



ENGINEERING & CONSULTING

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Full Reserve Study

Lakeway Tuscan Village Master Condominium Community, Inc.



Lakeway, Texas

July 21, 2017

Reference Number: 170178

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Reserve Component List	Engineering Data Section	Replacement Year (near term in red)	Age	Useful Life (years)	Remaining Useful Life (years)	Replacement Cost without Inflation	% Included	\$ Included	Number of Phases	Cost per Phase	Flexibility
Exterior Building Components											
Doors - Pool and Storage Room	2.287	2035	original	25	18	\$5,400	100%	\$5,400	1	\$5,400	deferrable
Gutters, Downspouts and Scuppers (1)	2.361	2045	original	35	28	\$4,200	100%	\$4,200	1	\$4,200	deferrable
Roofs - Concrete Tiles	2.441	2045	original	35	28	\$87,000	100%	\$87,000	1	\$87,000	firm
Stucco Restoration and Trim Painting	2.921	2020	original	10	3	\$26,000	100%	\$26,000	1	\$26,000	deferrable
Windows and Doors	2.981	2047	original	40	30	\$75,000	100%	\$75,000	1	\$75,000	deferrable
Interior Building Components											
Carpet - Front Offices	3.101	2018	original	8	1	\$3,000	100%	\$3,000	1	\$3,000	deferrable
Exercise Equipment (33% every 5 years)	3.221	2019	original	5	2	\$69,000	33%	\$22,770	1	\$22,770	discretionary
Exercise Room Renovation	3.261	2030	original	20	13	\$6,800	100%	\$6,800	1	\$6,800	discretionary
Furniture and Decorations (25% every 5 years)	3.271	2021	original	5	4	\$112,000	25%	\$28,000	1	\$28,000	discretionary
Kitchen Renovation (25% every 5 years)	3.301	2021	original	5	4	\$80,000	25%	\$20,000	1	\$20,000	deferrable
Mailboxes	3.541	2045	original	35	28	\$11,400	100%	\$11,400	1	\$11,400	deferrable
Painting - Clubhouse Interior	3.601	2020	original	10	3	\$8,400	100%	\$8,400	1	\$8,400	discretionary
Rest Room Renovation - Pool House (1)	3.701	2035	original	25	18	\$6,000	100%	\$6,000	1	\$6,000	deferrable
Rest Room Renovation - Clubhouse	3.702	2035	original	25	18	\$54,000	100%	\$54,000	1	\$54,000	deferrable
Tile - Rear Office and Lobby	3.781	2040	original	30	23	\$12,000	100%	\$12,000	1	\$12,000	deferrable
Vinyl Flooring - Yoga Room	3.791	2030	original	20	13	\$3,000	100%	\$3,000	1	\$3,000	deferrable
Wood Flooring - Clubhouse	3.901	2030	original	20	13	\$14,500	100%	\$14,500	1	\$14,500	deferrable
Building System Components											
Air Conditioning and Heating Equipment - Pool Rest Rooms	4.061	2030	original	20	13	\$5,400	100%	\$5,400	1	\$5,400	deferrable
Air Conditioning and Heating Equipment (condensing units)	4.062	2033	2013-16	20	16	\$67,200	50%	\$33,600	2	\$16,800	deferrable
Air Conditioning and Heating Equipment (furnaces)	4.062	2030	original	20	13	\$67,200	50%	\$33,600	1	\$33,600	deferrable
Life Safety System	4.541	2040	original	30	23	\$3,400	100%	\$3,400	1	\$3,400	firm
Security System	4.701	2022	original	12	5	\$12,000	100%	\$12,000	1	\$12,000	discretionary
Site Components											
Central Park Renovation	6.107	2035	original	25	18	\$45,000	100%	\$45,000	1	\$45,000	discretionary
Concrete Curbs and Gutters (2% every 5 years)	6.121	2018	original	5	1	\$306,000	2%	\$6,120	1	\$6,120	deferrable
Concrete Driveways and Streets (1% every 5 years)	6.141	2023	original	5	6	\$1,107,000	1%	\$11,070	1	\$11,070	deferrable
Concrete Sidewalks (2% every 5 years)	6.181	2018	original	5	1	\$347,000	2%	\$6,940	1	\$6,940	deferrable
Fences - Prefinished Steel	6.281	2045	original	35	28	\$399,000	100%	\$399,000	1	\$399,000	deferrable
Fountain Renovation (1)	6.287	2035	original	25	18	\$36,000	100%	\$36,000	1	\$36,000	deferrable
Irrigation Filter (1)	6.517	2030	2015	15	13	\$18,000	100%	\$18,000	1	\$18,000	deferrable
Irrigation System	6.521	2047	original	40	30	\$731,000	100%	\$731,000	5	\$146,200	deferrable
Landscape (5% every 5 years)	6.541	2019	original	5	2	\$570,000	5%	\$28,500	1	\$28,500	deferrable
Lighting - Bollards, Poles and Fixtures	6.601	2047	original	40	30	\$22,400	100%	\$22,400	1	\$22,400	deferrable
Paver Restoration	6.721	2021	original	10	4	\$70,000	100%	\$70,000	1	\$70,000	deferrable
Putting Green and Bocce Court Renovation	6.727	2025	original	15	8	\$10,400	100%	\$10,400	1	\$10,400	deferrable
Retaining Wall Restoration (1)	6.741	2025	original	15	8	\$24,700	100%	\$24,700	1	\$24,700	deferrable
Pond Aerator	6.781	2025	original	15	8	\$2,500	100%	\$2,500	1	\$2,500	deferrable
Pond Restoration	6.781	2040	original	30	23	\$64,000	100%	\$64,000	1	\$64,000	deferrable
Signs - Traffic Management and Street Identification	6.961	2035	original	25	18	\$6,500	100%	\$6,500	1	\$6,500	deferrable
Pickel Ball Court Color Coat	6.981	2019	original	7	2	\$2,000	100%	\$2,000	1	\$2,000	discretionary
Pickel Ball Court Fence	6.981	2019	original	28	2	\$9,200	100%	\$9,200	1	\$9,200	discretionary
Pool Components											
Pool Deck Renovation (1)	8.101	2022	original	12	5	\$7,800	100%	\$7,800	1	\$7,800	deferrable
Pool Fence	8.201	2045	original	35	28	\$13,000	100%	\$13,000	1	\$13,000	deferrable
Pool Finish - Plaster	8.301	2022	original	12	5	\$36,200	100%	\$36,200	1	\$36,200	deferrable
Spa Finish - Plaster	8.302	2020	original	10	3	\$3,300	100%	\$3,300	1	\$3,300	deferrable
Pool Furniture	8.401	2020	original	10	3	\$45,000	100%	\$45,000	1	\$45,000	deferrable
Pool Mechanical Equipment - Heaters (pool)	8.501	2037	2017	20	20	\$46,100	66%	\$30,426	1	\$30,426	deferrable
Pool Mechanical Equipment - Heaters (spa)	8.501	2030	original	20	13	\$46,100	33%	\$15,213	1	\$15,213	deferrable
Pool Mechanical Equipment - Pumps (1)	8.501	2025	original	15	8	\$9,400	100%	\$9,400	1	\$9,400	deferrable
Pool Mechanical Equipment - Filters (1)	8.501	2025	original	15	8	\$5,400	100%	\$5,400	1	\$5,400	deferrable
Pergolas - Pool	8.507	2040	original	30	23	\$18,000	100%	\$18,000	1	\$18,000	deferrable

Lakeway Tuscan Village Master Condominium Community, Inc.

Property and Service Summary

Location:	Lakeway, Texas
Property type:	common amenity
Number of units:	258
Years of construction:	2010 through 2018
Date of inspection:	July 21, 2017
Type of service:	reserve study
Level of service:	Full Study
Length of analysis:	30 years
Features:	clubhouse, pool, central park, landscape, irrigation system, fences, perimeter walls
Completed projects:	replacement of clubhouse air conditioning condensing units
Upcoming projects:	limited concrete replacements



clubhouse



pool



central park



monument



Property Engineering Review

During our inspection of your property, we identify the following repairs and improvements that the property should consider:

Actionable recommendations - near term actions on these items will minimize future costs and maintain the comfort and security (See “Pages with Engineering Data” for more information where applicable):

We identify the following conditions at the retaining walls:

- Grout is missing at the blue tile along the entrance. Grout is necessary to prevent water infiltration and damage to the tiles. Completion of this installation is necessary.
- The retaining wall at the south end of central park discharges storm water down the masonry. This is causing stains and a concentration of water at the base of the walls. We recommend the installation of piping to direct water down the wall and subterranean piping that discharges the water 10 feet from the wall.


We identify the following conditions at the fountains along the entrance:

- The wiring for the fountain pumps is not in conduit leaving the wire prone to damage. We also observed wire connections not enclosed in junction boxes. We recommend repairs to these conditions.
- The outlets at the fountains do not have GFI (ground fault interrupted) protection. GFI's detect electrical leakage and quickly cause a disconnection thereby preventing shock. GFI outlets are necessary in all damp locations. We recommend replacement of all exterior outlets with GFI.
- One of the pumps was not functioning properly at the time of our inspection and requires repairs.

The floor drain in the large clubhouse storage room is higher than the surrounding floor. Repairs are necessary.



Figure 1: Floor drain higher than the floor in the large clubhouse storage room

 **Green ideas - Opportunities for energy efficiency and best practices for sustainability. Acting on these recommendations will provide significant cost savings (See “Pages with Engineering Data” for more information where applicable):**

Replace incandescent bulbs near the kitchen with LED (light emitting diode) bulbs to save up to 75% in electrical usage.

Install motion sensors on pool rest room and mechanical room light switches to minimize fixture operation. Motion sensing light switches are inexpensive: <http://www.homedepot.com/b/Electrical-Dimmers-Switches-Outlets-Motion-Sensors/N-5yc1vZc32r/Ntk-Extended/Ntt-light+switch?Ntx=mode+matchpartialmax&NCNI-5>.

We recommend the installation of occupancy sensing thermostats to minimize operation of the heating and cooling systems when the rooms are unoccupied:

http://www.rciautomation.com/thermostat_occupancy.htm.

The pool pumps operate at a constant speed. When replacement comes due, replace the pool pumps with variable speed drives to minimize operational costs, provide a constant pressure and maximize the useful life of the pumps. Preventing too high flow rates will also ensure proper filtration and minimize damage to filters.

The following address provides links to incentives and rebates for energy conservation in your area: <http://www.dsireusa.org/>.

Engineering solutions - reference this information for proper scope of work and best outcome on upcoming projects (See “Pages with Engineering Data” for more information where applicable):

The downspouts discharge at the foundations which increases the potential for grade settlement, standing water and foundation settlement. We recommend the installation of subterranean downspout extensions that discharge 10 feet away from the buildings through pop-up drainage emitters in the landscape areas. We estimate a cost of \$175 per downspout for this repair. We recommend subterranean PVC pipes with glued connections to elbows (similar to interior plumbing) to minimize the potential for root and dirt penetration at joints.

The perimeter of the pool does not include a caulked control joint to allow the pool and deck to move independently. This will result in cracks in the mortar joint between the coping and stones. The property could consider creating a control joint in the pool deck at this location to allow for this normal movement.

Periodic backwashing of the pool filters is necessary to flush accumulated filtered material. Although necessary, this process is wasteful as it discharges the chemically treated and heated pool water. To ensure only the proper amount of water is flushed, a sight glass is critical at the filters to visually monitor the condition of the water being flushed. Backwashing is stopped once the water is clear. A

sight glass is not present at the A filter but exists at the other filters. We assume the filter is backwashed for a timed interval rather than based on the visual condition of the water. This could result in either inadequate or excessive backwashing. We recommend the installation of the missing sight glass.

Implementation of these repairs and improvements could increase the useful life of the components, minimize operating costs and provide guidance at the time of component replacement.

Reserve Study Overview

This reserve study is a *physical and financial analysis* of your property that determines what components of your property will eventually require either major repairs or restoration, or complete replacement. Large, one-time contributions (special assessments) for these projects can be eliminated with development of a *reserve* through relatively smaller annual contributions. The physical analysis determines the existing quantities, conditions, useful lives and costs of the components. The financial analysis determines the existing financial situation of your property and the reserves necessary to offset the future expenses.

Reserve Component

Components in this reserve study meet the following requirements:

- responsibility of the property
- limited useful life expectancy
- predictable *remaining* useful life expectancy
- above a minimum threshold cost

Components that do not fulfill the above requirements are not included in this study.

30 Year Analysis

The analysis for this reserve study encompasses the next 30 years. The components of the property age each year. Those who enjoy the use of each component are financially responsible for what they enjoyed. This length of an analysis is necessary to analyze the aging of nearly all the major components of the property. The expectation is not that the current Residents, Board of Directors and/or Management will be present at the property in 30 years. Rather, the future analysis aids in determining the most accurate *current* contribution for the aging components.

Funding Method

The funding method of this reserve study utilizes the *cash flow method*. With the cash flow method, contributions to the reserve fund are designed to offset variable annual expenditures. We experiment with different contribution scenarios until an ideal scenario is discovered to offset reserve expenditures. All expenses and contributions are *pooled* together. Our experience indicates that the cash flow method typically results in lower overall contributions than the *component method*, which typically segregates funds.

Funding Goal

The funding goal of this reserve study is to maintain a reserve balance above a minimum *threshold* during the years of major expenditures. We assume a contingency reserve balance of not less than

approximately ten percent (10%) of the expenditures in the **threshold funding year** (The year the reserve balance is at its lowest point. See Funding Plan Page 1.401 for the identification of this year). The property can determine if they prefer a higher or lower contingency.

The ideal situation is when the threshold funding year is in the last year of the analysis. This provides the maximum amount of time that the property can save up for major expenses. A critical situation is when the threshold funding year is in the first few years of the analysis. This situation requires major initial reserve contributions to offset near term expenditures.

Funding

This reserve study assumes an ideal situation where all future costs are offset by annual contributions to the reserve fund. *We understand that this is not always possible.* Our experience suggests that major projects are funded through multiple means such as partially through the reserve fund and partial through either additional assessments or bank loans. The specific funding of the projects is determined by the property at the time of the event (this is not something we can forecast). The goal of the property should be to follow the recommended funding plan outlined in this reserve study. If the recommended reserve contributions are not feasible as determined by the Board of Director's judgment, this reserve study should then be used, at a minimum, to justify the need for an *increase* over the *current* reserve fund contribution.

Flexibility

The time of replacement for each component involves a varying degree of deduction. To help understand the criticality of each replacement time, we provide the following replacement flexibility guide:

firm - Replacement time has little, if any, flexibility. Deferring the replacement time would have an adverse effect on the property.

deferrable - Replacement time has limited flexibility. Continually deferring the replacement time would eventually have an adverse effect on the property and raise aesthetic concerns.

discretionary - Replacement time has flexibility. Continually deferring the replacement time would either raise aesthetic concerns or the component does not affect the functionality of the property.

Reserve Study Requirements

Property Declarations occasionally define reserve study requirements. The state legislature may also define reserve study requirements. The following is a link to state reserve study requirements (the property should be aware more recent or pending legislation may exist since the date of this report):

<http://www.statutes.legis.state.tx.us/Docs/PR/htm/PR.82.htm>

It is our intention that this reserve study complies with these requirements. The property should consult with their attorney on discrepancies between reserve study requirements. Contact us for any revision necessary to the reserve study to fulfill these requirements.

Cost estimates

We obtain the cost estimates for replacements from the following sources:

- published sources (*RS Means* based on standard union labor rate)
- historical costs
- proprietary information

Our estimates are not guarantees of actual replacement costs. We base our estimates on our calculation of expected market rate for your specific location and specific situation. Multiple contractor bids will result in multiple cost estimates. *Multiple* contractor estimates will inevitably vary from our *single* estimate. If the property receives an estimate that is higher than the estimate in this reserve study, the property should use this study as a tool to negotiate a lower cost. If the property receives an estimate that is lower than the estimate in this reserve study - congratulations! You have received an estimate that is below the expected market rate. The property should verify the scope of work in the contractor's estimate is similar to what is noted on the Engineering Data page (Engineering Data pages are all the data pages subsequent to "Limiting Conditions", Page 1.701).

Long Lived Components

There exists components at the property that will not require replacement during the 30 year analysis. Although these long lived components will eventually require replacement, they do not fall within the scope of the analysis. Periodic updates of the study will eventually include their replacement. Frequent updates of the study will ensure the property has up to 30 years to plan for their eventual replacement. The following is a list of **common** long lived components for the property:

- concrete at pickle ball court
- electrical systems
- fire suppression system
- foundations
- pipes within the building walls and subsurface
- pool structure and deck
- structural frames

Operating Budget

The operating budget provides funds necessary for the daily operation of the property. In general, the operating budget includes expenses that repeat from year to year, such as administrative expenses and cleaning. All the property components require maintenance. *This reserve study does not include maintenance costs that would traditionally fall under an operating budget.* We assume the property will fund normal annual maintenance through the operating budget. We also assume that the property will fund replacement of components below an estimated minimum threshold cost of

\$2,000

through the operating budget. The following is a list of components that we assume the property will fund through the operating budget:

- electric heaters at indoor pool
- gate at the end of Amiata Avenue
- landscape annual maintenance
- pool cover
- pumps (excluding pool)
- recessed light fixtures
- trash corral gates
- valves
- water heaters

The items in the list above have a minimal (if any) impact on our recommended reserve fund contribution. If the property chooses to fund these expenses through reserves, updates of this reserve study would account for these expenses.

Responsibility of Others

The following components are the responsibility of either sub associations or homeowners:

- residential buildings

Additional Assessments

The objective of properly planned operating budgets and reserve contributions is to avoid additional assessments. However, additional assessments are necessary for unplanned costs such as code change requirements, unobservable conditions, property improvements, etc. We *do not* recommend the property fund these expenses through reserves. The property should consult with an attorney to determine if the property Bylaws have a provision for these types of expenses.

Definitions and Supporting Information

Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA) are national organizations that provide requirements for reserve studies. The property should refer to these organizations for reserve study definitions and supporting information. The following are links to these organizations:

<http://www.caionline.org>

<http://www.apra-usa.com/>

Reserve Fund Status

If the property were to fund all expenditures identified in this study through reserves, an increase in the reserve contributions is necessary. See Funding Plan Page 1.401 for our recommended reserve funding plan.

Updates

The reserve study is a static snap shot in time based on the date of the inspection. However, costs, inflation rates, interest rates and weather conditions are dynamic in that they are always changing. This necessitates periodic *updates* of the reserve study. An update is less costly than the original reserve study since there is less labor involved in gathering information on your property. We suggest updating the reserve study every three to six years. Factors that can determine when an update should occur are an upcoming major project, completion of a major project, major change to the property, known change

in the interest and/or inflation rates compared to the last reserve study, etc. Please contact us for a reserve study update proposal when necessary.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Maier', is written across the page.

Justin J. Maier, RS
Partner
Superior Reserve Engineering & Consulting
justin@superiorreserve.com
888-688-4560
Report submitted on: August 7, 2017

Recommended Reserve Funding Plan

Lakeway Tuscan Village Master Condominium Community, Inc.

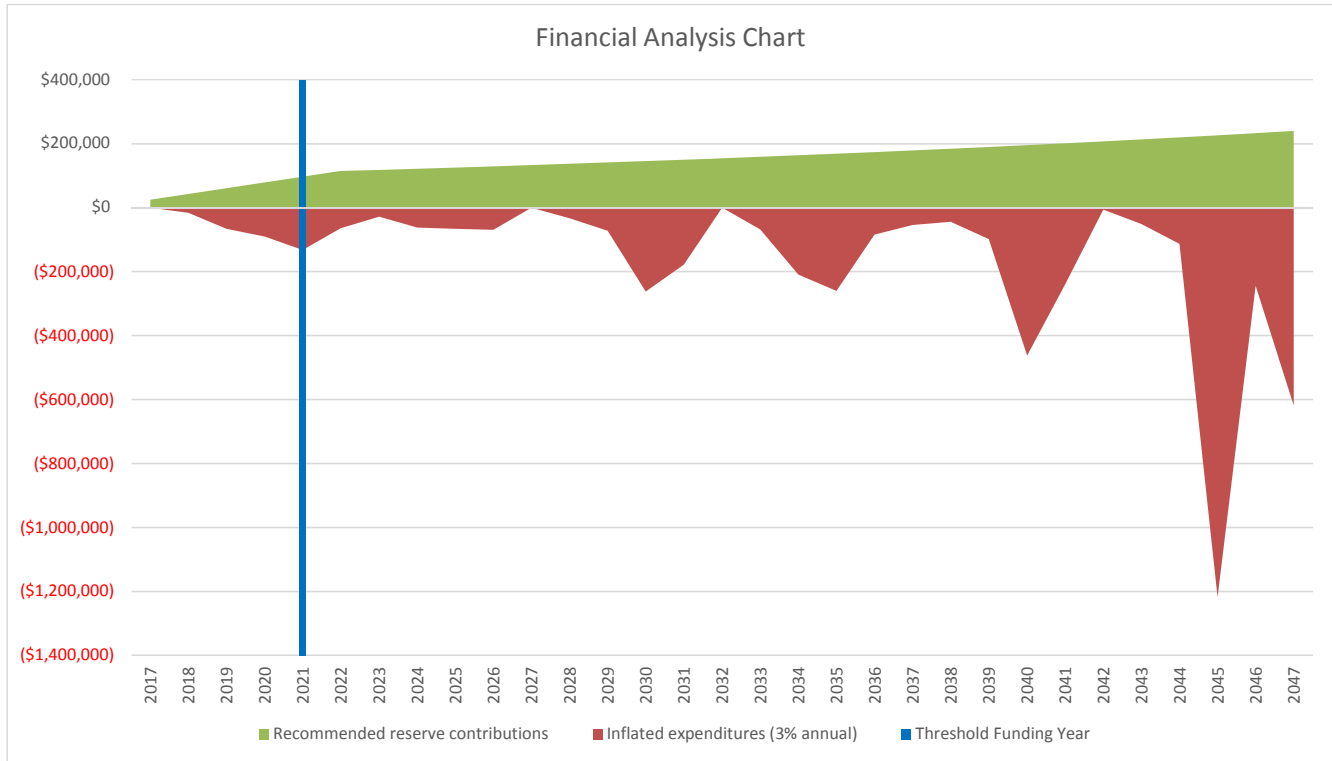
Year	Inflated expenditures (3% annual)	Recommended reserve contributions	Ending reserve balance	Average \$ per home per month (258 homes)	\$ increase per month from previous year	% increase from previous year
2017*	\$0	\$24,000	\$80,268	\$7.75	-	-
2018	(\$16,542)	\$42,100	\$106,943	\$13.60	\$5.85	75.4%
2019	(\$66,274)	\$60,200	\$102,115	\$19.44	\$5.85	43.0%
2020	(\$90,369)	\$78,300	\$91,200	\$25.29	\$5.85	30.1%
**2021	(\$132,810)	\$96,400	\$55,666	\$31.14	\$5.85	23.1%
2022	(\$64,919)	\$114,500	\$106,211	\$36.98	\$5.85	18.8%
2023	(\$28,812)	\$117,900	\$197,108	\$38.08	\$1.10	3.0%
2024	(\$63,056)	\$121,400	\$258,167	\$39.21	\$1.13	3.0%
2025	(\$66,379)	\$125,000	\$320,239	\$40.37	\$1.16	3.0%
2026	(\$69,153)	\$128,800	\$384,087	\$41.60	\$1.23	3.0%
2027	\$0	\$132,700	\$522,192	\$42.86	\$1.26	3.0%
2028	(\$33,402)	\$136,700	\$632,376	\$44.15	\$1.29	3.0%
2029	(\$73,099)	\$140,800	\$708,072	\$45.48	\$1.32	3.0%
2030	(\$263,180)	\$145,000	\$597,680	\$46.83	\$1.36	3.0%
2031	(\$178,486)	\$149,400	\$575,592	\$48.26	\$1.42	3.0%
2032	\$0	\$153,900	\$737,323	\$49.71	\$1.45	3.0%
2033	(\$68,890)	\$158,500	\$836,319	\$51.20	\$1.49	3.0%
2034	(\$210,027)	\$163,300	\$799,347	\$52.75	\$1.55	3.0%
2035	(\$260,302)	\$168,200	\$716,285	\$54.33	\$1.58	3.0%
2036	(\$84,168)	\$173,200	\$814,447	\$55.94	\$1.61	3.0%
2037	(\$54,953)	\$178,400	\$948,408	\$57.62	\$1.68	3.0%
2038	(\$44,889)	\$183,800	\$1,099,533	\$59.37	\$1.74	3.0%
2039	(\$98,239)	\$189,300	\$1,204,335	\$61.14	\$1.78	3.0%
2040	(\$462,806)	\$195,000	\$949,374	\$62.98	\$1.84	3.0%
2041	(\$239,870)	\$200,900	\$921,564	\$64.89	\$1.91	3.0%
2042	(\$6,281)	\$206,900	\$1,134,444	\$66.83	\$1.94	3.0%
2043	(\$52,039)	\$213,100	\$1,310,086	\$68.83	\$2.00	3.0%
2044	(\$113,885)	\$219,500	\$1,432,055	\$70.90	\$2.07	3.0%
2045	(\$1,218,550)	\$226,100	\$450,835	\$73.03	\$2.13	3.0%
2046	(\$245,083)	\$232,900	\$443,989	\$75.23	\$2.20	3.0%
2047	(\$618,466)	\$239,900	\$68,479	\$77.49	\$2.26	3.0%

* reserve contributions are budgeted

**2021 is the THRESHOLD FUNDING YEAR (the year the reserve balance is at its lowest point)



Lakeway Tuscan Village Master Condominium Community, Inc.



30 Year Expenditure Summary



These summary pages depict the INFLATED reserve expenses during the next 30 years. The costs on these pages SHOULD NOT be compared to current bid costs as these costs are inflated.

1.403

Lakeway Tuscan Village Master Condominium Community, I

Fiscal year	2017	2018	2019	2020	threshold funding year 2021	2022	2023	2024
Construction inflation rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Compounded construction inflation	100.0%	103.0%	106.1%	109.3%	112.6%	115.9%	119.4%	123.0%
Beginning balance (June 30, 2017)	\$68,188	\$80,268	\$106,943	\$102,115	\$91,200	\$55,666	\$106,211	\$197,108
Inflated expenditures (3% annual)	\$0	(\$16,542)	(\$66,274)	(\$90,369)	(\$132,810)	(\$64,919)	(\$28,812)	(\$63,056)
Recommended reserve contributions (remaining 2017 contribution)	\$12,000	\$42,100	\$60,200	\$78,300	\$96,400	\$114,500	\$117,900	\$121,400
Earned interest (1.2% PROJECTED yield rate)	\$80	\$1,117	\$1,247	\$1,153	\$876	\$965	\$1,809	\$2,715
Ending reserve balance	\$80,268	\$106,943	\$102,115	\$91,200	\$55,666	\$106,211	\$197,108	\$258,167

Reserve Component List

Exterior Building Components

Doors - Pool and Storage Room	
Gutters, Downspouts and Scuppers (1)	
Roofs - Concrete Tiles	
Stucco Restoration and Trim Painting	28,411
Windows and Doors	

Interior Building Components

Carpet - Front Offices	3,090
Exercise Equipment (33% every 5 years)	24,157
Exercise Room Renovation	
Furniture and Decorations (25% every 5 years)	31,514
Kitchen Renovation (25% every 5 years)	22,510
Mailboxes	
Painting - Clubhouse Interior	9,179
Rest Room Renovation - Pool House (1)	
Rest Room Renovation - Clubhouse	
Tile - Rear Office and Lobby	
Vinyl Flooring - Yoga Room	
Wood Flooring - Clubhouse	

Building System Components

Air Conditioning and Heating Equipment - Pool Rest Rooms	
Air Conditioning and Heating Equipment (condensing units)	
Air Conditioning and Heating Equipment (furnaces)	
Life Safety System	
Security System	13,911

Site Components

Central Park Renovation	
Concrete Curbs and Gutters (2% every 5 years)	6,304
Concrete Driveways and Streets (1% every 5 years)	13,218
Concrete Sidewalks (2% every 5 years)	7,148
Fences - Prefinished Steel	
Fountain Renovation (1)	
Irrigation Filter (1)	
Irrigation System	
Landscape (5% every 5 years)	30,236
Lighting - Bollards, Poles and Fixtures	
Paver Restoration	78,786
Putting Green and Bocce Court Renovation	
Retaining Wall Restoration (1)	
Pond Aerator	
Pond Restoration	
Signs - Traffic Management and Street Identification	
Pickel Ball Court Color Coat	2,122
Pickel Ball Court Fence	9,760

Pool Components

Pool Deck Renovation (1)	9,042
Pool Fence	
Pool Finish - Plaster	41,966
Spa Finish - Plaster	
Pool Furniture	3,606
Pool Mechanical Equipment - Heaters (pool)	49,173
Pool Mechanical Equipment - Heaters (spa)	
Pool Mechanical Equipment - Pumps (1)	
Pool Mechanical Equipment - Filters (1)	
Pergolas - Pool	

30 Year Expenditure Summary



These summary pages depict the INFLATED reserve expenses during the next 30 years. The costs on these pages SHOULD NOT be compared to current bid costs as these costs are inflated.

1.403

Lakeway Tuscan Village Master Condominium Community, I

Fiscal year	2025	2026	2027	2028	2029	2030	2031	2032
Construction inflation rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Compounded construction inflation	126.7%	130.5%	134.4%	138.4%	142.6%	146.9%	151.3%	155.8%
Beginning balance (June 30, 2017)	\$258,167	\$320,239	\$384,087	\$522,192	\$632,376	\$708,072	\$597,680	\$575,592
Inflated expenditures (3% annual)	(\$66,379)	(\$69,153)	\$0	(\$33,402)	(\$73,099)	(\$263,180)	(\$178,486)	\$0
Recommended reserve contributions (remaining 2017 contribution)	\$125,000	\$128,800	\$132,700	\$136,700	\$140,800	\$145,000	\$149,400	\$153,900
Earned interest (1.2% PROJECTED yield rate)	\$3,450	\$4,201	\$5,405	\$6,886	\$7,995	\$7,788	\$6,998	\$7,831
Ending reserve balance	\$320,239	\$384,087	\$522,192	\$632,376	\$708,072	\$597,680	\$575,592	\$737,323

Reserve Component List

Exterior Building Components

Doors - Pool and Storage Room	
Gutters, Downspouts and Scuppers (1)	
Roofs - Concrete Tiles	
Stucco Restoration and Trim Painting	38,182
Windows and Doors	

Interior Building Components

Carpet - Front Offices	3,914
Exercise Equipment (33% every 5 years)	32,465
Exercise Room Renovation	9,986
Furniture and Decorations (25% every 5 years)	36,534
Kitchen Renovation (25% every 5 years)	26,095
Mailboxes	
Painting - Clubhouse Interior	12,336
Rest Room Renovation - Pool House (1)	
Rest Room Renovation - Clubhouse	
Tile - Rear Office and Lobby	
Vinyl Flooring - Yoga Room	4,406
Wood Flooring - Clubhouse	21,294

Building System Components

Air Conditioning and Heating Equipment - Pool Rest Rooms	7,930
Air Conditioning and Heating Equipment (condensing units)	
Air Conditioning and Heating Equipment (furnaces)	49,343
Life Safety System	
Security System	

Site Components

Central Park Renovation	
Concrete Curbs and Gutters (2% every 5 years)	8,472
Concrete Driveways and Streets (1% every 5 years)	15,323
Concrete Sidewalks (2% every 5 years)	9,607
Fences - Prefinished Steel	
Fountain Renovation (1)	
Irrigation Filter (1)	26,434
Irrigation System	
Landscape (5% every 5 years)	40,634
Lighting - Bollards, Poles and Fixtures	
Paver Restoration	105,881
Putting Green and Bocce Court Renovation	13,174
Retaining Wall Restoration (1)	31,289
Pond Aerator	3,167
Pond Restoration	
Signs - Traffic Management and Street Identification	
Pickel Ball Court Color Coat	2,610
Pickel Ball Court Fence	

Pool Components

Pool Deck Renovation (1)	
Pool Fence	
Pool Finish - Plaster	
Spa Finish - Plaster	4,846
Pool Furniture	66,084
Pool Mechanical Equipment - Heaters (pool)	
Pool Mechanical Equipment - Heaters (spa)	22,341
Pool Mechanical Equipment - Pumps (1)	11,908
Pool Mechanical Equipment - Filters (1)	6,841
Pergolas - Pool	

30 Year Expenditure Summary



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1.403

Lakeway Tuscan Village Master Condominium Community, I

Fiscal year	2033	2034	2035	2036	2037	2038	2039	2040
Construction inflation rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Compounded construction inflation	160.5%	165.3%	170.2%	175.4%	180.6%	186.0%	191.6%	197.4%
Beginning balance (June 30, 2017)	\$737,323	\$836,319	\$799,347	\$716,285	\$814,447	\$948,408	\$1,099,533	\$1,204,335
Inflated expenditures (3% annual)	(\$68,890)	(\$210,027)	(\$260,302)	(\$84,168)	(\$54,953)	(\$44,889)	(\$98,239)	(\$462,806)
Recommended reserve contributions (remaining 2017 contribution)	\$158,500	\$163,300	\$168,200	\$173,200	\$178,400	\$183,800	\$189,300	\$195,000
Earned interest (1.2% PROJECTED yield rate)	\$9,386	\$9,755	\$9,040	\$9,130	\$10,514	\$12,214	\$13,741	\$12,845
Ending reserve balance	\$836,319	\$799,347	\$716,285	\$814,447	\$948,408	\$1,099,533	\$1,204,335	\$949,374

Reserve Component List

Exterior Building Components

Doors - Pool and Storage Room	9,193
Gutters, Downspouts and Scuppers (1)	
Roofs - Concrete Tiles	
Stucco Restoration and Trim Painting	51,313
Windows and Doors	

Interior Building Components

Carpet - Front Offices	4,959
Exercise Equipment (33% every 5 years)	37,635
Exercise Room Renovation	
Furniture and Decorations (25% every 5 years)	49,090
Kitchen Renovation (25% every 5 years)	35,070
Mailboxes	
Painting - Clubhouse Interior	16,578
Rest Room Renovation - Pool House (1)	10,215
Rest Room Renovation - Clubhouse	91,931
Tile - Rear Office and Lobby	23,683
Vinyl Flooring - Yoga Room	
Wood Flooring - Clubhouse	

Building System Components

Air Conditioning and Heating Equipment - Pool Rest Rooms	
Air Conditioning and Heating Equipment (condensing units)	26,959
Air Conditioning and Heating Equipment (furnaces)	27,768
Life Safety System	6,710
Security System	19,834

Site Components

Central Park Renovation	76,609
Concrete Curbs and Gutters (2% every 5 years)	9,821
Concrete Driveways and Streets (1% every 5 years)	17,764
Concrete Sidewalks (2% every 5 years)	11,137
Fences - Prefinished Steel	
Fountain Renovation (1)	61,288
Irrigation Filter (1)	
Irrigation System	
Landscape (5% every 5 years)	47,106
Lighting - Bollards, Poles and Fixtures	
Paver Restoration	
Putting Green and Bocce Court Renovation	20,525
Retaining Wall Restoration (1)	48,748
Pond Aerator	4,934
Pond Restoration	126,310
Signs - Traffic Management and Street Identification	11,066
Pickel Ball Court Color Coat	3,209
Pickel Ball Court Fence	3,947

Pool Components

Pool Deck Renovation (1)	12,892
Pool Fence	
Pool Finish - Plaster	59,833
Spa Finish - Plaster	6,513
Pool Furniture	88,811
Pool Mechanical Equipment - Heaters (pool)	54,953
Pool Mechanical Equipment - Heaters (spa)	
Pool Mechanical Equipment - Pumps (1)	18,552
Pool Mechanical Equipment - Filters (1)	10,657
Pergolas - Pool	35,525

30 Year Expenditure Summary



These summary pages depict the INFLATED reserve expenses during the next 30 years. The costs on these pages SHOULD NOT be compared to current bid costs as these costs are inflated.

1.403

Lakeway Tuscan Village Master Condominium Community, I

Fiscal year	2041	2042	2043	2044	2045	2046	2047
Construction inflation rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Compounded construction inflation	203.3%	209.4%	215.7%	222.1%	228.8%	235.7%	242.7%
Beginning balance (June 30, 2017)	\$949,374	\$921,564	\$1,134,444	\$1,310,086	\$1,432,055	\$450,835	\$443,989
Inflated expenditures (3% annual)	(\$239,870)	(\$6,281)	(\$52,039)	(\$113,885)	(\$1,218,550)	(\$245,083)	(\$618,466)
Recommended reserve contributions (remaining 2017 contribution)	\$200,900	\$206,900	\$213,100	\$219,500	\$226,100	\$232,900	\$239,900
Earned interest (1.2% PROJECTED yield rate)	\$11,159	\$12,262	\$14,580	\$16,355	\$11,230	\$5,337	\$3,056
Ending reserve balance	\$921,564	\$1,134,444	\$1,310,086	\$1,432,055	\$450,835	\$443,989	\$68,479

Reserve Component List

Exterior Building Components

Doors - Pool and Storage Room	
Gutters, Downspouts and Scuppers (1)	9,609
Roofs - Concrete Tiles	199,050
Stucco Restoration and Trim Painting	
Windows and Doors	182,045

Interior Building Components

Carpet - Front Offices	6,281
Exercise Equipment (33% every 5 years)	50,579
Exercise Room Renovation	
Furniture and Decorations (25% every 5 years)	56,918
Kitchen Renovation (25% every 5 years)	40,656
Mailboxes	26,082
Painting - Clubhouse Interior	
Rest Room Renovation - Pool House (1)	
Rest Room Renovation - Clubhouse	
Tile - Rear Office and Lobby	
Vinyl Flooring - Yoga Room	
Wood Flooring - Clubhouse	

Building System Components

Air Conditioning and Heating Equipment - Pool Rest Rooms	
Air Conditioning and Heating Equipment (condensing units)	
Air Conditioning and Heating Equipment (furnaces)	
Life Safety System	
Security System	28,279

Site Components

Central Park Renovation	
Concrete Curbs and Gutters (2% every 5 years)	13,198
Concrete Driveways and Streets (1% every 5 years)	23,873
Concrete Sidewalks (2% every 5 years)	14,967
Fences - Prefinished Steel	912,883
Fountain Renovation (1)	
Irrigation Filter (1)	41,183
Irrigation System	354,866
Landscape (5% every 5 years)	63,307
Lighting - Bollards, Poles and Fixtures	54,371
Paver Restoration	142,296
Putting Green and Bocce Court Renovation	
Retaining Wall Restoration (1)	
Pond Aerator	
Pond Restoration	
Signs - Traffic Management and Street Identification	
Pickel Ball Court Color Coat	4,855
Pickel Ball Court Fence	22,331

Pool Components

Pool Deck Renovation (1)	18,381
Pool Fence	29,743
Pool Finish - Plaster	85,308
Spa Finish - Plaster	
Pool Furniture	
Pool Mechanical Equipment - Heaters (pool)	
Pool Mechanical Equipment - Heaters (spa)	
Pool Mechanical Equipment - Pumps (1)	
Pool Mechanical Equipment - Filters (1)	
Pergolas - Pool	



2017

Hybrid Reserve Expenditures and Funding Plan
January 1, 2017 through December 31, 2017

Year of forecast:	0
Annual CONSTRUCTION inflation rate:	3.0%
Compounded CONSTRUCTION inflation in 2017:	100.0%

Unaudited, provided, beginning reserve balance as of June 30, 2017: \$68,188

Budgeted reserve contribution (6 remaining months of \$24,000 contribution): + \$12,000
Estimated interest earned (6 months of remaining interest at 0.2% yield rate): + \$80

Total remaining contributions: = \$12,080

Lakeway Tuscan Village Master Condominium Community, Inc.

2017 Expenditures

	Number of phases	Flexibility	Engineering Data Section	
Total expenditures:				\$0
			Ending reserve balance:	<u>\$80,268</u>



1.404.2018

2018

Hybrid Reserve Expenditures and Funding Plan

January 1, 2018 through December 31, 2018

Year of forecast: 1
Annual CONSTRUCTION inflation rate: 3.0%
Compounded CONSTRUCTION inflation in 2018: 103.0%

Beginning reserve balance: \$80,268

Recommended reserve contribution: + \$42,100

Estimated interest earned (1.2% PROJECTED yield rate): + \$1,117

Total contributions: = \$43,217

Lakeway Tuscan Village Master Condominium Community, Inc.

2018 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Carpet - Front Offices	1	deferrable	3.101	(\$3,090)
Concrete Curbs and Gutters (2% every 5 years)	1	deferrable	6.121	(\$6,304)
Concrete Sidewalks (2% every 5 years)	1	deferrable	6.181	(\$7,148)
Total expenditures:				(\$16,542)
Ending reserve balance:				\$106,943



1.404.2019

2019

Hybrid Reserve Expenditures and Funding Plan

January 1, 2019 through December 31, 2019

Year of forecast: 2
 Annual CONSTRUCTION inflation rate: 3.0%
 Compounded CONSTRUCTION inflation in 2019: 106.1%

Beginning reserve balance: \$106,943

Recommended reserve contribution: + \$60,200
 Estimated interest earned (1.2% PROJECTED yield rate): + \$1,247

Total contributions: = \$61,447

Lakeway Tuscan Village Master Condominium Community, Inc.

2019 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Exercise Equipment (33% every 5 years)	1	discretionary	3.221	(\$24,157)
Landscape (5% every 5 years)	1	deferrable	6.541	(\$30,236)
Pickel Ball Court Color Coat	1	discretionary	6.981	(\$2,122)
Pickel Ball Court Fence	1	discretionary	6.981	(\$9,760)
Total expenditures:				(\$66,274)
Ending reserve balance:				<u>\$102,115</u>



1.404.2020

2020

Hybrid Reserve Expenditures and Funding Plan

January 1, 2020 through December 31, 2020

Year of forecast: 3
 Annual CONSTRUCTION inflation rate: 3.0%
 Compounded CONSTRUCTION inflation in 2020: 109.3%

Beginning reserve balance: \$102,115

Recommended reserve contribution: + \$78,300

Estimated interest earned (1.2% PROJECTED yield rate): + \$1,153

Total contributions: = \$79,453

Lakeway Tuscan Village Master Condominium Community, Inc.

2020 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Stucco Restoration and Trim Painting	1	deferrable	2.921	(\$28,411)
Painting - Clubhouse Interior	1	discretionary	3.601	(\$9,179)
Spa Finish - Plaster	1	deferrable	8.302	(\$3,606)
Pool Furniture	1	deferrable	8.401	(\$49,173)
Total expenditures:				(\$90,369)
Ending reserve balance:				<u>\$91,200</u>



1.404.2021

2021 (Threshold)

Hybrid Reserve Expenditures and Funding Plan

January 1, 2021 through December 31, 2021

Year of forecast: 4
 Annual CONSTRUCTION inflation rate: 3.0%
 Compounded CONSTRUCTION inflation in 2021 (Threshold): 112.6%

Beginning reserve balance: \$91,200

Recommended reserve contribution: + \$96,400
 Estimated interest earned (1.2% PROJECTED yield rate): + \$876

Total contributions: = \$97,276

Lakeway Tuscan Village Master Condominium Community, Inc.

2021 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Furniture and Decorations (25% every 5 years)	1	discretionary	3.271	(\$31,514)
Kitchen Renovation (25% every 5 years)	1	deferrable	3.301	(\$22,510)
Paver Restoration	1	deferrable	6.721	(\$78,786)
Total expenditures:				(\$132,810)
Ending reserve balance:				<u>\$55,666</u>



1.404.2022

2022

Hybrid Reserve Expenditures and Funding Plan

January 1, 2022 through December 31, 2022

Year of forecast: 5
 Annual CONSTRUCTION inflation rate: 3.0%
 Compounded CONSTRUCTION inflation in 2022: 115.9%

Beginning reserve balance: \$55,666

Recommended reserve contribution: + \$114,500
 Estimated interest earned (1.2% PROJECTED yield rate): + \$965

Total contributions: = \$115,465

Lakeway Tuscan Village Master Condominium Community, Inc.

2022 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Security System	1	discretionary	4.701	(\$13,911)
Pool Deck Renovation (1)	1	deferrable	8.101	(\$9,042)
Pool Finish - Plaster	1	deferrable	8.301	(\$41,966)
Total expenditures:				(\$64,919)
Ending reserve balance:				<u>\$106,211</u>



1.404.2023

2023

Hybrid Reserve Expenditures and Funding Plan

January 1, 2023 through December 31, 2023

Year of forecast: 6
 Annual CONSTRUCTION inflation rate: 3.0%
 Compounded CONSTRUCTION inflation in 2023: 119.4%

Beginning reserve balance: \$106,211

Recommended reserve contribution: + \$117,900
 Estimated interest earned (1.2% PROJECTED yield rate): + \$1,809

Total contributions: = \$119,709

Lakeway Tuscan Village Master Condominium Community, Inc.

2023 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Concrete Curbs and Gutters (2% every 5 years)	1	deferrable	6.121	(\$7,308)
Concrete Driveways and Streets (1% every 5 years)	1	deferrable	6.141	(\$13,218)
Concrete Sidewalks (2% every 5 years)	1	deferrable	6.181	(\$8,287)
Total expenditures:				(\$28,812)
Ending reserve balance:				<u>\$197,108</u>



2024

Hybrid Reserve Expenditures and Funding Plan
January 1, 2024 through December 31, 2024

Year of forecast:	7
Annual CONSTRUCTION inflation rate:	3.0%
Compounded CONSTRUCTION inflation in 2024:	123.0%

Beginning reserve balance: \$197,108

Recommended reserve contribution: + \$121,400
Estimated interest earned (1.2% PROJECTED yield rate): + \$2,715

Total contributions: = \$124,115

Lakeway Tuscan Village Master Condominium Community, Inc.

2024 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Exercise Equipment (33% every 5 years)	1	discretionary	3.221	(\$28,004)
Landscape (5% every 5 years)	1	deferrable	6.541	(\$35,051)
Total expenditures:				(\$63,056)
Ending reserve balance:				<u>\$258,167</u>



1.404.2025

2025

Hybrid Reserve Expenditures and Funding Plan

January 1, 2025 through December 31, 2025

Year of forecast:	8
Annual CONSTRUCTION inflation rate:	3.0%
Compounded CONSTRUCTION inflation in 2025:	126.7%

Beginning reserve balance: \$258,167

Recommended reserve contribution: + \$125,000
Estimated interest earned (1.2% PROJECTED yield rate): + \$3,450

Total contributions: = \$128,450

Lakeway Tuscan Village Master Condominium Community, Inc.

2025 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Putting Green and Bocce Court Renovation	1	deferrable	6.727	(\$13,174)
Retaining Wall Restoration (1)	1	deferrable	6.741	(\$31,289)
Pond Aerator	1	deferrable	6.781	(\$3,167)
Pool Mechanical Equipment - Pumps (1)	1	deferrable	8.501	(\$11,908)
Pool Mechanical Equipment - Filters (1)	1	deferrable	8.501	(\$6,841)
Total expenditures:				(\$66,379)
Ending reserve balance:				<u>\$320,239</u>



1.404.2026

2026

Hybrid Reserve Expenditures and Funding Plan

January 1, 2026 through December 31, 2026

Year of forecast: 9
Annual CONSTRUCTION inflation rate: 3.0%
Compounded CONSTRUCTION inflation in 2026: 130.5%

Beginning reserve balance: \$320,239

Recommended reserve contribution: + \$128,800

Estimated interest earned (1.2% PROJECTED yield rate): + \$4,201

Total contributions: = \$133,001

Lakeway Tuscan Village Master Condominium Community, Inc.

2026 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Carpet - Front Offices	1	deferrable	3.101	(\$3,914)
Furniture and Decorations (25% every 5 years)	1	discretionary	3.271	(\$36,534)
Kitchen Renovation (25% every 5 years)	1	deferrable	3.301	(\$26,095)
Pickel Ball Court Color Coat	1	discretionary	6.981	(\$2,610)
Total expenditures:				(\$69,153)
Ending reserve balance:				<u>\$384,087</u>



1.404.2027

2027

Hybrid Reserve Expenditures and Funding Plan

January 1, 2027 through December 31, 2027

Year of forecast: 10
Annual CONSTRUCTION inflation rate: 3.0%
Compounded CONSTRUCTION inflation in 2027: 134.4%

Beginning reserve balance: \$384,087

Recommended reserve contribution: + \$132,700
Estimated interest earned (1.2% PROJECTED yield rate): + \$5,405

Total contributions: = \$138,105

Lakeway Tuscan Village Master Condominium Community, Inc.

2027 Expenditures (inflated)

Number of
phases

Flexibility

Engineering Data
Section

Total expenditures:

\$0

Ending reserve balance: \$522,192



1.404.2028

2028

Hybrid Reserve Expenditures and Funding Plan

January 1, 2028 through December 31, 2028

Year of forecast: 11
Annual CONSTRUCTION inflation rate: 3.0%
Compounded CONSTRUCTION inflation in 2028: 138.4%

Beginning reserve balance: \$522,192

Recommended reserve contribution: + \$136,700

Estimated interest earned (1.2% PROJECTED yield rate): + \$6,886

Total contributions: = \$143,586

Lakeway Tuscan Village Master Condominium Community, Inc.

2028 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Concrete Curbs and Gutters (2% every 5 years)	1	deferrable	6.121	(\$8,472)
Concrete Driveways and Streets (1% every 5 years)	1	deferrable	6.141	(\$15,323)
Concrete Sidewalks (2% every 5 years)	1	deferrable	6.181	(\$9,607)
Total expenditures:				(\$33,402)
Ending reserve balance:				<u>\$632,376</u>



1.404.2029

2029

Hybrid Reserve Expenditures and Funding Plan

January 1, 2029 through December 31, 2029

Year of forecast:	12
Annual CONSTRUCTION inflation rate:	3.0%
Compounded CONSTRUCTION inflation in 2029:	142.6%

Beginning reserve balance: \$632,376

Recommended reserve contribution: + \$140,800

Estimated interest earned (1.2% PROJECTED yield rate): + \$7,995

Total contributions: = \$148,795

Lakeway Tuscan Village Master Condominium Community, Inc.

2029 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Exercise Equipment (33% every 5 years)	1	discretionary	3.221	(\$32,465)
Landscape (5% every 5 years)	1	deferrable	6.541	(\$40,634)
Total expenditures:				(\$73,099)

Ending reserve balance: \$708,072



1.404.2030

2030

Hybrid Reserve Expenditures and Funding Plan

January 1, 2030 through December 31, 2030

Year of forecast: 13
 Annual CONSTRUCTION inflation rate: 3.0%
 Compounded CONSTRUCTION inflation in 2030: 146.9%

Beginning reserve balance: \$708,072

Recommended reserve contribution: + \$145,000

Estimated interest earned (1.2% PROJECTED yield rate): + \$7,788

Total contributions: = \$152,788

Lakeway Tuscan Village Master Condominium Community, Inc.

2030 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Stucco Restoration and Trim Painting	1	deferrable	2.921	(\$38,182)
Exercise Room Renovation	1	discretionary	3.261	(\$9,986)
Painting - Clubhouse Interior	1	discretionary	3.601	(\$12,336)
Vinyl Flooring - Yoga Room	1	deferrable	3.791	(\$4,406)
Wood Flooring - Clubhouse	1	deferrable	3.901	(\$21,294)
Air Conditioning and Heating Equipment - Pool Rest Rooms	1	deferrable	4.061	(\$7,930)
Air Conditioning and Heating Equipment (furnaces)	1	deferrable	4.062	(\$49,343)
Irrigation Filter (1)	1	deferrable	6.517	(\$26,434)
Spa Finish - Plaster	1	deferrable	8.302	(\$4,846)
Pool Furniture	1	deferrable	8.401	(\$66,084)
Pool Mechanical Equipment - Heaters (spa)	1	deferrable	8.501	(\$22,341)
Total expenditures:				(\$263,180)
Ending reserve balance:				<u>\$597,680</u>



1.404.2031

2031

Hybrid Reserve Expenditures and Funding Plan

January 1, 2031 through December 31, 2031

Year of forecast: 14
 Annual CONSTRUCTION inflation rate: 3.0%
 Compounded CONSTRUCTION inflation in 2031: 151.3%

Beginning reserve balance: \$597,680

Recommended reserve contribution: + \$149,400

Estimated interest earned (1.2% PROJECTED yield rate): + \$6,998

Total contributions: = \$156,398

Lakeway Tuscan Village Master Condominium Community, Inc.

2031 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Furniture and Decorations (25% every 5 years)	1	discretionary	3.271	(\$42,353)
Kitchen Renovation (25% every 5 years)	1	deferrable	3.301	(\$30,252)
Paver Restoration	1	deferrable	6.721	(\$105,881)
Total expenditures:				(\$178,486)
Ending reserve balance:				<u>\$575,592</u>



1.404.2032

2032

Hybrid Reserve Expenditures and Funding Plan

January 1, 2032 through December 31, 2032

Year of forecast: 15
Annual CONSTRUCTION inflation rate: 3.0%
Compounded CONSTRUCTION inflation in 2032: 155.8%

Beginning reserve balance: \$575,592

Recommended reserve contribution: + \$153,900
Estimated interest earned (1.2% PROJECTED yield rate): + \$7,831

Total contributions: = \$161,731

Lakeway Tuscan Village Master Condominium Community, Inc.

2032 Expenditures (inflated)

Number of
phases

Flexibility

Engineering Data
Section

Total expenditures:

\$0

Ending reserve balance: \$737,323



1.404.2033

2033

Hybrid Reserve Expenditures and Funding Plan

January 1, 2033 through December 31, 2033

Year of forecast: 16
 Annual CONSTRUCTION inflation rate: 3.0%
 Compounded CONSTRUCTION inflation in 2033: 160.5%

Beginning reserve balance: \$737,323

Recommended reserve contribution: + \$158,500

Estimated interest earned (1.2% PROJECTED yield rate): + \$9,386

Total contributions: = \$167,886

Lakeway Tuscan Village Master Condominium Community, Inc.

2033 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Air Conditioning and Heating Equipment (condensing units)	2	deferrable	4.062	(\$26,959)
Concrete Curbs and Gutters (2% every 5 years)	1	deferrable	6.121	(\$9,821)
Concrete Driveways and Streets (1% every 5 years)	1	deferrable	6.141	(\$17,764)
Concrete Sidewalks (2% every 5 years)	1	deferrable	6.181	(\$11,137)
Pickel Ball Court Color Coat	1	discretionary	6.981	(\$3,209)
Total expenditures:				(\$68,890)
Ending reserve balance:				<u>\$836,319</u>



1.404.2034

2034

Hybrid Reserve Expenditures and Funding Plan January 1, 2034 through December 31, 2034

Year of forecast:	17
Annual CONSTRUCTION inflation rate:	3.0%
Compounded CONSTRUCTION inflation in 2034:	165.3%

Beginning reserve balance: \$836,319

Recommended reserve contribution: + \$163,300
Estimated interest earned (1.2% PROJECTED yield rate): + \$9,755
Total contributions: = \$173,055

Lakeway Tuscan Village Master Condominium Community, Inc.

2034 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Carpet - Front Offices	1	deferrable	3.101	(\$4,959)
Exercise Equipment (33% every 5 years)	1	discretionary	3.221	(\$37,635)
Air Conditioning and Heating Equipment (condensing units)	2	deferrable	4.062	(\$27,768)
Security System	1	discretionary	4.701	(\$19,834)
Landscape (5% every 5 years)	1	deferrable	6.541	(\$47,106)
Pool Deck Renovation (1)	1	deferrable	8.101	(\$12,892)
Pool Finish - Plaster	1	deferrable	8.301	(\$59,833)
Total expenditures:				(\$210,027)
Ending reserve balance:				<u>\$799,347</u>



1.404.2035

2035

Hybrid Reserve Expenditures and Funding Plan

January 1, 2035 through December 31, 2035

Year of forecast: 18
 Annual CONSTRUCTION inflation rate: 3.0%
 Compounded CONSTRUCTION inflation in 2035: 170.2%

Beginning reserve balance: \$799,347

Recommended reserve contribution: + \$168,200

Estimated interest earned (1.2% PROJECTED yield rate): + \$9,040

Total contributions: = \$177,240

Lakeway Tuscan Village Master Condominium Community, Inc.

2035 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Doors - Pool and Storage Room	1	deferrable	2.287	(\$9,193)
Rest Room Renovation - Pool House (1)	1	deferrable	3.701	(\$10,215)
Rest Room Renovation - Clubhouse	1	deferrable	3.702	(\$91,931)
Central Park Renovation	1	discretionary	6.107	(\$76,609)
Fountain Renovation (1)	1	deferrable	6.287	(\$61,288)
Signs - Traffic Management and Street Identification	1	deferrable	6.961	(\$11,066)
Total expenditures:				(\$260,302)
Ending reserve balance:				<u>\$716,285</u>



1.404.2036

2036

Hybrid Reserve Expenditures and Funding Plan

January 1, 2036 through December 31, 2036

Year of forecast:	19
Annual CONSTRUCTION inflation rate:	3.0%
Compounded CONSTRUCTION inflation in 2036:	175.4%

Beginning reserve balance: \$716,285

Recommended reserve contribution: + \$173,200

Estimated interest earned (1.2% PROJECTED yield rate): + \$9,130

Total contributions: = \$182,330

Lakeway Tuscan Village Master Condominium Community, Inc.

2036 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Furniture and Decorations (25% every 5 years)	1	discretionary	3.271	(\$49,098)
Kitchen Renovation (25% every 5 years)	1	deferrable	3.301	(\$35,070)
Total expenditures:				(\$84,168)

Ending reserve balance: \$814,447



1.404.2037

2037

Hybrid Reserve Expenditures and Funding Plan

January 1, 2037 through December 31, 2037

Year of forecast: 20
Annual CONSTRUCTION inflation rate: 3.0%
Compounded CONSTRUCTION inflation in 2037: 180.6%

Beginning reserve balance: \$814,447

Recommended reserve contribution: + \$178,400

Estimated interest earned (1.2% PROJECTED yield rate): + \$10,514

Total contributions: = \$188,914

Lakeway Tuscan Village Master Condominium Community, Inc.

2037 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Pool Mechanical Equipment - Heaters (pool)	1	deferrable	8.501	(\$54,953)
Total expenditures:				(\$54,953)
			Ending reserve balance:	<u>\$948,408</u>



1.404.2038

2038

Hybrid Reserve Expenditures and Funding Plan

January 1, 2038 through December 31, 2038

Year of forecast: 21
Annual CONSTRUCTION inflation rate: 3.0%
Compounded CONSTRUCTION inflation in 2038: 186.0%

Beginning reserve balance: \$948,408

Recommended reserve contribution: + \$183,800

Estimated interest earned (1.2% PROJECTED yield rate): + \$12,214

Total contributions: = \$196,014

Lakeway Tuscan Village Master Condominium Community, Inc.

2038 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Concrete Curbs and Gutters (2% every 5 years)	1	deferrable	6.121	(\$11,385)
Concrete Driveways and Streets (1% every 5 years)	1	deferrable	6.141	(\$20,593)
Concrete Sidewalks (2% every 5 years)	1	deferrable	6.181	(\$12,910)
Total expenditures:				(\$44,889)
Ending reserve balance:				<u>\$1,099,533</u>



1.404.2039

2039

Hybrid Reserve Expenditures and Funding Plan

January 1, 2039 through December 31, 2039

Year of forecast: 22
Annual CONSTRUCTION inflation rate: 3.0%
Compounded CONSTRUCTION inflation in 2039: 191.6%

Beginning reserve balance: \$1,099,533

Recommended reserve contribution: + \$189,300

Estimated interest earned (1.2% PROJECTED yield rate): + \$13,741

Total contributions: = \$203,041

Lakeway Tuscan Village Master Condominium Community, Inc.

2039 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Exercise Equipment (33% every 5 years)	1	discretionary	3.221	(\$43,630)
Landscape (5% every 5 years)	1	deferrable	6.541	(\$54,609)
Total expenditures:				(\$98,239)

Ending reserve balance: \$1,204,335



1.404.2040

2040

Hybrid Reserve Expenditures and Funding Plan

January 1, 2040 through December 31, 2040

Year of forecast: 23
Annual CONSTRUCTION inflation rate: 3.0%
Compounded CONSTRUCTION inflation in 2040: 197.4%

Beginning reserve balance: \$1,204,335

Recommended reserve contribution: + \$195,000

Estimated interest earned (1.2% PROJECTED yield rate): + \$12,845

Total contributions: = \$207,845

Lakeway Tuscan Village Master Condominium Community, Inc.

2040 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Stucco Restoration and Trim Painting	1	deferrable	2.921	(\$51,313)
Painting - Clubhouse Interior	1	discretionary	3.601	(\$16,578)
Tile - Rear Office and Lobby	1	deferrable	3.781	(\$23,683)
Life Safety System	1	firm	4.541	(\$6,710)
Putting Green and Bocce Court Renovation	1	deferrable	6.727	(\$20,525)
Retaining Wall Restoration (1)	1	deferrable	6.741	(\$48,748)
Pond Aerator	1	deferrable	6.781	(\$4,934)
Pond Restoration	1	deferrable	6.781	(\$126,310)
Pickel Ball Court Color Coat	1	discretionary	6.981	(\$3,947)
Spa Finish - Plaster	1	deferrable	8.302	(\$6,513)
Pool Furniture	1	deferrable	8.401	(\$88,811)
Pool Mechanical Equipment - Pumps (1)	1	deferrable	8.501	(\$18,552)
Pool Mechanical Equipment - Filters (1)	1	deferrable	8.501	(\$10,657)
Pergolas - Pool	1	deferrable	8.507	(\$35,525)
Total expenditures:				(\$462,806)

Ending reserve balance: \$949,374



1.404.2041

2041

Hybrid Reserve Expenditures and Funding Plan

January 1, 2041 through December 31, 2041

Year of forecast: 24
 Annual CONSTRUCTION inflation rate: 3.0%
 Compounded CONSTRUCTION inflation in 2041: 203.3%

Beginning reserve balance: \$949,374

Recommended reserve contribution: + \$200,900
 Estimated interest earned (1.2% PROJECTED yield rate): + \$11,159

Total contributions: = \$212,059

Lakeway Tuscan Village Master Condominium Community, Inc.

2041 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Furniture and Decorations (25% every 5 years)	1	discretionary	3.271	(\$56,918)
Kitchen Renovation (25% every 5 years)	1	deferrable	3.301	(\$40,656)
Paver Restoration	1	deferrable	6.721	(\$142,296)
Total expenditures:				(\$239,870)
Ending reserve balance:				<u>\$921,564</u>



1.404.2042

2042

Hybrid Reserve Expenditures and Funding Plan
January 1, 2042 through December 31, 2042

Year of forecast:	25
Annual CONSTRUCTION inflation rate:	3.0%
Compounded CONSTRUCTION inflation in 2042:	209.4%

Beginning reserve balance: \$921,564

Recommended reserve contribution: + \$206,900
Estimated interest earned (1.2% PROJECTED yield rate): + \$12,262

Total contributions: = \$219,162

Lakeway Tuscan Village Master Condominium Community, Inc.

2042 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Carpet - Front Offices	1	deferrable	3.101	(\$6,281)
Total expenditures:				(\$6,281)
			Ending reserve balance:	<u>\$1,134,444</u>



1.404.2043

2043

Hybrid Reserve Expenditures and Funding Plan

January 1, 2043 through December 31, 2043

Year of forecast: 26
 Annual CONSTRUCTION inflation rate: 3.0%
 Compounded CONSTRUCTION inflation in 2043: 215.7%

Beginning reserve balance: \$1,134,444

Recommended reserve contribution: + \$213,100
 Estimated interest earned (1.2% PROJECTED yield rate): + \$14,580

Total contributions: = \$227,680

Lakeway Tuscan Village Master Condominium Community, Inc.

2043 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Concrete Curbs and Gutters (2% every 5 years)	1	deferrable	6.121	(\$13,198)
Concrete Driveways and Streets (1% every 5 years)	1	deferrable	6.141	(\$23,873)
Concrete Sidewalks (2% every 5 years)	1	deferrable	6.181	(\$14,967)
Total expenditures:				(\$52,039)
Ending reserve balance:				<u>\$1,310,086</u>



1.404.2044

2044

Hybrid Reserve Expenditures and Funding Plan

January 1, 2044 through December 31, 2044

Year of forecast:	27
Annual CONSTRUCTION inflation rate:	3.0%
Compounded CONSTRUCTION inflation in 2044:	222.1%

Beginning reserve balance: \$1,310,086

Recommended reserve contribution: + \$219,500

Estimated interest earned (1.2% PROJECTED yield rate): + \$16,355

Total contributions: = \$235,855

Lakeway Tuscan Village Master Condominium Community, Inc.

2044 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Exercise Equipment (33% every 5 years)	1	discretionary	3.221	(\$50,579)
Landscape (5% every 5 years)	1	deferrable	6.541	(\$63,307)
Total expenditures:				(\$113,885)

Ending reserve balance: \$1,432,055



1.404.2045

2045

Hybrid Reserve Expenditures and Funding Plan

January 1, 2045 through December 31, 2045

Year of forecast: 28
Annual CONSTRUCTION inflation rate: 3.0%
Compounded CONSTRUCTION inflation in 2045: 228.8%

Beginning reserve balance: \$1,432,055

Recommended reserve contribution: + \$226,100

Estimated interest earned (1.2% PROJECTED yield rate): + \$11,230

Total contributions: = \$237,330

Lakeway Tuscan Village Master Condominium Community, Inc.

2045 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Gutters, Downspouts and Scuppers (1)	1	deferrable	2.361	(\$9,609)
Roofs - Concrete Tiles	1	firm	2.441	(\$199,050)
Mailboxes	1	deferrable	3.541	(\$26,082)
Fences - Prefinished Steel	1	deferrable	6.281	(\$912,883)
Irrigation Filter (1)	1	deferrable	6.517	(\$41,183)
Pool Fence	1	deferrable	8.201	(\$29,743)
Total expenditures:				(\$1,218,550)
Ending reserve balance:				<u>\$450,835</u>



1.404.2046

2046

Hybrid Reserve Expenditures and Funding Plan

January 1, 2046 through December 31, 2046

Year of forecast: 29
 Annual CONSTRUCTION inflation rate: 3.0%
 Compounded CONSTRUCTION inflation in 2046: 235.7%

Beginning reserve balance: \$450,835

Recommended reserve contribution: + \$232,900

Estimated interest earned (1.2% PROJECTED yield rate): + \$5,337

Total contributions: = \$238,237

Lakeway Tuscan Village Master Condominium Community, Inc.

2046 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Furniture and Decorations (25% every 5 years)	1	discretionary	3.271	(\$65,984)
Kitchen Renovation (25% every 5 years)	1	deferrable	3.301	(\$47,131)
Security System	1	discretionary	4.701	(\$28,279)
Pool Deck Renovation (1)	1	deferrable	8.101	(\$18,381)
Pool Finish - Plaster	1	deferrable	8.301	(\$85,308)
Total expenditures:				(\$245,083)
Ending reserve balance:				<u>\$443,989</u>



1.404.2047

2047

Hybrid Reserve Expenditures and Funding Plan

January 1, 2047 through December 31, 2047

Year of forecast: 30
Annual CONSTRUCTION inflation rate: 3.0%
Compounded CONSTRUCTION inflation in 2047: 242.7%

Beginning reserve balance: \$443,989

Recommended reserve contribution: + \$239,900

Estimated interest earned (1.2% PROJECTED yield rate): + \$3,056

Total contributions: = \$242,956

Lakeway Tuscan Village Master Condominium Community, Inc.

2047 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Windows and Doors	1	deferrable	2.981	(\$182,045)
Irrigation System	5	deferrable	6.521	(\$354,866)
Lighting - Bollards, Poles and Fixtures	1	deferrable	6.601	(\$54,371)
Pickel Ball Court Color Coat	1	discretionary	6.981	(\$4,855)
Pickel Ball Court Fence	1	discretionary	6.981	(\$22,331)
Total expenditures:				(\$618,466)
			Ending reserve balance:	<u>\$68,479</u>

Lakeway Tuscan Village Master Condominium Communit

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2017 Budget Summary Report INCOME/EXPENSE STATEMENT (01/01/17 - 12/31/17)

Description	Amount
INCOME:	
DOMESTIC WATER INCOME	39,600.00
ASSESSMENT- GENERAL	265,028.00
MSTR SHARED FACILITY ASMNTS	138,940.00
DEVELOPER CONTRIBUTION INCOME	283,107.00
FITNESS CLASS INCOME	19,500.00
MINUS RESERVE FUND CONTRIB	(24,000.00)
Subtotal Income	722,175.00
EXPENSES	
ACCOUNTING SERVICES	390.00
INSURANCE - D & O	1,000.00
INSURANCE - G/L	8,184.00
LANDSCAPE - ZONE A "ALL"	24,900.00
LANDSCAPE REPAIRS - ZONE A	6,000.00
LANDSCAPE -IRRIGATION - ZONE A	900.00
LANDSCAPE - ZONE D -TH & VILLA	19,596.00
LANDSCAPE REPAIRS - ZONE D	1,000.00
LANDSCAPE - IRRIGATION -ZONE D	450.00
LANDSCAPE - ZONE E - TH	16,800.00
LANDSCAPE REPAIRS - ZONE E	8,000.00
LANDSCAPE - IRRIGATION -ZONE E	1,600.00
LANDSCAPE - ZONE F - VILLAS	154,500.00
LANDSCAPE REPAIRS - ZONE F	8,000.00
LANDSCAPE - IRRIGATION -ZONE F	2,000.00
LEGAL	600.00
POND MAINT/ REPAIRS	4,200.00
ROAD AND GATE REPAIRS	400.00
MANAGEMENT CONTRACT EXPENSE	9,600.00
ONSITE EMPL/OTHER SVC REIMB	134,000.00
OFFICE SUPPLIES	600.00
PRINTING	600.00
SPECIAL COMMUNITY EVENTS	22,000.00
FITNESS CLASS EXPENSE	24,000.00
POSTAGE & DELIVERY FEES	215.00
ELECTRICITY	24,000.00
WATER-EFFLUENT	24,000.00
WATER	34,200.00
DOM WATER - ADMINISTRATION	6,000.00
AMENITY CTR - TRASH	3,120.00
AMENITY CTR - ONSITE EMP	85,000.00
AMENITY CTR - CABLE/NET/MUSIC	6,000.00
AMENITY CTR - PEST CONTROL	440.00
AMENITY CTR - SECURITY MONITOR	1,200.00
AMENITY CTR - JANITORIAL CONTR	3,600.00

**Lakeway Tuscan Village Master Condominium
Communit**

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2017 Budget Summary Report
INCOME/EXPENSE STATEMENT (01/01/17 - 12/31/17)

Description	Amount
AMENITY CTR - JANITORIAL SUPPL	1,200.00
AMENITY CTR - GENERAL SUPPLIES	1,200.00
AMENITY CTR - POOL FOBS	500.00
AMENITY CTR - POOL CHEM/SUPPL	3,600.00
AMENITY CTR - POOL REPAIRS	3,900.00
AMENITY CTR - REPAIRS & MAINT	4,320.00
AMENITY CTR - PROPANE	10,500.00
AMENITY CTR - SFU LANDSCAPING	25,800.00
AMENITY CTR - LANDSCAPE REPAIR	1,600.00
FOUNTAIN MAINTENANCE	1,200.00
REPAIRS/MAINT-FLAG & FLAGPOLE	660.00
REPAIRS/MAINT - LIGHTS & ELEC	1,500.00
WEBSITE	1,800.00
COMMUNITY DECORATIONS	2,500.00
SIGN AND SIGN MAINT	1,200.00
RESERVE ALLOCATION	24,000.00
 TOTAL EXPENSES	 722,575.00
CURRENT YEAR NET INCOME (Loss)	(400.00)
	=====

Lakeway Tuscan Village Master Condominium Communit

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Balance Sheet
As of 06/30/17

BALANCE SHEET ASSETS:

CASH:

CAB - MMA 272816620
CAB - CKG 272521671
CAB - SF RSV 272837821
CAB - CABLE MMA 272843040

\$	12,629.96
	9,423.97
	45,020.56
	10,537.09

Subtotal Cash

\$ 77,611.58

CURRENT ASSETS:

A/R - GENERAL ASSESSMENTS
A/R - MSTR SHARED FACILITY
A/R - CABLE ASSESSMENTS

\$	278.08
	175.57
	130.84

Subtotal Current Assets

\$ 584.49

FIXED ASSETS:

PLANT, PROPERTY, & EQUIPMENT
BUILDING/GATES/IMPROVEMENTS
ACCUMULATED DEPRECIATION

\$	14,739.25
	681.00
	(264.00)

Subtotal Fixed Assets

\$ 15,156.25

TOTAL ASSETS

\$ 93,352.32

=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

ACCOUNTS PAYABLE
DEFERRED ASSESSMENTS

\$	134,136.85
	5,795.00

Subtotal Current Liabilities

\$ 139,931.85

EQUITY:

RETAINED EARNINGS (OPERATING)
Current Year Net Income/(Loss)
OPERATING (000)
CABLE (001)
SHARED FACILITY RSV (002)

\$	(81,930.46)
	(16,011.11)
	20,266.76
	31,095.28

Summary of Qualifications

Justin J. Maier, P.E., RS
Partner

Services

Justin J. Maier is a partner and co-founder of Superior Reserve Engineering and Consulting. Justin J. Maier provides *expert* reserve and transition studies, and critical property reviews. Properties that have benefited from his experience include townhome associations, condominium associations, planned unit developments, marinas, resorts, hotels, churches and country clubs. These properties vary from complex high rise buildings to vintage buildings of historical significance. He has provided these services to *more than* 1,600 properties throughout the United States and worldwide.



Prior Experience

Prior to co-founding Superior Reserve with Nik J. Clark, Mr. Maier had conducted reserve and transitions studies with Reserve Advisors for 14 years. During this time, he was the Director of Product Development where he oversaw the development, improvement and production efficiency of reserve and transition studies for the firm. He was the leading producer of reserve and transition studies. Mr. Maier was instrumental in improving the quality of reports both in content, clarity and appearance. Reserve Advisors experienced tremendous success based on the standard of reserve and transition study quality that he implemented.

Mr. Maier was a structural engineer for Wausau Window and Wall Systems. There he analyzed stresses in horizontal and vertical components of aluminum frame curtain wall window systems in projects throughout the United States for both wind pressure and suction loads. He was involved in field work to correct improperly installed system components.

Mr. Maier was an Assistant Engineer for Crest Consulting Engineers. His services required on-site field investigation of architectural and structural failures, analysis of the preexisting design and conditions, and determination of the design shortfalls or owner modifications that caused the failures. He designed remedial repairs, produced cost estimates for the repairs, prepared the specifications and oversaw the implementation of the repairs.

Expert Witness

Through the expert witness of Mr. Maier, the Villages at Cumberland Trail in Columbus, Ohio and The Retreat Homeowners Association in Indianapolis, Indiana were able to successfully negotiate a settlement for their construction defects.

Education

Milwaukee School of Engineering (MSOE)

Professional Affiliations

Professional Engineer (P.E.) - licenses held in WI, IL, OH, NY, TX, DC, VA, MD, MI, MN, PA
Reserve Specialist (RS) - credential awarded by Community Association's Institute (CAI)
Certified Pool / Spa Operator - issued by the National Swimming Pool Foundation

Terms, Conditions and Limitations

- 1) Superior Reserve Engineering & Consulting (SREC) will perform a visual inspection of the property. While due diligence will be exercised during the onsite inspection, we make no representations regarding latent or hidden defects not observable from a visual inspection. We do not conduct invasive or destructive testing nor provide an exhaustive review of building code compliance. Material testing, core sampling, performance testing of building or site elements and equipment is not part of the scope of work.
- 2) Our opinions of estimated costs and remaining useful lives are not a guarantee of the actual costs of replacement, a warranty of the common elements or other property elements, or a guarantee of remaining useful lives.
- 3) SREC may rely on information provided to us, by the client named in this contract, in our report. We assume information provided to us by the client to be correct and assume no liability for the accuracy of information provided to us by the client. You agree to indemnify and hold us harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon as supplied by you or others under your direction, or which may result from any improper use or reliance on the report by you or third parties under your control or direction.
- 4) Our Reserve Study Report in whole or part is not and cannot be used as a design specification, design engineering services or an appraisal.
- 5) Substances such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials could, if present, adversely affect the validity of this study. Unless otherwise stated in this report, the existence of hazardous substance, that may or may not be present on or in the property, was not considered. Our opinions are predicated on the assumption that there are no hazardous materials on or in the property. We assume no responsibility for any such conditions. We are not qualified to detect such substances, quantify the impact, or develop the remedial cost.
- 6) In the event of errors in our report, SREC's liability is limited to the cost of this study.

Doors - Pool and Storage Room

Doors (each):	2
Operational condition:	good
Physical condition:	no visible deterioration
Cost each (average):	\$2,700
Current total cost:	\$5,400
Cost per home:	\$30
Operating expenses:	interim operator and panel replacements



pool door



pool door operator



storage room door

Gutters, Downspouts and Scuppers

Material:	aluminum
Gutter profile:	large and small capacity seamless K-style
Gutter fasteners:	screws
Downspout size:	three-inch by four-inch (adequate)
Overall condition:	good to fair
Specific condition:	discharge at foundations
Quantity (linear feet):	600
Cost (\$/linear foot):	\$7
Current total cost:	\$4,200
Cost per home:	\$16
Coordinate with:	roofs
Assumptions:	replace with .027-inch thick aluminum
Operating expenses:	semiannual inspections, repairs at seams and fastening points, cleaning and verification that the downspouts discharge away from foundations

Engineering solutions: The downspouts discharge at the foundations which increases the potential for grade settlement, standing water and foundation settlement. We recommend the installation of subterranean downspout extensions that discharge 10 feet away from the buildings through pop-up drainage emitters in the landscape areas. We estimate a cost of \$175 per downspout for this repair. We recommend subterranean PVC pipes with glued connections to elbows (similar to interior plumbing) to minimize the potential for root and dirt penetration at joints.



gutter interior



scupper



discharge at foundation



aluminum gutter and downspout

Roofs - Concrete Tiles

Material:	mission/barrel concrete tiles
Overall condition:	good
Specific condition:	no visible deterioration
Roof pitch (average):	4:12
Quantity in squares(note 1):	80
Quantity also includes:	pool house and flat roof area
Cost (\$/square):	\$1,090
Current total cost:	\$87,000
Cost per home:	\$337
Coordinate with:	gutters and downspouts
Operating expenses:	semi annual inspections and repairs
Anticipated expenses:	total removal of existing roofing sheathing replacement contingency (5%) metal drip edge at roof perimeters lead boot flashing at waste pipes underlayment hip, rake and ridge tiles replace chimney chase cover (1 each) additional detailing at turret



roof with concrete tiles



tile overview



mission/barrel tiles



pool house roof

(note 1) One square equals 100 square feet.

Stucco Restoration and Trim Painting

Material:	stucco
Overall condition:	good to fair
Specific condition:	water stains, isolated peeling paint and isolated trim damage
Quantity (square feet):	7,000
Cost (\$/square foot):	\$3.70
Current total cost:	\$26,000
Cost per home:	\$101
Anticipated expenses:	crack repair partial replacement of stucco (2%) stucco paint (clean, prep and apply) caulk at windows and doors (50%) paint trim masonry repairs paint pergolas at pool paint soffits, fascia and frieze boards paint doors



stucco with water stains



stucco overview



trim deterioration



isolated peeling paint

Windows and Doors

Characteristics: manufactured by *Andersen*
aluminum clad wood window frames
dual pane glass
bulb-type weatherstripping
sliding windows
no screens
hinged doors
muntins

Overall condition: good

Specific condition: no visible deterioration

Quantity (square feet): 1,600

Quantity (each): 106

Cost (\$/square foot): \$47

Average cost (\$/each): \$700

Current total cost: **\$75,000**

Cost per home: \$291

Operating expenses: replacement of hardware



wood frame with aluminum cladding, dual pane glass, sliding window



clubhouse door



sliding window with bulb-type weatherstripping



wood door

Carpet - Front Offices

Location:	front offices
Description:	broadloom loop and cut pile carpet
Patterned layout:	no
Carpet pad:	no
Overall condition:	fair
Specific condition:	stains
Quantity (square yards):	30
Cost (\$/square yard):	\$95
Current total cost:	\$3,000
Cost per home:	\$12
Assumptions:	medium traffic weight nylon carpet of 36 ounces of fiber per square yard
Operating expenses:	vacuuming, spot removal and periodic cleanings



broadloom loop and cut pile carpet typical of the front offices



stains

Exercise Equipment

Manufacturer:	Matrix
Overall condition:	satisfactory
Current total cost (note 1):	\$69,000
Cost per home:	\$267
Operating expenses:	repairs and interim replacements
Equipment:	<div> <div>ellipticals (2)</div> <div>stationary cycles (2)</div> <div>steppers (2)</div> <div>television (1)</div> <div>treadmills (2)</div> <div>rowing machine (1)</div> <div>benches</div> <div>dumbbells</div> </div>



exercise equipment



exercise equipment



exercise equipment

(note 1) Replacement of all the equipment during a single event is unlikely. Instead, we assume periodic partial replacements.

Exercise Room Renovation

Total area (square feet):	900
Overall condition:	good
Specific condition:	no visible deterioration
Cost per square foot:	\$8
Current total cost:	\$6,800
Cost per home:	\$26
Operating expenses:	interim replacements, painting
Anticipated expenses:	paint (2,300 square feet) athletic flooring (100 square feet)



exercise room



athletic flooring

Furniture and Decorations

Overall condition:	good to fair
Specific condition:	limited wear
Current total cost (note 1):	\$112,000
Cost per home:	\$434
Operating expenses:	interim replacements, repairs
Summary of elements:	lighting (including exterior) exit and emergency lights bookcases cabinets chairs - upholstered chairs - office chairs - stackable chandeliers computers countertop desks organ fireplace lamps projector pictures/decorations plants printers rugs ping pong table sofas entertainment system tables - sitting tables - coffee tables - sofa

Green ideas: Replace incandescent bulbs near the kitchen with LED (light emitting diode) bulbs to save up to 75% in electrical usage.



office furniture



furniture



furniture and decorations



furniture

(note 1) Total replacement of all the furniture and decorations during a single event is unlikely. Instead, we assume periodic partial replacements.

Kitchen Renovation

Area (square feet):	300
Overall condition:	good to fair
Specific condition:	normal wear
Average light level (lux):	260 (500 is ideal)
Faucet hot water temp. (°F):	114 (120 is ideal)
Cost per square foot:	\$267
Current total cost (note 1):	\$80,000
Cost per home:	\$310
Operating expenses:	interim replacements, painting
Anticipated expenses:	tile (40 square yards) paint (1,300 square feet) countertops (30 linear feet) cabinets (30 linear feet) coffee makers dishwasher microwave refrigerators sinks and faucets ovens electric and plumbing allowance ice machine glass rinser warmers toaster utensils dishes cookware mixer



kitchen



sink and dishwasher



ice machine and glass rinser



kitchen

(note 1) Total replacement of all the kitchen components during a single event is unlikely. Instead, we assume periodic partial replacements.

Mailboxes

Location:	clubhouse
Manufacturer:	Auth-Florence
Size:	13 inches x 3 inches
Overall condition:	good
Specific condition:	Installation to continue as buildings are completed. We assume the Tuscan Village Lofts will have their own mailboxes.
Quantity (each):	163
Cost (\$/box):	\$70
Current total cost:	\$11,400
Operating expenses:	lock replacement, refinishing



mailboxes



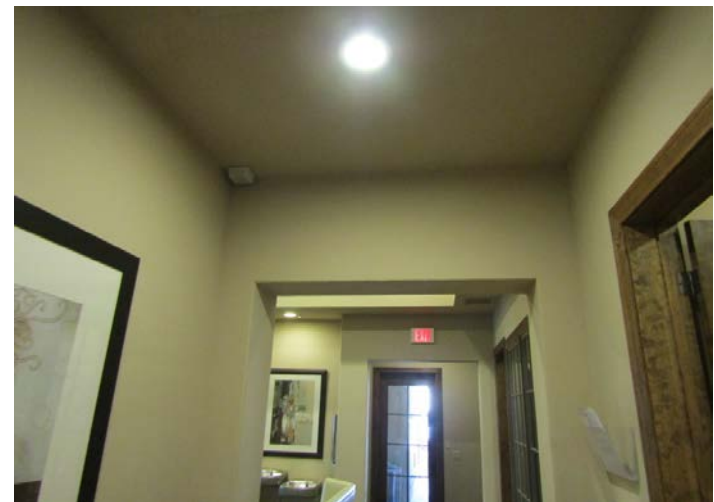
mailboxes

Painting - Clubhouse Interior

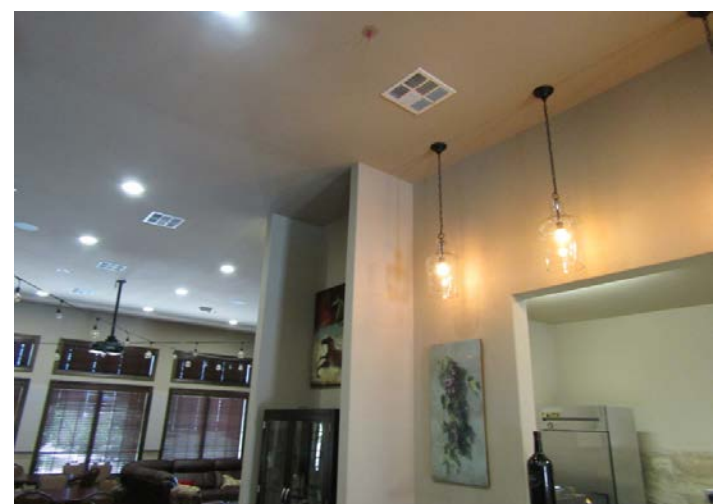
Locations:	rear office, yoga room, front offices, reception area, social room, hallway, lobby and activity/bistro
Surfaces:	walls and ceilings
Color scheme:	single tone
Overall condition:	good to fair
Specific condition:	minor damage
Quantity (square feet):	14,000
Cost (\$/square foot):	\$0.60
Current total cost:	\$8,400
Cost per home:	\$33
Operating expenses:	interim paint touch ups and wall repairs
Assumptions:	two coats of paint



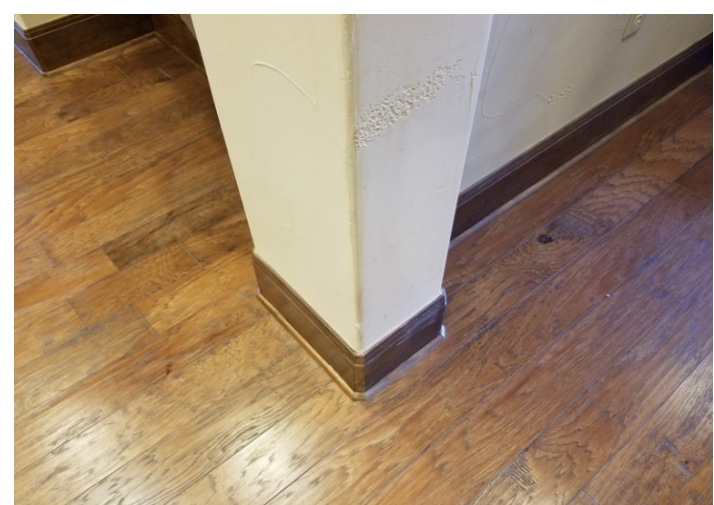
single tone paint finish typical of the clubhouse interior



painting surfaces



painting surfaces



minor damage

Rest Room Renovation - Pool House

Total area (square feet):	130
Quantity (each):	2
Overall condition:	good to fair
Specific condition:	toilet leak in mens rest room and peeling paint
Average light level (lux):	500 (200 is ideal)
Cost per square foot:	\$46
Current total cost:	\$6,000
Cost per home:	\$23
Operating expenses:	interim replacements, painting
Anticipated expenses:	tile (10 square yards) paint (700 square feet) lighting toilets (2 each) sinks and faucets (2 each) electric and plumbing allowance

Green ideas: Install motion sensors on pool rest room light switches to minimize fixture operation. Motion sensing light switches are inexpensive: <http://www.homedepot.com/b/Electrical-Dimmers-Switches-Outlets-Motion-Sensors/N-5yc1vZc32r/Ntk-Extended/Ntt-light+switch?Ntx=mode+matchpartialmax&NCNI-5>.



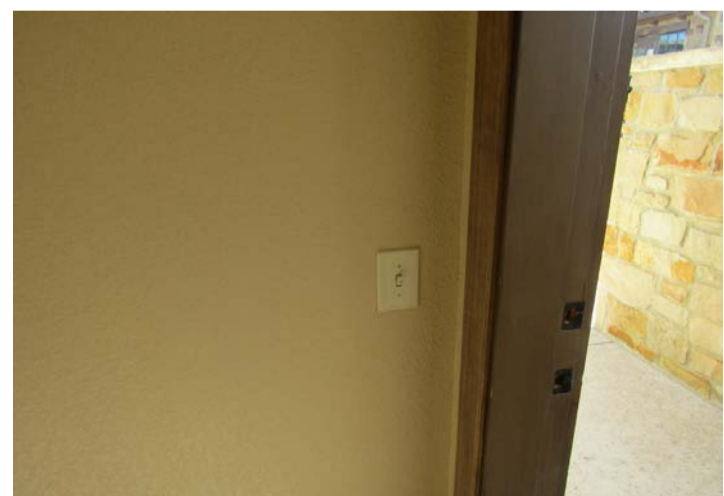
pool house rest room



pool house rest room



peeling paint



manual light switch

Rest Room Renovation - Clubhouse

Total area (square feet):	480
Quantity (each):	2
Overall condition:	good
Specific condition:	excessive time for hot water at the sinks
Average light level (lux):	250 (200 is ideal)
Cost per square foot:	\$113
Current total cost:	\$54,000
Cost per home:	\$209
Operating expenses:	interim replacements, painting
Anticipated expenses:	tile (210 square yards) paint (1,300 square feet) lighting toilets (3 each) wood partitions (2 each) sinks and faucets (4 each) shower cubicles (2 each) drinking fountains (2 each) urinals (2 each) electric and plumbing allowance cabinets



clubhouse rest room



clubhouse rest room



cabinets



shower area

Tile - Rear Office and Lobby

Locations:	rear office and lobby
Tile size:	16 inch by 8 inch
Floor to wall transition:	wood trim
Overall condition:	good to fair
Specific condition:	minor cracks
Quantity (square yards):	70
Cost (\$/square yard):	\$170
Current total cost:	\$12,000
Cost per home:	\$47
Operating expenses:	regrouting



16 inch by 8 inch tile with wood trim transition at floor to wall



16 inch by 8 inch tile with wood trim transition at floor to wall



minor cracks

Vinyl Flooring - Yoga Room

Location:	yoga room
Material:	vinyl tile
Floor to wall transition:	wood trim
Overall condition:	good
Specific condition:	no visible deterioration
Quantity (square yards):	60
Cost (\$/square yard):	\$50
Current total cost:	\$3,000
Cost per home:	\$12



vinyl flooring in the yoga room with wood trim transition at floor to wall

Wood Flooring - Clubhouse

Locations:	reception area, social room, hallway and activity/bistro
Material:	wood/composite flooring
Overall condition:	good
Specific condition:	no visible deterioration
Quantity (square yards):	290
Cost (\$/square yard):	\$50
Current total cost:	\$14,500
Cost per home:	\$56



wood flooring



wood flooring



wood flooring



wood flooring

Air Conditioning and Heating Equipment - Pool Rest Rooms

Also known as:	split system
Manufacturer:	<i>Mitsubishi</i>
Condensing units:	1
Fan coil units:	2
Location served:	pool rest rooms
Location of interior unit:	rest rooms
Location of exterior unit:	behind pool house
Cooling capacity (tons):	1.5
Refrigerant:	R-410A (production of refrigerant will cease in January of 2020)
Operational condition:	satisfactory
Physical condition:	no visible deterioration
Cost per component:	\$1,800
Current total cost:	\$5,400
Cost per home:	\$21
Operating expenses:	interim replacements of coils, motors, bearings and filters, annual, semi annual and quarterly maintenance



Mitsubishi 1.5 ton air conditioning condensing unit



Mitsubishi fan coil unit

Air Conditioning and Heating Equipment - Clubhouse

Also known as:	split system
Manufacturer:	<i>Trane</i>
Condensing units:	8
Furnaces:	8
Locations served:	clubhouse
Location of interior units:	yoga room closet and attic
Location of exterior units:	outside clubhouse
Heating source:	electric
Cooling capacity (tons):	3 (4 each), 4 (1 each), 5 (3 each)
Refrigerant:	R-410A (production of refrigerant will cease in January of 2020)
Temperature setting on thermostat (F):	74
Temperature we measured at thermostat (F):	77 (thermostat is reasonably calibrated)
Operational condition:	satisfactory
Physical condition:	no visible deterioration
Cost per component:	\$4,200
Current total cost:	\$67,200
Cost per home:	\$260
Operating expenses:	interim replacements of coils, motors, bearings and filters, annual, semi annual and quarterly maintenance

Green ideas: We recommend the installation of occupancy sensing thermostats to minimize operation of the heating and cooling systems when the rooms are unoccupied: http://www.rciautomation.com/thermostat_occupancy.htm



Trane air conditioning condensing units



Trane furnace



thermostat

Life Safety System

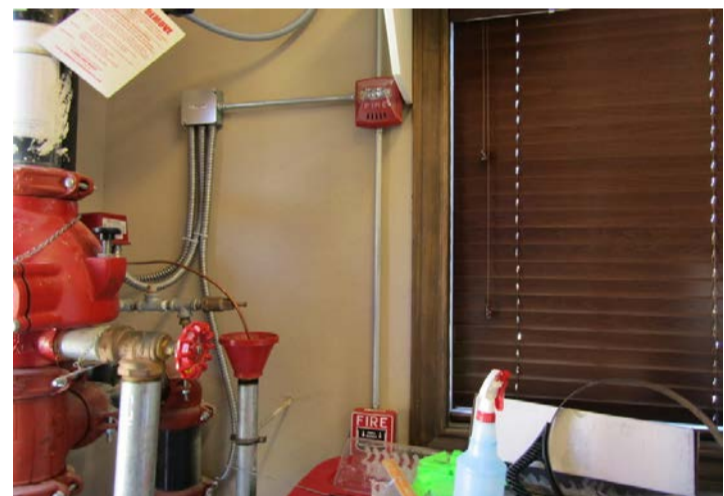
Manufacturer:	<i>Honeywell</i>
Location of main panel:	riser room
Status of system:	<i>System All Normal</i>
Operational condition:	satisfactory
Current total cost:	\$3,400
Cost per home:	\$13
Operating expenses:	testing of devices
Assumptions:	Reuse of existing wiring, replacement cost includes only that amount necessary to recreate the same functionality. An upgrade would result in a higher replacement cost.
Types of devices:	smoke/heat detectors (1) pull stations (1) audio/visual fixtures (2) control panel



Honeywell fire alarm panel



smoke detector



audio/visual fixture and pull station

Security System

Operational condition:	satisfactory
Current total cost:	\$12,000
Cost per home:	\$47
Operating expenses:	interim replacements
Assumptions:	reuse of existing wiring
Types of devices:	cameras (4) monitor (1) recorder (1) card reader system (5 access points)



camera



card reader access point

Central Park Renovation

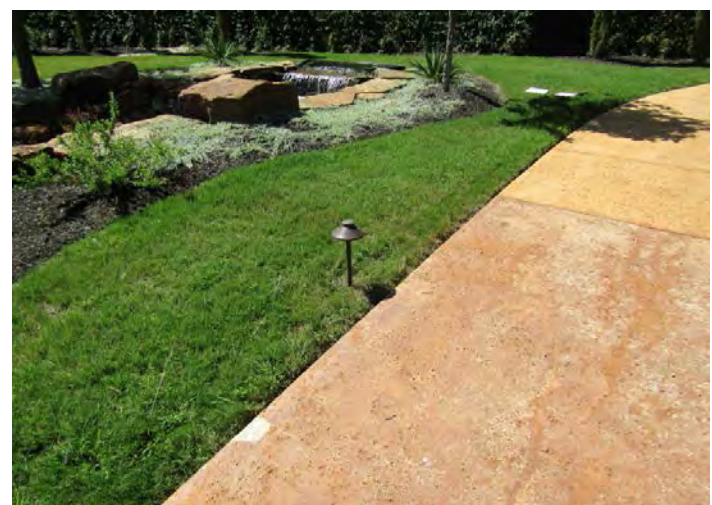
Overall condition:	good to fair
Specific condition:	wiring for pumps not in conduit
Current total cost:	\$45,000
Cost per home:	\$174
Anticipated expenses:	liner replacement and stone resetting lights bridge benches picnic tables trash receptacles pumps



central park



pedestrian bridge



lighting



pump

Curbs and Gutters

Material:	concrete
Size (inches):	24
Overall condition:	good to fair
Specific condition:	cracked lengths and deterioration
Locations:	lining the streets and parking areas
Quantity (linear feet):	19,100
Cost (\$/linear foot):	\$16
Current total cost (note 1):	\$306,000
Coordinate with:	paver restoration
Assumptions:	3,500 psi replacement concrete



crack in concrete



concrete deterioration



concrete deterioration



damaged concrete

(note 1) Concrete curbs and gutters have a useful life of beyond 60 years. Replacement of all the curbs and gutters during a single event is unlikely. Instead, we assume periodic replacements of limited quantities.

Driveways and Streets

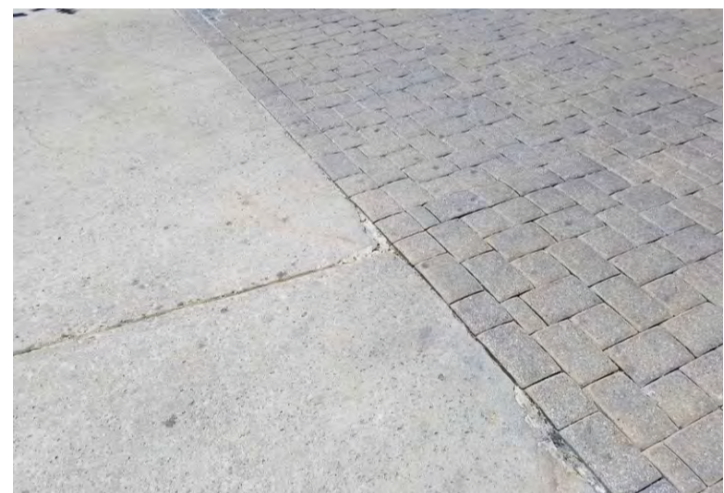
Material:	concrete
Overall condition:	good to fair
Specific condition:	isolated concrete deterioration at streets
Locations:	driveways at villas, townhomes and lofts, and intersections of the streets between pavers
Quantity (square feet):	123,000
Per home (square feet):	480
Cost (\$/square foot):	\$9
Current total cost (note 1):	\$1,107,000
Assumptions:	5-inch thick, 3,000 psi replacement concrete with 6x6 - W1.4xW1.4 steel reinforcing mesh
Operating expenses:	interim replacements of deteriorated sections, slab jacking
Coordinate with:	concrete sidewalks



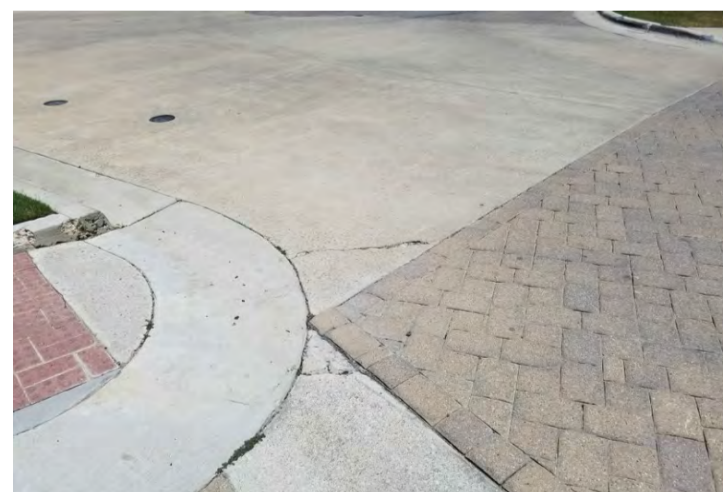
concrete driveway



concrete driveway



concrete deterioration at street



concrete deterioration at street

(note 1) Concrete driveways and streets have a useful life of beyond 60 years. Replacement of all the driveways during a single event is unlikely. Instead, we assume periodic replacements of limited quantities.

Sidewalks

Material:	concrete
Overall condition:	good to fair
Specific condition:	isolated cracked sections
Locations:	throughout property
Length (linear feet):	10,100
Quantity (square feet):	45,100
Per home (square feet):	170
Cost (\$/square foot):	\$7.70
Current total cost (note 1):	\$347,000
Assumptions:	4-inch thick, 3,000 psi replacement concrete with 6x6 - W1.4xW1.4 steel reinforcing mesh
Operating expenses:	marking of trip hazards, interim replacements of deteriorated sections, slab jacking (pumping grout under sections to lift them)
Coordinate with:	concrete driveways and streets



cracked concrete



colored sidewalk at central park



cracked concrete

(note 1) Concrete sidewalks have a useful life of beyond 60 years. Replacement of all the sidewalks during a single event is unlikely. Instead, we assume periodic replacements of limited quantities.

Fences - Prefinished Steel

Material:	prefinished steel
Locations:	atop retaining walls and backyards of villas
Fence profile:	vertical picket
Overall condition:	good to fair
Specific condition:	minor corrosion
Quantity (linear feet):	9,300
Cost (\$/linear foot):	\$43
Current total cost:	\$399,000
Cost per home:	\$1,547



vertical picket prefinished steel fence



minor corrosion



metal fence



metal fence

Fountain Renovation

Overall condition:	fair
Specific condition:	wiring not in conduit, outlets not GFI and one pump not working properly
Current total cost:	\$36,000
Cost per home:	\$140
Operating expenses:	pump repairs

Actionable recommendations: We identify the following conditions at the fountains along the entrance:

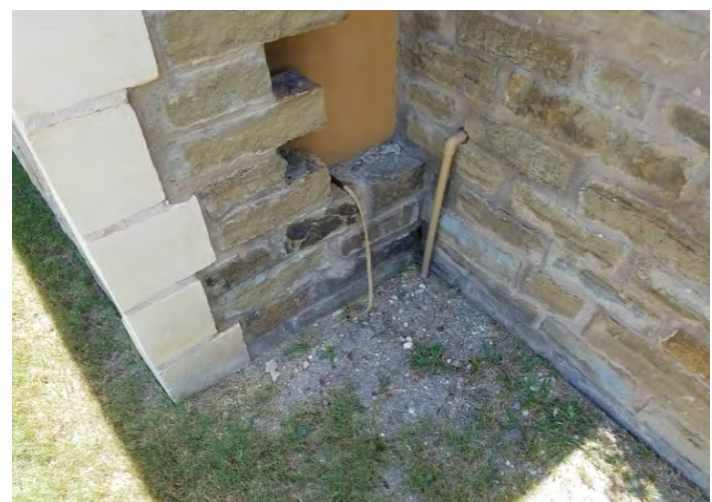
- The wiring for the fountain pumps is not in conduit leaving the wire prone to damage. We also observed wire connections not enclosed in junction boxes. We recommend repairs to these conditions.
- The outlets at the fountains do not have GFI (ground fault interrupted) protection. GFI's detect electrical leakage and quickly cause a disconnection thereby preventing shock. GFI outlets are necessary in all damp locations. We recommend replacement of all exterior outlets with GFI.
- One of the pumps was not functioning properly at the time of our inspection and requires repairs.



entrance fountain



fountains along entrance



wiring not in conduit



outlet not GFI

Irrigation Filter

Manufacturer:	<i>Amiad Water Systems</i>
Overall condition:	fair
Specific condition:	history of clogged irrigation lines
Quantity (each):	1
Current total cost:	\$18,000
Cost per home:	\$70

Actionable recommendations: The property has a history of clogged irrigation lines. We recommend the property determine if the preset level for self cleaning filter is set appropriately for the effluent water in the system.



irrigation filter

Irrigation System

Location served:	entire site
Operational condition:	fair
Specific condition:	unirrigated areas, clogged lines and rain sensor installation is in process
Water source:	municipality (effluent)
Control panel manufacturer:	<i>Hunter</i>
Irrigated acreage:	14.0
Area (square feet):	609,000
Per home (square feet):	2,400
Cost (\$/square foot):	\$1.20
Current total cost:	\$731,000
Cost per home:	\$2,833
Operating expenses:	interim component and small section replacements
Anticipated costs:	pipes heads valves control panels rain sensors



irrigation system head



irrigation system head



control panels

Landscape

Location served:	entire site
Landscaped acreage:	14.0
Estimated cost (note 1):	\$570,000
Cost per home:	\$2,209
Operating expenses:	mowing, trimming, flowers, sod, mulch, etc.
Assumptions:	We base our tree replacement cost on removal of the existing tree and replacement with a balled and burlapped tree, 8'-10' in height, 1" caliper.
Components:	trees bushes repairs to catch basins in landscape areas



landscape



landscape



drying landscape



dying tree at entrance

(note 1) Replacement of all the landscape in a single event is unlikely. Instead, we include an allowance for periodic partial replacements.

Lighting - Bollards, Poles and Fixtures

Pole material:	metal
Quantity of poles (each):	7
Pole height (feet):	20
Fixture material:	metal
Quantity of fixtures (each):	10
Overall condition:	good
Specific condition:	installation incomplete at lofts
Locations:	entrance and lofts
Average cost (\$/each):	\$2,200
Current total cost:	\$22,400
Cost per home:	\$87
Assumptions:	reuse of existing subterranean electrical supply wiring and footings
Operating expenses:	painting, bulb replacement



metal light pole with metal light fixture



light pole and fixture



light pole and fixture



bollard light

Paver Restoration

Material:	masonry
Installation method:	dry set
Pattern:	ashlar
Locations:	streets and parking areas
Quantity (square feet):	224,000
Overall condition:	good to fair
Specific condition:	limited locations of settlement and deterioration at catch basins
Current total cost:	\$70,000
Cost per home:	\$271
Anticipated expenses:	resetting (2%) replacement (2%) replace wheel stops (25%) repairs to catch basins (36 each)



ashlar pattern dry set masonry pavers



missing/damaged pavers at townhomes



paver settlement at townhomes



paver settlement

Putting Green and Bocce Court Renovation

Overall condition:	good
Specific condition:	no visible deterioration
Quantity (each):	2
Cost (\$/each):	\$5,200
Current total cost:	\$10,400
Cost per home:	\$40
Operating expenses:	interim repairs



putting green



bocce court

Retaining Wall Restoration

Wall type:	masonry
Length (linear feet):	9,200 (1.7 miles)
Surface area (square feet):	47,200
Overall condition:	good to fair
Specific condition:	melted lights at blue tile, peeling paint at blue tile and water stains
Current total cost:	\$24,700
Cost per home:	\$96
Anticipated expenses:	repointing (note 1) masonry (2%) replace lights at blue tile blue tile repairs monument renovation (2 each) painting around blue tile

Actionable recommendations: We identify the following conditions at the retaining walls:

- Grout is missing at the blue tile along the entrance. Grout is necessary to prevent water infiltration and damage to the tiles. Completion of this installation is necessary.
- The retaining wall at the south end of central park discharges storm water down the masonry. This is causing stains and a concentration of water at the base of the walls. We recommend the installation of piping to direct water down the wall and subterranean piping that discharges the water 10 feet from the wall.



masonry perimeter wall



water stains - consider installing piping to direct water down the wall and discharge 10 feet from the wall base



peeling paint



missing grout

Pond Restoration

Quantity of ponds (each):	1
Quantity of aerators (each):	1
Perimeter (linear feet):	1,100
Acreage:	1.7
Overall condition:	good to fair
Specific condition:	erosion and aquatic growth
Total aerator cost:	\$2,500
Restoration cost:	\$64,000
Restoration cost per home:	\$248
Restoration expenses:	sediment removal (20%) shoreline repairs (15%) rip rap augmentation structure repairs (1 each)



pond satellite image



pond overview



shoreline erosion



aquatic growth

Signs - Traffic Management and Street Identification	
Material:	metal
Overall condition:	good to fair
Specific condition:	minor weathering
Location:	street intersections
Quantity (each):	13
Cost per sign:	\$500
Current total cost:	\$6,500
Cost per home:	\$25
Operating expenses:	painting



traffic management and street identification sign



traffic management and street identification sign



ornate metal base



street sign

Pickel Ball Court

Number of courts (each):	1
Surface material:	concrete
Play area (square yards):	200
Fence material:	chain link
Fence length (linear feet):	180
Overall condition:	good to fair
Specific condition:	minor cracks
Color coat cost:	\$2,000
Fence cost:	\$9,200
Combined cost:	\$11,200
Combined cost per home:	\$43
Operating expenses:	nets
Assumptions:	concrete will not require replacement during the next 30 years



concrete court



fence



minor cracks



minor cracks

Pool Deck Renovation

Deck material:	stone
Overall condition:	good to fair
Specific condition:	isolated mortar deterioration and delaminated stones
Deck area (square feet):	6,500
Current total cost:	\$7,800
Cost per home:	\$30
Operating expenses:	interim repairs, marking of trip hazards
Anticipated expenses:	mortar joint repairs (10%) coping replacement (5%)

Engineering solutions: The perimeter of the pool does not include a caulked control joint to allow the pool and deck to move independently. This will result in cracks in the mortar joint between the coping and stones. The property could consider creating a control joint in the pool deck at this location to allow for this normal movement.



stone pool deck



joint not caulked between tile and deck



minor deterioration



mortar deterioration

Pool Fence

Material:	prefinished steel
Location:	pool
Fence profile:	vertical picket
Overall condition:	good to fair
Specific condition:	isolated and minor rust
Quantity (linear feet):	300
Cost (\$/linear foot):	\$43
Current total cost:	\$13,000
Cost per home:	\$50
Operating expenses:	painting



vertical picket prefinished steel fence at pool



pool fence



pool fence



minor rust

Pool Finish - Plaster

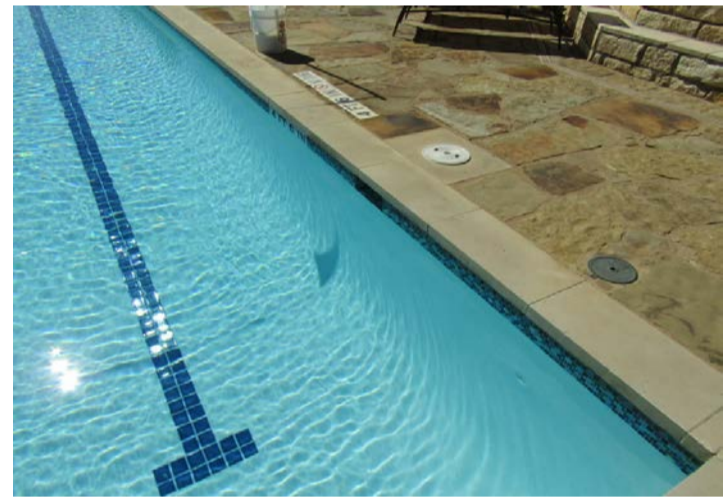
Finish type:	plaster
Horizontal surface area (square feet):	2,700
Pool capacity (gallons):	76,000
Minimum pool depth (feet):	3 feet 0 inches (complies with industry standard)
Surface water removal type:	skimmers
Overall condition:	good
Specific condition:	no visible deterioration
Cost (\$/square foot):	\$13
Current total cost:	\$36,200
Cost per home:	\$140
Operating expenses:	interim painting if desired
Anticipated expenses:	removal of the existing finish install new plaster light replacement skimmer repairs



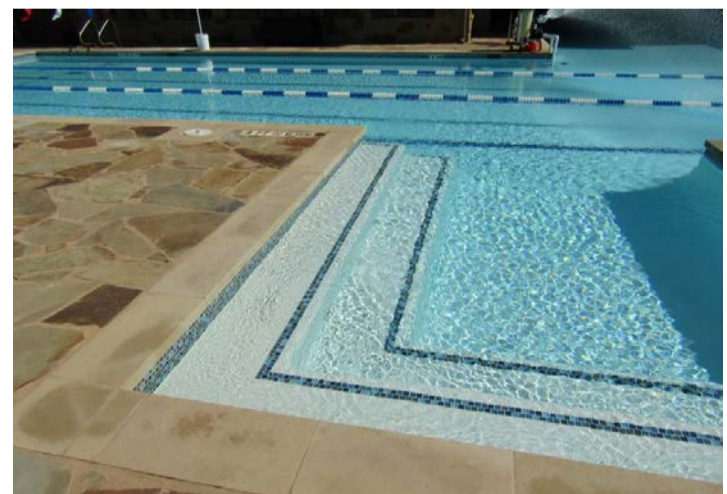
pool overview



plaster pool finish



finish overview



finish overview

Spa Finish - Plaster

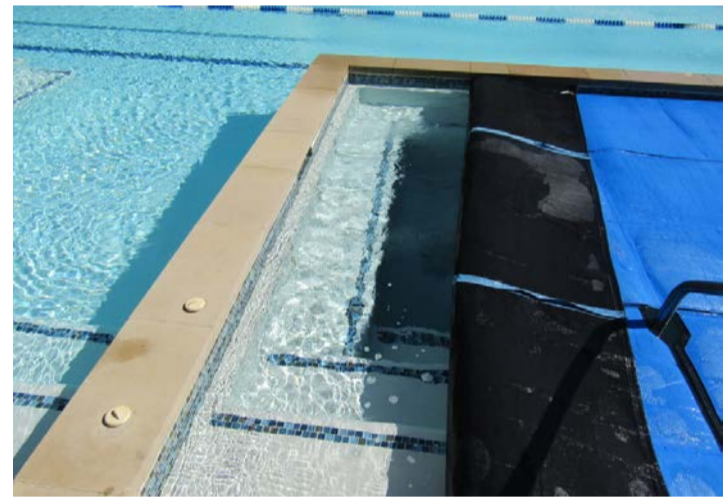
Finish type:	plaster
Horizontal surface area (square feet):	100
Spa capacity (gallons):	3,000
Minimum spa depth (feet):	3 feet 0 inches (complies with industry standard)
Surface water removal type:	skimmers
Overall condition:	good
Specific condition:	no visible deterioration
Cost (\$/square foot):	\$33
Current total cost:	\$3,300
Cost per home:	\$13
Operating expenses:	interim painting if desired
Anticipated expenses:	removal of the existing finish install new plaster skimmer repairs



spa overview



plaster spa finish



plaster spa finish

Pool Furniture

Overall condition:	good to fair
Specific condition:	no visible deterioration
Current total cost:	\$45,000
Cost per home:	\$174
Furniture includes:	wicker sofas wicker chairs wicker tables metal frame lounges metal frame tables metal frame chairs sun shades at pergolas umbrellas handicap pool lift curtains at pergolas grills exhaust hood benches fireplace



pool furniture



pool furniture



wicker furniture



handicap pool lift

Pool Mechanical Equipment

Filter pressure (psi):	10-30 (filters require cleaning)
Overall condition:	good
Specific condition:	no known deficiencies
Current total cost (note 1):	\$60,900
Cost per home:	\$236
Operating expenses:	interim pump rebuilding, filter media replacement, water treatment equipment, electrical panel, exhaust fan and valves
Equipment:	heaters (3) pumps less than 5 HP (6) filters (4)

Green ideas: The pool pumps operate at a constant speed. When replacement comes due, replace the pool pumps with variable speed drives to minimize operational costs, provide a constant pressure and maximize the useful life of the pumps. Preventing too high flow rates will also ensure proper filtration and minimize damage to filters.

Engineering solutions: Periodic backwashing of the pool filters is necessary to flush accumulated filtered material. Although necessary, this process is wasteful as it discharges the chemically treated and heated pool water. To ensure only the proper amount of water is flushed, a sight glass is critical at the filters to visually monitor the condition of the water being flushed. Backwashing is stopped once the water is clear. A sight glass is not present at the A filter but exists at the other filters. We assume the filter is backwashed for a timed interval rather than based on the visual condition of the water. This could result in either inadequate or excessive backwashing. We recommend the installation of the missing sight glass.



pool mechanical equipment



newer heater



original heater



missing site glass

(note 1) Replacement of all the pool mechanical equipment during a single event is unlikely. Instead, we assume periodic partial replacements.

Pergolas - Pool

Material:	wood
Overall condition:	good to fair
Specific condition:	minor weathering
Quantity (each):	6
Cost (\$/each):	\$3,000
Current total cost:	\$18,000
Cost per home:	\$70
Painting:	see Page 2.921



pergola



pergola