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Funding Reserve Analysis

for

Idlewild Riverfront I HOA 2022

December 8, 2021



Idlewild Riverfront I

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for
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December 8, 2021

Ms. Amy Powers
Kenyon and Associates, Inc.
645 Sierra Rose Drive, Suite 104
Reno, Nevada 89511

Subject: Idlewild Riverfront I HOA 2022

Ms. Powers,

Resource 1 BC is pleased to present to Ms. Amy Powers the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call - we would be pleased to answer any questions you may have.

Project Description

Idlewild Riverfront I is located at 2845 and 2855 Idlewild Drive in Reno, Nevada. The project consists of 84 units in two building, 2845 with 45 units and 2855 with 39 units. The homeowners maintain their interiors, hvac units, doors, windows and deck surfaces. The Association maintains the private street with parking, building exteriors, interior hallways, elevators, staircases, underground parking, laundry rooms, clubhouse with pool and spa, landscaping and common areas. The project was built in 1981 and is considered to be 41 years old.

As per NRS 116, a financial update, without a site visit, is recommended annually (as inflation rates may change, the amount in the reserve account changes, component costs change), and a new reserve study, with a site visit, is required every five years, which would be before November 2026.

Depth of Study

Full Service Reserve Study with Field Inspection A field inspection was made to verify the existing condition of the various reserve study components, their physical condition, and to verify component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take offs or determine directly the quantities of various components. Photographs were not taken of the site improvements.

Summary of Financial Assumptions

The below table contains a partial summary of information provided by Ms. Amy Powers for the Idlewild Riverfront I HOA 2022 funding study.

Idlewild Riverfront I HOA 2022 Funding Study Summary - Continued

<i>Reserve Study by Calendar Year Starting</i>	<i>January 1, 2022</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Members</i>	<i>84</i>
<i>Reserve Balance as of January 1, 2022¹</i>	<i>\$879,835</i>
<i>Annual Inflation Rate</i>	<i>3.00%</i>
<i>Tax Rate on Reserve Interest ²</i>	<i>30.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$0</i>
<i>Assessment Change Period</i>	<i>5 Years</i>
<i>Annual Operating Budget</i>	<i>\$0</i>

¹ See "Financial Condition of Association" in this report.

² Taxed as an IRS exempt association (IRS Tax Rules Attached)

Reserve Study Assumptions

- Cost estimates and financial information are accurate and current.
- No unforeseen circumstances will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect from insurable risks.
- The association plans to continue to maintain the existing common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- Expenses occur at the end of the expense year.

Initial Reserves

Initial reserves for this Reserve Study were known to be \$879,835 on January 1, 2022. Based upon a study start date of January 1, 2022 a total of 0 days of accrued interest at 0.01 percent per annum were compounded to yield an initial reserve balance of \$879,835.

The implicit assumption has been made that the reserve accounts were not drawn down between the date of the known reserve balance and the study start date.

Recommended Payment Schedule

The below table contains Resource 1 BC recommended schedule of payments for the next five years. Failure to follow the proposed schedule of payments may result in inadequate reserve funds.

Proposed Modified Assessment

Calendar Year	Member Monthly Reserve Assessment	Member Total Annual Assessment	Association Monthly Reserve Assessment	Association Annual Reserve Assessment	Proposed Reserve Balance
2022	\$158.73	\$1,905	\$13,333	\$160,000	\$958,937
2023	\$70.18	\$842	\$5,895	\$70,738	\$1,028,162
2024	\$70.18	\$842	\$5,895	\$70,738	\$1,050,435
2025	\$70.18	\$842	\$5,895	\$70,738	\$1,091,769
2026	\$70.18	\$842	\$5,895	\$70,738	\$876,810
2027	\$70.18	\$842	\$5,895	\$70,738	\$611,389

* Annual Reserve Payments have been manually modified.

Force 2022 to budgeted amount approved by Board at \$160,000.

Assessment Change Period

Resource 1 BC is using a 5 years assessment change period, as a new reserve study is required every five years. Resource 1 BC recommends a financial update every year. Ongoing repairs, reserve account balances changes, costs of component changes, inflation rate changes and reserve funds interest rate changes are some of the variables that

affect reserve assessments.

Financial Condition of Association

Idlewild Riverfront I Association's current reserve funding is in excellent financial condition and/or is adequately funded. The overall status of the reserve of the association is in excellent financial condition and/or is adequately funded. The reserve account is in excess of the total present cost depreciation, which is \$747,644.45. See present cost report. The association is fully funded. The 2022 assessments are forced to \$160,000 as approved by the Board. Resource 1 BC does not know if the reserve account was reconciled as the amount was given to Resource 1 BC by the Community Manager. The interest rate the reserve funds earned was given to Resource 1 BC by the Community Manager.

Funding Method or Reserve Study Goal

Resource 1 BC uses the Baseline Funding Method in the calculation of reserve assessments. This means the reserve fund goal is a minimum account balance consistent with the cash demands of maintenance and replacement of reserve items.

Next Full Service Reserve Study Required Date

Idlewild Riverfront I HOA will need a new full service reserve study in place before November 30, 2026.

Contents to Budget to Maintain Reserves NAC 116.415

NAC 116.415 Contents of budget to maintain reserve. (NRS 116.31151, 116.615) An executive board shall, in addition to the requirements set forth in paragraph (b) of subsection 1 of NRS 116.31151, include in the budget to maintain the reserve:

1. An estimate of the amount of reserve funds necessary in the projected fiscal year, based on industry standards, to complete the maintenance, repairs, replacement or restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore as recommended in the study of reserves conducted pursuant to NRS 116.31152; and
2. If the projected balance of the reserve account at the end of the budgeted fiscal year is less than the amount required to adequately fund the reserves on a reasonable basis at the end of the budgeted fiscal year, as determined by the study of reserves conducted pursuant to NRS 116.31152: (a) The reason for the difference; and (b) How this difference is proposed to be resolved by the executive board.

(Added to NAC by Comm'n for Common-Interest Communities by R129-04, eff. 4-14-2005; A by Comm'n for Common-Interest Communities & Condo. Hotels by R135-09, 8-13-2010; R050-13, 8-10-2015)

State of Nevada Annual Association Registration

The State of Nevada Real Estate Division requires an Annual Association Registration to be filed with the Ombudsman every year. The form can be obtained from this link: <http://red.state.nv.us/forms/609.pdf> Resource 1 BC can offer some assistance in completing this form. Revised February 13, 2019. Please feel free to contact us.

Study Start and Study End Date

This Reserve Study encompasses 30 Years. The Study Start Date is January 1, 2022 and the study ends on December 31, 2051.

Date of Physical Inspection

Idlewild Riverfront I HOA 2022 HOA was physically inspected by Resource 1 BC on November 30, 2021.

Governing Documents

A review was not made of the CCR's (conditions, covenants and restrictions) governing documents.

Plats and Other Industry Resources Used to Prepare this Study

Plats or other industry resources were not used in preparing this reserve study.

Inflation Rate

According to the average inflation rate from InflationData.com [historical CPI] is 3.0 percent. This average is the inflation rate used in this reserve study and over the 30 year period. Resource 1 BC recommends annual updates because inflation rates will vary in the future, affecting reserve assessments.

Crude Oil Price

On December 1, 2021 the price of crude oil was \$66.54 per barrel and has been fluctuating wildly. As this price continues to rise or fall, the price of petroleum based products, such as asphalt, slurry seal and roofing will also be increased or decreased.

Study Method

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. In this study, we have used the "Component" method because it is the only method which allows scrutiny of the funding details. The method is pragmatic, and allows human judgement and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the "National Construction Estimator", a nationally recognized standard, and modified by an area cost adjustment factor. Where possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

Major Component of the Common Elements Defined NAC 116.046

NAC 116.046 "Major components" means the major components of the common elements, whether real or personal property, which the association is responsible for maintaining, repairing, replacing or restoring, including, without limitation, amenities, improvements, furnishings, fixtures, finishes, systems and equipment.

Study of Reserves NRS 116.31152

NRS 116.31152 Study of reserves; duties of executive board regarding study; qualifications of person who conducts study; contents of study; submission of summary of study to Division; use of money credited against residential construction tax for upkeep of park facilities and related improvements identified in study.

1. The executive board shall: (a) At least once every 5 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (b) At least annually, review the results of that study to determine whether those reserves are sufficient; and (c) At least annually, make any adjustments to the association's funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

2. Except as otherwise provided in this subsection, the study of the reserves required by subsection 1 must be conducted by a person who holds a permit issued pursuant to chapter 116A of NRS. If the common-interest community contains 20 or fewer units and is located in a county whose population is less than 55,000, the study of the reserves required by subsection 1 may be conducted by any person whom the executive board deems qualified to conduct the study.

3. The study of the reserves must include, without limitation: (a) A summary of an inspection of the major components of

the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (b) An identification of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore which have a remaining useful life of less than 30 years; (c) An estimate of the remaining useful life of each major component of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore identified pursuant to paragraph (b); (d) An estimate of the cost of maintenance, repair, replacement or restoration of each major component of the common elements and any other portion of the common-interest community identified pursuant to paragraph (b) during and at the end of its useful life; and (e) An estimate of the total annual assessment that may be necessary to cover the cost of maintaining, repairing, replacement or restoration of the major components of the common elements and any other portion of the common-interest community identified pursuant to paragraph (b), after subtracting the reserves of the association as of the date of the study, and an estimate of the funding plan that may be necessary to provide adequate funding for the required reserves.

4. A summary of the study of the reserves required by subsection 1 must be submitted to the Division not later than 45 days after the date that the executive board adopts the results of the study.

5. If a common-interest community was developed as part of a planned unit development pursuant to chapter 278A of NRS and is subject to an agreement with a city or county to receive credit against the amount of the residential construction tax that is imposed pursuant to NRS 278.4983 and 278.4985, the association that is organized for the common-interest community may use the money from that credit for the repair, replacement or restoration of park facilities and related improvements if: (a) The park facilities and related improvements are identified as major components of the common elements of the association; and

(b) The association is obligated to repair, replace or restore the park facilities and related improvements in accordance with the study of the reserves required by subsection 1.

(Added to NRS by 1999, 2994; A 2003, 2241; 2005, 2606; 2009, 1736, 2213; 2011, 1144)

Reserve Study Contents NAC 116.425

NAC 116.425 Reserve study: Contents. (NRS 116.31152, 116.615)

1. A reserve study must, in addition to the requirements set forth in NRS 116.31152, include: (a) A 30-year schedule which shows: (1) The actual or projected beginning balance of the reserve fund; (2) The projected increase in reserve contributions to the reserve fund, adjusted for inflation, that will be required in any given year to provide adequately funded reserves; (3) The estimated interest income, net of projected federal income tax, earned in the reserve fund; (4) The projected expenditures from the reserve fund; and (5) The projected ending balance of the reserve fund; (b) The names and credentials of any consultants and other persons with expertise used to assist in the preparation of the reserve study; (c) Any written reports prepared by consultants and other persons with expertise; (d) If there are any conflicting recommendations of the consultants or other persons with expertise while preparing the reserve study, a written explanation as to which recommendations were selected and the reasons for their selection; (e) The number of units in the association; (f) A general statement describing the current status of the reserve fund; (g) A general statement describing the overall status of the reserves of the association; (h) The beginning and ending dates for which the reserve study is prepared; (i) A general statement describing the reconciliation, development or computation of the initial balance of the reserve fund; (j) A listing and detailed description of each major component of the common elements; (k) A table showing the remaining useful life of each major component of the common elements from the time of each component's initial or last installation, maintenance, repair, replacement or restoration; (l) Using the current replacement cost, a 30-year table that reflects the projected ending reserve fund balance for each year as compared to the fully funded balance for that year; (m) A general statement describing the objectives of the funding plan that is designed to allocate the costs for the maintenance, repair, replacement and restoration of the major components of the common elements and the methods used in projecting the 30-year funding plan, using the following terms and discussing, where applicable: (1) Full funding; (2) Threshold funding; and (3) Baseline funding; (n) A statement identifying the sources relied upon to obtain an estimate for the cost to maintain, repair, replace or restore a major component of the common elements; (o) A detailed description of the type of reserve study that was performed and the level of service accorded to the reserve study, including whether the reserve study was: (1) A full reserve study in which the following tasks were performed: (I) An inventory and measurement of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (II) An assessment of the condition of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore, which

Idlewild Riverfront I HOA 2022 Funding Study Summary - Continued

is based upon on-site visual observations if such components and portions are reasonably accessible for such observation; (III) Estimates of the remaining useful life and valuation of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (IV) Financial analysis of data and the status of the reserve fund; and (V) Development of a funding plan; (2) An update to a previous reserve study made pursuant to a visit to the site of the common-interest community in which the following tasks were performed: (I) A verification of a previous inventory of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore. Unless new major components of the common elements have been added, or the existing inventory of major components of the common elements has changed, since the last reserve study, a quantification of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore is not required; (II) An assessment of the condition of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore, which is based upon on-site visual observations if such components and portions are reasonably accessible for such observation; (III) Estimates of the remaining useful life and valuation of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (IV) Financial analysis of data and the status of the reserve fund; and (V) Development of a funding plan; or (3) An update to a previous reserve study made without a visit to the site of the common-interest community in which the following tasks were performed: (I) Estimates of the remaining useful life and valuation of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (II) Financial analysis of data and the status of the reserve fund; and (III) Development of a funding plan; (p) The disclosures set forth in NAC 116.430; and (q) A statement, prominently displayed, which reads substantially as follows: (1) The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the association. (2) Material issues which are not disclosed to the person conducting the study of the reserves would cause the condition of the association to be misrepresented.

2. As used in this section, "adequately funded reserves" means the funds sufficient to maintain the common elements: (a) At the level described in the governing documents and in a reserve study; and (b) Without using the funds from the operating accounts or without special or reserve assessments, except for occurrences that are a result of unforeseen catastrophic events.

(Added to NAC by Comm'n for Common-Interest Communities by R129-04, eff. 4-14-2005; A by Comm'n for Common-Interest Communities & Condo. Hotels by R145-06, 4-17-2008; R050-13, 8-10-2015)

Reserve Study Disclosures NAC 116.430

NAC 116.430 Reserve study: Required disclosures. (NRS 116.31152, 116.615) A person conducting a reserve study and any consultant assisting in the preparation of a reserve study shall include in the reserve study the following disclosures:

1. The background, training, qualifications and references that would qualify the person conducting or assisting in the preparation of the reserve study as competent to conduct or assist in the preparation of the reserve study.
2. Any relationship which could result in actual or perceived conflicts of interest.
3. Whether the person conducting or assisting in the preparation of the reserve study is bonded or has professional liability insurance with a minimum coverage of \$1,000,000.
4. The method or methods for determining the common area components based on: (a) An actual on-site inspection of the common elements with representative sampling; (b) An inventory and material information provided by the client; (c) A previous reserve study and the date of that study; or (d) Plans, governing documents or any other additional industry resources used by the person conducting or assisting in the preparation of the reserve study.
5. Industry sources used for determining: (a) The life of a major component of the common elements; and (b) The cost of maintaining, repairing, replacing or restoring a major component of the common elements.
6. If known, any guarantees, express or implied, that are provided by any component manufacturer or service provider, with the predictions that would affect the cost or life expectancy of any of the major components.
7. The source of the initial reserve fund balance presented in the reserve study.

8. Whether a reserve assessment is anticipated during the current 30-year life of the reserve study.

9. The source of the interest rate and inflation rate assumptions used in the 30-year projection contained in the reserve study.

10. A statement, prominently displayed, which reads substantially as follows:

Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer. A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited. A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection.

11. A listing of any significant components of the common-interest community that the association may be obligated to maintain, repair, replace or restore which are not included in the funding projection in the reserve study and the reason for excluding those components from that funding projection.

12. For updated reserve studies, a statement, prominently displayed, which reads substantially as follows: Quantities of major components of the common elements as reported in previous reserve studies are deemed to be accurate and reliable. This reserve study relies upon the validity of previous reserve studies.

(Added to NAC by Comm'n for Common-Interest Communities by R129-04, eff. 4-14-2005; A by Comm'n for Common-Interest Communities & Condo. Hotels by R145-06, 4-17-2008; R050-13, 8-10-2015)

Annual Distribution of Budgets NRS 116.31151

NRS 116.31151 Annual distribution to units' owners of operating and reserve budgets or summaries of such budgets and policy for collection of fees, fines, assessments or costs; ratification of budget.

1. Except as otherwise provided in subsection 2 and unless the declaration of a common-interest community imposes more stringent standards, the executive board shall, not less than 30 days or more than 60 days before the beginning of the fiscal year of the association, prepare and distribute to each unit's owner a copy of: (a) The budget for the daily operation of the association. The budget must include, without limitation, the estimated annual revenue and expenditures of the association and any contributions to be made to the reserve account of the association. (b) The budget to provide adequate funding for the reserves required by paragraph (b) of subsection 2 of NRS 116.3115. The budget must include, without limitation: (1) The current estimated replacement cost, estimated remaining life and estimated useful life of each major component of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (2) As of the end of the fiscal year for which the budget is prepared, the current estimate of the amount of cash reserves that are necessary, and the current amount of accumulated cash reserves that are set aside, to repair, replace or restore the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (3) A statement as to whether the executive board has determined or anticipates that the levy of one or more special assessments will be necessary to repair, replace or restore any major component of the common elements or any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore or to provide adequate funding for the reserves designated for that purpose; and (4) A general statement describing the procedures used for the estimation and accumulation of cash reserves pursuant to subparagraph (2), including, without limitation, the qualifications of the person responsible for the preparation of the study of the reserves required by NRS 116.31152.

2. In lieu of distributing copies of the budgets of the association required by subsection 1, the executive board may distribute to each unit's owner a summary of those budgets, accompanied by a written notice that: (a) The budgets are available for review at the business office of the association or some other suitable location within the county where the common-interest community is situated or, if it is situated in more than one county, within one of those counties but not to exceed 60 miles from the physical location of the common-interest community; and (b) Copies of the budgets will be provided upon request.

3. Within 60 days after adoption of any proposed budget for the common-interest community, the executive board shall provide a summary of the proposed budget to each unit's owner and shall set a date for a meeting of the units' owners to consider ratification of the proposed budget not less than 14 days or more than 30 days after the mailing of the summaries. Unless at that meeting a majority of all units' owners, or any larger vote specified in the declaration, reject

the proposed budget, the proposed budget is ratified, whether or not a quorum is present. If the proposed budget is rejected, the periodic budget last ratified by the units' owners must be continued until such time as the units' owners ratify a subsequent budget proposed by the executive board.

4. The executive board shall, at the same time and in the same manner that the executive board makes the budget available to a unit's owner pursuant to this section, make available to each unit's owner the policy established for the association concerning the collection of any fees, fines, assessments or costs imposed against a unit's owner pursuant to this chapter. The policy must include, without limitation: (a) The responsibility of the unit's owner to pay any such fees, fines, assessments or costs in a timely manner; and (b) The association's rights concerning the collection of such fees, fines, assessments or costs if the unit's owner fails to pay the fees, fines, assessments or costs in a timely manner. (Added to NRS by 1999, 2993; A 2003, 2241; 2005, 2605; 2009, 1205, 1735, 2806)

Audits NRS 116.31144

NRS 116.31144 Audit and review of financial statements.

1. Except as otherwise provided in subsection 2, the executive board shall: (a) If the annual budget of the association is \$45,000 or more but less than \$75,000, cause the financial statement of the association to be reviewed by an independent certified public accountant during the year immediately preceding the year in which a study of the reserves of the association is to be conducted pursuant to NRS 116.31152. (b) If the annual budget of the association is \$75,000 or more but less than \$150,000, cause the financial statement of the association to be reviewed by an independent certified public accountant every fiscal year. (c) If the annual budget of the association is \$150,000 or more, cause the financial statement of the association to be audited by an independent certified public accountant every fiscal year.

2. Except as otherwise provided in this subsection, for any fiscal year, the executive board of an association shall cause the financial statement for that fiscal year to be audited by an independent certified public accountant if, within 180 days before the end of the fiscal year, 15 percent of the total number of voting members of the association submit a written request for such an audit. The provisions of this subsection do not apply to an association described in paragraph (c) of subsection 1.

3. The Commission shall adopt regulations prescribing the requirements for the auditing or reviewing of financial statements of an association pursuant to this section. Such regulations must include, without limitation: (a) The qualifications necessary for a person to audit or review financial statements of an association; and (b) The standards and format to be followed in auditing or reviewing financial statements of an association.

(Added to NRS by 2005, 2584; A 2009, 462; 2011, 988)

Summary of Findings

Resource 1 BC has estimated future projected expenses for Idlewild Riverfront I HOA 2022 based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Idlewild Riverfront I HOA 2022 Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our professional opinion that member monthly fees as shown in the attached "Idlewild Riverfront I HOA 2022 Assessment Summary" will realize this goal. Some reserve items in the "Revenue Summary Table" may not contain payments. In this analysis the initial reserves were used to make annual payments for expense items in their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. Reserve items that have been paid with initial reserve funds are identified with a [FP] in the Expense Items Sheets. An item marked [PR] is partially paid with initial reserve funds. Ms. Amy Powers represents and warrants that the information provided to Resource 1 BC, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that Resource 1 BC may rely upon such information and documents without further verification or corroboration. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Ms. Amy Powers shall provide to Resource 1 BC Ms. Amy Powers's best-estimated age of that item. If Ms. Amy Powers is unable to provide an estimate of a Reserve Item's age, Resource 1 BC shall make its own estimate of age of the Reserve Item. The Reserve Study is created for the association's use, and is a reflection of information provided to Resource 1 BC. This information is not for the purpose of performing an audit,

historical records, quality or forensic analyses. Any on site inspection is not considered to be a project audit or quality inspection.

Percent Funded

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of an association. The assumption is, the higher the percentage, the greater the "Financial Health". The question of substance is simply: How much is enough? To answer the question, some understanding of Percent Funded is required. Percent Funded is the ratio of current cash reserves divided by the Fully Funded value at any instant in time. Fully Funded is defined as the present value of the sum of all reserve items divided by the expected life of each item. In essence, Fully Funded is simply the total of the average net present value of the association improvements. Reserve items with a remaining life greater than the study life are not included in the calculation. For example; building framing, foundations, water lines, and other long-lived items that fall outside the envelope of the reserve study are excluded from the calculation. Percent Funded is then, the current reserve balance divided by the Fully Funded value multiplied by 100 (to give a percentage). The concept of percent funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

Keeping Your Reserve Study Current

Resource 1 BC believes that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years. This reserve study should be updated:

- At least once a year
- At changes in interest rates
- At changes in inflation rates
- At changes in the number of dues paying members
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

Items Beyond the Scope of this Report

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.

- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzies and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the Kenyon and Associates, Inc. for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

Construction Defects

Resource 1 BC has no knowledge of construction defects and/or potential or active lawsuits on this project. This reserve study reflects that there are no known construction defects.

State of Nevada Business License

Resource 1 BC has a Nevada State Business License. Nevada Business Identification # NV20001014373.

Professional Liability Insurance NAC 116.430

Resource 1 BC carries full professional liability insurance with coverage of \$1,000,000. See NAC 116.430 " A person conducting a reserve study and any consultant assisting in the preparation of a reserve study shall include in the reserve study the following disclosures: 3. Whether the person conducting or assisting in the preparation of the reserve study is bonded or has professional liability insurance with a minimum coverage of \$1,000,000." Resource 1 BC carries Errors and Omission's and Workman's Compensation.

Reserve Specialist Requirements NRS 116.31152

2. study of the reserves required by subsection 1 must be conducted by a person who holds a permit issued pursuant to chapter 116A of NRS.

Statement of Qualifications

Resource 1 BC is a professional in the business of preparing reserve studies for community associations. Resource 1 BC is familiar with construction practices, construction costs, and contracting practices in Nevada. Kenneth Rowan was a CAI certified Reserve Study Specialist. Kenneth Rowan has a State of Nevada Reserve Specialist Permit. Christine Rowan is an associate. Christine was a CAI certified Reserve Study Specialist. Christine Rowan does reserve studies working with a permitted State of Nevada reserve specialist, Kenneth, as per NRS 116A.420 (7).

Kenneth R. Rowan Background

Kenneth R. Rowan

University of Nevada, Reno - B.Sc. Business Administration

State of Nevada Reserve Specialist Permit RSS.0000002

CAI-RS Reserve Specialist Certification #00064 from 2002 to 2014

State of Nevada Inspector of Structures Master IOS.0000008-M from 1999 to 2018

OSHA Supervisor Construction Safety Class, Western Nevada College-30 hours of training (Occupational Safety and Health Administration).

Master Inspector Class, Western Nevada Community College- 24 hours of training (ADA Inspections).

General Inspector Class, Western Nevada Community College- 40 hours of training (Uniform Building Code)

Residential Inspector Class, Western Nevada Community College- 40 hours of training

Commercial Property Inspection Course, inspection Training Associates- 16 hours of training
Nevada 2015 Legislative Update for the CIC Industry- 3 hours credits Nevada Law
Nevada 2015 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit
Nevada 2018 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit
Nevada 2018 Legislative Update for the CIC Industry- 3 hours credits Nevada Law
Nevada 2020 Legislative Update for the CIC Industry- 3 hours credits Nevada Law
Nevada 2020 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit
Nevada 2021 Legislative Update for the CIC Industry- 3 hours credits Nevada Law
Nevada 2021 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit
Past HOA President Riverbend and Meadowridge Associations

Christine M. Rowan Associate Background

Christine M. Rowan

University of California, Los Angeles: BA Degree in Psychology and Biology

University of Pepperdine: MBA Degree

Resource 1 BC Associate from May 2005 to present

CAI-RS Reserve Specialist Certification #00193 from 2010 to 2013

Nevada 2015 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2015 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2018 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2018 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2020 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2020 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2021 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2021 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Past HOA President Riverdale Association

Conflict of Interest

As the preparer of this reserve study, Resource 1 BC certifies that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

Resource 1 BC would like to thank Kenyon and Associates, Inc. for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:



Christine Rowan
Associate



Kenneth Rowan
State of Nevada Reserve Study Specialist
Permit # RSS.0000002

Prepared by Resource 1 BC

Idlewild Riverfront I HOA 2022 Funding Study Summary - Continued

Enclosures:

Glossary of Terms

Internal Revenue Service Tax Rules

IRS Tax Rules

Unlike most things with the IRS, association tax rates are really not very complicated.

Tax rates on the first \$50,000 in association taxable income can be either 15% or 30%. To qualify for the lower tax rate, the association must file with the IRS as a non exempt membership association.

When an association pays taxes as a non exempt membership association, the tax rate for the first \$50,000 of taxable income is 15%. The tax rate increases to 30% for taxable income beyond the first \$50,000. Non exempt membership organizations are treated the same as a time-share associations. Taxes are filed with form 1120.

When an association pays taxes under form 1120H, the tax rate for all taxable income is 30% and the IRS considers it a homeowners association. Taxes are filed with form 1120.H

Tax Rate Comparison		
Taxable Income	Form 1120	Form 1120H
First \$50,000	\$7,500	\$15,000
Remaining \$30,000	\$9,000	\$9,000
Income Tax	\$16,500	\$24,000

Associations benefit from filing Form 1120 rather than Form 1120H because the tax rate for form 1120 is 15% for the first \$50,000 of taxable income compared to a flat rate of 30% for Form 1120H. Associations may elect on an annual basis to file either Form 1120H or Form 1120. However, filing Form 1120 puts associations at risk if they do not comply with all IRS procedures.

In summary, there are two ways to report financial activities to the IRS:

a. Form 1120H

Form 1120H is the tax form specifically made for homeowner associations and is likened to the 1040EZ for its relative simplicity. The tax rate for 1120H filers is 30%.

b. Form 1120

Form 1120 is an option for all incorporated HOA's (and all HOA's should be incorporated.). While it is more complex, it carries a tax rate of 15%. Since healthy reserve funds can often rise to hundreds of thousands and even millions of dollars, it is usually prudent to use the Form 1120 and cut the tax rate in half. Check with a knowledgeable CPA.

It is important to note that small associations with reserve balances of less than \$50,000 can benefit greatly by changing tax forms. This will result in lower dues to the membership.

Check with your CPA for compliance of IRS rules and regulations.

For more information click on the US Treasury link: <http://www.irs.ustreas.gov/formspubs/index.html>

Glossary of Terms Used in this Reserve Study

CASH FLOW: The collection and expenditure of money over time.

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.

CATEGORY: A group of associated reserve items.

DEPRECIATION: AFI uses straight line depreciation. Defined as the Present Cost divided by the Expected Life and multiplied by the sum of the Expected Life less the Remaining Life. Depreciation for a new reserve item begins at zero and ends with the replacement cost of the component.
(Present Cost - Net Present Value = Depreciated value of the component)

EFFECTIVE AGE: The difference between Expected Life and the Remaining Life. Not usually the same as the chronological age.

EXPECTED LIFE: The estimated time, in years, that a reserve item can be expected to perform its intended function.

FINANCIAL ANALYSIS: That portion of a Reserve Study which evaluates both the present and the future association reserve fund. Recommended Reserve contributions are calculated, and the projected Reserve income and expense over time is presented.

FULLY FUNDED: 100% Funded. When the actual or projected Reserve balance is equal to the Fully Funded Balance. Occurs when the funds in the reserve account are equal to the Depreciated Value of the assets.

FULLY FUNDED BALANCE (FFB): An indicator against which the Reserve balance can be compared. This number is calculated for each reserve item by year, then totaled.

NET PRESENT VALUE: The current value of the component less the depreciated value of that component.

NUMBER OF UNITS: A measurement used with the Unit Cost to calculate the Present Cost. Square feet, cubic yards, lineal feet are examples.

PERCENT FUNDED: The ratio of the actual Reserve Balance to the Fully Funded Reserve Balance expressed as a percentage. The value of the Percent Funded changes with time.

PHYSICAL INSPECTION: The portion of the Reserve Study that generates the reserve item inventory and the condition of the reserve items.

PRESENT COST: The cost of a component today. Consists of the Unit Cost times the Number of Units of that component.

REMAINING LIFE: The estimated number of years that an existing reserve item will serve its intended function.

REPLACEMENT COST: The cost of replacing a reserve item to a new condition. The Current Replacement Cost is the cost to replace a reserve item today.

RESERVE BALANCE: Actual or projected funds at year end that the association has available to defray future expenses. Also known as Reserves, Reserve Accounts, or Cash Reserves.

RESERVE ITEM: An element of a reserve category. Reserve Items consists of association facilities, which must be maintained or replaced by the association. Also known as a "Component".

RESERVE STUDY: A budget planning tool which analyses the current reserve fund and expected future expenses. A Reserve Study consists of a Physical Inspection of the facilities and a Financial Analysis of the reserve fund.

RESERVE STUDY ANALYST: A qualified individual that prepares Reserve Studies.

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.

UNIT COST: The present cost of a reserve item on a unit basis. Dollars per foot of fence is an example.

Idlewild Riverfront I HOA 2022 Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Private Street with Parking					
Paving 1 1/2 inch AC Overlay	\$44,460	15 Years	25 Years	\$71,808	Yes
Paving Speed Control Bump	\$1,000	15 Years	25 Years	\$1,615	Yes
Slurry Seal	\$11,856	2 Years	5 Years	\$12,971	Yes
Paving Crackfill	\$1,500	2 Years	5 Years	\$1,641	Yes
Paving Striping Painting Curbs	\$1,500	2 Years	5 Years	\$1,641	Yes
PCC Driveway	\$0.01	35 Years	40 Years	\$0	Yes
PCC Stamped Concrete at Entry	\$3,600	15 Years	30 Years	\$5,814	Yes
PCC Valley Gutters	\$10,200	15 Years	30 Years	\$16,474	Yes
PCC Parking Blocks 6 ft	\$2,125	15 Years	30 Years	\$3,432	Yes
Fire Hydrant Rebuild	\$6,000	10 Years	40 Years	\$8,342	Yes
Fire Hydrant Painting	\$60.00	4 Years	5 Years	\$70	Yes
Fence Post Wood with Signage	\$1,000	28 Years	30 Years	\$2,384	Yes
Lighting Site 5 ft	\$1,875	10 Years	20 Years	\$2,607	Yes
Building 2845					
Roof Built Up Flat	\$109,800	5 Years	15 Years	\$131,425	Yes
Roof Composition	\$88,200	24 Years	30 Years	\$186,545	Yes
Gutters and Downspouts	\$13,200	10 Years	20 Years	\$18,353	Yes
Paint Exterior	\$34,455	4 Years	7 Years	\$40,024	Yes
Entry Call Box	\$1,500	8 Years	10 Years	\$1,964	Yes
Deck Rails Wood	\$31,500	20 Years	30 Years	\$59,098	Yes
Lighting Exterior Unit	\$350	10 Years	20 Years	\$487	Yes
Fence Wood 6 ft Natural State	\$9,100	0 Years	20 Years	\$9,377	Yes
Fencing Chain Link 6 ft	\$0.00	38 Years	40 Years	\$0	Yes
Exterior Wrought Iron Railing 4ft	\$0.01	40 Years	40 Years	\$0	No
Exterior Paint Railings	\$390	4 Years	5 Years	\$453	Yes
Hallways Carpet	\$16,975	10 Years	20 Years	\$23,602	Yes
Hallway Floor Tile	\$3,000	20 Years	30 Years	\$5,628	Yes
Hallways Paint Interior	\$17,220	10 Years	20 Years	\$23,943	Yes
Hallways Lighting	\$7,500	18 Years	20 Years	\$13,253	Yes
Hallways Lighting Emergency	\$900	8 Years	10 Years	\$1,179	Yes
Hallways Lighting Emergency and Exit	\$1,050	8 Years	10 Years	\$1,375	Yes
Hallways Lighting Exit	\$1,800	18 Years	20 Years	\$3,181	Yes

Idlewild Riverfront I HOA 2022 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Hallways Furniture	\$1,000	10 Years	10 Years	\$1,390	Yes
Hallways Baseboard Heaters	\$1,400	15 Years	20 Years	\$2,261	Yes
Mail Boxes Large	\$900	25 Years	40 Years	\$1,961	Yes
Mail Boxes Small	\$3,600	25 Years	40 Years	\$7,846	Yes
PCC Steps Staircase	\$625	0 Years	5 Years	\$644	Yes
Staircase Railing Repairs	\$1,000	10 Years	10 Years	\$1,390	Yes
Staircase Paint	\$4,500	10 Years	20 Years	\$6,257	Yes
Staircase Lighting	\$600	18 Years	20 Years	\$1,060	Yes
Staircase Lighting Emergency	\$900	8 Years	10 Years	\$1,179	Yes
Elevator Controller	\$0.00	39 Years	40 Years	\$0	No
Elevator Hydradic	\$0.00	39 Years	40 Years	\$0	No
Elevators Cab	\$0.00	39 Years	40 Years	\$0	No
Boiler System Hot Water	\$20,000	19 Years	30 Years	\$36,415	Yes
Boiler System Heating	\$20,000	19 Years	30 Years	\$36,415	Yes
Fan Exhaust	\$10,000	10 Years	20 Years	\$13,904	Yes
Electric Panel	\$11,500	2 Years	40 Years	\$12,582	Yes
Fire Alarm System	\$10,000	5 Years	20 Years	\$11,969	Yes
Security Systems	\$7,000	5 Years	10 Years	\$8,379	Yes
Structural Inspection	\$10,000	0 Years	10 Years	\$10,304	Yes
Laundry Room Paint	\$900	10 Years	20 Years	\$1,251	Yes
Laundry Room Floor Tile	\$2,520	20 Years	30 Years	\$4,728	Yes
Laundry Room Lighting 2 Bulb 4 ft Fluorescent with Cover	\$150	20 Years	30 Years	\$281	Yes
Garage Auto Gate Metal Heavy Duty	\$0.00	40 Years	40 Years	\$0	No
Garage Gate Motor	\$10,000	5 Years	10 Years	\$11,969	Yes
Garage Paint	\$2,000	12 Years	30 Years	\$2,953	Yes
Garage Lighting	\$1,375	10 Years	20 Years	\$1,912	Yes
Garage Lighting Exit	\$300	10 Years	20 Years	\$417	Yes
Garage Lighting 2 Bulb 4 ft Fluorescent	\$35.00	10 Years	30 Years	\$49	Yes
Garage Bike Rack Metal	\$500	20 Years	30 Years	\$938	Yes
Garage Striping	\$500	2 Years	5 Years	\$547	Yes
Driveway Entry Paving 1 1/2 inch Overlay	\$675	0 Years	25 Years	\$696	Yes
Driveway Entry Slurry Seal	\$180	5 Years	5 Years	\$215	Yes
Driveway Entry PCC Pad	\$4,500	30 Years	40 Years	\$11,392	Yes

Idlewild Riverfront I HOA 2022 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Building 2855					
Roof Built Up Flat	\$70,320	5 Years	15 Years	\$84,169	Yes
Roof Composition	\$64,440	24 Years	30 Years	\$136,292	Yes
Gutters and Downspouts	\$11,300	10 Years	20 Years	\$15,711	Yes
Paint Exterior	\$201,600	4 Years	7 Years	\$234,182	Yes
Entry Call Box	\$1,500	8 Years	10 Years	\$1,964	Yes
Deck Rails Wood	\$27,500	20 Years	30 Years	\$51,594	Yes
Lighting Exterior Unit	\$350	10 Years	20 Years	\$487	Yes
Rail Road Ties Repairs	\$1,000	0 Years	20 Years	\$1,030	Yes
Fence Wood 6 ft Natural State	\$9,800	0 Years	20 Years	\$10,098	Yes
Fencing Chain Link 6 ft	\$0.00	38 Years	40 Years	\$0	Yes
Exterior Wrought Iron Railing 4ft	\$0.01	40 Years	40 Years	\$0	No
Exterior Paint Railings	\$360	4 Years	5 Years	\$418	Yes
Hallways Carpet	\$17,430	10 Years	20 Years	\$24,235	Yes
Hallways Paint Interior	\$13,300	10 Years	20 Years	\$18,492	Yes
Hallways Lighting	\$5,800	18 Years	20 Years	\$10,249	Yes
Hallways Lighting Emergency	\$1,500	8 Years	10 Years	\$1,964	Yes
Hallways Lighting Emergency and Exit	\$1,750	8 Years	10 Years	\$2,292	Yes
Hallways Lighting Exit	\$900	18 Years	20 Years	\$1,590	Yes
Hallways Furniture	\$1,000	10 Years	10 Years	\$1,390	Yes
Hallways Bulletin Board	\$1,000	10 Years	20 Years	\$1,390	Yes
Hallways and Laundry Room Baseboard Heaters	\$1,800	15 Years	20 Years	\$2,907	Yes
Mail Boxes Large	\$900	25 Years	40 Years	\$1,961	Yes
Mail Boxes Small	\$3,000	25 Years	40 Years	\$6,538	Yes
PCC Steps Staircase	\$625	0 Years	5 Years	\$644	Yes
Staircase Railing Repairs	\$1,000	0 Years	10 Years	\$1,030	Yes
Staircase Paint	\$4,500	10 Years	20 Years	\$6,257	Yes
Staircase Lighting	\$600	18 Years	20 Years	\$1,060	Yes
Staircase Lighting Emergency	\$900	8 Years	10 Years	\$1,179	Yes
Elevator Controller	\$0.00	39 Years	40 Years	\$0	No
Elevator Hydralic	\$0.00	39 Years	40 Years	\$0	No
Elevators Cab	\$0.00	39 Years	40 Years	\$0	No
Boiler System Hot Water	\$20,000	17 Years	30 Years	\$34,297	Yes
Electric Panel	\$10,000	2 Years	40 Years	\$10,941	Yes

Idlewild Riverfront I HOA 2022 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Fire Alarm System	\$5,000	5 Years	20 Years	\$5,985	Yes
Security Systems	\$7,000	5 Years	10 Years	\$8,379	Yes
Structural Inspection	\$10,000	0 Years	10 Years	\$10,304	Yes
Laundry Room Paint	\$500	10 Years	20 Years	\$695	Yes
Laundry Room Floor Tile	\$480	20 Years	30 Years	\$901	Yes
Laundry Room Sink Janitor	\$500	10 Years	20 Years	\$695	Yes
Laundry Room Lighting 2 Bulb 4 ft Fluorescent with Cover	\$50.00	20 Years	30 Years	\$94	Yes
Garage Auto Gate Metal Heavy Duty	\$0.00	40 Years	40 Years	\$0	No
Garage Gate Motor	\$10,000	5 Years	10 Years	\$11,969	Yes
Garage Paint	\$1,500	12 Years	30 Years	\$2,214	Yes
Garage Lighting	\$1,375	10 Years	20 Years	\$1,912	Yes
Garage Lighting Exit	\$300	10 Years	20 Years	\$417	Yes
Garage Bike Rack Metal	\$500	20 Years	30 Years	\$938	Yes
Garage Striping	\$500	2 Years	5 Years	\$547	Yes
Trash Enclosure 2845					
CMU Wall	\$1,760	20 Years	40 Years	\$3,302	Yes
CMU Walls Paint	\$440	1 Years	5 Year	\$467	Yes
PCC Pad	\$2,300	5 Years	30 Years	\$2,753	Yes
Gate Metal	\$3,000	15 Years	20 Years	\$4,845	Yes
Trash Enclosure 2855					
CMU Wall	\$1,600	20 Years	40 Years	\$3,002	Yes
CMU Walls Paint	\$400	1 Years	5 Year	\$425	Yes
PCC Pad	\$2,200	15 Years	30 Years	\$3,553	Yes
Gate Metal	\$3,000	15 Years	20 Years	\$4,845	Yes
Landscaping					
Electric Panel	\$1,500	2 Years	40 Years	\$1,641	Yes
Sprinkler Control Box	\$1,225	18 Years	20 Years	\$2,165	Yes
Sprinkler Timing Station	\$1,000	5 Years	10 Years	\$1,197	Yes
Back Flow Preventer Rebuild	\$1,500	10 Years	20 Years	\$2,086	Yes
Back Flow Preventer Bag	\$200	10 Years	20 Years	\$278	Yes
Landscaping Renovation	\$10,000	10 Years	10 Years	\$13,904	Yes
Drip Line Repairs	\$2,500	5 Years	5 Years	\$2,992	Yes
Sewer and Water					

Idlewild Riverfront I HOA 2022 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Sewer Repairs	\$84,000	10 Years	50 Years	\$116,793	No
Water Repairs	\$84,000	10 Years	50 Years	\$116,793	No
Common Area					
Signage	\$5,000	3 Years	20 Years	\$5,637	Yes
Concrete Repairs	\$7,500	0 Years	3 Years	\$7,728	Yes
Clubhouse					
Roof Composition	\$8,400	24 Years	30 Years	\$17,766	Yes
Gutters and Downspouts	\$1,200	10 Years	20 Years	\$1,668	Yes
Wood Trellis	\$7,000	3 Years	25 Years	\$7,891	Yes
Paint Exterior	\$6,000	4 Years	7 Years	\$6,970	Yes
PCC Back Deck	\$2,900	5 Years	30 Years	\$3,471	Yes
PCC Sidewalks	\$0.04	35 Years	40 Years	\$0	Yes
PCC Handicapped Ramp	\$1,500	5 Years	30 Years	\$1,795	Yes
Water Heater Gas	\$1,000	5 Years	20 Years	\$1,197	Yes
Furnance	\$10,000	17 Years	20 Years	\$17,149	Yes
Electric Panel	\$1,500	2 Years	40 Years	\$1,641	Yes
Kitchen Remodel	\$5,000	15 Years	25 Years	\$8,076	Yes
Bathroom Remodel	\$10,000	15 Years	35 Years	\$16,151	Yes
Carpet to Laminate	\$9,600	0 Years	30 Years	\$9,892	Yes
Paint Interior	\$1,000	5 Years	15 Years	\$1,197	Yes
Ceiling Acoustic Spray	\$1,800	5 Years	15 Years	\$2,155	Yes
Furniture	\$2,000	5 Years	15 Years	\$2,394	Yes
Lighting 2 Bulb 4 ft Fluorescent with Cover	\$50.00	20 Years	30 Years	\$94	Yes
Lighting Globe	\$50.00	15 Years	20 Years	\$81	Yes
Lighting Emergency	\$150	8 Years	10 Years	\$196	Yes
Lighting Exit	\$600	10 Years	20 Years	\$834	Yes
FOB System	\$5,000	0 Years	10 Years	\$5,152	Yes
Pool and Spa					
Pool Resurface	\$11,200	5 Years	20 Years	\$13,406	Yes
Pool Boarder	\$4,750	5 Years	20 Years	\$5,686	Yes
Pool Cover	\$3,150	2 Years	5 Years	\$3,446	Yes
Pool Deck PCC Concrete	\$16,000	5 Years	20 Years	\$19,151	Yes
Pool Tubular Steel 6 ft Fencing Powder Coated	\$7,350	15 Years	20 Years	\$11,871	Yes
Pool Furniture	\$1,000	0 Years	10 Years	\$1,030	Yes
Pool Drinking Fountain	\$1,600	10 Years	20 Years	\$2,225	Yes

Idlewild Riverfront | HOA 2022 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Pool Bench Wood	\$1,000	10 Years	20 Years	\$1,390	Yes
Pool Heater	\$7,000	14 Years	15 Years	\$10,972	Yes
Pool Sand Filter	\$1,000	6 Years	10 Years	\$1,233	Yes
Pool Pump	\$750	6 Years	10 Years	\$925	Yes
Pool Chemical System	\$2,500	3 Years	5 Years	\$2,818	Yes
Spa Resurface	\$1,000	5 Years	20 Years	\$1,197	Yes
Spa Boarder	\$750	5 Years	20 Years	\$898	Yes
Spa Cover	\$210	2 Years	5 Years	\$230	Yes
Spa Heater	\$7,000	0 Years	15 Years	\$7,213	Yes
(D) Spa Sand Filter	\$1,000	3 Years	10 Years	\$1,127	Yes
Spa Pump	\$1,500	3 Years	10 Years	\$1,691	Yes
Spa Chemical System	\$1,000	3 Years	5 Years	\$1,127	Yes
Spa Replumbing	\$5,000	0 Year	1 Years	\$5,152	No
Reserve Studies					
Full New Reserve Study Estimate With a Site Visit	\$2,500	4 Years	5 Years	\$2,904	Yes
Reserve Study Annual Financial Update	\$650	0 Year	1 Years	\$670	Yes

Months Remaining in Calendar Year 2022: 12

Expected annual inflation: 3.00%

Interest earned on reserve funds: 0.01%

Initial Reserve: \$879,835

(D) Indicates Tabulated Reserve Item Description.

Reserve Item Descriptions

Category	Reserve Item Name	Reserve Item Description
Pool and Spa	Spa Sand Filter	The filter should be changed every 3 years.

Idlewild Riverfront I HOA 2022 Funding Study Expense Item Summary - Continued

Abbreviations

AC - Asphalt	ELEC - Electrical	PNL - Panel
AQ - Average Quality	EP - Electrical Panelboard	PNT - Paint
BLDG - Building	EXT - Exterior	PVMT - Pavement
BLK - Block	FA - Fire Alarm	PWD - Plywood
BUR - Built up Roof	FLR - Floor	QT - Quarry Tile
C&G - Curb and Gutter	FN - Fence	R/R - Remove and Replace
CAB - Cabinet	FND - Foundation	RA - Return Air
CB - Catch Basin	FPL - Fireplace	RCP - Reinforced Concrete Pipe
CEM - Cement	FTG - Footing	RD - Roof Drain
CFT - Cubic Foot	FY - Fiscal Year	REM - Remove
CIP - Cast-in-place Concrete	HQ - High Quality	RL - Rail
CMU - Concrete Masonry Unit	LAM - Laminate	S - South
COL - Column	LAV - Lavatory	SCB - Speed Control Bump
CPT - Carpet	LC - Light Control	SHTH - Sheathing
CT - Ceramic Tile	LW - Lightweight Concrete	SQ - Square
CTR - Counter	MAS - Masonry	ST - Steel
CYD - Cubic Yard	MFD - Metal Floor Decking	STO - Storage
D - Drain	MH - Manhole	SYS - System
DEM - Demolish	MQ - Medium Quality	VB - Vapor Barrier
DR - Door	MRB - Marble	W - West
DS - Downspout	MRD - Metal Roof Decking	WC - Water Closet
DW - Dumb Waiter	N - North	WIN - Window
E - East	PCC - Portland Cement Concrete	YD - Yard
EA - Each	PG - Plate Glass	

Idlewild Riverfront I HOA 2022 Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Private Street with Parking							
Paving 1 1/2 inch AC Overlay	\$1.50 / • ft	29640 • ft	\$44,460	15 Years	25 Years	2037	\$71,808
				25 Years		2062	\$151,875
Paving Speed Control Bump	\$250 ea	4	\$1,000	15 Years	25 Years	2037	\$1,615
				25 Years		2062	\$3,416
Slurry Seal	\$0.40 / • ft	29640 • ft	\$11,856	2 Years	5 Years	2024	\$12,971
				5 Years		2029	\$15,067
				2034		\$17,503	
				2039		\$20,331	
				2044		\$23,617	
				2049		\$27,434	
2054	\$31,868						
Paving Crackfill	\$1,500 ea	1	\$1,500	2 Years	5 Years	2024	\$1,641
				5 Years		2029	\$1,906
				2034		\$2,214	
				2039		\$2,572	
				2044		\$2,988	
				2049		\$3,471	
2054	\$4,032						
Paving Striping Painting Curbs	\$1,500 ea	1	\$1,500	2 Years	5 Years	2024	\$1,641
				5 Years		2029	\$1,906
				2034		\$2,214	
				2039		\$2,572	
				2044		\$2,988	
				2049		\$3,471	
2054	\$4,032						
PCC Driveway	\$0.00 / • ft	100 • ft	\$0	35 Years	40 Years	2057	\$0
PCC Stamped Concrete at Entry	\$10.00 / • ft	360 • ft	\$3,600	15 Years	30 Years	2037	\$5,814
				30 Years		2067	\$14,285
PCC Valley Gutters	\$10.00 / • ft	1020 • ft	\$10,200	15 Years	30 Years	2037	\$16,474
				30 Years		2067	\$40,474
PCC Parking Blocks 6 ft	\$125 ea	17	\$2,125	15 Years	30 Years	2037	\$3,432
				30 Years		2067	\$8,432
Fire Hydrant Rebuild	\$3,000 ea	2	\$6,000	10 Years	40 Years	2032	\$8,342
				40 Years		2072	\$27,656
Fire Hydrant Painting	\$30.00 ea	2	\$60	4 Years	5 Years	2026	\$70
				5 Years		2031	\$81

Idlewild Riverfront I HOA 2022 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Fire Hydrant Painting	\$30.00 ea	2	\$60	5 Years	5 Years	2036	\$94
						2041	\$109
						2046	\$127
						2051	\$147
Fence Post Wood with Signage	\$250 ea	4	\$1,000	28 Years	30 Years	2050	\$2,384
				30 Years		2080	\$5,858
Lighting Site 5 ft	\$125 ea	15	\$1,875	10 Years	20 Years	2032	\$2,607
				20 Years		2052	\$4,747
Building 2845							
Roof Built Up Flat	\$12.00 / • ft	9150 • ft	\$109,800	5 Years	15 Years	2027	\$131,425
				15 Years		2042	\$206,000
						2057	\$322,890
Roof Composition	\$6.00 / • ft	14700 • ft	\$88,200	24 Years	30 Years	2046	\$186,545
				30 Years		2076	\$458,311
Gutters and Downspouts	\$10.00 / lf	1320 lf	\$13,200	10 Years	20 Years	2032	\$18,353
				20 Years		2052	\$33,417
Paint Exterior	\$1.50 / • ft	22970 • ft	\$34,455	4 Years	7 Years	2026	\$40,024
						2033	\$49,363
				7 Years		2040	\$60,882
						2047	\$75,089
Entry Call Box	\$1,500 ea	1	\$1,500	8 Years	10 Years	2030	\$1,964
						2040	\$2,651
				10 Years		2050	\$3,576
						2060	\$4,826
Deck Rails Wood	\$50.00 / lf	630 lf	\$31,500	20 Years	30 Years	2042	\$59,098
				30 Years		2072	\$145,195
Lighting Exterior Unit	\$50.00 ea	7	\$350	10 Years	20 Years	2032	\$487
				20 Years		2052	\$886
Fence Wood 6 ft Natural State	\$35.00 / lf	260 lf	\$9,100	0 Years	20 Years	2022	\$9,377
						2042	\$17,073
				20 Years		2062	\$31,085
Fencing Chain Link 6 ft	\$0.00 / lf	40 lf	\$0	38 Years	40 Years	2060	\$0

Idlewild Riverfront I HOA 2022 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Exterior Wrought Iron Railing 4ft	\$0.00 / lf	130 lf	\$0	40 Years	40 Years	2062	\$0
Exterior Paint Railings	\$3.00 / lf	130 lf	\$390	4 Years	5 Years	2026	\$453
				5 Years		2031	\$526
				5 Years		2036	\$611
				5 Years		2041	\$710
				5 Years		2046	\$825
Hallways Carpet	\$3.50 / • ft	4850 • ft	\$16,975	10 Years	20 Years	2032	\$23,602
				20 Years		2052	\$42,973
Hallway Floor Tile	\$12.00 / • ft	250 • ft	\$3,000	20 Years	30 Years	2042	\$5,628
				30 Years		2072	\$13,828
Hallways Paint Interior	\$1.00 / • ft	17220 • ft	\$17,220	10 Years	20 Years	2032	\$23,943
				20 Years		2052	\$43,594
Hallways Lighting	\$100 ea	75	\$7,500	18 Years	20 Years	2040	\$13,253
				20 Years		2060	\$24,130
Hallways Lighting Emergency	\$150 ea	6	\$900	8 Years	10 Years	2030	\$1,179
				10 Years		2040	\$1,590
				10 Years		2050	\$2,146
				10 Years		2060	\$2,896
Hallways Lighting Emergency and Exit	\$175 ea	6	\$1,050	8 Years	10 Years	2030	\$1,375
				10 Years		2040	\$1,855
				10 Years		2050	\$2,504
				10 Years		2060	\$3,378
Hallways Lighting Exit	\$150 ea	12	\$1,800	18 Years	20 Years	2040	\$3,181
				20 Years		2060	\$5,791
Hallways Furniture	\$1,000 ea	1	\$1,000	10 Years	10 Years	2032	\$1,390
						2032	\$1,876
						2052	\$2,532
Hallways Baseboard Heaters	\$200 ea	7	\$1,400	15 Years	20 Years	2037	\$2,261
				20 Years		2057	\$4,117
Mail Boxes Large	\$150 ea	6	\$900	25 Years	40 Years	2047	\$1,961
				40 Years		2087	\$6,502
Mail Boxes Small	\$75.00 ea	48	\$3,600	25 Years	40 Years	2047	\$7,846
				40 Years		2087	\$26,010
PCC Steps	\$125 ea	5	\$625	0 Years	5 Years	2022	\$644

Idlewild Riverfront I HOA 2022 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Steps Staircase	\$125 ea	5	\$625	5 Years	5 Years	2027	\$748
						2032	\$869
						2037	\$1,009
						2042	\$1,173
						2047	\$1,362
2052	\$1,582						
Staircase Railing Repairs	\$1,000 ea	1	\$1,000	10 Years	10 Years	2032	\$1,390
						2042	\$1,876
						2052	\$2,532
Staircase Paint	\$1,500 ea	3	\$4,500	10 Years	20 Years	2032	\$6,257
				20 Years		2052	\$11,392
Staircase Lighting	\$50.00 ea	12	\$600	18 Years	20 Years	2040	\$1,060
				20 Years		2060	\$1,930
Staircase Lighting Emergency	\$150 ea	6	\$900	8 Years	10 Years	2030	\$1,179
				10 Years		2040	\$1,590
				2050		\$2,146	
				2060		\$2,896	
Elevator Controller	\$0.00 ea	1	\$0	39 Years	40 Years	2061	\$0
Elevator Hydradic	\$0.00 ea	1	\$0	39 Years	40 Years	2061	\$0
Elevators Cab	\$0.00 ea	2	\$0	39 Years	40 Years	2061	\$0
Boiler System Hot Water	\$10,000 ea	2	\$20,000	19 Years	30 Years	2041	\$36,415
				30 Years		2071	\$89,466
Boiler System Heating	\$10,000 ea	2	\$20,000	19 Years	30 Years	2041	\$36,415
				30 Years		2071	\$89,466
Fan Exhaust	\$5,000 ea	2	\$10,000	10 Years	20 Years	2032	\$13,904
				20 Years		2052	\$25,316
Electric Panel	\$250 ea	46	\$11,500	2 Years	40 Years	2024	\$12,582
				40 Years		2064	\$41,710
Fire Alarm System	\$10,000 ea	1	\$10,000	5 Years	20 Years	2027	\$11,969
				20 Years		2047	\$21,793
				2067		\$39,681	
Security Systems	\$7,000 ea	1	\$7,000	5 Years	10 Years	2027	\$8,379
				10 Years		2037	\$11,306
				2047		\$15,255	
				2057		\$20,585	

Idlewild Riverfront I HOA 2022 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Structural Inspection	\$10,000 ea	1	\$10,000	0 Years	10 Years	2022	\$10,304
				10 Years		2032	\$13,904
						2042	\$18,761
						2052	\$25,316
Laundry Room Paint	\$300 ea	3	\$900	10 Years	20 Years	2032	\$1,251
				20 Years		2052	\$2,278
Laundry Room Floor Tile	\$12.00 / • ft	210 • ft	\$2,520	20 Years	30 Years	2042	\$4,728
				30 Years		2072	\$11,616
Laundry Room Lighting 2 Bulb 4 ft Fluorescent with Cover	\$50.00 ea	3	\$150	20 Years	30 Years	2042	\$281
				30 Years		2072	\$691
Garage Auto Gate Metal Heavy Duty	\$0.00 ea	2	\$0	40 Years	40 Years	2062	\$0
Garage Gate Motor	\$5,000 ea	2	\$10,000	5 Years	10 Years	2027	\$11,969
				10 Years		2037	\$16,151
						2047	\$21,793
						2057	\$29,407
Garage Paint	\$2,000 ea	1	\$2,000	12 Years	30 Years	2034	\$2,953
				30 Years		2064	\$7,254
Garage Lighting	\$125 ea	11	\$1,375	10 Years	20 Years	2032	\$1,912
				20 Years		2052	\$3,481
Garage Lighting Exit	\$150 ea	2	\$300	10 Years	20 Years	2032	\$417
				20 Years		2052	\$759
Garage Lighting 2 Bulb 4 ft Fluorescent	\$35.00 ea	1	\$35	10 Years	30 Years	2032	\$49
				30 Years		2062	\$120
Garage Bike Rack Metal	\$500 ea	1	\$500	20 Years	30 Years	2042	\$938
				30 Years		2072	\$2,305
Garage Striping	\$500 ea	1	\$500	2 Years	5 Years	2024	\$547
						2029	\$635
						2034	\$738
						2039	\$857
						2044	\$996
						2049	\$1,157
	2054	\$1,344					
Driveway Entry	\$1.50 / • ft	450 • ft	\$675	0 Years	25 Years	2022	\$696

Idlewild Riverfront I HOA 2022 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Driveway Entry Paving 1 1/2	\$1.50 / • ft	450 • ft	\$675	25 Years	25 Years	2047 2072	\$1,471 \$3,111
Driveway Entry Slurry Seal	\$0.40 / • ft	450 • ft	\$180	5 Years	5 Years	2027 2032 2037 2042 2047 2052	\$215 \$250 \$291 \$338 \$392 \$456
Driveway Entry PCC Pad	\$10.00 / • ft	450 • ft	\$4,500	30 Years	40 Years	2052	\$11,392
Building 2855							
Roof Built Up Flat	\$12.00 / • ft	5860 • ft	\$70,320	5 Years 15 Years	15 Years	2027 2042 2057	\$84,169 \$131,930 \$206,791
Roof Composition	\$6.00 / • ft	10740 • ft	\$64,440	24 Years 30 Years	30 Years	2046 2076	\$136,292 \$334,848
Gutters and Downspouts	\$10.00 / lf	1130 lf	\$11,300	10 Years 20 Years	20 Years	2032 2052	\$15,711 \$28,607
Paint Exterior	\$1.50 / • ft	134400 • ft	\$201,600	4 Years 7 Years	7 Years	2026 2033 2040 2047 2054	\$234,182 \$288,829 \$356,229 \$439,357 \$541,883
Entry Call Box	\$1,500 ea	1	\$1,500	8 Years 10 Years	10 Years	2030 2040 2050 2060	\$1,964 \$2,651 \$3,576 \$4,826
Deck Rails Wood	\$50.00 / lf	550 lf	\$27,500	20 Years 30 Years	30 Years	2042 2072	\$51,594 \$126,758
Lighting Exterior Unit	\$50.00 ea	7	\$350	10 Years 20 Years	20 Years	2032 2052	\$487 \$886
Rail Road Ties Repairs	\$1,000 ea	1	\$1,000	0 Years 20 Years	20 Years	2022 2042 2062	\$1,030 \$1,876 \$3,416
Fence Wood 6 ft Natural State	\$35.00 / lf	280 lf	\$9,800	0 Years 20 Years	20 Years	2022 2042	\$10,098 \$18,386

Idlewild Riverfront I HOA 2022 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Fence Wood 6	\$35.00 / lf	280 lf	\$9,800	20 Years	20 Years	2062	\$33,477
Fencing Chain Link 6 ft	\$0.00 / lf	10 lf	\$0	38 Years	40 Years	2060	\$0
Exterior Wrought Iron Railing 4ft	\$0.00 / lf	120 lf	\$0	40 Years	40 Years	2062	\$0
Exterior Paint Railings	\$3.00 / lf	120 lf	\$360	4 Years	5 Years	2026	\$418
				5 Years		2031	\$486
				5 Years		2036	\$564
				5 Years		2041	\$655
				5 Years		2046	\$761
5 Years	2051	\$884					
Hallways Carpet	\$3.50 / • ft	4980 • ft	\$17,430	10 Years	20 Years	2032	\$24,235
				20 Years		2052	\$44,125
Hallways Paint Interior	\$1.00 / • ft	13300 • ft	\$13,300	10 Years	20 Years	2032	\$18,492
				20 Years		2052	\$33,670
Hallways Lighting	\$100 ea	58	\$5,800	18 Years	20 Years	2040	\$10,249
				20 Years		2060	\$18,660
Hallways Lighting Emergency	\$150 ea	10	\$1,500	8 Years	10 Years	2030	\$1,964
				10 Years		2040	\$2,651
				10 Years		2050	\$3,576
				10 Years		2060	\$4,826
Hallways Lighting Emergency and Exit	\$175 ea	10	\$1,750	8 Years	10 Years	2030	\$2,292
				10 Years		2040	\$3,092
				10 Years		2050	\$4,173
				10 Years		2060	\$5,630
Hallways Lighting Exit	\$150 ea	6	\$900	18 Years	20 Years	2040	\$1,590
				20 Years		2060	\$2,896
Hallways Furniture	\$1,000 ea	1	\$1,000	10 Years	10 Years	2032	\$1,390
						2042	\$1,876
						2052	\$2,532
Hallways Bulletin Board	\$1,000 ea	1	\$1,000	10 Years	20 Years	2032	\$1,390
						2052	\$2,532
Hallways and Laundry Room Baseboard Heaters	\$200 ea	9	\$1,800	15 Years	20 Years	2037	\$2,907
				20 Years		2057	\$5,293
Mail Boxes	\$150 ea	6	\$900	25 Years	40 Years	2047	\$1,961

Idlewild Riverfront I HOA 2022 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Mail Boxes	\$150 ea	6	\$900	40 Years	40 Years	2087	\$6,502
Mail Boxes Small	\$75.00 ea	40	\$3,000	25 Years 40 Years	40 Years	2047 2087	\$6,538 \$21,675
PCC Steps Staircase	\$125 ea	5	\$625	0 Years 5 Years	5 Years	2022 2027 2032 2037 2042 2047 2052	\$644 \$748 \$869 \$1,009 \$1,173 \$1,362 \$1,582
Staircase Railing Repairs	\$1,000 ea	1	\$1,000	0 Years 10 Years	10 Years	2022 2032 2042 2052	\$1,030 \$1,390 \$1,876 \$2,532
Staircase Paint	\$1,500 ea	3	\$4,500	10 Years 20 Years	20 Years	2032 2052	\$6,257 \$11,392
Staircase Lighting	\$50.00 ea	12	\$600	18 Years 20 Years	20 Years	2040 2060	\$1,060 \$1,930
Staircase Lighting Emergency	\$150 ea	6	\$900	8 Years 10 Years	10 Years	2030 2040 2050 2060	\$1,179 \$1,590 \$2,146 \$2,896
Elevator Controller	\$0.00 ea	1	\$0	39 Years	40 Years	2061	\$0
Elevator Hydradic	\$0.00 ea	1	\$0	39 Years	40 Years	2061	\$0
Elevators Cab	\$0.00 ea	2	\$0	39 Years	40 Years	2061	\$0
Boiler System Hot Water	\$10,000 ea	2	\$20,000	17 Years 30 Years	30 Years	2039 2069	\$34,297 \$84,262
Electric Panel	\$250 ea	40	\$10,000	2 Years 40 Years	40 Years	2024 2064	\$10,941 \$36,269
Fire Alarm System	\$5,000 ea	1	\$5,000	5 Years 20 Years	20 Years	2027 2047 2067	\$5,985 \$10,897 \$19,840
Security Systems	\$7,000 ea	1	\$7,000	5 Years 10 Years	10 Years	2027 2037 2047	\$8,379 \$11,306 \$15,255

Idlewild Riverfront I HOA 2022 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Security	\$7,000 ea	1	\$7,000	10 Years	10 Years	2057	\$20,585
Structural Inspection	\$10,000 ea	1	\$10,000	0 Years	10 Years	2022	\$10,304
				10 Years		2032	\$13,904
						2042	\$18,761
						2052	\$25,316
Laundry Room Paint	\$500 ea	1	\$500	10 Years	20 Years	2032	\$695
				20 Years		2052	\$1,266
Laundry Room Floor Tile	\$12.00 / • ft	40 • ft	\$480	20 Years	30 Years	2042	\$901
				30 Years		2072	\$2,212
Laundry Room Sink Janitor	\$500 ea	1	\$500	10 Years	20 Years	2032	\$695
				20 Years		2052	\$1,266
Laundry Room Lighting 2 Bulb 4 ft Fluorescent with Cover	\$50.00 ea	1	\$50	20 Years	30 Years	2042	\$94
				30 Years		2072	\$230
Garage Auto Gate Metal Heavy Duty	\$0.00 ea	2	\$0	40 Years	40 Years	2062	\$0
Garage Gate Motor	\$5,000 ea	2	\$10,000	5 Years	10 Years	2027	\$11,969
				10 Years		2037	\$16,151
						2047	\$21,793
						2057	\$29,407
Garage Paint	\$1,500 ea	1	\$1,500	12 Years	30 Years	2034	\$2,214
				30 Years		2064	\$5,440
Garage Lighting	\$125 ea	11	\$1,375	10 Years	20 Years	2032	\$1,912
				20 Years		2052	\$3,481
Garage Lighting Exit	\$150 ea	2	\$300	10 Years	20 Years	2032	\$417
				20 Years		2052	\$759
Garage Bike Rack Metal	\$500 ea	1	\$500	20 Years	30 Years	2042	\$938
				30 Years		2072	\$2,305
Garage Striping	\$500 ea	1	\$500	2 Years	5 Years	2024	\$547
						2029	\$635
						2034	\$738
						2039	\$857
						2044	\$996
						2049	\$1,157
	2054	\$1,344					

Idlewild Riverfront I HOA 2022 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Trash Enclosure 2845							
CMU Wall	\$8.00 / • ft	220 • ft	\$1,760	20 Years 40 Years	40 Years	2042 2082	\$3,302 \$10,947
CMU Walls Paint	\$1.00 / • ft	440 • ft	\$440	1 Year 5 Year	5 Years	2023 2028 2033 2038 2043 2048 2053	\$467 \$543 \$630 \$732 \$851 \$988 \$1,148
PCC Pad	\$10.00 / • ft	230 • ft	\$2,300	5 Years 30 Years	30 Years	2027 2057	\$2,753 \$6,764
Gate Metal	\$750 ea	4	\$3,000	15 Years 20 Years	20 Years	2037 2057	\$4,845 \$8,822
Trash Enclosure 2855							
CMU Wall	\$8.00 / • ft	200 • ft	\$1,600	20 Years 40 Years	40 Years	2042 2082	\$3,002 \$9,951
CMU Walls Paint	\$1.00 / • ft	400 • ft	\$400	1 Year 5 Year	5 Years	2023 2028 2033 2038 2043 2048 2053	\$425 \$493 \$573 \$666 \$773 \$898 \$1,043
PCC Pad	\$10.00 / • ft	220 • ft	\$2,200	15 Years 30 Years	30 Years	2037 2067	\$3,553 \$8,730
Gate Metal	\$750 ea	4	\$3,000	15 Years 20 Years	20 Years	2037 2057	\$4,845 \$8,822
Landscaping							
Electric Panel	\$1,500 ea	1	\$1,500	2 Years 40 Years	40 Years	2024 2064	\$1,641 \$5,440
Sprinkler Control Box	\$175 ea	7	\$1,225	18 Years 20 Years	20 Years	2040 2060	\$2,165 \$3,941
Sprinkler Timing Station	\$500 ea	2	\$1,000	5 Years 10 Years	10 Years	2027 2037	\$1,197 \$1,615

Idlewild Riverfront I HOA 2022 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Sprinkler Timing Station	\$500 ea	2	\$1,000	10 Years	10 Years	2047	\$2,179
						2057	\$2,941
Back Flow Preventer Rebuild	\$750 ea	2	\$1,500	10 Years 20 Years	20 Years	2032	\$2,086
						2052	\$3,797
Back Flow Preventer Bag	\$100 ea	2	\$200	10 Years 20 Years	20 Years	2032	\$278
						2052	\$506
Landscaping Renovation	\$10,000 ea	1	\$10,000	10 Years	10 Years	2032	\$13,904
						2042	\$18,761
						2052	\$25,316
Drip Line Repairs	\$2,500 ea	1	\$2,500	5 Years	5 Years	2027	\$2,992
						2032	\$3,476
						2037	\$4,038
						2042	\$4,690
						2047	\$5,448
						2052	\$6,329
Sewer and Water							
Sewer Repairs	\$1,000 ea	84	\$84,000	10 Years	50 Years	2032	\$116,793
Water Repairs	\$1,000 ea	84	\$84,000	10 Years	50 Years	2032	\$116,793
Common Area							
Signage	\$5,000 ea	1	\$5,000	3 Years 20 Years	20 Years	2025	\$5,637
						2045	\$10,263
						2065	\$18,686
Concrete Repairs	\$7,500 ea	1	\$7,500	0 Years 3 Years	3 Years	2022	\$7,728
						2025	\$8,455
						2028	\$9,250
						2031	\$10,120
						2034	\$11,072
						2037	\$12,113
						2040	\$13,253
						2043	\$14,499
						2046	\$15,863
2049	\$17,355						
						2052	\$18,987

Idlewild Riverfront I HOA 2022 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Clubhouse							
Roof Composition	\$6.00 / • ft	1400 • ft	\$8,400	24 Years	30 Years	2046	\$17,766
				30 Years		2076	\$43,649
Gutters and Downspouts	\$10.00 / lf	120 lf	\$1,200	10 Years	20 Years	2032	\$1,668
				20 Years		2052	\$3,038
Wood Trellis	\$7,000 ea	1	\$7,000	3 Years	25 Years	2025	\$7,891
				25 Years		2050	\$16,690
Paint Exterior	\$6,000 ea	1	\$6,000	4 Years 7 Years	7 Years	2026	\$6,970
						2033	\$8,596
						2040	\$10,602
						2047	\$13,076
PCC Back Deck	\$10.00 / • ft	290 • ft	\$2,900	5 Years	30 Years	2027	\$3,471
				30 Years		2057	\$8,528
PCC Sidewalks	\$0.00 / • ft	400 • ft	\$0	35 Years	40 Years	2057	\$0
PCC Handicapped Ramp	\$1,500 ea	1	\$1,500	5 Years	30 Years	2027	\$1,795
				30 Years		2057	\$4,411
Water Heater Gas	\$1,000 ea	1	\$1,000	5 Years	20 Years	2027	\$1,197
				20 Years		2047	\$2,179
Furnance	\$10,000 ea	1	\$10,000	17 Years	20 Years	2039	\$17,149
				20 Years		2059	\$31,223
Electric Panel	\$1,500 ea	1	\$1,500	2 Years	40 Years	2024	\$1,641
				40 Years		2064	\$5,440
Kitchen Remodel	\$5,000 ea	1	\$5,000	15 Years	25 Years	2037	\$8,076
				25 Years		2062	\$17,080
Bathroom Remodel	\$5,000 ea	2	\$10,000	15 Years	35 Years	2037	\$16,151
				35 Years		2072	\$46,094
Carpet to Laminate	\$12.00 / • ft	800 • ft	\$9,600	0 Years	30 Years	2022	\$9,892
				30 Years		2052	\$24,303
Paint Interior	\$1,000 ea	1	\$1,000	5 Years	15 Years	2027	\$1,197
				15 Years		2042	\$1,876
				2057		\$2,941	
Ceiling Acoustic	\$2.00 / • ft	900 • ft	\$1,800	5 Years	15 Years	2027	\$2,155

Idlewild Riverfront I HOA 2022 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Ceiling Acoustic Spray	\$2.00 / • ft	900 • ft	\$1,800	15 Years	15 Years	2042	\$3,377
						2057	\$5,293
Furniture	\$2,000 ea	1	\$2,000	5 Years	15 Years	2027	\$2,394
				15 Years		2042	\$3,752
Lighting 2 Bulb 4 ft Fluorescent with Cover	\$50.00 ea	1	\$50	20 Years	30 Years	2042	\$94
				30 Years		2072	\$230
Lighting Globe	\$50.00 ea	1	\$50	15 Years	20 Years	2037	\$81
				20 Years		2057	\$147
Lighting Emergency	\$150 ea	1	\$150	8 Years	10 Years	2030	\$196
				10 Years		2040	\$265
						2050	\$358
						2060	\$483
Lighting Exit	\$150 ea	4	\$600	10 Years	20 Years	2032	\$834
				20 Years		2052	\$1,519
FOB System	\$5,000 ea	1	\$5,000	0 Years	10 Years	2022	\$5,152
						2032	\$6,952
						2042	\$9,381
						2052	\$12,658
Pool and Spa							
Pool Resurface	\$14.00 / • ft	800 • ft	\$11,200	5 Years	20 Years	2027	\$13,406
				20 Years		2047	\$24,409
						2067	\$44,442
Pool Boarder	\$25.00 / lf	190 lf	\$4,750	5 Years	20 Years	2027	\$5,686
				20 Years		2047	\$10,352
						2067	\$18,848
Pool Cover	\$3.50 / • ft	900 • ft	\$3,150	2 Years	5 Years	2024	\$3,446
						2029	\$4,003
						2034	\$4,650
				5 Years		2039	\$5,402
						2044	\$6,275
						2049	\$7,289
	2054	\$8,467					
Pool Deck PCC Concrete	\$10.00 / • ft	1600 • ft	\$16,000	5 Years	20 Years	2027	\$19,151
				20 Years		2047	\$34,870

Idlewild Riverfront I HOA 2022 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Pool Deck PCC	\$10.00 / • ft	1600 • ft	\$16,000	20 Years	20 Years	2067	\$63,489
Pool Tubular Steel 6 ft Fencing Powder Coated	\$35.00 / lf	210 lf	\$7,350	15 Years	20 Years	2037	\$11,871
				20 Years		2057	\$21,614
Pool Furniture	\$1,000 ea	1	\$1,000	0 Years	10 Years	2022	\$1,030
				10 Years		2032	\$1,390
						2042	\$1,876
						2052	\$2,532
Pool Drinking Fountain	\$1,600 ea	1	\$1,600	10 Years	20 Years	2032	\$2,225
				20 Years		2052	\$4,051
Pool Bench Wood	\$1,000 ea	1	\$1,000	10 Years	20 Years	2032	\$1,390
				20 Years		2052	\$2,532
Pool Heater	\$7,000 ea	1	\$7,000	14 Years	15 Years	2036	\$10,972
				15 Years		2051	\$17,198
Pool Sand Filter	\$1,000 ea	1	\$1,000	6 Years	10 Years	2028	\$1,233
				10 Years		2038	\$1,664
						2048	\$2,246
						2058	\$3,030
Pool Pump	\$750 ea	1	\$750	6 Years	10 Years	2028	\$925
				10 Years		2038	\$1,248
						2048	\$1,684
						2058	\$2,273
Pool Chemical System	\$2,500 ea	1	\$2,500	3 Years	5 Years	2025	\$2,818
				5 Years		2030	\$3,274
						2035	\$3,803
						2040	\$4,418
						2045	\$5,131
						2050	\$5,961
Spa Resurface	\$20.00 / • ft	50 • ft	\$1,000	5 Years	20 Years	2027	\$1,197
				20 Years		2047	\$2,179
						2067	\$3,968
Spa Boarder	\$25.00 / lf	30 lf	\$750	5 Years	20 Years	2027	\$898
				20 Years		2047	\$1,635
						2067	\$2,976
Spa Cover	\$3.50 / • ft	60 • ft	\$210	2 Years	5 Years	2024	\$230

Idlewild Riverfront I HOA 2022 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Spa Cover	\$3.50 / • ft	60 • ft	\$210	5 Years	5 Years	2029	\$267
						2034	\$310
						2039	\$360
						2044	\$418
						2049	\$486
						2054	\$564
Spa Heater	\$7,000 ea	1	\$7,000	0 Years	15 Years	2022	\$7,213
				15 Years		2037	\$11,306
						2052	\$17,721
Spa Sand Filter	\$1,000 ea	1	\$1,000	3 Years	10 Years	2025	\$1,127
				10 Years		2035	\$1,521
						2045	\$2,053
						2055	\$2,770
Spa Pump	\$750 ea	2	\$1,500	3 Years	10 Years	2025	\$1,691
				10 Years		2035	\$2,282
						2045	\$3,079
						2055	\$4,155
Spa Chemical System	\$1,000 ea	1	\$1,000	3 Years	5 Years	2025	\$1,127
				5 Years		2030	\$1,310
						2035	\$1,521
						2040	\$1,767
						2045	\$2,053
						2050	\$2,384
	2055	\$2,770					
Spa Replumbing	\$5,000 ea	1	\$5,000	0 Years	1 Year	2022	\$5,152
Reserve Studies							
Full New Reserve Study Estimate With a Site Visit	\$2,500 ea	1	\$2,500	4 Years	5 Years	2026	\$2,904
				5 Years		2031	\$3,373
						2036	\$3,919
						2041	\$4,552
						2046	\$5,288
	2051	\$6,142					
Reserve Study Annual Financial Update	\$650 ea	1	\$650	0 Years	1 Year	2022	\$670
				1 Years		2023	\$690
						2024	\$711
						2025	\$733

Idlewild Riverfront I HOA 2022 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Reserve Study Annual Financial Update	\$650 ea	1	\$650	1 Years	1 Year	2026	\$755
						2027	\$778
						2028	\$802
						2029	\$826
						2030	\$851
						2031	\$877
						2032	\$904
						2033	\$931
						2034	\$960
						2035	\$989
						2036	\$1,019
						2037	\$1,050
						2038	\$1,082
						2039	\$1,115
						2040	\$1,149
						2041	\$1,183
						2042	\$1,219
						2043	\$1,257
						2044	\$1,295
						2045	\$1,334
2046	\$1,375						
2047	\$1,417						
2048	\$1,460						
2049	\$1,504						
2050	\$1,550						
2051	\$1,597						
2052	\$1,646						

Months Remaining in Calendar Year 2022: 12

Expected annual inflation: 3.00% Interest earned on reserve funds: 0.01% Initial Reserve: \$879,835

Present Cost Report

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Private Street with Parking	Paving 1 1/2 inch AC Overlay	29640 • ft	\$1.50 / • ft	\$44,460.00	\$26,676.00	\$17,784.00
	Paving Speed Control Bump	4	\$250.00 ea	\$1,000.00	\$600.00	\$400.00
	Slurry Seal	29640 • ft	\$0.40 / • ft	\$11,856.00	\$4,742.40	\$7,113.60
	Paving Crackfill	1	\$1,500.00 ea	\$1,500.00	\$600.00	\$900.00
	Paving Striping Painting Curbs	1	\$1,500.00 ea	\$1,500.00	\$600.00	\$900.00
	PCC Driveway	100 • ft	\$0.00 / • ft	\$0.01	\$0.01	\$0.00
	PCC Stamped Concrete at Entry	360 • ft	\$10.00 / • ft	\$3,600.00	\$1,800.00	\$1,800.00
	PCC Valley Gutters	1020 • ft	\$10.00 / • ft	\$10,200.00	\$5,100.00	\$5,100.00
	PCC Parking Blocks 6 ft	17	\$125.00 ea	\$2,125.00	\$1,062.50	\$1,062.50
	Fire Hydrant Rebuild	2	\$3,000.00 ea	\$6,000.00	\$1,500.00	\$4,500.00
	Fire Hydrant Painting	2	\$30.00 ea	\$60.00	\$48.00	\$12.00
	Fence Post Wood with Signage	4	\$250.00 ea	\$1,000.00	\$933.33	\$66.67
	Lighting Site 5 ft	15	\$125.00 ea	\$1,875.00	\$937.50	\$937.50
	Private Street with Parking Sub Total =				\$85,176.01	\$44,599.74
Building 2845	Roof Built Up Flat	9150 • ft	\$12.00 / • ft	\$109,800.00	\$36,600.00	\$73,200.00
	Roof Composition	14700 • ft	\$6.00 / • ft	\$88,200.00	\$70,560.00	\$17,640.00
	Gutters and Downspouts	1320 lf	\$10.00 / lf	\$13,200.00	\$6,600.00	\$6,600.00
	Paint Exterior	22970 • ft	\$1.50 / • ft	\$34,455.00	\$19,688.57	\$14,766.43
	Entry Call Box	1	\$1,500.00 ea	\$1,500.00	\$1,200.00	\$300.00
	Deck Rails Wood	630 lf	\$50.00 / lf	\$31,500.00	\$21,000.00	\$10,500.00
	Lighting Exterior Unit	7	\$50.00 ea	\$350.00	\$175.00	\$175.00
	Fence Wood 6 ft Natural State	260 lf	\$35.00 / lf	\$9,100.00	\$0.00	\$9,100.00
	Fencing Chain Link 6 ft	40 lf	\$0.00 / lf	\$0.00	\$0.00	\$0.00
	Exterior Wrought Iron Railing 4ft	130 lf	\$0.00 / lf	\$0.01	\$0.01	\$0.00
	Exterior Paint Railings	130 lf	\$3.00 / lf	\$390.00	\$312.00	\$78.00
	Hallways Carpet	4850 • ft	\$3.50 / • ft	\$16,975.00	\$8,487.50	\$8,487.50
	Hallway Floor Tile	250 • ft	\$12.00 / • ft	\$3,000.00	\$2,000.00	\$1,000.00
	Hallways Paint Interior	17220 • ft	\$1.00 / • ft	\$17,220.00	\$8,610.00	\$8,610.00
	Hallways Lighting	75	\$100.00 ea	\$7,500.00	\$6,750.00	\$750.00
	Hallways Lighting Emergency	6	\$150.00 ea	\$900.00	\$720.00	\$180.00
	Hallways Lighting Emergency and Exit	6	\$175.00 ea	\$1,050.00	\$840.00	\$210.00
	Hallways Lighting Exit	12	\$150.00 ea	\$1,800.00	\$1,620.00	\$180.00
	Hallways Furniture	1	\$1,000.00 ea	\$1,000.00	\$1,000.00	\$0.00
	Hallways Baseboard Heaters	7	\$200.00 ea	\$1,400.00	\$1,050.00	\$350.00
	Mail Boxes Large	6	\$150.00 ea	\$900.00	\$562.50	\$337.50

Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Building 2845	Mail Boxes Small	48	\$75.00 ea	\$3,600.00	\$2,250.00	\$1,350.00
	PCC Steps Staircase	5	\$125.00 ea	\$625.00	\$0.00	\$625.00
	Staircase Railing Repairs	1	\$1,000.00 ea	\$1,000.00	\$1,000.00	\$0.00
	Staircase Paint	3	\$1,500.00 ea	\$4,500.00	\$2,250.00	\$2,250.00
	Staircase Lighting	12	\$50.00 ea	\$600.00	\$540.00	\$60.00
	Staircase Lighting Emergency	6	\$150.00 ea	\$900.00	\$720.00	\$180.00
	Elevator Controller	1	\$0.00 ea	\$0.00	\$0.00	\$0.00
	Elevator Hydradralic	1	\$0.00 ea	\$0.00	\$0.00	\$0.00
	Elevators Cab	2	\$0.00 ea	\$0.00	\$0.00	\$0.00
	Boiler System Hot Water	2	\$10,000.00 ea	\$20,000.00	\$12,666.67	\$7,333.33
	Boiler System Heating	2	\$10,000.00 ea	\$20,000.00	\$12,666.67	\$7,333.33
	Fan Exhaust	2	\$5,000.00 ea	\$10,000.00	\$5,000.00	\$5,000.00
	Electric Panel	46	\$250.00 ea	\$11,500.00	\$575.00	\$10,925.00
	Fire Alarm System	1	\$10,000.00 ea	\$10,000.00	\$2,500.00	\$7,500.00
	Security Systems	1	\$7,000.00 ea	\$7,000.00	\$3,500.00	\$3,500.00
	Structural Inspection	1	\$10,000.00 ea	\$10,000.00	\$0.00	\$10,000.00
	Laundry Room Paint	3	\$300.00 ea	\$900.00	\$450.00	\$450.00
	Laundry Room Floor Tile	210 • ft	\$12.00 / • ft	\$2,520.00	\$1,680.00	\$840.00
	Laundry Room Lighting 2 Bulb 4 ft Fluorescent with Cover	3	\$50.00 ea	\$150.00	\$100.00	\$50.00
	Garage Auto Gate Metal Heavy Duty	2	\$0.00 ea	\$0.00	\$0.00	\$0.00
	Garage Gate Motor	2	\$5,000.00 ea	\$10,000.00	\$5,000.00	\$5,000.00
	Garage Paint	1	\$2,000.00 ea	\$2,000.00	\$800.00	\$1,200.00
	Garage Lighting	11	\$125.00 ea	\$1,375.00	\$687.50	\$687.50
	Garage Lighting Exit	2	\$150.00 ea	\$300.00	\$150.00	\$150.00
	Garage Lighting 2 Bulb 4 ft Fluorescent	1	\$35.00 ea	\$35.00	\$11.67	\$23.33
	Garage Bike Rack Metal	1	\$500.00 ea	\$500.00	\$333.33	\$166.67
	Garage Striping	1	\$500.00 ea	\$500.00	\$200.00	\$300.00
	Driveway Entry Paving 1 1/2 inch Overlay	450 • ft	\$1.50 / • ft	\$675.00	\$0.00	\$675.00
Driveway Entry Slurry Seal	450 • ft	\$0.40 / • ft	\$180.00	\$180.00	\$0.00	
Driveway Entry PCC Pad	450 • ft	\$10.00 / • ft	\$4,500.00	\$3,375.00	\$1,125.00	
Building 2845 Sub Total =				\$463,600.02	\$244,411.42	\$219,188.60
Building 2855	Roof Built Up Flat	5860 • ft	\$12.00 / • ft	\$70,320.00	\$23,440.00	\$46,880.00
	Roof Composition	10740 • ft	\$6.00 / • ft	\$64,440.00	\$51,552.00	\$12,888.00
	Gutters and Downspouts	1130 lf	\$10.00 / lf	\$11,300.00	\$5,650.00	\$5,650.00
	Paint Exterior	134400 • ft	\$1.50 / • ft	\$201,600.00	\$115,200.00	\$86,400.00

Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Building 2855	Entry Call Box	1	\$1,500.00 ea	\$1,500.00	\$1,200.00	\$300.00
	Deck Rails Wood	550 lf	\$50.00 / lf	\$27,500.00	\$18,333.33	\$9,166.67
	Lighting Exterior Unit	7	\$50.00 ea	\$350.00	\$175.00	\$175.00
	Rail Road Ties Repairs	1	\$1,000.00 ea	\$1,000.00	\$0.00	\$1,000.00
	Fence Wood 6 ft Natural State	280 lf	\$35.00 / lf	\$9,800.00	\$0.00	\$9,800.00
	Fencing Chain Link 6 ft	10 lf	\$0.00 / lf	\$0.00	\$0.00	\$0.00
	Exterior Wrought Iron Railing 4ft	120 lf	\$0.00 / lf	\$0.01	\$0.01	\$0.00
	Exterior Paint Railings	120 lf	\$3.00 / lf	\$360.00	\$288.00	\$72.00
	Hallways Carpet	4980 • ft	\$3.50 / • ft	\$17,430.00	\$8,715.00	\$8,715.00
	Hallways Paint Interior	13300 • ft	\$1.00 / • ft	\$13,300.00	\$6,650.00	\$6,650.00
	Hallways Lighting	58	\$100.00 ea	\$5,800.00	\$5,220.00	\$580.00
	Hallways Lighting Emergency	10	\$150.00 ea	\$1,500.00	\$1,200.00	\$300.00
	Hallways Lighting Emergency and Exit	10	\$175.00 ea	\$1,750.00	\$1,400.00	\$350.00
	Hallways Lighting Exit	6	\$150.00 ea	\$900.00	\$810.00	\$90.00
	Hallways Furniture	1	\$1,000.00 ea	\$1,000.00	\$1,000.00	\$0.00
	Hallways Bulletin Board	1	\$1,000.00 ea	\$1,000.00	\$500.00	\$500.00
	Hallways and Laundry Room Baseboard Heaters	9	\$200.00 ea	\$1,800.00	\$1,350.00	\$450.00
	Mail Boxes Large	6	\$150.00 ea	\$900.00	\$562.50	\$337.50
	Mail Boxes Small	40	\$75.00 ea	\$3,000.00	\$1,875.00	\$1,125.00
	PCC Steps Staircase	5	\$125.00 ea	\$625.00	\$0.00	\$625.00
	Staircase Railing Repairs	1	\$1,000.00 ea	\$1,000.00	\$0.00	\$1,000.00
	Staircase Paint	3	\$1,500.00 ea	\$4,500.00	\$2,250.00	\$2,250.00
	Staircase Lighting	12	\$50.00 ea	\$600.00	\$540.00	\$60.00
	Staircase Lighting Emergency	6	\$150.00 ea	\$900.00	\$720.00	\$180.00
	Elevator Controller	1	\$0.00 ea	\$0.00	\$0.00	\$0.00
	Elevator Hydradralic	1	\$0.00 ea	\$0.00	\$0.00	\$0.00
	Elevators Cab	2	\$0.00 ea	\$0.00	\$0.00	\$0.00
	Boiler System Hot Water	2	\$10,000.00 ea	\$20,000.00	\$11,333.33	\$8,666.67
	Electric Panel	40	\$250.00 ea	\$10,000.00	\$500.00	\$9,500.00
	Fire Alarm System	1	\$5,000.00 ea	\$5,000.00	\$1,250.00	\$3,750.00
	Security Systems	1	\$7,000.00 ea	\$7,000.00	\$3,500.00	\$3,500.00
	Structural Inspection	1	\$10,000.00 ea	\$10,000.00	\$0.00	\$10,000.00
	Laundry Room Paint	1	\$500.00 ea	\$500.00	\$250.00	\$250.00
Laundry Room Floor Tile	40 • ft	\$12.00 / • ft	\$480.00	\$320.00	\$160.00	
Laundry Room Sink Janitor	1	\$500.00 ea	\$500.00	\$250.00	\$250.00	
Laundry Room Lighting 2 Bulb 4 ft Fluorescent with Cover	1	\$50.00 ea	\$50.00	\$33.33	\$16.67	

Prepared by Resource 1 BC
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Building 2855	Garage Auto Gate Metal Heavy Duty	2	\$0.00 ea	\$0.00	\$0.00	\$0.00
	Garage Gate Motor	2	\$5,000.00 ea	\$10,000.00	\$5,000.00	\$5,000.00
	Garage Paint	1	\$1,500.00 ea	\$1,500.00	\$600.00	\$900.00
	Garage Lighting	11	\$125.00 ea	\$1,375.00	\$687.50	\$687.50
	Garage Lighting Exit	2	\$150.00 ea	\$300.00	\$150.00	\$150.00
	Garage Bike Rack Metal	1	\$500.00 ea	\$500.00	\$333.33	\$166.67
	Garage Striping	1	\$500.00 ea	\$500.00	\$200.00	\$300.00
Building 2855 Sub Total =				\$511,880.01	\$273,038.35	\$238,841.67
Trash Enclosure 2845	CMU Wall	220 • ft	\$8.00 / • ft	\$1,760.00	\$880.00	\$880.00
	CMU Walls Paint	440 • ft	\$1.00 / • ft	\$440.00	\$88.00	\$352.00
	PCC Pad	230 • ft	\$10.00 / • ft	\$2,300.00	\$383.33	\$1,916.67
	Gate Metal	4	\$750.00 ea	\$3,000.00	\$2,250.00	\$750.00
Trash Enclosure 2845 Sub Total =				\$7,500.00	\$3,601.33	\$3,898.67
Trash Enclosure 2855	CMU Wall	200 • ft	\$8.00 / • ft	\$1,600.00	\$800.00	\$800.00
	CMU Walls Paint	400 • ft	\$1.00 / • ft	\$400.00	\$80.00	\$320.00
	PCC Pad	220 • ft	\$10.00 / • ft	\$2,200.00	\$1,100.00	\$1,100.00
	Gate Metal	4	\$750.00 ea	\$3,000.00	\$2,250.00	\$750.00
Trash Enclosure 2855 Sub Total =				\$7,200.00	\$4,230.00	\$2,970.00
Landscaping	Electric Panel	1	\$1,500.00 ea	\$1,500.00	\$75.00	\$1,425.00
	Sprinkler Control Box	7	\$175.00 ea	\$1,225.00	\$1,102.50	\$122.50
	Sprinkler Timing Station	2	\$500.00 ea	\$1,000.00	\$500.00	\$500.00
	Back Flow Preventer Rebuild	2	\$750.00 ea	\$1,500.00	\$750.00	\$750.00
	Back Flow Preventer Bag	2	\$100.00 ea	\$200.00	\$100.00	\$100.00
	Landscaping Renovation	1	\$10,000.00 ea	\$10,000.00	\$10,000.00	\$0.00
	Drip Line Repairs	1	\$2,500.00 ea	\$2,500.00	\$2,500.00	\$0.00
Landscaping Sub Total =				\$17,925.00	\$15,027.50	\$2,897.50
Sewer and Water	Sewer Repairs	84	\$1,000.00 ea	\$84,000.00	\$16,800.00	\$67,200.00
	Water Repairs	84	\$1,000.00 ea	\$84,000.00	\$16,800.00	\$67,200.00
Sewer and Water Sub Total =				\$168,000.00	\$33,600.00	\$134,400.00
Common Area	Signage	1	\$5,000.00 ea	\$5,000.00	\$750.00	\$4,250.00
	Concrete Repairs	1	\$7,500.00 ea	\$7,500.00	\$0.00	\$7,500.00
Common Area Sub Total =				\$12,500.00	\$750.00	\$11,750.00

Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Clubhouse	Roof Composition	1400 • ft	\$6.00 / • ft	\$8,400.00	\$6,720.00	\$1,680.00
	Gutters and Downspouts	120 lf	\$10.00 / lf	\$1,200.00	\$600.00	\$600.00
	Wood Trellis	1	\$7,000.00 ea	\$7,000.00	\$840.00	\$6,160.00
	Paint Exterior	1	\$6,000.00 ea	\$6,000.00	\$3,428.57	\$2,571.43
	PCC Back Deck	290 • ft	\$10.00 / • ft	\$2,900.00	\$483.33	\$2,416.67
	PCC Sidewalks	400 • ft	\$0.00 / • ft	\$0.04	\$0.03	\$0.01
	PCC Handicapped Ramp	1	\$1,500.00 ea	\$1,500.00	\$250.00	\$1,250.00
	Water Heater Gas	1	\$1,000.00 ea	\$1,000.00	\$250.00	\$750.00
	Furnance	1	\$10,000.00 ea	\$10,000.00	\$8,500.00	\$1,500.00
	Electric Panel	1	\$1,500.00 ea	\$1,500.00	\$75.00	\$1,425.00
	Kitchen Remodel	1	\$5,000.00 ea	\$5,000.00	\$3,000.00	\$2,000.00
	Bathroom Remodel	2	\$5,000.00 ea	\$10,000.00	\$4,285.71	\$5,714.29
	Carpet to Laminate	800 • ft	\$12.00 / • ft	\$9,600.00	\$0.00	\$9,600.00
	Paint Interior	1	\$1,000.00 ea	\$1,000.00	\$333.33	\$666.67
	Ceiling Acoustic Spray	900 • ft	\$2.00 / • ft	\$1,800.00	\$600.00	\$1,200.00
	Furniture	1	\$2,000.00 ea	\$2,000.00	\$666.67	\$1,333.33
	Lighting 2 Bulb 4 ft Fluorescent with Cover	1	\$50.00 ea	\$50.00	\$33.33	\$16.67
	Lighting Globe	1	\$50.00 ea	\$50.00	\$37.50	\$12.50
	Lighting Emergency	1	\$150.00 ea	\$150.00	\$120.00	\$30.00
	Lighting Exit	4	\$150.00 ea	\$600.00	\$300.00	\$300.00
FOB System	1	\$5,000.00 ea	\$5,000.00	\$0.00	\$5,000.00	
Clubhouse Sub Total =				\$74,750.04	\$30,523.49	\$44,226.55
Pool and Spa	Pool Resurface	800 • ft	\$14.00 / • ft	\$11,200.00	\$2,800.00	\$8,400.00
	Pool Boarder	190 lf	\$25.00 / lf	\$4,750.00	\$1,187.50	\$3,562.50
	Pool Cover	900 • ft	\$3.50 / • ft	\$3,150.00	\$1,260.00	\$1,890.00
	Pool Deck PCC Concrete	1600 • ft	\$10.00 / • ft	\$16,000.00	\$4,000.00	\$12,000.00
	Pool Tubular Steel 6 ft Fencing Powder Coated	210 lf	\$35.00 / lf	\$7,350.00	\$5,512.50	\$1,837.50
	Pool Furniture	1	\$1,000.00 ea	\$1,000.00	\$0.00	\$1,000.00
	Pool Drinking Fountain	1	\$1,600.00 ea	\$1,600.00	\$800.00	\$800.00
	Pool Bench Wood	1	\$1,000.00 ea	\$1,000.00	\$500.00	\$500.00
	Pool Heater	1	\$7,000.00 ea	\$7,000.00	\$6,533.33	\$466.67
	Pool Sand Filter	1	\$1,000.00 ea	\$1,000.00	\$600.00	\$400.00
	Pool Pump	1	\$750.00 ea	\$750.00	\$450.00	\$300.00
	Pool Chemical System	1	\$2,500.00 ea	\$2,500.00	\$1,500.00	\$1,000.00
	Spa Resurface	50 • ft	\$20.00 / • ft	\$1,000.00	\$250.00	\$750.00
	Spa Boarder	30 lf	\$25.00 / lf	\$750.00	\$187.50	\$562.50

Prepared by Resource 1 BC
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Pool and Spa	Spa Cover	60 • ft	\$3.50 / • ft	\$210.00	\$84.00	\$126.00
	Spa Heater	1	\$7,000.00 ea	\$7,000.00	\$0.00	\$7,000.00
	Spa Sand Filter	1	\$1,000.00 ea	\$1,000.00	\$300.00	\$700.00
	Spa Pump	2	\$750.00 ea	\$1,500.00	\$450.00	\$1,050.00
	Spa Chemical System	1	\$1,000.00 ea	\$1,000.00	\$600.00	\$400.00
	Spa Replumbing	1	\$5,000.00 ea	\$5,000.00	\$0.00	\$5,000.00
Pool and Spa Sub Total =				\$74,760.00	\$27,014.83	\$47,745.17
Reserve Studies	Full New Reserve Study Estimate With a Site Visit	1	\$2,500.00 ea	\$2,500.00	\$2,000.00	\$500.00
	Reserve Study Annual Financial Update	1	\$650.00 ea	\$650.00	\$0.00	\$650.00
Reserve Studies Sub Total =				\$3,150.00	\$2,000.00	\$1,150.00
Totals =				\$1,426,441.08	\$678,796.62	\$747,644.45

Idlewild Riverfront I HOA 2022 Funding Study Modified Cash Flow Analysis

Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Annual Income Tax	Net Reserve Funds	% Funded	Fully Funded Balance
2022	\$160,000	\$95	\$80,965	\$29	\$958,937	117.8%	\$814,263
2023	\$70,738	\$99	\$1,582	\$30	\$1,028,162	121.0%	\$849,586
2024	\$70,738	\$106	\$48,539	\$32	\$1,050,435	108.2%	\$970,670
2025	\$70,738	\$108	\$29,480	\$32	\$1,091,769	103.9%	\$1,050,737
2026	\$70,738	\$112	\$285,775	\$34	\$876,810	75.8%	\$1,156,125
2027	\$70,738	\$91	\$336,223	\$27	\$611,389	60.6%	\$1,009,091
2028	\$181,682	\$69	\$13,246	\$21	\$779,873	96.2%	\$810,625
2029	\$181,682	\$86	\$25,247	\$26	\$936,369	99.3%	\$942,510
2030	\$181,682	\$102	\$18,726	\$31	\$1,099,396	102.8%	\$1,069,717
2031	\$181,682	\$118	\$15,464	\$35	\$1,265,697	104.5%	\$1,211,426
2032	\$181,682	\$135	\$475,467	\$40	\$972,007	71.2%	\$1,364,715
2033	\$183,899	\$106	\$348,923	\$32	\$807,057	77.0%	\$1,048,573
2034	\$183,899	\$89	\$45,566	\$27	\$945,453	110.3%	\$857,231
2035	\$183,899	\$103	\$10,116	\$31	\$1,119,308	114.6%	\$976,805
2036	\$183,899	\$120	\$17,179	\$36	\$1,286,113	112.7%	\$1,140,817
2037	\$183,899	\$137	\$241,079	\$41	\$1,229,030	94.0%	\$1,306,988
2038	\$202,826	\$132	\$5,392	\$40	\$1,426,556	113.9%	\$1,252,282
2039	\$202,826	\$152	\$85,513	\$46	\$1,543,976	107.0%	\$1,443,449
2040	\$202,826	\$164	\$498,791	\$49	\$1,248,125	79.9%	\$1,562,778
2041	\$202,826	\$134	\$80,040	\$40	\$1,371,005	108.4%	\$1,264,942
2042	\$202,826	\$146	\$598,506	\$44	\$975,428	69.9%	\$1,394,744
2043	\$242,586	\$109	\$17,379	\$33	\$1,200,711	120.1%	\$999,686
2044	\$242,586	\$131	\$39,573	\$39	\$1,403,816	117.3%	\$1,196,866
2045	\$242,586	\$152	\$23,913	\$45	\$1,622,595	117.3%	\$1,382,792
2046	\$242,586	\$173	\$364,841	\$52	\$1,500,462	94.0%	\$1,596,298
2047	\$242,586	\$161	\$741,872	\$48	\$1,001,288	68.1%	\$1,471,341
2048	\$283,299	\$113	\$7,276	\$34	\$1,277,391	133.0%	\$960,253
2049	\$283,299	\$141	\$63,323	\$42	\$1,497,465	125.1%	\$1,196,905
2050	\$283,299	\$163	\$53,170	\$49	\$1,727,707	124.3%	\$1,389,539
2051	\$283,299	\$186	\$26,927	\$56	\$1,984,209	123.6%	\$1,605,234
2052	\$283,299	\$211	\$497,529	\$63	\$1,770,127	95.2%	\$1,858,616
Totals :	\$5,985,152	\$3,946	\$5,097,623	\$1,184			

¹ Cash Reserves minus Fully Funded Value

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$0

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Calendar Year 2022: 12 Inflation = 3.00 % Interest = 0.01 %

Study Life = 30 years Initial Reserve Funds = \$879,835.00 Final Reserve Value = \$1,770,126.52

Annual Payments Held Constant for 5 years

Idlewild Riverfront I HOA 2022 Modified Reserve Assessment Summary

Projected Assessment by Month and by Calendar Year

Calendar Year	Member Monthly Reserve Assessment	Member Total Monthly Assessment	Member Total Annual Assessment	Monthly Reserve Assessment	Annual Reserve Assessment
2022	\$158.73	\$158.73	\$1,904.76	\$13,333	\$160,000
2023	\$70.18	\$70.18	\$842.12	\$5,895	\$70,738
2024	\$70.18	\$70.18	\$842.12	\$5,895	\$70,738
2025	\$70.18	\$70.18	\$842.12	\$5,895	\$70,738
2026	\$70.18	\$70.18	\$842.12	\$5,895	\$70,738
2027	\$70.18	\$70.18	\$842.12	\$5,895	\$70,738
2028	\$180.24	\$180.24	\$2,162.88	\$15,140	\$181,682
2029	\$180.24	\$180.24	\$2,162.88	\$15,140	\$181,682
2030	\$180.24	\$180.24	\$2,162.88	\$15,140	\$181,682
2031	\$180.24	\$180.24	\$2,162.88	\$15,140	\$181,682
2032	\$180.24	\$180.24	\$2,162.88	\$15,140	\$181,682
2033	\$182.44	\$182.44	\$2,189.28	\$15,325	\$183,899
2034	\$182.44	\$182.44	\$2,189.28	\$15,325	\$183,899
2035	\$182.44	\$182.44	\$2,189.28	\$15,325	\$183,899
2036	\$182.44	\$182.44	\$2,189.28	\$15,325	\$183,899
2037	\$182.44	\$182.44	\$2,189.28	\$15,325	\$183,899
2038	\$201.22	\$201.22	\$2,414.60	\$16,902	\$202,826
2039	\$201.22	\$201.22	\$2,414.60	\$16,902	\$202,826
2040	\$201.22	\$201.22	\$2,414.60	\$16,902	\$202,826
2041	\$201.22	\$201.22	\$2,414.60	\$16,902	\$202,826
2042	\$201.22	\$201.22	\$2,414.60	\$16,902	\$202,826
2043	\$240.66	\$240.66	\$2,887.93	\$20,216	\$242,586
2044	\$240.66	\$240.66	\$2,887.93	\$20,216	\$242,586
2045	\$240.66	\$240.66	\$2,887.93	\$20,216	\$242,586
2046	\$240.66	\$240.66	\$2,887.93	\$20,216	\$242,586
2047	\$240.66	\$240.66	\$2,887.93	\$20,216	\$242,586
2048	\$281.05	\$281.05	\$3,372.61	\$23,608	\$283,299
2049	\$281.05	\$281.05	\$3,372.61	\$23,608	\$283,299
2050	\$281.05	\$281.05	\$3,372.61	\$23,608	\$283,299
2051	\$281.05	\$281.05	\$3,372.61	\$23,608	\$283,299
2052	\$281.05	\$281.05	\$3,372.61	\$23,608	\$283,299

Assessment Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Operations Payments Include an annual inflation factor of 3.00%

Number of Payment Months in Calendar Year 2022: 12

Number of Years of Constant Payments: 5

No of Assessed Members: 84

Idlewild Riverfront I HOA 2022 Funding Study - Expenses by Item and by Calendar Year

Item Description	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Reserve Category : Private Street with Parking																			
Paving 1 1/2 inch AC Overlay																\$71,808			
Paving Speed Control Bump																\$1,615			
Slurry Seal			\$12,971					\$15,067					\$17,503					\$20,331	
Paving Crackfill			\$1,641					\$1,906					\$2,214					\$2,572	
Paving Striping Painting Curbs			\$1,641					\$1,906					\$2,214					\$2,572	
PCC Driveway																			
PCC Stamped Concrete at Entry																\$5,814			
PCC Valley Gutters																\$16,474			
PCC Parking Blocks 6 ft																\$3,432			
Fire Hydrant Rebuild											\$8,342								
Fire Hydrant Painting						\$70				\$81						\$94			
Fence Post Wood with Signage																			
Lighting Site 5 ft											\$2,607								
Category Subtotal :			\$16,253			\$70		\$18,879		\$81	\$10,949		\$21,931		\$94	\$99,143		\$25,475	
Reserve Category : Building 2845																			
Roof Built Up Flat						\$131,425													
Roof Composition																			
Gutters and Downspouts											\$18,353								
Paint Exterior					\$40,024							\$49,363							\$60,882
Entry Call Box									\$1,964										\$2,651
Deck Rails Wood																			
Lighting Exterior Unit											\$487								
Fence Wood 6 ft Natural State	\$9,377																		
Fencing Chain Link 6 ft																			
Exterior Wrought Iron Railing 4ft																			
Exterior Paint Railings					\$453					\$526					\$611				
Hallways Carpet											\$23,602								
Hallway Floor Tile																			
Hallways Paint Interior											\$23,943								
Hallways Lighting																			\$13,253

Idlewild Riverfront I HOA 2022 Funding Study Expenses by Calendar Year - Continued

Item Description	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Hallways Lighting Emergency									\$1,179										\$1,590
Hallways Lighting Emergency and Exit									\$1,375										\$1,855
Hallways Lighting Exit																			\$3,181
Hallways Furniture											\$1,390								
Hallways Baseboard Heaters																\$2,261			
Mail Boxes Large																			
Mail Boxes Small																			
PCC Steps Staircase	\$644					\$748					\$869					\$1,009			
Staircase Railing Repairs											\$1,390								
Staircase Paint											\$6,257								
Staircase Lighting																			\$1,060
Staircase Lighting Emergency									\$1,179										\$1,590
Elevator Controller																			
Elevator Hydratric																			
Elevators Cab																			
Boiler System Hot Water																			
Boiler System Heating																			
Fan Exhaust											\$13,904								
Electric Panel			\$12,582																
Fire Alarm System						\$11,969													
Security Systems						\$8,379										\$11,306			
Structural Inspection	\$10,304										\$13,904								
Laundry Room Paint											\$1,251								
Laundry Room Floor Tile																			
Laundry Room Lighting 2 Bulb 4 ft Fluorescent with Cover																			
Garage Auto Gate Metal Heavy Duty																			
Garage Gate Motor						\$11,969										\$16,151			
Garage Paint													\$2,953						
Garage Lighting											\$1,912								
Garage Lighting Exit											\$417								
Garage Lighting 2 Bulb 4 ft Fluorescent											\$49								

Idlewild Riverfront I HOA 2022 Funding Study Expenses by Calendar Year - Continued

Item Description	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Garage Bike Rack Metal																			
Garage Striping			\$547					\$635					\$738					\$857	
Driveway Entry Paving 1 1/2 inch Overlay	\$696																		
Driveway Entry Slurry Seal						\$215					\$250					\$291			
Driveway Entry PCC Pad																			
Category Subtotal :	\$21,021		\$13,129		\$40,477	\$164,705		\$635	\$5,697	\$526	\$107,978	\$49,363	\$3,691		\$611	\$31,018		\$857	\$86,062
Reserve Category : Building 2855																			
Roof Built Up Flat						\$84,169													
Roof Composition																			
Gutters and Downspouts											\$15,711								
Paint Exterior					\$234,182							\$288,829							\$356,229
Entry Call Box									\$1,964										\$2,651
Deck Rails Wood																			
Lighting Exterior Unit											\$487								
Rail Road Ties Repairs	\$1,030																		
Fence Wood 6 ft Natural State	\$10,098																		
Fencing Chain Link 6 ft																			
Exterior Wrought Iron Railing 4ft																			
Exterior Paint Railings					\$418					\$486					\$564				
Hallways Carpet											\$24,235								
Hallways Paint Interior											\$18,492								
Hallways Lighting																			\$10,249
Hallways Lighting Emergency									\$1,964										\$2,651
Hallways Lighting Emergency and Exit									\$2,292										\$3,092
Hallways Lighting Exit																			\$1,590
Hallways Furniture											\$1,390								
Hallways Bulletin Board											\$1,390								
Hallways and Laundry Room Baseboard Heaters																\$2,907			
Mail Boxes Large																			
Mail Boxes Small																			
PCC Steps Staircase	\$644					\$748					\$869					\$1,009			

Idlewild Riverfront I HOA 2022 Funding Study Expenses by Calendar Year - Continued

Item Description	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Staircase Railing Repairs	\$1,030										\$1,390								
Staircase Paint											\$6,257								
Staircase Lighting																			\$1,060
Staircase Lighting Emergency									\$1,179										\$1,590
Elevator Controller																			
Elevator Hydradic																			
Elevators Cab																			
Boiler System Hot Water																		\$34,297	
Electric Panel			\$10,941																
Fire Alarm System						\$5,985													
Security Systems						\$8,379										\$11,306			
Structural Inspection	\$10,304										\$13,904								
Laundry Room Paint											\$695								
Laundry Room Floor Tile																			
Laundry Room Sink Janitor											\$695								
Laundry Room Lighting 2 Bulb 4 ft Fluorescent with Cover																			
Garage Auto Gate Metal Heavy Duty																			
Garage Gate Motor						\$11,969										\$16,151			
Garage Paint													\$2,214						
Garage Lighting											\$1,912								
Garage Lighting Exit											\$417								
Garage Bike Rack Metal																			
Garage Striping			\$547					\$635					\$738					\$857	
Category Subtotal :	\$23,106		\$11,488		\$234,600	\$111,250		\$635	\$7,399	\$486	\$87,844	\$288,829	\$2,952		\$564	\$31,373		\$35,154	\$379,112
Reserve Category : Trash Enclosure 2845																			
CMU Wall																			
CMU Walls Paint		\$467					\$543					\$630					\$732		
PCC Pad						\$2,753													
Gate Metal																\$4,845			
Category Subtotal :		\$467				\$2,753	\$543					\$630				\$4,845	\$732		

Idlewild Riverfront I HOA 2022 Funding Study Expenses by Calendar Year - Continued

Item Description	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Reserve Category : Trash Enclosure 2855																			
CMU Wall																			
CMU Walls Paint		\$425					\$493					\$573					\$666		
PCC Pad																\$3,553			
Gate Metal																\$4,845			
Category Subtotal :		\$425					\$493					\$573				\$8,398	\$666		
Reserve Category : Landscaping																			
Electric Panel			\$1,641																
Sprinkler Control Box																			\$2,165
Sprinkler Timing Station						\$1,197										\$1,615			
Back Flow Preventer Rebuild											\$2,086								
Back Flow Preventer Bag											\$278								
Landscaping Renovation											\$13,904								
Drip Line Repairs						\$2,992					\$3,476					\$4,038			
Category Subtotal :			\$1,641			\$4,189					\$19,744					\$5,653			\$2,165
Reserve Category : Sewer and Water																			
Sewer Repairs											\$116,793								
Water Repairs											\$116,793								
Category Subtotal :											\$233,586								
Reserve Category : Common Area																			
Signage				\$5,637															
Concrete Repairs	\$7,728			\$8,455			\$9,250			\$10,120			\$11,072			\$12,113			\$13,253
Category Subtotal :	\$7,728			\$14,092			\$9,250			\$10,120			\$11,072			\$12,113			\$13,253
Reserve Category : Clubhouse																			
Roof Composition																			
Gutters and Downspouts											\$1,668								
Wood Trellis				\$7,891															
Paint Exterior					\$6,970							\$8,596							\$10,602
PCC Back Deck						\$3,471													
PCC Sidewalks																			
PCC Handicapped Ramp						\$1,795													
Water Heater Gas						\$1,197													

Idlewild Riverfront I HOA 2022 Funding Study Expenses by Calendar Year - Continued

Item Description	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Furnance																		\$17,149	
Electric Panel			\$1,641																
Kitchen Remodel																\$8,076			
Bathroom Remodel																\$16,151			
Carpet to Laminate	\$9,892																		
Paint Interior						\$1,197													
Ceiling Acoustic Spray						\$2,155													
Furniture						\$2,394													
Lighting 2 Bulb 4 ft Fluorescent with Cover																			
Lighting Globe																\$81			
Lighting Emergency									\$196										\$265
Lighting Exit											\$834								
FOB System	\$5,152										\$6,952								
Category Subtotal :	\$15,044		\$1,641	\$7,891	\$6,970	\$12,209			\$196		\$9,454	\$8,596				\$24,308		\$17,149	\$10,867
Reserve Category : Pool and Spa																			
Pool Resurface						\$13,406													
Pool Boarder						\$5,686													
Pool Cover			\$3,446					\$4,003					\$4,650					\$5,402	
Pool Deck PCC Concrete						\$19,151													
Pool Tubular Steel 6 ft Fencing Powder Coated																\$11,871			
Pool Furniture	\$1,030										\$1,390								
Pool Drinking Fountain											\$2,225								
Pool Bench Wood											\$1,390								
Pool Heater															\$10,972				
Pool Sand Filter							\$1,233											\$1,664	
Pool Pump							\$925											\$1,248	
Pool Chemical System				\$2,818					\$3,274					\$3,803					\$4,418
Spa Resurface						\$1,197													
Spa Boarder						\$898													
Spa Cover			\$230					\$267					\$310					\$360	
Spa Heater	\$7,213															\$11,306			
Spa Sand Filler				\$1,127										\$1,521					

Prepared by Resource 1 BC

Idlewild Riverfront I HOA 2022 Funding Study Expenses by Calendar Year - Continued

Item Description	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Spa Pump				\$1,691										\$2,282					
Spa Chemical System				\$1,127					\$1,310					\$1,521					\$1,767
Spa Replumbing	\$5,152																		
Category Subtotal :	\$13,395		\$3,676	\$6,763		\$40,338	\$2,158	\$4,270	\$4,584		\$5,005		\$4,960	\$9,127	\$10,972	\$23,177	\$2,912	\$5,762	\$6,185
Reserve Category : Reserve Studies																			
Full New Reserve Study Estimate With a Site Visit					\$2,904					\$3,373					\$3,919				
Reserve Study Annual Financial Update	\$670	\$690	\$711	\$733	\$755	\$778	\$802	\$826	\$851	\$877	\$904	\$931	\$960	\$989	\$1,019	\$1,050	\$1,082	\$1,115	\$1,149
Category Subtotal :	\$670	\$690	\$711	\$733	\$3,659	\$778	\$802	\$826	\$851	\$4,250	\$904	\$931	\$960	\$989	\$4,938	\$1,050	\$1,082	\$1,115	\$1,149
Expense Totals :	\$80,965	\$1,582	\$48,539	\$29,480	\$285,775	\$336,223	\$13,246	\$25,247	\$18,726	\$15,464	\$475,467	\$348,923	\$45,568	\$10,116	\$17,179	\$241,079	\$5,392	\$85,513	\$498,791

Idlewild Riverfront I HOA 2022 Funding Study Expenses by Calendar Year - Continued

Item Description	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Reserve Category : Private Street with Parking												
Paving 1 1/2 inch AC Overlay												
Paving Speed Control Bump												
Slurry Seal				\$23,617					\$27,434			
Paving Crackfill				\$2,988					\$3,471			
Paving Striping Painting Curbs				\$2,988					\$3,471			
PCC Driveway												
PCC Stamped Concrete at Entry												
PCC Valley Gutters												
PCC Parking Blocks 6 ft												
Fire Hydrant Rebuild												
Fire Hydrant Painting	\$109					\$127					\$147	
Fence Post Wood with Signage										\$2,384		
Lighting Site 5 ft												\$4,747
Category Subtotal :	\$109			\$29,593		\$127			\$34,376	\$2,384	\$147	\$4,747
Reserve Category : Building 2845												
Roof Built Up Flat		\$206,000										
Roof Composition						\$186,545						
Gutters and Downspouts												\$33,417
Paint Exterior							\$75,089					
Entry Call Box									\$3,576			
Deck Rails Wood		\$59,098										
Lighting Exterior Unit												\$886
Fence Wood 6 ft Natural State		\$17,073										
Fencing Chain Link 6 ft												
Exterior Wrought Iron Railing 4R												
Exterior Paint Railings	\$710					\$825					\$958	
Hallways Carpet												\$42,973
Hallway Floor Tile		\$5,628										
Hallways Paint Interior												\$43,594
Hallways Lighting												

Idlewild Riverfront I HOA 2022 Funding Study Expenses by Calendar Year - Continued

Item Description	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Hallways Lighting Emergency										\$2,146		
Hallways Lighting Emergency and Exit										\$2,504		
Hallways Lighting Exit												
Hallways Furniture		\$1,876										\$2,532
Hallways Baseboard Heaters												
Mail Boxes Large							\$1,961					
Mail Boxes Small							\$7,846					
PCC Steps Staircase		\$1,173					\$1,362					\$1,582
Staircase Railing Repairs		\$1,876										\$2,532
Staircase Paint												\$11,392
Staircase Lighting												
Staircase Lighting Emergency										\$2,146		
Elevator Controller												
Elevator Hydraulic												
Elevators Cab												
Boiler System Hot Water	\$36,415											
Boiler System Heating	\$36,415											
Fan Exhaust												\$25,316
Electric Panel												
Fire Alarm System							\$21,793					
Security Systems							\$15,255					
Structural Inspection		\$18,761										\$25,316
Laundry Room Paint												\$2,278
Laundry Room Floor Tile		\$4,728										
Laundry Room Lighting 2 Bulb 4 ft Fluorescent with Cover		\$281										
Garage Auto Gate Metal Heavy Duty												
Garage Gate Motor							\$21,793					
Garage Paint												
Garage Lighting												\$3,481
Garage Lighting Exit												\$759
Garage Lighting 2 Bulb 4 ft Fluorescent												

Idlewild Riverfront I HOA 2022 Funding Study Expenses by Calendar Year - Continued

Item Description	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Garage Bike Rack Metal		\$938										
Garage Striping				\$996					\$1,157			
Driveway Entry Paving 1 1/2 Inch Overlay							\$1,471					
Driveway Entry Slurry Seal		\$338					\$392					\$456
Driveway Entry PCC Pad												\$11,392
Category Subtotal :	\$73,540	\$317,770		\$996		\$187,370	\$146,962		\$1,157	\$10,372	\$958	\$207,906
Reserve Category : Building 2855												
Roof Built Up Flat		\$131,930										
Roof Composition						\$136,292						
Gutters and Downspouts												\$28,607
Paint Exterior							\$439,357					
Entry Call Box									\$3,576			
Deck Rails Wood		\$51,594										
Lighting Exterior Unit												\$886
Rail Road Ties Repairs		\$1,876										
Fence Wood 6 ft Natural State		\$18,386										
Fencing Chain Link 6 ft												
Exterior Wrought Iron Railing 4ft												
Exterior Paint Railings	\$655					\$761					\$884	
Hallways Carpet												\$44,125
Hallways Paint Interior												\$33,670
Hallways Lighting												
Hallways Lighting Emergency										\$3,576		
Hallways Lighting Emergency and Exit										\$4,173		
Hallways Lighting Exit												
Hallways Furniture		\$1,876										\$2,532
Hallways Bulletin Board												\$2,532
Hallways and Laundry Room Baseboard Heaters												
Mail Boxes Large							\$1,961					
Mail Boxes Small							\$6,538					
PCC Steps Staircase		\$1,173					\$1,362					\$1,582

Idlewild Riverfront I HOA 2022 Funding Study Expenses by Calendar Year - Continued

Item Description	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Staircase Railing Repairs		\$1,876										\$2,532
Staircase Paint												\$11,392
Staircase Lighting												
Staircase Lighting Emergency										\$2,146		
Elevator Controller												
Elevator Hydradic												
Elevators Cab												
Boiler System Hot Water												
Electric Panel												
Fire Alarm System							\$10,897					
Security Systems							\$15,255					
Structural Inspection		\$18,761										\$25,316
Laundry Room Paint												\$1,266
Laundry Room Floor Tile		\$901										
Laundry Room Sink Janitor												\$1,266
Laundry Room Lighting 2 Bulb 4 ft Fluorescent with Cover		\$94										
Garage Auto Gate Metal Heavy Duty												
Garage Gate Motor							\$21,793					
Garage Paint												
Garage Lighting												\$3,481
Garage Lighting Exit												\$759
Garage Bike Rack Metal		\$938										
Garage Striping				\$996					\$1,157			
Category Subtotal :	\$655	\$229,405		\$996		\$137,053	\$497,163		\$1,157	\$13,471	\$884	\$159,946
Reserve Category : Trash Enclosure 2845												
CMU Wall		\$3,302										
CMU Walls Paint			\$851					\$988				
PCC Pad												
Gate Metal												
Category Subtotal :		\$3,302	\$851					\$988				

Idlewild Riverfront I HOA 2022 Funding Study Expenses by Calendar Year - Continued

Item Description	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Reserve Category : Trash Enclosure 2855												
CMU Wall		\$3,002										
CMU Walls Paint			\$773					\$898				
PCC Pad												
Gate Metal												
Category Subtotal :		\$3,002	\$773					\$898				
Reserve Category : Landscaping												
Electric Panel												
Sprinkler Control Box												
Sprinkler Timing Station							\$2,179					
Back Flow Preventer Rebuild												\$3,797
Back Flow Preventer Bag												\$506
Landscaping Renovation		\$18,761										\$25,316
Drip Line Repairs		\$4,690					\$5,448					\$6,329
Category Subtotal :		\$23,451					\$7,627					\$35,948
Reserve Category : Sewer and Water												
Sewer Repairs												
Water Repairs												
Category Subtotal :												
Reserve Category : Common Area												
Signage					\$10,263							
Concrete Repairs			\$14,499			\$15,863		\$17,355				\$18,987
Category Subtotal :			\$14,499		\$10,263	\$15,863		\$17,355				\$18,987
Reserve Category : Clubhouse												
Roof Composition						\$17,766						
Gutters and Downspouts												\$3,038
Wood Trellis									\$16,690			
Paint Exterior							\$13,076					
PCC Back Deck												
PCC Sidewalks												
PCC Handicapped Ramp												
Water Heater Gas							\$2,179					

Idlewild Riverfront I HOA 2022 Funding Study Expenses by Calendar Year - Continued

Item Description	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Furnance												
Electric Panel												
Kitchen Remodel												
Bathroom Remodel												
Carpet to Laminate												\$24,303
Paint Interior		\$1,876										
Ceiling Acoustic Spray		\$3,377										
Furniture		\$3,752										
Lighting 2 Bulb 4 ft Fluorescent with Cover		\$94										
Lighting Globe												
Lighting Emergency										\$358		
Lighting Exit												\$1,519
FOB System		\$9,381										\$12,658
Category Subtotal:		\$18,480				\$17,766	\$15,255			\$17,048		\$41,518
Reserve Category : Pool and Spa												
Pool Resurface							\$24,409					
Pool Boarder							\$10,352					
Pool Cover				\$6,275					\$7,289			
Pool Deck PCC Concrete							\$34,870					
Pool Tubular Steel 6 ft Fencing Powder Coated												
Pool Furniture		\$1,876										\$2,532
Pool Drinking Fountain												\$4,051
Pool Bench Wood												\$2,532
Pool Heater											\$17,198	
Pool Sand Filter								\$2,246				
Pool Pump								\$1,684				
Pool Chemical System					\$5,131					\$5,961		
Spa Resurface							\$2,179					
Spa Boarder							\$1,635					
Spa Cover				\$418					\$486			
Spa Heater												\$17,721
Spa Sand Filter					\$2,053							

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Idlewild Riverfront I HOA 2022 Funding Study Expenses by Calendar Year - Continued

<i>Item Description</i>	<i>2041</i>	<i>2042</i>	<i>2043</i>	<i>2044</i>	<i>2045</i>	<i>2046</i>	<i>2047</i>	<i>2048</i>	<i>2049</i>	<i>2050</i>	<i>2051</i>	<i>2052</i>
<i>Spa Pump</i>					\$3,079							
<i>Spa Chemical System</i>					\$2,053					\$2,384		
<i>Spa Replumbing</i>												
Category Subtotal :		\$1,876		\$6,693	\$12,316		\$73,445	\$3,930	\$7,775	\$8,345	\$17,198	\$26,836
Reserve Category : Reserve Studies												
<i>Full New Reserve Study Estimate With a Site Visit</i>	\$4,552					\$5,288					\$6,142	
<i>Reserve Study Annual Financial Update</i>	\$1,183	\$1,219	\$1,257	\$1,295	\$1,334	\$1,375	\$1,417	\$1,460	\$1,504	\$1,550	\$1,597	\$1,646
Category Subtotal :	\$5,735	\$1,219	\$1,257	\$1,295	\$1,334	\$6,663	\$1,417	\$1,460	\$1,504	\$1,550	\$7,739	\$1,646
Expense Totals :	\$80,040	\$598,506	\$17,379	\$39,573	\$23,913	\$364,841	\$741,872	\$7,276	\$63,323	\$53,170	\$26,927	\$497,529



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December 8, 2021

Year	Category	Item Name	Expense	
2022	Building 2845	Fence Wood 6 ft Natural State	\$9,377	
		PCC Steps Staircase	\$644	
		Structural Inspection	\$10,304	
		Driveway Entry Paving 1 1/2 inch Overlay	\$696	
	Building 2845 Subtotal = \$21,021.00			
	Building 2855	Rail Road Ties Repairs	\$1,030	
		Fence Wood 6 ft Natural State	\$10,098	
		PCC Steps Staircase	\$644	
		Staircase Railing Repairs	\$1,030	
		Structural Inspection	\$10,304	
	Building 2855 Subtotal = \$23,106.00			
	Common Area	Concrete Repairs	\$7,728	
	Clubhouse	Carpet to Laminate	\$9,892	
		FOB System	\$5,152	
	Clubhouse Subtotal = \$15,044.00			
	Pool and Spa	Pool Furniture	\$1,030	
		Spa Heater	\$7,213	
Spa Replumbing		\$5,152		
Pool and Spa Subtotal = \$13,395.00				
Reserve Studies	Reserve Study Annual Financial Update	\$670		
2022 Annual Expense Total = \$80,964				
2023	Trash Enclosure 2845	CMU Walls Paint	\$467	
	Trash Enclosure 2855	CMU Walls Paint	\$425	
	Reserve Studies	Reserve Study Annual Financial Update	\$690	
2023 Annual Expense Total = \$1,582				
2024	Private Street with Parking	Slurry Seal	\$12,971	
		Paving Crackfill	\$1,641	
		Paving Striping Painting Curbs	\$1,641	
	Private Street with Parking Subtotal = \$16,253.00			

Year	Category	Item Name	Expense	
2024	Building 2845	Electric Panel	\$12,582	
		Garage Striping	\$547	
	Building 2845 Subtotal = \$13,129.00			
	Building 2855	Electric Panel	\$10,941	
		Garage Striping	\$547	
	Building 2855 Subtotal = \$11,488.00			
	Landscaping	Electric Panel	\$1,641	
	Clubhouse	Electric Panel	\$1,641	
	Pool and Spa	Pool Cover	\$3,446	
		Spa Cover	\$230	
	Pool and Spa Subtotal = \$3,676.00			
Reserve Studies	Reserve Study Annual Financial Update	\$711		
2024 Annual Expense Total = \$48,539				
2025	Common Area	Signage	\$5,637	
		Concrete Repairs	\$8,455	
	Common Area Subtotal = \$14,092.00			
	Clubhouse	Wood Trellis	\$7,891	
	Pool and Spa	Pool Chemical System	\$2,818	
		Spa Sand Filter	\$1,127	
		Spa Pump	\$1,691	
		Spa Chemical System	\$1,127	
Pool and Spa Subtotal = \$6,763.00				
Reserve Studies	Reserve Study Annual Financial Update	\$733		
2025 Annual Expense Total = \$29,479				
2026	Private Street with Parking	Fire Hydrant Painting	\$70	
	Building 2845	Paint Exterior	\$40,024	
		Exterior Paint Railings	\$453	
	Building 2845 Subtotal = \$40,477.00			
	Building 2855	Paint Exterior	\$234,182	
		Exterior Paint Railings	\$418	
	Building 2855 Subtotal = \$234,600.00			
	Clubhouse	Paint Exterior	\$6,970	
	Reserve Studies	Full New Reserve Study Estimate With a Site Visit	\$2,904	
		Reserve Study Annual Financial Update	\$755	
Reserve Studies Subtotal = \$3,659.00				
2026 Annual Expense Total = \$285,776				

Year	Category	Item Name	Expense	
2027	Building 2845	Roof Built Up Flat	\$131,425	
		PCC Steps Staircase	\$748	
		Fire Alarm System	\$11,969	
		Security Systems	\$8,379	
		Garage Gate Motor	\$11,969	
		Driveway Entry Slurry Seal	\$215	
	Building 2845 Subtotal = \$164,705.00			
	Building 2855	Roof Built Up Flat	\$84,169	
		PCC Steps Staircase	\$748	
		Fire Alarm System	\$5,985	
		Security Systems	\$8,379	
		Garage Gate Motor	\$11,969	
	Building 2855 Subtotal = \$111,250.00			
	Trash Enclosure 2845	PCC Pad	\$2,753	
	Landscaping	Sprinkler Timing Station	\$1,197	
		Drip Line Repairs	\$2,992	
	Landscaping Subtotal = \$4,189.00			
	Clubhouse	PCC Back Deck	\$3,471	
		PCC Handicapped Ramp	\$1,795	
		Water Heater Gas	\$1,197	
		Paint Interior	\$1,197	
		Ceiling Acoustic Spray	\$2,155	
		Furniture	\$2,394	
	Clubhouse Subtotal = \$12,209.00			
	Pool and Spa	Pool Resurface	\$13,406	
		Pool Boarder	\$5,686	
		Pool Deck PCC Concrete	\$19,151	
Spa Resurface		\$1,197		
Spa Boarder		\$898		
Pool and Spa Subtotal = \$40,338.00				
Reserve Studies	Reserve Study Annual Financial Update	\$778		
2027 Annual Expense Total = \$336,222				
2028	Trash Enclosure 2845	CMU Walls Paint	\$543	
	Trash Enclosure 2855	CMU Walls Paint	\$493	
	Common Area	Concrete Repairs	\$9,250	
	Pool and Spa	Pool Sand Filter	\$1,233	
		Pool Pump	\$925	
Pool and Spa Subtotal = \$2,158.00				

Year	Category	Item Name	Expense	
2028	Reserve Studies	Reserve Study Annual Financial Update	\$802	
2028 Annual Expense Total = \$13,246				
2029	Private Street with Parking	Slurry Seal	\$15,067	
		Paving Crackfill	\$1,906	
		Paving Striping Painting Curbs	\$1,906	
	Private Street with Parking Subtotal = \$18,879.00			
	Building 2845	Garage Striping	\$635	
	Building 2855	Garage Striping	\$635	
	Pool and Spa	Pool Cover	\$4,003	
		Spa Cover	\$267	
	Pool and Spa Subtotal = \$4,270.00			
Reserve Studies	Reserve Study Annual Financial Update	\$826		
2029 Annual Expense Total = \$25,245				
2030	Building 2845	Entry Call Box	\$1,964	
		Hallways Lighting Emergency	\$1,179	
		Hallways Lighting Emergency and Exit	\$1,375	
		Staircase Lighting Emergency	\$1,179	
	Building 2845 Subtotal = \$5,697.00			
	Building 2855	Entry Call Box	\$1,964	
		Hallways Lighting Emergency	\$1,964	
		Hallways Lighting Emergency and Exit	\$2,292	
		Staircase Lighting Emergency	\$1,179	
	Building 2855 Subtotal = \$7,399.00			
	Clubhouse	Lighting Emergency	\$196	
	Pool and Spa	Pool Chemical System	\$3,274	
		Spa Chemical System	\$1,310	
Pool and Spa Subtotal = \$4,584.00				
Reserve Studies	Reserve Study Annual Financial Update	\$851		
2030 Annual Expense Total = \$18,727				
2031	Private Street with Parking	Fire Hydrant Painting	\$81	
	Building 2845	Exterior Paint Railings	\$526	
	Building 2855	Exterior Paint Railings	\$486	
	Common Area	Concrete Repairs	\$10,120	
	Reserve Studies	Full New Reserve Study Estimate With a Site Visit	\$3,373	
		Reserve Study Annual Financial Update	\$877	
Reserve Studies Subtotal = \$4,250.00				

Year	Category	Item Name	Expense
			2031 Annual Expense Total = \$15,463
2032	Private Street with Parking	Fire Hydrant Rebuild	\$8,342
		Lighting Site 5 ft	\$2,607
		Private Street with Parking Subtotal = \$10,949.00	
	Building 2845	Gutters and Downspouts	\$18,353
		Lighting Exterior Unit	\$487
		Hallways Carpet	\$23,602
		Hallways Paint Interior	\$23,943
		Hallways Furniture	\$1,390
		PCC Steps Staircase	\$869
		Staircase Railing Repairs	\$1,390
		Staircase Paint	\$6,257
		Fan Exhaust	\$13,904
		Structural Inspection	\$13,904
		Laundry Room Paint	\$1,251
		Garage Lighting	\$1,912
		Garage Lighting Exit	\$417
		Garage Lighting 2 Bulb 4 ft Fluorescent	\$49
	Driveway Entry Slurry Seal	\$250	
	Building 2845 Subtotal = \$107,978.00		
	Building 2855	Gutters and Downspouts	\$15,711
		Lighting Exterior Unit	\$487
		Hallways Carpet	\$24,235
		Hallways Paint Interior	\$18,492
		Hallways Furniture	\$1,390
		Hallways Bulletin Board	\$1,390
		PCC Steps Staircase	\$869
		Staircase Railing Repairs	\$1,390
		Staircase Paint	\$6,257
		Structural Inspection	\$13,904
		Laundry Room Paint	\$695
		Laundry Room Sink Janitor	\$695
		Garage Lighting	\$1,912
		Garage Lighting Exit	\$417
Building 2855 Subtotal = \$87,844.00			
Landscaping	Back Flow Preventer Rebuild	\$2,086	
	Back Flow Preventer Bag	\$278	
	Landscaping Renovation	\$13,904	

Year	Category	Item Name	Expense
2032	Landscaping	Drip Line Repairs	\$3,476
		Landscaping Subtotal = \$19,744.00	
	Sewer and Water	Sewer Repairs	\$116,793
		Water Repairs	\$116,793
	Sewer and Water Subtotal = \$233,586.00		
	Clubhouse	Gutters and Downspouts	\$1,668
		Lighting Exit	\$834
		FOB System	\$6,952
	Clubhouse Subtotal = \$9,454.00		
	Pool and Spa	Pool Furniture	\$1,390
		Pool Drinking Fountain	\$2,225
Pool Bench Wood		\$1,390	
Pool and Spa Subtotal = \$5,005.00			
Reserve Studies	Reserve Study Annual Financial Update	\$904	
2032 Annual Expense Total = \$475,464			
2033	Building 2845	Paint Exterior	\$49,363
	Building 2855	Paint Exterior	\$288,829
	Trash Enclosure 2845	CMU Walls Paint	\$630
	Trash Enclosure 2855	CMU Walls Paint	\$573
	Clubhouse	Paint Exterior	\$8,596
	Reserve Studies	Reserve Study Annual Financial Update	\$931
2033 Annual Expense Total = \$348,922			
2034	Private Street with Parking	Slurry Seal	\$17,503
		Paving Crackfill	\$2,214
		Paving Striping Painting Curbs	\$2,214
	Private Street with Parking Subtotal = \$21,931.00		
	Building 2845	Garage Paint	\$2,953
		Garage Striping	\$738
	Building 2845 Subtotal = \$3,691.00		
	Building 2855	Garage Paint	\$2,214
		Garage Striping	\$738
	Building 2855 Subtotal = \$2,952.00		
	Common Area	Concrete Repairs	\$11,072
Pool and Spa	Pool Cover	\$4,650	
	Spa Cover	\$310	
Pool and Spa Subtotal = \$4,960.00			
Reserve Studies	Reserve Study Annual Financial Update	\$960	

Year	Category	Item Name	Expense	
			2034 Annual Expense Total = \$45,566	
2035	Pool and Spa	Pool Chemical System	\$3,803	
		Spa Sand Filter	\$1,521	
		Spa Pump	\$2,282	
		Spa Chemical System	\$1,521	
	Pool and Spa Subtotal = \$9,127.00			
Reserve Studies	Reserve Study Annual Financial Update	\$989		
			2035 Annual Expense Total = \$10,116	
2036	Private Street with Parking	Fire Hydrant Painting	\$94	
	Building 2845	Exterior Paint Railings	\$611	
	Building 2855	Exterior Paint Railings	\$564	
	Pool and Spa	Pool Heater	\$10,972	
	Reserve Studies	Full New Reserve Study Estimate With a Site Visit	\$3,919	
		Reserve Study Annual Financial Update	\$1,019	
	Reserve Studies Subtotal = \$4,938.00			
			2036 Annual Expense Total = \$17,179	
2037	Private Street with Parking	Paving 1 1/2 inch AC Overlay	\$71,808	
		Paving Speed Control Bump	\$1,615	
		PCC Stamped Concrete at Entry	\$5,814	
		PCC Valley Gutters	\$16,474	
		PCC Parking Blocks 6 ft	\$3,432	
	Private Street with Parking Subtotal = \$99,143.00			
	Building 2845	Hallways Baseboard Heaters	\$2,261	
		PCC Steps Staircase	\$1,009	
		Security Systems	\$11,306	
		Garage Gate Motor	\$16,151	
		Driveway Entry Slurry Seal	\$291	
	Building 2845 Subtotal = \$31,018.00			
	Building 2855	Hallways and Laundry Room Baseboard Heaters	\$2,907	
		PCC Steps Staircase	\$1,009	
		Security Systems	\$11,306	
		Garage Gate Motor	\$16,151	
	Building 2855 Subtotal = \$31,373.00			
Trash Enclosure 2845	Gate Metal	\$4,845		
Trash Enclosure 2855	PCC Pad	\$3,553		
	Gate Metal	\$4,845		

Year	Category	Item Name	Expense
	Trash Enclosure 2855 Subtotal = \$8,398.00		
	<i>Landscaping</i>	Sprinkler Timing Station	\$1,615
		Drip Line Repairs	\$4,038
	Landscaping Subtotal = \$5,653.00		
	<i>Common Area</i>	Concrete Repairs	\$12,113
	<i>Clubhouse</i>	Kitchen Remodel	\$8,076
		Bathroom Remodel	\$16,151
		Lighting Globe	\$81
	Clubhouse Subtotal = \$24,308.00		
	<i>Pool and Spa</i>	Pool Tubular Steel 6 ft Fencing Powder Coated	\$11,871
		Spa Heater	\$11,306
	Pool and Spa Subtotal = \$23,177.00		
	<i>Reserve Studies</i>	Reserve Study Annual Financial Update	\$1,050
2037 Annual Expense Total = \$241,078			
2038	<i>Trash Enclosure 2845</i>	CMU Walls Paint	\$732
	<i>Trash Enclosure 2855</i>	CMU Walls Paint	\$666
	<i>Pool and Spa</i>	Pool Sand Filter	\$1,664
		Pool Pump	\$1,248
	Pool and Spa Subtotal = \$2,912.00		
<i>Reserve Studies</i>	Reserve Study Annual Financial Update	\$1,082	
2038 Annual Expense Total = \$5,392			