Reserve Analysis Report

Bridgetower Homeowners Association

Meridian, Idaho

Version 2

Tuesday, January 3, 2023

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Bridgetower Homeowners Association

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Preface

This preface is intended to provide an introduction to the enclosed reserve analysis as well as detailed information regarding the reserve analysis report format, reserve fund goals/objectives and calculation methods. The following sections are included in this preface:

♦ ♦ ♦ ♦ INTRODUCTION TO RESERVE BUDGETING ♦ ♦ ♦ ♦

The Board of Directors of an association has a legal and fiduciary duty to maintain the community in a good state of repair. Individual unit property values are significantly impacted by the level of maintenance and upkeep provided by the association as well as the amount of the regular assessment charged to each owner.

A prudent plan must be implemented to address the issues of long-range maintenance, repair and replacement of the common areas. Additionally, the plan should recognize that the value of each unit is affected by the amount of the regular assessment charged to each unit.

There is a fine line between “not enough,” “just right” and “too much.” Each member of an association should contribute to the reserve fund for their proportionate amount of “depreciation” (or “use”) of the reserve components. Through time, if each owner contributes his “fair share” into the reserve fund for the depreciation of the reserve components, then the possibility of large increases in regular assessments or special assessments will be minimized.

An accurate reserve analysis and a “healthy” reserve fund are essential to protect and maintain the association's common areas and the property values of the individual unit owners. A comprehensive reserve analysis is one of the most significant elements of any association's long-range plan and provides the critical link between sound business judgment and good fiscal planning. The reserve analysis provides a “financial blueprint” for the future of an association.

♦ ♦ ♦ ♦ UNDERSTANDING THE RESERVE ANALYSIS ♦ ♦ ♦ ♦

In order for the reserve analysis to be useful, it must be understandable by a variety of individuals. Board members (from seasoned, experienced Board members to new Board members), property managers, accountants, attorneys and even homeowners may ultimately review the reserve analysis. The reserve analysis must be detailed enough to provide a comprehensive analysis, yet simple enough to enable less experienced individuals to understand the results.

There are four key bits of information that a comprehensive reserve analysis should provide: Budget, Percent Funded, Projections and Inventory. This information is described as follows:

Budget
Amount recommended to be transferred into the reserve account for the fiscal year for which the reserve analysis was prepared. In some cases, the reserve analysis may present two or more funding plans based on different goals/objectives. The Board should have a clear understanding of the differences among these funding goals/objectives prior to implementing one of them in the annual budget.

Percent Funded
Measure of the reserve fund “health” (expressed as a percentage) as of the beginning of the fiscal year for which the

reserve analysis was prepared. This figure is the ratio of the actual reserve fund on hand to the fully funded balance. A reserve fund that is "100% funded" means the association has accumulated the proportionately correct amount of money, to date, for the reserve components it maintains.

Projections
Indicate the "level of service" the association will provide the membership as well as a "road map" for the fiscal future of the association. The projections define the timetables for repairs and replacements, such as when the buildings will be painted or when the asphalt will be seal coated. The projections also show the financial plan for the association – when an underfunded association will "catch up" or how a properly funded association will remain fiscally "healthy."

Inventory
Complete listing of the reserve components. Key bits of information are available for each reserve component, including placed-in-service date, useful life, remaining life, replacement year, quantity, current cost of replacement, future cost of replacement and analyst's comments.

♦ ♦ ♦ ♦ RESERVE FUNDING GOALS / OBJECTIVES ♦ ♦ ♦ ♦

There are four reserve funding goals/objectives which may be used to develop a reserve funding plan that corresponds with the risk tolerance of the association: Full Funding, Baseline Funding, Threshold Funding and Statutory Funding. These goals/objectives are described as follows:

Full Funding
Describes the goal/objective to have reserves on hand equivalent to the value of the deterioration of each reserve component. The objective of this funding goal is to achieve and/or maintain a 100% percent funded reserve fund. The component calculation method or cash flow calculation method is typically used to develop a full funding plan.

Baseline Funding
Describes the goal/objective to have sufficient reserves on hand to never completely run out of money. The objective of this funding goal is to simply pay for all reserve expenses as they come due without regard to the association's percent funded. The cash flow calculation method is typically used to develop a baseline funding plan.

Threshold Funding
Describes the goal/objective other than the 100% level (full funding) or just staying cash-positive (baseline funding). This threshold goal/objective may be a specific percent funded target or a cash balance target. Threshold funding is often a value chosen between full funding and baseline funding. The cash flow calculation method is typically used to develop a threshold funding plan.

Statutory Funding
Describes the pursuit of an objective as described or required by local laws or codes. The component calculation method or cash flow calculation method is typically used to develop a statutory funding plan.

♦ ♦ ♦ ♦ RESERVE FUNDING CALCULATION METHODS ♦ ♦ ♦ ♦

There are two funding methods which can be used to develop a reserve funding plan based on a reserve funding goal/objective: Component Calculation Method and Cash Flow Calculation Method. These calculation methods are described as follows:

Component Calculation Method
This calculation method develops a funding plan for each individual reserve component. The sum of the funding plan for each component equals the total funding plan for the association. This method is often referred to as the "straight line"

method and is widely believed to be the most conservative reserve funding method. This method structures a funding plan that enables the association to pay all reserve expenditures as they come due, enables the association to achieve the ideal level of reserves in time, and then enables the association to maintain the ideal level of reserves through time. The following is a detailed description of the component calculation method:

Step 1: Calculation of fully funded balance for each component

The fully funded balance is calculated for each component based on its age, useful life and current cost. The actual formula is as follows:

$$\text{Fully Funded Balance} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Cost}$$

Step 2: Distribution of current reserve funds

The association's current reserve funds are assigned to (or distributed amongst) the reserve components based on each component's remaining life and fully funded balance as follows:

Pass 1: Components are organized in remaining life order, from least to greatest, and the current reserve funds are assigned to each component up to its fully funded balance, until reserves are exhausted.

Pass 2: If all components are assigned their fully funded balance and additional funds exist, they are assigned in a "second pass." Again, the components are organized in remaining life order, from least to greatest, and the remaining current reserve funds are assigned to each component up to its current cost, until reserves are exhausted.

Pass 3: If all components are assigned their current cost and additional funds exist, they are assigned in a "third pass." Components with a remaining life of zero years are assigned double their current cost.

Distributing, or assigning, the current reserve funds in this manner is the most efficient use of the funds on hand – it defers the make-up period of any underfunded reserves over the lives of the components with the largest remaining lives.

Step 3: Developing a funding plan

After step 2, all components have a "starting" balance. A calculation is made to determine what funding would be required to get from the starting balance to the future cost over the number of years remaining until replacement. The funding plan incorporates the annual contribution increase parameter to develop a "stair stepped" contribution.

For example, if an association needs to accumulate $100,000 in ten years, $10,000 could be contributed each year. Alternatively, the association could contribute $8,723 in the first year and increase the contribution by 3% each year thereafter until the tenth year.

In most cases, this rate should match the inflation parameter. Matching the annual contribution increase parameter to the inflation parameter indicates, in theory, that member contributions should increase at the same rate as the cost of living (inflation parameter). Due to the "time value of money," this creates the most equitable distribution of member contributions through time.

Using an annual contribution increase parameter that is greater than the inflation parameter will reduce the burden to the current membership at the expense of the future membership. Using an annual contribution increase parameter that is less than the inflation parameter will increase the burden to the current membership to the benefit of the future membership. The following chart shows a comparison:

	0% Increase	3% Increase	10% Increase
Year 1	$10,000.00	$8,723.05	$6,274.54
Year 2	$10,000.00	$8,984.74	$6,901.99
Year 3	$10,000.00	$9,254.28	$7,592.19
Year 4	$10,000.00	$9,531.91	$8,351.41
Year 5	$10,000.00	$9,817.87	$9,186.55
Year 6	$10,000.00	$10,112.41	$10,105.21
Year 7	$10,000.00	$10,415.78	$11,115.73
Year 8	$10,000.00	$10,728.25	$12,227.30
Year 9	$10,000.00	$11,050.10	$13,450.03
Year 10	$10,000.00	$11,381.60	$14,795.04
TOTAL	$100,000.00	$100,000.00	$100,000.00

This parameter is used to develop a funding plan only; it does not mean that the reserve contributions must be raised each year. There are far more significant factors that will contribute to a total reserve contribution increase or decrease from year to year than this parameter.

One of the major benefits of using this calculation method is that for any single component (or group of components), the accumulated balance and reserve funding can be precisely calculated. For example, using this calculation method, the reserve analysis can indicate the exact amount of current reserve funds "in the bank" for the roofs and the amount of money being funded towards the roofs each month. This information is displayed on the Management / Accounting Summary and Charts as well as elsewhere within the report.

The component calculation method is typically used for well-funded associations (greater that 65% funded) with a goal/ objective of full funding.

Cash Flow Calculation Method

This calculation method develops a funding plan based on current reserve funds and projected expenditures during a specific timeframe (typically 30 years). This funding method structures a funding plan that enables the association to pay for all reserve expenditures as they come due, but is not necessarily concerned with the ideal level of reserves through time.

This calculation method tests reserve contributions against reserve expenditures through time to determine the minimum contribution necessary (baseline funding) or some other defined goal/objective (full funding, threshold funding or statutory funding).

Unlike the component calculation method, this calculation method cannot precisely calculate the reserve funding for any single component (or group of components). In order to work-around this issue to provide this bookkeeping information, a formula has been applied to component method results to calculate a reasonable breakdown. This information is displayed on the Management / Accounting Summary and Charts as well as elsewhere within the report.

The cash flow calculation method is typically used for under-funded associations (less than 65% funded) with a goal/ objective of full funding, threshold funding, baseline funding or statutory funding.

Preface

♦ ♦ ♦ ♦ READING THE RESERVE ANALYSIS ♦ ♦ ♦ ♦

In some cases, the reserve analysis may be a lengthy document of one hundred pages or more. A complete and thorough review of the reserve analysis is always a good idea. However, if time is limited, it is suggested that a thorough review of the summary pages be made. If a "red flag" is raised in this review, the reader should then check the detail information, of the component in question, for all relevant information. In this section, a description of most of the summary or report sections is provided along with comments regarding what to look for and how to use each section.

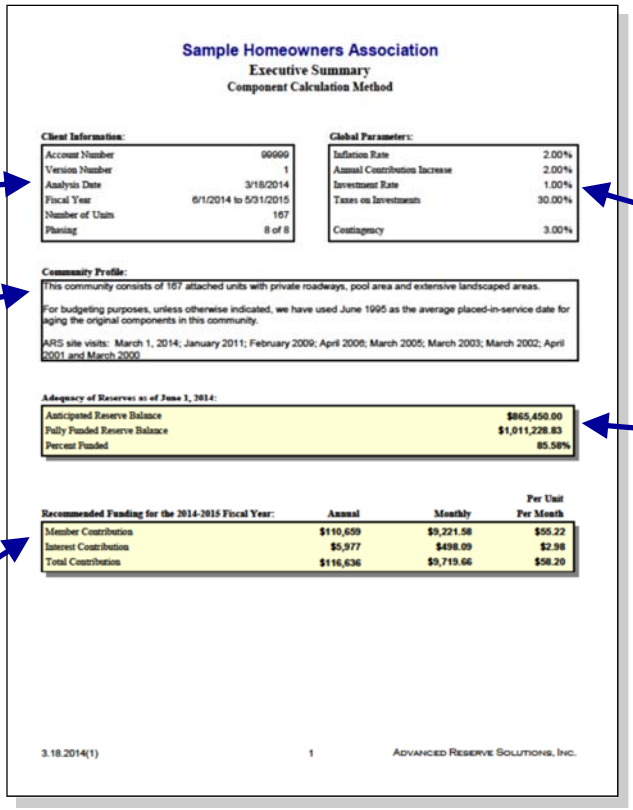
Executive Summary

Provides general information about the client, global parameters used in the calculation of the reserve analysis as well as the core results of the reserve analysis.

Client Information
Provides various client information including fiscal year for which the reserve analysis was prepared, number of units, phasing, etc.

Community Profile
Provides brief description of the community, as well as other "global" type comments.

Budget
Provides recommended funding for the fiscal year for which the reserve analysis was prepared. Indicates the reserve funding from the membership, anticipated interest contribution and the total contribution



Sample Homeowners Association
Executive Summary
Component Calculation Method

Client Information:

Account Number	99999
Version Number	1
Analysis Date	3/18/2014
Fiscal Year	6/1/2014 to 5/31/2015
Number of Units	167
Phasing	8 of 8

Global Parameters:

Inflation Rate	2.00%
Annual Contribution Increase	2.00%
Investment Rate	1.00%
Taxes on Investments	30.00%
Contingency	3.00%

Community Profile:
This community consists of 167 attached units with private roadways, pool area and extensive landscaped areas.

For budgeting purposes, unless otherwise indicated, we have used June 1995 as the average placed-in-service date for aging the original components in this community.

ARS site visits: March 1, 2014; January 2011; February 2009; April 2006; March 2005; March 2003; March 2002; April 2001 and March 2000

Adequacy of Reserves as of June 1, 2014:

Anticipated Reserve Balance	$865,450.00
Fully Funded Reserve Balance	$1,011,228.83
Percent Funded	85.58%

Recommended Funding for the 2014-2015 Fiscal Year:	Annual	Monthly	Per Unit Per Month
Member Contribution	$110,659	$9,221.58	$55.22
Interest Contribution	$5,977	$498.09	$2.98
Total Contribution	$116,636	$9,719.66	$58.20

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Global Parameters
Displays the calculation parameters that were used to calculate the reserve analysis including inflation, annual contribution increase, investment rate, tax rate and contingency.

Adequacy of Reserves
Displays the results of calculations with regard to the "health" of the reserve fund as of the beginning of the fiscal year for which the reserve analysis was prepared. Provides the anticipated reserve balance, fully funded reserve balance and the percent funded.

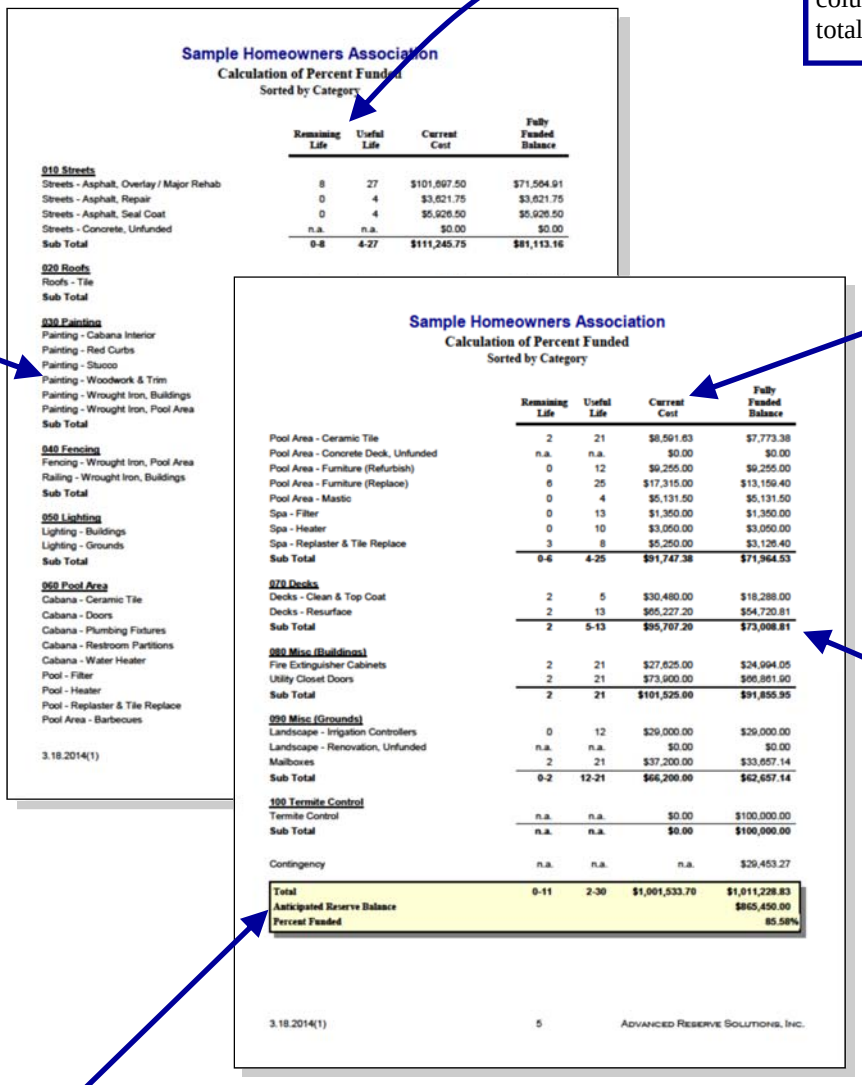
Preface

Calculation of Percent Funded

Summary displays all reserve components, shown here in "category" order. Provides the remaining life, useful life, current cost and the fully funded balance at the beginning of the fiscal year for which the reserve analysis was prepared.

Lifespans
Remaining life and useful life are displayed. And, these columns are conveniently sub totaled to show range.

Reserve Components
All components are displayed (shown here in "category" order).



Sample Homeowners Association
Calculation of Percent Funded
Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
010 Streets				
Streets - Asphalt, Overlay / Major Rehab	8	27	$101,697.50	$71,564.91
Streets - Asphalt, Repair	0	4	$3,621.75	$3,621.75
Streets - Asphalt, Seal Coat	0	4	$5,926.50	$5,926.50
Streets - Concrete, Unfunded	n.a.	n.a.	$0.00	$0.00
Sub Total	**0-8**	**4-27**	**$111,245.75**	**$81,113.16**
020 Roofs				
Roofs - Tile				
Sub Total				
030 Painting				
Painting - Cabana Interior				
Painting - Red Curbs				
Painting - Stucco				
Painting - Woodwork & Trim				
Painting - Wrought Iron, Buildings				
Painting - Wrought Iron, Pool Area				
Sub Total				
040 Fencing				
Fencing - Wrought Iron, Pool Area				
Railing - Wrought Iron, Buildings				
Sub Total				
050 Lighting				
Lighting - Buildings				
Lighting - Grounds				
Sub Total				
060 Pool Area				
Cabana - Ceramic Tile				
Cabana - Doors				
Cabana - Plumbing Fixtures				
Cabana - Restroom Partitions				
Cabana - Water Heater				
Pool - Filter				
Pool - Heater				
Pool - Replaster & Tile Replace				
Pool Area - Barbecues				

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Sample Homeowners Association
Calculation of Percent Funded
Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
Pool Area - Ceramic Tile	2	21	$8,591.63	$7,773.38
Pool Area - Concrete Deck, Unfunded	n.a.	n.a.	$0.00	$0.00
Pool Area - Furniture (Refurbish)	0	12	$9,255.00	$9,255.00
Pool Area - Furniture (Replace)	6	25	$17,315.00	$13,159.40
Pool Area - Mastic	0	4	$5,131.50	$5,131.50
Spa - Filter	0	13	$1,350.00	$1,350.00
Spa - Heater	0	10	$3,050.00	$3,050.00
Spa - Replaster & Tile Replace	3	8	$5,250.00	$3,126.40
Sub Total	**0-6**	**4-25**	**$91,747.38**	**$71,964.53**
070 Decks				
Decks - Clean & Top Coat	2	5	$30,480.00	$18,288.00
Decks - Resurface	2	13	$65,227.20	$54,720.81
Sub Total	**2**	**5-13**	**$95,707.20**	**$73,008.81**
080 Misc (Buildings)				
Fire Extinguisher Cabinets	2	21	$27,625.00	$24,994.05
Utility Closet Doors	2	21	$73,900.00	$66,861.90
Sub Total	**2**	**21**	**$101,525.00**	**$91,855.95**
090 Misc (Grounds)				
Landscape - Irrigation Controllers	0	12	$29,000.00	$29,000.00
Landscape - Renovation, Unfunded	n.a.	n.a.	$0.00	$0.00
Mailboxes	2	21	$37,200.00	$33,657.14
Sub Total	**0-2**	**12-21**	**$66,200.00**	**$62,657.14**
100 Termite Control				
Termite Control	n.a.	n.a.	$0.00	$100,000.00
Sub Total	**n.a.**	**n.a.**	**$0.00**	**$100,000.00**
Contingency	n.a.	n.a.	n.a.	$29,453.27
Total	**0-11**	**2-30**	**$1,001,533.70**	**$1,011,228.83**
Anticipated Reserve Balance				**$865,450.00**
Percent Funded				**85.58%**

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Current Cost
Displays the current cost to replace or otherwise maintain each component. This column is conveniently sub totaled.

Fully Funded Balance
Displays the fully funded balance for each component. This column is conveniently sub totaled.

The total current cost to replace or otherwise maintain all components, total fully funded balance, anticipated reserve balance and percent funded are provided at the bottom of this summary. Also shown is the range of reserve component remaining lives and useful lives.

Preface

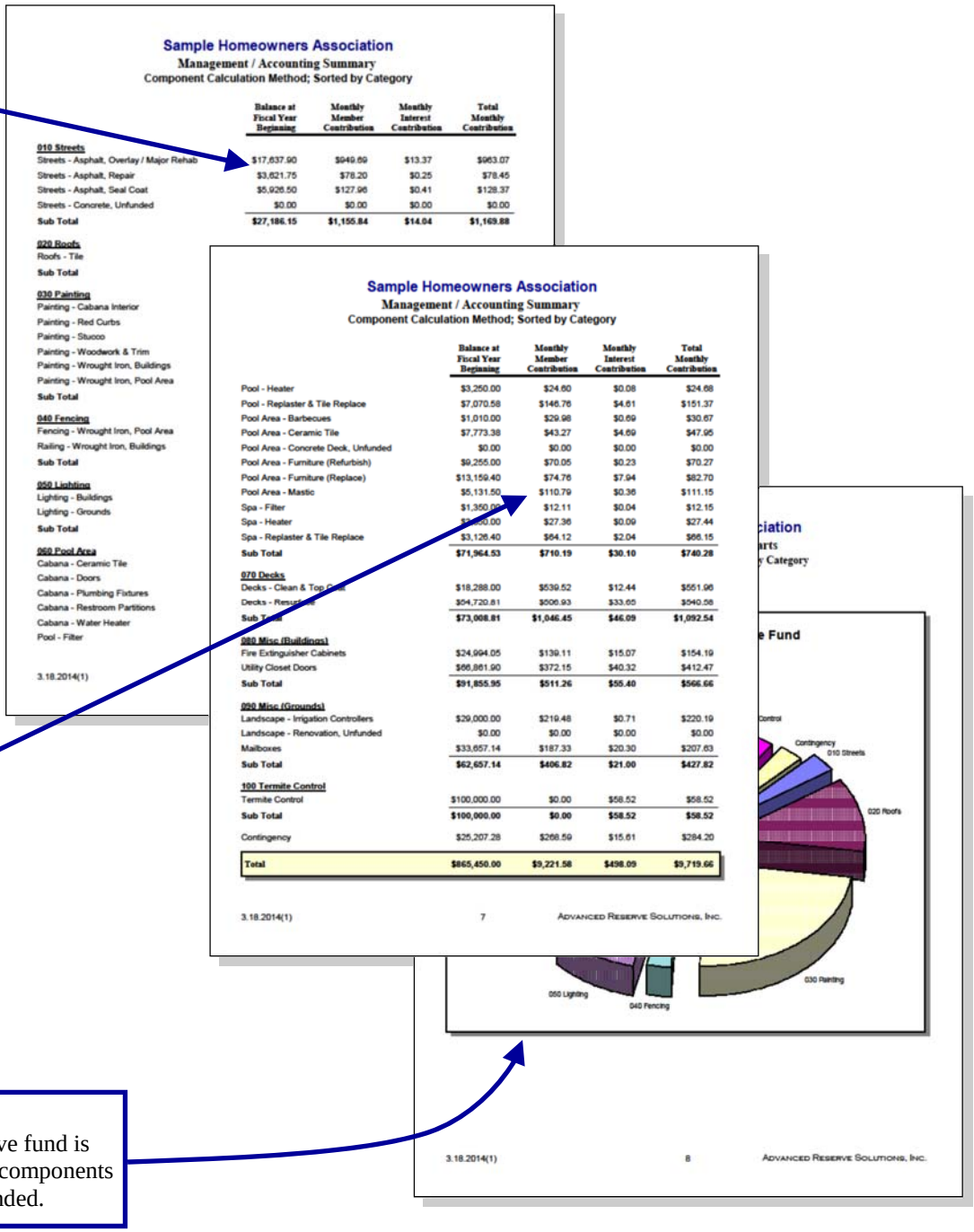
Management / Accounting Summary and Charts

Summary displays all reserve components, shown here in "category" order. Provides the assigned reserve funds at the beginning of the fiscal year for which the reserve analysis was prepared along with the monthly member contribution, interest contribution and total contribution for each component and category. Pie charts show graphically how the total reserve fund is distributed amongst the reserve component categories and how each category is funded on a monthly basis.

Balance at FYB
Shows the amount of reserve funds assigned to each reserve component. And, this column is conveniently sub totaled.

Monthly Funding
Displays the monthly funding for each component from the members and interest. Total monthly funding is also indicated. And, these columns are conveniently sub totaled.

Pie Charts
Show graphically how the reserve fund is distributed amongst the reserve components and how the components are funded.



Sample Homeowners Association
Management / Accounting Summary
Component Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
010 Streets				
Streets - Asphalt, Overlay / Major Rehab	$17,637.90	$949.69	$13.37	$963.07
Streets - Asphalt, Repair	$3,621.75	$78.20	$0.25	$78.45
Streets - Asphalt, Seal Coat	$5,926.50	$127.96	$0.41	$128.37
Streets - Concrete, Unfunded	$0.00	$0.00	$0.00	$0.00
Sub Total	$27,186.15	$1,155.84	$14.04	$1,169.88
020 Roofs				
Roofs - Tile				
Sub Total				
030 Painting				
Painting - Cabana Interior				
Painting - Red Curbs				
Painting - Stucco				
Painting - Woodwork & Trim				
Painting - Wrought Iron, Buildings				
Painting - Wrought Iron, Pool Area				
Sub Total				
040 Fencing				
Fencing - Wrought Iron, Pool Area				
Railing - Wrought Iron, Buildings				
Sub Total				
050 Lighting				
Lighting - Buildings				
Lighting - Grounds				
Sub Total				
060 Pool Area				
Cabana - Ceramic Tile				
Cabana - Doors				
Cabana - Plumbing Fixtures				
Cabana - Restroom Partitions				
Cabana - Water Heater				
Pool - Filter				

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Sample Homeowners Association
Management / Accounting Summary
Component Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
Pool - Heater	$3,250.00	$24.60	$0.08	$24.68
Pool - Replaster & Tile Replace	$7,070.58	$146.76	$4.61	$151.37
Pool Area - Barbecues	$1,010.00	$29.98	$0.69	$30.67
Pool Area - Ceramic Tile	$7,773.38	$43.27	$4.69	$47.95
Pool Area - Concrete Deck, Unfunded	$0.00	$0.00	$0.00	$0.00
Pool Area - Furniture (Refurbish)	$9,255.00	$70.05	$0.23	$70.27
Pool Area - Furniture (Replace)	$13,159.40	$74.76	$7.94	$82.70
Pool Area - Mastic	$5,131.50	$110.79	$0.36	$111.15
Spa - Filter	$1,350.00	$12.11	$0.04	$12.15
Spa - Heater	$3,060.00	$27.36	$0.09	$27.44
Spa - Replaster & Tile Replace	$3,126.40	$64.12	$2.04	$66.15
Sub Total	$71,964.53	$710.19	$30.10	$740.28
070 Decks				
Decks - Clean & Top Coat	$18,288.00	$539.52	$12.44	$551.96
Decks - Resurface	$54,720.81	$506.93	$33.65	$540.58
Sub Total	$73,008.81	$1,046.45	$46.09	$1,092.54
080 Misc (Buildings)				
Fire Extinguisher Cabinets	$24,994.05	$139.11	$15.07	$154.19
Utility Closet Doors	$66,861.90	$372.15	$40.32	$412.47
Sub Total	$91,855.95	$511.26	$55.40	$566.66
090 Misc (Grounds)				
Landscape - Irrigation Controllers	$29,000.00	$219.48	$0.71	$220.19
Landscape - Renovation, Unfunded	$0.00	$0.00	$0.00	$0.00
Mailboxes	$33,657.14	$187.33	$20.30	$207.63
Sub Total	$62,657.14	$406.82	$21.00	$427.82
100 Termite Control				
Termite Control	$100,000.00	$0.00	$58.52	$58.52
Sub Total	$100,000.00	$0.00	$58.52	$58.52
Contingency	$25,207.28	$268.59	$15.61	$284.20
Total	$865,450.00	$9,221.58	$498.09	$9,719.66

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Fund

Contingency
010 Streets
020 Roofs
030 Painting
040 Fencing
050 Lighting

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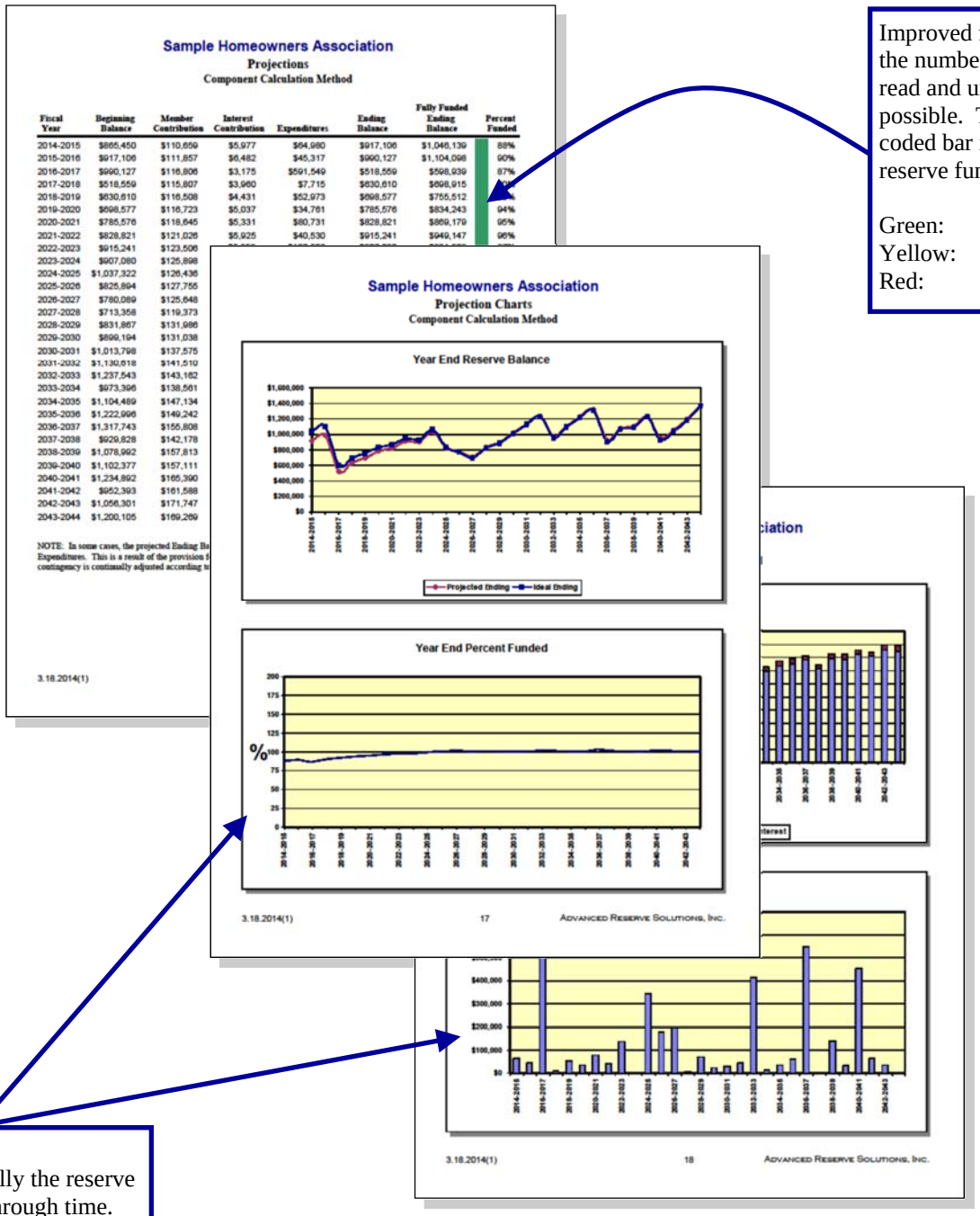
Projections and Charts

Summary displays projections of beginning reserve balance, member contribution, interest contribution, expenditures and ending reserve balance for each year of the projection period (shown here for 30 years). The two columns on the right-hand side provide the fully funded ending balance and the percent funded for each year. Charts show the same information in an easy-to-understand graphic format.



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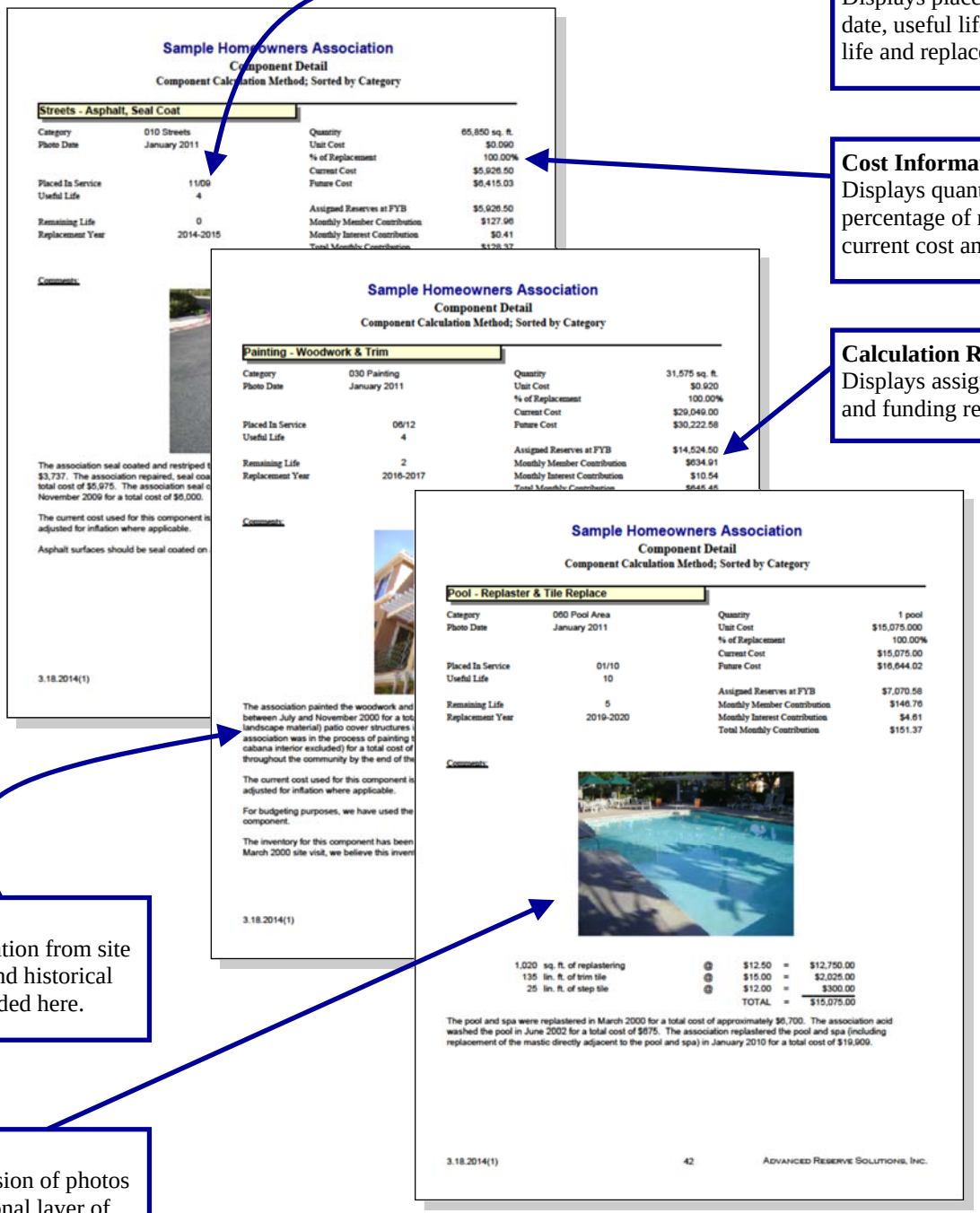
Component Detail

Summary provides detailed information about each reserve component. These pages display all information about each reserve component as well as comments from site observations and historical information regarding replacement or other maintenance.



Lifespan Information
Displays placed-in-service date, useful life, remaining life and replacement year.

Cost Information
Displays quantity, unit cost, percentage of replacement, current cost and future cost.

Calculation Results
Displays assigned reserves and funding requirements.

Comments
Useful information from site observations and historical expenses included here.

Photos
Optional inclusion of photos adds an additional layer of detail to the reserve analysis.

Preface

♦ ♦ ♦ ♦ GLOSSARY OF KEY TERMS ♦ ♦ ♦ ♦

Annual Contribution Increase Parameter
The rate used in the calculation of the funding plan. This rate is used on an annual compounding basis. This rate represents, in theory, the rate the association expects to increase contributions each year.

In most cases, this rate should match the inflation parameter. Matching the annual contribution increase parameter to the inflation parameter indicates, in theory, that member contributions should increase at the same rate as the cost of living (inflation parameter). Due to the "time value of money," this creates the most equitable distribution of member contributions through time.

This parameter is used to develop a funding plan only; it does not mean that the reserve contributions must be raised each year. There are far more significant factors that will contribute to a total reserve contribution increase or decrease from year to year than this parameter. See the description of "reserve funding calculation methods" in this preface for more detail on this parameter.

Anticipated Reserve Balance (or Reserve Funds)
The amount of money, as of a certain point in time, held by the association to be used for the repair or replacement of reserve components. This figure is "anticipated" because it is calculated based on the most current financial information available as of the analysis date, which is almost always prior to the fiscal year beginning date for which the reserve analysis is prepared.

Assigned Funds (and "Fixed" Assigned Funds)
The amount of money, as of the fiscal year beginning date for which the reserve analysis is prepared, that a reserve component has been assigned.

The assigned funds are considered "fixed" when the normal calculation process is bypassed and a specific amount of money is assigned to a reserve component. For example, if the normal calculation process assigns $10,000 to the roofs, but the association would like to show $20,000 assigned to roofs, "fixed" funds of $20,000 can be assigned.

Cash Flow Calculation Method
Reserve funding calculation method developed based on total annual expenditures. A more detailed description of the actual calculation process is included in the "reserve funding calculation methods" section of the preface.

Component Calculation Method
Reserve funding calculation method developed based on each individual component. A more detailed description of the actual calculation process is included in the "reserve funding calculation methods" section of the preface.

Contingency Parameter
The rate used as a built-in buffer in the calculation of the funding plan. This rate will assign a percentage of the reserve funds, as of the fiscal year beginning, as contingency funds and will also determine the level of funding toward the contingency each month.

Current Replacement Cost
The amount of money, as of the fiscal year beginning date for which the reserve analysis is prepared, that a reserve component is expected to cost to replace.

Fiscal Year
Indicates the budget year for the association for which the reserve analysis was prepared. The fiscal year beginning (FYB) is the first day of the budget year; the fiscal year end (FYE) is the last day of the budget year.

Fully Funded Reserve Balance (or Ideal Reserves)
The amount of money that should theoretically have accumulated in the reserve fund as of a certain point in time. Fully funded reserves are calculated for each reserve component based on the current replacement cost, age and useful life:

$$\text{Fully Funded Reserves} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Replacement Cost}$$

The fully funded reserve balance is the sum of the fully funded reserves for each reserve component.

An association that has accumulated the fully funded reserve balance does not have all of the funds necessary to replace all of its reserve components immediately; it has the proportionately appropriate reserve funds for the reserve components it maintains, based on each component's current replacement cost, age and useful life.

Future Replacement Cost
The amount of money, as of the fiscal year during which replacement of a reserve component is scheduled, that a reserve component is expected to cost to replace. This cost is calculated using the current replacement cost compounded annually by the inflation parameter.

Global Parameters
The financial parameters used to calculate the reserve analysis. See also "inflation parameter," "annual contribution increase parameter," "investment rate parameter" and "taxes on investments parameter."

Inflation Parameter
The rate used in the calculation of future costs for reserve components. This rate is used on an annual compounding basis. This rate represents the rate the association expects the cost of goods and services relating to their reserve components to increase each year.

Interest Contribution
The amount of money contributed to the reserve fund by the interest earned on the reserve fund and member contributions.

Investment Rate Parameter
The gross rate used in the calculation of interest contribution (interest earned) from the reserve balance and member contributions. This rate (net of the taxes on investments parameter) is used on a monthly compounding basis. This parameter represents the weighted average interest rate the association expects to earn on their reserve fund investments.

Membership Contribution
The amount of money contributed to the reserve fund by the association's membership.

Monthly Contribution (and "Fixed" Monthly Contribution)
The amount of money, for the fiscal year which the reserve analysis is prepared, that a reserve component will be funded.

The monthly contribution is considered "fixed" when the normal calculation process is bypassed and a specific amount of money is funded to a reserve component. For example, if the normal calculation process funds $1,000 to the roofs each month, but the association would like to show $500 funded to roofs each month, a "fixed" contribution of $500 can be assigned.

Number of Units (or other assessment basis)
Indicates the number of units for which the reserve analysis was prepared. In "phased" developments (see phasing), this number represents the number of units, and corresponding common area components, that existed as of a certain point in time.

For some associations, assessments and reserve contributions are based on a unit of measure other than the number of units. Examples include time-interval weeks for timeshare resorts or lot acreage for commercial/industrial developments.

One-Time Replacement
Used for components that will be budgeted for only once.

Percent Funded
A measure, expressed as a percentage, of the association's reserve fund "health" as of a certain point in time. This number is the ratio of the anticipated reserve fund balance to the fully funded reserve balance:

$$\text{Percent Funded} = \frac{\text{Anticipated Reserve Fund Balance}}{\text{Fully Funded Reserve Balance}}$$

An association that is 100% funded does not have all of the reserve funds necessary to replace all of its reserve components immediately; it has the proportionately appropriate reserve funds for the reserve components it maintains, based on each component's current replacement cost, age and useful life.

Percentage of Replacement
The percentage of the reserve component that is expected to be replaced.

For most reserve components, this percentage should be 100%. In some cases, this percentage may be more or less than 100%. For example, fencing which is shared with a neighboring community may be set at 50%.

Phasing
Indicates the number of phases for which the reserve analysis was prepared and the total number of phases expected at build-out (i.e. Phase 4 of 7). In phased developments, the first number represents the number of phases, and corresponding common area components, that existed as of a certain point in time. The second number represents the number of phases that are expected to exist at build-out.

Placed-In-Service Date
The date (month and year) that the reserve component was originally put into service or last replaced.

Remaining Life
The length of time, in years, until a reserve component is scheduled to be replaced.

Remaining Life Adjustment
The length of time, in years, that a reserve component is expected to last in excess (or deficiency) of its useful life for the current cycle of replacement.

If the current cycle of replacement for a reserve component is expected to be greater than or less than the "normal" life expectancy, the reserve component's life should be adjusted using a remaining life adjustment.

For example, if wood trim is painted normally on a 4 year cycle, the useful life should be 4 years. However, when it comes time to paint the wood trim and it is determined that it can be deferred for an additional year, the useful life should remain at 4 years and a remaining life adjustment of +1 year should be used.

Replacement Year
The fiscal year that a reserve component is scheduled to be replaced.

Reserve Components
Line items included in the reserve analysis.

Taxes on Investments Parameter
The rate used to offset the investment rate parameter in the calculation of the interest contribution. This parameter represents the marginal tax rate the association expects to pay on interest earned by the reserve funds and member contributions.

Total Contribution
The sum of the membership contribution and interest contribution.

Useful Life
The length of time, in years, that a reserve component is expected to last each time it is replaced. See also "remaining life adjustment."

♦ ♦ ♦ ♦ LIMITATIONS OF RESERVE ANALYSIS ♦ ♦ ♦ ♦

This reserve analysis is intended as a tool for the association's Board of Directors to be used in evaluating the association's current physical and financial condition with regard to reserve components. The results of this reserve analysis represent the independent opinion of the preparer. There is no implied warranty or guarantee of this work product.

For the purposes of this reserve analysis, it has been assumed that all components have been installed properly, no construction defects exist and all components are operational. Additionally, it has been assumed that all components will be maintained properly in the future.

The representations set forth in this reserve analysis are based on the best information and estimates of the preparer as of the date of this analysis. These estimates are subject to change. This reserve analysis includes estimates of replacement costs and life expectancies as well as assumptions regarding future events. Some estimates are projections of future events based on information currently available and are not necessarily indicative of the actual future outcome. The longer the time period between the estimate and the estimated event, the more likely the possibility or error and/or discrepancy. For example, some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the preparation of this reserve analysis. Therefore, the actual replacement costs and remaining lives may vary from this reserve analysis and the variation may be significant. Additionally, inflation and other economic events may impact this reserve analysis, particularly over an extended period of time and those events could have a significant and negative impact on the accuracy of this reserve analysis and, further, the funds available to meet the association's obligation for repair, replacement or other maintenance of major components during their estimated useful life. Furthermore, the occurrence of vandalism, severe weather conditions, earthquakes, floods, acts of nature or other unforeseen events cannot be predicted and/or accounted for and are excluded when assessing life expectancy, repair and/or replacement costs of the components.

Bridgetower Homeowners Association

Executive Summary

Directed Cash Flow Calculation Method

Client Information:

Account Number	70206
Version Number	2
Analysis Date	01/03/2023
Fiscal Year	1/1/2023 to 12/31/2023
Number of Units	987
Phasing	1 of 1

Global Parameters:

Inflation Rate	3.00%
Annual Contribution Increase	3.00%
Investment Rate	1.50%
Taxes on Investments	30.00%
Contingency	3.00%

Community Profile:

This community consisting of 987 residential units, clubhouse, 2 pools, parks and trails was constructed between 2003 and 2011.

Many of the components in this analysis have been repaired, replaced or otherwise maintained since original installation. When known, the date of the last repair, replacement or other maintenance has been used as the placed-in-service date for aging each component; when this date is unknown, it has been estimated based on the component's condition at our most recent field inspection.

ARS field inspection: August 31 2022.

Adequacy of Reserves as of January 1, 2023:

Anticipated Reserve Balance	**$151,362.00**
Fully Funded Reserve Balance	**$1,124,723.83**
Percent Funded	**13.46%**

Recommended Funding for the 2023 Fiscal Year:	Annual	Monthly	Per Unit Per Month
Member Contribution	**$245,000**	**$20,416.67**	**$20.69**
Interest Contribution	**$1,188**	**$98.97**	**$0.10**
Total Contribution	**$246,188**	**$20,515.64**	**$20.79**

Bridgetower Homeowners Association

Membership Disclosure Summary

Sorted by Category

Major Reserve Components	Current Cost	Assigned Reserves	Remaining Life Range	Useful Life Range
010 Paths & Parking Lots	$292,577	$0	1-8	6-25
020 Roofs	$17,027	$0	2-7	15-25
030 Painting	$60,650	$18,802	0-8	5-11
040 Lighting	$22,305	$0	5-25	25-30
050 Buildings	$177,342	$3,600	0-24	10-40
060 Fencing	$319,656	$0	5-27	25-30
070 Grounds	$100,434	$24,750	0-8	5-25
080 Landscape	$420,500	$99,801	0-19	1-30
090 Pools & Spas	$211,837	$0	1-10	3-25
100 Unfunded	$0	$0	n.a.	n.a.
Contingency	n.a.	$4,409	n.a.	n.a.
Total	$1,622,328	$151,362	0-27	1-40

Bridgetower Homeowners Association

Preparer's Disclosure Statement

PREPARER'S DISCLOSURE STATEMENT

The level of Reserve Study performed: "Full" Reserve Study Level I

Your reserve consultant for this job is: Jim Moore

Jim Moore is a designated Reserve Specialist (RS). He worked as a project manager on large commercial and residential projects and was the President of his own company before becoming a Reserve Specialist. He is experienced in cost estimating and preparing budgets
for construction projects as well as non-profit organizations.

Consultant advises that:

1. Consultant has no other involvement with this association which could result in an actual or perceived conflict of interest.

2. Consultant made a field inspection of this property on August 31, 2022. Component inventories were developed by actual field inventory, representative sampling or were provided by the association's previous reserve analysis.

3. Component conditional assessments were developed by actual field observations and representative sampling.

4. Financial assumptions used in this analysis are listed on the Executive Summary and further explained in the Preface of this report.

5. There are no material issues known to consultant at this time which would cause a distortion of the association's situation.

6. Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection.

This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a reserve component.

Bridgetower Homeowners Association

Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
010 Paths & Parking Lots				
Paths & Parking Lots - Asphalt, Overlay 2003	5	25	$217,489.67	$173,254.48
Paths & Parking Lots - Asphalt, Overlay 2006	8	25	$10,146.50	$6,844.59
Paths & Parking Lots - Asphalt, Overlay 2006	8	25	$21,985.57	$14,830.94
Paths & Parking Lots - Asphalt, Repairs	1	6	$19,329.84	$15,867.78
Paths & Parking Lots - Asphalt, Seal Coating	1	6	$23,625.36	$19,393.95
Sub Total	**1-8**	**6-25**	**$292,576.94**	**$230,191.75**
020 Roofs				
Roofs - Composition Shingle	5	25	$924.12	$736.16
Roofs - Membrane	7	15	$2,598.40	$1,351.17
Roofs - Terra Cotta	2	22	$13,504.80	$12,253.39
Sub Total	**2-7**	**15-25**	**$17,027.32**	**$14,340.72**
030 Painting				
Painting - Exterior, Clubhouse Doors	7	10	$5,225.00	$1,375.00
Painting - Exterior, Doors	8	10	$2,200.00	$363.48
Painting - Exterior, Siding	1	11	$3,376.80	$3,057.73
Painting - Exterior, Structures	6	10	$23,300.00	$8,712.17
Painting - Interior	5	10	$7,745.72	$3,704.47
Painting - Interior Floors	0	10	$1,055.70	$1,055.70
Painting - Wrought Iron Fences	0	5	$17,746.56	$17,746.56
Sub Total	**0-8**	**5-11**	**$60,649.78**	**$36,015.12**
040 Lighting				
Lighting - Building Exterior, Belltower Pool	5	25	$1,540.00	$1,226.78
Lighting - Building Exterior, Clubhouse	22	25	$4,170.00	$450.81
Lighting - Building, Interior Belltower Pool	5	25	$1,200.00	$955.93
Lighting - Building, Interior Clubhouse	22	25	$4,250.00	$459.46
Lighting - Street Light, Play Area	25	30	$1,500.00	$228.81
Lighting - Street Lights	10	30	$4,500.00	$2,978.87
Lighting - Walkways	5	25	$5,145.00	$4,098.56
Sub Total	**5-25**	**25-30**	**$22,305.00**	**$10,399.23**
050 Buildings				
Buildings - Access System	5	10	$7,000.00	$3,347.83
Buildings - Clubhouse Chair Storage Shed	16	20	$1,500.00	$284.81
Buildings - Doors, Garage	10	30	$1,250.00	$827.46
Buildings - Doors, Pedestrian	20	40	$28,350.00	$14,025.79

Bridgetower Homeowners Association

Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
Buildings - HVAC System	10	15	$9,540.00	$2,922.66
Buildings - Interior Cabinets, Clubhouse	10	30	$3,250.00	$2,151.41
Buildings - Interior Cabinets, Belltower Pool	10	30	$1,000.00	$661.97
Buildings - Interior, Appliances	0	13	$800.00	$800.00
Buildings - Interior, Carpeting	5	25	$1,748.89	$1,393.18
Buildings - Interior, Furniture	10	30	$4,350.00	$2,879.58
Buildings - Interior, Tile Flooring	10	30	$19,163.10	$12,685.43
Buildings - Interior, Wood Flooring	5	25	$484.79	$386.18
Buildings - Plumbing Fixtures	10	30	$5,495.00	$3,637.54
Buildings - Siding, Stucco	2	10	$34,000.00	$26,904.35
Buildings - Storage Shed	24	30	$19,500.00	$3,812.85
Buildings - Surveillance Systems	5	10	$32,500.00	$15,833.33
Buildings - Water Heaters	7	10	$3,610.00	$1,061.76
Buildings - Windows	5	10	$1,000.00	$478.26
Buildings - Wood Structures	0	10	$2,800.00	$2,800.00
Sub Total	**0-24**	**10-40**	**$177,341.77**	**$96,894.40**
060 Fencing				
Fencing - Metal	10	30	$82,973.75	$54,926.29
Fencing - Vinyl	5	25	$208,182.00	$165,839.90
Fencing - Water Feature	27	30	$28,500.00	$2,488.73
Sub Total	**5-27**	**25-30**	**$319,655.75**	**$223,254.92**
070 Grounds				
Grounds - Concrete Installations	0	10	$12,500.00	$12,500.00
Grounds - Concrete Pathways	1	5	$1,850.00	$1,446.36
Grounds - Play Surfaces (Refurbish)	2	10	$2,488.50	$1,969.16
Grounds - Signage	2	10	$1,000.00	$791.30
Grounds - Site Furnishings	5	25	$28,030.00	$22,328.98
Grounds - Surveillance Systems, Play Area	8	10	$7,974.00	$1,199.63
Grounds - Surveillance Systems, Water Feature	7	10	$21,388.00	$5,900.14
Specialty Concrete, Repairs	7	10	$3,172.32	$855.15
Specialty Concrete, Sealing	7	10	$9,781.32	$2,636.70
Water Feature Equipment	0	10	$12,250.00	$12,250.00
Sub Total	**0-8**	**5-25**	**$100,434.14**	**$61,877.43**
080 Landscape				
Irrigation - Clear Screen Maintenance	0	2	$900.00	$900.00
Irrigation - Filter	10	30	$56,000.00	$37,070.42

Bridgetower Homeowners Association

Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
Irrigation - Infrastructure	2	3	$16,000.00	$3,612.90
Irrigation - Main Pump Station 2023 Upgrade	0	20	$49,321.00	$49,321.00
Irrigation - Pond Aerator System	8	10	$4,000.00	$660.87
Irrigation - Pump, Fresh Water Well	19	20	$14,000.00	$241.38
Irrigation - Pump, Ustick	4	24	$20,000.00	$16,607.77
Irrigation - Pumps, Main Pump Station	1	21	$102,679.00	$97,690.55
Irrigation - VFD, Main Pump Station	0	20	$18,500.00	$18,500.00
Irrigation - VFD, Ustick Pump House	4	24	$6,500.00	$5,397.53
Landscape - Common Area (Refurbish)	2	3	$38,700.00	$8,738.71
Landscape - Irrigation System	2	3	$18,900.00	$4,267.74
Landscape - Irrigation System Baseline Upgrade 20	0	1	$35,000.00	$35,000.00
Landscape - Irrigation System Baseline Upgrade 20	1	2	$40,000.00	$14,736.84
Sub Total	**0-19**	**1-30**	**$420,500.00**	**$292,745.72**
090 Pools & Spas				
Pool - Filters	7	12	$7,500.00	$2,967.63
Pool - Filters Media	2	3	$1,875.00	$423.39
Pool - Heater, Clubhouse	10	12	$4,350.00	$511.76
Pool - Heaters, Belltower Pool	7	12	$8,700.00	$3,442.45
Pool - Recirculation Pumps	7	12	$10,000.00	$3,956.83
Pool - Replaster & Retile, Belltower Pool	6	12	$77,594.50	$37,401.67
Pool - Replaster & Retile, Clubhouse	4	12	$25,315.40	$16,573.39
Pool Area - Ceramic Tile	5	25	$3,915.56	$3,119.17
Pool Area - Deck (Resurface) Belltower	2	11	$33,868.25	$27,467.95
Pool Area - Deck (Resurface) Clubhouse	2	11	$13,098.50	$10,623.19
Pool Area - Furniture	5	12	$8,270.00	$4,700.22
Pool Area (Concrete Deck)	2	10	$1,950.00	$1,543.04
Pool Covers - Belltower Pool	1	11	$9,900.00	$8,964.57
Pool Covers - Clubhouse Pool	2	12	$5,500.00	$4,550.36
Sub Total	**1-10**	**3-25**	**$211,837.21**	**$126,245.62**
100 Unfunded				
Unfunded - Roofs (Tile)	n.a.	n.a.	$0.00	$0.00
Sub Total	**n.a.**	**n.a.**	**$0.00**	**$0.00**

Bridgetower Homeowners Association

Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
Contingency	n.a.	n.a.	n.a.	$32,758.95
Total	**0-27**	**1-40**	**$1,622,327.91**	**$1,124,723.83**
Anticipated Reserve Balance				**$151,362.00**
Percent Funded				**13.46%**

Bridgetower Homeowners Association

Management / Accounting Summary

Directed Cash Flow Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
010 Paths & Parking Lots				
Paths & Parking Lots - Asphalt, Overlay 2003	$0.00	$1,838.81	$8.75	$1,847.56
Paths & Parking Lots - Asphalt, Overlay 2006	$0.00	$55.14	$0.26	$55.40
Paths & Parking Lots - Asphalt, Overlay 2006	$0.00	$119.48	$0.57	$120.04
Paths & Parking Lots - Asphalt, Repairs	$0.00	$786.86	$3.74	$790.60
Paths & Parking Lots - Asphalt, Seal Coating	$0.00	$961.72	$4.58	$966.29
Sub Total	**$0.00**	**$3,762.00**	**$17.90**	**$3,779.90**
020 Roofs				
Roofs - Composition Shingle	$0.00	$7.81	$0.04	$7.85
Roofs - Membrane	$0.00	$15.99	$0.08	$16.06
Roofs - Terra Cotta	$0.00	$277.49	$1.32	$278.81
Sub Total	**$0.00**	**$301.29**	**$1.43**	**$302.72**
030 Painting				
Painting - Exterior, Clubhouse Doors	$0.00	$32.15	$0.16	$32.30
Painting - Exterior, Doors	$0.00	$11.96	$0.06	$12.01
Painting - Exterior, Siding	$0.00	$137.46	$0.65	$138.11
Painting - Exterior, Structures	$0.00	$165.71	$0.79	$166.50
Painting - Interior	$0.00	$65.49	$0.31	$65.80
Painting - Interior Floors	$1,055.70	$4.68	$0.02	$4.70
Painting - Wrought Iron Fences	$17,746.56	$150.04	$0.71	$150.76
Sub Total	**$18,802.26**	**$567.48**	**$2.70**	**$570.18**
040 Lighting				
Lighting - Building Exterior, Belltower Pool	$0.00	$13.02	$0.06	$13.08
Lighting - Building Exterior, Clubhouse	$0.00	$9.36	$0.04	$9.40
Lighting - Building, Interior Belltower Pool	$0.00	$10.15	$0.05	$10.19
Lighting - Building, Interior Clubhouse	$0.00	$9.54	$0.05	$9.58
Lighting - Street Light, Play Area	$0.00	$3.04	$0.01	$3.06
Lighting - Street Lights	$0.00	$19.93	$0.09	$20.02
Lighting - Walkways	$0.00	$43.50	$0.21	$43.71
Sub Total	**$0.00**	**$108.53**	**$0.51**	**$109.04**
050 Buildings				
Buildings - Access System	$0.00	$59.18	$0.28	$59.46
Buildings - Clubhouse Chair Storage Shed	$0.00	$4.39	$0.02	$4.40
Buildings - Doors, Garage	$0.00	$5.54	$0.03	$5.56

Bridgetower Homeowners Association

Management / Accounting Summary

Directed Cash Flow Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
Buildings - Doors, Pedestrian	$0.00	$68.74	$0.33	$69.07
Buildings - HVAC System	$0.00	$42.25	$0.20	$42.45
Buildings - Interior Cabinets, Clubhouse	$0.00	$14.39	$0.07	$14.46
Buildings - Interior Cabinets, Belltower Pool	$0.00	$4.43	$0.02	$4.45
Buildings - Interior, Appliances	$800.00	$3.01	$0.01	$3.02
Buildings - Interior, Carpeting	$0.00	$14.79	$0.07	$14.86
Buildings - Interior, Furniture	$0.00	$19.26	$0.09	$19.36
Buildings - Interior, Tile Flooring	$0.00	$84.87	$0.40	$85.27
Buildings - Interior, Wood Flooring	$0.00	$4.10	$0.02	$4.12
Buildings - Plumbing Fixtures	$0.00	$24.34	$0.12	$24.45
Buildings - Siding, Stucco	$0.00	$698.61	$3.33	$701.94
Buildings - Storage Shed	$0.00	$40.83	$0.19	$41.02
Buildings - Surveillance Systems	$0.00	$274.78	$1.31	$276.08
Buildings - Water Heaters	$0.00	$22.21	$0.10	$22.32
Buildings - Windows	$0.00	$8.45	$0.04	$8.50
Buildings - Wood Structures	$2,800.00	$12.40	$0.06	$12.46
Sub Total	**$3,600.00**	**$1,406.56**	**$6.70**	**$1,413.26**
060 Fencing				
Fencing - Metal	$0.00	$367.46	$1.75	$369.21
Fencing - Vinyl	$0.00	$1,760.12	$8.38	$1,768.49
Fencing - Water Feature	$0.00	$54.45	$0.26	$54.71
Sub Total	**$0.00**	**$2,182.03**	**$10.38**	**$2,192.41**
070 Grounds				
Grounds - Concrete Installations	$12,500.00	$55.36	$0.26	$55.62
Grounds - Concrete Pathways	$0.00	$75.31	$0.36	$75.66
Grounds - Play Surfaces (Refurbish)	$0.00	$51.13	$0.24	$51.38
Grounds - Signage	$0.00	$20.55	$0.10	$20.65
Grounds - Site Furnishings	$0.00	$236.99	$1.13	$238.11
Grounds - Surveillance Systems, Play Area	$0.00	$43.33	$0.21	$43.54
Grounds - Surveillance Systems, Water Feature	$0.00	$131.60	$0.62	$132.23
Specialty Concrete, Repairs	$0.00	$19.52	$0.09	$19.61
Specialty Concrete, Sealing	$0.00	$60.19	$0.29	$60.47
Water Feature Equipment	$12,250.00	$54.25	$0.26	$54.51
Sub Total	**$24,750.00**	**$748.22**	**$3.56**	**$751.78**

Bridgetower Homeowners Association

Management / Accounting Summary

Directed Cash Flow Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
080 Landscape				
Irrigation - Clear Screen Maintenance	$900.00	$18.49	$0.09	$18.58
Irrigation - Filter	$0.00	$248.01	$1.18	$249.18
Irrigation - Infrastructure	$0.00	$328.76	$1.56	$330.32
Irrigation - Main Pump Station 2023 Upgrade	$45,401.14	$119.59	$0.57	$120.16
Irrigation - Pond Aerator System	$0.00	$21.74	$0.10	$21.84
Irrigation - Pump, Fresh Water Well	$0.00	$35.42	$0.17	$35.58
Irrigation - Pump, Ustick	$0.00	$209.39	$1.00	$210.39
Irrigation - Pumps, Main Pump Station	$0.00	$4,179.75	$19.89	$4,199.63
Irrigation - VFD, Main Pump Station	$18,500.00	$44.86	$0.21	$45.07
Irrigation - VFD, Ustick Pump House	$0.00	$68.05	$0.32	$68.38
Landscape - Common Area (Refurbish)	$0.00	$795.19	$3.78	$798.97
Landscape - Irrigation System	$0.00	$388.35	$1.85	$390.19
Landscape - Irrigation System Baseline Upgrade	$35,000.00	$0.00	$0.00	$0.00
Landscape - Irrigation System Baseline Upgrade	$0.00	$1,628.28	$7.75	$1,636.02
Sub Total	**$99,801.14**	**$8,085.86**	**$38.47**	**$8,124.33**
090 Pools & Spas				
Pool - Filters	$0.00	$46.15	$0.22	$46.37
Pool - Filters Media	$0.00	$38.53	$0.18	$38.71
Pool - Heater, Clubhouse	$0.00	$19.26	$0.09	$19.36
Pool - Heaters, Belltower Pool	$0.00	$53.53	$0.25	$53.79
Pool - Recirculation Pumps	$0.00	$61.53	$0.29	$61.82
Pool - Replaster & Retile, Belltower Pool	$0.00	$551.84	$2.63	$554.47
Pool - Replaster & Retile, Clubhouse	$0.00	$265.04	$1.26	$266.30
Pool Area - Ceramic Tile	$0.00	$33.10	$0.16	$33.26
Pool Area - Deck (Resurface) Belltower	$0.00	$695.91	$3.31	$699.22
Pool Area - Deck (Resurface) Clubhouse	$0.00	$269.14	$1.28	$270.42
Pool Area - Furniture	$0.00	$69.92	$0.33	$70.25
Pool Area (Concrete Deck)	$0.00	$40.07	$0.19	$40.26
Pool Covers - Belltower Pool	$0.00	$403.00	$1.92	$404.92
Pool Covers - Clubhouse Pool	$0.00	$113.01	$0.54	$113.55
Sub Total	**$0.00**	**$2,660.04**	**$12.66**	**$2,672.70**
100 Unfunded				
Unfunded - Roofs (Tile)	$0.00	$0.00	$0.00	$0.00

Bridgetower Homeowners Association

Management / Accounting Summary

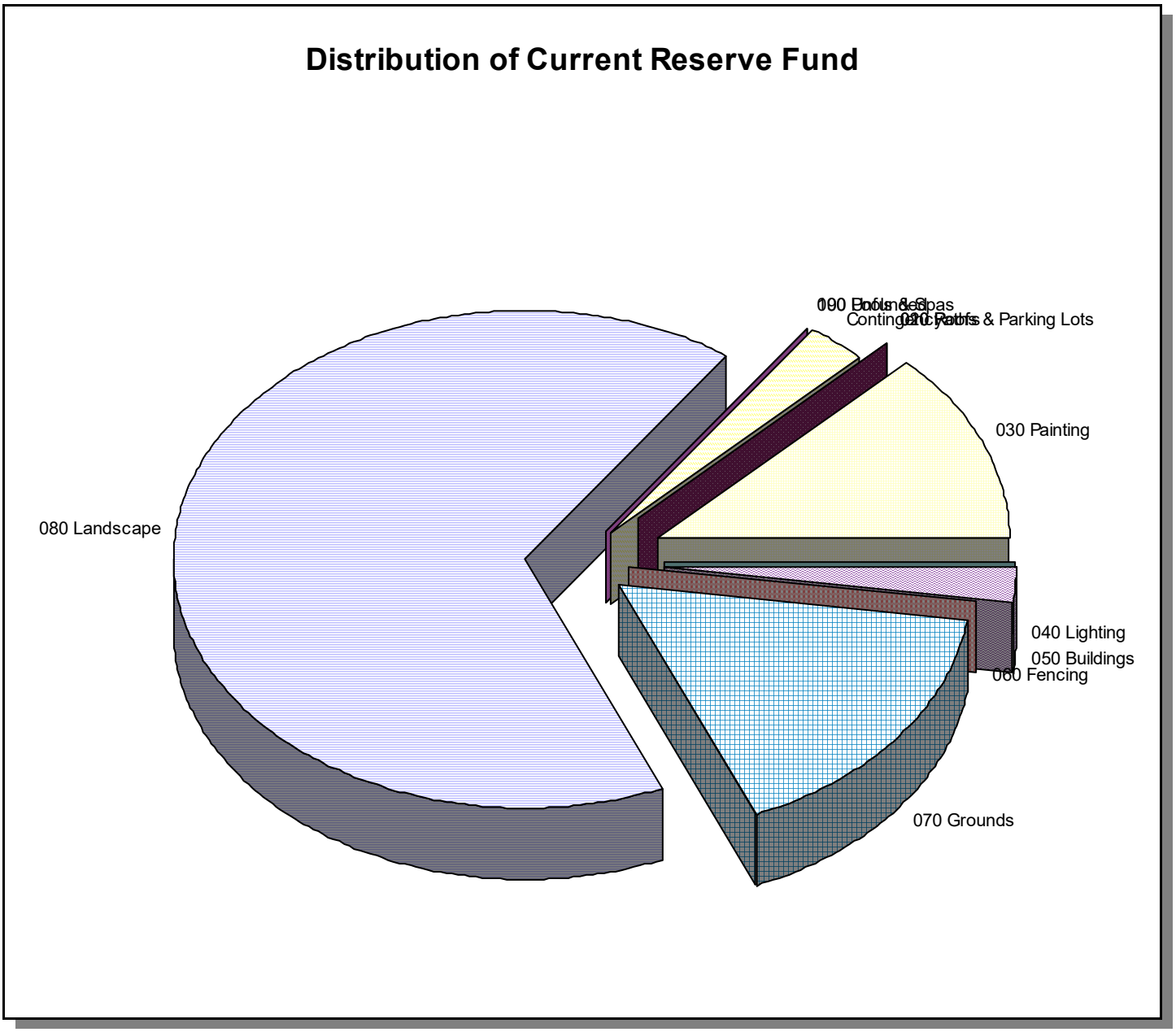
Directed Cash Flow Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
Sub Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Contingency	$4,408.60	$594.66	$4.65	$599.31
Total	**$151,362.00**	**$20,416.67**	**$98.97**	**$20,515.64**

Bridgetower Homeowners Association

Management / Accounting Charts

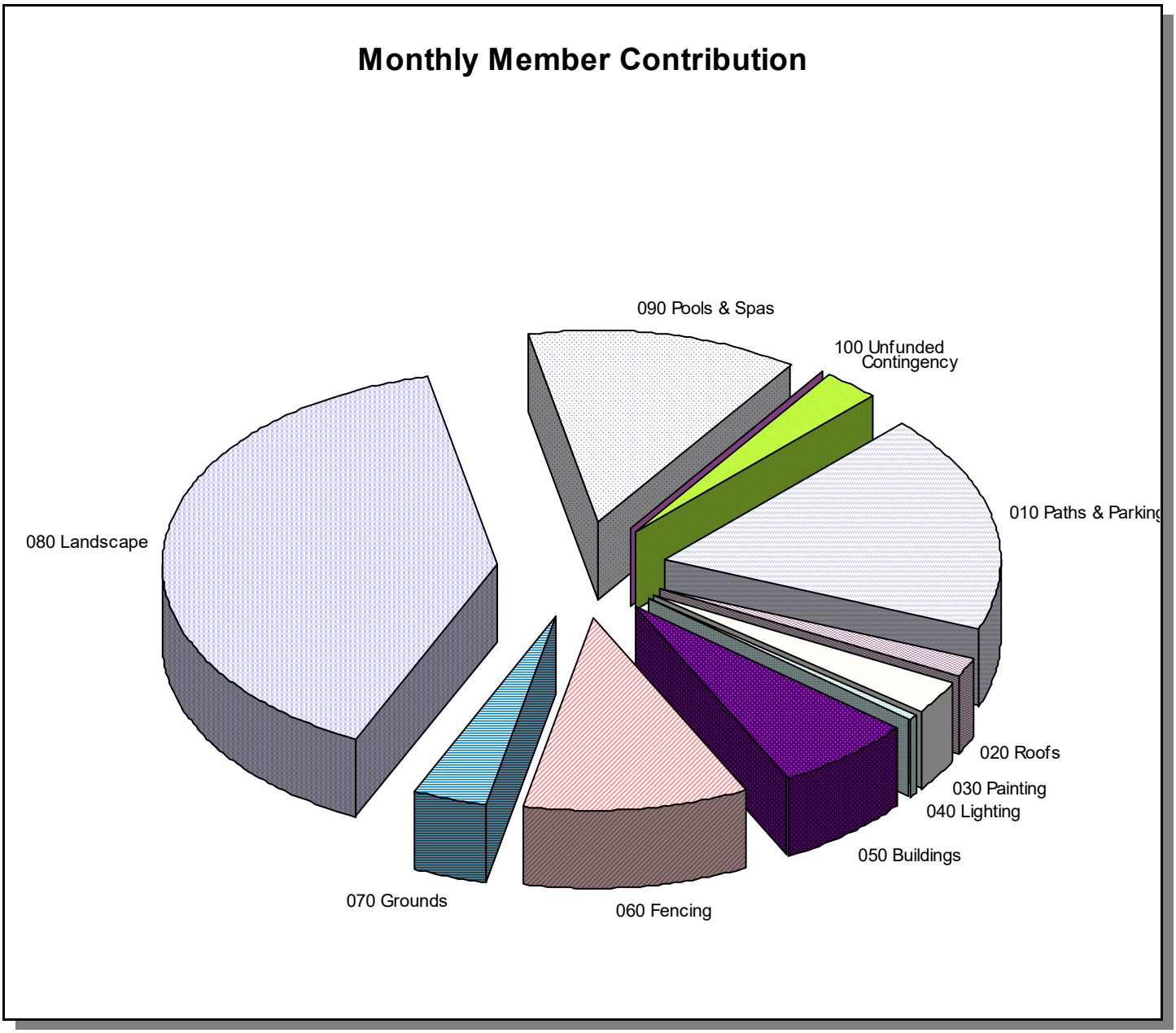
Directed Cash Flow Calculation Method; Sorted by Category



Bridgetower Homeowners Association

Management / Accounting Charts

Directed Cash Flow Calculation Method; Sorted by Category



Bridgetower Homeowners Association

Annual Expenditure Detail

Sorted by Description

2023 Fiscal Year	
Irrigation - Clear Screen Maintenance	$900.00
Irrigation - Main Pump Station 2023 Upgrade	$49,321.00
Irrigation - VFD, Main Pump Station	$18,500.00
Buildings - Interior, Appliances	$800.00
Buildings - Wood Structures	$2,800.00
Grounds - Concrete Installations	$12,500.00
Landscape - Irrigation System Baseline Upgrade 2023	$35,000.00
Painting - Interior Floors	$1,055.70
Painting - Wrought Iron Fences	$17,746.56
Water Feature Equipment	$12,250.00
Sub Total	**$150,873.26**
2024 Fiscal Year	
Irrigation - Pumps, Main Pump Station	$105,759.37
Paths & Parking Lots - Asphalt, Repairs	$19,909.74
Paths & Parking Lots - Asphalt, Seal Coating	$24,334.12
Grounds - Concrete Pathways	$1,905.50
Landscape - Irrigation System Baseline Upgrade 2024	$41,200.00
Painting - Exterior, Siding	$3,478.10
Pool Covers - Belltower Pool	$10,197.00
Sub Total	**$206,783.83**
2025 Fiscal Year	
Irrigation - Clear Screen Maintenance	$954.81
Irrigation - Infrastructure	$16,974.40
Buildings - Siding, Stucco	$36,070.60
Grounds - Play Surfaces (Refurbish)	$2,640.05
Grounds - Signage	$1,060.90
Landscape - Common Area (Refurbish)	$41,056.83
Landscape - Irrigation System	$20,051.01
Pool - Filters Media	$1,989.19
Pool Area - Deck (Resurface) Belltower	$35,930.83
Pool Area - Deck (Resurface) Clubhouse	$13,896.20
Pool Area (Concrete Deck)	$2,068.76
Pool Covers - Clubhouse Pool	$5,834.95
Roofs - Terra Cotta	$14,327.24
Sub Total	**$192,855.76**

Bridgetower Homeowners Association

Annual Expenditure Detail

Sorted by Description

2027 Fiscal Year	
Irrigation - Clear Screen Maintenance	$1,012.96
Irrigation - Pump, Ustick	$22,510.18
Irrigation - VFD, Ustick Pump House	$7,315.81
Pool - Replaster & Retile, Clubhouse	$28,492.71
Sub Total	**$59,331.65**
2028 Fiscal Year	
Irrigation - Infrastructure	$18,548.39
Paths & Parking Lots - Asphalt, Overlay 2003	$252,130.14
Buildings - Access System	$8,114.92
Buildings - Interior, Carpeting	$2,027.44
Buildings - Interior, Wood Flooring	$562.00
Buildings - Surveillance Systems	$37,676.41
Buildings - Windows	$1,159.27
Fencing - Vinyl	$241,340.00
Grounds - Site Furnishings	$32,494.45
Landscape - Common Area (Refurbish)	$44,863.91
Landscape - Irrigation System	$21,910.28
Lighting - Building Exterior, Belltower Pool	$1,785.28
Lighting - Building, Interior Belltower Pool	$1,391.13
Lighting - Walkways	$5,964.47
Painting - Interior	$8,979.41
Painting - Wrought Iron Fences	$20,573.13
Pool - Filters Media	$2,173.64
Pool Area - Ceramic Tile	$4,539.20
Pool Area - Furniture	$9,587.20
Roofs - Composition Shingle	$1,071.31
Sub Total	**$716,891.96**
2029 Fiscal Year	
Irrigation - Clear Screen Maintenance	$1,074.65
Paths & Parking Lots - Asphalt, Repairs	$23,080.84
Paths & Parking Lots - Asphalt, Seal Coating	$28,209.92
Grounds - Concrete Pathways	$2,209.00
Painting - Exterior, Structures	$27,821.42
Pool - Replaster & Retile, Belltower Pool	$92,651.89
Sub Total	**$175,047.71**

Bridgetower Homeowners Association

Annual Expenditure Detail

Sorted by Description

2030 Fiscal Year	
Buildings - Water Heaters	$4,439.84
Grounds - Surveillance Systems, Water Feature	$26,304.54
Painting - Exterior, Clubhouse Doors	$6,426.09
Pool - Filters	$9,224.05
Pool - Heaters, Belltower Pool	$10,699.90
Pool - Recirculation Pumps	$12,298.74
Roofs - Membrane	$3,195.70
Specialty Concrete, Repairs	$3,901.55
Specialty Concrete, Sealing	$12,029.79
Sub Total	**$88,520.22**
2031 Fiscal Year	
Irrigation - Clear Screen Maintenance	$1,140.09
Irrigation - Infrastructure	$20,268.32
Irrigation - Pond Aerator System	$5,067.08
Paths & Parking Lots - Asphalt, Overlay 2006	$12,853.28
Paths & Parking Lots - Asphalt, Overlay 2006	$27,850.66
Grounds - Surveillance Systems, Play Area	$10,101.22
Landscape - Common Area (Refurbish)	$49,024.00
Landscape - Irrigation System	$23,941.95
Painting - Exterior, Doors	$2,786.89
Pool - Filters Media	$2,375.19
Sub Total	**$155,408.71**
2033 Fiscal Year	
Irrigation - Clear Screen Maintenance	$1,209.52
Irrigation - Filter	$75,259.32
Buildings - Doors, Garage	$1,679.90
Buildings - HVAC System	$12,820.96
Buildings - Interior Cabinets, Clubhouse	$4,367.73
Buildings - Interior Cabinets, Belltower Pool	$1,343.92
Buildings - Interior, Furniture	$5,846.04
Buildings - Interior, Tile Flooring	$25,753.60
Buildings - Plumbing Fixtures	$7,384.82
Buildings - Wood Structures	$3,762.97
Fencing - Metal	$111,509.78
Grounds - Concrete Installations	$16,798.95
Lighting - Street Lights	$6,047.62

Bridgetower Homeowners Association

Annual Expenditure Detail

Sorted by Description

Painting - Interior Floors	$1,418.77
Painting - Wrought Iron Fences	$23,849.89
Pool - Heater, Clubhouse	$5,846.04
Water Feature Equipment	$16,462.98
Sub Total	**$321,362.81**

2034 Fiscal Year

Irrigation - Infrastructure	$22,147.74
Paths & Parking Lots - Asphalt, Repairs	$26,757.02
Paths & Parking Lots - Asphalt, Seal Coating	$32,703.02
Grounds - Concrete Pathways	$2,560.83
Landscape - Common Area (Refurbish)	$53,569.85
Landscape - Irrigation System	$26,162.02
Painting - Exterior, Siding	$4,674.28
Pool - Filters Media	$2,595.44
Pool Covers - Belltower Pool	$13,703.92
Sub Total	**$184,874.12**

2035 Fiscal Year

Irrigation - Clear Screen Maintenance	$1,283.18
Buildings - Interior, Appliances	$1,140.61
Buildings - Siding, Stucco	$48,475.87
Grounds - Play Surfaces (Refurbish)	$3,548.01
Grounds - Signage	$1,425.76
Pool Area - Deck (Resurface) Belltower	$48,288.03
Pool Area - Deck (Resurface) Clubhouse	$18,675.33
Pool Area (Concrete Deck)	$2,780.23
Pool Covers - Clubhouse Pool	$7,841.68
Sub Total	**$133,458.70**

2037 Fiscal Year

Irrigation - Clear Screen Maintenance	$1,361.33
Irrigation - Infrastructure	$24,201.44
Landscape - Common Area (Refurbish)	$58,537.22
Landscape - Irrigation System	$28,587.95
Pool - Filters Media	$2,836.11
Sub Total	**$115,524.04**

2038 Fiscal Year

Buildings - Access System	$10,905.77

Buildings - Interior, Carpeting	$2,724.71
Buildings - Surveillance Systems	$50,633.94
Buildings - Windows	$1,557.97
Painting - Interior	$12,067.58
Painting - Wrought Iron Fences	$27,648.56
Sub Total	**$105,538.53**

2039 Fiscal Year

Irrigation - Clear Screen Maintenance	$1,444.24
Paths & Parking Lots - Asphalt, Repairs	$31,018.72
Paths & Parking Lots - Asphalt, Seal Coating	$37,911.77
Buildings - Clubhouse Chair Storage Shed	$2,407.06
Grounds - Concrete Pathways	$2,968.71
Painting - Exterior, Structures	$37,389.66
Pool - Replaster & Retile, Clubhouse	$40,623.79
Sub Total	**$153,763.93**

2040 Fiscal Year

Irrigation - Infrastructure	$26,445.56
Buildings - Water Heaters	$5,966.78
Grounds - Surveillance Systems, Water Feature	$35,351.11
Landscape - Common Area (Refurbish)	$63,965.20
Landscape - Irrigation System	$31,238.82
Painting - Exterior, Clubhouse Doors	$8,636.13
Pool - Filters Media	$3,099.09
Pool Area - Furniture	$13,669.05
Specialty Concrete, Repairs	$5,243.36
Specialty Concrete, Sealing	$16,167.03
Sub Total	**$209,782.13**

2041 Fiscal Year

Irrigation - Clear Screen Maintenance	$1,532.19
Irrigation - Pond Aerator System	$6,809.73
Grounds - Surveillance Systems, Play Area	$13,575.20
Painting - Exterior, Doors	$3,745.35
Pool - Replaster & Retile, Belltower Pool	$132,099.44
Sub Total	**$157,761.92**

2042 Fiscal Year

Irrigation - Pump, Fresh Water Well	$24,549.08

Pool - Filters	$13,151.30
Pool - Heaters, Belltower Pool	$15,255.50
Pool - Recirculation Pumps	$17,535.06
Sub Total	**$70,490.94**

2043 Fiscal Year

Irrigation - Clear Screen Maintenance	$1,625.50
Irrigation - Infrastructure	$28,897.78
Irrigation - Main Pump Station 2023 Upgrade	$89,079.21
Irrigation - VFD, Main Pump Station	$33,413.06
Buildings - Doors, Pedestrian	$51,203.25
Buildings - Interior, Wood Flooring	$875.58
Buildings - Wood Structures	$5,057.11
Grounds - Concrete Installations	$22,576.39
Landscape - Common Area (Refurbish)	$69,896.50
Landscape - Irrigation System	$34,135.50
Painting - Interior Floors	$1,906.71
Painting - Wrought Iron Fences	$32,052.26
Pool - Filters Media	$3,386.46
Water Feature Equipment	$22,124.86
Sub Total	**$396,230.18**

2044 Fiscal Year

Irrigation - Pumps, Main Pump Station	$191,013.19
Paths & Parking Lots - Asphalt, Repairs	$35,959.20
Paths & Parking Lots - Asphalt, Seal Coating	$43,950.13
Grounds - Concrete Pathways	$3,441.55
Painting - Exterior, Siding	$6,281.84
Pool Covers - Belltower Pool	$18,416.92
Sub Total	**$299,062.82**

2045 Fiscal Year

Irrigation - Clear Screen Maintenance	$1,724.49
Buildings - Siding, Stucco	$65,147.52
Grounds - Play Surfaces (Refurbish)	$4,768.22
Grounds - Signage	$1,916.10
Lighting - Building Exterior, Clubhouse	$7,990.15
Lighting - Building, Interior Clubhouse	$8,143.44
Pool - Heater, Clubhouse	$8,335.05
Pool Area - Deck (Resurface) Belltower	$64,895.07

Bridgetower Homeowners Association

Annual Expenditure Detail

Sorted by Description

Pool Area - Deck (Resurface) Clubhouse	$25,098.08
Pool Area (Concrete Deck)	$3,736.40
Pool Covers - Clubhouse Pool	$10,538.57
Roofs - Membrane	$4,978.80
Roofs - Terra Cotta	$25,876.59
Sub Total	**$233,148.49**
2046 Fiscal Year	
Irrigation - Infrastructure	$31,577.38
Landscape - Common Area (Refurbish)	$76,377.80
Landscape - Irrigation System	$37,300.79
Pool - Filters Media	$3,700.47
Sub Total	**$148,956.44**
2047 Fiscal Year	
Irrigation - Clear Screen Maintenance	$1,829.51
Irrigation - Pump, Ustick	$40,655.88
Irrigation - VFD, Ustick Pump House	$13,213.16
Buildings - Interior, Appliances	$1,626.24
Buildings - Storage Shed	$39,639.49
Sub Total	**$96,964.28**
2048 Fiscal Year	
Buildings - Access System	$14,656.45
Buildings - HVAC System	$19,974.64
Buildings - Interior, Carpeting	$3,661.78
Buildings - Surveillance Systems	$68,047.78
Buildings - Windows	$2,093.78
Lighting - Street Light, Play Area	$3,140.67
Lighting - Walkways	$10,772.49
Painting - Interior	$16,217.82
Painting - Wrought Iron Fences	$37,157.36
Sub Total	**$175,722.76**
2049 Fiscal Year	
Irrigation - Clear Screen Maintenance	$1,940.93
Irrigation - Infrastructure	$34,505.46
Paths & Parking Lots - Asphalt, Repairs	$41,686.56
Paths & Parking Lots - Asphalt, Seal Coating	$50,950.25
Grounds - Concrete Pathways	$3,989.69

Bridgetower Homeowners Association

Annual Expenditure Detail

Sorted by Description

Landscape - Common Area (Refurbish)	$83,460.08
Landscape - Irrigation System	$40,759.58
Painting - Exterior, Structures	$50,248.58
Pool - Filters Media	$4,043.61
Sub Total	**$311,584.74**

2050 Fiscal Year

Buildings - Water Heaters	$8,018.85
Fencing - Water Feature	$63,306.74
Grounds - Surveillance Systems, Water Feature	$47,508.93
Painting - Exterior, Clubhouse Doors	$11,606.24
Specialty Concrete, Repairs	$7,046.64
Specialty Concrete, Sealing	$21,727.14
Sub Total	**$159,214.53**

2051 Fiscal Year

Irrigation - Clear Screen Maintenance	$2,059.13
Irrigation - Pond Aerator System	$9,151.71
Grounds - Surveillance Systems, Play Area	$18,243.94
Painting - Exterior, Doors	$5,033.44
Pool - Replaster & Retile, Clubhouse	$57,919.80
Sub Total	**$92,408.03**

2052 Fiscal Year

Irrigation - Infrastructure	$37,705.05
Landscape - Common Area (Refurbish)	$91,199.09
Landscape - Irrigation System	$44,539.09
Pool - Filters Media	$4,418.56
Pool Area - Furniture	$19,488.80
Sub Total	**$197,350.58**

Bridgetower Homeowners Association

Projections

Directed Cash Flow Calculation Method

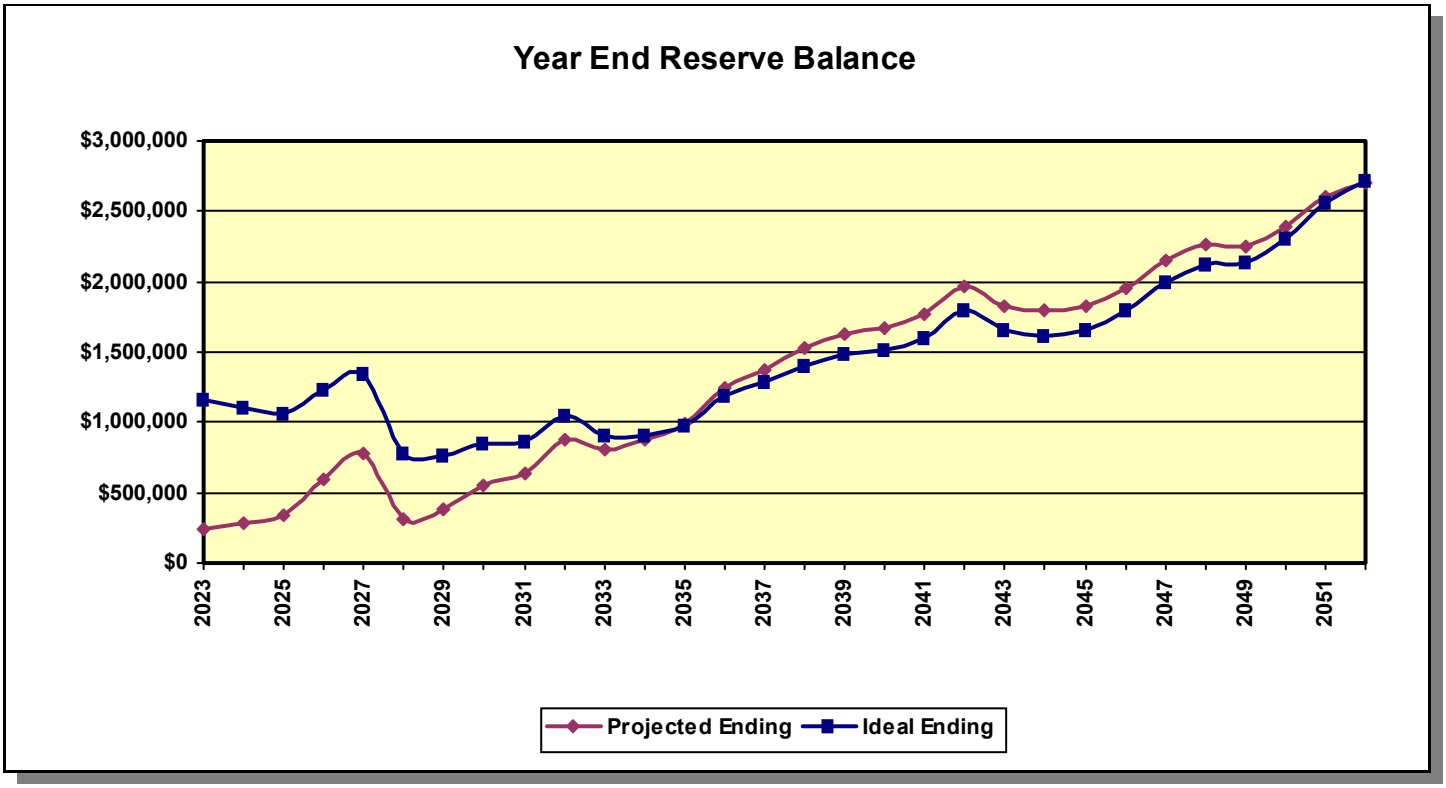
Fiscal Year	Beginning Balance	Member Contribution	Interest Contribution	Expenditures	Ending Balance	Fully Funded Ending Balance	Percent Funded
2023	$151,362	$245,000	$1,188	$150,873	$246,676	$1,153,604	21%
2024	$246,676	$245,000	$1,603	$206,784	$286,496	$1,102,268	26%
2025	$286,496	$245,000	$2,170	$192,856	$340,811	$1,063,844	32%
2026	$340,811	$245,000	$4,778	$0	$590,589	$1,232,860	48%
2027	$590,589	$245,000	$6,788	$59,332	$783,045	$1,348,265	58%
2028	$783,045	$245,000	$1,880	$716,892	$313,033	$773,367	40%
2029	$313,033	$245,000	$2,638	$175,048	$385,624	$759,998	51%
2030	$385,624	$245,000	$4,317	$88,520	$546,421	$842,181	65%
2031	$546,421	$240,000	$5,284	$155,409	$636,296	$860,334	74%
2032	$636,296	$240,000	$7,872	$0	$884,168	$1,048,638	84%
2033	$884,168	$240,000	$7,096	$321,363	$809,901	$906,346	89%
2034	$809,901	$240,000	$7,753	$184,874	$872,780	$909,601	96%
2035	$872,780	$240,000	$8,959	$133,459	$988,280	$972,666	102%
2036	$988,280	$240,000	$11,585	$0	$1,239,866	$1,184,531	105%
2037	$1,239,866	$240,000	$13,021	$115,524	$1,377,362	$1,285,672	107%
2038	$1,377,362	$240,000	$14,577	$105,539	$1,526,401	$1,406,087	109%
2039	$1,526,401	$240,000	$15,641	$153,764	$1,628,278	$1,484,764	110%
2040	$1,628,278	$240,000	$16,124	$209,782	$1,674,620	$1,512,360	111%
2041	$1,674,620	$240,000	$17,162	$157,762	$1,774,020	$1,602,141	111%
2042	$1,774,020	$240,000	$19,132	$70,491	$1,962,661	$1,793,510	109%
2043	$1,962,661	$240,000	$17,685	$396,230	$1,824,116	$1,651,572	110%
2044	$1,824,116	$250,000	$17,297	$299,063	$1,792,350	$1,615,198	111%
2045	$1,792,350	$250,000	$17,657	$233,148	$1,826,859	$1,654,593	110%
2046	$1,826,859	$250,000	$18,910	$148,956	$1,946,812	$1,791,638	109%
2047	$1,946,812	$275,000	$20,844	$96,964	$2,145,693	$1,995,308	108%
2048	$2,145,693	$275,000	$22,112	$175,723	$2,267,082	$2,129,116	106%
2049	$2,267,082	$275,000	$21,959	$311,585	$2,252,456	$2,130,612	106%
2050	$2,252,456	$275,000	$23,412	$159,215	$2,391,654	$2,301,817	104%
2051	$2,391,654	$275,000	$25,586	$92,408	$2,599,832	$2,557,319	102%
2052	$2,599,832	$275,000	$26,675	$197,351	$2,704,156	$2,717,687	100%

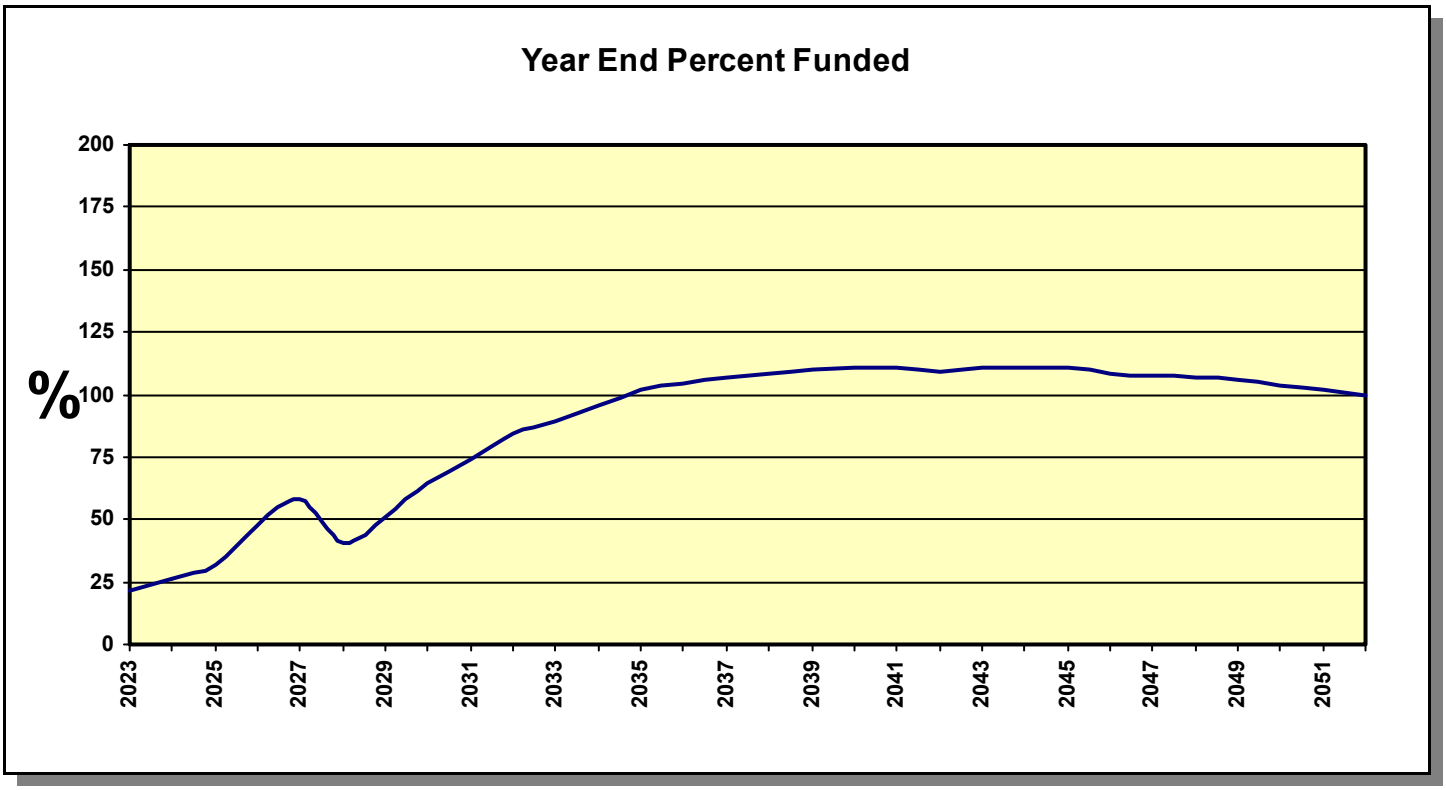
NOTE: In some cases, the projected Ending Balance may exceed the Fully Funded Ending Balance in years following high Expenditures. This is a result of the provision for contingency in this analysis, which in these projections is never expended. The contingency is continually adjusted according to need and any excess is redistributed among all components included.

Bridgetower Homeowners Association

Projection Charts

Directed Cash Flow Calculation Method

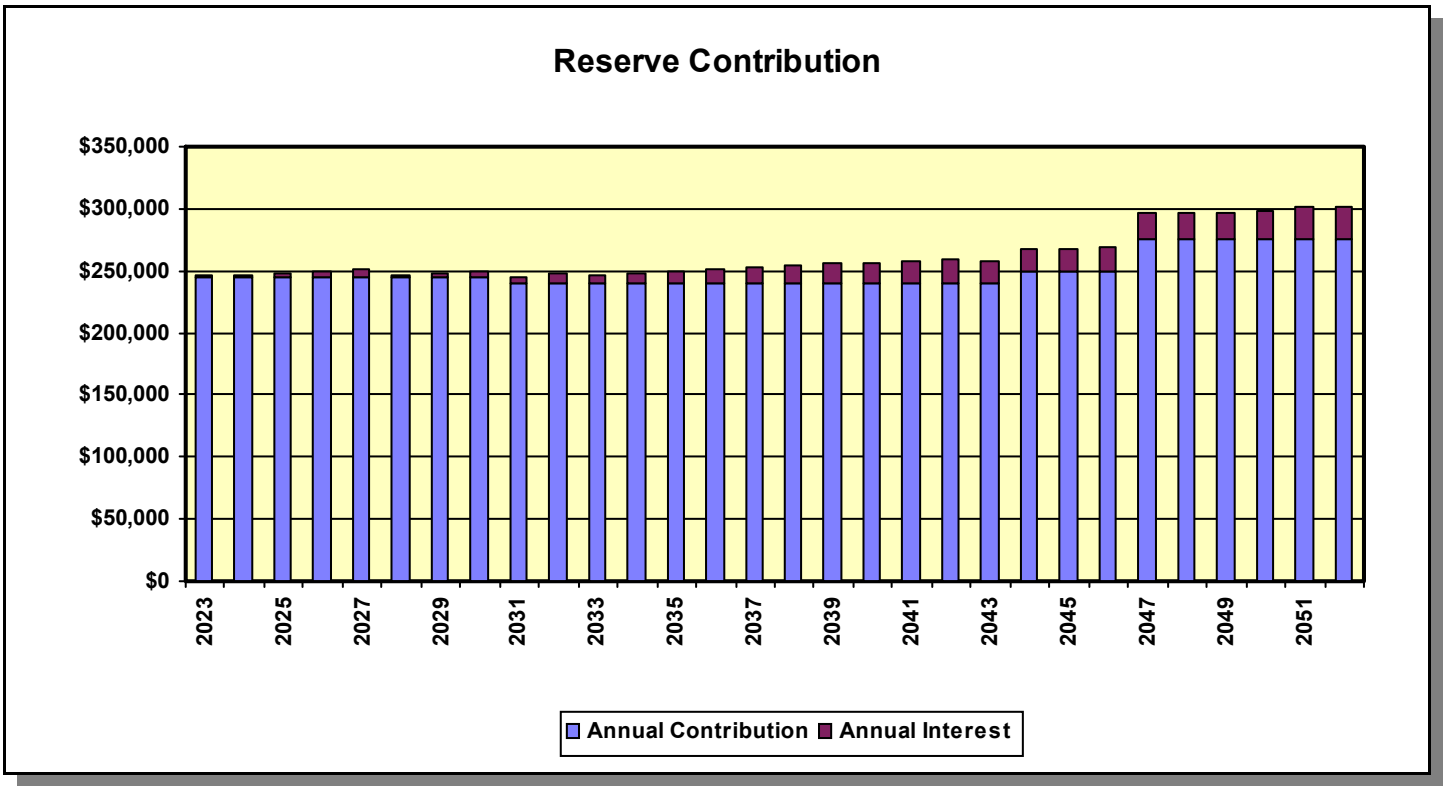


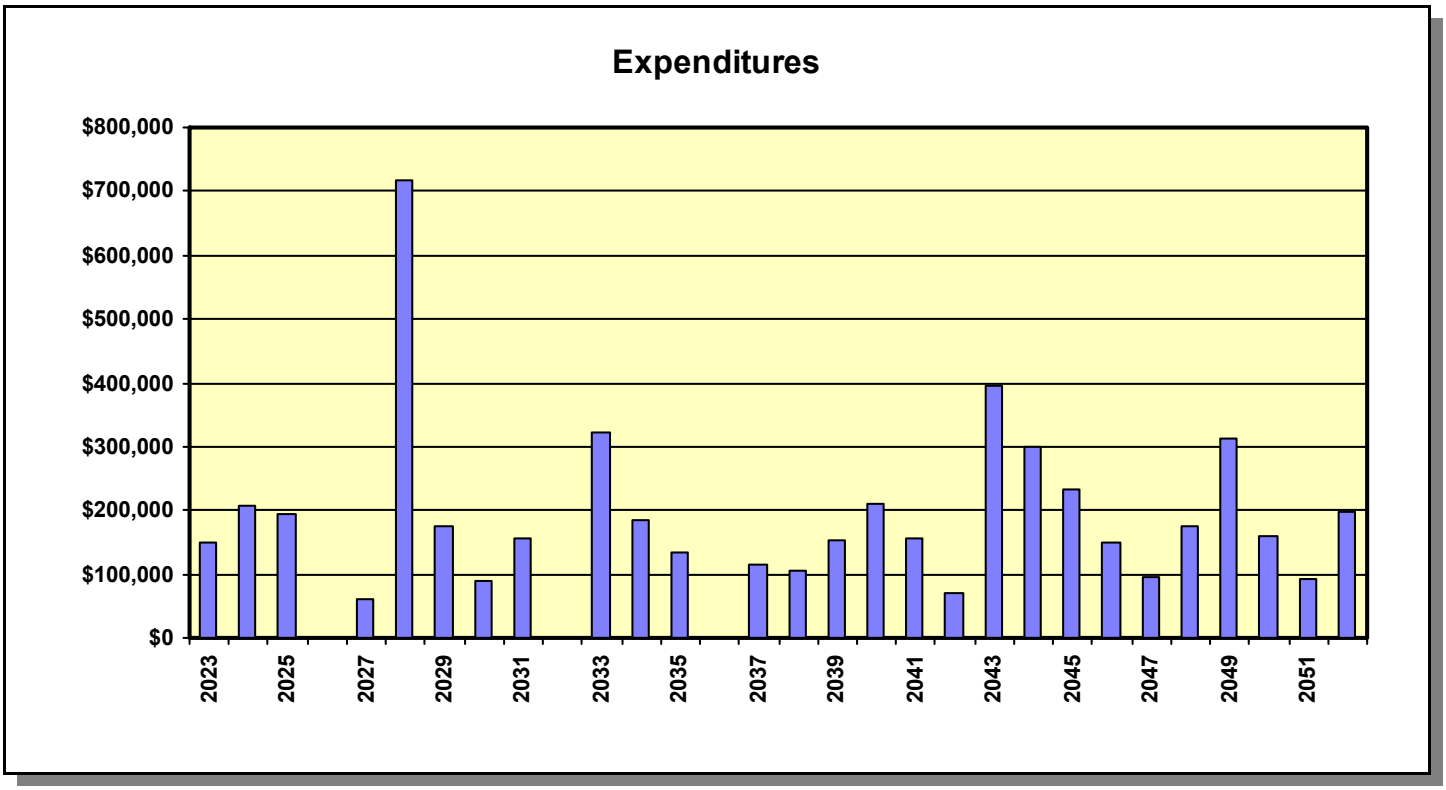


Bridgetower Homeowners Association

Projection Charts

Directed Cash Flow Calculation Method





Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Paths & Parking Lots - Asphalt, Overlay 2003

Category	010 Paths & Parking Lots	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$217,489.670
		% of Replacement	100.00%
		Current Cost	$217,489.67
Placed In Service	06/03	Future Cost	$252,130.14
Useful Life	25		
		Assigned Reserves at FYB	$0.00
Remaining Life	5	Monthly Member Contribution	$1,838.81
Replacement Year	2028	Monthly Interest Contribution	$8.75
		Total Monthly Contribution	$1,847.56

Comments:

This is for the asphalt area installed in 2003.

	clubhouse parking lot				
10,580	- sq. ft. of asphalt overlay	@	$2.23	=	$23,593.40
	path from main entrance water feature - linder ave				
43,224	- sq. ft. of asphalt overlay	@	$2.23	=	$96,389.52
	path along top of water feature				
2,020	- sq. ft. of asphalt overlay	@	$2.23	=	$4,504.60
	paths interspersed through neighborhood				
41,705	- sq. ft. of asphalt overlay	@	$2.23	=	$93,002.15
			TOTAL	=	$217,489.67

Most asphalt areas can be expected to last approximately 20-25 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve

covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Paths & Parking Lots - Asphalt, Overlay 2006

Category	010 Paths & Parking Lots	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$21,985.570
		% of Replacement	100.00%
		Current Cost	$21,985.57
Placed In Service	06/06	Future Cost	$27,850.66
Useful Life	25		
		Assigned Reserves at FYB	$0.00
Remaining Life	8	Monthly Member Contribution	$119.48
Replacement Year	2031	Monthly Interest Contribution	$0.57
		Total Monthly Contribution	$120.04

Comments:

This is for the asphalt area installed in 2006.

	belltower pool parking lot			
9,859	- sq. ft. of asphalt overlay	@	$2.23 =	$21,985.57
			TOTAL =	$21,985.57

Most asphalt areas can be expected to last approximately 20-25 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Paths & Parking Lots - Asphalt, Overlay 2006

Category	010 Paths & Parking Lots	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$10,146.500
		% of Replacement	100.00%
		Current Cost	$10,146.50
Placed In Service	06/06	Future Cost	$12,853.28
Useful Life	25		
		Assigned Reserves at FYB	$0.00
Remaining Life	8	Monthly Member Contribution	$55.14
Replacement Year	2031	Monthly Interest Contribution	$0.26
		Total Monthly Contribution	$55.40

Comments:

This is for the asphalt area installed in 2016:

	walking path next to towerbridge & trestle				
4,550	- sq. ft. of asphalt overlay	@	$2.23	=	$10,146.50
			TOTAL	=	$10,146.50

Most asphalt areas can be expected to last approximately 20-25 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should

the client request, this cost can be incorporated into this analysis.

Paths & Parking Lots - Asphalt, Repairs

Category	010 Paths & Parking Lots	Quantity	107,388 sq. ft.
Photo Date	August 31, 2022	Unit Cost	$4.000
		% of Replacement	4.50%
		Current Cost	$19,329.84
Placed In Service	06/18	Future Cost	$19,909.74
Useful Life	5		
Adjustment	+1	Assigned Reserves at FYB	$0.00
Remaining Life	1	Monthly Member Contribution	$786.86
Replacement Year	2024	Monthly Interest Contribution	$3.74
		Total Monthly Contribution	$790.60

Comments:

The association has decided to defer repairnig the asphalt in 2023 in hopes that the prices will come down.

It is estimated that a percentage of the asphalt areas will require repair or replacement. The actual condition of the asphalt should be monitored through time and these estimates adjusted accordingly.

We have budgeted for the asphalt to be repaired on the same cycle and in conjunction with the seal coating of the asphalt.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Paths & Parking Lots - Asphalt, Seal Coating

Category	010 Paths & Parking Lots	Quantity	107,388 sq. ft.
Photo Date	August 31, 2022	Unit Cost	$0.220
		% of Replacement	100.00%
		Current Cost	$23,625.36
Placed In Service	06/18	Future Cost	$24,334.12
Useful Life	5		
Adjustment	+1	Assigned Reserves at FYB	$0.00
Remaining Life	1	Monthly Member Contribution	$961.72
Replacement Year	2024	Monthly Interest Contribution	$4.58
		Total Monthly Contribution	$966.29

Comments:

The association has decided to defer sealing the asphalt in 2023 in hopes that the prices will come down.

Asphalt surfaces should be seal coated within 5 years of their initial installation. Thereafter, a 3 to 5 year cycle should be observed and adjusted according to the client's particular needs.

The unit cost includes any restriping that may be necessary.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Roofs - Composition Shingle

Category	020 Roofs	Quantity	204 sq. ft.
Photo Date	August 31, 2022	Unit Cost	$4.530
		% of Replacement	100.00%
		Current Cost	$924.12
Placed In Service	06/03	Future Cost	$1,071.31
Useful Life	25		
		Assigned Reserves at FYB	$0.00
Remaining Life	5	Monthly Member Contribution	$7.81
Replacement Year	2028	Monthly Interest Contribution	$0.04
		Total Monthly Contribution	$7.85

Comments:

These are the composition asphalt roofs:

original pump station	102	sq. ft.
bridgetower well	102	sq. ft.
	204	sq. ft.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. Fees for these services vary based on the size of the project and detail required by the client and have not been included in the cost used for this component. Should the client desire, a provision for a consultant can be incorporated into this analysis.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Roofs - Membrane

Category	020 Roofs	Quantity	448 sq. ft.
Photo Date	August 31, 2022	Unit Cost	$5.800
		% of Replacement	100.00%
		Current Cost	$2,598.40
Placed In Service	06/15	Future Cost	$3,195.70
Useful Life	15		
		Assigned Reserves at FYB	$0.00
Remaining Life	7	Monthly Member Contribution	$15.99
Replacement Year	2030	Monthly Interest Contribution	$0.08
		Total Monthly Contribution	$16.06

Comments:

This is the flat membrane roof located at the main pump house:

main pump house	448	sq. ft.
	448	sq. ft.

At our 2022 site visit we did not have access to the roof. Measurements are approximate.

The association had the roof repaired in August 2018 at a cost of $1,350.00

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. Fees for these services vary based on the size of the project and detail required by the client and have not been included in the cost used for this component. Should the client desire, a provision for a consultant can be incorporated into this analysis.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Roofs - Terra Cotta

Category	020 Roofs	Quantity	2,648 sq. ft.
Photo Date	August 31, 2022	Unit Cost	$5.100
		% of Replacement	100.00%
		Current Cost	$13,504.80
Placed In Service	06/03	Future Cost	$14,327.24
Useful Life	20		
Adjustment	+2	Assigned Reserves at FYB	$0.00
Remaining Life	2	Monthly Member Contribution	$277.49
Replacement Year	2025	Monthly Interest Contribution	$1.32
		Total Monthly Contribution	$278.81

Comments:

These are the terra cotta roofs located through out the community:

clubhouse	1,282	sq. ft.
belltower pool	1,064	sq. ft.
main pump station	302	sq. ft.
	2,648	sq. ft.

Terra Cotta clay roofs if properly installed may last 100 years.

Clay and concrete roofing tiles can last up to 100 years, however the underlayment only lasts around 20 - 25 years. The time-consuming, tedious, and costly replacement of underlayment involves removing the damaged clay tiles, replacing the underlayment, and then reinstalling new tiles.

This is for removing and reusing the existing clay tiles and installing new underlayment.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. Fees for these services vary based on the size of the project and detail required by the client and have not been included in the

cost used for this component. Should the client desire, a provision for a consultant can be incorporated into this analysis.

Painting - Exterior, Clubhouse Doors

Category	030 Painting	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$5,225.000
		% of Replacement	100.00%
		Current Cost	$5,225.00
Placed In Service	07/20	Future Cost	$6,426.09
Useful Life	10		
		Assigned Reserves at FYB	$0.00
Remaining Life	7	Monthly Member Contribution	$32.15
Replacement Year	2030	Monthly Interest Contribution	$0.16
		Total Monthly Contribution	$32.30

Comments:

This is for painting of the exterior doors located at the clubhouse:

5	- clubhouse double doors	@	$550.00	=	$2,750.00
3	- juliet balconies double doors	@	$550.00	=	$1,650.00
2	- utility doors	@	$275.00	=	$550.00
1	- clubhouse single door	@	$275.00	=	$275.00
			TOTAL	=	$5,225.00

The association had the clubhouse doors painted in July 2020.

Paint life cycle is dependent upon the type of material being applied to, surface preparation, quality of paint, site and weather conditions. Repair, replace and re-caulk any damaged siding or trim.

Painting - Exterior, Doors

Category	030 Painting	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$2,200.000
		% of Replacement	100.00%
		Current Cost	$2,200.00
Placed In Service	06/21	Future Cost	$2,786.89
Useful Life	10		
		Assigned Reserves at FYB	$0.00
Remaining Life	8	Monthly Member Contribution	$11.96
Replacement Year	2031	Monthly Interest Contribution	$0.06
		Total Monthly Contribution	$12.01

Comments:

This is for painting of the exterior doors:

2	- belltower pool double doors	@	$550.00	=	$1,100.00
1	- main pump station double door	@	$550.00	=	$550.00
2	- belltower pool doors	@	$275.00	=	$550.00
			TOTAL	=	$2,200.00

The clubhouse and belltower pool doors were painted in 2021. At the time of this analysis the main pump station door needs to be painted.

Paint life cycle is dependent upon the type of material being applied to, surface preparation, quality of paint, site and weather conditions. Repair, replace and re-caulk any damaged siding or trim.

Painting - Exterior, Siding

Category	030 Painting	Quantity	720 sq. ft.
Photo Date	August 31, 2022	Unit Cost	$4.690
		% of Replacement	100.00%
		Current Cost	$3,376.80
Placed In Service	06/13	Future Cost	$3,478.10
Useful Life	10		
Adjustment	+1	Assigned Reserves at FYB	$0.00
Remaining Life	1	Monthly Member Contribution	$137.46
Replacement Year	2024	Monthly Interest Contribution	$0.65
		Total Monthly Contribution	$138.11

Comments:

This is for painting of the exterior walls:

ustick pump station	360	sq. ft.
bridgetower well	360	sq. ft.
	720	sq. ft.

The remaining life of this component has been extended due to the current financial condition of the client.

Paint life cycle is dependent upon the type of material being applied to, surface preparation, quality of paint, site and weather conditions. Repair, replace and re-caulk any damaged siding or trim.

The fresh water well pump house was painted in March 2019 at a cost of $1,500.00.

The actual date the Ustick pump station was painted is not available. For budgeting purposes, this date has been estimated based on its condition at our most recent field inspection.

Bridgetower Homeowners Association

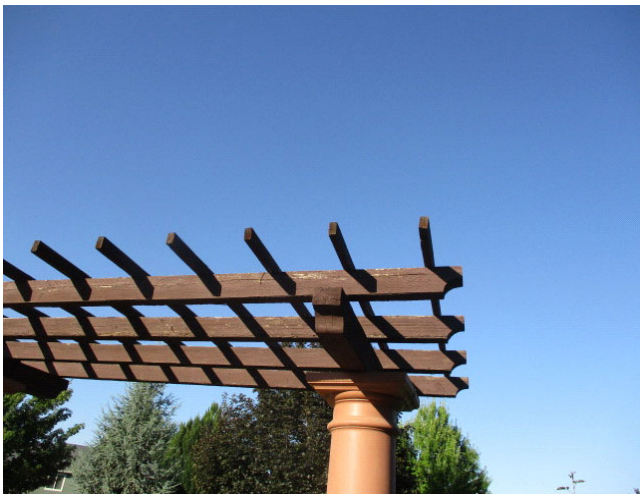
Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Painting - Exterior, Structures

Category	030 Painting	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$23,300.000
		% of Replacement	100.00%
		Current Cost	$23,300.00
Placed In Service	06/19	Future Cost	$27,821.42
Useful Life	10		
		Assigned Reserves at FYB	$0.00
Remaining Life	6	Monthly Member Contribution	$165.71
Replacement Year	2029	Monthly Interest Contribution	$0.79
		Total Monthly Contribution	$166.50

Comments:



This is for painting of the exterior structures:

1	- pergola at water feature	@	$3,806.00	=	$3,806.00
1	- decorative pots	@	$900.00	=	$900.00
2	- pergolas along towerbridge way	@	$1,500.00	=	$3,000.00
2	- pergolas at belltower pool	@	$4,158.00	=	$8,316.00
2	- pergolas at clubhouse pool	@	$2,889.00	=	$5,778.00
1	- pergola at malta dr	@	$1,500.00	=	$1,500.00
			TOTAL	=	$23,300.00

Paint life cycle is dependent upon the type of material being applied to, surface preparation, quality of paint, site and weather conditions. Repair, replace and re-caulk any damaged siding or trim.

The association had the water feature pergola stained in 2019, the clubhouse and belltower pool pergolas stained in 2020.

The Towerbridge Way, Malta Dr pergolas need staining in 2023.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

The actual date for many of these components was placed into service is not available. For budgeting purposes, this date has been estimated based on its condition at our most recent field inspection.

Painting - Interior

Category	030 Painting	Quantity	4,723 sq. ft.
Photo Date	August 31, 2022	Unit Cost	$1.640
		% of Replacement	100.00%
		Current Cost	$7,745.72
Placed In Service	06/18	Future Cost	$8,979.41
Useful Life	10		
		Assigned Reserves at FYB	$0.00
Remaining Life	5	Monthly Member Contribution	$65.49
Replacement Year	2028	Monthly Interest Contribution	$0.31
		Total Monthly Contribution	$65.80

Comments:

This is for painting of the interior walls:

belltower pool restrooms	648	sq. ft.
clubhouse	4,075	sq. ft.
	4,723	sq. ft.

Painting - Interior Floors

Category	030 Painting	Quantity	207 sq. ft.
Photo Date	August 31, 2022	Unit Cost	$5.100
		% of Replacement	100.00%
		Current Cost	$1,055.70
Placed In Service	06/13	Future Cost	$1,418.77
Useful Life	10		
		Assigned Reserves at FYB	$1,055.70
Remaining Life	0	Monthly Member Contribution	$4.68
Replacement Year	2023	Monthly Interest Contribution	$0.02
		Total Monthly Contribution	$4.70

Comments:

This is for painting of the restroom floors:

belltower pool restrooms	207	sq. ft.
	207	sq. ft.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Painting - Wrought Iron Fences

Category	030 Painting	Quantity	7,488 sq. ft.
Photo Date	August 31, 2022	Unit Cost	$2.370
		% of Replacement	100.00%
		Current Cost	$17,746.56
Placed In Service	05/17	Future Cost	$20,573.13
Useful Life	5		
		Assigned Reserves at FYB	$17,746.56
Remaining Life	0	Monthly Member Contribution	$150.04
Replacement Year	2023	Monthly Interest Contribution	$0.71
		Total Monthly Contribution	$150.76

Comments:

This is for painting of the wrought iron fences located throughout the community:

water feature fencing	1,102	sq. ft.
belltower playground	840	sq. ft.
bridge railing	368	sq. ft.
cementary	720	sq. ft.
belltower pool	2,772	sq. ft.
clubhouse pool	1,686	sq. ft.
	7,488	sq. ft.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Lighting - Building Exterior, Belltower Pool

Category	040 Lighting	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$1,540.000
		% of Replacement	100.00%
		Current Cost	$1,540.00
Placed In Service	06/03	Future Cost	$1,785.28
Useful Life	25		
		Assigned Reserves at FYB	$0.00
Remaining Life	5	Monthly Member Contribution	$13.02
Replacement Year	2028	Monthly Interest Contribution	$0.06
		Total Monthly Contribution	$13.08

Comments:

These are the exterior lights located at the Belltower pool:

6	- recessed spot lights	@	$150.00	=	$900.00
2	- flood lights	@	$160.00	=	$320.00
2	- spots	@	$160.00	=	$320.00
			TOTAL	=	$1,540.00

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Lighting - Building Exterior, Clubhouse

Category	040 Lighting	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$4,170.000
		% of Replacement	100.00%
		Current Cost	$4,170.00
Placed In Service	05/20	Future Cost	$7,990.15
Useful Life	25		
		Assigned Reserves at FYB	$0.00
Remaining Life	22	Monthly Member Contribution	$9.36
Replacement Year	2045	Monthly Interest Contribution	$0.04
		Total Monthly Contribution	$9.40

Comments:

These are the exterior lights located at the clubhouse:

14	- porch & patio lights	@	$210.00	=	$2,940.00
3	- flood lights	@	$190.00	=	$570.00
1	- spots	@	$160.00	=	$160.00
2	- entry porch & patio lights	@	$250.00	=	$500.00
			TOTAL	=	$4,170.00

The association had the clubhouse lights updated in May 2020 at a cost of $5,634.00

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Lighting - Building, Interior Belltower Pool

Category	040 Lighting	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$1,200.000
		% of Replacement	100.00%
		Current Cost	$1,200.00
Placed In Service	06/03	Future Cost	$1,391.13
Useful Life	25		
		Assigned Reserves at FYB	$0.00
Remaining Life	5	Monthly Member Contribution	$10.15
Replacement Year	2028	Monthly Interest Contribution	$0.05
		Total Monthly Contribution	$10.19

Comments:

These are the interior lights located throughout the Belltower pool area:

8	- florecent lights	@	$150.00	=	$1,200.00
			TOTAL	=	$1,200.00

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Lighting - Building, Interior Clubhouse

Category	040 Lighting	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$4,250.000
		% of Replacement	100.00%
		Current Cost	$4,250.00
Placed In Service	05/20	Future Cost	$8,143.44
Useful Life	25		
		Assigned Reserves at FYB	$0.00
Remaining Life	22	Monthly Member Contribution	$9.54
Replacement Year	2045	Monthly Interest Contribution	$0.05
		Total Monthly Contribution	$9.58

Comments:

These are the interior lights located at the Clubhouse:

15	- wall sconce	@	$150.00	=	$2,250.00
7	- small globe lights	@	$70.00	=	$490.00
5	- recessed spot lights	@	$150.00	=	$750.00
3	- illuminated "Exit" lights	@	$120.00	=	$360.00
2	- emergency double flood lights	@	$150.00	=	$300.00
1	- ceiling flush mounted lights	@	$100.00	=	$100.00
			TOTAL	=	$4,250.00

The association had the clubhouse lights updated in May 2020 at a cost of $5,634.00.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Lighting - Street Light, Play Area

Category	040 Lighting	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$1,500.000
		% of Replacement	100.00%
		Current Cost	$1,500.00
Placed In Service	07/18	Future Cost	$3,140.67
Useful Life	30		
		Assigned Reserves at FYB	$0.00
Remaining Life	25	Monthly Member Contribution	$3.04
Replacement Year	2048	Monthly Interest Contribution	$0.01
		Total Monthly Contribution	$3.06

Comments:

This is the street light located at the belltower play area:

1 - street lights	@	$1,500.00	=	$1,500.00
		TOTAL	=	$1,500.00

The association had the light installed in July 2018 at a cost of $5,690.00.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Lighting - Street Lights

Category	040 Lighting	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$4,500.000
		% of Replacement	100.00%
		Current Cost	$4,500.00
Placed In Service	06/03	Future Cost	$6,047.62
Useful Life	30		
		Assigned Reserves at FYB	$0.00
Remaining Life	10	Monthly Member Contribution	$19.93
Replacement Year	2033	Monthly Interest Contribution	$0.09
		Total Monthly Contribution	$20.02

Comments:

These are the street lights located at the belltower pool area:

3 - street lights	@	$1,500.00	=	$4,500.00
		TOTAL	=	$4,500.00

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Lighting - Walkways

Category	040 Lighting	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$5,145.000
		% of Replacement	100.00%
		Current Cost	$5,145.00
Placed In Service	06/03	Future Cost	$5,964.47
Useful Life	20		
Adjustment	+5	Assigned Reserves at FYB	$0.00
Remaining Life	5	Monthly Member Contribution	$43.50
Replacement Year	2028	Monthly Interest Contribution	$0.21
		Total Monthly Contribution	$43.71

Comments:

These are the walkway & landscape lights located throughout the community:

24	- landscape spot lights	@	$80.00	=	$1,920.00
7	- bollard lights	@	$375.00	=	$2,625.00
2	- landscape flood	@	$150.00	=	$300.00
2	- flood lights	@	$150.00	=	$300.00
			TOTAL	=	$5,145.00

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Access System

Category	050 Buildings	Quantity	1 Intercom
Photo Date	August 31, 2022	Unit Cost	$7,000.000
		% of Replacement	100.00%
		Current Cost	$7,000.00
Placed In Service	06/18	Future Cost	$8,114.92
Useful Life	10		
		Assigned Reserves at FYB	$0.00
Remaining Life	5	Monthly Member Contribution	$59.18
Replacement Year	2028	Monthly Interest Contribution	$0.28
		Total Monthly Contribution	$59.46

Comments:

This is for the access systems located at the clubhouse pool and belltower pool:

1 - clubhouse pool	@	$4,700.00	=	$4,700.00
1 - belltower pool	@	$2,300.00	=	$2,300.00
		TOTAL	=	$7,000.00

Bridgetower Homeowners Association

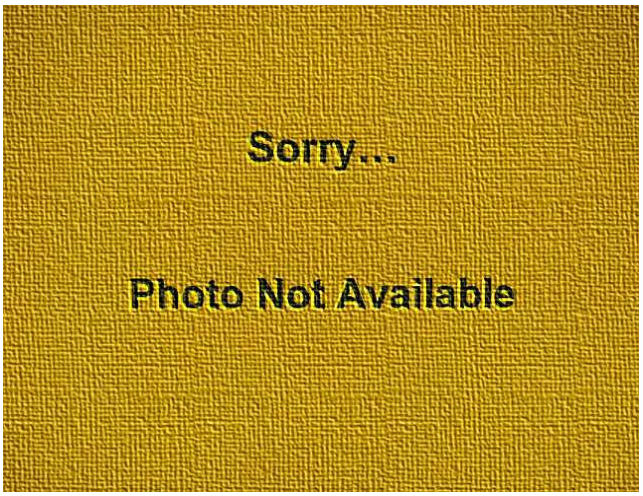
Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Clubhouse Chair Storage Shed

Category	050 Buildings	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$1,500.000
		% of Replacement	100.00%
		Current Cost	$1,500.00
Placed In Service	04/19	Future Cost	$2,407.06
Useful Life	20		
		Assigned Reserves at FYB	$0.00
Remaining Life	16	Monthly Member Contribution	$4.39
Replacement Year	2039	Monthly Interest Contribution	$0.02
		Total Monthly Contribution	$4.40

Comments:



This is for the clubhouse chair storage shed located at the clubhouse.

The association had the shed installed in August 2019 at a cost of $1,354.66.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Doors, Garage

Category	050 Buildings	Quantity	1 garage doors
Photo Date	August 31, 2022	Unit Cost	$1,250.000
		% of Replacement	100.00%
		Current Cost	$1,250.00
Placed In Service	06/03	Future Cost	$1,679.90
Useful Life	30		
		Assigned Reserves at FYB	$0.00
Remaining Life	10	Monthly Member Contribution	$5.54
Replacement Year	2033	Monthly Interest Contribution	$0.03
		Total Monthly Contribution	$5.56

Comments:

These are the garage doors located at the pump houses:

2 - metal roll up doors	@	$625.00	=	$1,250.00
		TOTAL	=	$1,250.00

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Doors, Pedestrian

Category	050 Buildings	Quantity	1 doors
Photo Date	August 31, 2022	Unit Cost	$28,350.000
		% of Replacement	100.00%
		Current Cost	$28,350.00
Placed In Service	06/03	Future Cost	$51,203.25
Useful Life	40		
		Assigned Reserves at FYB	$0.00
Remaining Life	20	Monthly Member Contribution	$68.74
Replacement Year	2043	Monthly Interest Contribution	$0.33
		Total Monthly Contribution	$69.07

Comments:

These are the exterior doors:

7	- french doors w/glass	@	$2,450.00	=	$17,150.00
4	- metal doors	@	$600.00	=	$2,400.00
3	- metal french doors	@	$1,100.00	=	$3,300.00
1	- doors w/glass	@	$1,300.00	=	$1,300.00
1	- main entrance door	@	$4,200.00	=	$4,200.00
			TOTAL	=	$28,350.00

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - HVAC System

Category	050 Buildings	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$9,540.000
		% of Replacement	100.00%
		Current Cost	$9,540.00
Placed In Service	08/18	Future Cost	$12,820.96
Useful Life	15		
		Assigned Reserves at FYB	$0.00
Remaining Life	10	Monthly Member Contribution	$42.25
Replacement Year	2033	Monthly Interest Contribution	$0.20
		Total Monthly Contribution	$42.45

Comments:

These are the HVAC units located at the clubhouse:

1	- heat pump condensor	@	$6,550.00	=	$6,550.00
1	- forced-air unit	@	$2,990.00	=	$2,990.00
			TOTAL	=	$9,540.00

The association had the forced air unit and heat pump condenser replaced in August 2018 at a cost of $6,782.00.

It is estimated that a percentage of the HVAC components will require repair or replacement through time. The actual condition of these components should be monitored and the percentage of replacement and remaining life estimates adjusted accordingly.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Interior Cabinets, Clubhouse

Category	050 Buildings	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$3,250.000
		% of Replacement	100.00%
		Current Cost	$3,250.00
Placed In Service	06/03	Future Cost	$4,367.73
Useful Life	30		
		Assigned Reserves at FYB	$0.00
Remaining Life	10	Monthly Member Contribution	$14.39
Replacement Year	2033	Monthly Interest Contribution	$0.07
		Total Monthly Contribution	$14.46

Comments:

This is for replacement of the kitchen cabinets and counter top located at the clubhouse.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Interior Cabinets, Belltower Pool

Category	050 Buildings	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$1,000.000
		% of Replacement	100.00%
		Current Cost	$1,000.00
Placed In Service	06/03	Future Cost	$1,343.92
Useful Life	30		
		Assigned Reserves at FYB	$0.00
Remaining Life	10	Monthly Member Contribution	$4.43
Replacement Year	2033	Monthly Interest Contribution	$0.02
		Total Monthly Contribution	$4.45

Comments:

This is for replacement of the bathroom vanities located at the belltower pool.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Interior, Appliances

Category	050 Buildings	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$800.000
		% of Replacement	100.00%
		Current Cost	$800.00
Placed In Service	06/03	Future Cost	$1,140.61
Useful Life	12		
Adjustment	+1	Assigned Reserves at FYB	$800.00
Remaining Life	0	Monthly Member Contribution	$3.01
Replacement Year	2023	Monthly Interest Contribution	$0.01
		Total Monthly Contribution	$3.02

Comments:

This is the refrigerator located in the clubhouse.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Interior, Carpeting

Category	050 Buildings	Quantity	29 sq. yard
Photo Date	August 31, 2022	Unit Cost	$58.550
		% of Replacement	103.00%
		Current Cost	$1,748.89
Placed In Service	06/03	Future Cost	$2,027.44
Useful Life	10		
Adjustment	+15	Assigned Reserves at FYB	$0.00
Remaining Life	5	Monthly Member Contribution	$14.79
Replacement Year	2028	Monthly Interest Contribution	$0.07
		Total Monthly Contribution	$14.86

Comments:

This is the carpeting located at the cluhouse stairwell.

The useful life of carpeting can vary significantly from one project to another depending largely on the quality of the carpeting, usage and the level of routine maintenance. For the purpose of this analysis, we have used standard 10 year usefull life for this component.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

The remaining life of this component has been extended due to its apparent infrequent use.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Interior, Furniture

Category	050 Buildings	Quantity	1 furniture
Photo Date	August 31, 2022	Unit Cost	$4,350.000
		% of Replacement	100.00%
		Current Cost	$4,350.00
Placed In Service	06/03	Future Cost	$5,846.04
Useful Life	30		
		Assigned Reserves at FYB	$0.00
Remaining Life	10	Monthly Member Contribution	$19.26
Replacement Year	2033	Monthly Interest Contribution	$0.09
		Total Monthly Contribution	$19.36

Comments:

These are the furnishings located throughout the clubhouse:

29	- folding chairs	@	$100.00	=	$2,900.00
6	- folding tables	@	$150.00	=	$900.00
1	- tables	@	$550.00	=	$550.00
			TOTAL	=	$4,350.00

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Interior, Tile Flooring

Category	050 Buildings	Quantity	705 sq. ft.
Photo Date	August 31, 2022	Unit Cost	$26.390
		% of Replacement	103.00%
		Current Cost	$19,163.10
Placed In Service	06/03	Future Cost	$25,753.60
Useful Life	30		
		Assigned Reserves at FYB	$0.00
Remaining Life	10	Monthly Member Contribution	$84.87
Replacement Year	2033	Monthly Interest Contribution	$0.40
		Total Monthly Contribution	$85.27

Comments:

This is for the tile flooring located at the club house.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

The cost for this component includes the removal and disposal of the existing material.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Interior, Wood Flooring

Category	050 Buildings	Quantity	57 sq. ft.
Photo Date	August 31, 2022	Unit Cost	$8.100
		% of Replacement	105.00%
		Current Cost	$484.79
Placed In Service	06/03	Future Cost	$562.00
Useful Life	15		
Adjustment	+10	Assigned Reserves at FYB	$0.00
Remaining Life	5	Monthly Member Contribution	$4.10
Replacement Year	2028	Monthly Interest Contribution	$0.02
		Total Monthly Contribution	$4.12

Comments:

This is to refinish the hardwood floor located in the clubhouse tower.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Plumbing Fixtures

Category	050 Buildings	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$5,495.000
		% of Replacement	100.00%
		Current Cost	$5,495.00
Placed In Service	06/03	Future Cost	$7,384.82
Useful Life	30		
		Assigned Reserves at FYB	$0.00
Remaining Life	10	Monthly Member Contribution	$24.34
Replacement Year	2033	Monthly Interest Contribution	$0.12
		Total Monthly Contribution	$24.45

Comments:

These are the plumbing fixtures located at the clubhouse and the belltower pool:

	clubhouse				
2	- toilets, tank type	@	$550.00	=	$1,100.00
2	- sinks, counter oval	@	$540.00	=	$1,080.00
1	- sinks, kitchen	@	$525.00	=	$525.00
	belltower poolhouse				
2	- toilets, flushometer type	@	$580.00	=	$1,160.00
2	- sinks, counter oval	@	$540.00	=	$1,080.00
1	- urinal	@	$550.00	=	$550.00
			TOTAL	=	$5,495.00

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Siding, Stucco

Category	050 Buildings	Quantity	1 provision
Photo Date	August 31, 2022	Unit Cost	$34,000.000
		% of Replacement	100.00%
		Current Cost	$34,000.00
Placed In Service	06/15	Future Cost	$36,070.60
Useful Life	10		
		Assigned Reserves at FYB	$0.00
Remaining Life	2	Monthly Member Contribution	$698.61
Replacement Year	2025	Monthly Interest Contribution	$3.33
		Total Monthly Contribution	$701.94

Comments:

This is to have funds available to maintain and or repair the stucco finishs located at throughout the community.

Stucco has a typical life span of 50-80 years or more. Stucco should be repaired by a qualified stucco contractor. Redashing is the typical form of repairing stucco.

Many believe painting of the stucco may damage it. Stucco is a hard surface building material similar to concrete; like concrete, it is made of cement, but has lime and sand mixed in as well. It is a breathable material full of voids that permit air and water vapors to permeate. When stucco is left untreated it allows moisture from the atmosphere passes freely through the material. Once painted this moisture may be trapped beneath the sealing layer of paint. The result is unsightly blistering and peeling paint. The paint will need to be scraped, cleaned, primed and repainted every few years.

Stucco is a durable material that can be left as is; if moisture in the air can pass freely through its porous surface, it will not become trapped inside the building. Stucco can be cleaned as needed with an approved cleaning solution and low water pressure. If cracks occur in the surface, they should be repaired.

The Association should have periodic inspections performed by an independent qualified stucco siding contractor for the condition and installation detail.

1 clubhouse @ $8,500.00 = $8,500.00

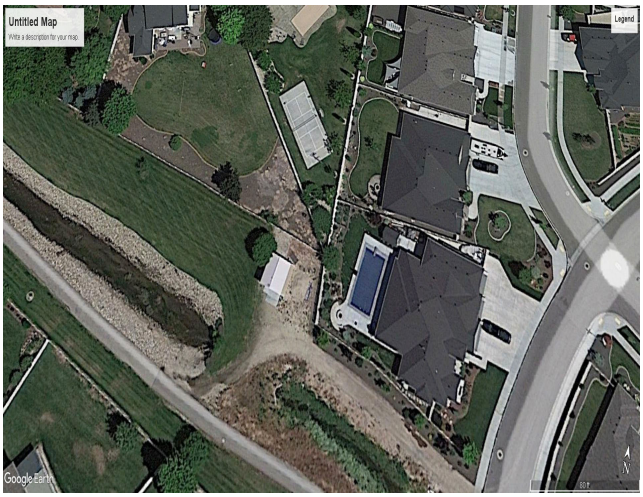
1		@	$8,500.00	=	$8,500.00
1	- belltower pool restrooms	@	$6,500.00	=	$6,500.00
1	- main pump station	@	$6,500.00	=	$6,500.00
1	- entry monument	@	$5,500.00	=	$5,500.00
1	- entry water feature	@	$7,000.00	=	$7,000.00
			TOTAL	=	$34,000.00

The association had a major upgrade to the water feature in 2019. Part of the upgrade was the stucco. The association spent $11,011 updationg the stucco.

Buildings - Storage Shed

Category	050 Buildings	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$19,500.000
		% of Replacement	100.00%
		Current Cost	$19,500.00
Placed In Service	03/17	Future Cost	$39,639.49
Useful Life	30		
		Assigned Reserves at FYB	$0.00
Remaining Life	24	Monthly Member Contribution	$40.83
Replacement Year	2047	Monthly Interest Contribution	$0.19
		Total Monthly Contribution	$41.02

Comments:



This is for the storage shed along the main path and monument st.

The association had the storage shed added in March 2017 at a cost of $15,500.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Surveillance Systems

Category	050 Buildings	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$32,500.000
		% of Replacement	100.00%
		Current Cost	$32,500.00
Placed In Service	04/18	Future Cost	$37,676.41
Useful Life	10		
		Assigned Reserves at FYB	$0.00
Remaining Life	5	Monthly Member Contribution	$274.78
Replacement Year	2028	Monthly Interest Contribution	$1.31
		Total Monthly Contribution	$276.08

Comments:

This is for the surveillance systems located at the clubhouse, belltower pool.

The association had the surveillance system upgrade in April 2018 at a cost of $29,933.70.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Water Heaters

Category	050 Buildings	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$3,610.000
		% of Replacement	100.00%
		Current Cost	$3,610.00
Placed In Service	02/20	Future Cost	$4,439.84
Useful Life	10		
		Assigned Reserves at FYB	$0.00
Remaining Life	7	Monthly Member Contribution	$22.21
Replacement Year	2030	Monthly Interest Contribution	$0.10
		Total Monthly Contribution	$22.32

Comments:

This is for the water heaters located at the clubhouse and belltower pool:

	clubhouse				
1	- 27 gallon electric water heater	@	$1,950.00	=	$1,950.00
	belltower Pool				
1	- 52 gallon electric water heater	@	$1,660.00	=	$1,660.00
			TOTAL	=	$3,610.00

The association had the cluhouse water heater replaced in September 2019 at a cost of $1,739.00.

The association had the belltower pool watet heater replaced in July 2020 at a cost of $1,486.00.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Windows

Category	050 Buildings	Quantity	1 provision
Photo Date	August 31, 2022	Unit Cost	$1,000.000
		% of Replacement	100.00%
		Current Cost	$1,000.00
Placed In Service	06/18	Future Cost	$1,159.27
Useful Life	10		
		Assigned Reserves at FYB	$0.00
Remaining Life	5	Monthly Member Contribution	$8.45
Replacement Year	2028	Monthly Interest Contribution	$0.04
		Total Monthly Contribution	$8.50

Comments:

These are the vinyl windows throughout the project:

This is to have funds available to maintain, repair and or replace windows as needed.

Vinyl windows are considered to be a lifetime component if properly installed and maintained. Periodic window inspections and ongoing maintenance may prevent the necessity of a total building window replacement.

Window repairs, as needed, should be addressed immediately as a maintenance issue using the client's operating and/or reserve contingency fund.

This is not for a full replacement.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Buildings - Wood Structures

Category	050 Buildings	Quantity	1 provision
Photo Date	August 31, 2022	Unit Cost	$2,800.000
		% of Replacement	100.00%
		Current Cost	$2,800.00
Placed In Service	06/13	Future Cost	$3,762.97
Useful Life	10		
		Assigned Reserves at FYB	$2,800.00
Remaining Life	0	Monthly Member Contribution	$12.40
Replacement Year	2023	Monthly Interest Contribution	$0.06
		Total Monthly Contribution	$12.46

Comments:

This is to have funds available to maintain and repair the pergolas and shade structures located throughout the community.

Wood requires continued maintenance or replacement over time. It is important that deteriorated sections are replaced prior to staining or painting. Some wood installations have too much exposure to sun or weather. The result is splitting, cupping and failure. Other types of premature failure include fasteners that have rusted, are inadequate or missing, and voids through knotholes or splitting. These conditions permit water penetration and stuctural dryrot.Good maintenance practice would not allow the need for repairs to accumulate to a point that they would become a major expense. Minor repairs, as needed, should be addressed immediately as a maintenance issue using the client's operating and/or reserve contingency funds.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Fencing - Metal

Category	060 Fencing	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$82,973.750
		% of Replacement	100.00%
		Current Cost	$82,973.75
Placed In Service	06/03	Future Cost	$111,509.78
Useful Life	30		
		Assigned Reserves at FYB	$0.00
Remaining Life	10	Monthly Member Contribution	$367.46
Replacement Year	2033	Monthly Interest Contribution	$1.75
		Total Monthly Contribution	$369.21

Comments:

This is the wrought iron, aluminum and steel fencing located throughout the community:

168	- water feature fencing	@	$62.50	=	$10,500.00
240	- belltower playground	@	$50.00	=	$12,000.00
180	- cementery	@	$62.50	=	$11,250.00
462	- belltower pool	@	$66.25	=	$30,607.50
281	- clubhouse pool	@	$66.25	=	$18,616.25
			TOTAL	=	$82,973.75

Properly maintained wrought iron and aluminum fencing may last 30 to 50 years.

The metal play ground fence along belltower needs painting. Due to its condition at this site visit it will need to be replaced before the other fences located through out the community.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Fencing - Vinyl

Category	060 Fencing	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$208,182.000
		% of Replacement	100.00%
		Current Cost	$208,182.00
Placed In Service	06/03	Future Cost	$241,340.00
Useful Life	25		
		Assigned Reserves at FYB	$0.00
Remaining Life	5	Monthly Member Contribution	$1,760.12
Replacement Year	2028	Monthly Interest Contribution	$8.38
		Total Monthly Contribution	$1,768.49

Comments:

This is the vinyl fencing located throughout the community:

4,082 - lin. ft. of 6ft. fence	@	$51.00	=	$208,182.00
		TOTAL	=	$208,182.00

Most vinyl fences have a 25 year material warranty with some having a life time material warranty.

The inventory for this component has been provided by the client in the form of a previous reserve study.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Fencing - Water Feature

Category	060 Fencing	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$28,500.000
		% of Replacement	100.00%
		Current Cost	$28,500.00
Placed In Service	06/20	Future Cost	$63,306.74
Useful Life	30		
		Assigned Reserves at FYB	$0.00
Remaining Life	27	Monthly Member Contribution	$54.45
Replacement Year	2050	Monthly Interest Contribution	$0.26
		Total Monthly Contribution	$54.71

Comments:

This is the powder coated fencing located at the water feature.

The association had the fence around the water feature and planters replaced in July 2020 at a cost of $26,828.00.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Properly maintained wrought iron and aluminum fencing may last 30 to 50 years.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Grounds - Concrete Installations

Category	070 Grounds	Quantity	1 provision
Photo Date	August 31, 2022	Unit Cost	$12,500.000
		% of Replacement	100.00%
		Current Cost	$12,500.00
Placed In Service	06/13	Future Cost	$16,798.95
Useful Life	10		
		Assigned Reserves at FYB	$12,500.00
Remaining Life	0	Monthly Member Contribution	$55.36
Replacement Year	2023	Monthly Interest Contribution	$0.26
		Total Monthly Contribution	$55.62

Comments:

This is to have funds available to repair or replace damaged concrete located at the bridgetower water feature.

This is not for full replacement of the concrete.

Good maintenance practice would not allow the need for repairs to accumulate to a point that they would become a major expense. Minor repairs, as needed, should be addressed immediately as a maintenance issue using the client's operating and/or reserve funds.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Grounds - Concrete Pathways

Category	070 Grounds	Quantity	1 provision
Photo Date	August 31, 2022	Unit Cost	$1,850.000
		% of Replacement	100.00%
		Current Cost	$1,850.00
Placed In Service	06/19	Future Cost	$1,905.50
Useful Life	5		
		Assigned Reserves at FYB	$0.00
Remaining Life	1	Monthly Member Contribution	$75.31
Replacement Year	2024	Monthly Interest Contribution	$0.36
		Total Monthly Contribution	$75.66

Comments:

This is to have funds available to repair or replace damaged concrete sidewalks and paths.

This is not for full replacement of the concrete sidewalks and paths.

Normally, budgeting for concrete repairs as a reserve component is excluded as it is anticipated that any repairs required will be addressed immediately due to safety concerns. Good maintenance practice would not allow the need for repairs to accumulate to a point that they would become a major expense. Minor repairs, as needed, should be addressed immediately as a maintenance issue using the client's operating and/or reserve contingency funds.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Grounds - Play Surfaces (Refurbish)

Category	070 Grounds	Quantity	3,318 sq. ft.
Photo Date	August 31, 2022	Unit Cost	$0.750
		% of Replacement	100.00%
		Current Cost	$2,488.50
Placed In Service	06/15	Future Cost	$2,640.05
Useful Life	10		
		Assigned Reserves at FYB	$0.00
Remaining Life	2	Monthly Member Contribution	$51.13
Replacement Year	2025	Monthly Interest Contribution	$0.24
		Total Monthly Contribution	$51.38

Comments:

This is for the playground surface located at the belltower play area:

playground wood chips	3,318	sq. ft.
	3,318	sq. ft.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Grounds - Signage

Category	070 Grounds	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$1,000.000
		% of Replacement	100.00%
		Current Cost	$1,000.00
Placed In Service	06/15	Future Cost	$1,060.90
Useful Life	10		
		Assigned Reserves at FYB	$0.00
Remaining Life	2	Monthly Member Contribution	$20.55
Replacement Year	2025	Monthly Interest Contribution	$0.10
		Total Monthly Contribution	$20.65

Comments:

This is to have funds to maintain the various signs located throughout the community.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Grounds - Site Furnishings

Category	070 Grounds	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$28,030.000
		% of Replacement	100.00%
		Current Cost	$28,030.00
Placed In Service	06/03	Future Cost	$32,494.45
Useful Life	25		
		Assigned Reserves at FYB	$0.00
Remaining Life	5	Monthly Member Contribution	$236.99
Replacement Year	2028	Monthly Interest Contribution	$1.13
		Total Monthly Contribution	$238.11

Comments:

These are the site furnishings located throughout the community:

1	- medium play station	@	$18,500.00	=	$18,500.00
2	- park benches	@	$745.00	=	$1,490.00
6	- picnic tables	@	$1,200.00	=	$7,200.00
3	- metal pedestal barbecues	@	$280.00	=	$840.00
			TOTAL	=	$28,030.00

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Grounds - Surveillance Systems, Play Area

Category	070 Grounds	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$7,974.000
		% of Replacement	100.00%
		Current Cost	$7,974.00
Placed In Service	08/21	Future Cost	$10,101.22
Useful Life	10		
		Assigned Reserves at FYB	$0.00
Remaining Life	8	Monthly Member Contribution	$43.33
Replacement Year	2031	Monthly Interest Contribution	$0.21
		Total Monthly Contribution	$43.54

Comments:

This is for the surveillance systems located at the belltower play ground.

The association had the surveillance system installed in August 2021 at a cost of $7,947.00.

Grounds - Surveillance Systems, Water Feature

Category	070 Grounds	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$21,388.000
		% of Replacement	100.00%
		Current Cost	$21,388.00
Placed In Service	05/20	Future Cost	$26,304.54
Useful Life	10		
		Assigned Reserves at FYB	$0.00
Remaining Life	7	Monthly Member Contribution	$131.60
Replacement Year	2030	Monthly Interest Contribution	$0.62
		Total Monthly Contribution	$132.23

Comments:

This is for the surveillance systems located at the water feature pergola.

The association had the surveillance system installed in May 2020 at a cost of $21,388.00.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Specialty Concrete, Repairs

Category	070 Grounds	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$39,654.000
		% of Replacement	8.00%
		Current Cost	$3,172.32
Placed In Service	06/20	Future Cost	$3,901.55
Useful Life	10		
		Assigned Reserves at FYB	$0.00
Remaining Life	7	Monthly Member Contribution	$19.52
Replacement Year	2030	Monthly Interest Contribution	$0.09
		Total Monthly Contribution	$19.61

Comments:

This is to have funds available for repairs of the stamped concrete located at the clubhouse and Belltower water feature:

2,475	- sq. ft. belltower water feature stamped concrete	@	$6.00	=	$14,850.00
4,134	- sq. ft. of brick pavers	@	$6.00	=	$24,804.00
			TOTAL	=	$39,654.00

To ensure that this component achieves its full useful life, it should be sealed.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Specialty Concrete, Sealing

Category	070 Grounds	Quantity	6,609 sq. ft.
Photo Date	August 31, 2022	Unit Cost	$1.480
		% of Replacement	100.00%
		Current Cost	$9,781.32
Placed In Service	06/20	Future Cost	$12,029.79
Useful Life	10		
		Assigned Reserves at FYB	$0.00
Remaining Life	7	Monthly Member Contribution	$60.19
Replacement Year	2030	Monthly Interest Contribution	$0.29
		Total Monthly Contribution	$60.47

Comments:

This is for sealing of the stamped concrete located at the clubhouse and belltower water feature.

To ensure that this component achieves its full useful life, it should be sealed.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Water Feature Equipment

Category	070 Grounds	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$12,250.000
		% of Replacement	100.00%
		Current Cost	$12,250.00
Placed In Service	06/13	Future Cost	$16,462.98
Useful Life	10		
		Assigned Reserves at FYB	$12,250.00
Remaining Life	0	Monthly Member Contribution	$54.25
Replacement Year	2023	Monthly Interest Contribution	$0.26
		Total Monthly Contribution	$54.51

Comments:

This is for the water feature equipment:

2	- 10hp submersible pumps	@	$5,900.00	=	$11,800.00
1	- recirculation pump	@	$450.00	=	$450.00
			TOTAL	=	$12,250.00

The pumps were replaced in 2013 at a cost of approximately $6,500.00.

At the time of the site visit I did not have access to the equipment room.

The inventory for this component has been provided by the client in the form of a previous reserve study.

Bridgetower Homeowners Association

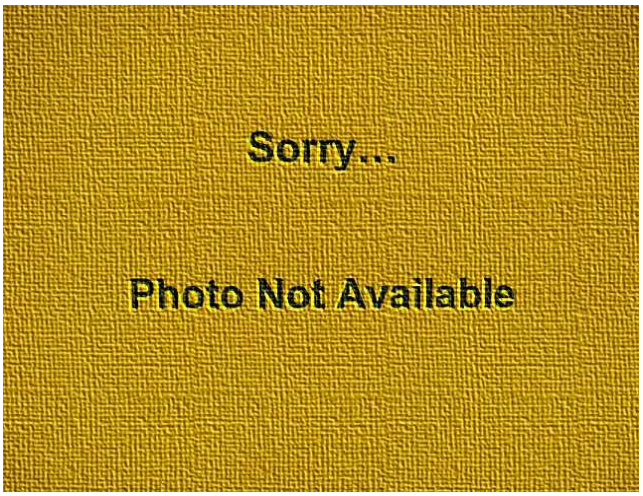
Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Irrigation - Clear Screen Maintenance

Category	080 Landscape	Quantity	1 total
Photo Date	August 31, 2022	Unit Cost	$900.000
		% of Replacement	100.00%
		Current Cost	$900.00
Placed In Service	06/21	Future Cost	$954.81
Useful Life	2		
		Assigned Reserves at FYB	$900.00
Remaining Life	0	Monthly Member Contribution	$18.49
Replacement Year	2023	Monthly Interest Contribution	$0.09
		Total Monthly Contribution	$18.58

Comments:



This is for maintenamce of the clear screen located at the main pump station.

The cost and useful life of this component was provided by the associations maintenance contractor.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Irrigation - Filter

Category	080 Landscape	Quantity	1 irrigation filters
Photo Date	August 31	Unit Cost	$56,000.000
		% of Replacement	100.00%
		Current Cost	$56,000.00
Placed In Service	06/03	Future Cost	$75,259.32
Useful Life	30		
		Assigned Reserves at FYB	$0.00
Remaining Life	10	Monthly Member Contribution	$248.01
Replacement Year	2033	Monthly Interest Contribution	$1.18
		Total Monthly Contribution	$249.18

Comments:

This is the irrigation filters located at the main pump house and ustick pump house:

	main pump station				
1	- amiad ebs automatic self cleaning filter	@	$32,000.00	=	$32,000.00
	ustick pump house				
1	- amiad saf 4500 automatic self cleaning filter	@	$24,000.00	=	$24,000.00
			TOTAL	=	$56,000.00

The useful life for the irrigation filters is estimated at 10-30 years.

The cost and useful life of these components was provided by the associations maintenance contractor.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Irrigation - Infrastructure

Category	080 Landscape	Quantity	1 total
Photo Date	August 31	Unit Cost	$16,000.000
		% of Replacement	100.00%
		Current Cost	$16,000.00
Placed In Service	06/22	Future Cost	$16,974.40
Useful Life	3		
		Assigned Reserves at FYB	$0.00
Remaining Life	2	Monthly Member Contribution	$328.76
Replacement Year	2025	Monthly Interest Contribution	$1.56
		Total Monthly Contribution	$330.32

Comments:

This to have funds available to maintain and or replace components of the irrigation components located at the pump stations. This may include check valves, wye strainers, pressure tanks and piping.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Irrigation - Main Pump Station 2023 Upgrade

Category	080 Landscape	Quantity	1 total
Photo Date	August 31	Unit Cost	$49,321.000
		% of Replacement	100.00%
		Current Cost	$49,321.00
Placed In Service	06/03	Future Cost	$89,079.21
Useful Life	20		
		Assigned Reserves at FYB	$45,401.14
Remaining Life	0	Monthly Member Contribution	$119.59
Replacement Year	2023	Monthly Interest Contribution	$0.57
		Total Monthly Contribution	$120.16

Comments:

The association is upgrading a portion of the main pump station in 2023. This includes the VFD control panel and work on the pumps.The cost for the upgrade has been provided by the client.

These are the four Motor US Model BF61A, 75hp, 3 phase irrigation pumps.

It is estimated that these are the original pumps and motors. The estimated useful life is 10-30 years. 20 years seems to be the average useful life expectancy.

One of the pumps out of the four is not running. The cost to replace the pump is $18,000.00

All four of the pumps and motors need to be replaced. $18,000.00 per pump and $20,000.00 per motor.

The cost and useful life and information of this component was provided by the associations maintenance contractor.

The remaining life of this component has been extended due to the current financial condition of the client.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Irrigation - Pond Aerator System

Category	080 Landscape	Quantity	1 total
Photo Date	August 31	Unit Cost	$4,000.000
		% of Replacement	100.00%
		Current Cost	$4,000.00
Placed In Service	06/21	Future Cost	$5,067.08
Useful Life	10		
		Assigned Reserves at FYB	$0.00
Remaining Life	8	Monthly Member Contribution	$21.74
Replacement Year	2031	Monthly Interest Contribution	$0.10
		Total Monthly Contribution	$21.84

Comments:

This is the aeration system located at the irrigation pond located along belltower.

The association had the aeration system replaced in May 2021 at a cost of $3,726.00.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Irrigation - Pump, Fresh Water Well

Category	080 Landscape	Quantity	1 total
Photo Date	August 31	Unit Cost	$14,000.000
		% of Replacement	100.00%
		Current Cost	$14,000.00
Placed In Service	09/22	Future Cost	$24,549.08
Useful Life	20		
		Assigned Reserves at FYB	$0.00
Remaining Life	19	Monthly Member Contribution	$35.42
Replacement Year	2042	Monthly Interest Contribution	$0.17
		Total Monthly Contribution	$35.58

Comments:

This is the fresh water well located along W. Torana Dr.

Since the time of the site visit the association has had the VFD and pump replaced at a cost of $14,000.00.

Bridgetower Homeowners Association

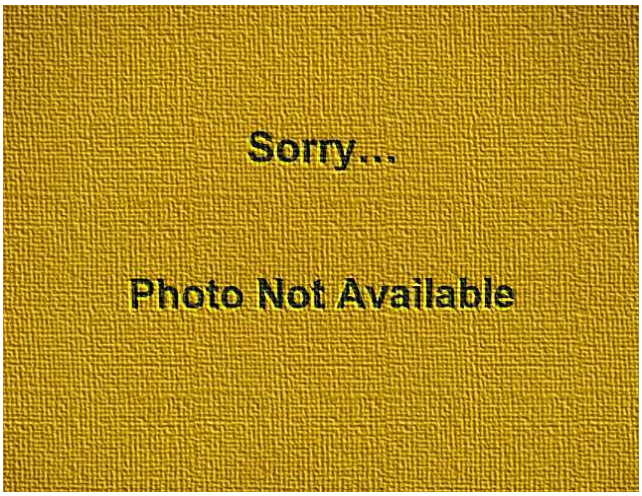
Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Irrigation - Pump, Ustick

Category	080 Landscape	Quantity	2 pumps
Photo Date	August 31	Unit Cost	$10,000.000
		% of Replacement	100.00%
		Current Cost	$20,000.00
Placed In Service	06/03	Future Cost	$22,510.18
Useful Life	20		
Adjustment	+4	Assigned Reserves at FYB	$0.00
Remaining Life	4	Monthly Member Contribution	$209.39
Replacement Year	2027	Monthly Interest Contribution	$1.00
		Total Monthly Contribution	$210.39

Comments:



This is for the Ustick irrigation pumps.

The cost and useful life of this component was provided by the associations maintenance contractor.

The maintenace contractor did not have information on the existing pumps. The cost estimate is calculated from the size of the system.

The remaining life of this component has been extended due to the current financial condition of the client.

Irrigation - Pumps, Main Pump Station

Category	080 Landscape	Quantity	1 total
Photo Date	August 31	Unit Cost	$102,679.000
		% of Replacement	100.00%
		Current Cost	$102,679.00
Placed In Service	06/03	Future Cost	$105,759.37
Useful Life	20		
Adjustment	+1	Assigned Reserves at FYB	$0.00
Remaining Life	1	Monthly Member Contribution	$4,179.75
Replacement Year	2024	Monthly Interest Contribution	$19.89
		Total Monthly Contribution	$4,199.63

Comments:

The association is upgrading a portion of the main pump station in 2023. This includes the VFD control panel and work on the pumps.This is for the rest of the equipment that was not replaced in 2023 upgrade.

These are the four Motor US Model BF61A, 75hp, 3 phase irrigation pumps.

It is estimated that these are the original pumps and motors. The estimated useful life is 10-30 years. 20 years seems to be the average useful life expectancy.

One of the pumps out of the four is not running. The cost to replace the pump is $18,000.00

All four of the pumps and motors need to be replaced. $18,000.00 per pump and $20,000.00 per motor.

The cost and useful life and information of this component was provided by the associations maintenance contractor.

The remaining life of this component has been extended due to the current financial condition of the client.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Irrigation - VFD, Main Pump Station

Category	080 Landscape	Quantity	1 total
Photo Date	August 31	Unit Cost	$18,500.000
		% of Replacement	100.00%
		Current Cost	$18,500.00
Placed In Service	06/03	Future Cost	$33,413.06
Useful Life	20		
		Assigned Reserves at FYB	$18,500.00
Remaining Life	0	Monthly Member Contribution	$44.86
Replacement Year	2023	Monthly Interest Contribution	$0.21
		Total Monthly Contribution	$45.07

Comments:

This is the Flowtronex variable frequency drive control panel located at the main pump station.

The association is upgrading a portion of the main pump station in 2023. This is includes VFD control panel and work on the pumps

The cost and useful life of this component was provided by the associations maintenance contractor.

The remaining life of this component has been extended due to the current financial condition of the client.

Bridgetower Homeowners Association

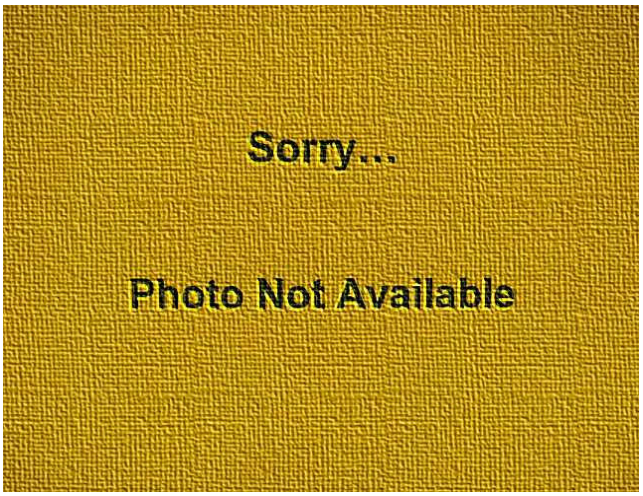
Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Irrigation - VFD, Ustick Pump House

Category	080 Landscape	Quantity	1 total
Photo Date	August 31	Unit Cost	$6,500.000
		% of Replacement	100.00%
		Current Cost	$6,500.00
Placed In Service	06/03	Future Cost	$7,315.81
Useful Life	20		
Adjustment	+4	Assigned Reserves at FYB	$0.00
Remaining Life	4	Monthly Member Contribution	$68.05
Replacement Year	2027	Monthly Interest Contribution	$0.32
		Total Monthly Contribution	$68.38

Comments:



This is the Phase-A-Matic control panel located at the Ustick pump station.

The cost and useful life of this component was provided by the associations maintenance contractor.

The remaining life of this component has been extended due to the current financial condition of the client.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Landscape - Common Area (Refurbish)

Category	080 Landscape	Quantity	1 provision
Photo Date	August 31	Unit Cost	$38,700.000
		% of Replacement	100.00%
		Current Cost	$38,700.00
Placed In Service	06/22	Future Cost	$41,056.83
Useful Life	3		
		Assigned Reserves at FYB	$0.00
Remaining Life	2	Monthly Member Contribution	$795.19
Replacement Year	2025	Monthly Interest Contribution	$3.78
		Total Monthly Contribution	$798.97

Comments:

This is for refurbishing of the landscape areas located throughout the community.

This includes, but is not limited to tree and shrubbery maintenance and or replacement, landscape rock and on going replacement of sections of damaged concrete curbing.

This also includes maintaining the white cobble drain located from ten mile road to the road next to the water feature. The association had this project installed in November 2020 at a cost of $10,500.00.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Landscape - Irrigation System

Category	080 Landscape	Quantity	1 total
Photo Date	August 31	Unit Cost	$18,900.000
		% of Replacement	100.00%
		Current Cost	$18,900.00
Placed In Service	06/22	Future Cost	$20,051.01
Useful Life	3		
		Assigned Reserves at FYB	$0.00
Remaining Life	2	Monthly Member Contribution	$388.35
Replacement Year	2025	Monthly Interest Contribution	$1.85
		Total Monthly Contribution	$390.19

Comments:

This is the sprinkler irrigation system. This includes, but is not limited to irrigation controllers, cabinets (if present), backflow valves, drainage intallations and infrastructure maintenance.

For the purposes of this analysis, we have budgeted for this equipment using general estimates based on our experience with similar equipment.

Bridgetower Homeowners Association

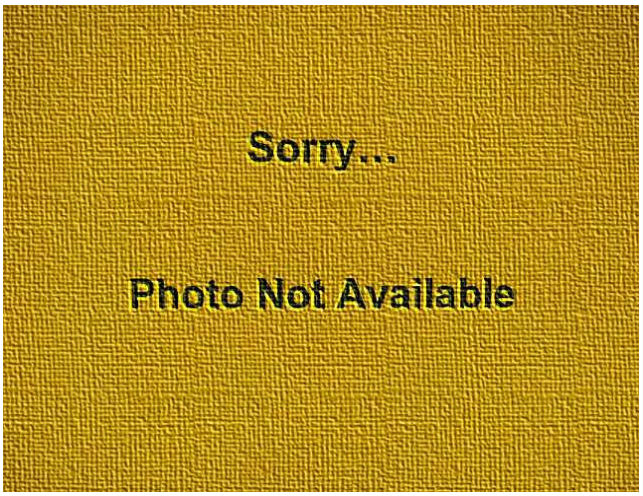
Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Landscape - Irrigation System Baseline Upgrade 20

Category	080 Landscape	**One Time Replacement**	
Photo Date	August 31	Quantity	1 total
		Unit Cost	$35,000.000
		% of Replacement	100.00%
		Current Cost	$35,000.00
Placed In Service	06/22	Future Cost	$0.00
Useful Life	1		
		Assigned Reserves at FYB	$35,000.00
Remaining Life	0	Monthly Member Contribution	$0.00
Replacement Year	2023	Monthly Interest Contribution	$0.00
		Total Monthly Contribution	$0.00

Comments:



The association is having the irrigation decoders updated in 2 phases. 1st phase will be in 2023 and 2nd phase in 2024.

The cost for this component has been provided by the client and incorporated into this analysis at their request.

Bridgetower Homeowners Association

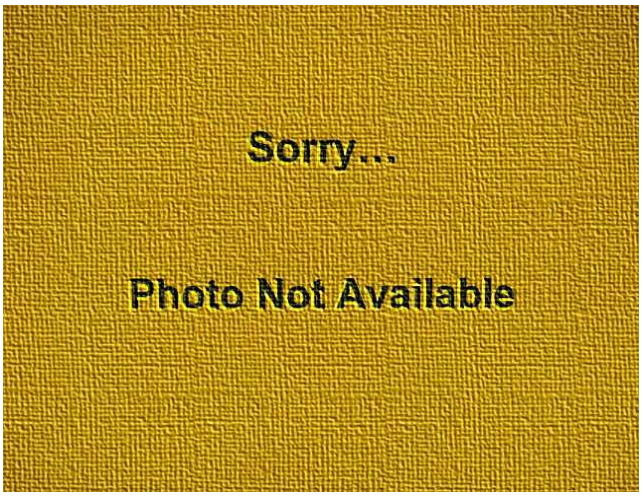
Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Landscape - Irrigation System Baseline Upgrade 20

		One Time Replacement	
Category	080 Landscape	Quantity	1 total
Photo Date	August 31	Unit Cost	$40,000.000
		% of Replacement	100.00%
		Current Cost	$40,000.00
Placed In Service	06/22	Future Cost	$41,200.00
Useful Life	2		
		Assigned Reserves at FYB	$0.00
Remaining Life	1	Monthly Member Contribution	$1,628.28
Replacement Year	2024	Monthly Interest Contribution	$7.75
		Total Monthly Contribution	$1,636.02

Comments:



The association is having the irrigation decoders updated in 2 phases. 1st phase will be in 2023 and 2nd phase in 2024.

The cost for this component has been provided by the client and incorporated into this analysis at their request.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool - Filters

Category	090 Pools & Spas	Quantity	1 filter
Photo Date	August 31	Unit Cost	$7,500.000
		% of Replacement	100.00%
		Current Cost	$7,500.00
Placed In Service	06/18	Future Cost	$9,224.05
Useful Life	12		
		Assigned Reserves at FYB	$0.00
Remaining Life	7	Monthly Member Contribution	$46.15
Replacement Year	2030	Monthly Interest Contribution	$0.22
		Total Monthly Contribution	$46.37

Comments:

This is for the pentair triton II pool filters:

	clubhouse pool				
1	- pentair tritton II	@	$1,500.00	=	$1,500.00
	belltower pool				
4	- pentair tritton II	@	$1,500.00	=	$6,000.00
			TOTAL	=	$7,500.00

The actual date the filters were last replaced is not available. For budgeting purposes, this date has been estimated based on its condition at our most recent site visit.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool - Filters Media

Category	090 Pools & Spas	Quantity	1 filter
Photo Date	August 31	Unit Cost	$1,875.000
		% of Replacement	100.00%
		Current Cost	$1,875.00
Placed In Service	06/22	Future Cost	$1,989.19
Useful Life	3		
		Assigned Reserves at FYB	$0.00
Remaining Life	2	Monthly Member Contribution	$38.53
Replacement Year	2025	Monthly Interest Contribution	$0.18
		Total Monthly Contribution	$38.71

Comments:

This is for replacing the media in the pool filters:

	clubhouse pool				
1	- pentair tritton II	@	$375.00	=	$375.00
	belltower pool				
4	- pentair tritton II	@	$375.00	=	$1,500.00
			TOTAL	=	$1,875.00

The replacement cost for this component was provided by the client's pool maintenance contractor.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool - Heater, Clubhouse

Category	090 Pools & Spas	Quantity	1 heater
Photo Date	August 31	Unit Cost	$4,350.000
		% of Replacement	100.00%
		Current Cost	$4,350.00
Placed In Service	09/21	Future Cost	$5,846.04
Useful Life	12		
		Assigned Reserves at FYB	$0.00
Remaining Life	10	Monthly Member Contribution	$19.26
Replacement Year	2033	Monthly Interest Contribution	$0.09
		Total Monthly Contribution	$19.36

Comments:

This is pentair master temp 400 pool heater located at the clubhouse:

	clubhouse pool heater				
1	- pentair master temp 400	@	$4,350.00	=	$4,350.00
			TOTAL	=	$4,350.00

The association had the pool heater replaced in September 2021 at a cost of $3,200.

The replacement cost for this component was provided by the client's pool maintenance contractor.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool - Heaters, Belltower Pool

Category	090 Pools & Spas	Quantity	1 heater
Photo Date	August 31	Unit Cost	$8,700.000
		% of Replacement	100.00%
		Current Cost	$8,700.00
Placed In Service	06/18	Future Cost	$10,699.90
Useful Life	12		
		Assigned Reserves at FYB	$0.00
Remaining Life	7	Monthly Member Contribution	$53.53
Replacement Year	2030	Monthly Interest Contribution	$0.25
		Total Monthly Contribution	$53.79

Comments:

These are the pentair master temp 400 pool heaters located at the belltower pool:

	belltower				
2	- pentair master temp 400	@	$4,350.00	=	$8,700.00
			TOTAL	=	$8,700.00

The association had the #2 pool heater replaced in May 2018 at a cost of $2,950.50..

The replacement cost for this component was provided by the client's pool maintenance contractor.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool - Recirculation Pumps

Category	090 Pools & Spas	Quantity	1 total
Photo Date	August 31	Unit Cost	$10,000.000
		% of Replacement	100.00%
		Current Cost	$10,000.00
Placed In Service	06/18	Future Cost	$12,298.74
Useful Life	12		
		Assigned Reserves at FYB	$0.00
Remaining Life	7	Monthly Member Contribution	$61.53
Replacement Year	2030	Monthly Interest Contribution	$0.29
		Total Monthly Contribution	$61.82

Comments:

These are the pools recirculation pumps:

	clubhouse pool				
1	- recirculation pump	@	$2,000.00	=	$2,000.00
	belltower pool				
4	- recirculation pump	@	$2,000.00	=	$8,000.00
			TOTAL	=	$10,000.00

The actual date the recirculation pumps were last replaced is not available. For budgeting purposes, this date has been estimated based on its condition at our most recent site visit.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool - Replaster & Retile, Belltower Pool

Category	090 Pools & Spas	Quantity	1 total
Photo Date	August 31	Unit Cost	$77,594.500
		% of Replacement	100.00%
		Current Cost	$77,594.50
Placed In Service	06/17	Future Cost	$92,651.89
Useful Life	12		
		Assigned Reserves at FYB	$0.00
Remaining Life	6	Monthly Member Contribution	$551.84
Replacement Year	2029	Monthly Interest Contribution	$2.63
		Total Monthly Contribution	$554.47

Comments:

This is for the clubhouse replaster and retile of the pool:

	main pool				
4,297	- sq. ft. of replaster & tile	@	$15.55	=	$66,818.35
	wading pool				
693	- sq. ft. of replaster & tile	@	$15.55	=	$10,776.15
			TOTAL	=	$77,594.50

The remaining life estimate for this component has been provided by the associations pool maintenance contractor.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool - Replaster & Retile, Clubhouse

Category	090 Pools & Spas	Quantity	1 total
Photo Date	August 31	Unit Cost	$25,315.400
		% of Replacement	100.00%
		Current Cost	$25,315.40
Placed In Service	06/15	Future Cost	$28,492.71
Useful Life	12		
		Assigned Reserves at FYB	$0.00
Remaining Life	4	Monthly Member Contribution	$265.04
Replacement Year	2027	Monthly Interest Contribution	$1.26
		Total Monthly Contribution	$266.30

Comments:

This is for the clubhouse replaster and retile of the pool:

1,628 - sq. ft. of replaster & tile	@	$15.55	=	$25,315.40
		TOTAL	=	$25,315.40

The remaining life estimate for this component has been provided by the associations pool maintenance contractor.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool Area - Ceramic Tile

Category	090 Pools & Spas	Quantity	178 sq. ft.
Photo Date	August 31, 2022	Unit Cost	$20.950
		% of Replacement	105.00%
		Current Cost	$3,915.56
Placed In Service	06/03	Future Cost	$4,539.20
Useful Life	25		
		Assigned Reserves at FYB	$0.00
Remaining Life	5	Monthly Member Contribution	$33.10
Replacement Year	2028	Monthly Interest Contribution	$0.16
		Total Monthly Contribution	$33.26

Comments:

This is the ceramic tile located at the pool areas:

belltower Pool		
outdoor shower	123	sq. ft.
clubhouse Pool		
outdoor shower	55	sq. ft.
	178	sq. ft.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool Area - Deck (Resurface) Belltower

Category	090 Pools & Spas	Quantity	7,969 sq. ft.
Photo Date	August 31	Unit Cost	$4.250
		% of Replacement	100.00%
		Current Cost	$33,868.25
Placed In Service	06/14	Future Cost	$35,930.83
Useful Life	10		
Adjustment	+1	Assigned Reserves at FYB	$0.00
Remaining Life	2	Monthly Member Contribution	$695.91
Replacement Year	2025	Monthly Interest Contribution	$3.31
		Total Monthly Contribution	$699.22

Comments:

This is for resurfacing of the concrete deck located at the belltower pool area.

Pool deck surfaces are subject to premature aging and deterioration due to numerous causes. It is recommended that the client have the deck inspected periodically by a qualified licensed contractor specializing in pool decks to determine condition and to obtain recommendations for current and future maintenance.

The remaining life of this component has been extended due to the current financial condition of the client.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool Area - Deck (Resurface) Clubhouse

Category	090 Pools & Spas	Quantity	3,082 sq. ft.
Photo Date	August 31	Unit Cost	$4.250
		% of Replacement	100.00%
		Current Cost	$13,098.50
Placed In Service	06/14	Future Cost	$13,896.20
Useful Life	10		
Adjustment	+1	Assigned Reserves at FYB	$0.00
Remaining Life	2	Monthly Member Contribution	$269.14
Replacement Year	2025	Monthly Interest Contribution	$1.28
		Total Monthly Contribution	$270.42

Comments:

This is for resurfacing of the concrete deck located at the belltower pool area.

Pool deck surfaces are subject to premature aging and deterioration due to numerous causes. It is recommended that the client have the deck inspected periodically by a qualified licensed contractor specializing in pool decks to determine condition and to obtain recommendations for current and future maintenance.

The remaining life of this component has been extended due to the current financial condition of the client.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool Area - Furniture

Category	090 Pools & Spas	Quantity	1 total
Photo Date	August 31	Unit Cost	$8,270.000
		% of Replacement	100.00%
		Current Cost	$8,270.00
Placed In Service	06/16	Future Cost	$9,587.20
Useful Life	12		
		Assigned Reserves at FYB	$0.00
Remaining Life	5	Monthly Member Contribution	$69.92
Replacement Year	2028	Monthly Interest Contribution	$0.33
		Total Monthly Contribution	$70.25

Comments:

This is the furniture located at the pool areas:

	clubhouse pool				
21	- chaise lounges	@	$120.00	=	$2,520.00
10	- brunch chairs	@	$70.00	=	$700.00
4	- brunch tables	@	$140.00	=	$560.00
	belltower pool				
31	- chaise lounges	@	$120.00	=	$3,720.00
9	- brunch chairs	@	$70.00	=	$630.00
3	- brunch tables	@	$140.00	=	$420.00
			TOTAL	=	$8,550.00

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool Area (Concrete Deck)

Category	090 Pools & Spas	Quantity	1 provision
Photo Date	August 31	Unit Cost	$1,950.000
		% of Replacement	100.00%
		Current Cost	$1,950.00
Placed In Service	06/15	Future Cost	$2,068.76
Useful Life	10		
		Assigned Reserves at FYB	$0.00
Remaining Life	2	Monthly Member Contribution	$40.07
Replacement Year	2025	Monthly Interest Contribution	$0.19
		Total Monthly Contribution	$40.26

Comments:

This is to have funds available to repair or replace damaged concrete deck located at the pools.

Typically, budgeting for concrete pool decks as a reserve component is excluded as it is anticipated that any repairs required will be addressed immediately due to safety concerns. Good maintenance practice would not allow the need for repairs to accumulate to a point that they would become a major expense. Minor repairs, as needed, should be addressed immediately as a maintenance issue using the client's operating and/or reserve contingency funds.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool Covers - Belltower Pool

Category	090 Pools & Spas	Quantity	1 total
Photo Date	August 31	Unit Cost	$9,900.000
		% of Replacement	100.00%
		Current Cost	$9,900.00
Placed In Service	06/13	Future Cost	$10,197.00
Useful Life	10		
Adjustment	+1	Assigned Reserves at FYB	$0.00
Remaining Life	1	Monthly Member Contribution	$403.00
Replacement Year	2024	Monthly Interest Contribution	$1.92
		Total Monthly Contribution	$404.92

Comments:

This is for the belltower pool cover:

1	belltower pool cover	@	$9,900.00	=	$9,900.00
			TOTAL	=	$9,900.00

The remaining life of this component has been extended at the request of the client.

Bridgetower Homeowners Association

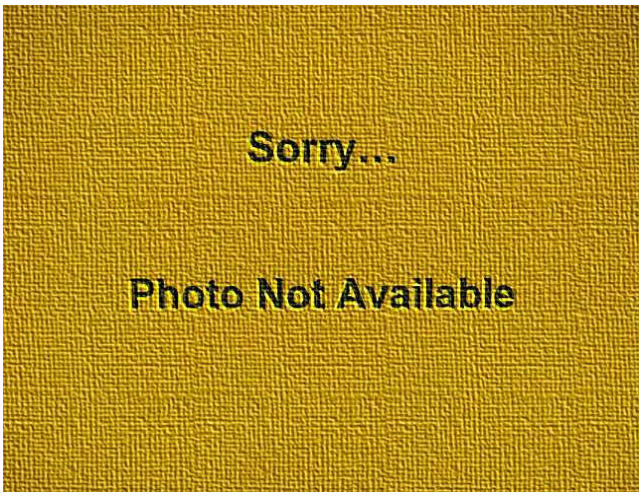
Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool Covers - Clubhouse Pool

Category	090 Pools & Spas	Quantity	1 total
Photo Date	August 31	Unit Cost	$5,500.000
		% of Replacement	100.00%
		Current Cost	$5,500.00
Placed In Service	06/13	Future Cost	$5,834.95
Useful Life	10		
Adjustment	+2	Assigned Reserves at FYB	$0.00
Remaining Life	2	Monthly Member Contribution	$113.01
Replacement Year	2025	Monthly Interest Contribution	$0.54
		Total Monthly Contribution	$113.55

Comments:



This is for the clubhouse pool cover:

1	clubhouse pool cover	@	$5,500.00	=	$5,500.00
			TOTAL	=	$5,500.00

The remaining life of this component has been extended at the request of the client.

Bridgetower Homeowners Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Unfunded - Roofs (Tile)

Category	100 Unfunded	Quantity	1 comment
Photo Date	August 31	Unit Cost	$0.000
		% of Replacement	0.00%
		Current Cost	$0.00
Placed In Service	06/03	Future Cost	$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	$0.00
Remaining Life	n.a.	Monthly Member Contribution	$0.00
Replacement Year	n.a.	Monthly Interest Contribution	$0.00
		Total Monthly Contribution	$0.00

Comments:

Please refer to our comments in the Consultant's Disclosure regarding unfunded components.

Tile roofs made of concrete, clay or slate are designed to last 50 to 100 years, well beyond the 30 year scope of this study. Usually a component that has a life expectancy of more than 30 years is excluded from the reserve study. However, the underlayment of these roof systems have a 25 - 30 year life expectancy. The tile roofs will have to be removed and the underlayment replaced at sometime before the full useful life of the tile roofs. Due to the underlayments useful life we have budgeted for a roof replacement.

It is recommended that the client include a line item in the annual operating budget for periodic inspections and repairs that may be required.

It is recommended that the client has an independent roofing consultant inspect the roof systems at around 20 years of the roofs life. With the consultants information a funding plan can be more accurately developed.

Bridgetower Homeowners Association

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Detail Report Index

Number of components included in this reserve analysis is 82.