

**ESTIMATED RESERVE REQUIREMENTS
FOR
EVERGREEN LAKES OF GWINNETT
HOMEOWNERS' ASSOCIATION**

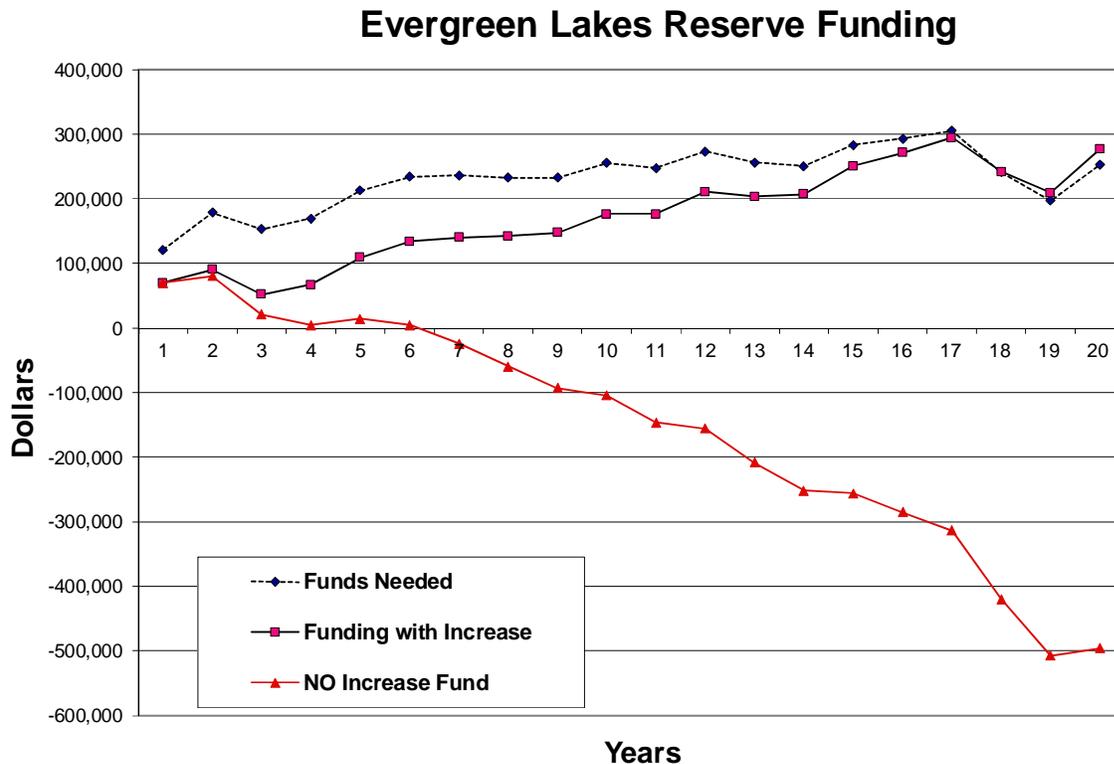


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EXECUTIVE SUMMARY

This is a long document containing a lot of information that can be summarized as follows: **you do have the money needed for short-term expenses that can be reasonably foreseen, but not for mid-term and long-term expenses.** The graph directly below illustrates (a) where you are now (year 1), (b) where you need to be (*Funds Needed*), (c) where you will be with the recommended increase (*Funding with Increase*) and (d) where you will be at the present funding level (*NO Increase Fund*).



The only reason for the Reserve Fund is to protect the value of the investments (i.e. homes) of the owners by allowing essential maintenance to be done when needed.

The Evergreen Lakes communities are essentially two separate communities that the developer legally joined together. Most properties of your size (in regard to the number of homes) have one amenity area but you have two. Instead of one pool area to maintain, you have two. Instead of two or three tennis courts, you have six. Instead of one playground, you have two. In addition, there is a continually recurring expense to dredge the pond. Therefore the Reserve Fund needs to be twice as large as a comparably sized property with one pool, one playground, etc. While your current Reserve Fund is not adequate, the Fund can be placed on a path to correct the current shortfall.

The information used to generate this graph can be found in the last two spreadsheets at the end of this report.

INTRODUCTION

Your Association should have two Funds. The first is the Operating Fund, which is used to pay your normal, recurring monthly and annual expenses like landscaping maintenance, insurance, property taxes, electricity, etc. This report does not address the Operating Fund. The other is your Capital Reserve Replacement Fund (i.e. "the Reserve"), which is used for the repair and replacement of the large items that are the Association's responsibility. Each owner who buys a home "uses up" a month's worth of the pool, the irrigation, the signage, the tennis courts and all other common items each month and should contribute to the Reserve an amount equal to what is "used up". In order to know how much this contribution should be, it is necessary to study the property and its long-term needs.

The Capital Reserve is not a fund to "make up" for deficits in the normal operating expenses of the Association. The Capital Reserve is also not a fund to construct new additional elements (jacuzzis, fountains, additional irrigation, etc.). Such items may be desirable but the original construction must be funded from the Operating Fund.

Before looking at the information on the Reserve requirements, there are a few general comments to be made. First, the Reserve Fund is very important in preserving the value of everyone's investment in their home. Contributions to the Reserve Fund should be made consistently each month according to a plan. The purpose of this report is to provide you with the plan. In the included spreadsheets an expense may be shown for the year 2020. That expense may occur in that year, or it may need to be moved up a year or back a year. Half of it may be spent in 2020 and the other half in another year. The expense may be a little more or a little less. But, as a whole, this report presents a plan for your Association to meet its expenses for the next 20 years. Modifications can and should be made to the plan over time, but as the saying goes, "failing to plan is planning to fail".

Second, when a property is newly built, there is a "honeymoon" period during the first ten years when everything is new and little maintenance is needed. Evergreen Lakes is now beyond that honeymoon period, and there are some significant costs in the short to midterm. You do get a "second honeymoon" for several years when a major project is accomplished as when the roofing was replaced.

Third, the Association is a business and should approach major projects in a business-like manner. When a project is upcoming, a specification should be written to give to the contractors submitting a bid. This helps ensure that all contractors are bidding on the same thing. Your property manager and/or other professionals can assist you with this.

Fourth, make sure that only qualified and properly insured contractors work on the property. This will cost more but it is well worth the money.

FINDINGS

As to the body of this Report, it is made up of four sections. The brief descriptions below of the various sections should help you understand the body of the report. It will probably be helpful for you to flip back to the section being described as you read the descriptions that follow.

Notes to Evergreen Lakes Reserve for Year Ending 4/30/17

The first section (on pages 5-21) shows a listing of the items for which the Association is responsible. There is a brief discussion of each item and quantification, if relevant. The quantification was done by physically measuring the item. For each item there is a best, worst and an average case for the cost. The costs are estimated by reference to your past expenditures, by discussions with your present contractors, by discussions with other contractors and by referral to estimating tables.

Table 1 - Calculation of Reserve Requirements

The second section (on pages 22-24), entitled "Calculation of Reserve Requirements", is a spreadsheet that takes the information from the narrative and determines how your present condition compares to your needs for the best, worst and average cases. It gives you a "snapshot" of the Association's Reserve Fund as of 4/30/17 (the end of the "2016" fiscal year). If you look at the first category, **Roof Replacement**, the first column is the **End of the Year Balance**. This is the prorated share of the Reserve for this category. The **Normal Life**, **Remaining Life** and **Cost Now** are self-explanatory. The **Cost Then** is the cost of doing the work including inflation when it is done in the future. **Today's Balance Should Be** is the amount you should have saved toward doing this work. The **Excess(Deficit)** is whether you have saved enough money. In the case of **Roof Replacement** there is a deficit of \$2674 for the best case and a deficit of \$4599 for the worst case. The **Annual Requirement** is the amount that you should be saving each year while **This Year's Budget Provision Including Interest** is the prorated share of the Reserve contributions made through your fees.

At the bottom of the spreadsheet are the totals. At the end of the 2016 fiscal year you had \$83,918 in the Reserve Fund. In the average case at that time you should have had \$193,947, which gives a deficit of \$110,029 or \$430 per home for the 256 homes. Also, in the average case, you should have been contributing \$37,057 per year or \$144.75 per home per year but in the 2017 fiscal year you will contribute only \$57.83 per home to the Reserve Fund. With a deficit in the Reserve Fund and a large deficit in the contribution level, the Evergreen Lakes communities will fall behind quickly without increases to the contribution level.

The last two Tables are two spreadsheets that look at the Reserve Fund over the next twenty years from different angles. The spreadsheets assume the average case.

Table 2 - Projected Reserve Funds Flow

The spreadsheet entitled "Projected Reserve Funds Flow" (on pages 25 and 26) shows how the

balance in your Reserve Account will fluctuate over the next 20 years. The top portion shows the Reserve expenditures. The bottom section shows how the balance fluctuates. Notice at the bottom that in the column under 2017 you begin on May 1, 2017, with \$83,918, you subtract \$29,000 (the expenses for this year), you add \$14,500 (the contribution out of fees for 2017) and you add \$485 (the interest earned at 1% after taxes) to give a total of \$69,903. There is no increase shown for this year because the budget is set but increases of \$40 per residence per year are shown in 2018, 2019 and 2020 with additional increases of \$5 per residence per year in every year thereafter.

Notice that at the increased contribution level, the bottom line, "Ending Reserve Balance", shows that there will be sufficient cash to cover average case expenses in all years. With the increases you will even have a Reserve Fund of \$260,663 at the end of 2032. But is that enough?

Table 3 - Prorated Reserve Requirements

The last spreadsheet, entitled "Prorated Reserve Requirements" (on pages 27 and 28), answers that question. It is a little intimidating at first glance, but it is really fairly simple. It takes the lump sum expenses from the Table 2 spreadsheet and divides them evenly, adjusted for inflation, over the life of each category. If you look at the line for the **Roof Replacement** you will see that in 2017, as an Association, you need to contribute \$889 to the Reserve for this category. In 2018 that amount increases by 2% to \$907. Then in 2019 it increases to \$925. By doing this, both the current owners and the future owners are contributing essentially the same amounts each year. Note: If the inflation rate increases or decreases, the annual contribution will need to be adjusted.

The two bottom lines (Accumulated Requirements and Ending Reserve Balance) are compared on the last line (Surplus(+)/Deficit(-)) so that you can see whether you are really saving enough to pay for everything as it is needed. With the increases in the fee, the deficit grows through 2021 and then shrinks until the Association is fully funded in 2034.

RECOMMENDATIONS

1. Increase the annual contribution to the Capital Reserve Fund by \$40 per residence per year in 2018, 2019 and 2020. Then increase the annual contribution by \$5 in every year thereafter. (Note- There could also be increases due to Operating expenses.)
2. Re-evaluate the amount contributed to the Reserve every few years to see if the assumptions are still correct. This report is not a warranty of the condition of the items included.
3. Provide a copy of this report or a summary to the ownership.

NOTES TO EVERGREEN LAKES RESERVE FOR YEAR ENDING 4/30/17

Category-Notes

Quantity

Unit Cost

Extension

Best Case

Worst Case

Average Case

Roof Replacement - 27-year normal life. Architectural, fiberglass-reinforced asphalt shingles are installed on the Lakes clubhouse, tennis gazebo and pool equipment room roofs, along with the Crossings pool cabana roof. The roofing was replaced in 2009 due to hail damage. The shingles at all of the roofs are in good condition and aging normally.



When replacement is again necessary, it is recommended that you continue to use the "tear off" method, which means that the old shingles are completely removed before the new shingles are applied. While it is not essential that the old shingles be removed before applying a second roof, it does give a longer life to the new roof and also allows defects in the decking and flashing to be clearly seen. It is recommended that new step flashing be installed where the shingles abut the sides of the dormers and that metal flashing and a water-barrier membrane be placed in all roof valleys.

Roofing is measured in "squares" with a square being 100 square feet. There are five roofs

included in this category with each one having a different measurement. The Lakes clubhouse roof is 28 squares, the tennis gazebo is 6 squares, the pool equipment room is 2 squares, the lake gazebo is 5 squares and the Crossings pool cabana roof is 14 squares. This gives a total of 56 squares for all of the roofs. It is recommended that all of these buildings be considered as one project when replacement of the shingles is again necessary. This will provide an economy of scale to the project, and ensure that you get the better pricing given the relatively small total amount of shingles.

Some of the roof decking will also need to be replaced during re-roofing. It can be expected to replace 10% of the decking.

Clubhouse (28 squares)	\$250/square + decking	\$7420
	\$300/square + decking	\$8820
Tennis Gazebo (6 squares)	\$250/square + decking	\$1590
	\$300/square + decking	\$1890
Pool Equipment (2 squares)	\$250/square + decking	\$ 530
	\$300/square + decking	\$ 630
Lake Gazebo (6 squares)	\$250/square + decking	\$1590
	\$300/square + decking	\$1890
Pool Cabana (14 squares)	\$250/square + decking	\$3710
	\$300/square + decking	\$4410
Total of Costs	Best case	\$14,840
	Worst case	\$17,640
	Average case	\$16,240

Clubhouse and Pool Cabana Guttering - 27-year normal life. The guttering is 5-inch aluminum guttering and 3"X4" downspouts. The Lakes clubhouse and the Crossings pool cabana have gutters and downspouts. The guttering seems to be satisfactory.

The Lakes clubhouse has approximately 166LF of guttering, while the Crossings pool cabana has approximately 116LF of guttering. This gives a total of approximately 282LF of guttering for both buildings. The cost of the gutters is a little higher than for a larger project. As with the roofing, it is advised that the guttering for both of these buildings be considered as one project in order to achieve an economy of scale.

These aluminum gutters do not rust as the galvanized steel gutters do. The principle cause of failure for aluminum gutters is physical damage from tree limbs and ladders. The gutters could last as long as the new roofing, so it is assumed that the gutters will be replaced at the same time as the next roofing project.

282 linear feet (LF)		
Best case	\$5/LF	\$1410
Worst case	\$8/LF	\$2256
Average case		\$1833

Exterior Rehab - 6-year normal life. This includes carpentry repairs, surface preparation and painting of all previously painted areas of the Lakes clubhouse, tennis gazebo, the lake gazebo, the pool equipment room and the Crossings pool cabana. This includes all of the wood trim, windows, shutters and wood railings. There is also a wood handicap access ramp along the left side of the Lakes clubhouse that would be included in this category.

Repairs and painting of the pergola and decking at the clubhouse pool area are also included in this category. Also included in this category are any carpentry repairs to the bridge across the lake.

The interior of the restrooms receives more use than the other interior areas so the painting of the restrooms is included in this category.

Repairs and painting of the wood fencing along Puckett Road are included in this category.

The exterior of the Lakes clubhouse is primarily brick. The rear side of the clubhouse is hardboard siding, and it appears to be in good condition. The siding on the front dormers also appears to be in good condition.

The tennis gazebo is a wood framed structure. All of the exposed framing would be included in this category. The pool equipment room is primarily brick, but it does have some trim that is included in this category. The lake gazebo has previously been stained so that is included.

It was noted that some minor issues are appearing. At the Lakes clubhouse, there is some wood trim at the base of the exterior doors that is showing signs of rot, along with a shutter to the right of the front door.



When carpentry repairs are made, it is recommended that rot resistant lumber and fibered cement (i.e. Hardie) materials be used wherever possible.

The fence at the Lakes pool is powder-coated. It is in good condition. It will fade over time and need to be repainted in the future, so it is included in this category.

It is essential that the painting be done in a timely fashion. This means that painting should be done while the previous paint film is still in good condition. If the paint begins to fail there will be serious repercussions: the paint surface will be ugly around the edges where it failed, the failed edge of the paint will have a tendency to peel further letting moisture get behind the paint causing rot, and the paint film will tend to have a splotchy and uneven appearance.

The cost below includes \$2000 (best case) to \$3000 (worst case) for minor repairs (generally carpentry) to the exterior surfaces. The first occurrence includes a larger cost for repairs to the bridge and the doors at the Lakes clubhouse.

Best case	\$5000 paint + \$2000 repairs	\$ 7,000
Worst case	\$8000 paint + \$3000 repairs	\$11,000
Average case		\$ 9,000

Asphalt Pavement - 25-year normal life. It is understood that the streets are dedicated to the County, so there is no provision for their repair. This category and the next category cover the parking lots at the amenity areas. This category funds the complete overlay of the asphalt in these areas when the asphalt reaches the end of its life. The asphalt (technically, asphaltic concrete) at the amenity areas remains in good condition and will exceed the 25-year normal life listed above.

The eventual overlay of the asphalt pavement presents strategic problems. If a two-inch overlay was placed on the parking lots, that two inches of asphalt will make the asphalt two inches higher at the concrete gutter (the flat part that abuts the asphalt). This could cause water to be held in some curbs. There are various options to address this issue such as (a) mill (i.e. grind down) the asphalt along the edges before overlaying as you sometimes see the city do in the streets, (b) fully pave the concrete gutter over to the curb which would shorten the curb, (c) taper the paving down to the concrete gutter or (d) completely remove all of the asphalt and start over. Each of these options has advantages and drawbacks. The complete removal would obviously be the most expensive but with the small areas you have, it is probably the best choice and is included in the Tables of this report. If you choose one of the other options, the cost could be cut in half.

If you choose to overlay rather than replace, best technique now is called a Permafex Overlay. It is a two-layered process that is designed to bridge the inevitable cracking in old asphalt so that the cracks are less likely to reappear (called “reflective cracking”) in the new asphalt.

As with previous categories, it is advised that both amenity parking areas be combined into one project in order to achieve an economy of scale.

Asphalt is measured in square yards (SY).

1341 SY of asphalt pavement

Best case	\$30/SY.	\$40,230
Worst case	\$38/SY.	\$50,958
Average case		\$45,594

Asphalt Repairs/Seal-coating - 5-year normal life. As the asphalt pavement ages, repairs are necessary. The cost to have individual repairs made is very high on a per-square-yard basis. While certain repairs (e.g. after water or sewer lines are repaired in the driveway) must be made individually, it is more cost efficient to periodically have all needed repairs made at one time. With normal asphalt deterioration, problem areas develop as the large cracks intersect. The problem areas can be seen because they are cracking in a pattern known as “alligatoring” because of the resemblance to the pattern on an alligator’s skin. The price below includes the cost to repair asphalt areas equal to the cost to repave 5% of the total asphalt areas as shown in the previous category. Also included is the cost to stripe the parking area. As seen in the next photo, the striping has essentially worn away.



The cost below includes seal-coating. Seal-coating is primarily aesthetic but it does tend to extend the life of the asphalt by shielding it from ultra-violet sunshine. The cost would be about \$3600. The value of the additional life is probably worth what the seal-coating costs. That is, you should not expect to receive a cost benefit from sealing, but it will make the property more attractive. The cost to re-stripe the parking spaces is also included. The average time between sealcoating applications is 5 years. Most properties receive the maximum life from sealcoating with two coats, the first squeegeed to penetrate into cracks. If you decide to seal-coat, then the first application would be an Operating expense and subsequent applications would be Reserve expenditures. Also included is the cost to restripe both parking lots.

1341 SY of asphalt pavement

Best case	5% of repaving+seal-coating	\$4287
Worst case	5% of repaving +seal-coating	\$5091
Average case		\$4689

Clubhouse Interior Rehab - 15-year normal life. The Lakes clubhouse has an indefinite life

and the roofing, gutters and exterior painting are covered in other categories. This category provides a fund to replace the furniture and appliances, replace elements of the HVAC system and the water heater, replace the carpet, vinyl and laminate flooring, repaint the interior areas, replace the emergency and exit lights with battery back-up and renovate other miscellaneous items. At some time you may want to replace the kitchen cabinets for aesthetic reasons.

It is understood that the clubhouse is frequently used throughout the year by the members of the Association.



There is an allowance for work on the infrastructure (the wiring and piping) and structural problems. While little indication was seen of these types of issues, it is likely that a problem will periodically need to be addressed.

These items have different useful lives and would not necessarily be done at the same time. The life of these items will depend on the amount of use for each of these areas and aesthetic considerations.

Furniture		\$2,500
		\$3,500
Kitchen appliances		\$1,500
		\$2,500
86 square yards of floor covering w/10% waste	\$30/SY	\$2,580
	\$40/SY	\$3,440
Interior painting		\$2,000
		\$3,000
HVAC and plumbing systems		\$4,500

		\$5,500
Lighting fixtures, emergency lights, ceiling fans and misc.		\$2,000
		\$3,000
Bathroom vanities, mirrors, fixtures, etc.		\$7,000
		\$8,000
Infrastructure, structural, misc.		\$4,500
		\$5,500
Total of Costs	Best case	\$24,580
	Worst case	\$31,940
	Average case	\$28,260

Crossing Cabana Rehab – 6-year normal life. The Crossing cabana has an indefinite life and the roofing, gutters and exterior painting are covered in other categories. This category provides a fund to replace the various fixtures for the restrooms and miscellaneous items. Also included in this category is funding to replace any of the lights, vanities, toilet stalls and toilets in the restrooms, along with any tile work needed to the showers.

The floors for the pool restrooms at both the clubhouse and pool cabana are very similar. They all have a painted concrete floor, with signs of paint failure at all four restrooms. The photograph below shows one of the worst areas in the women’s restroom at the Crossings pool cabana.



The failure of the floor coating is a cosmetic issue so the timing of the remedial work and the type of remedial solution are at the discretion of the Association.

	Floors	\$3500
		\$5000
	Restroom Items	\$3500
		\$4500
Total of Costs	Best case	\$7000
	Worst case	\$9500
	Average case	\$8250

Landscape Rehab - 5-year normal life. This category provides a fund for large landscape issues (i.e. landscape renovations and tree removal) at the property entrances and at the amenities areas. As the plant material grows and matures some of it will prosper and other plants will decline. This category also funds repairs to the surface drainage issues.

One item noted during a recent site visit are the oversized Bradford Pear trees at the Crossings' amenity parking area. These trees have fairly weak structures and tend to split easily during heavy winds. It is advised that these trees either be trimmed back or removed completely.

Also included are the irrigation systems. Both community entrances and amenity areas have small irrigation systems, with each having one controller. Most of the shrubs in these areas are established and should need little or no irrigation.

The amounts below are not intended to fund a complete replacement of the common plant material but will allow necessary larger-scale work to be done. This amount may need to be adjusted to match a more conservative or more aggressive approach.

Best case	\$15,000
Worst case	\$25,000
Average case	\$20,000

Signage - 20-year normal life. The main entrance signs at Evergreen Lakes and Evergreen Crossings are two sets of sandblasted foam board signs mounted to the brick monuments. Sandblasted foam board signs are often suitable for an extended period of time and can be repainted, but they are susceptible to physical damage and they do warp, especially when in full sun. The signs are painted and should be repainted periodically. There are also miscellaneous signs at both amenities areas.

At the Lakes entrance, the sign on the entrance side is coming loose from the brick monument. At the Crossings entrance, the sign on the exit side has some damage to the bottom edge of the sign.

Repainting the main signs		\$1000
		\$1600
Replacing the main signs		\$2400
		\$3200
Miscellaneous signs		\$ 300
		\$ 500
Total of Costs	Best case	\$3700
	Worst case	\$5300
	Average case	\$4500

Masonry Rehab - 5-year normal life for repairs. This is a category for periodic repairs to the concrete sidewalks, curbing, the pool decks, the brick entrance monuments, the brick retaining

wall between the clubhouse pool and tennis courts, and the brick veneer at the clubhouse and pool equipment room. Most of these items appear to be in good condition, but areas are developing that will need attention, such as the brick retaining wall at the clubhouse pool shown in the next photograph.



These items were well constructed originally and should only be repaired by qualified workmen. This category assumes that you will accumulate various repairs to create a larger project to achieve an economy of scale. It is unlikely that one contractor will be qualified to repair all of the various types of masonry.

Also included is remedial work on the modular block retaining walls that were used to create terraces adjacent to the tennis courts. This type of modular block is generally used on smaller homeowner projects. Some remedial work is needed on the wall in the area indicated by the red arrow.



The concrete pool decks will need to be replaced eventually. Some pool decks, due to defects in workmanship or material, are replaced in less than 20 years. Others last for 40 years or more. The pool decks at the Evergreen communities are in good condition, so there is no plan for their replacement during this 20 year period but the funding below should allow the accumulation of the funding that will eventually be needed. Replacement cost would probably be around \$50,000 for the Lakes' pool deck and \$35,000 for the Crossing's pool deck.

Best case	\$10,000
Worst case	\$15,000
Average case	\$12,500

Playground Equipment - 20-year normal life. The playground equipment is located adjacent to the pool areas at both amenities areas. They are both made up of a large wood framed play center, with the Lakes playground area also having a large metal swing set. Presently these items are in good condition. The plastic portions of the play equipment will need to be replaced more frequently, probably twice during the life of the equipment.

Also included is the cost of the timber retaining wall around the play areas, along with the timber-lined walkway leading to the Crossing's playground area.

The playground mulch is low in many areas at both playgrounds. Replenishing this is considered an Operating expense except when the playground is renovated. Some Associations are changing to rubber mulch.



The swing set for the Lakes playground is a heavy duty commercial set and should last indefinitely but it was noted that the bottoms of the support posts are starting to rust. You may want to take action to prevent the deterioration of these posts.

There is also a large concrete area adjacent to the Lakes pool that was previously used as a basketball court. The goals have been removed, and it is unclear as to what the Association plans to do with the concrete area. It could be used as it is for a picnic area or it could be removed and converted to a lawn area. No provision is made for this area.

These prices include an estimate of the labor to remove the old equipment and install the new. The various items will probably be replaced at various times. The cost shown on the attached tables indicates the total that will be spent over a twenty-year period. (Note: Many manufacturers of playground equipment are changing from pressure treated wood to either plastic or composite lumber to avoid the chemicals used to pressure treat the wood. If you were to change to a play center with plastic or composite materials, the cost would increase by a factor of 3 or more.)

Large swing set		\$1800	
		\$2200	
2 Play centers		\$7000	
		\$9000	
Bench		\$ 300	
		\$ 400	
422 SF of Timber retaining wall	\$12/SF	\$5064	
	\$16/SF	\$6752	
Mulch		\$2000	
		\$3000	
Total of costs	Best case		\$16,164
	Worst case		\$21,352
	Average case		\$18,758

Tennis Court Lights – 25-year normal life. There are twenty-four lights on poles at the Lakes tennis courts. The Crossings tennis courts do not have lights. The poles are prefinished steel and should last indefinitely, but they may eventually need to be painted. The existing lights are the standard 1000 watt metal halide fixtures. A newer generation of LED fixtures are becoming more widely used. The initial cost is about 50% more but that additional cost could be easily recovered if the lights are used often.

24 light fixtures			
	Best case	\$600 each	\$14,400
	Worst case	\$800 each	\$19,200
	Average case		\$16,800

Tennis Court Surface - 5-year normal life. The playing surfaces of the 6 asphalt tennis courts are in good to fair condition. There are numerous cracks in the courts that are the long, straight cracks, which often occur along the side joints of the strips of asphalt. This type of cracking is commonly seen in tennis courts, and while annoying, they can be addressed each time the courts are resurfaced. The cracks will usually reappear within a year of recoating the surface of the courts. There is a method to fix the cracks on a longer-term basis (e.g. Armour and Guardian systems), but at \$12 to \$17 per linear foot for a 5-year guarantee, this would be an expensive process for courts with as many cracks as these.



Crack repairs were made in the past to the Crossings courts, but the cracks have reappeared.



The four tennis courts at the Lakes were completely rebuilt in 2006 at a cost of \$60,000, and they were resurfaced in 2014. The cracks were repaired in 2015, 2016 (see photo above), and they are again planned for repair in 2017. These temporary repairs are considered to be an Operating expense.

The Crossing's courts were resurfaced in 2011 at a cost of \$8500, and the cracks were repaired in 2016.

The cost below is the cost to do the basic crack repair and resurfacing of the courts and replace the nets.

Best case	\$4500/court	\$27,000
Worst case	\$5500/court	\$33,000
Average case		\$30,000

Tennis Court Fencing – 25-year normal life. You have 780 linear feet (LF) of 10-foot tall, vinyl-clad chain link fencing at the Lakes’ tennis courts and 415 LF of similar fencing at the Crossing’s tennis courts. The poles should last indefinitely, but the fence fabric will need to be replaced. The existing fencing is good quality, but it only has a tension wire to hold the chainlink fabric at the bottom. Over time this will usually be unsatisfactory and a bottom horizontal pole will need to be added to keep the fence fabric from curling.

The poles are painted galvanized steel. Generally the fence posts have an indefinite life, but they will need to be repainted when the fabric is replaced. The fencing is usually replaced as part of a major tennis court project.

The photograph below shows the wind screen at the Crossing's courts. Wind screens are considered to be an Operating expense.



1195 LF of fencing

Best case	\$10/LF	\$11,950
Worst case	\$14/LF	\$16,730
Average case		\$ 14,340

Pool Surface - 9-year normal life. Over about nine years the plaster surface of the pool erodes to the point where is rough and pitted. The pits in the surface are an ideal habitat for various types of algae. In speaking with Positively Pools, your pool contractor since 2014, the pool surface at the Crossing is in good condition. It was re-plastered in 2016 at a cost of approximately \$13,000, which included replacing the water line tiles. The surface at the Lakes’ pool was last re-plastered in 2009 at a cost of \$14,500.

The surface of the Lakes pool is not in good condition, and Positively Pools recommends that it be re-plastered. It is understood that the Association is considering re-plastering this pool prior to the 2018 season.

The water line tiles are not necessarily replaced at each replastering but would generally be replaced at that time if new tiles are desired. The cost below includes half the cost of the water line tiles, as they are usually replaced every second replastering.

Lakes pool re-plaster		\$16,000
		\$18,000
Half the cost for Lakes pool water-line tiles		\$ 2,000
		\$ 2,500
Crossings pool re-plaster		\$11,000
		\$12,000
Half the cost for Crossings pool water-line tiles		\$ 1,500
		\$ 2,000
Total of Costs	Best case	\$30,500
	Worst case	\$34,500
	Average case	\$32,500

Pool Equipment - 8-year normal life. Includes replacement of the pumps and motors, chemical feeder pumps, filters and the pool covers. All of the equipment for the Lakes' pool is contained in a pump room at the back of the pool area. The equipment for the Crossing's pool is located in a pump room at the pool cabana. Also included is an allowance for work on the piping of the recirculating systems and some electrical wiring at both pools.

This equipment is replaced as needed, so this category assumes that this amount will be spent over an 8-year period. In speaking with Positively Pools, your pool vendor since 2014, the equipment is in good condition.

The cover for the Lakes pool has some issues with the anchors in the pool deck, as some have had to be replaced.

The filter cost and pool cover cost below are one third and two thirds the total costs respectively because they should last 24 and 12 years.

Lakes:		
1 pump/motor		\$1000
		\$1500
1 chemical feeder pump		\$ 250
		\$ 350
2 sand filters		\$1000
		\$1500
Misc. – skimmers, piping, electrical		\$2000

		\$3000
	Pool cover	\$2640
		\$3960
	Crossings:	
	1 pump/motor	\$1000
		\$1500
	1 chemical feeder pump	\$ 250
		\$ 350
	1 sand filter	\$ 500
		\$ 750
	Misc. – skimmers, piping, electrical	\$1000
		\$1500
	Pool cover	\$1320
		\$1980
Total of Costs	Best case	\$10,960
	Worst case	\$16,390
	Average case	\$13,675

Pool Furniture - 5-year normal life. Whether correct or not, many residents (and potential purchasers) judge a property by the condition of the pool furniture. It is difficult to squeeze sufficient funding from the Operating budget to replace all of the furniture at one time, so the furniture is often mismatched. The present pool furniture is nice quality, plastic resin sling back stackable furniture in good condition.

	24 chase lounges	\$150@	\$3600
		\$250@	\$6000
	30 chairs	\$65@	\$1950
		\$95@	\$2850
	6 tables	\$200@	\$1200
		\$250@	\$1500
	5 umbrellas	\$90@	\$ 450
		\$130@	\$ 650
	8 wood benches	\$40@	\$ 320
		\$60@	\$ 480
Total of Costs	Best case		\$ 7,520
	Worst case		\$11,480
	Average case		\$ 9,500

Pool Fencing - 22-year normal life. There is 332 linear feet (LF) of 5-foot tall, pre-finished steel fencing at the Lakes' pool and 160 LF of 5'-tall chain-link fencing at the Crossing's pool. The fencing will have a long life if protected from physical abuse. As pool codes change, it may be necessary to replace the fence even though it is still serviceable. Also, as noted in the **Exterior Rehab** category, at some point you will probably want to paint the fence.

	332LF at Lakes' pool	@\$30/LF	\$ 9,960
		@\$40/LF	\$13,280
	116LF at Crossing's pool	@\$17/LF	\$ 1,972
		@\$26/LF	\$ 3,016
Total of Costs	Best case		\$11,932
	Worst case		\$16,296
	Average case		\$14,114

Access System - 15-year normal life. Access to the pool gates and tennis courts are controlled by a magnetic lock activated by a card reader. The systems were installed in 2015 by American Security Safe & Lock, your access control vendor since 2015. Such a system does require periodic repairs, but this category funds the replacement of the main components.

	Lakes system	\$ 9,600
		\$10,500
	Crossings system	\$ 3,200
		\$ 4,000
Total of Costs	Best case	\$12,800
	Worst case	\$14,500
	Average case	\$13,650

Pond - 10-year normal life. The pond is a very prominent feature of the property and should require little maintenance, but there are some issues to consider.

There are 3 large storm sewer headwalls at the north end of the pond. The sections of the storm drain system within the right of way for the streets are the responsibility of the County. It is assumed that the portion outside the right of way are the responsibility of the Association. This would include the headwalls at the storm drain outlets. They all appear to be in good condition, but it would be advisable to install some rip-rap stone at the base of each headwall. This would prevent any unwanted vegetation growth in front of the structures that could inhibit proper drainage of any storm water draining into the lake.

Ponds may require dredging. This is dictated by the amount of silt that flows into them. The amount of silt is generally dictated by the amount of construction in the area but in your case, siltation is occurring with little ongoing construction so you should assume that it will be necessary periodically. The lake was last dredged in 2010 at a cost of approximately \$17,000 plus an additional \$4600 to haul off the material.

A major issue is accessibility to the lake for dredging equipment. The west side of the lake is not accessible to any heavy equipment, so all of the dredging needs to be done from the east side. This poses the issue of needing an excavator with a boom long enough to reach the west half of the lake from the east side.

For this category on a continuing basis, it is recommended that the Association be prepared to spend approximately \$25,000 every 10 years on this category. If a significantly larger expense is needed, the Association could consider a loan or a special assessment. We do not usually recommend a special assessment, but in this case it seems like a better option than accumulating a large fund without a known objective.

Best case	\$20,000
Worst case	\$30,000
Average case	\$25,000

Street Light Poles – 30-year normal life. There are 55 street light poles throughout the Lakes community that are the Association’s responsibility. The street lights at the Crossing are maintained by the electrical utility. The Association is assessing each home in the Lakes a \$25/year fee to cover the cost to purchase the lenses, as the Association purchased enough of the new lenses to change out all of the light poles. Therefore this special category is not included in the Reserve Fund.

EVERGREEN LAKES OF GWINNETT HOMEOWNERS' ASSOCIATION, Est. 1992										
Table 1 - Calculation of Reserve Requirements										
For the Budget Year Ended: April 30, 2017										
		End of Yr	Normal	Remaining	Cost	Cost	Today's	Excess	Annual	This Year's
		Balance	Life	Life	Now	Then	Balance	(Deficit)	Requirement	Budget
							Should be			Provision
										with Interest
Roof Replacement	Best Case	2,692	30	23	14,840	23,000	5,367	-2,674	767	
56 squares of architectural fiberglass reinforced asphalt shingles	Average Case	2,692	27	20	16,240	24,000	6,222	-3,530	889	355
	Worst Case	2,692	24	17	17,640	25,000	7,292	-4,599	1,042	
Clubhouse/Cabana Guttering	Best Case	303	30	23	1,410	2,200	513	-210	73	
282 linear feet of 5" aluminum guttering w/3"X4" downspouts	Average Case	303	27	20	1,833	2,700	700	-397	100	40
	Worst Case	303	24	17	2,256	3,200	933	-630	133	
Clubhouse Exterior Rehab	Best Case	3,959	7	0	7,000	7,300	7,300	-3,341	1,043	
Exterior repairs and painting of all previously painted exterior surfaces includes gazebo and pool pump room	Average Case	3,959	6	0	9,000	9,150	9,150	-5,191	1,525	609
	Worst Case	3,959	5	0	11,000	11,000	11,000	-7,041	2,200	
Asphalt Pavement	Best Case	14,408	27	12	40,230	51,000	28,333	-13,925	1,889	
Overlay of existing 1341 square yards of asphalt at amenity areas	Average Case	14,408	25	10	45,594	55,500	33,300	-18,892	2,220	887
	Worst Case	14,408	23	8	50,958	60,000	39,130	-24,722	2,609	
Asphalt Repairs/Sealcoating	Best Case	1,662	6	2	4,287	4,500	3,000	-1,338	750	
Repairs of the 1341 square yards of asphalt at amenity area	Average Case	1,662	5	1	4,689	4,800	3,840	-2,178	960	384
	Worst Case	1,662	4	0	5,091	5,100	5,100	-3,438	1,275	
Lake Clubhouse Interior Rehab	Best Case	11,062	17	3	24,580	26,000	21,412	-10,349	1,529	
Repair and repaint interior of clubhouse. Replace lights, hvac, plumbing, flooring, furniture	Average Case	11,062	15	2	28,260	29,500	25,567	-14,504	1,967	786
	Worst Case	11,062	13	1	31,940	33,000	30,462	-19,399	2,538	
Crossings Cabana Rehab	Best Case	2,611	18	8	7,000	8,200	4,556	-1,945	456	
Refurbishing restrooms and painting of the floors	Average Case	2,611	15	5	8,250	9,050	6,033	-3,423	603	241
	Worst Case	2,611	12	2	9,500	9,900	8,250	-5,639	825	
Landscape Rehab	Best Case	3,635	6	4	15,000	16,000	5,333	-1,699	2,667	
Replacement of horticulturally inappropriate plant material and dead trees	Average Case	3,635	5	3	20,000	21,000	8,400	-4,765	4,200	1,678
	Worst Case	3,635	4	2	25,000	26,000	13,000	-9,365	6,500	

Page 2		End of Yr	Normal	Remaining	Cost	Cost	Today's	Excess	Annual	This Year's
		Balance	Life	Life	Now	Then	Balance	(Deficit)	Requirement	Budget
							Should be			Provision
										with Interest
Signage	Best Case	1,679	22	6	3,700	4,200	3,055	-1,376	191	
Rehab main entrance signage	Average Case	1,679	20	4	4,500	4,850	3,880	-2,201	243	97
and miscellaneous signage	Worst Case	1,679	18	2	5,300	5,500	4,889	-3,210	306	
Masonry Rehab	Best Case	3,375	6	3	10,000	10,500	5,250	-1,875	1,750	
Fund for replacement of	Average Case	3,375	5	2	12,500	13,000	7,800	-4,425	2,600	1,039
concrete sidewalks, curbs, pool	Worst Case	3,375	4	1	15,000	15,500	11,625	-8,250	3,875	
deck and the monuments										
Playground Equipment	Best Case	4,381	23	14	16,164	21,000	8,217	-3,836	913	
Replacing the playground	Average Case	4,381	20	11	18,758	22,500	10,125	-5,744	1,125	449
equipment, timber wall and	Worst Case	4,381	17	8	21,352	24,000	12,706	-8,325	1,412	
cushioning mulch										
Tennis Court Lighting	Best Case	3,894	28	18	14,400	21,000	7,500	-3,606	750	
Replacement of the 24 lights	Average Case	3,894	25	15	16,800	22,500	9,000	-5,106	900	360
for the tennis courts	Worst Case	3,894	22	12	19,200	24,000	10,909	-7,015	1,091	
Tennis Court Surface	Best Case	8,178	6	3	27,000	29,000	14,500	-6,322	4,833	
Re-coating the playing surface	Average Case	8,178	5	2	30,000	31,500	18,900	-10,722	6,300	2,517
of the 6 tennis courts	Worst Case	8,178	4	1	33,000	34,000	25,500	-17,322	8,500	
Tennis Court Fencing	Best Case	3,332	28	16	11,950	16,500	7,071	-3,740	589	
Replacement of vinyl covered	Average Case	3,332	25	15	14,340	19,250	7,700	-4,368	770	308
chainlink tennis court fencing	Worst Case	3,332	22	14	16,730	22,000	8,000	-4,668	1,000	
Pool Surface	Best Case	6,827	10	6	30,500	34,000	13,600	-6,773	3,400	
Replastering the pool	Average Case	6,827	9	5	32,500	35,500	15,778	-8,951	3,944	1,576
surface	Worst Case	6,827	8	4	34,500	37,000	18,500	-11,673	4,625	
Pool Equipment	Best Case	2,839	9	6	10,960	12,500	4,167	-1,327	1,389	
Replacement of the pumps,	Average Case	2,839	8	5	13,675	15,000	6,563	-3,723	1,875	749
motors, filters, chlorinators	Worst Case	2,839	7	3	16,390	17,500	10,000	-7,161	2,500	
and pool cover.										
Pool Furniture	Best Case	1,739	6	4	7,520	8,100	2,700	-961	1,350	
Replacement of the pool	Average Case	1,739	5	3	9,500	10,050	4,020	-2,281	2,010	803
furniture	Worst Case	1,739	4	2	11,480	12,000	6,000	-4,261	3,000	

Page 3		End of Yr	Normal	Remaining	Cost	Cost	Today's	Excess	Annual	This Year's
		Balance	Life	Life	Now	Then	Balance	(Deficit)	Requirement	Budget
							Should be			Provision
Pool Fencing	Best Case	1,573	25	21	11,932	18,000	2,880	-1,307	720	
Replacement of the aluminum	Average Case	1,573	22	18	14,114	20,000	3,636	-2,063	909	363
pool fence	Worst Case	1,573	19	15	16,296	22,000	4,632	-3,058	1,158	
Access control	Best Case	1,010	18	16	12,800	17,500	1,944	-935	972	
Replacement of the access	Average Case	1,010	15	13	13,650	17,500	2,333	-1,324	1,167	466
control system for the pool and	Worst Case	1,010	12	10	14,500	17,500	2,917	-1,907	1,458	
the clubhouse.										
Pond	Best Case	4,760	12	8	20,000	23,000	7,667	-2,907	1,917	
Remedial work to the lake, the	Average Case	4,760	10	6	25,000	27,500	11,000	-6,240	2,750	1,099
dam and spillway	Worst Case	4,760	8	4	30,000	32,000	16,000	-11,240	4,000	
TOTALS	Best Case	83,918					154,365	-70,447	27,948	
	Average Case						193,947	-110,029	37,057	14,805
	Worst Case						246,844	-162,926	50,047	
Per UNIT for AVERAGE case		328					758	-430	144.75	57.83
Per UNIT Per Month Contribution THIS YEAR									12.06	4.82

EVERGREEN LAKES OF GWINNETT HOMEOWNERS' ASSOCIATION, Est. 1992

Table 2 - Projected Reserve Funds Flow
2017 through 2036 of Average Case

RESERVE CATEGORIES	NORMAL LIFE	REMAINING LIFE	COST NOW	Beginning May 1										
				2017	2018	2019	2020	2021	2022	2023	2024	2025		
Roof Replacement	27	20	16,240											
Clubhouse/Cabana Guttering	27	20	1,833											
Clubhouse Exterior Rehab	6	0	9,000	12,000							10,500			
Asphalt Pavement	25	10	45,594											
Asphalt Repairs/Sealcoating	5	1	4,689		4,800						5,300			
Lake Clubhouse Interior Rehab	15	2	28,260			29,500								
Crossings Cabana Rehab	15	5	8,250							9,050				
Landscape Rehab	5	3	20,000				21,000							23,000
Signage	20	4	4,500					4,850						
Masonry Rehab	5	2	12,500			13,000							14,500	
Playground Equipment	20	11	18,758											
Tennis Court Lighting	25	15	16,800											
Tennis Court Surface	5	2	30,000			31,500							35,000	
Tennis Court Fencing	25	15	14,340											
Pool Surface	9	5	32,500	17,000										13,500
Pool Equipment	8	5	13,675							15,000				
Pool Furniture	5	3	9,500				10,050							11,000
Pool Fencing	22	18	14,114											
Access control	15	13	13,650											
Pond	10	6	25,000								27,500			
-----				-----										
Yearly Expenditures				29,000	4,800	74,000	31,050	4,850	24,050	43,300	49,500	47,500		
Prior Reserve Balance				83,918	69,903	90,471	51,811	66,442	108,848	133,506	140,240	142,067		
Yearly Expenditures				29,000	4,800	74,000	31,050	4,850	24,050	43,300	49,500	47,500		
Yearly Contribution				14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500		
Interest Added				485	628	360	461	756	928	974	987	1,023		
Increase- \$40 per residence per year increases in 20118-2020 and \$5 every year thereafter				0	10,240	20,480	30,720	32,000	33,280	34,560	35,840	37,120		
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Ending Reserve Balance				69,903	90,471	51,811	66,442	108,848	133,506	140,240	142,067	147,210		
Ending Reserve Balance with NO INCREASE				69,903	80,160	20,804	4,283	14,030	4,511	-24,459	-59,875	-93,525		

EVERGREEN LAKES OF GWINNETT HOMEOWNERS' ASSOCIATION, Est. 1992											
Table 2 - Projected Reserve Funds Flow											
2017 through 2036 of Average Case											
Page 2											
ASSUMPTIONS- Interest Rate=2%											
Tax Rate=30%											
Inflation Rate=1%											
RESERVE CATEGORIES	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Roof Replacement											
Clubhouse/Cabana Guttering											
Clubhouse Exterior Rehab				11,500						13,000	
Asphalt Pavement		55,500									
Asphalt Repairs/Sealcoating			0					6,500			
Lake Clubhouse Interior Rehab									40,000		
Crossings Cabana Rehab											
Landscape Rehab					26,000					28,000	
Signage											
Masonry Rehab				16,000					17,500		
Playground Equipment			22,500								
Tennis Court Lighting							22,500				
Tennis Court Surface				38,000					42,000		
Tennis Court Fencing							19,250				
Pool Surface	25,000								18,000	24,000	
Pool Equipment						17,500					
Pool Furniture					12,500					13,500	
Pool Fencing										20,000	
Access control					17,500						
Pond								34,000			
	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Yearly Expenditures	25,000	55,500	22,500	65,500	56,000	17,500	41,750	40,500	117,500	98,500	0
Prior Reserve Balance	147,210	176,335	176,240	210,664	203,317	206,774	250,314	271,028	294,434	241,754	209,127
Yearly Expenditures	25,000	55,500	22,500	65,500	56,000	17,500	41,750	40,500	117,500	98,500	0
Yearly Contribution	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500
Interest Added	1,225	1,225	1,464	1,413	1,437	1,740	1,884	2,046	1,680	1,453	1,923
Increase- \$40 per residence per	38,400	39,680	40,960	42,240	43,520	44,800	46,080	47,360	48,640	49,920	51,200
	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Ending Reserve Balance	176,335	176,240	210,664	203,317	206,774	250,314	271,028	294,434	241,754	209,127	276,750
Ending Reserve Balance with I	-104,753	-146,773	-155,856	-208,303	-251,551	-256,332	-285,567	-313,747	-419,664	-507,189	-496,137

EVERGREEN LAKES OF GWINNETT HOMEOWNERS' ASSOCIATION, Est.													
Table 3 - Prorated Reserve Requirements													
2017 through 2036 of Average Case													
** EXPENSES **	YEARS												
RESERVE CATEGORIES	NORMAL LIFE	REMAINING LIFE	COST NOW	COST THEN	TODAY'S BALANCE	2017	2018	2019	2020	2021	2022	2023	2024
Roof Replacement	27	20	16,240	24,000	2,692	889	907	925	943	962	981	1,001	1,021
Clubhouse/Cabana Guttering	27	20	1,833	2,700	303	100	102	104	106	108	111	113	115
Clubhouse Exterior Rehab	6	0	9,000	9,150	3,959	5,191	2,004	2,044	2,085	2,127	2,170	1,870	1,907
Asphalt Pavement	25	10	45,594	55,500	14,408	3,686	3,760	3,835	3,912	3,990	4,070	4,151	4,234
Asphalt Repairs/Sealcoating	5	1	4,689	4,800	1,662	3,145	1,030	1,051	1,072	1,093	1,115	1,137	1,160
Lake Clubhouse Interior Re	15	2	28,260	29,500	11,062	9,087	9,269	2,363	2,410	2,458	2,508	2,558	2,609
Crossings Cabana Rehab	15	5	8,250	9,050	2,611	1,232	1,257	1,282	1,307	1,334	716	730	745
Landscape Rehab	5	3	20,000	21,000	3,635	5,734	5,849	5,966	4,488	4,578	4,669	4,763	4,858
Signage	20	4	4,500	4,850	1,679	764	779	795	811	307	313	320	326
Masonry Rehab	5	2	12,500	13,000	3,375	4,781	4,877	2,805	2,861	2,918	2,977	3,036	3,097
Playground Equipment	20	11	18,758	22,500	4,381	1,507	1,537	1,568	1,599	1,631	1,663	1,697	1,731
Tennis Court Lighting	25	15	16,800	22,500	3,894	1,071	1,093	1,115	1,137	1,160	1,183	1,207	1,231
Tennis Court Surface	5	2	30,000	31,500	8,178	11,512	11,742	6,783	6,919	7,057	7,198	7,342	7,489
Tennis Court Fencing	25	15	14,340	19,250	3,332	916	934	952	972	991	1,011	1,031	1,052
Pool Surface	9	5	32,500	35,500	6,827	5,543	5,654	5,767	5,883	6,000	4,392	4,480	4,569
Pool Equipment	8	5	13,675	15,000	2,839	2,606	2,658	2,712	2,766	2,821	2,072	2,113	2,156
Pool Furniture	5	3	9,500	10,050	1,739	2,732	2,787	2,842	2,147	2,190	2,234	2,279	2,324
Pool Fencing	22	18	14,114	20,000	1,573	877	895	913	931	950	969	988	1,008
Access control	15	13	13,650	17,500	1,010	1,143	1,166	1,189	1,213	1,237	1,262	1,287	1,313
Pond	10	6	25,000	27,500	4,760	3,653	3,726	3,801	3,877	3,955	4,034	3,137	3,199

Yearly Requirement					83,918	66,170	62,026	48,812	47,438	47,867	45,646	45,238	46,143
Less Expenses Paid						29,000	4,800	74,000	31,050	4,850	24,050	43,300	49,500

Accumulated Requirement						121,088	178,313	153,125	169,513	212,531	234,127	236,065	232,708
** INCOME **													
Prior Reserve Balance					Beg. Bal.	83,918	69,903	90,471	51,811	66,442	108,848	133,506	140,240
Yearly Contribution						14,500	24,740	34,980	45,220	46,500	47,780	49,060	50,340
Yearly Expenditures						29,000	4,800	74,000	31,050	4,850	24,050	43,300	49,500
Interest Added						485	628	360	461	756	928	974	987

Ending Reserve Balance						69,903	90,471	51,811	66,442	108,848	133,506	140,240	142,067
Surplus(+)/Deficit(-)						-51,185	-87,842	-101,314	-103,071	-103,683	-100,621	-95,825	-90,641

EVERGREEN LAKES OF GWINNETT HOMEOWNERS' ASSOCIATION, Est. 1992												
Table 3 - Prorated Reserve Requirements												
2017 through 2036 of Average Case												
Page 2												
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
RESERVE CATEGORIES												
Roof Replacement	1,041	1,062	1,083	1,105	1,127	1,150	1,173	1,196	1,220	1,245	1,269	1,295
Clubhouse/Cabana Guttering	117	120	122	125	127	130	132	135	137	140	143	146
Clubhouse Exterior Rehab	1,946	1,984	2,024	2,065	2,106	2,148	2,191	2,235	2,280	2,325	2,372	2,419
Asphalt Pavement	4,319	4,405	2,989	3,048	3,109	3,172	3,235	3,300	3,366	3,433	3,502	3,572
Asphalt Repairs/Sealcoating	1,183	1,207	1,231	1,256	1,281	1,307	1,333	1,359	1,387	1,414	1,443	1,471
Lake Clubhouse Interior Rehab	2,661	2,714	2,769	2,824	2,880	2,938	2,997	3,057	3,118	3,180	3,244	3,309
Crossings Cabana Rehab	760	775	790	806	822	839	855	872	890	908	926	944
Landscape Rehab	4,955	5,054	5,155	5,258	5,364	5,471	5,580	5,692	5,806	5,922	6,040	6,161
Signage	333	339	346	353	360	367	375	382	390	397	405	414
Masonry Rehab	3,159	3,222	3,287	3,352	3,419	3,488	3,557	3,629	3,701	3,775	3,851	3,928
Playground Equipment	1,765	1,801	1,837	1,415	1,444	1,472	1,502	1,532	1,563	1,594	1,626	1,658
Tennis Court Lighting	1,255	1,280	1,306	1,332	1,359	1,386	1,414	1,214	1,238	1,263	1,288	1,314
Tennis Court Surface	7,639	7,792	7,947	8,106	8,268	8,434	8,602	8,775	8,950	9,129	9,312	9,498
Tennis Court Fencing	1,073	1,094	1,116	1,138	1,161	1,184	1,208	1,046	1,066	1,088	1,109	1,132
Pool Surface	4,660	4,754	4,849	4,946	5,045	5,146	5,248	5,353	5,460	5,570	5,681	5,795
Pool Equipment	2,199	2,243	2,288	2,333	2,380	2,428	2,476	2,526	2,576	2,628	2,680	2,734
Pool Furniture	2,371	2,418	2,466	2,516	2,566	2,617	2,670	2,723	2,778	2,833	2,890	2,948
Pool Fencing	1,028	1,049	1,070	1,091	1,113	1,135	1,158	1,181	1,204	1,229	1,182	1,206
Access control	1,339	1,366	1,393	1,421	1,449	1,411	1,439	1,468	1,497	1,527	1,558	1,589
Pond	3,263	3,328	3,395	3,463	3,532	3,603	3,675	3,748	3,823	3,900	3,978	4,057
Yearly Requirement	47,066	48,007	47,462	47,954	48,913	49,824	50,820	51,422	52,450	53,499	54,498	55,588
Less Expenses Paid	47,500	25,000	55,500	22,500	65,500	56,000	17,500	41,750	40,500	117,500	98,500	0
Accumulated Requirement	232,273	255,280	247,243	272,697	256,109	249,933	283,253	292,924	304,874	240,874	196,872	252,460
** INCOME **												
Prior Reserve Balance	142,067	147,210	176,335	176,240	210,664	203,317	206,774	250,314	271,028	294,434	241,754	209,127
Yearly Contribution	51,620	52,900	54,180	55,460	56,740	58,020	59,300	60,580	61,860	63,140	64,420	65,700
Yearly Expenditures	47,500	25,000	55,500	22,500	65,500	56,000	17,500	41,750	40,500	117,500	98,500	0
Interest Added	1,023	1,225	1,225	1,464	1,413	1,437	1,740	1,884	2,046	1,680	1,453	1,923
Ending Reserve Balance	147,210	176,335	176,240	210,664	203,317	206,774	250,314	271,028	294,434	241,754	209,127	276,750
Surplus(+)/Deficit(-)	-85,063	-78,945	-71,003	-62,033	-52,792	-43,159	-32,939	-21,896	-10,440	880	12,255	24,290