

RESERVE STUDY  
For  
**Southwind**



**Arlington, TX**  
Date of Inspection  
July 18, 2013



**BUILDING RESERVES, INC.**

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# **BUILDING**RESERVES

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**Question 1.) Is the current annual contribution to the Reserve Fund sufficient to fund future capital repairs and replacements on the development? What is the current annual and monthly per unit contributions to the Reserve Fund?**

**Answer 1.)** The current contributions to the Reserve Fund will not fund future capital repairs and replacements. The current annual and monthly contribution per unit per month is listed to the left.  
 Annually: \$28,525  
 Per Unit Per Month: \$3.74

**Question 2.) What is the total recommended annual contribution starting in the next fiscal year in order to start funding for future capital repairs and replacements for the next 30-years on the development?**

**Answer 2.)** The total recommended annual and monthly contribution per unit per month is listed to the left.  
 Annually: \$38,600  
 Per Unit Per Month: \$5.06

**Question 3.) How much money is needed NEAR TERM (next 5-years), How much money is needed MID TERM (next 15-years), How much money is needed LONG TERM (next 30-years) for future capital repairs and replacement with in the the next 30-years?**

**Answer 3.)** (\$82,425) The NEAR TERM (next 5-years), MID TERM (next 15-years) and LONG TERM (next 30-years) projected cost for capital repairs and replacements is listed to the left.  
 (\$649,777)  
 (\$1,831,330)

**Question 4.) Which three components will have the highest cost in the NEAR TERM (next 5-years)?**

<b><u>Answer 4.)</u></b>	Pond Restoration, Clay Liner Installation, Proposed	\$19,896
	Concrete Deck, Repairs and Resurfacing	\$15,820
	Fences, Privacy, Wood, Staining / Sealing	\$14,231

**Question 5.) Which three components will have the highest costs in the LONG TERM (next 30-years)?**

<b><u>Answer 5.)</u></b>	Irrigation System, Phased Replacements	\$237,317
	Pool Resurfacing	\$166,454
	Ponds, Dredging	\$127,603

**Client Profile**

Client Reference Number:	13587
Type of Study:	Full Reserve Study
Date of Non-Invasive Inspection:	July 18, 2013
Date of Study Shipment:	September 11, 2013
Fiscal Year Start and End:	Jan 1 - Dec 31

**Community Description**

Type of Development:	HOA
Number of Units:	636
Number of Buildings:	1 Pool House
Year(s) Built:	2005 - 2006
Description of Major Components by Property Class:	
External Building Components	N/A
Internal Building Components	N/A
Service Components	N/A
Site Components	Fences, Ponds, Irrigation, Masonry Walls
Pool House Components	Roof, Restrooms, Exterior, FOB Access
Pool Components	Resurfacing, Tile, Mech. Equip, Furniture
Garage Components	N/A

**Current Funding**

Current Reserve Status as of:	Projected 2013 Year-End Balance
Current Reserve Balance:	\$123,144
Current Annual Reserve Contributions:	\$28,525
Current Reserve Contribution per Unit per Month:	\$3.74
Current Operating Budget:	\$261,743
Current Percentage of Operating Budget to Reserve Account:	10.90%

**(Unaudited Cash Status Of the Reserve Fund)**

**Macro Economic Factors**

Projected Interest Earned on Invested Reserves:	0.20%
Projected Local Inflation Costs:	2.60%

**Recommended Funding**

Recommended Fund Start as of:	January 1, 2014
<b>Recommended Annual Reserve Contribution:</b>	<b>\$38,600</b>
<b>Recommended Reserve Contributions Per Unit Per Month:</b>	<b>\$5.06</b>
<b>Recommended Special Assessment:</b>	<b>\$0</b>
<b>Recommended Special Assessment Per Unit Per Month:</b>	<b>\$0.00</b>
<b>Total Recommended Reserve Contributions</b>	<b>\$38,600</b>
<b>Total Recommended Reserve Contributions Per Unit Per Month:</b>	<b>\$5.06</b>
Recommended Percent Adjustment in Operating Budget:	3.85%
Recommended Adjustment in Current Annual Reserve Contributions:	\$10,075
Recommended Monthly Difference per Unit per Month:	\$1.32

## A. WHAT IS A RESERVE STUDY?

### What Is A Reserve Study? Why Have One Done?

A Reserve Study is a financial plan used to set aside the appropriate amount of money required for capital repairs and replacements for the development's infrastructure and surrounding assets. Reserve studies are one of the most reliable ways of protecting the value of the property's infrastructure and marketability. These studies helps ensure that each homeowner pays their fair share of the deterioration in direct proportion to the amount of time they are owners.

It is best that community associations avoid the use of special assessments or loans to fund major replacements projects. Funding capital repairs and replacements using special assessments and loans is less cost effective than slowly accumulating reserves over time and investing the balance until the funds are needed for major projects.

### A Reserve Study: A Multi-Functional Tool

- 1.) Lending institutions often request Reserve Studies during the process of a loan application for the community and/or the individual owners.
- 2.) A Reserve Study contains a detailed inventory of the association's major assets and serves as a management tool for planning, scheduling and coordinating future repairs and replacements.
- 3.) A Reserve Study is an annual disclosure of the financial condition of the association to the current homeowner, and may be used as a "consumer's guide" by potential purchasers.
- 4.) A Reserve Study is a tool that can assist the board in fulfilling its legal and financial obligations of keeping the community in an economically manageable state of repair. If a community is operating on a deficit basis, it cannot guarantee that a special assessment, when needed, will be approved. Therefore, the association cannot guarantee its ability to perform necessary repairs and replacement to major components for which they are responsible.
- 5.) Reserve Studies are an essential tool for your accountant during the preparation of the association's annual audit.

### Other Advantages Of Reserve Studies Include:

- Assists in sale of residence
- Reduces cost of community maintenance
- Maintains market value of home
- Preserves community appearance
- Minimizes special assessments
- Equitable use of residence



### Current Funding

The current reserve funding plan as of **Projected 2013 Year-End Balance** consists of:

- 1.) An overall operating budget of **\$261,743**
  - The current percentage contribution from the operating budget to reserves is **10.90%**
- 2.) A current reserve balance of **\$123,144**
- 3.) An annual reserve contribution of **\$28,525**

### Recommended Funding

Building Reserves recommends the following funding plan to be in effect on **January 1, 2014**  
Our recommend funding plan consists of:

- 1.) An annual reserve contribution of **\$38,600**
  - Equivalent to an average per unit per month contribution of **\$5.06**
- 2.) No planned special assessments necessary

### Overall Recommended Adjustments In Current Funding Plan

- 1.) The recommended adjustment in the current fiscal year's reserve contribution is **\$10,075**
  - Equivalent to a per unit per month adjustment of **\$1.32**
- 2.) The recommended funding plan represents a percentage adjustment of **3.85%** in the current fiscal year's operating budget.

### **Our Recommended Funding Plan Is Based On The Following:**

#### 30-Year Cash Flow Analysis

This reserve study uses the Cash Flow Method to calculate the minimum recommended annual reserve contribution to determine adequate, but not excessive contributions. The Cash Flow Method pools all reserve expenses into one account. The 30-Year Cash Flow Analysis uses:

- 1.) The unaudited starting reserve fund balance and current reserve contributions, obtained from the Property Manager
- 2.) 30-Year projection of reserve expenses. This evaluation is based on:
  - Establishing each common reserve component
  - Quantifying each reserve component
  - Estimating the current replacement cost of each reserve component

## B. FINANCIAL ANALYSIS

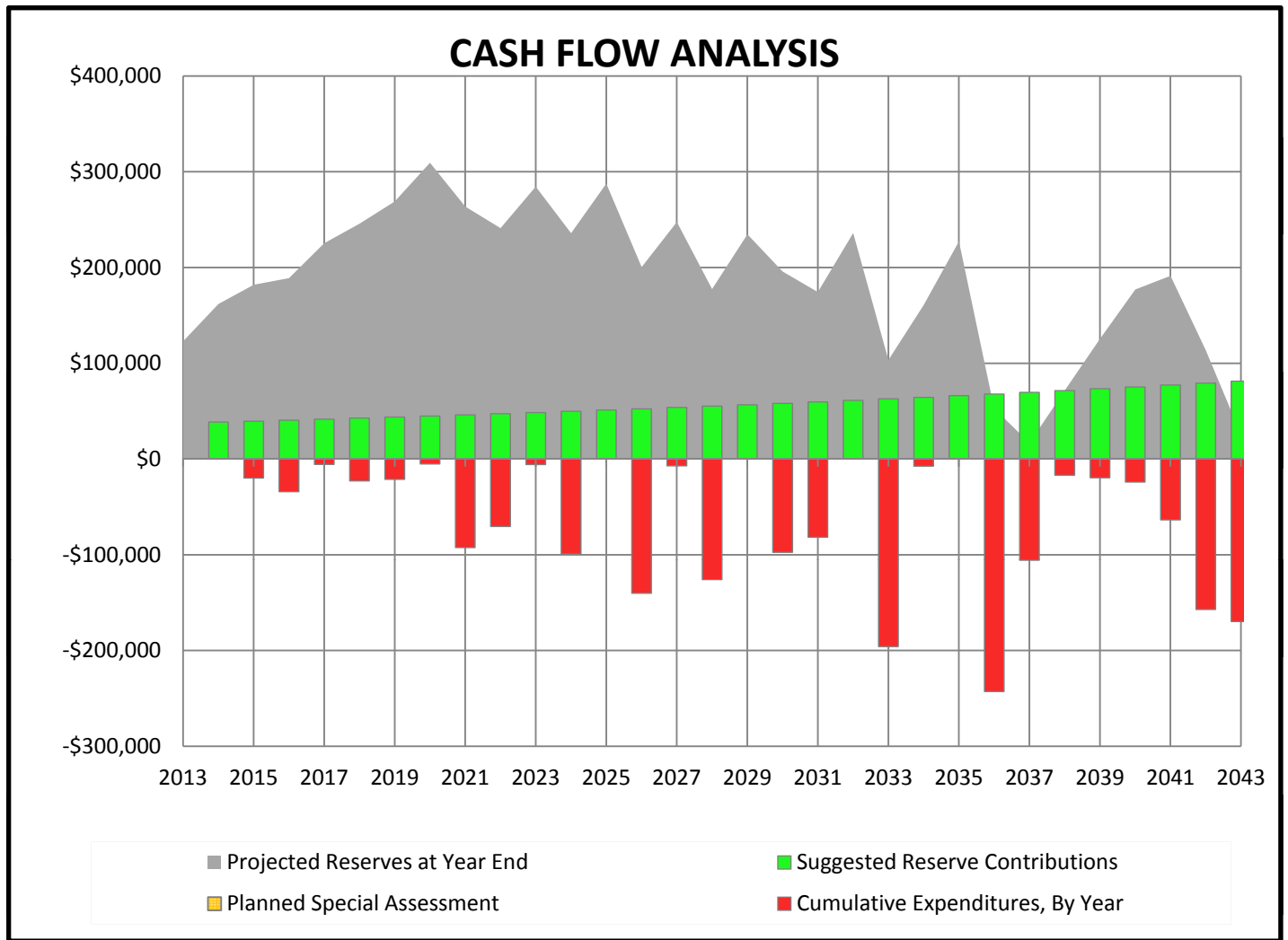
- Applying a useful life to each reserve component
  - Assessing current age and condition of each reserve component
- 3.) The projected local inflationary cost for labor, equipment and materials is **2.60%**
- This inflationary rate was obtained through Marshall and Swift, Inc.
- 4.) The projected interest earned on invested reserves is **0.20%**
- This interest rate is based on how reserves are currently being invested or the current average interest rate on a one-year certificate of deposit (CD). We assume that all interest or dividends earned are not subject to federal or state taxes.
- 5.) Properly scheduled times for projected projects
- Properly scheduled projects will allow communities to save time and money. By utilizing one contractor to complete multiple projects concurrently and by scheduling projects in a logical manner, time and money will be saved.
- 6.) Building Reserves uses level recommended monthly reserve contributions which are increased annually.
- Building Reserves has established reserve contributions, which are adjusted upwards annually to stay ahead of inflationary cost of labor, equipment and materials, thus while avoiding large initial increases or special assessments.

*Sources used to establish local costs of replacements and useful life of components includes, R.S. Means Incorporated (Reeds Construction Data), government standards, experience on comparable properties and engineering judgment.*

*This Reserve Study is a budget-planning tool that identifies the current status of the reserve fund and a stable and equitable Reserve Funding Plan to offset the anticipated major common-area expenditures.*

Total Suggested Annual Reserve Contributions For Next 30-Years					
Years	\$	Years	\$	Years	\$
2014	\$38,600	2024	\$49,900	2034	\$64,500
2015	\$39,600	2025	\$51,200	2035	\$66,200
2016	\$40,600	2026	\$52,500	2036	\$67,900
2017	\$41,700	2027	\$53,900	2037	\$69,700
2018	\$42,800	2028	\$55,300	2038	\$71,500
2019	\$43,900	2029	\$56,700	2039	\$73,400
2020	\$45,000	2030	\$58,200	2040	\$75,300
2021	\$46,200	2031	\$59,700	2041	\$77,300
2022	\$47,400	2032	\$61,300	2042	\$79,300
2023	\$48,600	2033	\$62,900	2043	\$81,400

## Recommended Reserve Funding Plan For Next 30-Years



This Reserve Study was submitted on September 11, 2013

By Building Reserves, INC

This Reserve Study was:

- Inspected and prepared by: Brittany Eggert, Reserve Specialist
- Review by: Kevin E. Bobb, Engineer, Reserve Specialist

RS (Reserve Specialist) is the reserve provider professional designation of the Community Association Institute (CAI) representing America's 380,000 condominium, cooperative and homeowners association.

### Reserve Components

Reserve Components are classified as items that are:

- 1.) The Association's responsibility
- 2.) Have a limited useful life
- 3.) Have a remaining expected useful life
- 4.) Have a replacement cost above a minimum threshold

#### List of Reserve Components by Property Class

##### SITE COMPONENTS

Concrete Parking Lot, Partial Replacement

Concrete Sidewalks, Partial Replacement

Fences, Picket, Metal, Paint Finishes

Fences, Picket, Metal, Replacement

Fences, Privacy, Wood, Replacement

Fences, Privacy, Wood, Staining / Sealing

Fences, Rail-Style, Concrete

Irrigation System, Phased Replacements

Landscape Improvements

Light Poles and Fixtures

Playground Equipment - Climbing Wall

Playground Equipment - Play Structure

Playground Equipment - Swing Set

Pond Aerators, Control Boxes / Timers

Pond Aerators, Replacement

Ponds, Dredging

Pond Drainage Areas, Clearing / Cleaning

Pond Restoration, Clay Liner Installation, Proposed

Retaining Walls, Gabion, Replacement

Retaining Walls, Stone, Capital Repairs

Signage, Monuments, Cast Stone, Phased Replacement

Signage, Monuments, Metal Roof Structures

Site Furnishings - Benches / Picnic Table / Garbage Cans / Bike Rack

Walls, Perimeter, Masonry, Inspection and Capital Repairs

## C. CLASSIFICATION OF RESERVE COMPONENTS AND NON-RESERVE COMPONENTS

### POOL HOUSE COMPONENTS

Exterior Renovations, Pool House  
Restroom & Interior Renovations, Pool House  
Roof, Standing Seam, Aluminum  
Security System, FOB Access

### POOL COMPONENTS

Concrete Deck, Repairs and Resurfacing  
Coping, Concrete  
Furniture, Pool - Chairs  
Furniture, Pool - Chaise Lounges  
Furniture, Pool - Tables  
Mechanical Equipment, Pool - Circulating Pumps  
Mechanical Equipment, Pool - Filters  
Pool Resurfacing  
Sun Shade Structure  
Waterline Tile, Pool  
Water Feature, Pool, Refurbishment

### OTHER COMPONENTS

Reserve Study Update

### Non-Reserve Components

#### **Operating Budget Components are classified as:**

- 1.) Relatively minor expenses which have little effect on Suggested Reserve contributions
- 2.) Components which are funded through the operating budget
- 3.) Components which have a current cost of replacement under **\$1,500**

#### Operating Budget Components consist of:

Aerator Controls and Lighting, Capital Repairs  
Bulletin / Posting Boards at Pool House  
Concrete Control Structures at Pond, Crack Repairs  
Concrete Curbs at Playground, Repairs  
Drop Inlets at Parking Lot, Capital Repairs  
Flags  
Irrigation System, Annual Repairs and Interim Replacement of Controllers  
Light Bulbs and Ballasts  
Light Fixtures at Landscaped Areas and Monument Signs  
Mulch Additions  
Paint Finishes at Pool Water Feature (Mushroom) and Frame at Sunshade Structure  
Paint Finishes at Undersides of Metal Roof Structures at Monument Signs  
Playground Maintenance - Painting, Swing Replacement, Pegs at Climbing Wall, etc.  
Pond Water Testing and Treatments  
Pool Check Valve and Hot Box  
Pool Emergency Phone and Emergency Call Box  
Pool House, Paint / Stain Finishes and General Maintenance  
Pool Lights, Pool Signage, and Pool Safety Equipment, Replacement As Needed  
Pool Repairs (Near-Term Repairs are Recommended at the Zero-Depth End)  
Pool Storage Container at Mechanical Equipment Enclosure  
Removal of Water Heater at Men's Restroom at Pool House  
Rip Rap at Pond Inlets/Outlets  
Signage at Parking Lot and Walking Trail  
Stall Striping and Fire Lane Painting at Parking Lot  
Storage Unit near Pool Mechanical Equipment  
Swings, Interim Replacement  
Touch up Painting  
Other repairs normally funded through the operating budget

### **Long-Lived Components are classified as:**

- 1.) Components with estimated remaining useful life beyond 30-Years
- 2.) Components without predictable remaining useful life

#### Long-Lived Components consist of:

Concrete Control Structures at Pond, Full Replacement  
Electrical Systems, Common  
Flag Poles  
Foundations  
Intake Louvers at Pool House  
Pipes and Plumbing at Pool House  
Pipes, Subsurface Utilities  
Pool Structure, Concrete Shell  
Stone Retaining Walls, Full Replacement  
Structural Building Frames

### **Villa Owner Responsibilities are classified as:**

- 1.) Components maintained and replaced by the individual villa owners

#### Villa Owner Responsibilities consist of:

Individual Homes, and Lots  
Unit Mailboxes  
Unit Retaining Walls and Fencing  
Yards, Landscaping, Flatwork, Driveways, etc.

### **Future Projects**

- 1.) Potential Future Projects not yet approved by board

#### Future Projects Include:

Trail System Additions

### Components Maintained by Others are classified as:

1.) Components maintained and replaced by the local government, the utility service provider or others:

#### Components Maintained by Others consist of:

City Streets, Including Concrete, Drop Inlets, Curbs, etc.  
Concrete Sidewalks Along City Streets  
Developer Sales Signage, Construction Trailer, Model Homes, Flags, etc.  
Electrical Utility Boxes  
Light Poles and Fixtures at City Streets  
Power Lines and Overhead Wires  
Security Cameras at Streets  
Storm Sewer  
Street Guard Rails  
Street Signage  
Utility Meters

### Revisions

Revisions will be made to this Reserve Study in agreement with written instruction from the Board of Directors. No additional charge is incurred for the first revision if requested in writing within six months of the shipment date of this report.

### Updates

It is necessary to update this reserve study in two or three years to make certain an equitable funding plan is in place since a Reserve Study is a snapshot in time. Many variables can alter the study after it is completed which may result in significant underfunding or overfunding of the reserve account. Examples of variables that can change the recommended funding are:

- Timing of proposed projects
- Maintenance practices of reserve components
- Changes in interest rates on invested reserves
- Changes in inflationary cost of labor, equipment and materials

(Liabilities not in favor of the property have not been examined.)



# Concrete Parking Lot, Partial Replacement

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 1.43% **LINE ITEM: 1**

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS		
Present:	9,800 Square Feet	Current Unit Cost:	\$6.25	
Replacement Per Phase:	613 Square Feet	Current Cost Per Phase:	\$3,828	
Replaced in Next 30-Years:	2,450 Square Feet	Total Cost Next 30-Years:	\$26,255	
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	7	Overall Current Condition:	Good	
Remaining Years Until Replacement:	9	Useful Life in Arlington, TX	to 65	Years
Estimated First Year of Replacement:	2022	Full or Partial Replacement:	Partial	25.0%



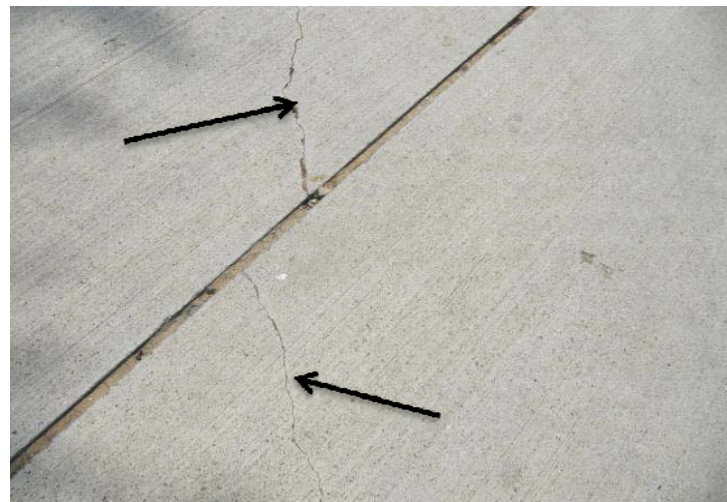
Overview of concrete parking lot.



Concrete flatwork, with saw-cut control joints.



Typical condition of concrete flatwork at parking lot.



Cracks at concrete parking lot.

Schedule of Replacements Costs					
2013	\$0				
2014	\$0	2024	\$0	2034	\$0
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$7,088
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$6,076	2041	\$0
2022	\$4,823	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$8,268

Special Conditions
<p>Total quantity includes the concrete parking lot located next to the swimming pool and amenity center. Concrete flatwork is in good overall condition at 7 years of age. A 25.0% replacement is forecasted within the next 30 years, beginning in 2022. Replacement years coincide with concrete sidewalk replacements.</p>

# Concrete Sidewalks, Partial Replacement

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS: 2.99%**

**Line Item: 2**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	23,200	Square Feet	Current Unit Cost:	\$5.50	
Replacement Per Phase:	1,450	Square Feet	Current Cost Per Phase:	\$7,975	
Replaced in Next 30-Years:	5,800	Square Feet	Total Cost Next 30-Years:	\$54,697	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	7		Overall Current Condition:	Good	
Remaining Years Until Replacement:	9		Useful Life in Arlington, TX	to 65	Years
Estimated First Year of Replacement:	2022		Full or Partial Replacement:	Partial	25.0%



Overview of concrete sidewalks at walking trail.



Newer section of concrete flatwork.



Concrete flatwork, of varying ages.



Concrete sidewalk at walking trail.

Schedule of Replacements Costs					
2013	\$0				
2014	\$0	2024	\$0	2034	\$0
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$14,766
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$12,659	2041	\$0
2022	\$10,047	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$17,225

Special Conditions
Total quantity includes the concrete sidewalks located next to the pool house and amenity center, as well as the concrete walking paths within the transmission line easement. Concrete sidewalks are in good overall condition at 7 years of age. A 25.0% replacement is forecasted within the next 30 years, beginning in 2022. All concrete sidewalks located along City streets are maintained by the City.

# Fences, Picket, Metal, Paint Finishes

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 3.16%

**Line Item: 3**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1,525	Linear Feet	Current Unit Cost:	\$6.60
Replacement Per Phase:	1,525	Linear Feet	Current Cost Per Phase:	\$10,065
Replaced in Next 30-Years:	6,100	Linear Feet	Total Cost Next 30-Years:	\$57,961
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Unknown		Overall Current Condition:	Fair
Remaining Years Until Replacement:	3		Useful Life in Arlington, TX	6 to 8 Years
Estimated First Year of Replacement:	2016		Full or Partial Replacement:	Full



Overview of metal fence at property perimeter.



Metal picket style fence, in good condition.



Typical condition of finishes at metal fence.



Isolated condition of worn finish & surface oxidation.

Schedule of Replacements Costs					
<b>2013</b>	\$0				
<b>2014</b>	\$0	<b>2024</b>	\$0	<b>2034</b>	\$0
<b>2015</b>	\$0	<b>2025</b>	\$0	<b>2035</b>	\$0
<b>2016</b>	\$10,871	<b>2026</b>	\$0	<b>2036</b>	\$0
<b>2017</b>	\$0	<b>2027</b>	\$0	<b>2037</b>	\$0
<b>2018</b>	\$0	<b>2028</b>	\$14,792	<b>2038</b>	\$0
<b>2019</b>	\$0	<b>2029</b>	\$0	<b>2039</b>	\$19,618
<b>2020</b>	\$0	<b>2030</b>	\$0	<b>2040</b>	\$0
<b>2021</b>	\$0	<b>2031</b>	\$0	<b>2041</b>	\$0
<b>2022</b>	\$12,681	<b>2032</b>	\$0	<b>2042</b>	\$0
<b>2023</b>	\$0	<b>2033</b>	\$0	<b>2043</b>	\$0

Special Conditions
Total quantity includes the section of metal fencing along S. Collins Street (area bordering pond), at the swimming pool area, as well as the metal fencing located at the rear yard perimeters at the transmission line easement (at 10 homeowner lots). Fencing along easement is included at the request of the board of directors. Existing paint finishes are in fair overall condition at 7 years of age. Paint finishes are recommended every 6 to 8 years, beginning in 2016. No painting is forecasted for 2033 (fence replacement year).

# Fences, Picket, Metal, Replacement

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS: 5.29%**

**Line Item: 4**

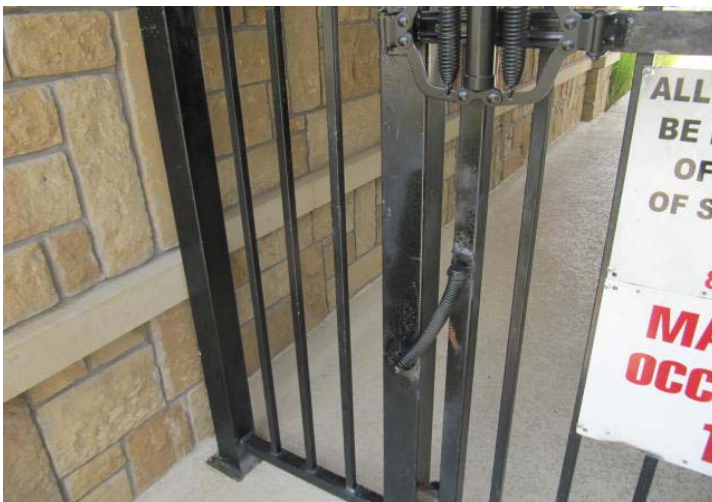
ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1,525	Linear Feet	Current Unit Cost:	\$38.00
Replacement Per Phase:	1,525	Linear Feet	Current Cost Per Phase:	\$57,950
Replaced in Next 30-Years:	1,525	Linear Feet	Total Cost Next 30-Years:	\$96,828
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	7		Overall Current Condition:	Good
Remaining Years Until Replacement:	20		Useful Life in Arlington, TX	25 to 30 Years
Estimated First Year of Replacement:	2033		Full or Partial Replacement:	Full



Fence at rear of homeowner lot, at easement area.



Overview of metal fence at property perimeter.



Metal fencing and swing style gate at swimming pool.



Typical metal pickets at fence.

Schedule of Replacements Costs			
2013	\$0		
2014	\$0	2024	\$0
2015	\$0	2025	\$0
2016	\$0	2026	\$0
2017	\$0	2027	\$0
2018	\$0	2028	\$0
2019	\$0	2029	\$0
2020	\$0	2030	\$0
2021	\$0	2031	\$0
2022	\$0	2032	\$0
2023	\$0	2033	\$96,828
		2043	\$0

**Special Conditions**

Total quantity includes the section of metal fencing along S. Collins Street (area bordering pond), at the swimming pool area, as well as the metal fencing located at the rear yard perimeters at the transmission line easement (at 10 homeowner lots). Fencing along easement is included at the request of the board of directors. Unit cost includes the (2) swing style gates at the swimming pool area. Replacement of all metal fencing is forecasted between 25 and 30 years of age.

# Fences, Privacy, Wood, Replacement

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 4.12%

**Line Item: 5**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1,830	Linear Feet	Current Unit Cost:	\$29.50
Replacement Per Phase:	1,830	Linear Feet	Current Cost Per Phase:	\$53,985
Replaced in Next 30-Years:	1,830	Linear Feet	Total Cost Next 30-Years:	\$75,368
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	7		Overall Current Condition:	Fair
Remaining Years Until Replacement:	13		Useful Life in Arlington, TX	15 to 20 Years
Estimated First Year of Replacement:	2026		Full or Partial Replacement:	Full



Wood fence near pool/playground area.



Wood privacy fence along transmission line easement.



Isolated condition of detached fence section.



Typical condition at wood pickets at fence.

Schedule of Replacements Costs					
2013	\$0				
2014	\$0	2024	\$0	2034	\$0
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$75,368	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0

**Special Conditions**

Total quantity includes the wood fencing by the pool and amenity center (playground area), as well as the fencing located at the rear yard perimeters at the transmission line easement (at 18 homeowner lots plus cul-de-sac area at Underhill Drive). Unit cost includes wood horizontal rails, vertical cedar pickets, fence trim / caps, labor, and metal post system. Replacement is forecasted at 20 years of age.

# Fences, Privacy, Wood, Staining / Sealing

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS: 6.58%**

**Line Item: 6**

### ESTIMATED UNIT QUANTITY

Present:	1,830	Linear Feet
Replacement Per Phase:	1,830	Linear Feet
Replaced in Next 30-Years:	10,980	Linear Feet

### ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$7.20
Current Cost Per Phase:	\$13,176
Total Cost Next 30-Years:	\$120,531

### ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	7
Remaining Years Until Replacement:	3
Estimated First Year of Replacement:	2016

### CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair	
Useful Life in Arlington, TX	4 to 6	Years
Full or Partial Replacement:	Full	



Wood fence near pool/playground area.



Wood privacy fence along transmission line easement.



Typical shadow box style fence with top rail.



Typical metal post at rear of fence, with wood pickets.

Schedule of Replacements Costs			
<b>2013</b>	\$0	<b>2024</b>	\$0
<b>2014</b>	\$0	<b>2025</b>	\$0
<b>2015</b>	\$0	<b>2026</b>	\$18,395
<b>2016</b>	\$14,231	<b>2027</b>	\$0
<b>2017</b>	\$0	<b>2028</b>	\$0
<b>2018</b>	\$0	<b>2029</b>	\$0
<b>2019</b>	\$0	<b>2030</b>	\$0
<b>2020</b>	\$0	<b>2031</b>	\$20,914
<b>2021</b>	\$16,179	<b>2032</b>	\$0
<b>2022</b>	\$0	<b>2033</b>	\$0
<b>2023</b>	\$0		

**Special Conditions**

Total quantity includes the wood fencing by the pool and amenity center (playground area), as well as the fencing located at the rear yard perimeters at the transmission line easement (at 18 homeowner lots plus cul-de-sac area at Underhill Drive). Staining / sealant at both sides of the wood fence is forecasted every 5 years, including 2026 (the year in which the fencing is replaced).

# Fences, Rail-Style, Concrete

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 3.73%

**Line Item: 7**

### ESTIMATED UNIT QUANTITY

Present:	1,020	Linear Feet
Replacement Per Phase:	1,020	Linear Feet
Replaced in Next 30-Years:	1,020	Linear Feet

### ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$31.00
Current Cost Per Phase:	\$31,620
Total Cost Next 30-Years:	\$68,294

### ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	7
Remaining Years Until Replacement:	30
Estimated First Year of Replacement:	2043

### CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Arlington, TX	35 to 40 Years
Full or Partial Replacement:	Full



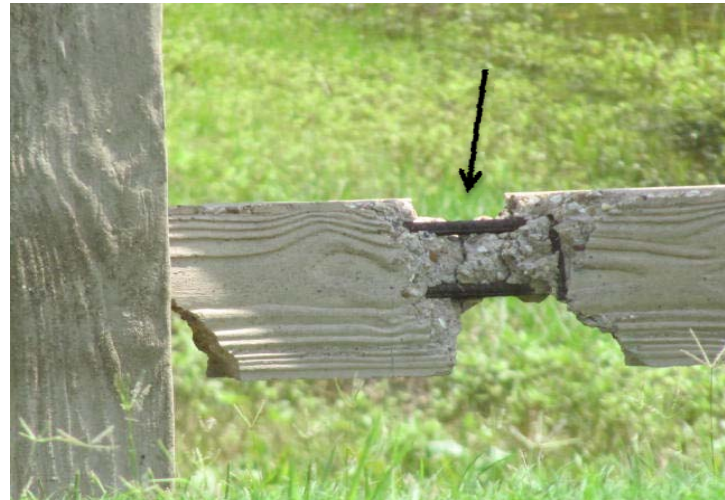
Overview of rail style fence.



Concrete 3-rail fence, in good condition.



Typical textured formed concrete fence rail.



Isolated condition of damaged fence rail and exposed reinforcing bars.

Schedule of Replacements Costs			
<b>2013</b>	\$0	<b>2024</b>	\$0
<b>2014</b>	\$0	<b>2025</b>	\$0
<b>2015</b>	\$0	<b>2026</b>	\$0
<b>2016</b>	\$0	<b>2027</b>	\$0
<b>2017</b>	\$0	<b>2028</b>	\$0
<b>2018</b>	\$0	<b>2029</b>	\$0
<b>2019</b>	\$0	<b>2030</b>	\$0
<b>2020</b>	\$0	<b>2031</b>	\$0
<b>2021</b>	\$0	<b>2032</b>	\$0
<b>2022</b>	\$0	<b>2033</b>	\$0
<b>2023</b>	\$0	<b>2043</b>	\$68,294

**Special Conditions**

Component includes the replacement of the SUPERIOR-RAIL concrete rail style fencing along the property entrance at Southwind Drive. The precast concrete fencing has wood texture on both sides and is integrally colored. The fence will not warp, splinter, or rot, but isolated rail replacements may be required due to impact of equipment / vehicles. Full replacement of the concrete rail fence is forecasted when the fence approaches 40 years of age.

# Irrigation System, Phased Replacements

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 12.96%

**Line Item: 8**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1,350	Heads	Current Unit Cost:	\$105.00
Replacement Per Phase:	450	Heads	Current Cost Per Phase:	\$47,250
Replaced in Next 30-Years:	1,350	Heads	Total Cost Next 30-Years:	\$237,317
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Varies		Overall Current Condition:	Good
Remaining Years Until Replacement:	17		Useful Life in Arlington, TX	25 to 30 Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Full



Irrigation controller / timer.



Irrigation sprinkler head at lawn area near pond.



Cover at irrigation control valve.



Irrigation sprinkler head at planting bed near monument sign.

Schedule of Replacements Costs					
2013	\$0				
2014	\$0	2024	\$0	2034	\$0
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$85,269
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$73,098	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$78,949	2043	\$0

**Special Conditions**

Component includes the phased replacement of the property's irrigation systems, including all sprinkler heads, subsurface piping, controllers, valves, etc. The system is comprised of (6) controllers, ranging from (1) to (21) zones each, with (20) to (25) sprinkler heads per zone. The irrigation system is currently in good functional condition, and phased replacement is forecasted towards the end of the typical useful life.



# Landscape Improvements

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 4.08%

**Line Item: 9**

### ESTIMATED UNIT QUANTITY

Present:	1	Allowance
Replacement Per Phase:	1	Allowance
Replaced in Next 30-Years:	4	Allowance

### ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$12,000.00
Current Cost Per Phase:	\$12,000
Total Cost Next 30-Years:	\$74,799

### ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Varies
Remaining Years Until Replacement:	6
Estimated First Year of Replacement:	2019

### CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Arlington, TX	Varies      Years
Full or Partial Replacement:	Full



Landscaping at property perimeter, near signage.



Privacy hedge near swimming pool.



Planting bed near monument sign near pool.



Flowering plant near signage.

Schedule of Replacements Costs					
2013	\$0				
2014	\$0	2024	\$0	2034	\$0
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$16,753	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$13,998	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$23,997
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$20,051	2043	\$0

**Special Conditions**

An allowance is provided to maintain the health and appearance of the property's landscaping at common areas, including signage areas, entrance drive, pool area, and amenity / playground area. Landscaping improvements are forecasted every 7 years, beginning in 2019. In 2033, landscaping improvements coincide with the phased replacement of the property's irrigation system.

# Light Poles and Fixtures

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 0.49%

**Line Item: 10**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	2	Each	Current Unit Cost:	\$2,800.00
Replacement Per Phase:	2	Each	Current Cost Per Phase:	\$5,600
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	\$8,889
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	7		Overall Current Condition:	Good
Remaining Years Until Replacement:	18		Useful Life in Arlington, TX	20 to 25 Years
Estimated First Year of Replacement:	2031		Full or Partial Replacement:	Full



Overview of light pole and fixture at parking lot.



Duplex fixture at light pole.



Duplex fixture at light pole.



Aluminum base cover at light pole.

Schedule of Replacements Costs					
2013	\$0				
2014	\$0	2024	\$0	2034	\$0
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$8,889	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0

Special Conditions
<p>(2) light poles with duplex fixtures are located at the parking lot area near the pool and playground area. The light poles and fixtures are in good overall condition at 7 years of age, with good finishes. Replacement of the light poles and fixtures is forecasted for 2031, when the fixtures reach an age of 25 years. Replacement coincides with concrete replacement at the parking lot.</p>

# Playground Equipment - Climbing Wall

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 0.56%

**Line Item: 11**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1	Each	Current Unit Cost:	\$7,000.00
Replacement Per Phase:	1	Each	Current Cost Per Phase:	\$7,000
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	\$10,287
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	7		Overall Current Condition:	Good
Remaining Years Until Replacement:	15		Useful Life in Arlington, TX	20 to 25 Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full



Overview of climbing wall.



Climbing wall at playground area.



Wall at playground with climbing pegs.



Wall at playground with climbing pegs.

Schedule of Replacements Costs					
2013	\$0				
2014	\$0	2024	\$0	2034	\$0
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$10,287	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0

Special Conditions
(1) commercial climbing wall is located at the playground area. The climbing wall is in good overall condition at 7 years of age, with good finishes. Replacement is forecasted for 2028 and coincides with the replacement of the adjacent play structure and swing set. Prior to full replacement, isolated peg replacement should be funded as needed as an operational expense.

# Playground Equipment - Play Structure

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 1.57%

**Line Item: 12**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1	Each	Current Unit Cost:	\$19,600.00
Replacement Per Phase:	1	Each	Current Cost Per Phase:	\$19,600
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	\$28,805
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	7		Overall Current Condition:	Fair
Remaining Years Until Replacement:	15		Useful Life in Arlington, TX	20 to 25 Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full



Playground structure at amenity center.



Tower and rails at playground structure.



Markings at playground slide.



Monkey bars and ladder at playground structure.

Schedule of Replacements Costs					
2013	\$0				
2014	\$0	2024	\$0	2034	\$0
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$28,805	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0

**Special Conditions**

(1) commercial play structure wall is located at the playground area. The structure is in good overall condition at 7 years of age. Replacement is forecasted for 2028 and coincides with the replacement of the adjacent climbing wall and swing set. Prior to full replacement, paint finishes should be funded as needed as an operational expense.

# Playground Equipment - Swing Set

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 0.26%

**Line Item: 13**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1	Each	Current Unit Cost:	\$3,200.00
Replacement Per Phase:	1	Each	Current Cost Per Phase:	\$3,200
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	\$4,703
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	7		Overall Current Condition:	Good
Remaining Years Until Replacement:	15		Useful Life in Arlington, TX	20 to 25 Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full



Swing set at playground.



Swing set at playground.



Toddler swing at playground area.



Worn finishes at swing set structure - fund paint finishes through operating budget.

Schedule of Replacements Costs					
2013	\$0				
2014	\$0	2024	\$0	2034	\$0
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$4,703	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0

Special Conditions
(1) commercial swing set is located at the playground area. The swing set is in good overall condition at 7 years of age, with worn finishes at the metal structure. Replacement is forecasted for 2028 and coincides with the replacement of the adjacent play structure and climbing wall. Prior to full replacement, swing replacement and paint finishes should be funded as needed as operational expenses.

# Pond Aerators, Control Boxes / Timers

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 1.31% **Line Item: 14**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	4	Each	Current Unit Cost:	\$1,400.00
Replacement Per Phase:	4	Each	Current Cost Per Phase:	\$5,600
Replaced in Next 30-Years:	12	Each	Total Cost Next 30-Years:	\$23,972
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	7		Overall Current Condition:	Fair
Remaining Years Until Replacement:	3		Useful Life in Arlington, TX	10 to 15 Years
Estimated First Year of Replacement:	2016		Full or Partial Replacement:	Full



Overview of control box / timer.



Control box / timer for pond aerator.



Timers, fuses, lighting switches, and breakers.



Timer for motor at pond fountain.

Schedule of Replacements Costs			
2013	\$0	2024	\$0
2014	\$0	2025	\$0
2015	\$0	2026	\$7,818
2016	\$6,048	2027	\$0
2017	\$0	2028	\$0
2018	\$0	2029	\$0
2019	\$0	2030	\$0
2020	\$0	2031	\$0
2021	\$0	2032	\$0
2022	\$0	2033	\$0
2023	\$0	2034	\$0
		2035	\$0
		2036	\$10,106
		2037	\$0
		2038	\$0
		2039	\$0
		2040	\$0
		2041	\$0
		2042	\$0
		2043	\$0

**Special Conditions**

Component includes the replacement of the pond aerator controllers / timers. The existing controllers / timers are in functional condition but are inaccurate. Replacement of the controllers / timers is forecasted for 2016 and every 10 years thereafter. In 2036, replacement coincides with the replacement of the pond aerators.

# Pond Aerators, Replacement

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 6.62%

**Line Item: 15**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	4	Each	Current Unit Cost:	\$10,000.00
Replacement Per Phase:	4	Each	Current Cost Per Phase:	\$40,000
Replaced in Next 30-Years:	8	Each	Total Cost Next 30-Years:	\$121,303
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	7		Overall Current Condition:	Good
Remaining Years Until Replacement:	8		Useful Life in Arlington, TX	to 15 Years
Estimated First Year of Replacement:	2021		Full or Partial Replacement:	Full



Overview of pond aerator.



Floating pond aerator with lighting.



Pond aerator, in good functional condition.



Non-operational aerator at front pond (low water level).

Schedule of Replacements Costs					
2013	\$0	2024	\$0	2034	\$0
2014	\$0	2025	\$0	2035	\$0
2015	\$0	2026	\$0	2036	\$72,185
2016	\$0	2027	\$0	2037	\$0
2017	\$0	2028	\$0	2038	\$0
2018	\$0	2029	\$0	2039	\$0
2019	\$0	2030	\$0	2040	\$0
2020	\$0	2031	\$0	2041	\$0
2021	\$49,118	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0				

**Special Conditions**

The property's (4) aerators are in good functional condition at 7 years of age. Replacement of the pond aerators is forecasted for 2021, and again 15 years thereafter. Replacement in 2036 coincides with the replacement of the aerator controllers / timers. Near-term aerator lighting repairs should be funded from the association's operating budget due to low cost.

# Ponds, Dredging

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS: 6.97%**

**Line Item: 16**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	14,350	Cubic Yards	Current Unit Cost:	\$14.00	
Replacement Per Phase:	2,511	Cubic Yards	Current Cost Per Phase:	\$35,158	
Replaced in Next 30-Years:	5,023	Cubic Yards	Total Cost Next 30-Years:	\$127,603	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	7		Overall Current Condition:	Good	
Remaining Years Until Replacement:	15		Useful Life in Arlington, TX	Varies	Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Partial	35.0%



Overview of pond at Southwind.



Pond water shows movement from aerator.



Stagnant pond water with plant growth.



Accumulated organic growth at edge of pond.

Schedule of Replacements Costs					
2013	\$0				
2014	\$0	2024	\$0	2034	\$0
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$51,669	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$75,934

**Special Conditions**

Total quantity includes the (3) ponds located at Southwind HOA. The majority of pond water is clear and shows very little presence of aquatic plants. Pond dredging is forecasted for 2028, particularly for areas with shallow or stagnant water. Subsequent pond dredging is forecasted 15 years thereafter. Pond water testing and treatments are considered operational expenses.



# Pond Drainage Areas, Clearing / Cleaning

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 1.20%

**Line Item: 17**

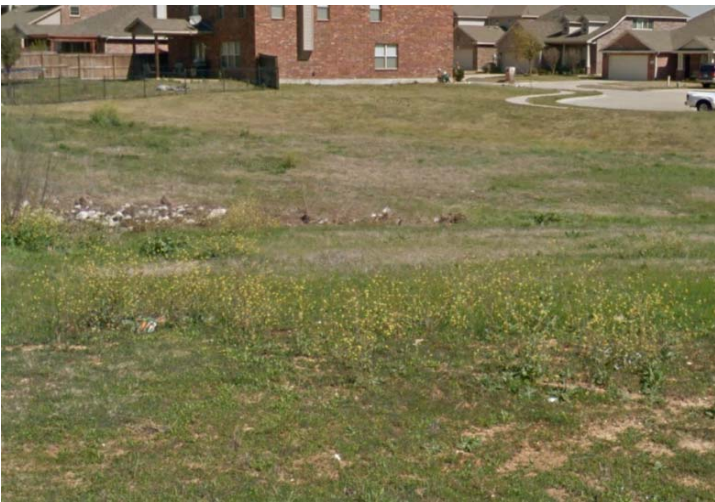
ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1	Allowance	Current Unit Cost:	\$5,000.00
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	\$5,000
Replaced in Next 30-Years:	3	Allowance	Total Cost Next 30-Years:	\$21,960
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	7		Overall Current Condition:	Good
Remaining Years Until Replacement:	4		Useful Life in Arlington, TX	Varies      Years
Estimated First Year of Replacement:	2017		Full or Partial Replacement:	Full



Area of proposed clearing / cleaning.



Spillway and draining area at Western side of property.



Spillway and draining area at Western side of property.



Area with accumulated brush and debris.

Schedule of Replacements Costs					
<b>2013</b>	\$0				
<b>2014</b>	\$0	<b>2024</b>	\$0	<b>2034</b>	\$0
<b>2015</b>	\$0	<b>2025</b>	\$0	<b>2035</b>	\$0
<b>2016</b>	\$0	<b>2026</b>	\$0	<b>2036</b>	\$0
<b>2017</b>	\$5,541	<b>2027</b>	\$7,162	<b>2037</b>	\$9,258
<b>2018</b>	\$0	<b>2028</b>	\$0	<b>2038</b>	\$0
<b>2019</b>	\$0	<b>2029</b>	\$0	<b>2039</b>	\$0
<b>2020</b>	\$0	<b>2030</b>	\$0	<b>2040</b>	\$0
<b>2021</b>	\$0	<b>2031</b>	\$0	<b>2041</b>	\$0
<b>2022</b>	\$0	<b>2032</b>	\$0	<b>2042</b>	\$0
<b>2023</b>	\$0	<b>2033</b>	\$0	<b>2043</b>	\$0

Special Conditions
Component includes proposed clearing and/or cleaning of the drainage spillway located at the Western side of the property. Cleaning / cleaning work may include picking up and disposal of debris, rental of equipment, movement of top soil, landscaping restoration / minimal plantings, etc. Initial clearing / cleaning is forecasted for 2017, and every 10 years thereafter.

# Pond Restoration, Clay Liner Installation, Proposed

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS: 1.09%**

**Line Item: 18**

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	27,000 Square Feet	Current Unit Cost:	\$0.70
Replacement Per Phase:	27,000 Square Feet	Current Cost Per Phase:	\$18,900
Replaced in Next 30-Years:	27,000 Square Feet	Total Cost Next 30-Years:	\$19,896
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	N/A	Overall Current Condition:	N/A
Remaining Years Until Replacement:	2	Useful Life in Arlington, TX	Varies Years
Estimated First Year of Replacement:	2015	Full or Partial Replacement:	Full



Aerial view of front pond with low water.



Overview of front pond with low water.



Low water at front pond area.



Low water at front pond area.

Schedule of Replacements Costs					
<b>2013</b>	\$0				
<b>2014</b>	\$0	<b>2024</b>	\$0	<b>2034</b>	\$0
<b>2015</b>	\$19,896	<b>2025</b>	\$0	<b>2035</b>	\$0
<b>2016</b>	\$0	<b>2026</b>	\$0	<b>2036</b>	\$0
<b>2017</b>	\$0	<b>2027</b>	\$0	<b>2037</b>	\$0
<b>2018</b>	\$0	<b>2028</b>	\$0	<b>2038</b>	\$0
<b>2019</b>	\$0	<b>2029</b>	\$0	<b>2039</b>	\$0
<b>2020</b>	\$0	<b>2030</b>	\$0	<b>2040</b>	\$0
<b>2021</b>	\$0	<b>2031</b>	\$0	<b>2041</b>	\$0
<b>2022</b>	\$0	<b>2032</b>	\$0	<b>2042</b>	\$0
<b>2023</b>	\$0	<b>2033</b>	\$0	<b>2043</b>	\$0

Special Conditions
<p>The pond at the Southwind Drive entrance is very shallow, and the aerator does not run the majority of the time. The bottom of the pond has very sandy soil, and pond water slowly percolates into the ground. Proposed solution includes the installation of a clay pond liner. Cost includes pumping of the existing pond (removal of water), installation of a high-PI (plasticity index) clay liner between 10" and 18" thick, and refilling of pond.</p>

# Retaining Walls, Gabion, Replacement

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 0.64%

**Line Item: 19**

### ESTIMATED UNIT QUANTITY

Present:	35	Cubic Yards
Replacement Per Phase:	35	Cubic Yards
Replaced in Next 30-Years:	35	Cubic Yards

### ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$210.00
Current Cost Per Phase:	\$7,350
Total Cost Next 30-Years:	\$11,666

### ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	7
Remaining Years Until Replacement:	18
Estimated First Year of Replacement:	2031

### CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Arlington, TX	20 to 25 Years
Full or Partial Replacement:	Full



Gabion wall at common area.



Stones and wire enclosure at gabion wall.



Stones and wire enclosure at gabion wall.



Terraced steps at gabion wall.

Schedule of Replacements Costs					
2013	\$0				
2014	\$0	2024	\$0	2034	\$0
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$11,666	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0

Special Conditions
<p>A terraced gabion wall is located at the end of the cul-de-sad near Nellie Drive. The stacked stone-filled gabions are tied together with wire mesh. The terraced walls stabilize the sloped embankment and are in good overall condition at 7 years of age, with no major signs of movement or shifting. Replacement / rebuilding of the gabion walls is forecasted when the walls reach an age of 20 to 25 years.</p>

# Retaining Walls, Stone, Capital Repairs

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 0.69%

**Line Item: 20**

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	3,100 Square Feet	Current Unit Cost:	\$1.40
Replacement Per Phase:	3,100 Square Feet	Current Cost Per Phase:	\$4,340
Replaced in Next 30-Years:	6,200 Square Feet	Total Cost Next 30-Years:	\$12,634
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	7	Overall Current Condition:	Fair
Remaining Years Until Replacement:	7	Useful Life in Arlington, TX	15 to 20 Years
Estimated First Year of Replacement:	2020	Full or Partial Replacement:	Full



Retaining wall at end of cul-de-sac.



Retaining wall at end of cul-de-sac.



Cracked mortar joints at stone retaining wall.



Damaged stone wall along entrance drive at Southwind Drive.

Schedule of Replacements Costs			
2013	\$0	2024	\$0
2014	\$0	2025	\$0
2015	\$0	2026	\$0
2016	\$0	2027	\$0
2017	\$0	2028	\$0
2018	\$0	2029	\$0
2019	\$0	2030	\$0
2020	\$5,194	2031	\$0
2021	\$0	2032	\$0
2022	\$0	2033	\$0
2023	\$0	2034	\$7,440
		2035	\$0
		2036	\$0
		2037	\$0
		2038	\$0
		2039	\$0
		2040	\$0
		2041	\$0
		2042	\$0
		2043	\$0

Special Conditions
Total quantity includes all masonry retaining walls at the following locations: Chalkstone/Cunningham area near pond entry, Water Oak Ct at end of cul-de-sac, Water Oak Dr. at West side of road, Waterwalk Ct at cul-de-sac, Corbin Ct. at cul-de-sac, and the picnic area near the pond at Southwind Drive. Total quantity also includes the stone walls at the Southwind Dr. entrance. Capital repairs are forecasted every 15 to 20 years. All other walls at homeowner yards and/or streets are the responsibility of the property owner whose earth is retained.

# Signage, Monuments, Cast Stone, Phased Replacement

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 2.48%

**Line Item: 21**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	11	Each	Current Unit Cost:	\$1,700.00
Replacement Per Phase:	6	Each	Current Cost Per Phase:	\$9,350
Replaced in Next 30-Years:	17	Each	Total Cost Next 30-Years:	\$45,506
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	7		Overall Current Condition:	Good
Remaining Years Until Replacement:	8		Useful Life in Arlington, TX	15 to 20 Years
Estimated First Year of Replacement:	2021		Full or Partial Replacement:	Full



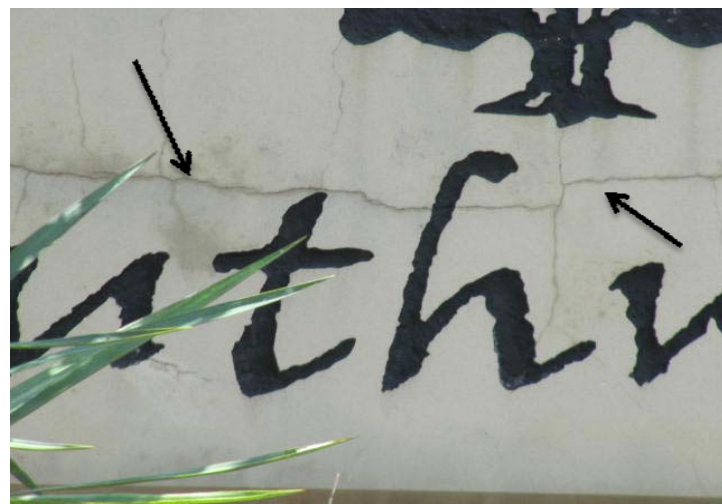
Overview of precast signage.



Precast signage at perimeter wall.



Precast signage near swimming pool area.



Cracks at precast signage at perimeter wall.

Schedule of Replacements Costs					
2013	\$0	2024	\$0	2034	\$0
2014	\$0	2025	\$0	2035	\$0
2015	\$0	2026	\$0	2036	\$0
2016	\$0	2027	\$0	2037	\$0
2017	\$0	2028	\$0	2038	\$0
2018	\$0	2029	\$0	2039	\$0
2019	\$0	2030	\$0	2040	\$0
2020	\$0	2031	\$14,841	2041	\$19,184
2021	\$11,481	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0

Special Conditions
Cast stone signage is located at both sides of the entrance roads at Corbin Dr., Water Oak Dr.(both ends of street), Promise Creek Dr., and Southwind Dr. Total quantity also includes the cast stone sign near the pool / amenity center. Phased replacement is forecasted, beginning in 2021. Replacement in 2031 coincides with the replacement of the metal roof structures near the entrance monuments.

# Signage, Monuments, Metal Roof Structures

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 0.36%

**Line Item: 22**

### ESTIMATED UNIT QUANTITY

Present:	4	Squares
Replacement Per Phase:	4	Squares
Replaced in Next 30-Years:	4	Squares

### ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$1,030.00
Current Cost Per Phase:	\$4,120
Total Cost Next 30-Years:	\$6,540

### ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	7
Remaining Years Until Replacement:	18
Estimated First Year of Replacement:	2031

### CONDITION AND USEFUL LIFE

Overall Current Condition:	Good	
Useful Life in Arlington, TX	25 to 30	Years
Full or Partial Replacement:	Full	



Overview of metal roof structure at perimeter wall.



Peaked roof at monument signage, at property perimeter.



Standing seam aluminum roof panels.



Roof structure at monument near swimming pool.

Schedule of Replacements Costs					
2013	\$0				
2014	\$0	2024	\$0	2034	\$0
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$6,540	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0

Special Conditions
Decorative metal roof structures are located at entrance monuments. The roof structures are in good overall condition at 7 years of age, with good finishes. Unit cost includes the replacement of the aluminum standing seam roof panels and trim, as well as the wood and metal support structures. Replacement is forecasted for 2031 and coincides with the phased replacement of the cast stone entrance signage.

# Site Furnishings - Benches / Picnic Table / Garbage Cans / Bike Rack

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 0.60%

**Line Item: 23**

### ESTIMATED UNIT QUANTITY

Present:	7	Each
Replacement Per Phase:	7	Each
Replaced in Next 30-Years:	14	Each

### ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$515.00
Current Cost Per Phase:	\$3,605
Total Cost Next 30-Years:	\$10,932

### ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	7
Remaining Years Until Replacement:	8
Estimated First Year of Replacement:	2021

### CONDITION AND USEFUL LIFE

Overall Current Condition:	Good	
Useful Life in Arlington, TX	10 to 15	Years
Full or Partial Replacement:	Full	



Bench near playground area.



Waste receptacle near playground area.



Picnic table near front pond area.



Waste receptacle near front pond area.

Schedule of Replacements Costs					
2013	\$0	2024	\$0	2034	\$0
2014	\$0	2025	\$0	2035	\$0
2015	\$0	2026	\$0	2036	\$6,506
2016	\$0	2027	\$0	2037	\$0
2017	\$0	2028	\$0	2038	\$0
2018	\$0	2029	\$0	2039	\$0
2019	\$0	2030	\$0	2040	\$0
2020	\$0	2031	\$0	2041	\$0
2021	\$4,427	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0				

Special Conditions
Total quantity includes the following site furnishings: (1) picnic table near entrance pond at Southwind Drive, (2) in-ground mount benches, (2) waste receptacles by playground, (1) waste receptacle at picnic area near Southwind Drive pond, and (1) bike rack at playground area. Site furnishings are in good overall condition at 7 years of age. Replacement is forecasted when the items reach an age of 15 years.

# Walls, Perimeter, Masonry, Inspection and Capital Repairs

## SITE COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 5.78%

**Line Item: 24**

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	48,600 Square Feet	Current Unit Cost:	\$0.70
Replacement Per Phase:	48,600 Square Feet	Current Cost Per Phase:	\$34,020
Replaced in Next 30-Years:	97,200 Square Feet	Total Cost Next 30-Years:	\$105,851
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	7	Overall Current Condition:	Good
Remaining Years Until Replacement:	9	Useful Life in Arlington, TX	10 to 15 Years
Estimated First Year of Replacement:	2022	Full or Partial Replacement:	Full



Overview of masonry perimeter wall.



Overview of masonry perimeter wall.



Brick wall panel and stone pier at property perimeter.



Typical condition of bricks and mortar joints.

Schedule of Replacements Costs					
<b>2013</b>	\$0				
<b>2014</b>	\$0	<b>2024</b>	\$0	<b>2034</b>	\$0
<b>2015</b>	\$0	<b>2025</b>	\$0	<b>2035</b>	\$0
<b>2016</b>	\$0	<b>2026</b>	\$0	<b>2036</b>	\$0
<b>2017</b>	\$0	<b>2027</b>	\$0	<b>2037</b>	\$62,990
<b>2018</b>	\$0	<b>2028</b>	\$0	<b>2038</b>	\$0
<b>2019</b>	\$0	<b>2029</b>	\$0	<b>2039</b>	\$0
<b>2020</b>	\$0	<b>2030</b>	\$0	<b>2040</b>	\$0
<b>2021</b>	\$0	<b>2031</b>	\$0	<b>2041</b>	\$0
<b>2022</b>	\$42,861	<b>2032</b>	\$0	<b>2042</b>	\$0
<b>2023</b>	\$0	<b>2033</b>	\$0	<b>2043</b>	\$0

Special Conditions
<p>Component includes full inspection and capital repairs as necessary at the masonry privacy walls at a portion of the property's boundary lines. Inspections and capital repairs at the masonry walls are forecasted every 10 to 15 years, beginning in 2023. The first phase of inspections and repairs is extended beyond the typical useful life due the walls' age and overall good condition.</p>



# Exterior Renovations, Pool House

## POOL HOUSE COMPONENTS

**PERCENTAGE OF TOTAL FUTURE COSTS:** 0.37%

**Line Item: 25**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1	Allowance	Current Unit Cost:	\$4,800.00
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	\$4,800
Replaced in Next 30-Years:	1	Allowance	Total Cost Next 30-Years:	\$6,701
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	7		Overall Current Condition:	Good
Remaining Years Until Replacement:	13		Useful Life in Arlington, TX	20 to 25 Years
Estimated First Year of Replacement:	2026		Full or Partial Replacement:	Full



Overview of pool house exterior.



Composite siding at pool house exterior.



Tongue and groove ceiling at pool house.



Wall mounted light fixture at pool house.

Schedule of Replacements Costs					
<b>2013</b>	\$0				
<b>2014</b>	\$0	<b>2024</b>	\$0	<b>2034</b>	\$0
<b>2015</b>	\$0	<b>2025</b>	\$0	<b>2035</b>	\$0
<b>2016</b>	\$0	<b>2026</b>	\$6,701	<b>2036</b>	\$0
<b>2017</b>	\$0	<b>2027</b>	\$0	<b>2037</b>	\$0
<b>2018</b>	\$0	<b>2028</b>	\$0	<b>2038</b>	\$0
<b>2019</b>	\$0	<b>2029</b>	\$0	<b>2039</b>	\$0
<b>2020</b>	\$0	<b>2030</b>	\$0	<b>2040</b>	\$0
<b>2021</b>	\$0	<b>2031</b>	\$0	<b>2041</b>	\$0
<b>2022</b>	\$0	<b>2032</b>	\$0	<b>2042</b>	\$0
<b>2023</b>	\$0	<b>2033</b>	\$0	<b>2043</b>	\$0

Special Conditions
Exterior renovations at the pool house include the following: masonry repairs, replacement of siding and trim, stain finishes at wood ceiling and trim, exterior light fixtures, replacement of metal railing at entrance, and metal signage letters at rail. Exterior renovations at the pool house are forecasted between 20 and 25 years of age and coincide with restroom renovations at the pool house. General maintenance, including paint finishes, should be performed as needed and should be funded from the association's operating budget.

# Restroom & Interior Renovations, Pool House

## POOL HOUSE COMPONENTS

**PERCENTAGE OF TOTAL FUTURE COSTS:** 0.82%

**Line Item: 26**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1	Allowance	Current Unit Cost:	\$10,800.00
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	\$10,800
Replaced in Next 30-Years:	1	Allowance	Total Cost Next 30-Years:	\$15,078
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	7		Overall Current Condition:	Good
Remaining Years Until Replacement:	13		Useful Life in Arlington, TX	to 20 Years
Estimated First Year of Replacement:	2026		Full or Partial Replacement:	Full



Wall mounted drinking fountains at pool house.



Vanity area with sink and faucet at restroom.



Toilet and wall-mounted ADA grab bars at pool house.



Ceiling fan at pool house interior.

Schedule of Replacements Costs					
<b>2013</b>	\$0				
<b>2014</b>	\$0	<b>2024</b>	\$0	<b>2034</b>	\$0
<b>2015</b>	\$0	<b>2025</b>	\$0	<b>2035</b>	\$0
<b>2016</b>	\$0	<b>2026</b>	\$15,078	<b>2036</b>	\$0
<b>2017</b>	\$0	<b>2027</b>	\$0	<b>2037</b>	\$0
<b>2018</b>	\$0	<b>2028</b>	\$0	<b>2038</b>	\$0
<b>2019</b>	\$0	<b>2029</b>	\$0	<b>2039</b>	\$0
<b>2020</b>	\$0	<b>2030</b>	\$0	<b>2040</b>	\$0
<b>2021</b>	\$0	<b>2031</b>	\$0	<b>2041</b>	\$0
<b>2022</b>	\$0	<b>2032</b>	\$0	<b>2042</b>	\$0
<b>2023</b>	\$0	<b>2033</b>	\$0	<b>2043</b>	\$0

**Special Conditions**

Interior / restroom renovations include the following: interior light fixtures & ceiling fans, emergency light fixtures, sinks, faucets, laminate countertops, electric hand dryers, wall-mounted diaper changing stations, toilets, toilet partitions, urinal, exterior shower stations, and 2-tier wall-mounted drinking fountains. Renovations are forecasted at 20 years of age and coincide with exterior renovations. General maintenance, including paint finishes, should be performed as needed and should be funded from the association's operating budget.

# Roof, Standing Seam, Aluminum

## POOL HOUSE COMPONENTS

**PERCENTAGE OF TOTAL FUTURE COSTS:** 0.94%

**Line Item: 27**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	12	Squares	Current Unit Cost:	\$700.00
Replacement Per Phase:	12	Squares	Current Cost Per Phase:	\$8,400
Replaced in Next 30-Years:	12	Squares	Total Cost Next 30-Years:	\$17,235
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	7		Overall Current Condition:	Good
Remaining Years Until Replacement:	28		Useful Life in Arlington, TX	35 to 40 Years
Estimated First Year of Replacement:	2041		Full or Partial Replacement:	Full



Overview of exterior of pool house.



Aluminum standing seam roof at pool house.



Aluminum standing seam roof at pool house.



Good finishes at metal roof panels.

Schedule of Replacements Costs					
2013	\$0				
2014	\$0	2024	\$0	2034	\$0
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$17,235
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0

Special Conditions
<p>An aluminum standing seam roof is located at the pool house building. The roof is currently in good overall condition at 7 years of age. The finish on the roof panels and trim is in good overall condition, and no major leaking or water infiltration issues were reported by management. Replacement of the roof is forecasted for 2041, when the roof reaches an age of 35 years.</p>

# Security System, FOB Access

## POOL HOUSE COMPONENTS

**PERCENTAGE OF TOTAL FUTURE COSTS:** 0.25%

**Line Item: 28**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1	Each	Current Unit Cost:	\$1,500.00
Replacement Per Phase:	1	Each	Current Cost Per Phase:	\$1,500
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	\$4,549
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	7		Overall Current Condition:	Good
Remaining Years Until Replacement:	8		Useful Life in Arlington, TX	10 to 15 Years
Estimated First Year of Replacement:	2021		Full or Partial Replacement:	Full



Overview of FOB access / proximity card reader.



Overview of FOB access / proximity card reader.



Gate release button at inside of pool gate.



Close-up view of FOB access / proximity card reader.

Schedule of Replacements Costs					
2013	\$0	2024	\$0	2034	\$0
2014	\$0	2025	\$0	2035	\$0
2015	\$0	2026	\$0	2036	\$2,707
2016	\$0	2027	\$0	2037	\$0
2017	\$0	2028	\$0	2038	\$0
2018	\$0	2029	\$0	2039	\$0
2019	\$0	2030	\$0	2040	\$0
2020	\$0	2031	\$0	2041	\$0
2021	\$1,842	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0				

**Special Conditions**

Component includes the replacement of the gate proximity card reader and exit button (located inside of pool area) at the swing style pool gate. The proximity card reader and exit button are in good functional condition at 7 years of age. Replacements of the proximity card reader and exit button are forecasted at 15-year intervals.

# Concrete Deck, Repairs and Resurfacing

## POOL COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 6.02%

**Line Item: 29**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	6,325	Square Feet	Current Unit Cost:	\$2.20
Replacement Per Phase:	6,325	Square Feet	Current Cost Per Phase:	\$13,915
Replaced in Next 30-Years:	31,625	Square Feet	Total Cost Next 30-Years:	\$110,206
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	1		Overall Current Condition:	Very Good
Remaining Years Until Replacement:	5		Useful Life in Arlington, TX	5 to 8 Years
Estimated First Year of Replacement:	2018		Full or Partial Replacement:	Full



Overview of textured pool deck.



Spray deck surfacing at concrete pool deck.



Pool deck in good condition, with no cracks.



Typical texture at pool deck.

Schedule of Replacements Costs					
2013	\$0				
2014	\$0	2024	\$18,455	2034	\$0
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$25,111
2017	\$0	2027	\$0	2037	\$0
2018	\$15,820	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$21,527	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$29,293
2023	\$0	2033	\$0	2043	\$0

Special Conditions
<p>The concrete swimming pool deck was resurfaced in 2012 and is currently in very good condition. Unit cost includes removal of existing texture surface, crack filling as needed, and new spray-deck texture surface application. Total quantity includes the pool deck as well as the interior floor surfaces of the restroom.</p>

# Coping, Concrete

## POOL COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 1.31%

**Line Item: 30**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	215	Linear Feet	Current Unit Cost:	\$32.50
Replacement Per Phase:	215	Linear Feet	Current Cost Per Phase:	\$6,988
Replaced in Next 30-Years:	430	Linear Feet	Total Cost Next 30-Years:	\$23,976
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	7		Overall Current Condition:	Fair
Remaining Years Until Replacement:	11		Useful Life in Arlington, TX	15 to 20 Years
Estimated First Year of Replacement:	2024		Full or Partial Replacement:	Full



Pool coping at perimeter of swimming pool.



Pool coping at perimeter of swimming pool.



Formed concrete coping at perimeter of pool.



Cracked coping section at pool perimeter.

Schedule of Replacements Costs			
2013	\$0		
2014	\$0	2024	\$9,267
2015	\$0	2025	\$0
2016	\$0	2026	\$0
2017	\$0	2027	\$0
2018	\$0	2028	\$0
2019	\$0	2029	\$0
2020	\$0	2030	\$0
2021	\$0	2031	\$0
2022	\$0	2032	\$0
2023	\$0	2033	\$0
		2034	\$0
		2035	\$0
		2036	\$0
		2037	\$0
		2038	\$0
		2039	\$0
		2040	\$0
		2041	\$0
		2042	\$14,709
		2043	\$0

Special Conditions
<p>Concrete coping is located at the perimeter of the swimming pool (with the exception of the zero-depth end). Coping is in fair overall condition at 7 years of age, with isolated cracking at coping pieces. Replacement of the concrete coping is forecasted for 2024, and again 18 years thereafter. Coping replacement coincides with pool resurfacing and waterline tile replacement.</p>

# Furniture, Pool - Chairs

## POOL COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 0.37%

**Line Item: 31**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	17	Each	Current Unit Cost:	\$90.00
Replacement Per Phase:	17	Each	Current Cost Per Phase:	\$1,530
Replaced in Next 30-Years:	51	Each	Total Cost Next 30-Years:	\$6,866
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Varies		Overall Current Condition:	Good
Remaining Years Until Replacement:	6		Useful Life in Arlington, TX	8 to 12 Years
Estimated First Year of Replacement:	2019		Full or Partial Replacement:	Full



Overview of chairs at swimming pool area.



Dining chairs under sunshade structure.



Typical strap-style dining chair.



Typical strap-style dining chair.

Schedule of Replacements Costs					
<b>2013</b>	\$0				
<b>2014</b>	\$0	<b>2024</b>	\$0	<b>2034</b>	\$0
<b>2015</b>	\$0	<b>2025</b>	\$0	<b>2035</b>	\$0
<b>2016</b>	\$0	<b>2026</b>	\$0	<b>2036</b>	\$0
<b>2017</b>	\$0	<b>2027</b>	\$0	<b>2037</b>	\$2,833
<b>2018</b>	\$0	<b>2028</b>	\$2,249	<b>2038</b>	\$0
<b>2019</b>	\$1,785	<b>2029</b>	\$0	<b>2039</b>	\$0
<b>2020</b>	\$0	<b>2030</b>	\$0	<b>2040</b>	\$0
<b>2021</b>	\$0	<b>2031</b>	\$0	<b>2041</b>	\$0
<b>2022</b>	\$0	<b>2032</b>	\$0	<b>2042</b>	\$0
<b>2023</b>	\$0	<b>2033</b>	\$0	<b>2043</b>	\$0

Special Conditions
(17) strap-style dining chairs are located at the swimming pool area. (6) dining chairs were purchased in 2013. Dining chairs are in good overall condition. Full replacement of all chairs is forecasted every 9 years, beginning in 2019. Replacements coincide with the replacement of the pool chaise lounges and the pool tables. Unit cost is based upon actual 2013 expenditures.

# Furniture, Pool - Chaise Lounges

## POOL COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 0.75%

**Line Item: 32**

### ESTIMATED UNIT QUANTITY

Present:	22	Each
Replacement Per Phase:	22	Each
Replaced in Next 30-Years:	66	Each

### ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$140.00
Current Cost Per Phase:	\$3,080
Total Cost Next 30-Years:	\$13,822

### ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Varies
Remaining Years Until Replacement:	6
Estimated First Year of Replacement:	2019

### CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Arlington, TX	8 to 12 Years
Full or Partial Replacement:	Full



Overview of chaise lounges at swimming pool area.



Strap-style chaise lounges at pool.



Typical style and color of pool chaise lounge.



Pool chaise lounges are in good overall condition.

Schedule of Replacements Costs					
2013	\$0				
2014	\$0	2024	\$0	2034	\$0
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$5,703
2018	\$0	2028	\$4,526	2038	\$0
2019	\$3,593	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0

**Special Conditions**

(22) strap-style chaise lounges are located at the swimming pool area. The chaise lounges are in good overall condition at varied ages. Full replacement of all chaise lounges is forecasted every 9 years, beginning in 2019. Replacements coincide with the replacement of the pool dining chairs and the pool tables.



# Furniture, Pool - Tables

## POOL COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 0.40%

**Line Item: 33**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	12	Each	Current Unit Cost:	\$135.00
Replacement Per Phase:	12	Each	Current Cost Per Phase:	\$1,620
Replaced in Next 30-Years:	36	Each	Total Cost Next 30-Years:	\$7,270
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Varies		Overall Current Condition:	Good
Remaining Years Until Replacement:	6		Useful Life in Arlington, TX	8 to 12 Years
Estimated First Year of Replacement:	2019		Full or Partial Replacement:	Full



Glass dining table underneath sunshade structure.



Glass dining table underneath sunshade structure.



Small gals side table between adjacent chaise lounges.



Small gals side table between adjacent chaise lounges.

Schedule of Replacements Costs					
<b>2013</b>	\$0				
<b>2014</b>	\$0	<b>2024</b>	\$0	<b>2034</b>	\$0
<b>2015</b>	\$0	<b>2025</b>	\$0	<b>2035</b>	\$0
<b>2016</b>	\$0	<b>2026</b>	\$0	<b>2036</b>	\$0
<b>2017</b>	\$0	<b>2027</b>	\$0	<b>2037</b>	\$3,000
<b>2018</b>	\$0	<b>2028</b>	\$2,381	<b>2038</b>	\$0
<b>2019</b>	\$1,890	<b>2029</b>	\$0	<b>2039</b>	\$0
<b>2020</b>	\$0	<b>2030</b>	\$0	<b>2040</b>	\$0
<b>2021</b>	\$0	<b>2031</b>	\$0	<b>2041</b>	\$0
<b>2022</b>	\$0	<b>2032</b>	\$0	<b>2042</b>	\$0
<b>2023</b>	\$0	<b>2033</b>	\$0	<b>2043</b>	\$0

**Special Conditions**

(4) 42" dining tables and (8) 20" cocktail tables are located at the swimming pool area. (9) new tables were purchased in 2013 (3 dining tables and 6 cocktail tables). Tables are in good overall condition. Full replacement of all tables is forecasted every 9 years, beginning in 2019. Replacements coincide with the replacement of the pool chaise lounges and chairs. Unit cost is based upon actual 2013 expenditures.

# Mechanical Equipment, Pool - Circulating Pumps

## POOL COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 1.08% **Line Item: 34**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	4	Each	Current Unit Cost:	\$1,100.00
Replacement Per Phase:	4	Each	Current Cost Per Phase:	\$4,400
Replaced in Next 30-Years:	12	Each	Total Cost Next 30-Years:	\$19,828
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Varies		Overall Current Condition:	Good
Remaining Years Until Replacement:	5		Useful Life in Arlington, TX	8 to 12 Years
Estimated First Year of Replacement:	2018		Full or Partial Replacement:	Full



Circulating pumps for swimming pool.



Circulating pump, at wood enclosure near pool house.



Circulating pump, at wood enclosure near pool house.



Pool circulating pump, in good functional condition.

Schedule of Replacements Costs					
2013	\$0				
2014	\$0	2024	\$0	2034	\$0
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$5,003	2028	\$6,466	2038	\$8,359
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0

**Special Conditions**

(4) circulating pumps serve the swimming pool. (3) circulating pumps are rated for 2.0-Horsepower, and (1) circulating pump is 5.0-Horsepower. Circulating pumps vary in age but are currently in good functional condition. Replacement of the circulating pumps is forecasted every 10 years, beginning in 2018. In 2038, pump replacement coincides with pool filter replacements.

# Mechanical Equipment, Pool - Filters

## POOL COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 0.78% **Line Item: 35**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	3	Each	Current Unit Cost:	\$1,500.00
Replacement Per Phase:	3	Each	Current Cost Per Phase:	\$4,500
Replaced in Next 30-Years:	6	Each	Total Cost Next 30-Years:	\$14,365
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	7		Overall Current Condition:	Good
Remaining Years Until Replacement:	10		Useful Life in Arlington, TX	12 to 18 Years
Estimated First Year of Replacement:	2023		Full or Partial Replacement:	Full



Overview of pool filters.



Typical sand filter at swimming pool.



Typical sand filter at swimming pool.



Original pool filter, in good functional condition.

Schedule of Replacements Costs					
2013	\$0				
2014	\$0	2024	\$0	2034	\$0
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$8,549
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$5,817	2033	\$0	2043	\$0

Special Conditions
<p>(3) TRITON sand filters serve the swimming pool. The original filters are in good functional condition at 7 years of age. Replacement of the pool filters is forecasted for 2023, and again 15 years thereafter. Replacement of the pool filters in 2038 coincides with the replacement of the pool circulating pumps. Prior to full filter replacement, sand replacement should be funded as needed as an operational expense.</p>

# Pool Resurfacing

## POOL COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 9.09%

**Line Item: 36**

### ESTIMATED UNIT QUANTITY

Present:	4,950	Square Feet
Replacement Per Phase:	4,950	Square Feet
Replaced in Next 30-Years:	9,900	Square Feet

### ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$9.80
Current Cost Per Phase:	\$48,510
Total Cost Next 30-Years:	\$166,454

### ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	7
Remaining Years Until Replacement:	11
Estimated First Year of Replacement:	2024

### CONDITION AND USEFUL LIFE

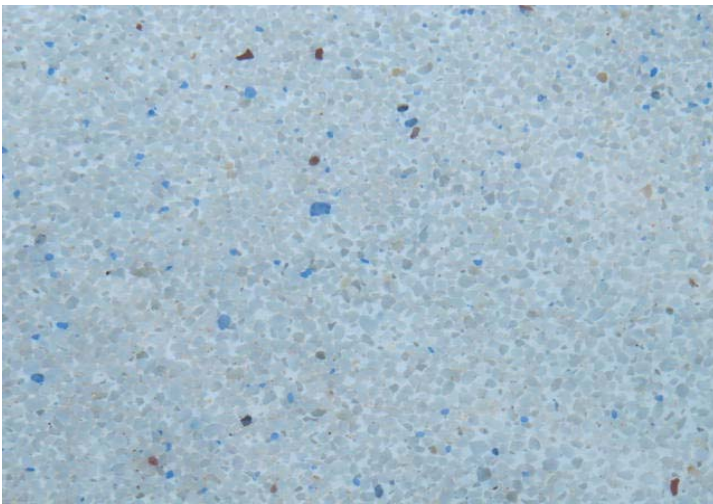
Overall Current Condition:	Good
Useful Life in Arlington, TX	10 to 18 Years
Full or Partial Replacement:	Full



Overview of swimming pool.



Diamond-Brite finish at pool interior.



Typical surface condition at Diamond-Brite finish.



Cracks at pool finish near zero-depth area.

Schedule of Replacements Costs			
2013	\$0		
2014	\$0	2024	\$64,336
2015	\$0	2025	\$0
2016	\$0	2026	\$0
2017	\$0	2027	\$0
2018	\$0	2028	\$0
2019	\$0	2029	\$0
2020	\$0	2030	\$0
2021	\$0	2031	\$0
2022	\$0	2032	\$0
2023	\$0	2033	\$0
		2034	\$0
		2035	\$0
		2036	\$0
		2037	\$0
		2038	\$0
		2039	\$0
		2040	\$0
		2041	\$0
		2042	\$102,119
		2043	\$0

**Special Conditions**

The interior walls and floor of the swimming pool are coated with a Diamond Brite quartz-aggregate finish. The majority of the pool's wall and floor surfaces are in good overall condition, but many cracks exist at the zero-depth area of the pool. Full pool resurfacing is forecasted for 2024. Pool resurfacing coincides with the replacement of pool tile and coping.

# Sun Shade Structure

## POOL COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 1.28%

**Line Item: 37**

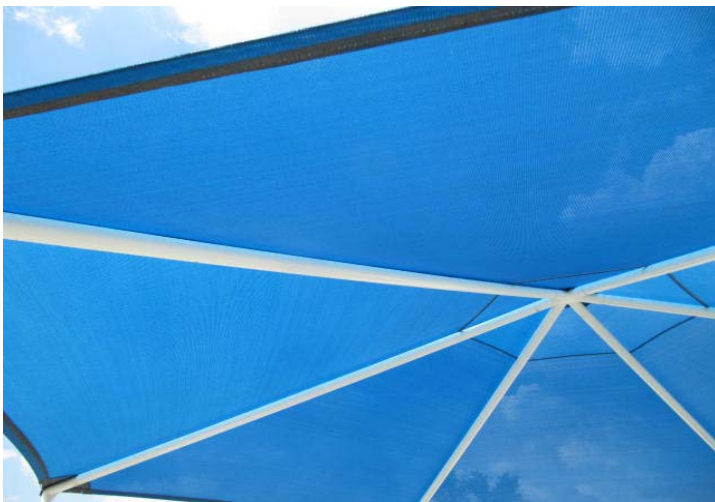
ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1	Each	Current Unit Cost:	\$7,700.00
Replacement Per Phase:	1	Each	Current Cost Per Phase:	\$7,700
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	\$23,351
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	7		Overall Current Condition:	Good
Remaining Years Until Replacement:	8		Useful Life in Arlington, TX	10 to 18 Years
Estimated First Year of Replacement:	2021		Full or Partial Replacement:	Full



Overview of sunshade structure.



Metal frame with sunshade fabric.



Metal frame with sunshade fabric.



Original sunshade, in good overall condition.

Schedule of Replacements Costs					
2013	\$0				
2014	\$0	2024	\$0	2034	\$0
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$13,896
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$9,455	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0

Special Conditions
<p>(1) shade structure is located at the swimming pool area. Unit cost includes hexagonal shade structure with commercial grade shade fabric, steel posts and canopy structure, engineered drawings, removal of existing structure, and installation of new structure. Replacement of the sun shade structure is forecasted for 2012, and again 15 years thereafter. In 2036, replacement coincides with pool deck resurfacing.</p>

# Waterline Tile, Pool

## POOL COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 0.64%

**Line Item: 38**

### ESTIMATED UNIT QUANTITY

Present:	215	Linear Feet
Replacement Per Phase:	215	Linear Feet
Replaced in Next 30-Years:	430	Linear Feet

### ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$16.00
Current Cost Per Phase:	\$3,440
Total Cost Next 30-Years:	\$11,804

### ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	7
Remaining Years Until Replacement:	11
Estimated First Year of Replacement:	2024

### CONDITION AND USEFUL LIFE

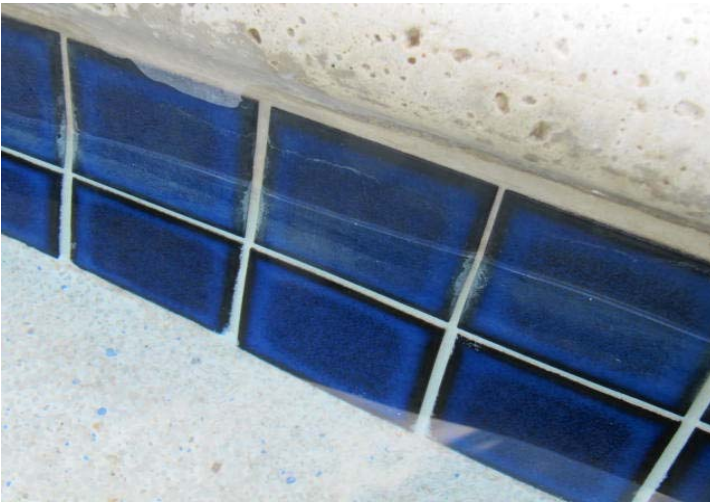
Overall Current Condition:	Fair
Useful Life in Arlington, TX	to 25 Years
Full or Partial Replacement:	Full



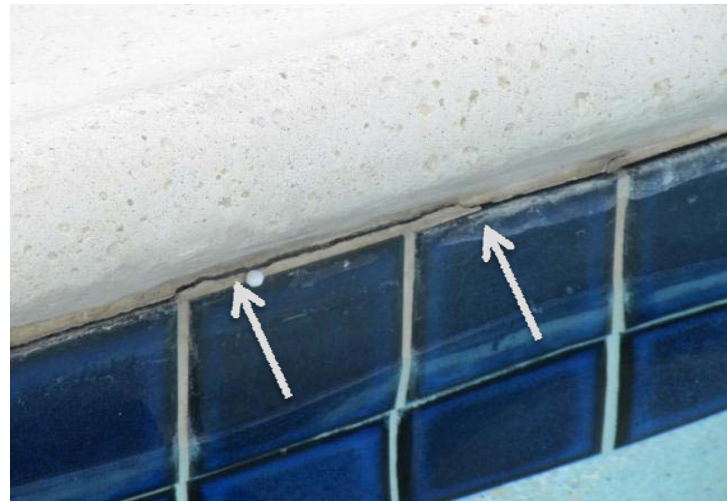
Overview of waterline tile at swimming pool.



Typical condition of waterline tile at pool perimeter.



Typical condition of waterline tile at pool perimeter.



Isolated condition of mortar in poor condition at top of waterline tile.

Schedule of Replacements Costs			
2013	\$0		
2014	\$0	2024	\$4,562
2015	\$0	2025	\$0
2016	\$0	2026	\$0
2017	\$0	2027	\$0
2018	\$0	2028	\$0
2019	\$0	2029	\$0
2020	\$0	2030	\$0
2021	\$0	2031	\$0
2022	\$0	2032	\$0
2023	\$0	2033	\$0
		2034	\$0
		2035	\$0
		2036	\$0
		2037	\$0
		2038	\$0
		2039	\$0
		2040	\$0
		2041	\$0
		2042	\$7,242
		2043	\$0

**Special Conditions**

Waterline tile is located at the perimeter of the swimming pool (with the exception of the zero-depth end). Waterline tile is in fair overall condition at 7 years of age, with isolated cracking below coping pieces. Full replacement of the waterline tile is forecasted for 2024, and again 18 years thereafter. Tile replacement coincides with pool resurfacing and pool coping replacement.

# Water Feature, Pool, Refurbishment

## POOL COMPONENT

**PERCENTAGE OF TOTAL FUTURE COSTS:** 0.78%

**Line Item: 39**

### ESTIMATED UNIT QUANTITY

Present:	1	Each
Replacement Per Phase:	1	Each
Replaced in Next 30-Years:	5	Each

### ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$1,800.00
Current Cost Per Phase:	\$1,800
Total Cost Next 30-Years:	\$14,256

### ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	<3
Remaining Years Until Replacement:	5
Estimated First Year of Replacement:	2018

### CONDITION AND USEFUL LIFE

Overall Current Condition:	Good	
Useful Life in Arlington, TX	4 to 8	Years
Full or Partial Replacement:	Full	



Overview of water feature at swimming pool.



Mushroom / umbrella feature at swimming pool.



Mushroom / umbrella feature at swimming pool.



Good finishes at water feature - recent painting funded from operating budget.

Schedule of Replacements Costs			
<b>2013</b>	\$0		
<b>2014</b>	\$0	<b>2024</b>	\$2,387
<b>2015</b>	\$0	<b>2025</b>	\$0
<b>2016</b>	\$0	<b>2026</b>	\$0
<b>2017</b>	\$0	<b>2027</b>	\$0
<b>2018</b>	\$2,046	<b>2028</b>	\$0
<b>2019</b>	\$0	<b>2029</b>	\$0
<b>2020</b>	\$0	<b>2030</b>	\$2,785
<b>2021</b>	\$0	<b>2031</b>	\$0
<b>2022</b>	\$0	<b>2032</b>	\$0
<b>2023</b>	\$0	<b>2033</b>	\$0
		<b>2034</b>	\$0
		<b>2035</b>	\$0
		<b>2036</b>	\$3,248
		<b>2037</b>	\$0
		<b>2038</b>	\$0
		<b>2039</b>	\$0
		<b>2040</b>	\$0
		<b>2041</b>	\$0
		<b>2042</b>	\$3,789
		<b>2043</b>	\$0

**Special Conditions**

(1) domed water feature is located at the shallow end of the swimming pool. Component includes refurbishing of the water feature canopy and pole, including sandblasting of existing finish and an application of marine grade paint. Water feature refurbishment is forecasted every 4 to 8 years, beginning in 2018.

# Reserve Study Update

## OTHER COMPONENTS

**PERCENTAGE OF TOTAL FUTURE COSTS:** 0.16%

**Line Item: 40**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1	Each	Current Unit Cost:	\$2,750.00
Replacement Per Phase:	1	Each	Current Cost Per Phase:	\$2,750
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	\$2,970
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	0		Overall Current Condition:	N/A
Remaining Years Until Replacement:	3		Useful Life in Arlington, TX	to 3 Years
Estimated First Year of Replacement:	2016		Full or Partial Replacement:	Full



# BUILDINGRESERVES

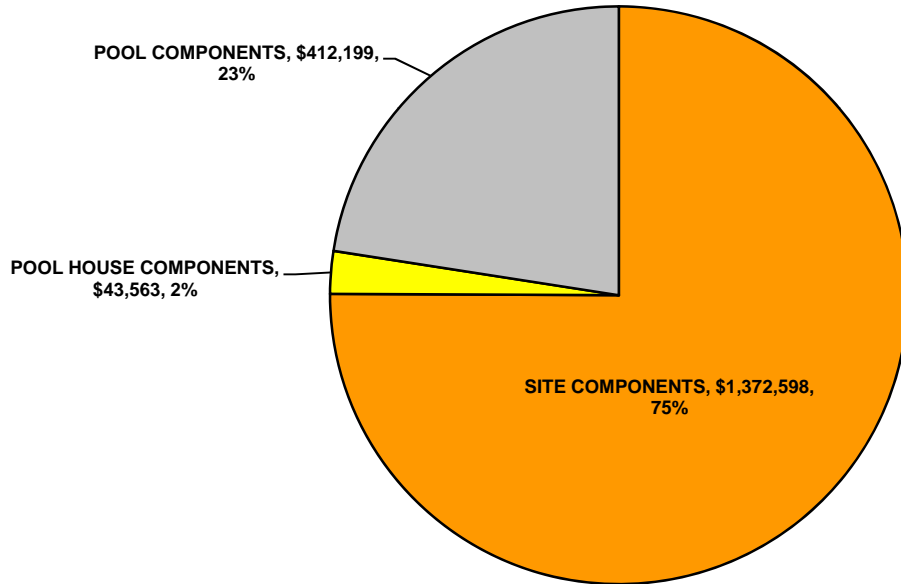
Schedule of Replacements Costs					
<b>2013</b>	\$0				
<b>2014</b>	\$0	<b>2024</b>	\$0	<b>2034</b>	\$0
<b>2015</b>	\$0	<b>2025</b>	\$0	<b>2035</b>	\$0
<b>2016</b>	\$2,970	<b>2026</b>	\$0	<b>2036</b>	\$0
<b>2017</b>	\$0	<b>2027</b>	\$0	<b>2037</b>	\$0
<b>2018</b>	\$0	<b>2028</b>	\$0	<b>2038</b>	\$0
<b>2019</b>	\$0	<b>2029</b>	\$0	<b>2039</b>	\$0
<b>2020</b>	\$0	<b>2030</b>	\$0	<b>2040</b>	\$0
<b>2021</b>	\$0	<b>2031</b>	\$0	<b>2041</b>	\$0
<b>2022</b>	\$0	<b>2032</b>	\$0	<b>2042</b>	\$0
<b>2023</b>	\$0	<b>2033</b>	\$0	<b>2043</b>	\$0

Special Conditions
<p>It is necessary to update the association's reserve study every three years +/- to make certain an equitable funding plan is in place. A variety of factors can alter reserve recommendations, including changes in the following: maintenance practices, reserve balance, construction inflation rates, construction labor rates, interest rates on invested reserves and / or unforeseen damage from weather events.</p>



# QUANTITY AND COST PROJECTIONS FOR NEXT 30-YEARS

Graph Illustrates Total Future Cost of Replacement By Property Class

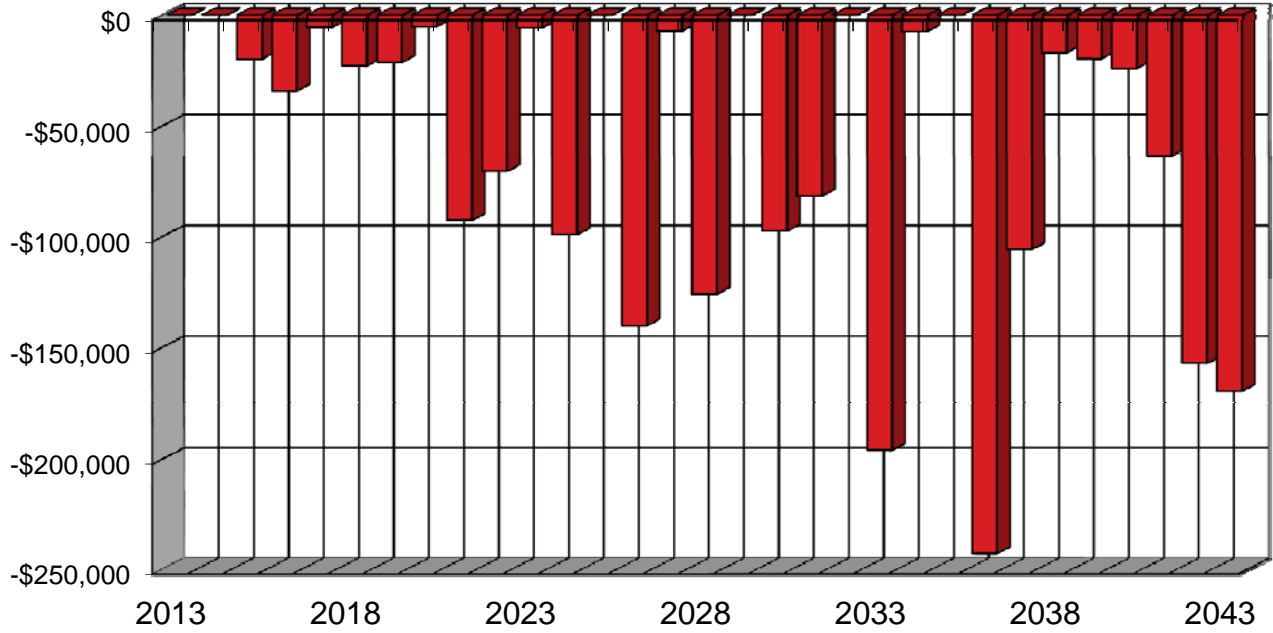


Reserve Inventory		Replacement Quantities			Replacement Costs		
Line Item	Reserve Component Listed by Property Class	Units	Per Phase	Total for 30-Years	Unit Cost	Current Cost Per Phase	Total Future Cost
<b>SITE COMPONENTS</b>							
1	Concrete Parking Lot, Partial Replacement	Square Feet	613	2,450	\$6.25	\$3,828	\$26,255
2	Concrete Sidewalks, Partial Replacement	Square Feet	1,450	5,800	\$5.50	\$7,975	\$54,697
3	Fences, Picket, Metal, Paint Finishes	Linear Feet	1,525	6,100	\$6.60	\$10,065	\$57,961
4	Fences, Picket, Metal, Replacement	Linear Feet	1,525	1,525	\$38.00	\$57,950	\$96,828
5	Fences, Privacy, Wood, Replacement	Linear Feet	1,830	1,830	\$29.50	\$53,985	\$75,368
6	Fences, Privacy, Wood, Staining / Sealing	Linear Feet	1,830	10,980	\$7.20	\$13,176	\$120,531
7	Fences, Rail-Style, Concrete	Linear Feet	1,020	1,020	\$31.00	\$31,620	\$68,294
8	Irrigation System, Phased Replacements	Heads	450	1,350	\$105.00	\$47,250	\$237,317
9	Landscape Improvements	Allowance	1	4	\$12,000.00	\$12,000	\$74,799
10	Light Poles and Fixtures	Each	2	2	\$2,800.00	\$5,600	\$8,889
11	Playground Equipment - Climbing Wall	Each	1	1	\$7,000.00	\$7,000	\$10,287
12	Playground Equipment - Play Structure	Each	1	1	\$19,600.00	\$19,600	\$28,805
13	Playground Equipment - Swing Set	Each	1	1	\$3,200.00	\$3,200	\$4,703
14	Pond Aerators, Control Boxes / Timers	Each	4	12	\$1,400.00	\$5,600	\$23,972
15	Pond Aerators, Replacement	Each	4	8	\$10,000.00	\$40,000	\$121,303
16	Ponds, Dredging	Cubic Yards	2,511	5,023	\$14.00	\$35,158	\$127,603
17	Pond Drainage Areas, Clearing / Cleaning	Allowance	1	3	\$5,000.00	\$5,000	\$21,960
18	Pond Restoration, Clay Liner Installation, Proposed	Square Feet	27,000	27,000	\$0.70	\$18,900	\$19,896
19	Retaining Walls, Gabion, Replacement	Cubic Yards	35	35	\$210.00	\$7,350	\$11,666
20	Retaining Walls, Stone, Capital Repairs	Square Feet	3,100	6,200	\$1.40	\$4,340	\$12,634
21	Signage, Monuments, Cast Stone, Phased Replacement	Each	6	17	\$1,700.00	\$9,350	\$45,506
22	Signage, Monuments, Metal Roof Structures	Squares	4	4	\$1,030.00	\$4,120	\$6,540
23	Site Furnishings - Benches / Picnic Table / Garbage Cans / Bike Rack	Each	7	14	\$515.00	\$3,605	\$10,932
24	Walls, Perimeter, Masonry, Inspection and Capital Repairs	Square Feet	48,600	97,200	\$0.70	\$34,020	\$105,851
<b>POOL HOUSE COMPONENTS</b>							
25	Exterior Renovations, Pool House	Allowance	1	1	\$4,800.00	\$4,800	\$6,701
26	Restroom & Interior Renovations, Pool House	Allowance	1	1	\$10,800.00	\$10,800	\$15,078
27	Roof, Standing Seam, Aluminum	Squares	12	12	\$700.00	\$8,400	\$17,235
28	Security System, FOB Access	Each	1	2	\$1,500.00	\$1,500	\$4,549
<b>POOL COMPONENTS</b>							
29	Concrete Deck, Repairs and Resurfacing	Square Feet	6,325	31,625	\$2.20	\$13,915	\$110,206



# LIFE ANALYSIS AND CONDITION ASSESSMENT

Graph Illustrates Reserve Expenses Per Year Displaying Years 1-30

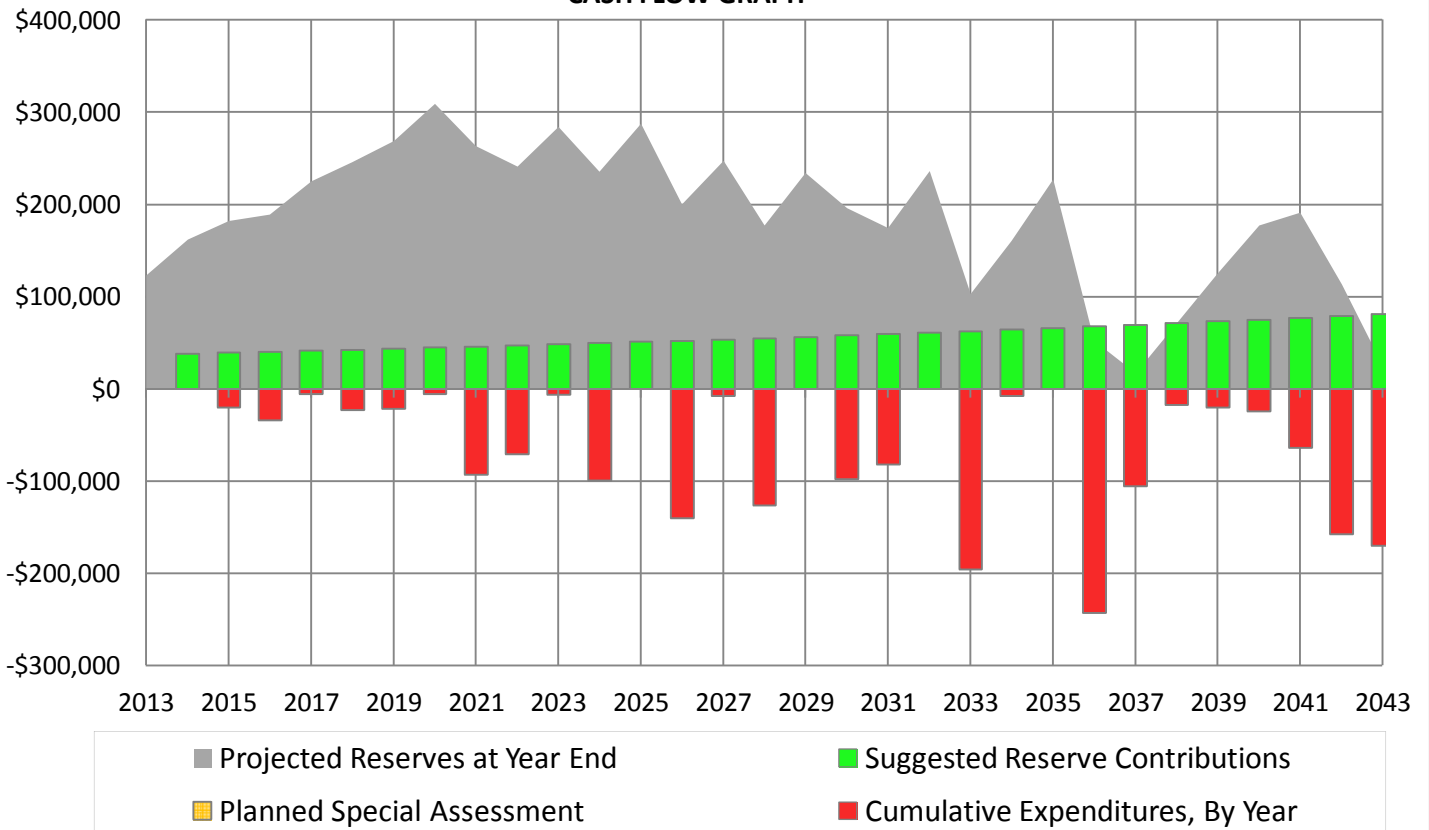


Reserve Inventory		Life Analysis and Condition Assessment				
Line Item	Reserve Component Listed by Property Class	Useful life	Remaining Useful Life	Estimated 1st Year of Replacement	Estimated Current Age	Current Condition
<b>SITE COMPONENTS</b>						
1	Concrete Parking Lot, Partial Replacement	to 65	9	2022	7	Good
2	Concrete Sidewalks, Partial Replacement	to 65	9	2022	7	Good
3	Fences, Picket, Metal, Paint Finishes	6 to 8	3	2016	Unknown	Fair
4	Fences, Picket, Metal, Replacement	25 to 30	20	2033	7	Good
5	Fences, Privacy, Wood, Replacement	15 to 20	13	2026	7	Fair
6	Fences, Privacy, Wood, Staining / Sealing	4 to 6	3	2016	7	Fair
7	Fences, Rail-Style, Concrete	35 to 40	30	2043	7	Good
8	Irrigation System, Phased Replacements	25 to 30	17	2030	Varies	Good
9	Landscape Improvements	Varies	6	2019	Varies	Good
10	Light Poles and Fixtures	20 to 25	18	2031	7	Good
11	Playground Equipment - Climbing Wall	20 to 25	15	2028	7	Good
12	Playground Equipment - Play Structure	20 to 25	15	2028	7	Fair
13	Playground Equipment - Swing Set	20 to 25	15	2028	7	Good
14	Pond Aerators, Control Boxes / Timers	10 to 15	3	2016	7	Fair
15	Pond Aerators, Replacement	to 15	8	2021	7	Good
16	Ponds, Dredging	Varies	15	2028	7	Good
17	Pond Drainage Areas, Clearing / Cleaning	Varies	4	2017	7	Good
18	Pond Restoration, Clay Liner Installation, Proposed	Varies	2	2015	N/A	
19	Retaining Walls, Gabion, Replacement	20 to 25	18	2031	7	Good
20	Retaining Walls, Stone, Capital Repairs	15 to 20	7	2020	7	Fair
21	Signage, Monuments, Cast Stone, Phased Replacement	15 to 20	8	2021	7	Good
22	Signage, Monuments, Metal Roof Structures	25 to 30	18	2031	7	Good
23	Site Furnishings - Benches / Picnic Table / Garbage Cans / Bike Rack	10 to 15	8	2021	7	Good
24	Walls, Perimeter, Masonry, Inspection and Capital Repairs	10 to 15	9	2022	7	Good
<b>POOL HOUSE COMPONENTS</b>						
25	Exterior Renovations, Pool House	20 to 25	13	2026	7	Good
26	Restroom & Interior Renovations, Pool House	to 20	13	2026	7	Good
27	Roof, Standing Seam, Aluminum	35 to 40	28	2041	7	Good
28	Security System, FOB Access	10 to 15	8	2021	7	Good
<b>POOL COMPONENTS</b>						
29	Concrete Deck, Repairs and Resurfacing	5 to 8	5	2018	1	Very Good



# 30-YEAR CASH FLOW ANALYSIS DISPLAYING YEARS: 1-30

## CASH FLOW GRAPH



	Start Year	1	2	3	4	5	6	7	8	9	10
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
+ Reserves at Beginning of Year	\$123,144	123,144	162,029	182,078	188,929	225,502	245,904	269,052	309,436	263,707	241,199
+ Suggested Reserve Contribution	\$0	38,600	39,600	40,600	41,700	42,800	43,900	45,000	46,200	47,400	48,600
+ Planned Special Assessment	\$0	0	0	0	0	0	0	0	0	0	0
+ Estimated Interest Earned	\$0	285	344	371	414	471	514	578	573	504	525
+ Cumulative Expenditure, By Year	\$0	0	-19,896	-34,120	-5,541	-22,870	-21,265	-5,194	-92,502	-70,412	-5,817
= Projected Reserves at Year End	\$123,144	162,029	182,078	188,929	225,502	245,904	269,052	309,436	263,707	241,199	284,507

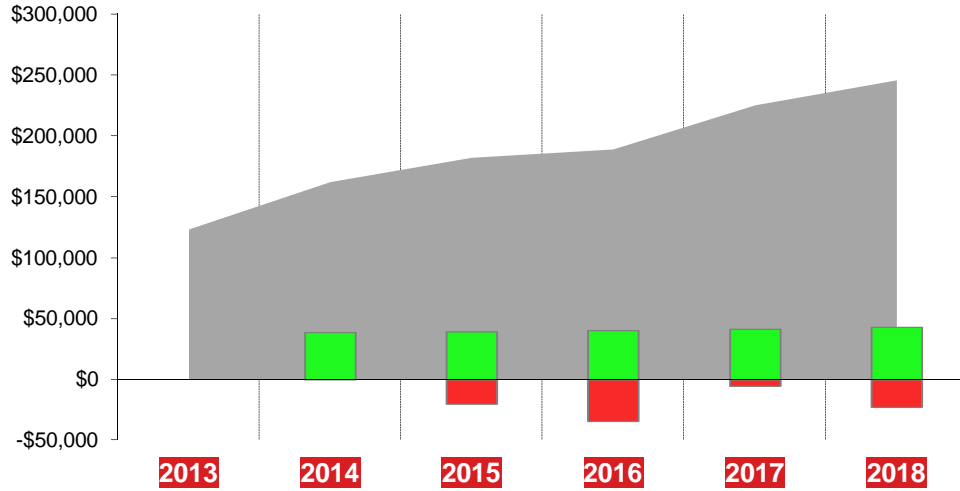
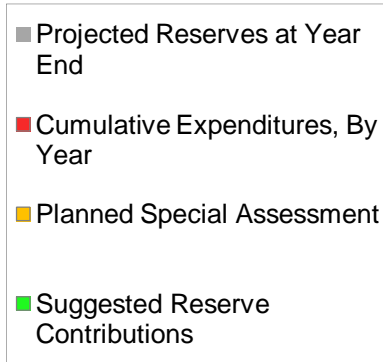
	11	12	13	14	15	16	17	18	19	20
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
+ Reserves at Beginning of Year	284,507	235,920	287,643	200,518	247,704	177,550	234,662	195,882	174,368	236,078
+ Suggested Reserve Contribution	49,900	51,200	52,500	53,900	55,300	56,700	58,200	59,700	61,300	62,900
+ Planned Special Assessment	0	0	0	0	0	0	0	0	0	0
+ Estimated Interest Earned	520	523	488	448	425	412	430	370	410	339
+ Cumulative Expenditure, By Year	-99,007	0	-140,114	-7,162	-125,878	0	-97,410	-81,585	0	-195,828
= Projected Reserves at Year End	235,920	287,643	200,518	247,704	177,550	234,662	195,882	174,368	236,078	103,489

	21	22	23	24	25	26	27	28	29	30
	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
+ Reserves at Beginning of Year	103,489	160,812	227,400	52,774	16,907	71,588	125,567	177,172	191,387	113,841
+ Suggested Reserve Contribution	64,500	66,200	67,900	69,700	71,500	73,400	75,300	77,300	79,300	81,400
+ Planned Special Assessment	0	0	0	0	0	0	0	0	0	0
+ Estimated Interest Earned	264	388	280	70	88	197	302	368	305	139
+ Cumulative Expenditure, By Year	-7,440	0	-242,806	-105,637	-16,907	-19,618	-23,997	-63,453	-157,151	-169,721
= Projected Reserves at Year End	160,812	227,400	52,774	16,907	71,588	125,567	177,172	191,387	113,841	25,659

# DIVISION 1: YEARS 1-5 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: **2.60%**

Interest Earned on Invested Reserves: **0.20%**



	2013	2014	2015	2016	2017	2018
+ Reserves at Beginning of Year	123,144	123,144	162,029	182,078	188,929	225,502
+ Suggested Reserve Contribution		38,600	39,600	40,600	41,700	42,800
+ Planned Special Assessment						
+ Estimated Interest Earned on Invested Reserves		285	344	371	414	471
+ Cumulative Expenses, By Year			-19,896	-34,120	-5,541	-22,870
= Projected Reserves at Year End	123,144	162,029	182,078	188,929	225,502	245,904

Line Item	Reserve Component Listed by Property Class	Year Start	1	2	3	4	5
		2013	2014	2015	2016	2017	2018
SITE COMPONENTS							
1	Concrete Parking Lot, Partial Replacement						
2	Concrete Sidewalks, Partial Replacement						
3	Fences, Picket, Metal, Paint Finishes				10,871		
4	Fences, Picket, Metal, Replacement						
5	Fences, Privacy, Wood, Replacement						
6	Fences, Privacy, Wood, Staining / Sealing				14,231		
7	Fences, Rail-Style, Concrete						
8	Irrigation System, Phased Replacements						
9	Landscape Improvements						
10	Light Poles and Fixtures						
11	Playground Equipment - Climbing Wall						
12	Playground Equipment - Play Structure						
13	Playground Equipment - Swing Set						
14	Pond Aerators, Control Boxes / Timers				6,048		
15	Pond Aerators, Replacement						
16	Ponds, Dredging						
17	Pond Drainage Areas, Clearing / Cleaning					5,541	
18	Pond Restoration, Clay Liner Installation, Proposed			19,896			
19	Retaining Walls, Gabion, Replacement						
20	Retaining Walls, Stone, Capital Repairs						
21	Signage, Monuments, Cast Stone, Phased Replacement						
22	Signage, Monuments, Metal Roof Structures						
23	Site Furnishings - Benches / Picnic Table / Garbage Cans / Bike Rack						
24	Walls, Perimeter, Masonry, Inspection and Capital Repairs						
POOL HOUSE COMPONENTS							
25	Exterior Renovations, Pool House						
26	Restroom & Interior Renovations, Pool House						
27	Roof, Standing Seam, Aluminum						
28	Security System, FOB Access						
POOL COMPONENTS							
29	Concrete Deck, Repairs and Resurfacing						15,820

**DIVISION 1: YEARS 1-5 OF CASH FLOW ANALYSIS**

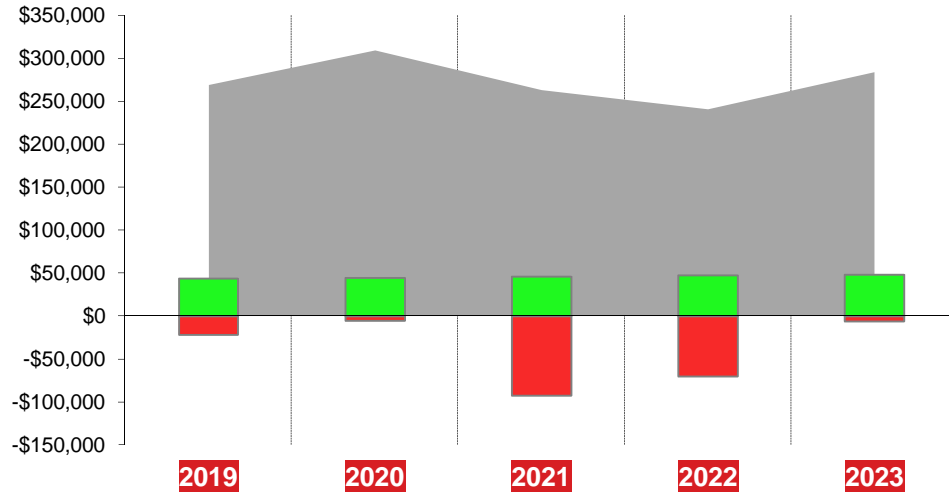
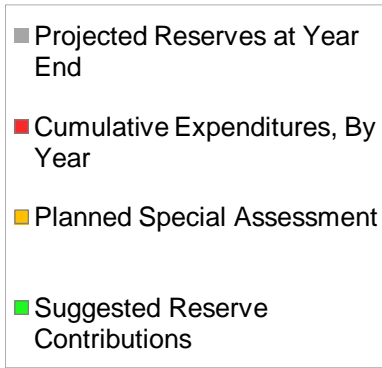
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Line Item	Reserve Component Listed by Property Class	Year Start	1	2	3	4	5
		2013	2014	2015	2016	2017	2018
30	Coping, Concrete						
31	Furniture, Pool - Chairs						
32	Furniture, Pool - Chaise Lounges						
33	Furniture, Pool - Tables						
34	Mechanical Equipment, Pool - Circulating Pumps						5,003
35	Mechanical Equipment, Pool - Filters						
36	Pool Resurfacing						
37	Sun Shade Structure						
38	Waterline Tile, Pool						
39	Water Feature, Pool, Refurbishment						2,046
	<b>OTHER COMPONENTS</b>						
40	Reserve Study Update				2,970		

# DIVISION 2: YEARS 6-10 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: 2.60%

Interest Earned on Invested Reserves: 0.20%



	2019	2020	2021	2022	2023
+ Reserves at Beginning of Year	245,904	269,052	309,436	263,707	241,199
+ Suggested Reserve Contribution	43,900	45,000	46,200	47,400	48,600
+ Planned Special Assessment					
+ Estimated Interest Earned on Invested Reserves	514	578	573	504	525
+ Cumulative Expenditure, By Year	-21,265	-5,194	-92,502	-70,412	-5,817
= Projected Reserves at Year End	269,052	309,436	263,707	241,199	284,507

Line Item	Reserve Component Listed by Property Class	6 2019	7 2020	8 2021	9 2022	10 2023
	SITE COMPONENTS					
1	Concrete Parking Lot, Partial Replacement				4,823	
2	Concrete Sidewalks, Partial Replacement				10,047	
3	Fences, Picket, Metal, Paint Finishes				12,681	
4	Fences, Picket, Metal, Replacement					
5	Fences, Privacy, Wood, Replacement					
6	Fences, Privacy, Wood, Staining / Sealing			16,179		
7	Fences, Rail-Style, Concrete					
8	Irrigation System, Phased Replacements					
9	Landscape Improvements	13,998				
10	Light Poles and Fixtures					
11	Playground Equipment - Climbing Wall					
12	Playground Equipment - Play Structure					
13	Playground Equipment - Swing Set					
14	Pond Aerators, Control Boxes / Timers					
15	Pond Aerators, Replacement			49,118		
16	Ponds, Dredging					
17	Pond Drainage Areas, Clearing / Cleaning					
18	Pond Restoration, Clay Liner Installation, Proposed					
19	Retaining Walls, Gabion, Replacement					
20	Retaining Walls, Stone, Capital Repairs		5,194			
21	Signage, Monuments, Cast Stone, Phased Replacement			11,481		
22	Signage, Monuments, Metal Roof Structures					
23	Site Furnishings - Benches / Picnic Table / Garbage Cans / Bike Rack			4,427		
24	Walls, Perimeter, Masonry, Inspection and Capital Repairs				42,861	
	POOL HOUSE COMPONENTS					
25	Exterior Renovations, Pool House					
26	Restroom & Interior Renovations, Pool House					
27	Roof, Standing Seam, Aluminum					
28	Security System, FOB Access			1,842		
	POOL COMPONENTS					
29	Concrete Deck, Repairs and Resurfacing					



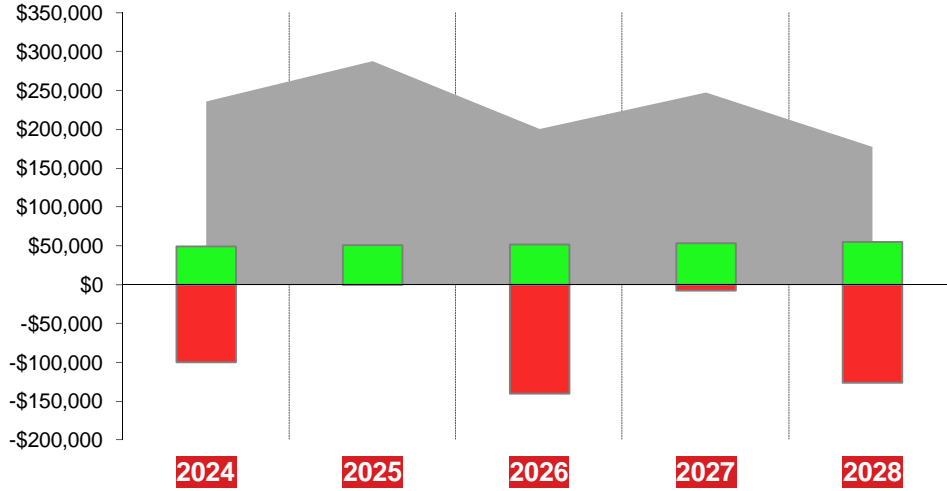
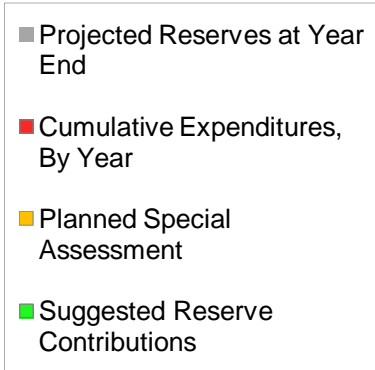
**DIVISION 2: YEARS 6-10 OF CASH FLOW ANALYSIS  
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Line Item	Reserve Component Listed by Property Class	6	7	8	9	10
		2019	2020	2021	2022	2023
30	Coping, Concrete					
31	Furniture, Pool - Chairs	1,785				
32	Furniture, Pool - Chaise Lounges	3,593				
33	Furniture, Pool - Tables	1,890				
34	Mechanical Equipment, Pool - Circulating Pumps					
35	Mechanical Equipment, Pool - Filters					5,817
36	Pool Resurfacing					
37	Sun Shade Structure			9,455		
38	Waterline Tile, Pool					
39	Water Feature, Pool, Refurbishment					
	OTHER COMPONENTS					
40	Reserve Study Update					

# DIVISION 3: YEARS 11-15 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: **2.60%**

Interest Earned on Invested Reserves: **0.20%**



	2024	2025	2026	2027	2028
<b>+</b> Reserves at Beginning of Year	284,507	235,920	287,643	200,518	247,704
<b>+</b> Suggested Reserve Contribution	49,900	51,200	52,500	53,900	55,300
<b>+</b> Planned Special Assessment					
<b>+</b> Estimated Interest Earned on Invested Reserves	520	523	488	448	425
<b>+</b> Cumulative Expenditure, By Year	-99,007	-140,114	-7,162	-7,162	-125,878
<b>=</b> Projected Reserves at Year End	235,920	287,643	200,518	247,704	177,550

Line Item	Reserve Component Listed by Property Class	11 2024	12 2025	13 2026	14 2027	15 2028
	<b>SITE COMPONENTS</b>					
1	Concrete Parking Lot, Partial Replacement					
2	Concrete Sidewalks, Partial Replacement					
3	Fences, Picket, Metal, Paint Finishes					14,792
4	Fences, Picket, Metal, Replacement					
5	Fences, Privacy, Wood, Replacement			75,368		
6	Fences, Privacy, Wood, Staining / Sealing			18,395		
7	Fences, Rail-Style, Concrete					
8	Irrigation System, Phased Replacements					
9	Landscape Improvements			16,753		
10	Light Poles and Fixtures					
11	Playground Equipment - Climbing Wall					10,287
12	Playground Equipment - Play Structure					28,805
13	Playground Equipment - Swing Set					4,703
14	Pond Aerators, Control Boxes / Timers			7,818		
15	Pond Aerators, Replacement					
16	Ponds, Dredging					51,669
17	Pond Drainage Areas, Clearing / Cleaning				7,162	
18	Pond Restoration, Clay Liner Installation, Proposed					
19	Retaining Walls, Gabion, Replacement					
20	Retaining Walls, Stone, Capital Repairs					
21	Signage, Monuments, Cast Stone, Phased Replacement					
22	Signage, Monuments, Metal Roof Structures					
23	Site Furnishings - Benches / Picnic Table / Garbage Cans / Bike Rack					
24	Walls, Perimeter, Masonry, Inspection and Capital Repairs					
	<b>POOL HOUSE COMPONENTS</b>					
25	Exterior Renovations, Pool House			6,701		
26	Restroom & Interior Renovations, Pool House			15,078		
27	Roof, Standing Seam, Aluminum					
28	Security System, FOB Access					
	<b>POOL COMPONENTS</b>					
29	Concrete Deck, Repairs and Resurfacing	18,455				

**DIVISION 3: YEARS 11-15 OF CASH FLOW ANALYSIS**

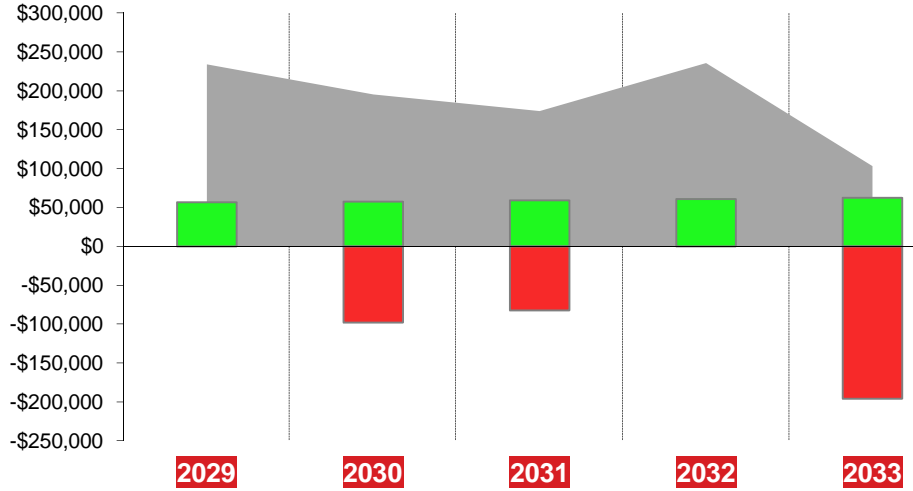
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Line Item	Reserve Component Listed by Property Class	11	12	13	14	15
		2024	2025	2026	2027	2028
30	Coping, Concrete	9,267				
31	Furniture, Pool - Chairs					2,249
32	Furniture, Pool - Chaise Lounges					4,526
33	Furniture, Pool - Tables					2,381
34	Mechanical Equipment, Pool - Circulating Pumps					6,466
35	Mechanical Equipment, Pool - Filters					
36	Pool Resurfacing	64,336				
37	Sun Shade Structure					
38	Waterline Tile, Pool	4,562				
39	Water Feature, Pool, Refurbishment	2,387				
	<b>OTHER COMPONENTS</b>					
40	Reserve Study Update					

# DIVISION 4: YEARS 16-20 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: **2.60%**

Interest Earned on Invested Reserves: **0.20%**



		2029	2030	2031	2032	2033
+	<b>Reserves at Beginning of Year</b>	177,550	234,662	195,882	174,368	236,078
+	<b>Suggested Reserve Contribution</b>	56,700	58,200	59,700	61,300	62,900
+	<b>Planned Special Assessment</b>					
+	<b>Estimated Interest Earned on Invested Reserves</b>	412	430	370	410	339
+	<b>Cumulative Expenditure, By Year</b>		-97,410	-81,585		-195,828
=	<b>Projected Reserves at Year End</b>	234,662	195,882	174,368	236,078	103,489
Line Item	Reserve Component Listed by Property Class	16 2029	17 2030	18 2031	19 2032	20 2033
	<b>SITE COMPONENTS</b>					
1	Concrete Parking Lot, Partial Replacement			6,076		
2	Concrete Sidewalks, Partial Replacement			12,659		
3	Fences, Picket, Metal, Paint Finishes					
4	Fences, Picket, Metal, Replacement					96,828
5	Fences, Privacy, Wood, Replacement					
6	Fences, Privacy, Wood, Staining / Sealing			20,914		
7	Fences, Rail-Style, Concrete					
8	Irrigation System, Phased Replacements		73,098			78,949
9	Landscape Improvements					20,051
10	Light Poles and Fixtures			8,889		
11	Playground Equipment - Climbing Wall					
12	Playground Equipment - Play Structure					
13	Playground Equipment - Swing Set					
14	Pond Aerators, Control Boxes / Timers					
15	Pond Aerators, Replacement					
16	Ponds, Dredging					
17	Pond Drainage Areas, Clearing / Cleaning					
18	Pond Restoration, Clay Liner Installation, Proposed					
19	Retaining Walls, Gabion, Replacement			11,666		
20	Retaining Walls, Stone, Capital Repairs					
21	Signage, Monuments, Cast Stone, Phased Replacement			14,841		
22	Signage, Monuments, Metal Roof Structures			6,540		
23	Site Furnishings - Benches / Picnic Table / Garbage Cans / Bike Rack					
24	Walls, Perimeter, Masonry, Inspection and Capital Repairs					
	<b>POOL HOUSE COMPONENTS</b>					
25	Exterior Renovations, Pool House					
26	Restroom & Interior Renovations, Pool House					
27	Roof, Standing Seam, Aluminum					
28	Security System, FOB Access					
	<b>POOL COMPONENTS</b>					
29	Concrete Deck, Repairs and Resurfacing		21,527			

DIVISION 4: YEARS 16-20 OF CASH FLOW ANALYSIS

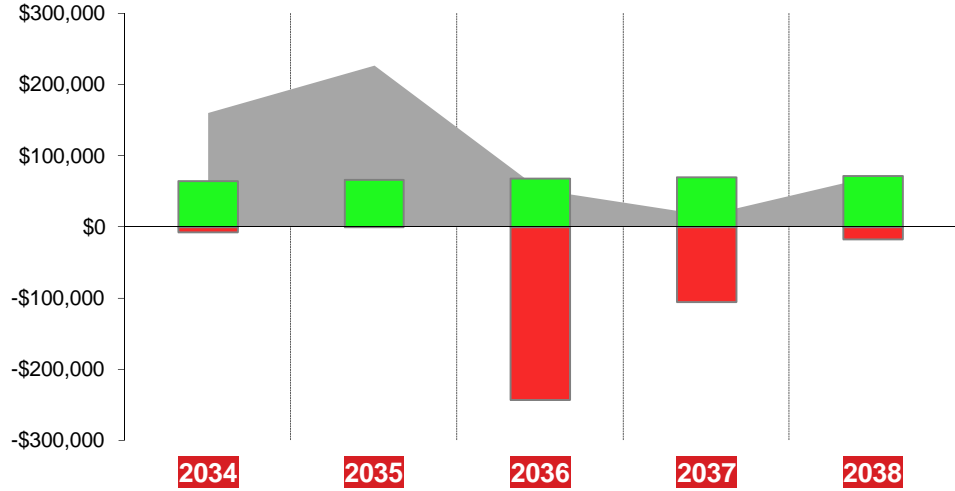
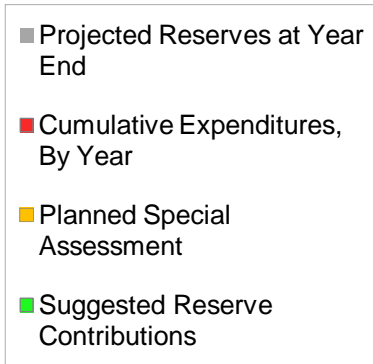
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Line Item	Reserve Component Listed by Property Class	16	17	18	19	20
		2029	2030	2031	2032	2033
30	Coping, Concrete					
31	Furniture, Pool - Chairs					
32	Furniture, Pool - Chaise Lounges					
33	Furniture, Pool - Tables					
34	Mechanical Equipment, Pool - Circulating Pumps					
35	Mechanical Equipment, Pool - Filters					
36	Pool Resurfacing					
37	Sun Shade Structure					
38	Waterline Tile, Pool					
39	Water Feature, Pool, Refurbishment		2,785			
	OTHER COMPONENTS					
40	Reserve Study Update					

# DIVISION 5: YEARS 21-25 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: 2.60%

Interest Earned on Invested Reserves: 0.20%



	2034	2035	2036	2037	2038
+ Reserves at Beginning of Year	103,489	160,812	227,400	52,774	16,907
+ Suggested Reserve Contribution	64,500	66,200	67,900	69,700	71,500
+ Planned Special Assessment	0	0	0	0	0
+ Estimated Interest Earned on Invested Reserves	264	388	280	70	88
+ Cumulative Expenditure, By Year	-7,440	0	-242,806	-105,637	-16,907
= Projected Reserves at Year End	160,812	227,400	52,774	16,907	71,588

Line Item	Reserve Component Listed by Property Class	21 2034	22 2035	23 2036	24 2037	25 2038
SITE COMPONENTS						
1	Concrete Parking Lot, Partial Replacement				7,088	
2	Concrete Sidewalks, Partial Replacement				14,766	
3	Fences, Picket, Metal, Paint Finishes					
4	Fences, Picket, Metal, Replacement					
5	Fences, Privacy, Wood, Replacement					
6	Fences, Privacy, Wood, Staining / Sealing			23,778		
7	Fences, Rail-Style, Concrete					
8	Irrigation System, Phased Replacements			85,269		
9	Landscape Improvements					
10	Light Poles and Fixtures					
11	Playground Equipment - Climbing Wall					
12	Playground Equipment - Play Structure					
13	Playground Equipment - Swing Set					
14	Pond Aerators, Control Boxes / Timers			10,106		
15	Pond Aerators, Replacement			72,185		
16	Ponds, Dredging					
17	Pond Drainage Areas, Clearing / Cleaning				9,258	
18	Pond Restoration, Clay Liner Installation, Proposed					
19	Retaining Walls, Gabion, Replacement					
20	Retaining Walls, Stone, Capital Repairs	7,440				
21	Signage, Monuments, Cast Stone, Phased Replacement					
22	Signage, Monuments, Metal Roof Structures					
23	Site Furnishings - Benches / Picnic Table / Garbage Cans / Bike Rack			6,506		
24	Walls, Perimeter, Masonry, Inspection and Capital Repairs				62,990	
POOL HOUSE COMPONENTS						
25	Exterior Renovations, Pool House					
26	Restroom & Interior Renovations, Pool House					
27	Roof, Standing Seam, Aluminum					
28	Security System, FOB Access			2,707		
POOL COMPONENTS						
29	Concrete Deck, Repairs and Resurfacing			25,111		

**DIVISION 5: YEARS 21-25 OF CASH FLOW ANALYSIS**

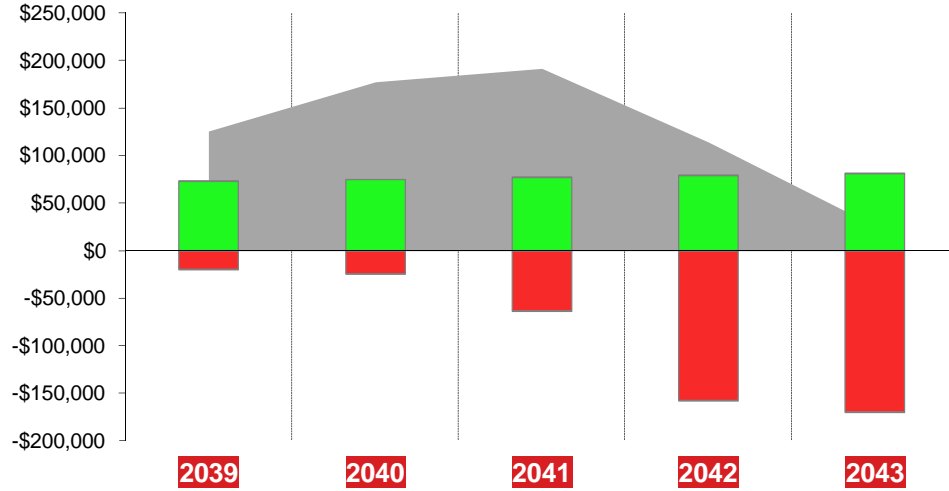
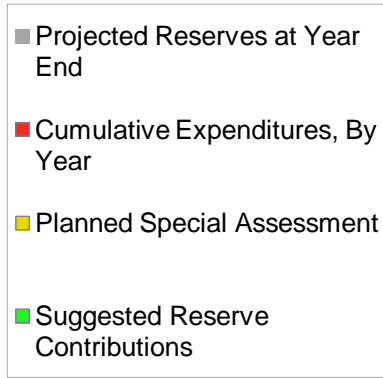
**CONTINUED**

Line Item	Reserve Component Listed by Property Class	21	22	23	24	25
		2034	2035	2036	2037	2038
30	Coping, Concrete					
31	Furniture, Pool - Chairs				2,833	
32	Furniture, Pool - Chaise Lounges				5,703	
33	Furniture, Pool - Tables				3,000	
34	Mechanical Equipment, Pool - Circulating Pumps					8,359
35	Mechanical Equipment, Pool - Filters					8,549
36	Pool Resurfacing					
37	Sun Shade Structure			13,896		
38	Waterline Tile, Pool					
39	Water Feature, Pool, Refurbishment			3,248		
	<b>OTHER COMPONENTS</b>					
40	Reserve Study Update					

# DIVISION 6: YEARS 26-30 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: **2.60%**

Interest Earned on Invested Reserves: **0.20%**



	2039	2040	2041	2042	2043
+ Reserves at Beginning of Year	71,588	125,567	177,172	191,387	113,841
+ Suggested Reserve Contribution	73,400	75,300	77,300	79,300	81,400
+ Planned Special Assessment					
+ Estimated Interest Earned on Invested Reserves	197	302	368	305	139
+ Cumulative Expenditure, By Year	-19,618	-23,997	-63,453	-157,151	-169,721
= Projected Reserves at Year End	125,567	177,172	191,387	113,841	25,659

Line Item	Reserve Component Listed by Property Class	26	27	28	29	30
		2039	2040	2041	2042	2043
	SITE COMPONENTS					
1	Concrete Parking Lot, Partial Replacement					8,268
2	Concrete Sidewalks, Partial Replacement					17,225
3	Fences, Picket, Metal, Paint Finishes	19,618				
4	Fences, Picket, Metal, Replacement					
5	Fences, Privacy, Wood, Replacement					
6	Fences, Privacy, Wood, Staining / Sealing			27,034		
7	Fences, Rail-Style, Concrete					68,294
8	Irrigation System, Phased Replacements					
9	Landscape Improvements		23,997			
10	Light Poles and Fixtures					
11	Playground Equipment - Climbing Wall					
12	Playground Equipment - Play Structure					
13	Playground Equipment - Swing Set					
14	Pond Aerators, Control Boxes / Timers					
15	Pond Aerators, Replacement					
16	Ponds, Dredging					75,934
17	Pond Drainage Areas, Clearing / Cleaning					
18	Pond Restoration, Clay Liner Installation, Proposed					
19	Retaining Walls, Gabion, Replacement					
20	Retaining Walls, Stone, Capital Repairs					
21	Signage, Monuments, Cast Stone, Phased Replacement			19,184		
22	Signage, Monuments, Metal Roof Structures					
23	Site Furnishings - Benches / Picnic Table / Garbage Cans / Bike Rack					
24	Walls, Perimeter, Masonry, Inspection and Capital Repairs					
	POOL HOUSE COMPONENTS					
25	Exterior Renovations, Pool House					
26	Restroom & Interior Renovations, Pool House					
27	Roof, Standing Seam, Aluminum			17,235		
28	Security System, FOB Access					
	POOL COMPONENTS					
29	Concrete Deck, Repairs and Resurfacing				29,293	





## Terms and Definitions

(Definitions are derived from the standards set forth by the Community Association Institute, C.A.I.)

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

**CURRENT COST OF REPLACEMENT:** That amount required today derived from the quantity of the Reserve Component and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current local market prices for materials, labor and manufacturing equipment, contractor overhead, profit and fees, but without provisions for building permits, over time, bonuses for labor or premiums for material and equipment. We include removal and disposal costs in the cost of replacement where applicable.

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

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

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

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

**FUTURE COST OF REPLACEMENT:** Reserve Expenditure derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for material, labor and equipment.

**LONG-LASTING PROPERTY COMPONENTS:** Property components of Association responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

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

**RECOMMENDED FUNDING:** The stated purpose of this Reserve Study to determine the adequate, not excessive, future annual, reasonable Reserve Contributions to fund future Reserve Expenditures.

**REMAINING YEARS UNTIL REPLACEMENT:** Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have "zero" Remaining Useful Life.

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

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

**RESERVE STUDY:** A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis. "Our budget and finance committee is soliciting proposals to update our Reserve Study for next year's budget."

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

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

## **RESOURCES USED**

**Building Reserves INC., uses different national and local data to conduct its professional services. A concise list of several of these resources follows.**

**Association of Construction Inspectors - The largest professional organization for those involved in providing inspection and construction project management. ACI is the leading association providing standards, guild lines, regulations, education and training.**

**Community Association Institute – America’s leading advocate for responsible communities noted as the only national organization. Their mission is to assist communities in promoting harmony, community, and responsible leadership.**

**Marshall & Swift/ Boeckh (MS/B) – The worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at <http://www.msbinfo.com>**

**R.S. Means Costworks – North America’s leading supplier of construction cost information. A member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects, found on the web at <http://www.rsmeans.com>**

## Service Contract

**Contract Date:** 6/19/2013

**Customer:** Southwind Community Association, Inc.

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Building Reserves, Inc. (BR) and the above-identified Customer, under the express terms and conditions contained herein.

BR will complete an investigation and reserve study of the Property (the "Study") that reviews, among other things, an analysis of the unit quantity and unit costs, a life analysis and condition assessment, a projected replacement time and a cash flow analysis with recommended reserve contributions to offset capital and replacement costs of (the "Customer) property. Such Study shall be completed within the timeframe set forth in the Proposal. Customer must provide BR with access to the Property within a reasonable period of time following BR's request for an onsite inspection. Customer will use its best efforts to provide BR with historical and budgetary information for the Property as well as all governing documents and other information requested by BR with respect to the Property.

BR's inspection and analysis of the Property is limited to visual observations and is non-invasive. BR is not qualified to detect or quantify the impact of hazardous materials or adverse environmental concerns. Unless BR expressly states otherwise in writing, BR does not investigate or consider (nor assume any responsibility or liability for) the existence or impact of any hazardous materials or any structural, latent or hidden defects on or within the Property. BR will not conduct any soil or water analysis, geological survey or investigation of subsurface mineral rights (including, without limitation, water, oil, gas, coal or metal). The validity of BR's Study (and BR's opinions and estimates) could be affected adversely by the presence of substances such as asbestos, urea-formaldehyde foam insulation, toxic wastes, environmental mold, and other chemicals or hazardous materials. BR does not conduct any invasive or structural testing or inspections; accordingly, BR makes no representation, warranty or guarantee regarding (nor does BR assume any liability or responsibility for) the structural integrity of the Property, including, without limitation, any physical defects that were not readily apparent during BR's onsite inspection. BR will inspect sloped roofs only from the ground level. BR will inspect flat roofs from the roof level when and where safe access is available (as determined in BR's sole discretion).

BR's opinions and estimates (whether oral or contained within the First Report or Final Report) are not (and shall not be construed as) a representation, warranty or guarantee of (i) the actual costs of replacement; (ii) the integrity of any common elements; or (iii) the actual remaining useful life of the Property or any elements contained thereon or therein. BR's opinions and estimates do not constitute any representation, warranty or guarantee of the performance of any products, materials or workmanship with respect to the Property.

As a result of the Study, BR will prepare an initial report (the "Initial Report") that represents a valid opinion of BR's findings and recommendations. BR will deliver the Initial Report in accordance with the timeline set forth in the Proposal. If requested by Customer within six (6) calendar months following the date of the Initial Report, BR will prepare two (2) revised drafts, incorporating new information that is provided by Customer as well as any changes that are requested reasonably by Customer and agreed-upon by BR (the "Revised Drafts" and, together with the Initial Report, the "Reports"). If Customer does not request a Revised Draft within six (6) calendar months following the date of the Initial Report, then the Initial Report shall be deemed as the Revised Draft.

## **Service Contract**

The Reports contain intellectual property that was developed by BR and is provided on a confidential basis to only Customer for only Customer's benefit. The Reports are limited to only the express purpose stated herein and may be relied upon only by Customer. The Reports, whether in whole or in part, may not be used for any other purpose, including, without limitation, as a design specification, design engineering study or an appraisal. Without BR's prior written consent, Customer may not reference BR's name or the Reports (or any information contained therein, whether in whole or in part) in any document that is reproduced or distributed to third parties without BR's prior written consent.

In consideration of BR's services provided hereunder, Customer shall pay to BR an amount equal to the Fee set forth above and in accordance with the payment schedule set forth in the Proposal. BR's compensation is not dependent or contingent upon any conclusions in the Reports. If BR does not receive the Fee in accordance with the payment schedule set forth in the Proposal, then BR shall have the immediate right (in BR's sole and absolute discretion) to cease all services hereunder and to withhold any First Report and/or Final Reports.

BR assumes that all data and information provided to BR by Customer is accurate, without any independent investigation or verification by BR. Customer indemnifies and holds harmless BR (and its employees, officers and directors) from and against any and all losses, claims, actions, causes of action, damages, expenses or liabilities (including, without limitation, reasonable attorneys' fees and court costs) that BR might suffer or incur as a result of (i) any false, misleading or incomplete information supplied by or on behalf of Customer to BR; or (ii) any improper use or reliance on the Reports. To the best of BR's knowledge, all data set forth in the reports is true and accurate. Notwithstanding the foregoing, BR assumes no liability for the accuracy of any data, opinions or estimates that are furnished by third parties, even if BR relied upon such information in generating its reports. BR's liability (including, without limitation, the collective liability of any of BR's employees, officers or directors) is limited to actual damages in an amount not to exceed the amount of the fee actually received by BR.

Customer hereby grants BR the right to use Customer's name in marketing materials and in BR's client list; provided, however, BR shall not disclose to any third party any conversations, documents, opinions or Reports held or generated in connection with BR's services rendered hereunder to Customer. This Service Contract constitutes the entire agreement between the parties hereto relating to the subject matter hereof; all prior agreements, correspondence, discussions and understandings of the parties relating to the subject matter hereof (whether oral or written) are merged herein and made a part hereof. This Service Contract may be modified only in writing and upon mutual agreement of the parties hereto.



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