/01/2037	Sealing (Parking Lot)	Clubhouse	09/01/2033	4:00	2,601.84	0.00	2,601.84
09/01/2037	Sealing (Parking Lot)	Main Pool	09/01/2033	4:00	2,336.84	0.00	2,336.84
12/01/2037	Irrigation Valves	Common Area	12/01/2036	1:00	4,842.14	0.00	4,842.14
					\$ 178,726.85	\$ 0.00	\$ 178,726.85
Year --2038							
01/01/2038	Contingency (General Mntc)	Common Area	01/01/2035	3:00	6,820.50	0.00	6,820.50
01/01/2038	Painting (Fencing)	Cementary	01/01/2028	10:00	3,273.84	0.00	3,273.84
01/01/2038	Stucco Maintenance	Common Area	01/01/2031	7:00	2,273.50	0.00	2,273.50
09/01/2038	Doors (Exterior Entry)	Main Pool	09/01/2030	8:00	3,071.62	0.00	3,071.62
09/01/2038	Fencing (Vinyl)	Common Area	09/01/2037	1:00	9,214.85	0.00	9,214.85
09/01/2038	Irrigation Frequency Drive	Common Area	09/01/2033	5:00	19,965.51	0.00	19,965.51
09/01/2038	Irrigation Maintenance	Common Area	09/01/2037	1:00	9,982.75	0.00	9,982.75
09/01/2038	Irrigation Maintenance (Misc.)	Ustick Pump Ho	09/01/2033	5:00	15,358.08	0.00	15,358.08
09/01/2038	Irrigation Pumps	Common Area	09/01/2036	2:00	43,002.64	0.00	43,002.64
09/01/2038	Landscaping (Trees)	Common Area	09/01/2037	1:00	16,586.73	0.00	16,586.73
09/01/2038	Landscaping Rock	Common Area	09/01/2033	5:00	3,378.78	0.00	3,378.78
09/01/2038	Paint Clubhouse Interior	Clubhouse	09/01/2028	10:00	3,071.62	0.00	3,071.62
09/01/2038	Paint Shade Structures	Clubhouse	09/01/2033	5:00	2,457.29	0.00	2,457.29
09/01/2038	Painting (Fencing)	Entrance Founta	09/01/2028	10:00	3,096.19	0.00	3,096.19
09/01/2038	Pool Covers	Clubhouse	09/01/2028	10:00	8,446.95	0.00	8,446.95
09/01/2038	Pool Equipment (Clubhouse)	Clubhouse	09/01/2033	5:00	4,607.43	0.00	4,607.43
09/01/2038	Pool Furniture	Main Pool	09/01/2036	2:00	1,535.81	0.00	1,535.81
09/01/2038	Pool Heaters	Main Pool	09/01/2028	10:00	5,836.07	0.00	5,836.07
09/01/2038	Reserve Study	Reserve Study	09/01/2032	6:00	6,143.23	0.00	6,143.23
09/01/2038	Water Feature Equipment	Common Area	09/01/2033	5:00	8,446.95	0.00	8,446.95
12/01/2038	Irrigation Valves	Common Area	12/01/2037	1:00	4,938.98	0.00	4,938.98
					\$ 181,509.32	\$ 0.00	\$ 181,509.32
Year --2039							
01/01/2039	Painting (Fencing)	Main Pool	01/01/2029	10:00	8,570.91	0.00	8,570.91
01/01/2039	Security System	Clubhouse	01/01/2027	12:00	2,164.37	0.00	2,164.37
01/01/2039	Security System	Main Pool	01/01/2027	12:00	2,164.37	0.00	2,164.37
09/01/2039	Access Control	Main Pool	09/01/2024	15:00	2,506.44	0.00	2,506.44
09/01/2039	Asphalt Repair & Replacement	Pathways	09/01/2034	5:00	1,723.18	0.00	1,723.18
09/01/2039	Bollard Lights	Common Area	09/01/2034	5:00	1,879.83	0.00	1,879.83
09/01/2039	Building Maintenance	Clubhouse	09/01/2034	5:00	1,409.87	0.00	1,409.87
09/01/2039	Doors	Main Pool	09/01/2034	5:00	1,449.04	0.00	1,449.04
09/01/2039	Entry Monument	Common Area	09/01/2034	5:00	3,446.35	0.00	3,446.35
09/01/2039	Fencing (Vinyl)	Common Area	09/01/2038	1:00	9,399.15	0.00	9,399.15

Analysis Date - January 1, 2017

Expenditures - Items

Date	Description	Location	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
09/01/2039	Irrigation Maintenance	Common Area	09/01/2038	1:00	\$ 10,182.41	\$ 0.00	\$ 10,182.41
09/01/2039	Irrigation Maintenance (Misc.)	Well House	09/01/2034	5:00	15,665.25	0.00	15,665.25
09/01/2039	Landscaping (Trees)	Common Area	09/01/2038	1:00	16,918.47	0.00	16,918.47
09/01/2039	Landscaping Upgrades	Common Area	09/01/2034	5:00	13,785.42	0.00	13,785.42
09/01/2039	Paint Pump Houses	Ustick Pump Ho	09/01/2029	10:00	1,057.40	0.00	1,057.40
09/01/2039	Paint Pump Houses	Well House	09/01/2029	10:00	1,057.40	0.00	1,057.40
09/01/2039	Paint Restroom	Main Pool	09/01/2029	10:00	1,033.91	0.00	1,033.91
09/01/2039	Painting (Fencing)	Tot Lot	09/01/2029	10:00	4,699.57	0.00	4,699.57
09/01/2039	Pergolas Maintenance	Common Area	09/01/2034	5:00	1,566.52	0.00	1,566.52
09/01/2039	Pool Heaters	Clubhouse	09/01/2029	10:00	5,952.79	0.00	5,952.79
09/01/2039	Shade Structures	Pool	09/01/2034	5:00	1,096.57	0.00	1,096.57
09/01/2039	Shade Structures	Clubhouse	09/01/2034	5:00	1,096.57	0.00	1,096.57
12/01/2039	Irrigation Valves	Common Area	12/01/2038	1:00	5,037.76	0.00	5,037.76
					\$ 113,863.55	\$ 0.00	\$ 113,863.55
Year --2040							
09/01/2040	Doors (Exterior Entry)	Main Pool	09/01/2032	8:00	3,195.71	0.00	3,195.71
09/01/2040	Doors (Tower)	Tower	09/01/2020	20:00	6,950.67	0.00	6,950.67
09/01/2040	Fencing (Vinyl)	Common Area	09/01/2039	1:00	9,587.13	0.00	9,587.13
09/01/2040	Irrigation Maintenance	Common Area	09/01/2039	1:00	10,386.06	0.00	10,386.06
09/01/2040	Irrigation Pumps	Common Area	09/01/2038	2:00	44,739.94	0.00	44,739.94
09/01/2040	Landscaping (Trees)	Common Area	09/01/2039	1:00	17,256.84	0.00	17,256.84
09/01/2040	Pool Deck Maintenance	Clubhouse	09/01/2035	5:00	2,396.78	0.00	2,396.78
09/01/2040	Pool Deck Maintenance	Main Pool	09/01/2035	5:00	1,797.59	0.00	1,797.59
09/01/2040	Pool Furniture	Main Pool	09/01/2038	2:00	1,597.86	0.00	1,597.86
09/01/2040	Roofing Maintenance	Clubhouse	09/01/2035	5:00	1,597.86	0.00	1,597.86
09/01/2040	Roofing Maintenance	Main Pool	09/01/2035	5:00	1,597.86	0.00	1,597.86
09/01/2040	Sealing (Pathways)	Pathways	09/01/2032	8:00	465.77	0.00	465.77
12/01/2040	Irrigation Valves	Common Area	12/01/2039	1:00	5,138.51	0.00	5,138.51
					\$ 106,708.58	\$ 0.00	\$ 106,708.58
Year --2041							
01/01/2041	Contingency (General Mntc)	Common Area	01/01/2038	3:00	7,237.97	0.00	7,237.97
01/01/2041	Soft Fall Playground Chips	Tot Lot	01/01/2033	8:00	3,216.87	0.00	3,216.87
01/01/2041	Storage Shed Maintenance	Common Area	01/01/2036	5:00	1,930.12	0.00	1,930.12
09/01/2041	Doors (Exterior Entry)	Clubhouse	09/01/2033	8:00	6,519.25	0.00	6,519.25
09/01/2041	Fencing (Vinyl)	Common Area	09/01/2040	1:00	9,778.87	0.00	9,778.87
09/01/2041	Irrigation Maintenance	Common Area	09/01/2040	1:00	10,593.78	0.00	10,593.78
09/01/2041	Landscaping (Trees)	Common Area	09/01/2040	1:00	17,601.97	0.00	17,601.97
09/01/2041	Paint Touch-Up	Pool Building	09/01/2031	10:00	1,075.68	0.00	1,075.68
09/01/2041	Reserve Study	Reserve Study	09/01/2035	6:00	651.92	0.00	651.92
09/01/2041	Sealing (Parking Lot)	Clubhouse	09/01/2037	4:00	2,816.32	0.00	2,816.32
09/01/2041	Sealing (Parking Lot)	Main Pool	09/01/2037	4:00	2,529.47	0.00	2,529.47

Analysis Date - January 1, 2017

Expenditures - Items

Date	Description	Location	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
09/01/2041	Sealing (Pathways)	Pathways	09/01/2033	8:00	\$ 6,736.01	\$ 0.00	\$ 6,736.01
09/01/2041	Water Heater	Clubhouse	09/01/2029	12:00	2,607.70	0.00	2,607.70
12/01/2041	Irrigation Valves	Common Area	12/01/2040	1:00	5,241.28	0.00	5,241.28
12/01/2041	Paint Decorative Pottery	Common Area	12/01/2036	5:00	1,146.53	0.00	1,146.53
					\$ 79,683.74	\$ 0.00	\$ 79,683.74
Year --2042							
01/01/2042	Concrete Repair (Stamped)	Clubhouse	01/01/2037	5:00	1,640.61	0.00	1,640.61
09/01/2042	Benches and Pottery	Common Area	09/01/2037	5:00	4,488.50	0.00	4,488.50
09/01/2042	Concrete Repair (Pathways)	Pathways	09/01/2037	5:00	2,701.41	0.00	2,701.41
09/01/2042	Doors	Clubhouse	09/01/2037	5:00	1,537.73	0.00	1,537.73
09/01/2042	Doors (Exterior Entry)	Main Pool	09/01/2034	8:00	3,324.82	0.00	3,324.82
09/01/2042	Fencing (Vinyl)	Common Area	09/01/2041	1:00	9,974.45	0.00	9,974.45
09/01/2042	Flooring (Tile)	Clubhouse	09/01/2037	5:00	1,828.65	0.00	1,828.65
09/01/2042	Irrigation Central Controller	Common Area	09/01/2037	5:00	12,468.06	0.00	12,468.06
09/01/2042	Irrigation Maintenance	Common Area	09/01/2041	1:00	10,805.66	0.00	10,805.66
09/01/2042	Irrigation Pump Maintenance	Common Area	09/01/2037	5:00	26,598.54	0.00	26,598.54
09/01/2042	Irrigation Pumps	Common Area	09/01/2040	2:00	46,547.44	0.00	46,547.44
09/01/2042	Landscaping (Curbing)	Common Area	09/01/2037	5:00	1,828.65	0.00	1,828.65
09/01/2042	Landscaping (Trees)	Common Area	09/01/2041	1:00	17,954.01	0.00	17,954.01
09/01/2042	Paint Pergolas	Common Area	09/01/2037	5:00	4,488.50	0.00	4,488.50
09/01/2042	Paint Shade Structures	Main Pool	09/01/2034	8:00	2,659.85	0.00	2,659.85
09/01/2042	Paint Touch-Up	Clubhouse	09/01/2032	10:00	1,828.65	0.00	1,828.65
09/01/2042	Pool Equipment (Main Pool)	Main Pool	09/01/2037	5:00	14,296.71	0.00	14,296.71
09/01/2042	Pool Furniture	Main Pool	09/01/2040	2:00	1,662.41	0.00	1,662.41
09/01/2042	Pool Resurfacing	Main Pool	09/01/2030	12:00	72,073.72	0.00	72,073.72
09/01/2042	Water Heater	Main Pool	09/01/2030	12:00	2,659.85	0.00	2,659.85
12/01/2042	Irrigation Valves	Common Area	12/01/2041	1:00	5,346.11	0.00	5,346.11
					\$ 246,714.33	\$ 0.00	\$ 246,714.33
Year --2043							
09/01/2043	Concrete Repair	Common Area	09/01/2033	10:00	19,500.05	0.00	19,500.05
09/01/2043	Fencing (Vinyl)	Common Area	09/01/2042	1:00	10,173.94	0.00	10,173.94
09/01/2043	Irrigation Frequency Drive	Common Area	09/01/2038	5:00	22,043.54	0.00	22,043.54
09/01/2043	Irrigation Maintenance	Common Area	09/01/2042	1:00	11,021.77	0.00	11,021.77
09/01/2043	Irrigation Maintenance (Misc.)	Ustick Pump Ho	09/01/2038	5:00	16,956.57	0.00	16,956.57
09/01/2043	Landscaping (Trees)	Common Area	09/01/2042	1:00	18,313.09	0.00	18,313.09
09/01/2043	Landscaping Rock	Common Area	09/01/2038	5:00	3,730.44	0.00	3,730.44
09/01/2043	Paint Shade Structures	Clubhouse	09/01/2038	5:00	2,713.05	0.00	2,713.05
09/01/2043	Pool Equipment (Clubhouse)	Clubhouse	09/01/2038	5:00	5,086.97	0.00	5,086.97
09/01/2043	Water Feature Equipment	Common Area	09/01/2038	5:00	9,326.11	0.00	9,326.11
12/01/2043	Irrigation Valves	Common Area	12/01/2042	1:00	5,453.03	0.00	5,453.03

Analysis Date - January 1, 2017

Expenditures - Items

Date	Description	Location	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure	
					\$	124,318.56	\$ 0.00	\$ 124,318.56
Year --2044								
01/01/2044	Contingency (General Mntc)	Common Area	01/01/2041	3:00	\$ 7,680.99	\$ 0.00	\$ 7,680.99	
09/01/2044	Asphalt Repair & Replacement	Pathways	09/01/2039	5:00	1,902.53	0.00	1,902.53	
09/01/2044	Bollard Lights	Common Area	09/01/2039	5:00	2,075.48	0.00	2,075.48	
09/01/2044	Building Maintenance	Clubhouse	09/01/2039	5:00	1,556.61	0.00	1,556.61	
09/01/2044	Doors	Main Pool	09/01/2039	5:00	1,599.85	0.00	1,599.85	
09/01/2044	Doors (Exterior Entry)	Main Pool	09/01/2036	8:00	3,459.14	0.00	3,459.14	
09/01/2044	Entry Monument	Common Area	09/01/2039	5:00	3,805.05	0.00	3,805.05	
09/01/2044	Fencing (Vinyl)	Common Area	09/01/2043	1:00	10,377.42	0.00	10,377.42	
09/01/2044	HVAC	Clubhouse	09/01/2024	20:00	10,031.50	0.00	10,031.50	
09/01/2044	Irrigation Maintenance	Common Area	09/01/2043	1:00	11,242.20	0.00	11,242.20	
09/01/2044	Irrigation Maintenance (Misc.)	Well House	09/01/2039	5:00	17,295.70	0.00	17,295.70	
09/01/2044	Irrigation Pumps	Common Area	09/01/2042	2:00	48,427.95	0.00	48,427.95	
09/01/2044	Landscaping (Trees)	Common Area	09/01/2043	1:00	18,679.35	0.00	18,679.35	
09/01/2044	Landscaping Upgrades	Common Area	09/01/2039	5:00	15,220.21	0.00	15,220.21	
09/01/2044	Paint Tower Doors & Juliettes	Clubhouse	09/01/2034	10:00	8,647.85	0.00	8,647.85	
09/01/2044	Pergolas Maintenance	Common Area	09/01/2039	5:00	1,729.57	0.00	1,729.57	
09/01/2044	Pool Furniture	Main Pool	09/01/2042	2:00	1,729.57	0.00	1,729.57	
09/01/2044	Pool Resurfacing	Clubhouse	09/01/2032	12:00	42,132.32	0.00	42,132.32	
09/01/2044	Reserve Study	Reserve Study	09/01/2038	6:00	6,918.28	0.00	6,918.28	
09/01/2044	Shade Structures	Pool	09/01/2039	5:00	1,210.70	0.00	1,210.70	
09/01/2044	Shade Structures	Clubhouse	09/01/2039	5:00	1,210.70	0.00	1,210.70	
12/01/2044	Irrigation Valves	Common Area	12/01/2043	1:00	5,562.09	0.00	5,562.09	
					\$	222,495.06	\$ 0.00	\$ 222,495.06
Year --2045								
01/01/2045	Stucco Maintenance	Common Area	01/01/2038	7:00	2,611.54	0.00	2,611.54	
09/01/2045	Fencing (Vinyl)	Common Area	09/01/2044	1:00	10,584.97	0.00	10,584.97	
09/01/2045	Irrigation Maintenance	Common Area	09/01/2044	1:00	11,467.05	0.00	11,467.05	
09/01/2045	Landscaping (Trees)	Common Area	09/01/2044	1:00	19,052.94	0.00	19,052.94	
09/01/2045	Pool Deck Maintenance	Clubhouse	09/01/2040	5:00	2,646.24	0.00	2,646.24	
09/01/2045	Pool Deck Maintenance	Main Pool	09/01/2040	5:00	1,984.68	0.00	1,984.68	
09/01/2045	Roofing Maintenance	Clubhouse	09/01/2040	5:00	1,764.16	0.00	1,764.16	
09/01/2045	Roofing Maintenance	Main Pool	09/01/2040	5:00	1,764.16	0.00	1,764.16	
09/01/2045	Sealing (Parking Lot)	Clubhouse	09/01/2041	4:00	3,048.47	0.00	3,048.47	
09/01/2045	Sealing (Parking Lot)	Main Pool	09/01/2041	4:00	2,737.98	0.00	2,737.98	
12/01/2045	Concrete Repair (Stamped)	Common Area	12/01/2035	10:00	1,772.92	0.00	1,772.92	
12/01/2045	Irrigation Valves	Common Area	12/01/2044	1:00	5,673.33	0.00	5,673.33	
					\$	65,108.44	\$ 0.00	\$ 65,108.44
Year --2046								

Analysis Date - January 1, 2017

Expenditures - Items

Date	Description	Location	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
01/01/2046	Storage Shed Maintenance	Common Area	01/01/2041	5:00	\$ 2,131.01	\$ 0.00	\$ 2,131.01
09/01/2046	Doors (Exterior Entry)	Main Pool	09/01/2038	8:00	3,598.89	0.00	3,598.89
09/01/2046	Fencing (Vinyl)	Common Area	09/01/2045	1:00	10,796.67	0.00	10,796.67
09/01/2046	Irrigation Maintenance	Common Area	09/01/2045	1:00	11,696.39	0.00	11,696.39
09/01/2046	Irrigation Pumps	Common Area	09/01/2044	2:00	50,384.44	0.00	50,384.44
09/01/2046	Landscaping (Trees)	Common Area	09/01/2045	1:00	19,434.00	0.00	19,434.00
09/01/2046	Pool Furniture	Main Pool	09/01/2044	2:00	1,799.44	0.00	1,799.44
12/01/2046	Irrigation Valves	Common Area	12/01/2045	1:00	5,786.80	0.00	5,786.80
12/01/2046	Paint Decorative Pottery	Common Area	12/01/2041	5:00	1,265.86	0.00	1,265.86
					\$ 106,893.50	\$ 0.00	\$ 106,893.50

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017

Cash Flow - Annual

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Begin Balance	358,195	329,508	303,317	319,057	347,268	416,665	442,047	459,830	486,051	541,102
Contribution	100,800	102,816	102,816	104,872	104,872	106,969	106,969	109,109	109,109	111,291
Average Per Unit	102	104	104	106	106	108	108	110	110	112
Percent Change	0.00%	2.00%	0.00%	2.00%	0.00%	2.00%	0.00%	2.00%	0.00%	2.00%
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	129,486	129,006	87,076	76,660	35,475	81,588	89,187	82,888	54,057	50,188
Ending Balance	329,508	303,317	319,057	347,268	416,665	442,047	459,830	486,051	541,102	602,205

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Begin Balance	602,205	560,054	570,935	417,600	429,709	504,659	460,182	367,853	186,247	253,184
Contribution	111,291	113,517	113,517	115,787	115,787	118,103	118,103	120,465	120,465	122,874
Average Per Unit	112	115	115	117	117	119	119	122	122	124
Percent Change	0.00%	2.00%	0.00%	2.00%	0.00%	2.00%	0.00%	2.00%	0.00%	2.00%
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	153,443	102,635	266,852	103,678	40,837	162,580	210,431	302,071	53,528	87,689
Ending Balance	560,054	570,935	417,600	429,709	504,659	460,182	367,853	186,247	253,184	288,369

Bridgetower Owners Association, LLC

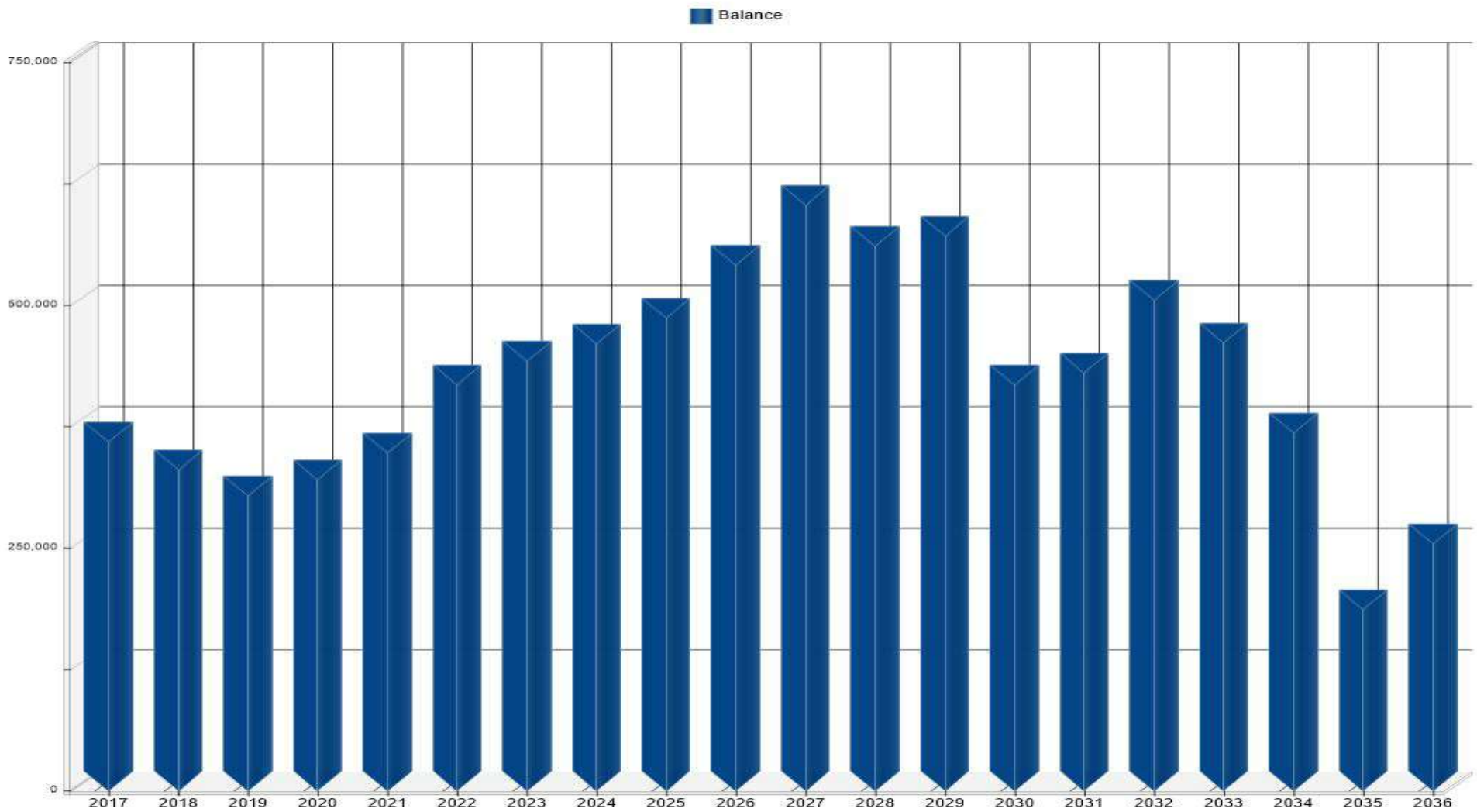
Analysis Date - January 1, 2017

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Begin Balance	288,369	232,517	176,339	187,808	208,938	257,093	140,774	146,851	57,360	125,255
Contribution	122,874	125,332	125,332	127,838	127,838	130,395	130,395	133,003	133,003	135,663
Average Per Unit	124	127	127	129	129	132	132	135	135	137
Percent Change	0.00%	2.00%	0.00%	2.00%	0.00%	2.00%	0.00%	2.00%	0.00%	2.00%
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	178,726	181,509	113,863	106,708	79,683	246,714	124,318	222,495	65,108	106,893
Ending Balance	232,517	176,339	187,808	208,938	257,093	140,774	146,851	57,360	125,255	154,025

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017

Cash Flow - Chart



Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017

Percent Funded - Cash Flow - Annual

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
100% Funded	412,723	365,182	323,608	324,897	338,202	390,845	402,839	410,001	425,134	467,542
Percent Funded	86.79%	90.23%	93.73%	98.20%	102.68%	106.61%	109.73%	112.15%	114.33%	115.73%
Begin Balance	358,195	329,508	303,317	319,057	347,268	416,665	442,047	459,830	486,051	541,102
Contribution	100,800	102,816	102,816	104,872	104,872	106,969	106,969	109,109	109,109	111,291
Average Per Unit	102	104	104	106	106	108	108	110	110	112
Percent Change	0.00%	2.00%	0.00%	2.00%	0.00%	2.00%	0.00%	2.00%	0.00%	2.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	129,486	129,006	87,076	76,660	35,475	81,588	89,187	82,888	54,057	50,188
Less Deferred	0	0	0	0	0	0	0	0	0	0
Ending Balance	329,508	303,317	319,057	347,268	416,665	442,047	459,830	486,051	541,102	602,205
	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
100% Funded	513,997	474,370	478,674	357,613	371,171	436,343	405,776	359,498	247,078	330,799
Percent Funded	117.16%	118.06%	119.27%	116.77%	115.77%	115.66%	113.41%	102.32%	75.38%	76.54%
Begin Balance	602,205	560,054	570,935	417,600	429,709	504,659	460,182	367,853	186,247	253,184
Contribution	111,291	113,517	113,517	115,787	115,787	118,103	118,103	120,465	120,465	122,874
Average Per Unit	112	115	115	117	117	119	119	122	122	124
Percent Change	0.00%	2.00%	0.00%	2.00%	0.00%	2.00%	0.00%	2.00%	0.00%	2.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	153,443	102,635	266,852	103,678	40,837	162,580	210,431	302,071	53,528	87,689
Less Deferred	0	0	0	0	0	0	0	0	0	0

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



	560,054	570,935	417,600	429,709	504,659	460,182	367,853	186,247	253,184	288,369
	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Ending Balance	382,605	365,225	339,508	381,186	427,660	502,241	433,548	474,595	433,307	532,511
Percent Funded	75.37%	63.66%	51.94%	49.27%	48.86%	51.19%	32.47%	30.94%	13.24%	23.52%
Begin Balance	288,369	232,517	176,339	187,808	208,938	257,093	140,774	146,851	57,360	125,255
Contribution	122,874	125,332	125,332	127,838	127,838	130,395	130,395	133,003	133,003	135,663
Average Per Unit	124	127	127	129	129	132	132	135	135	137
Percent Change	0.00%	2.00%	0.00%	2.00%	0.00%	2.00%	0.00%	2.00%	0.00%	2.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	178,726	181,509	113,863	106,708	79,683	246,714	124,318	222,495	65,108	106,893
Less Deferred	0	0	0	0	0	0	0	0	0	0
Ending Balance	232,517	176,339	187,808	208,938	257,093	140,774	146,851	57,360	125,255	154,025

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Detail

Description	Location	Replace Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	Basis Cost	Measurement Basis
3 Year Update w/ Site Visit									
Reserve Study	Reserve Stu	09/01/2017	\$ 400.00	3:00	6:00	0:08	\$ 405.32	4,000.00	Lump Sum
Reserve Study	Reserve Stu	09/01/2020	4,000.00	3:00	6:00	3:08	4,301.24	4,000.00	Lump Sum
			\$ 4,400.00				\$ 4,706.56		
Appliances									
Refrigerator	Clubhouse	09/01/2019	1,000.00	15:00	15:00	2:08	1,054.23	1,000.00	Each
			\$ 1,000.00				\$ 1,054.23		
Bathrooms									
Bathroom Rehab or Upgrade	Clubhouse	09/01/2032	3,800.00	30:00	30:00	15:08	5,182.27	3,800.00	Lump Sum
Bathroom Rehab or Upgrade	Main Pool	09/01/2032	2,470.00	30:00	30:00	15:08	3,368.47	3,800.00	Lump Sum
			\$ 6,270.00				\$ 8,550.74		
Concrete									
Concrete Repair (Pathways)	Pathways	09/01/2017	1,625.00	5:00	5:00	0:08	1,646.60	1,625.00	Allowanc
Concrete Repair (Stamped)	Common Ar	12/01/2025	1,000.00	10:00	10:03	8:11	1,193.12	1,000.00	Allowanc
Concrete Repair (Stamped)	Clubhouse	01/01/2017	1,000.00	10:00	5:00	0:00	1,000.00	1,000.00	Allowanc
			\$ 3,625.00				\$ 3,839.72		
Contingency									
Contingency (General Mntc)	Common Ar	01/01/2017	4,500.00	3:00	15:00	0:00	4,500.00	4,500.00	Allowanc
			\$ 4,500.00				\$ 4,500.00		
Entrance Fountain									
Concrete Repair	Common Ar	09/01/2023	11,500.00	10:00	10:00	6:08	13,122.98	11,500.00	Lump Sum
			\$ 11,500.00				\$ 13,122.98		
Exterior Doors									
Doors (Exterior Entry)	Clubhouse	09/01/2017	4,000.00	8:00	8:00	0:08	4,053.16	4,000.00	Each
Doors (Exterior Entry)	Main Pool	09/01/2020	2,000.00	8:00	7:00	3:08	2,150.62	4,000.00	Each
Doors (Exterior Entry)	Main Pool	09/01/2022	2,000.00	8:00	9:00	5:08	2,237.51	4,000.00	Each
Doors (Exterior Entry)	Main Pool	09/01/2024	2,000.00	8:00	11:00	7:08	2,327.90	4,000.00	Each
Doors (Exterior Entry)	Main Pool	09/01/2026	2,000.00	8:00	13:00	9:08	2,421.95	4,000.00	Each
Doors (Tower)	Tower	09/01/2020	4,350.00	20:00	20:00	3:08	4,677.60	1,450.00	Each
			\$ 16,350.00				\$ 17,868.74		
Fencing									
Fencing (Aluminum)	Main Pool	09/01/2029	20,790.00	25:00	25:00	12:08	26,717.14	45.00	Linear F
Fencing (Vinyl)	Common Ar	09/01/2017	6,000.00	1:00	2:00	0:08	6,079.74	30.00	Linear F
Fencing (Wrought Iron)	Entrance Fo	09/01/2029	7,560.00	30:00	25:00	12:08	9,715.32	45.00	Linear F
Fencing (Wrought Iron)	Tot Lot	09/01/2034	11,250.00	30:00	30:00	17:08	15,962.06	45.00	Linear F
Fencing (Wrought Iron)	Common Ar	09/01/2034	4,140.00	30:00	30:00	17:08	5,874.04	45.00	Linear F
Fencing (Wrought Iron)	Clubhouse	09/01/2034	1,350.00	30:00	30:00	17:08	1,915.45	45.00	Linear F
Fencing (Wrought Iron)	Common Ar	09/01/2037	12,915.00	30:00	35:00	20:08	19,446.05	45.00	Linear F
			\$ 64,005.00				\$ 85,709.80		
Flooring									
Flooring (Carpet)	Clubhouse	09/01/2027	957.00	25:00	25:00	10:08	1,182.08	33.00	Square Y
Flooring (Tile)	Clubhouse	09/01/2022	1,100.00	5:00	5:00	5:08	1,230.63	1,100.00	Allowanc
			\$ 2,057.00				\$ 2,412.71		

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Detail

Description	Location	Replace Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	Basis Cost	Measurement Basis
HVAC Equipment									
HVAC	Clubhouse	09/01/2024	\$ 5,800.00	20:00	20:00	7:08	\$ 6,750.92	5,800.00	Each
			\$ 5,800.00				\$ 6,750.92		
Interior Doors									
Doors	Clubhouse	09/01/2027	925.00	5:00	5:00	10:08	1,142.55	925.00	Allowanc
Doors	Main Pool	09/01/2024	925.00	5:00	5:00	7:08	1,076.65	925.00	Allowanc
			\$ 1,850.00				\$ 2,219.20		
Irrigation									
Irrigation Central Controller	Common Ar	09/01/2017	7,500.00	5:00	5:00	0:08	7,599.67	7,500.00	Lump Sum
Irrigation Filters (Commercial)	Ustick Pump	09/01/2034	38,000.00	30:00	30:00	17:08	53,916.29	40,000.00	Lump Sum
Irrigation Filters (Commercial)	Main Pump	01/01/2034	52,000.00	30:00	32:00	17:00	72,812.55	40,000.00	Lump Sum
Irrigation Frequency Drive	Common Ar	09/01/2018	13,000.00	5:00	5:00	1:08	13,436.22	13,000.00	Lump Sum
Irrigation Maintenance	Common Ar	09/01/2017	6,500.00	1:00	1:00	0:08	6,586.38	6,500.00	Allowanc
Irrigation Maintenance (Misc.)	Ustick Pump	09/01/2018	10,000.00	5:00	5:00	1:08	10,335.55	10,000.00	Lump Sum
Irrigation Maintenance (Misc.)	Well House	09/01/2019	10,000.00	5:00	5:00	2:08	10,542.26	10,000.00	Lump Sum
Irrigation Pump Maintenance	Common Ar	09/01/2017	16,000.00	5:00	5:00	0:08	16,212.63	16,000.00	Allowanc
Irrigation Pumps	Common Ar	09/01/2034	28,000.00	2:00	2:00	17:08	39,727.79	28,000.00	Lump Sum
Irrigation Valves	Common Ar	12/01/2017	3,200.00	1:00	1:03	0:11	3,258.62	3,200.00	Allowanc
			\$ 184,200.00				\$ 234,427.96		
Landscaping									
Benches and Pottery	Common Ar	09/01/2017	2,700.00	5:00	5:00	0:08	2,735.88	2,700.00	Allowanc
Landscaping (Curbing)	Common Ar	09/01/2017	1,100.00	5:00	5:00	0:08	1,114.62	1,100.00	Allowanc
Landscaping Rock	Common Ar	09/01/2018	2,200.00	5:00	5:00	1:08	2,273.82	2,200.00	Allowanc
Landscaping Upgrades	Common Ar	09/01/2019	8,800.00	5:00	5:00	2:08	9,277.19	8,800.00	Lump Sum
			\$ 14,800.00				\$ 15,401.51		
Lighting									
Bollard Lights	Common Ar	09/01/2019	1,200.00	5:00	5:00	2:08	1,265.07	1,200.00	Each
			\$ 1,200.00				\$ 1,265.07		
Painting									
Paint Clubhouse & Pool Equipment	Clubhouse	09/01/2017	6,500.00	10:00	10:00	0:08	6,586.38	6,500.00	Lump Sum
Paint Clubhouse Interior	Clubhouse	09/01/2018	2,000.00	10:00	10:00	1:08	2,067.11	2,000.00	Lump Sum
Paint Decorative Pottery	Common Ar	12/01/2021	700.00	5:00	7:03	4:11	771.58	700.00	Lump Sum
Paint Pergolas	Common Ar	09/01/2017	2,700.00	5:00	5:00	0:08	2,735.88	2,700.00	Lump Sum
Paint Planter Walls	Common Ar	09/01/2017	2,150.00	10:00	10:00	0:08	2,178.57	2,150.00	Lump Sum
Paint Pool Building	Pool	09/01/2017	3,200.00	10:00	11:00	0:08	3,242.53	3,200.00	Lump Sum
Paint Pump Houses	Ustick Pump	09/01/2019	675.00	10:00	10:00	2:08	711.60	675.00	Lump Sum
Paint Pump Houses	Well House	09/01/2019	675.00	10:00	10:00	2:08	711.60	675.00	Lump Sum
Paint Pump Houses	Main Pump	09/01/2017	2,700.00	10:00	8:00	0:08	2,735.88	675.00	Lump Sum
Paint Restroom	Main Pool	09/01/2019	660.00	10:00	10:00	2:08	695.79	660.00	Lump Sum
Paint Shade Structures	Clubhouse	09/01/2018	1,600.00	5:00	5:00	1:08	1,653.69	1,600.00	Lump Sum
Paint Shade Structures	Main Pool	09/01/2018	1,600.00	5:00	8:00	1:08	1,653.69	1,600.00	Lump Sum
Paint Touch-Up	Clubhouse	09/01/2022	1,100.00	10:00	10:00	5:08	1,230.63	1,100.00	Allowanc
Paint Touch-Up	Pool Buildin	09/01/2021	660.00	10:00	10:00	4:08	723.90	1,100.00	Allowanc
Paint Tower Doors & Juliettes	Clubhouse	09/01/2024	5,000.00	10:00	10:00	7:08	5,819.75	5,000.00	Lump Sum
Painting (Fencing)	Entrance Fo	09/01/2018	2,016.00	10:00	14:00	1:08	2,083.65	12.00	Linear F

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Detail

Description	Location	Replace Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	Basis Cost	Measurement Basis	
Painting (Fencing)	Tot Lot	09/01/2019	\$ 3,000.00	10:00	10:00	2:08	\$ 3,162.68	\$ 12.00	Linear F	
Painting (Fencing)	Bridge Railin	09/01/2017	1,104.00	10:00	3:00	0:08	1,118.67	12.00	Linear F	
Painting (Fencing)	Clubhouse	01/01/2017	3,444.00	10:00	9:04	0:00	3,444.00	12.00	Linear F	
Painting (Fencing)	Main Pool	01/01/2019	5,544.00	10:00	7:00	2:00	5,767.98	12.00	Linear F	
Painting (Fencing)	Cementary	01/01/2018	2,160.00	10:00	6:00	1:00	2,203.20	12.00	Linear F	
			\$ 49,188.00				\$ 51,298.76			
Park Equipment										
Outdoor Equipment	Common Ar	09/01/2027	18,000.00	25:00	25:00	10:08	22,233.49	18,000.00	Each	
			\$ 18,000.00				\$ 22,233.49			
Paving										
Asphalt Overlay & Grinding	Pathways	09/01/2029	101,258.50	25:00	25:00	12:08	130,126.87	2.45	Square F	
Asphalt Repair & Replacement	Pathways	09/01/2019	1,100.00	5:00	5:00	2:08	1,159.65	1,100.00	Allowanc	
Asphalt Replacement	Parking Lot -	09/01/2033	34,020.00	30:00	30:00	16:08	47,322.81	3.15	Square F	
Asphalt Replacement	Parking Lot -	09/01/2033	30,555.00	30:00	30:00	16:08	42,502.89	3.15	Square F	
Sealing (Parking Lot)	Clubhouse	09/01/2017	1,728.00	4:00	4:00	0:08	1,750.96	0.16	Square F	
Sealing (Parking Lot)	Main Pool	09/01/2017	1,552.00	4:00	4:00	0:08	1,572.62	0.16	Square F	
Sealing (Pathways)	Pathways	09/01/2017	4,133.00	8:00	10:00	0:08	4,187.92	0.10	Square F	
Sealing (Pathways)	Pathways	09/01/2024	291.50	8:00	8:00	7:08	339.29	0.10	Square F	
			\$ 174,638.00				\$ 228,963.01			
Plumbing Equipment										
Water Heater	Clubhouse	09/01/2017	1,600.00	12:00	12:00	0:08	1,621.26	1,600.00	Each	
Water Heater	Main Pool	09/01/2018	1,600.00	12:00	14:00	1:08	1,653.69	1,600.00	Each	
			\$ 3,200.00				\$ 3,274.95			
Pool & Spa										
Pool Covers	Clubhouse	09/01/2018	5,500.00	10:00	10:00	1:08	5,684.55	5,500.00	Each	
Pool Covers	Main Pool	09/01/2017	9,900.00	10:00	9:00	0:08	10,031.56	5,500.00	Each	
Pool Furniture	Main Pool	09/01/2018	1,000.00	2:00	2:00	1:08	1,033.56	1,000.00	Allowanc	
Pool Resurfacing	Clubhouse	09/01/2020	24,360.00	12:00	13:00	3:08	26,194.57	145.00	Linear F	
Pool Resurfacing	Main Pool	09/01/2018	43,355.00	12:00	14:00	1:08	44,809.78	145.00	Linear F	
			\$ 84,115.00				\$ 87,754.02			
Pool & Spa Equipment										
Pool Equipment (Clubhouse)	Clubhouse	09/01/2018	3,000.00	5:00	5:00	1:08	3,100.67	3,000.00	Allowanc	
Pool Equipment (Main Pool)	Main Pool	09/01/2017	8,600.00	5:00	5:00	0:08	8,714.29	8,600.00	Allowanc	
Pool Heaters	Clubhouse	09/01/2019	3,800.00	10:00	10:00	2:08	4,006.06	3,800.00	Each	
Pool Heaters	Main Pool	09/01/2017	3,800.00	10:00	8:00	0:08	3,850.50	3,800.00	Each	
Pool Heaters	Main Pool	09/01/2018	3,800.00	10:00	9:00	1:08	3,927.51	3,800.00	Each	
			\$ 23,000.00				\$ 23,599.03			
Pool Decking										
Pool Deck Maintenance	Clubhouse	09/01/2020	1,500.00	5:00	5:00	3:08	1,612.97	1,500.00	Allowanc	
Pool Deck Maintenance	Main Pool	09/01/2020	1,125.00	5:00	5:00	3:08	1,209.72	1,500.00	Allowanc	
Pool Deck Sealing	Clubhouse	09/01/2017	6,000.00	15:00	17:00	0:08	6,079.74	6,000.00	Lump Sum	
Pool Deck Sealing	Main Pool	09/01/2019	10,200.00	15:00	19:00	2:08	10,753.11	6,000.00	Lump Sum	
			\$ 18,825.00				\$ 19,655.54			

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Detail

Description	Location	Replace Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	Basis Cost	Measurement Basis
Roofing									
Roof Replace (Membrane)	Common Ar	09/01/2028	\$ 1,200.00	25:00	5:00	11:08	\$ 1,511.88	\$ 400.00	Squares
Roofing Maintenance	Clubhouse	09/01/2020	1,000.00	5:00	5:00	3:08	1,075.31	1,000.00	Allowanc
Roofing Maintenance	Main Pool	09/01/2020	1,000.00	5:00	5:00	3:08	1,075.31	1,000.00	Allowanc
			\$ 3,200.00				\$ 3,662.50		
Security & Access Control									
Access Control	Clubhouse	09/01/2019	4,000.00	15:00	15:00	2:08	4,216.90	4,000.00	Lump Sum
Access Control	Main Pool	09/01/2024	1,600.00	15:00	15:00	7:08	1,862.32	4,000.00	Lump Sum
Security System	Clubhouse	01/01/2027	1,400.00	12:00	12:04	10:00	1,706.59	1,400.00	Lump Sum
Security System	Main Pool	01/01/2027	1,400.00	12:00	12:04	10:00	1,706.59	1,400.00	Lump Sum
			\$ 8,400.00				\$ 9,492.40		
Signage									
Entry Monument	Common Ar	09/01/2019	2,200.00	5:00	5:00	2:08	2,319.30	2,200.00	Allowanc
			\$ 2,200.00				\$ 2,319.30		
Structural Repair									
Building Maintenance	Clubhouse	09/01/2019	900.00	5:00	5:00	2:08	948.80	900.00	Allowanc
Pergolas Maintenance	Common Ar	09/01/2019	1,000.00	5:00	5:00	2:08	1,054.23	1,000.00	Allowanc
Shade Structures	Pool	09/01/2019	700.00	5:00	5:00	2:08	737.96	700.00	Allowanc
Shade Structures	Clubhouse	09/01/2019	700.00	5:00	5:00	2:08	737.96	700.00	Allowanc
Storage Shed Maintenance	Common Ar	01/01/2021	1,200.00	5:00	5:00	4:00	1,298.92	1,200.00	Allowanc
			\$ 4,500.00				\$ 4,777.87		
Stucco									
Stucco Maintenance	Common Ar	01/01/2017	1,500.00	7:00	7:00	0:00	1,500.00	1,500.00	Lump Sum
			\$ 1,500.00				\$ 1,500.00		
Tot Lot									
Soft Fall Playground Chips	Tot Lot	01/01/2017	2,000.00	8:00	15:00	0:00	2,000.00	2,000.00	Lump Sum
			\$ 2,000.00				\$ 2,000.00		
Tree Maintenance									
Landscaping (Trees)	Common Ar	09/01/2017	10,800.00	1:00	1:00	0:08	10,943.52	10,800.00	Allowanc
			\$ 10,800.00				\$ 10,943.52		
Water Feature									
Water Feature Equipment	Common Ar	09/01/2018	5,500.00	5:00	5:00	1:08	5,684.55	5,500.00	Allowanc
			\$ 5,500.00				\$ 5,684.55		
			\$ 730,623.00				\$ 878,989.08		

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Reserve Study

Item Number	72	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	3:00
Category	Reserve Study	Basis Cost	4,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
920-001-0072	Reserve Study	09/01/2011	09/01/2017	0:08	6:00	0.10 \$	400.00 \$	405.32
920-002-0072	Reserve Study	09/01/2014	09/01/2020	3:08	6:00	1.00 \$	4,000.00 \$	4,301.24
						\$	4,400.00 \$	4,706.56

Comments

This is for a 3-year reserve study update. Every other 3-year interval will alternate between a Full Study with Site Inspection and a Financial Update.



Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Refrigerator

Item Number	71	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15:00
Category	Interior - Equipment	Basis Cost	1,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0071	Clubhouse	09/01/2004	09/01/2019	2:08	15:00	1.00 \$	1,000.00 \$	1,054.23
						\$	1,000.00 \$	1,054.23

Comments

This is to replace the refrigerator.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Bathroom Rehab or Upgrade

Item Number	6	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	30:00
Category	Interior - Materials	Basis Cost	3,800.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0006	Clubhouse	09/01/2002	09/01/2032	15:08	30:00	1.00 \$	3,800.00 \$	5,182.27	
920-002-0006	Main Pool	09/01/2002	09/01/2032	15:08	30:00	0.65 \$	2,470.00 \$	3,368.47	
							\$	6,270.00 \$	8,550.74

Comments

This is to rehab and re-decorate the bathrooms. Includes items such as fixtures, lighting, etc. This item can be further defined with association input.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Concrete Repair (Pathways)

Item Number	11	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Landscape & Grounds	Basis Cost	1,625.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0011	Pathways	09/01/2012	09/01/2017	0:08	5:00	1.00	\$ 1,625.00	\$ 1,646.60
							\$ 1,625.00	\$ 1,646.60

Comments

This is to repair, replace or grind failed concrete flatwork to remove trip hazards and maintain functionality. Since the core concrete useful life exceeds the scope of this thirty year study, this is for repairs only and not full replacement.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Concrete Repair (Stamped)

Item Number	12	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	10:00
Category	Exterior - Landscape & Grounds	Basis Cost	1,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0012	Common Area	09/01/2015	12/01/2025	8:11	10:03	1.00 \$	1,000.00 \$	1,193.12	
920-002-0012	Clubhouse	01/01/2012	01/01/2017	0:00	5:00	1.00 \$	1,000.00 \$	1,000.00	
							\$	2,000.00 \$	2,193.12

Comments

This is an allowance to repair/replace the stamped concrete as needed and in its various locations. Per the line itemization above, the clubhouse entrance stamped concrete is on an independent schedule for which it revolves for repairs more often due to its type and usage.

Item Parameters - Full Detail

Contingency (General Mntc)

Item Number	87	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	3:00
Category	Exterior - Landscape & Grounds	Basis Cost	4,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0087	Common Area	01/01/2002	01/01/2017	0:00	15:00	1.00 \$	4,500.00 \$	4,500.00
						\$	4,500.00 \$	4,500.00

Comments

This component provides a contingency allowance that may be used for general repairs above and beyond the operating budget. As of the time of this reserve financial update, the property manager shared that there are at least three repair items at the expense of approximately \$1500 that are schedule for repairs this year. They are listed below. However, this is an open contingency for said unplanned expenses in future years and may be used for like repairs.

1. Fix the concrete pillar at the main pool.
2. Fix the manhole leak.
3. Repair the "White Drain" drainage.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Concrete Repair

Item Number	17	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	10:00
Category	Exterior - Landscape & Grounds	Basis Cost	11,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0017	Common Area	09/01/2013	09/01/2023	6:08	10:00	1.00	\$ 11,500.00	\$ 13,122.98
							\$ 11,500.00	\$ 13,122.98

Comments

This is to have funds available to maintain and repair the concrete surface of the entrance fountain. Includes power washing, application of waterproof material to the concrete and repair of concrete as needed. Expense projection carried from the 2015 reserve study.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Doors (Exterior Entry)

Item Number	14	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8:00
Category	Exterior - Materials	Basis Cost	4,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0014	Clubhouse	09/01/2009	09/01/2017	0:08	8:00	1.00 \$	4,000.00 \$	4,053.16	
920-002-0014	Main Pool	09/01/2013	09/01/2020	3:08	7:00	0.50 \$	2,000.00 \$	2,150.62	
920-003-0014	Main Pool	09/01/2013	09/01/2022	5:08	9:00	0.50 \$	2,000.00 \$	2,237.51	
920-004-0014	Main Pool	09/01/2013	09/01/2024	7:08	11:00	0.50 \$	2,000.00 \$	2,327.90	
920-005-0014	Main Pool	09/01/2013	09/01/2026	9:08	13:00	0.50 \$	2,000.00 \$	2,421.95	
							\$	12,000.00 \$	13,191.14

Comments

This is to replace the exterior glass doors that enter the clubhouse and mail pool structures. Several line items represent different schedules for replacement.

1. Replace the clubhouse front door. Includes re-installation of access hardware.
2. Remaining four line items represent replacement funds for the four (4) sets of double doors on the sides of the clubhouse every two years until they are all replaced. It is assumed the south facing doors will need to be replaced before the north exposure doors.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Doors (Tower)

Item Number	16	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20:00
Category	Exterior - Materials	Basis Cost	1,450.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0016	Tower	09/01/2000	09/01/2020	3:08	20:00	3.00	\$ 4,350.00	\$ 4,677.60
							\$ 4,350.00	\$ 4,677.60

Comments

This is to have funds available to replace the double doors at the top of the clubhouse tower. The projection is to replace all three sets of doors due to their exposure to the elements.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Fencing (Aluminum)

Item Number	19	Measurement Basis	Linear F
Type	Common Area	Estimated Useful Life	25:00
Category	Exterior - Materials	Basis Cost	45.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0019	Main Pool	09/01/2004	09/01/2029	12:08	25:00	462.00	\$ 20,790.00	\$ 26,717.14
							\$ 20,790.00	\$ 26,717.14

Comments

This is to replace the existing aluminum fence. It was recommended in the 2015 study that the fence be replaced with wrought iron material. This component reflects said projected changes.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Fencing (Vinyl)

Item Number	20	Measurement Basis	Linear F
Type	Common Area	Estimated Useful Life	1:00
Category	Exterior - Landscape & Grounds	Basis Cost	30.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0020	Common Area	09/01/2015	09/01/2017	0:08	2:00	200.00	\$ 6,000.00	\$ 6,079.74
							\$ 6,000.00	\$ 6,079.74

Comments

This component provides an allowance to have funds available annually as needed to replace failed or damaged portions of the vinyl fence. The projection allows for approximately 200 linear feet, (5% of total) of the total estimated 4,082 linear feet of vinyl fence, to be replaced annually based on a useful life of approximately 20 years. History will dictate if this projection will need to be increased or decreased in the ensuing years.

Item Parameters - Full Detail

Fencing (Wrought Iron)

Item Number	21	Measurement Basis	Linear F
Type	Common Area	Estimated Useful Life	30:00
Category	Exterior - Landscape & Grounds	Basis Cost	45.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
920-001-0021	Entrance Foun	09/01/2004	09/01/2029	12:08	25:00	168.00 \$	7,560.00 \$	9,715.32
920-002-0021	Tot Lot	09/01/2004	09/01/2034	17:08	30:00	250.00 \$	11,250.00 \$	15,962.06
920-003-0021	Common Area	09/01/2004	09/01/2034	17:08	30:00	92.00 \$	4,140.00 \$	5,874.04
920-004-0021	Clubhouse	09/01/2004	09/01/2034	17:08	30:00	30.00 \$	1,350.00 \$	1,915.45
920-005-0021	Common Area	09/01/2002	09/01/2037	20:08	35:00	287.00 \$	12,915.00 \$	19,446.05
							\$ 37,215.00 \$	52,912.92

Comments

This component maintains and/or replaces the wrought iron fencing found throughout the common area. The component is separated above into several line items representing varying schedules and replacement costs and measurements with the wrought iron. They are laid out as follows;

1. Wrought iron located at the entrance fountain.
2. Wrought iron located at the tot lot.
3. Wrought iron bridge railing.
4. Wrought iron located an the Juliette's balcony.
5. Wrought iron (6') located around the pool.

With aggressive paint maintenance, the wrought iron's Useful Life may be extended. Painting for said wrought iron is found within a separate component. Linear footage is approximate.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Flooring (Carpet)

Item Number	22	Measurement Basis	Square Y
Type	Common Area	Estimated Useful Life	25:00
Category	Interior - Materials	Basis Cost	33.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0022	Clubhouse	09/01/2002	09/01/2027	10:08	25:00	29.00 \$	957.00 \$	1,182.08
							\$ 957.00	\$ 1,182.08

Comments

This is to replace the carpeting in the clubhouse stairway.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Flooring (Tile)

Item Number	23	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5:00
Category	Interior - Materials	Basis Cost	1,100.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0023	Clubhouse	09/01/2017	09/01/2022	5:08	5:00	1.00	\$ 1,100.00	\$ 1,230.63
							\$ 1,100.00	\$ 1,230.63

Comments

This is and allowance to have funds available for repairs only, as needed, of the clubhouse tile flooring. This is not for full replacement.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

HVAC

Item Number	24	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20:00
Category	Exterior - Equipment	Basis Cost	5,800.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0024	Clubhouse	09/01/2004	09/01/2024	7:08	20:00	1.00	\$ 5,800.00	\$ 6,750.92
							\$ 5,800.00	\$ 6,750.92

Comments

This is to replace the Lennox Merit Series split system HVAC unit. Includes air handler and condenser.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Doors

Item Number	13	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5:00
Category	Interior - Materials	Basis Cost	925.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0013	Clubhouse	09/01/2022	09/01/2027	10:08	5:00	1.00 \$	925.00 \$	1,142.55	
920-002-0013	Main Pool	09/01/2019	09/01/2024	7:08	5:00	1.00 \$	925.00 \$	1,076.65	
							\$	1,850.00 \$	2,219.20

Comments

This is to have funds available to replace the common interior and exterior doors as needed. This excludes all of the glass doors in the clubhouse as they are provided for in separate component within this study. This component is separated in two line items which follow different schedules and for which are represented below;

1. Clubhouse interior and exterior = 5 interior and 3 exterior doors.
2. Main pool common area doors = 4 single and 2 double doors.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Irrigation Central Controller

Item Number	28	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Landscape & Grounds	Basis Cost	7,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0028	Common Area	09/01/2012	09/01/2017	0:08	5:00	1.00	\$ 7,500.00	\$ 7,599.67
							\$ 7,500.00	\$ 7,599.67

Comments

This is to upgrade the pressurized irrigation system central computer software program. Cost estimate, Useful Life and Remaining Life carried over from 2015 reserve study.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Irrigation Filters (Commercial)

Item Number	34	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	30:00
Category	Exterior - Landscape & Grounds	Basis Cost	40,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0034	Ustick Pump H	09/01/2004	09/01/2034	17:08	30:00	0.95 \$	38,000.00 \$	53,916.29	
920-002-0034	Main Pump Ho	01/01/2002	01/01/2034	17:00	32:00	1.30 \$	52,000.00 \$	72,812.55	
							\$	90,000.00 \$	126,728.84

Comments

This component is to replace the following common area irrigation filters;

1. Amiad SAF 4500 automatic self-cleaning filter.
2. Amiad 3 Phase EBS automatic self-cleaning filter.

It is possible to extend the Useful Life with proper maintenance. Cost estimate and Useful Life carried over from 2015 reserve study.

Item Parameters - Full Detail

Irrigation Frequency Drive

Item Number	32	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Landscape & Grounds	Basis Cost	13,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0032	Common Area	09/01/2013	09/01/2018	1:08	5:00	1.00	\$ 13,000.00	\$ 13,436.22
							\$ 13,000.00	\$ 13,436.22

Comments

This is to replace the major mechanical and electrical components of the Flowtronex PSI Inc. Pumping system. Includes the drive (\$6,500) and program logic controller (\$12,000). As the Useful Lives of the major components vary, funds are projected periodically. History will dictate if this projection will need to be increased or decreased in cost and/or recurring time frame. Cost estimate and Useful Life carried over from the 2015 reserve study.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Irrigation Maintenance

Item Number	26	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	1:00
Category	Exterior - Landscape & Grounds	Basis Cost	6,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0026	Common Area	09/01/2016	09/01/2017	0:08	1:00	1.00 \$	6,500.00 \$	6,586.38
						\$	6,500.00 \$	6,586.38

Comments

This is to have funds available annually to replace general components of the pressurized irrigation system. Includes Base-Line brand remote base units, valve decoders, Well Mate pressure tank, Valmatic silent check valves, etc. Cost estimate and Useful Life carried over from the 2015 reserve study.

Item Parameters - Full Detail

Irrigation Maintenance (Misc.)

Item Number	27	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Landscape & Grounds	Basis Cost	10,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
920-001-0027	Ustick Pump H	09/01/2013	09/01/2018	1:08	5:00	1.00 \$	10,000.00 \$	10,335.55
920-002-0027	Well House	09/01/2014	09/01/2019	2:08	5:00	1.00 \$	10,000.00 \$	10,542.26
						\$	20,000.00 \$	20,877.81

Comments

This is to have funds available to replace the following;

1. Mechanical and electrical components of the pump house pressurized irrigation system. Includes replacement of the Amiad filter gaskets, O-rings, gearbox and motor. Also includes pump and pump motors, Raphael valves and electrical components of the two control panel boxes.
2. Mechanical and electrical components of the deep well pressurized irrigation system. As the useful lives of the major components vary, funds are projected periodically. Includes McCrometer propeller flow meter, Mastergear valve actuator, Valmatic silent check valves, Phase-A-Matic pump rotary phase converter, submersible pump, electrical control panel, etc.

As the Useful Lives of the major components vary, funds are projected periodically. History will dictate if this projection will need to be increased or decreased in cost and/or recurring time frame. Cost estimate and Useful Life carried over from the 2015 reserve study

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Irrigation Pump Maintenance

Item Number	30	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Landscape & Grounds	Basis Cost	16,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0030	Common Area	09/01/2012	09/01/2017	0:08	5:00	1.00	\$ 16,000.00	\$ 16,212.63
							\$ 16,000.00	\$ 16,212.63

Comments

This is to have funds available periodically to extend the useful life of the four U.S. Motors 75 hp pumps. Includes rebuilding of pump motors by rewinding motors and replacing bearings and impellers. Also includes repair/replacement of jockey pump and Sta-Rite 1-1/2 hp pump. This provides funding until the pumps are replaced. Cost estimate and Useful Life carried over from the 2015 reserve study.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Irrigation Pumps

Item Number	31	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	2:00
Category	Exterior - Landscape & Grounds	Basis Cost	28,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0031	Common Area	09/01/2032	09/01/2034	17:08	2:00	1.00 \$	28,000.00 \$	39,727.79
						\$	28,000.00 \$	39,727.79

Comments

This is to replace the four U.S. Motors 75 hp pumps. The projection is to replace one pump every two years starting in 2034. History will dictate if this projection needs to be increased in cost and/or recurring time frame. Cost estimate and Useful Life carried over from 2015 reserve study.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Irrigation Valves

Item Number	29	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	1:00
Category	Exterior - Landscape & Grounds	Basis Cost	3,200.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0029	Common Area	09/01/2016	12/01/2017	0:11	1:03	1.00	\$ 3,200.00	\$ 3,258.62
							\$ 3,200.00	\$ 3,258.62

Comments

This is an allowance to replace various underground electric and mechanical valves as needed.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Benches and Pottery

Item Number	8	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Equipment	Basis Cost	2,700.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0008	Common Area	09/01/2012	09/01/2017	0:08	5:00	1.00	\$ 2,700.00	\$ 2,735.88
							\$ 2,700.00	\$ 2,735.88

Comments

This is to have funds available periodically to replace the decorative pottery and benches located in multiple locations throughout the community.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Landscaping (Curbing)

Item Number	25	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Landscape & Grounds	Basis Cost	1,100.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0025	Common Area	09/01/2012	09/01/2017	0:08	5:00	1.00	\$ 1,100.00	\$ 1,114.62
							\$ 1,100.00	\$ 1,114.62

Comments

This is an allowance for on-going repairs to the border curbing as needed.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Landscaping Rock

Item Number	36	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Landscape & Grounds	Basis Cost	2,200.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0036	Common Area	09/01/2013	09/01/2018	1:08	5:00	1.00	\$ 2,200.00	\$ 2,273.82
							\$ 2,200.00	\$ 2,273.82

Comments

This is to have funds available periodically to replenish the cobblestone rocks as needed in and around the common area of the community.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Landscaping Upgrades

Item Number	37	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Landscape & Grounds	Basis Cost	8,800.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0037	Common Area	09/01/2014	09/01/2019	2:08	5:00	1.00 \$	8,800.00 \$	9,277.19
						\$	8,800.00 \$	9,277.19

Comments

This is to have funds in excess of the operating budget for special landscape projects that arise and special other work as directed by the association.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Bollard Lights

Item Number	9	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Landscape & Grounds	Basis Cost	1,200.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0009	Common Area	09/01/2014	09/01/2019	2:08	5:00	1.00	\$ 1,200.00	\$ 1,265.07
							\$ 1,200.00	\$ 1,265.07

Comments

This is to have funds periodically to replace the bollard lights as needed. This component assumes that existing wiring and conduits will be reused.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Paint Clubhouse & Pool Equipment Building (Elastom

Item Number	45	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	10:00
Category	Exterior - Materials	Basis Cost	6,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0045	Clubhouse	09/01/2007	09/01/2017	0:08	10:00	1.00	\$ 6,500.00	\$ 6,586.38
							\$ 6,500.00	\$ 6,586.38

Comments

This is to paint the clubhouse (\$5,000) and the pool equipment building (\$1,000) with an elastomeric material. Includes preparation, power washing and caulking as needed.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Paint Clubhouse Interior

Item Number	48	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	10:00
Category	Interior - Materials	Basis Cost	2,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0048	Clubhouse	09/01/2008	09/01/2018	1:08	10:00	1.00	\$ 2,000.00	\$ 2,067.11
							\$ 2,000.00	\$ 2,067.11

Comments

This is to paint all of the interior walls with one coat of a high quality interior acrylic paint material.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Paint Decorative Pottery

Item Number	40	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Landscape & Grounds	Basis Cost	700.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0040	Common Area	09/01/2014	12/01/2021	4:11	7:03	1.00	\$ 700.00	\$ 771.58
							\$ 700.00	\$ 771.58

Comments

This is to paint the numerous decorative pots located throughout the community. The projected cost is for the paint material only. Labor historically has been donated by a Boy Scout Troop.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Paint Pergolas

Item Number	41	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Landscape & Grounds	Basis Cost	2,700.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0041	Common Area	09/01/2012	09/01/2017	0:08	5:00	1.00	\$ 2,700.00	\$ 2,735.88
							\$ 2,700.00	\$ 2,735.88

Comments

This is to paint/stain the entrance fountain pergola and the 5 smaller pergolas situated throughout the community.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Paint Planter Walls

Item Number	39	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	10:00
Category	Exterior - Landscape & Grounds	Basis Cost	2,150.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0039	Common Area	09/01/2007	09/01/2017	0:08	10:00	1.00	\$ 2,150.00	\$ 2,178.57
							\$ 2,150.00	\$ 2,178.57

Comments

This is to paint the stucco surfaces of the common area planter walls.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Paint Pool Building

Item Number	84	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	10:00
Category	Exterior - Materials	Basis Cost	3,200.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0084	Pool	09/01/2006	09/01/2017	0:08	11:00	1.00	\$ 3,200.00	\$ 3,242.53
							\$ 3,200.00	\$ 3,242.53

Comments

This is to paint with an elastomeric material. Includes preparation, power washing and caulking as needed. Cost estimate and Useful Life carried over from 2015 reserve study.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Paint Pump Houses

Item Number	43	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	10:00
Category	Exterior - Materials	Basis Cost	675.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0043	Ustick Pump H	09/01/2009	09/01/2019	2:08	10:00	1.00 \$	675.00 \$	711.60	
920-002-0043	Well House	09/01/2009	09/01/2019	2:08	10:00	1.00 \$	675.00 \$	711.60	
920-003-0043	Main Pump Ho	09/01/2009	09/01/2017	0:08	8:00	4.00 \$	2,700.00 \$	2,735.88	
							\$	4,050.00 \$	4,159.08

Comments

This is to prep and paint the pump houses. The third line item is to paint the main pump house with an elastomeric material. For this reason the main pump house pricing is higher due to the specialized painting. Includes preparation, power washing and caulking as needed.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Paint Restroom

Item Number	51	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	10:00
Category	Interior - Materials	Basis Cost	660.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0051	Main Pool	09/01/2009	09/01/2019	2:08	10:00	1.00	\$ 660.00	\$ 695.79
							\$ 660.00	\$ 695.79

Comments

This is to paint restroom interiors.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Paint Shade Structures

Item Number	52	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Materials	Basis Cost	1,600.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0052	Clubhouse	09/01/2013	09/01/2018	1:08	5:00	1.00 \$	1,600.00 \$	1,653.69	
920-002-0052	Main Pool	09/01/2010	09/01/2018	1:08	8:00	1.00 \$	1,600.00 \$	1,653.69	
							\$	3,200.00 \$	3,307.38

Comments

This is to prep and paint/stain the three shade structures at the clubhouse as well as the main pool deck.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Paint Touch-Up

Item Number	46	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	10:00
Category	Exterior - Materials	Basis Cost	1,100.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0046	Clubhouse	09/01/2012	09/01/2022	5:08	10:00	1.00 \$	1,100.00 \$	1,230.63	
920-002-0046	Pool Building	09/01/2011	09/01/2021	4:08	10:00	0.60 \$	660.00 \$	723.90	
							\$	1,760.00 \$	1,954.53

Comments

This is to touch-up building paintable surfaces such as trim, exterior doors, etc., as needed and intermittently between long full body paint cycles on the clubhouse and the main pool building.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Paint Tower Doors & Juliettes

Item Number	47	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	10:00
Category	Exterior - Materials	Basis Cost	5,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0047	Clubhouse	09/01/2014	09/01/2024	7:08	10:00	1.00	\$ 5,000.00	\$ 5,819.75
							\$ 5,000.00	\$ 5,819.75

Comments

This is to paint the three tower exterior doors with a 100% premium acrylic paint. The Juliette's to be painted with a commercial grade direct to metal (DTM) paint material. Includes preparation, sanding, and scraping as needed.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Painting (Fencing)

Item Number	53	Measurement Basis	Linear F
Type	Common Area	Estimated Useful Life	10:00
Category	Exterior - Landscape & Grounds	Basis Cost	12.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0053	Entrance Foun	09/01/2004	09/01/2018	1:08	14:00	168.00 \$	2,016.00 \$	2,083.65	
920-002-0053	Tot Lot	09/01/2009	09/01/2019	2:08	10:00	250.00 \$	3,000.00 \$	3,162.68	
920-003-0053	Bridge Railings	09/01/2014	09/01/2017	0:08	3:00	92.00 \$	1,104.00 \$	1,118.67	
920-004-0053	Clubhouse	09/01/2007	01/01/2017	0:00	9:04	287.00 \$	3,444.00 \$	3,444.00	
920-005-0053	Main Pool	01/01/2012	01/01/2019	2:00	7:00	462.00 \$	5,544.00 \$	5,767.98	
920-006-0053	Cementary	01/01/2012	01/01/2018	1:00	6:00	180.00 \$	2,160.00 \$	2,203.20	
							\$	17,268.00 \$	17,780.18

Comments

This component paints the wrought iron/metal fencing or railing throughout the common areas with a direct to metal (DTM) paint material. Includes preparation, sanding, scraping and primer as necessary. Each "location" is itemized above with its own schedule and Useful Life. Cost estimates and Useful Life of each carried over from the 2015 reserve study.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Outdoor Equipment

Item Number	38	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25:00
Category	Exterior - Equipment	Basis Cost	18,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0038	Common Area	09/01/2002	09/01/2027	10:08	25:00	1.00	\$ 18,000.00	\$ 22,233.49
							\$ 18,000.00	\$ 22,233.49

Comments

This is to replace the Burke brand tot lot equipment.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Asphalt Overlay & Grinding

Item Number	3	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	25:00
Category	Exterior - Landscape & Grounds	Basis Cost	2.45
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0003	Pathways	09/01/2004	09/01/2029	12:08	25:00	41330.00	\$ 101,258.50	\$ 130,126.87
							\$ 101,258.50	\$ 130,126.87

Comments

This is to overlay the pathways with 1 1/2" of new hot asphalt.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Asphalt Repair & Replacement

Item Number	4	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Landscape & Grounds	Basis Cost	1,100.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0004	Pathways	09/01/2014	09/01/2019	2:08	5:00	1.00	\$ 1,100.00	\$ 1,159.65
							\$ 1,100.00	\$ 1,159.65

Comments

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Asphalt Replacement

Item Number	5	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	30:00
Category	Exterior - Landscape & Grounds	Basis Cost	3.15
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
920-001-0005	Parking Lot - Cl	09/01/2003	09/01/2033	16:08	30:00	10800.00 \$	34,020.00 \$	47,322.81
920-002-0005	Parking Lot -	09/01/2003	09/01/2033	16:08	30:00	9700.00 \$	30,555.00 \$	42,502.89
						\$	64,575.00 \$	89,825.70

Comments

This is for major excavation, re-compaction and installation of new hot asphalt to the parking lots. The parking lots are listed as individual line items so they may be separated in schedule in order to better accommodate cash flow. At the time of this study they are on the same replacement schedule.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Sealing (Parking Lot)

Item Number	83	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	4:00
Category	Exterior - Landscape & Grounds	Basis Cost	0.16
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0083	Clubhouse	09/01/2013	09/01/2017	0:08	4:00	10800.00 \$	1,728.00 \$	1,750.96	
920-002-0083	Main Pool	09/01/2013	09/01/2017	0:08	4:00	9700.00 \$	1,552.00 \$	1,572.62	
							\$	3,280.00 \$	3,323.58

Comments

This is to apply two coats of asphalt emulsion product to the two parking lots as outlined above. Includes asphalt surface preparation prior to application, minor crackfill and striping. Cost estimates and Useful Life carried over from 2015 reserve study.

Item Parameters - Full Detail

Sealing (Pathways)

Item Number	77	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	8:00
Category	Exterior - Landscape & Grounds	Basis Cost	0.10
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
920-001-0077	Pathways	09/01/2007	09/01/2017	0:08	10:00	41330.00 \$	4,133.00 \$	4,187.92
920-002-0077	Pathways	09/01/2016	09/01/2024	7:08	8:00	2915.00 \$	291.50 \$	339.29
						\$	4,424.50 \$	4,527.21

Comments

This is to apply a single coat asphalt emulsion product. Includes asphalt surface preparation prior to application. Cost estimate and Useful Life carried over from the 2015 reserve study. It was also shared by the property manager that the community paved a new walking path in the fall of 2016. For this reason, an additional line item was added representing the new pathway on an independent time line and expense.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Water Heater

Item Number	82	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12:00
Category	Interior - Equipment	Basis Cost	1,600.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0082	Clubhouse	09/01/2005	09/01/2017	0:08	12:00	1.00 \$	1,600.00 \$	1,621.26	
920-002-0082	Main Pool	09/01/2004	09/01/2018	1:08	14:00	1.00 \$	1,600.00 \$	1,653.69	
							\$	3,200.00 \$	3,274.95

Comments

This is to replace the Bradford White 50 gallon water heaters located in the clubhouse and main pool building. Includes installation of 5 gallon expansion tank.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Pool Covers

Item Number	59	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10:00
Category	Exterior - Pool Deck	Basis Cost	5,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0059	Clubhouse	09/01/2008	09/01/2018	1:08	10:00	1.00 \$	5,500.00 \$	5,684.55	
920-002-0059	Main Pool	09/01/2008	09/01/2017	0:08	9:00	1.80 \$	9,900.00 \$	10,031.56	
							\$	15,400.00 \$	15,716.11

Comments

This is to replace the Plastimayd brand mesh style anchored safety pool cover for the clubhouse pool and the main pool.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Pool Furniture

Item Number	67	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	2:00
Category	Exterior - Pool Deck	Basis Cost	1,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0067	Main Pool	09/01/2016	09/01/2018	1:08	2:00	1.00	\$ 1,000.00	\$ 1,033.56
							\$ 1,000.00	\$ 1,033.56

Comments

This is to have funds available periodically to replace the pool furniture.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Pool Resurfacing

Item Number	70	Measurement Basis	Linear F
Type	Common Area	Estimated Useful Life	12:00
Category	Exterior - Pool Deck	Basis Cost	145.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0070	Clubhouse	09/01/2007	09/01/2020	3:08	13:00	168.00 \$	24,360.00 \$	26,194.57	
920-002-0070	Main Pool	09/01/2004	09/01/2018	1:08	14:00	299.00 \$	43,355.00 \$	44,809.78	
							\$	67,715.00 \$	71,004.35

Comments

This is to resurface the pools and replace the tiles in the clubhouse and main pool according to the schedules outlined above.. Includes start-up costs. Cost estimates and Useful Life carried over from the 2015 reserve study. However, the Useful Life of the clubhouse pool was extended due to the main pool needing resurfacing sooner and in order to accommodate the budget.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Pool Equipment (Clubhouse)

Item Number	65	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Pool Deck	Basis Cost	3,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0065	Clubhouse	09/01/2013	09/01/2018	1:08	5:00	1.00	\$ 3,000.00	\$ 3,100.67
							\$ 3,000.00	\$ 3,100.67

Comments

This is to replace the pool equipment. Since not all equipment will fail simultaneously, this component provides for approximately half the replacement cost every five years. This component includes the following;

- 1 Pentair Triton II Commercial High Rate filter @ approximately \$2,000;
- 1 A.O. Smith WhisperFlo 2hp pump @ approximately \$1,500;
- 1 Rola Chem Chlorine feeder and pump @ approximately \$1,000;
- and miscellaneous cost such as valves, filter laterals and multi-ports, filter sand changes, fittings, piping, etc. @ approximately \$1,000;

The projected filter cost assumes replacement with a glass filter. Cost estimates and Useful Life carried over from the 2015 reserve study.

Item Parameters - Full Detail

Pool Equipment (Main Pool)

Item Number	66	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Pool Deck	Basis Cost	8,600.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0066	Main Pool	09/01/2012	09/01/2017	0:08	5:00	1.00	\$ 8,600.00	\$ 8,714.29
							\$ 8,600.00	\$ 8,714.29

Comments

This is to replace the pool equipment that serve the main pool. Since not all equipment will fail simultaneously, this component provides an allowance for half the estimated replacement cost every five years. This component includes the following;

- 4 Pentair Triton II Commercial High Rate filters @ approx. \$2,000 each;
- 2 Pentair Challenger 5hp pumps @ approx. \$2,000 each;
- 1 Pentair Intellichem Chlorinator @ approx. \$1,700;
- Levelor electronic water leveler @ approx. \$350;
- Miscellaneous equipment including but not limited to the double check valve, Jandy valves, filter laterals and multi-ports, filter sand changes, fittings, piping, etc. @ approx. \$2,000;

The projected filter cost assumes replacement with a glass filter. In 2013, Four Seasons rebuilt Jandy valves and replaced filter multi ports and laterals. Cost estimates and Useful Life carried over from the 2015 reserve study.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Pool Heaters

Item Number	68	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10:00
Category	Exterior - Pool Deck	Basis Cost	3,800.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0068	Clubhouse	09/01/2009	09/01/2019	2:08	10:00	1.00 \$	3,800.00 \$	4,006.06	
920-002-0068	Main Pool	09/01/2009	09/01/2017	0:08	8:00	1.00 \$	3,800.00 \$	3,850.50	
920-003-0068	Main Pool	09/01/2009	09/01/2018	1:08	9:00	1.00 \$	3,800.00 \$	3,927.51	
							\$	11,400.00 \$	11,784.07

Comments

This is to replace the following pool heaters serving the clubhouse pool and the main pool.

- Pentair Master Temp 400 HD clubhouse pool heater. The heat exchanger (\$1,500) may be able to be replaced to extend the useful life.
- Pentair Minimax NT main pool heater #1
- Pentair Minimax NT main pool heater #2

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Pool Deck Maintenance

Item Number	62	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Pool Deck	Basis Cost	1,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0062	Clubhouse	09/01/2015	09/01/2020	3:08	5:00	1.00 \$	1,500.00 \$	1,612.97	
920-002-0062	Main Pool	09/01/2015	09/01/2020	3:08	5:00	0.75 \$	1,125.00 \$	1,209.72	
							\$	2,625.00 \$	2,822.69

Comments

This is an allowance to have funds available to repair cracks or replace areas of the concrete pool deck as needed.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Pool Deck Sealing

Item Number	63	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	15:00
Category	Exterior - Pool Deck	Basis Cost	6,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0063	Clubhouse	09/01/2000	09/01/2017	0:08	17:00	1.00 \$	6,000.00 \$	6,079.74	
920-002-0063	Main Pool	09/01/2000	09/01/2019	2:08	19:00	1.70 \$	10,200.00 \$	10,753.11	
							\$	16,200.00 \$	16,832.85

Comments

This is to strip the existing coat of paint off the deck and re-coat with new material.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Roof Replace (Membrane)

Item Number	73	Measurement Basis	Squares
Type	Common Area	Estimated Useful Life	25:00
Category	Exterior - Materials	Basis Cost	400.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0073	Common Area	09/01/2023	09/01/2028	11:08	5:00	3.00 \$	1,200.00 \$	1,511.88
						\$	1,200.00 \$	1,511.88

Comments

This is to replace the single ply EPDM rubber membrane roofing system. Includes tear off and disposal of existing membrane and correction of existing drainage and slope issues.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Roofing Maintenance

Item Number	74	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Materials	Basis Cost	1,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0074	Clubhouse	09/01/2015	09/01/2020	3:08	5:00	1.00 \$	1,000.00 \$	1,075.31	
920-002-0074	Main Pool	09/01/2015	09/01/2020	3:08	5:00	1.00 \$	1,000.00 \$	1,075.31	
							\$	2,000.00 \$	2,150.62

Comments

This is an allowance to supplement the operating budget in order to inspect and perform rudimentary maintenance as needed to the tile roofing of the clubhouse and pool equipment buildings as well as the main pool building.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Access Control

Item Number	1	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	15:00
Category	Interior - Equipment	Basis Cost	4,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0001	Clubhouse	09/01/2004	09/01/2019	2:08	15:00	1.00 \$	4,000.00 \$	4,216.90	
920-002-0001	Main Pool	09/01/2009	09/01/2024	7:08	15:00	0.40 \$	1,600.00 \$	1,862.32	
							\$	5,600.00 \$	6,079.22

Comments

This is to replace the access control system at the clubhouse entrance as well as the main pool gate entrance. The clubhouse control access includes the Brivo Door controller, Millennium power supply, mag locks and door hardware.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Security System

Item Number	79	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	12:00
Category	Interior - Equipment	Basis Cost	1,400.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0079	Clubhouse	09/01/2014	01/01/2027	10:00	12:04	1.00 \$	1,400.00 \$	1,706.59	
920-002-0079	Main Pool	09/01/2014	01/01/2027	10:00	12:04	1.00 \$	1,400.00 \$	1,706.59	
							\$	2,800.00 \$	3,413.18

Comments

This component replaces the new Perx security cameras, DVR system and hard drive which were installed in 2014 in the clubhouse and the main pool building. The cost estimate assumes existing wiring will be utilized. It is also assumed that intermittent replacements will be maintained from the operating budget until the next full replacement cycle.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Entry Monument

Item Number	18	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Equipment	Basis Cost	2,200.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0018	Common Area	09/01/2014	09/01/2019	2:08	5:00	1.00	\$ 2,200.00	\$ 2,319.30
							\$ 2,200.00	\$ 2,319.30

Comments

This is to have funds available periodically as needed to maintain the neighborhood identity signs.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Building Maintenance

Item Number	10	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Materials	Basis Cost	900.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0010	Clubhouse	09/01/2014	09/01/2019	2:08	5:00	1.00	\$ 900.00	\$ 948.80
							\$ 900.00	\$ 948.80

Comments

This is for on-going repairs, as needed to the buildings. Includes roll up door, double and single doors, roof, siding, etc.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Pergolas Maintenance

Item Number	56	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Materials	Basis Cost	1,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0056	Common Area	09/01/2014	09/01/2019	2:08	5:00	1.00	\$ 1,000.00	\$ 1,054.23
							\$ 1,000.00	\$ 1,054.23

Comments

This is to have funds available periodically for repair/replacement of boards/beams to the pergolas located in and around the community and at the entrance fountain.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Shade Structures

Item Number	80	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Materials	Basis Cost	700.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0080	Pool	09/01/2014	09/01/2019	2:08	5:00	1.00 \$	700.00 \$	737.96	
920-002-0080	Clubhouse	09/01/2014	09/01/2019	2:08	5:00	1.00 \$	700.00 \$	737.96	
							\$	1,400.00 \$	1,475.92

Comments

This is an allowance to ensure funds are available as needed for repairs to the shade structures located at the clubhouse and main pool deck. This component does not provide a full replacement of the shade structures.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Storage Shed Maintenance

Item Number	85	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Materials	Basis Cost	1,200.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0085	Common Area	01/01/2016	01/01/2021	4:00	5:00	1.00	\$ 1,200.00	\$ 1,298.92
							\$ 1,200.00	\$ 1,298.92

Comments

At the time of this reserve financial update, the community had initiated a sizable down payment of a storage shed. This component provides an allowance to maintain the future shed.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Stucco Maintenance

Item Number	86	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	7:00
Category	Exterior - Materials	Basis Cost	1,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0086	Common Area	01/01/2010	01/01/2017	0:00	7:00	1.00	\$ 1,500.00	\$ 1,500.00
							\$ 1,500.00	\$ 1,500.00

Comments

This component provides funds to periodically repair and/or maintain the stucco found on the building exteriors. As of the time of this reserve financial update, the property manager shared planned expenses to repair stucco; in particularly at the main pool area.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Soft Fall Playground Chips

Item Number	88	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	8:00
Category	Exterior - Landscape & Grounds	Basis Cost	2,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0088	Tot Lot	01/01/2002	01/01/2017	0:00	15:00	1.00	\$ 2,000.00	\$ 2,000.00
							\$ 2,000.00	\$ 2,000.00

Comments

This component provides funds to replenish the soft fall wood chip material used as a base to the tot lot.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Landscaping (Trees)

Item Number	35	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	1:00
Category	Exterior - Landscape & Grounds	Basis Cost	10,800.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0035	Common Area	09/01/2016	09/01/2017	0:08	1:00	1.00	\$ 10,800.00	\$ 10,943.52
							\$ 10,800.00	\$ 10,943.52

Comments

This is for structural pruning, removal and replacement trees as needed to enhance the association's landscaping and to avoid branch and root damage to nearby objects. This is in excess of the operating budget.

Item Parameters - Full Detail

Water Feature Equipment

Item Number	81	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Landscape & Grounds	Basis Cost	5,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0081	Common Area	09/01/2013	09/01/2018	1:08	5:00	1.00	\$ 5,500.00	\$ 5,684.55
							\$ 5,500.00	\$ 5,684.55

Comments

This is to have funds available periodically to replace the mechanical and electrical components of the water fountain as needed. Includes two 10hp submersible pumps, 1 small circulation pump, Triton II commercial sand filter, electrical panel, etc. Approximately \$6,500 was spent in 2013 to remove and replace the two large pumps including replacing the motors, basket screens, etc.

Bridgetower Owners Association, LLC

Analysis Date - January 1, 2017



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 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. **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.

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 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.

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life} \text{ or}$$

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) +$$

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

$$[(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate}) ^ \text{Remaining Life}]$$



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

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.